AGENDA

Village Board

Tuesday, December 9, 2025
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

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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. November 11, 2025

B. November 11, 2025 (Public Hearing - Special Service Area 1)

C. November 11, 2025 (Public Hearing - Proposed 390 Gateway Logistics Tax Increment

Financing District)

D. November 11, 2025 (Executive Session)

V. Approval of Expenditures

A. $14,282,951.07

VI. Presentations

A. Presentation of Twenty-Five Year Service Award to Karen McCartney, Police Lieutenant.

B. Presentation of Service Plaque/Thirty Years of Service to Robert Mamrot, Division Supervisor.

C. Presentation of Thirty-Five Year Service Award to Anne Famartino, Customer Service Center Representative.

VII. Liquor License Requests

A. Request from Ms. Jessica Fisher-Comstock for One (1) Class S Liquor License for Casey's Retail Company located at 1601 E. Algonquin Road (New License).

B. Request from Mr. Michael Blankinship for One (1) Class A Liquor License for Andretti Indoor Karting & Games located at 1441 N. Thoreau Drive (New Business).

C. Request from Ms. Kumi Shelton for One (1) Class A Liquor License for Skylark USA Inc dba SHABU-YO located at 1180 N. Plaza Drive (New Owner).

D. Request from Mr. Neel Patel for Four (4) class Q-V Liquor/Videogaming Licenses for Shuffles Cafe & Lounge LLC dba Jenny's located at 1227 N. Roselle Road, 722 E. Schaumburg Road, 2327 W. Schaumburg Road, and 13 Weathersfield Way (Changes in ownership).

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. Finance, Legal, and General Government Committee

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

B. Recommendation to Accept the Septemberfest 2025 Final Report
- [motion] to recommend the Village Board accept the 2025 Septemberfest final report.

C. Recommendation to Approve the Illinois Municipal League Membership Dues
- [motion] to recommend to the Village Board to approve membership in the Illinois Municipal League, and that membership dues in the amount of $5,000 be paid.

D. Recommendation to Approve a TIF Redevelopment Agreement between the Village of Schaumburg and LPC Acquisition Company, LLC for the Long Avenue Redevelopment
- [motion] to recommend the Village Board adopt an Ordinance approving a TIF Redevelopment Agreement between the Village of Schaumburg and LPC Acquisition Company, LLC, and authorize execution of the TIF Redevelopment Agreement by the Village Manager and Village Clerk.

E. Recommendation to Approve a Cook County Class 6B Request for LPC Acquisition Company, LLC, for the Long Avenue Redevelopment
- [motion] to recommend the Village Board approve a Class 6B tax incentive for LPC Acquisition Company, LLC on Long Avenue, and approve the required Resolution.

F. Recommendation to Approve the TIF Term Sheet between the Village of Schaumburg and Nitti Group, LLC, for the Loeber Farm Development
- [motion] to recommend the Village Board approve the TIF Term Sheet regarding the preparation of a TIF Redevelopment Agreement between the Village of Schaumburg and Nitti Group, LLC, and authorize execution of the TIF Term Sheet by the Village Manager and Village Clerk, and approve the required Resolution.

G. Recommendation to Approve a Class 7B Property Tax Incentive for 1821 W. Irving Park Road (Bruster's Real Ice Cream)
- [motion] to recommend the Village Board approve authorizing a Class 7B property tax incentive for B N Estate LLC at 1821 W. Irving Park Road, and approve the required Resolution.

H. Recommendation to Approve a Fourth Amendment to the Redevelopment Agreement for the Towne Center at Veridian Development
- [motion] to recommend the Village Board adopt an Ordinance authorizing the Village Manager and Village Clerk to execute the Fourth Amendment to the Redevelopment Agreement between the Village of Schaumburg, TUF Properties, LLC, and TUF Partners, LLC for the Towne Center at Veridian Development.

I. Recommendation to Approve a Second Amendment to the Redevelopment Agreement between the Village of Schaumburg and TUF Partners, LLC and DST Veridian, LLC and DST Commercial, LLC and DST Retail, LLC for The District at Veridian Development Phase 1
- [motion] to recommend the Village Board adopt an Ordinance authorizing the Village Manager and Village Clerk to execute the Second Amendment to the Redevelopment Agreement between the Village of Schaumburg, and TUF Partners, LLC and DST Veridian, LLC and DST Commercial, LLC and DST Retail, LLC for The District at Veridian Development Phase 1.

J. Recommendation to Approve the Second Amendment to the FY25-26 Budget - Mid-

Year Amendment
- [motion] to recommend the Village Board adopt an Ordinance making the second amendment to the Fiscal Year 25/26 annual budget.

X. Health and Human Services Committee

A. Recommendation to Approve the Draft Community Development Block Grant (CDBG) 2024 Consolidated Annual Performance and Evaluation Report (CAPER)
- [motion] to recommend the Village Board approve the 2024 CDBG Consolidated Annual Performance and Evaluation Report (CAPER) and direct staff to prepare the submittal to the U.S. Department of Housing & Urban Development (HUD).

XI. Public Safety Committee

A. Recommendation to Approve an Agreement with Motorola Solutions (BRINC) for a Pilot Drone as a First Responder Program
- [motion] to recommend the Village Board authorize the Village Manager and Village Clerk execute an agreement for the implementation of a Pilot Drone as a First Responder Program with Motorola Solutions of Chicago, IL, and approve the required Resolution.

B. Recommendation to Approve an Intergovernmental Agreement with the Schaumburg Township District Library for Access to Video Cameras
- [motion] to recommend the Village Board approve an Intergovernmental Agreement between the Village of Schaumburg and the Schaumburg Township District Library, and approve the required Resolution.

XII. Transportation Committee

A. Recommendation to Execute an Agreement with Civiltech Engineering, Inc. for Phase I Preliminary Engineering Services for Higgins Road (IL-72) Bike Path Improvements, Roselle Road to Glen Lake Road
- [motion] to recommend the Village Board authorize the Village Manager and Village Clerk to execute an agreement with Civiltech Engineering, Inc. of Itasca, IL for Phase I Preliminary Engineering Services for Higgins Road (IL-72) Bike Path Improvements, Roselle Road to Glen Lake Road in the amount of $427,378.89, and approve the required Resolution.

B. Recommendation to Execute a Service Agreement with Pace for Route 905 (Woodfield Trolley)
- [motion] to recommend the Village Board authorize the Village Manager and Village Clerk to execute a Service Agreement with with Pace, the Suburban Bus Division of the Regional Transportation Authority, for Route 905 for an amount not to exceed $401,314.51, and approve the required Resolution.

C. Recommendation to Expand the Dial-A-Ride Transportation (DART) Service Area
- [motion] to recommend the Village Board direct staff to implement the DART service area expansion.

D. Recommendation to Approve the Intergovernmental Agreement Relating to the O'Hare Noise Compatibility Commission (ONCC)
- [motion] to recommend the Village Board authorize the Village President and Village Clerk to execute the Intergovernmental Agreement Relating to the O'Hare Noise Compatibility Commission, and approve the required Resolution.

XIII. Plan Commission

A. Recommendation to Approve a Variation to Allow a Patio in the Side Yard for Porter Residence / 33 Wareham Lane
- [motion] to recommend the Village Board Approve a Variation to Allow a Patio in the Side Yard for Porter Residence (33 Wareham Lane - P2510-03)

XIV. Zoning Board of Appeals

A. Recommendation to Approve a Special Use for a Pickleball Facility for Dill Dinkers / 895 American Lane
- [motion] to recommend the Village Board Approve a Special Use for a Pickleball Facility for Dill Dinkers (895 American Lane – Z2510-03).

B. Recommendation to Approve a Special Use for a Health Recreation Facility, Site Plan Amendment and Sign Variations for Golden Corridor YMCA / 101 Barrington Road
- [motion] to recommend the Village Board Approve a Special Use for a Health Recreation Facility, Site Plan Amendment and Sign Variations for Golden Corridor YMCA (101 Barrington Road – Z2509-01).

C. Recommendation to Approve a Plat of Subdivision and Consolidation, Plat of Easement, Site Plan Amendment, Variations: Landscape, Parking Setback and Fence for Experior Transport, LLC / 1001 W. Irving Park Road
- [motion] to recommend the Village Board Approve a Plat of Subdivision and Consolidation, Plat of Easement, Site Plan Amendment, Variations: Landscape, Parking Setback and Fence for Experior Transport, LLC (1001 W. Irving Park Road – Z2508-05).

D. Recommendation to Approve a Plat of Annexation, Plat of Consolidation, Plat of Vacation, Plat of Dedication, Plat of Easement, Rezone from A (Agricultural) to M-1 (Manufacturing) Upon Annexation, Site Plan Approval, Variations: Landscape, Parking Setback, Building Setback, Building Height, Sign and Fence for Long Avenue Development / 1001 W. Irving Park Road
- [motion] to recommend the Village Board Approve a Plat of Annexation, Plat of Consolidation, Plat of Vacation, Plat of Dedication, Plat of Easement, Rezone from A (Agricultural) to M-1 (Manufacturing) Upon Annexation, Site Plan Approval, Variations: Landscape, Parking Setback, Building Setback, Building Height, Sign and Fence for Long Avenue Development (1001 W. Irving Park Road – Z2508-04).

XV. Award of Bid

A. Recommendation to Award Bid for the Sanitary and Storm Sewer Televising and

Cleaning Services to National Power Rodding Corporation
- [motion] to recommend the Village Board award the bid for the Sanitary and Storm Sewer Televising and Cleaning Services to National Power Rodding Corporation of Chicago, IL in the amount of $144,577.50.

XVI. Resolutions (Next Res. R-25-072)

A. Resolution No. R-25-_____A Resolution Approving and Authorizing the Execution of an Intergovernmental Agreement between the Village of Schaumburg and the Schaumburg Township District Library.

B. Resolution No. R-25-_____A Resolution Approving a Products Agreement between the Village of Schaumburg and Motorola Solutions, Inc, for the Installation, Maintenance and Use of A Drone As First Responder Program for the Village of Schaumburg Police Department.

C. Resolution No. R-25-_____A Resolution Approving and Authorizing a 6B Classification for Long Avenue, Schaumburg, Illinois (LPC Acquisition Company, LLC).

D. Resolution No. R-25-_____A Resolution Authorizing the Village Manager and Village Clerk to Execute a Term Sheet between the Village of Schaumburg and Nitti Group, LLC.

E. Resolution No. R-25-_____A Resolution Designating an Area in the Village of Schaumburg, Cook County, Illinois, Consisting of Property Index Number 07-32-100-30-0000 as a Blighted Area.

F. Resolution No. R-25-_____A Resolution Approving and Authorizing a 7B Classification for 1821 W. Irving Park Road, Schaumburg, Illinois (B N Estate LLC).

G. Resolution No. R-25-_____A Resolution Authorizing the Village Manager and Village Clerk to Execute an Agreement with Civiltech Engineering, Inc. of Itasca, IL for Phase I Preliminary Engineering Services for Higgins Road (IL-72) Bike Path Improvements, Roselle Road to Glen Lake Road, in the amount of $427,378.89.

H. Resolution No. R-25-_____A Resolution Authorizing the Village President to Execute a Service Agreement with Pace for Route 905.

I. Resolution No. R-25-_____A Resolution Authorizing the Village President and Village Clerk to Execute an Intergovernmental Agreement between the Village of Schaumburg and the O'Hare Noise Compatibility Commission for Reaffirming Participation Effective January 1, 2026 through December 31, 2030.

XVII. Ordinances (Next Ord. 25-101)

A. Ordinance No. 25-_____An Ordinance Authorizing the Levy and Collection of Taxes for the Corporate and Municipal Purposes of the Village of Schaumburg for the Fiscal Year

Beginning May 1, 2025, and Ending April 30, 2026 [first reading - motion to waive first reading].

B. Ordinance No. 25-_____An Ordinance Authorizing the Levy and Collection of Taxes for the Fiscal Year Beginning May 1, 2025 and Ending April 30, 2026, in Special Service Area Number Sixteen in the Village of Schaumburg [first reading - motion to waive first reading].

C. Ordinance No. 25-_____An Ordinance Correcting a Scrivener's Error in Ordinance No. 25-066 Adopted July 8, 2025, Amending Section 154.128(D)(1) of the Schaumburg Village Code (Electric Vehicle Parking Requirements) [first reading - motion to waive first reading].

D. Ordinance No. 25-____An Ordinance Establishing the Schaumburg Development Special Service Area 18 (Wise Commons Residential Subdivision) in the Village of Schaumburg, Cook and DuPage Counties, Illinois. [first reading - motion to waive first reading].

E. Ordinance No. 25-_____An Ordinance Granting a Variation to Allow a Patio in the Side Yard for Porter Residence (33 Wareham Lane – P2510-03) [first reading - motion to waive first reading].

F. Ordinance No. 25-_____An Ordinance Authorizing a Redevelopment Agreement by and between the Village of Schaumburg, Cook and DuPage Counties, Illinois, an Illinois Municipal Corporation, and LPC Acquisition Company, LLC, an Illinois Limited Liability Company [first reading - motion to waive first reading].

G. Ordinance No. 25-_____An Ordinance Authorizing a Fourth Amendment to the Redevelopment Agreement for the Towne Center at Veridian Development Comprising a Part of the North Schaumburg TIF District of the Village of Schaumburg, Illinois [first reading - motion to waive first reading].

H. Ordinance No. 25-_____An Ordinance Authorizing a Second Amendment to the Redevelopment Agreement for the District at Veridian Phase 1 Comprising a Part of the North Schaumburg TIF District of the Village of Schaumburg, Illinois [first reading - motion to waive first reading].

I. Ordinance No. 25-_____An Ordinance Making the Second Amendment to the Annual Budget for the Village of Schaumburg for the Fiscal Year Commencing May 1, 2005 and Ending April 30, 2026 [first reading - motion to waive first reading].

J. Ordinance No. 25-_____ An Ordinance Correcting a Scrivener's Error in Ordinance No. 17-070 Adopted July 26, 2017, Amending Chapter 154 of the Schaumburg Village Code [first reading - motion to waive first reading].

K. Ordinance No. 25-____An Ordinance Granting a Special Use for a Pickleball Facility for Dill Dinkers (895 American Lane – Z2510-03) [first reading – motion to waive first reading].

L. Ordinance No. 25-____An Ordinance Granting a Special Use for a Health Recreation Facility, Site Plan Amendment and Sign Variations for Golden Corridor YMCA (101 Barrington Road – Z2509-01) [first reading – motion to waive first reading].

M. Ordinance No. 25-____ An Ordinance Granting a Plat of Easement, Site Plan Amendment, Variations: Landscape, Parking Setback and Fence for Experior Transport, LLC (1001 W. Irving Park Road – Z2508-05) [first reading – motion to waive first reading].

N. Ordinance No.25-____An Ordinance Granting a Plat of Annexation, Plat of Consolidation, Plat of Vacation, Plat of Easement, Rezone From A (Agricultural) To M-1 (Manufacturing) Upon Annexation, Site Plan Approval, Variations: Landscape, Parking Setback, Building Setback, Building Height, Sign and Fence for Long Avenue Development located at 1001 W. Irving Park Road, Case No. Z2508-04 [first reading – motion to waive first reading].

O. Ordinance No. 25-____An Ordinance Annexing Certain Real Property into the Village of Schaumburg Pursuant to 65 ILCS 5/7-1-8 (Long Avenue Properties) [first reading - motion to waive first reading].

P. Ordinance No. 25-_____An Ordinance Designating the Village of Schaumburg 390 Gateway Logistics Tax Increment Financing District Redevelopment Project Area [first reading - motion to waive first reading].

Q. Ordinance No. 25-_____An Ordinance Approving the Village of Schaumburg 390 Gateway Logistics Tax Increment Financing District Redevelopment Project Area Redevelopment Plan and Project [first reading - motion to waive first reading].

R. Ordinance No. 25-_____An Ordinance Adopting Tax Increment Allocation Financing for the 390 Gateway Logistics Tax Increment Financing District in the Village of Schaumburg, Illinois. [first reading - motion to waive first reading].

XVIII. Committee Reports

XIX. Comments from the Public

XX. Counsel Report

XXI. President's Report

A. Resignations/Appointments of Committee Members

XXII. Manager's Report

XXIII. Trustee Comments

XXIV. Adjournment

XXV. Executive Session

A. In accordance with Section 2(c)(5) of the Open Meetings Act, (Land Acquisition). The purchase or lease of real property for the use of the public body, including meetings held

for the purpose of discussing whether a particular parcel should be acquired.

B. In accordance with Section 2(c)(2) of the Open Meetings Act, (Collective Bargaining). Collective negotiating matters between the public body and its employees or their representatives, or deliberations concerning salary schedules for one or more classes of employees.

XXVI. 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

November 11, 2025
12/09/25
Village Board

Presenter:
Lead Department: General Government

Executive Summary:

Recommended Action:

ATTACHMENTS:
- 2025-11-11.docx

VILLAGE OF SCHAUMBURG **"UNAPPROVED"**
VILLAGE BOARD MINUTES
TUESDAY, NOVEMBER 11, 2025
PARKER HALL

M I N U T E S

I. CALL TO ORDER: 7:16 PM

II. Roll Call – Trustee Clar, Sullivan, Madej, Bieschke, LaRosa
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
J. Dugan – Deputy Police Chief
L. Petersen – Director/Finance
J. Fitzgerald – Director/Community Development
M. Frank – Director/Economic Development
E. Dechant – Assistant Director/Economic Development
S. Kenyon – Director/Transportation
P. Schaak – Director/Information Technology
J. Carey – Director/Human Resources
T. Weiler – Director/Cultural Services
K. Schref – Director/Communications and Outreach
H. Raimondi – Chairman/Zoning Board of Appeals

III. PLEDGE OF ALLEGIANCE:

The pledge of allegiance was led by Trustee Bieschke.

IV. APPROVAL OF MINUTES:

A. Trustee LaRosa made a motion to approve the October 28, 2025, Village Board Minutes and Trustee Sullivan seconded the motion. Voice vote – 5-0. Motion carried unanimously.

V. APPROVAL OF EXPENDITURES:

$6,312,384.96 – Trustee Clar made a motion to approve the expenditures as presented and Trustee Sullivan seconded the motion. Roll Call – Trustee Clar, Sullivan, Madej, Bieschke, LaRosa voted aye. Trustee Patel is absent. No Trustee voted nay. Motion carried unanimously.

VI. PRESENTATIONS

A. Presentation of the 2025 Landscape Awards to Northwest Community Healthcare, PGA Superstore/Xsport, The Quin Apartments, Barrington Orthopedic, Diamonds Direct, North 680 PUD, and Lurie Children's Hospital by Mahesh Prajapati, Environmental Committee member.

Most Improved Commercial:
Northwest Community Healthcare accepted by Craig Cooksey

Most Improved Retail:
PGA Superstore / Xsport accepted by Angela Moreno

Most Improved Residential Planned Unit Development:
The Quin Apartments accepted by William Friel

Best Maintained - Commercial:
Barrington Orthopedic accepted by Kevin O'Sullivan (not present)

Best Maintained - Retail:
Diamonds Direct accepted by Igor Sak

Best Maintained - Planned Unit Development:
North 680 PUD accepted by Augustus Coletti

Best Natural Landscaping:
Lurie Children's Hospital accepted by Anna Scaccia (not present)

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. Engineering and Public Works Committee

A. Recommendation to Accept a Public Water Main at Lurie Children's Hospital Outpatient Center located at 1895 Arbor Glen Boulevard
- [motion] to recommend the Village Board approve the request to accept the subject improvements and direct staff to obtain a Bill of Sale from Lurie Children's Hospital, at no cost to the Village, and approve the required Resolution.

B. Recommendation to Approve Change Order No. 1 for the Design of a New Village Hall Facility with Williams Architects
- [motion] to recommend the Village Board authorize the Village Manager and Village Clerk to execute Change Order No. 1 for the Design of a New Village Hall Facility with Williams Architects of Itasca, IL in the amount of $601,500, and approve the required Resolution.

C. Recommendation to Authorize Participation in the Choice Partners Cooperative Contract and Award the Prairie Center for the Arts Lecture Hall and PEG Studio Updates to BEAR Construction Company
- [motion] to recommend the Village Board authorize participation in the Choice Partners Cooperative Contract and award the Prairie Center for the Arts Lecture Hall and PEG Studio Updates to BEAR Construction Company of Rolling Meadows, IL in the amount of $240,547.45.

D. Recommendation to Award Bid for the 2222 Hammond Drive Demolition Project to American Demolition Corporation
- [motion] to recommend the Village Board award the bid for the 2222 Hammond Drive Demolition Project to American Demolition Corporation of Carol Stream, IL in the amount of $578,360.

E. Recommendation to Approve the Braintree Drive Improvement Project from Wise Road to Weathersfield Way – Local Agency Agreement for Federal Participation
- [motion] to recommend the Village Board authorize the Village Manager and Village Clerk to execute the Braintree Drive Improvement Project from Wise Road to Weathersfield Way – Local Agency Agreement for Federal Participation and approve the required Resolution.

F. Recommendation to Approve an Agreement for the Braintree Drive Improvement Project from Wise Road to Weathersfield Way– Phase III Construction Administration with Civiltech Engineering Inc.
- [motion] to recommend the Village Board authorize the Village Manager and Village Clerk to execute an agreement for the Braintree Drive Improvement Project from Wise Road to Weathersfield Way – Phase III Construction Administration with Civiltech Engineering Inc. of Itasca, IL in the amount of $1,503,480, and approve the required Resolution.

G. Recommendation to Approve the Braintree Drive Improvement Project from Weathersfield Way to Schaumburg Road – Local Agency Agreement for Federal Participation
- [motion] to recommend the Village Board authorize the Village Manager and Village Clerk to execute the Braintree Drive Improvement Project from Weathersfield Way to Schaumburg Road – Local Agency Agreement for Federal Participation and approve the required Resolution.

H. Recommendation to Approve an Agreement for the Braintree Drive Improvement Project from Weathersfield Way to Schaumburg Road – Phase III Construction Administration with Civiltech Engineering Inc.
- [motion] to recommend the Village Board authorize the Village Manager and Village Clerk to execute an agreement for the Braintree Drive Improvement Project from Weathersfield Way to Schaumburg Road – Phase III Construction Administration with Civiltech Engineering Inc. of Itasca, IL in the amount of $446,572, and approve the required Resolution.

I. Recommendation to Approve the Braintree Drive Improvement Project from Schaumburg Road to Bode Road – Local Agency Agreement for Federal Participation
- [motion] to recommend the Village Board authorize the Village Manager and Village Clerk to execute the Braintree Drive Improvement Project from Schaumburg Road to Bode Road – Local Agency Agreement for Federal Participation and approve the required Resolution.

J. Recommendation to Approve an Agreement for the Braintree Drive Improvement Project from Schaumburg Road to Bode Road – Phase III Construction Administration with Civiltech Engineering Inc.
- [motion] recommend the Village Board authorize the Village Manager and Village Clerk to execute an agreement for the Braintree Drive Improvement Project from Schaumburg Road to Bode Road– Phase III Construction Administration with Civiltech Engineering Inc. of Itasca, IL in the amount of $542,832, and approve the required Resolution.

IX. Health and Human Services Committee

A. Recommendation to Approve the 2025 Landscape Award Recipients
- [motion] to recommend the Village Board approve the 2025 Landscape Award Recipients: Northwest Community Healthcare, PGA Superstore/Xsport, The Quin Apartments, Barrington Orthopedic, Diamonds Direct, North 680 PUD, and Lurie Children's Hospital.

X. Traffic Agreements

A. Recommendation to Approve a Traffic Agreement with ARG BBSCHIL001, LLC (Golf Road Center) for the property located at 905-915 E. Golf Road
- [motion] to recommend the Village Board authorize the Village Manager to execute the Traffic Agreement by and between the Village of Schaumburg and ARG BBSCHIL001, LLC (Golf Road Center) located at 905-915 E. Golf Road.

B. Recommendation to Approve a Traffic Agreement with Heidner Property Management Inc. (Wiseway Village) for the property located at 1710-1770 Wise Road

- [motion] to recommend the Village Board authorize the Village Manager to execute the Traffic Agreement by and between the Village of Schaumburg and Heidner Property Management Inc. (Wiseway Village) located at 1710-1770 Wise Road.

C. Recommendation to Approve a Traffic Agreement with Heidner Property Management Inc. (Weathersfield Village) for the property located at 600-670 S. Roselle Road/7-15 Weathersfield Way
- [motion] to recommend the Village Board authorize the Village Manager to execute the Traffic Agreement by and between the Village of Schaumburg and Heidner Property Management Inc. (Weathersfield Village) located at 600-670 S. Roselle Road/7-15 Weathersfield Way.

XI. Resolutions (Next Res. R-25-063)

A. Resolution No. R-25-063 A Resolution Approving and Authorizing the Execution of a Second Amendment to the Employment Agreement for the Position of Village Manager.

B. Resolution No. R-25-064 A Resolution Accepting Public Water Main at Lurie Children's Hospital Outpatient Center Location at 1895 Arbor Glen Boulevard.

C. Resolution No. R-25-065 A Resolution Authorizing the Village Manager to Execute Change Order No. 1 for the Design of a New Village Hall Facility with Williams Architects.

D. Resolution No. R-25-066 A Resolution Authorizing the Village Manager and Village Clerk to Execute the Braintree Drive Improvement Project from Wise Road to Weathersfield Way– Local Agency Agreement for Federal Participation.

E. Resolution No. R-25-067 A Resolution Authorizing the Village Manager and Village Clerk to Execute an Agreement for the Braintree Drive Improvement Project from Wise Road to Weathersfield Way – Phase III Construction Administration with Civiltech Engineering Inc.

F. Resolution No. R-25-068 A Resolution Authorizing the Village Manager and Village Clerk to Execute the Braintree Drive Improvement Project from Weathersfield Way to Schaumburg Road – Local Agency Agreement for Federal Participation.

G. Resolution No. R-25-069 A Resolution Authorizing the Village Manager and Village Clerk to Execute an Agreement for the Braintree Drive Improvement Project from Weathersfield Way to Schaumburg Road – Phase III Construction Administration with Civiltech Engineering Inc.

H. Resolution No. R-25-070 A Resolution Authorizing the Village Manager and Village Clerk to Execute the Braintree Drive Improvement Project from Schaumburg Road to Bode Road – Local Agency Agreement for Federal Participation.

I. Resolution No. R-25-071 A Resolution Authorizing the Village Manager and Village Clerk to Execute an Agreement for the Braintree Drive Improvement Project from Schaumburg Road to Bode Road – Phase III Construction Administration with Civiltech Engineering Inc.

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

XII. COMMITTEE REPORTS:

No Committee Reports.

XIII. COMMENTS FROM THE AUDIENCE:

Frank Mucci, from the recently disbanded Schaumburg Medial Reserve Corps, thanked President Dailly for seeing him a few weeks ago and for his professionalism. He asked if he could present to the Committee that disbanded the Reserve Corps. President Dailly requested time to continue his research into the matter and said he would be back in touch with Mr. Mucci.

XIV. COUNSEL REPORT:

Attorney Malina said the meeting will adjourn to Executive Session and will not be reconvened to open session.

XV. PRESIDENT'S REPORT:

A. President Dailly asked for concurrence in the appointments/resignations on the following committee/commissions at the November 11th, 2025, Board meeting.

Blood Program Committee:
Removal(s): Janet Lumm (resigned, effective 11/11/2025)

Trustee Bieschke made a motion to approve the Resignations and Appointments of Committee Members and Trustee Sullivan seconded the motion. Voice vote – 5-0. Motion carried unanimously.

B. President Dailly said he went to the Veteran's Day event at the Clock Tower at Town Square this morning and said the Fire and Police Departments do a phenomenal job posting colors, and that the Veterans do a great job running the event. He thanked Prairie Center Staff for coming out early in the cold to provide sound and other equipment.

C. President Dailly said he received a letter from Jim Tinaglia, the Mayor of Arlington Heights, thanking Police Officer Tomasz Duda for his assistance for an event in Arlington Heights that required support from outside communities.

D. President Dailly said he and Village Manager Townsend went to the PGA in Dallas, TX, to support Executive Director of the Schaumburg Park District, Tony LaFrenere, as he accepted his award for the 2025 PGA Golf Executive of the Year for the work he's done at the Schaumburg Park District, especially for his work at the Schaumburg Golf Course.

XVI. MANAGER'S REPORT:

No Manager's Report.

XVII. TRUSTEE COMMENTS/MENTIONS:

No Trustee Comments/Mentions

XVIII. ADJOURNMENT:

Trustee Clar made a motion to adjourn the Village Board meeting at 7:41 PM and go into 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.

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

_____ _____

Jane Lentino
Village Clerk

Date Approved

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

November 11, 2025 (Public Hearing - Special Service Area 1)
12/09/25
Village Board

Presenter:
Lead Department: General Government

Executive Summary:

Recommended Action:

ATTACHMENTS:
- 2025-11-11-PH (Wise Common.doc

MINUTES

CALL TO ORDER 7:00 PM

ROLL CALL: Trustee Clar, Sullivan, Dunham, Madej, Bieschke present
Trustee Patel absent
President Dailly present

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

NEW BUSINESS:

1. Public Hearing Relative to the establishment of Schaumburg Special Service Area 1 (Wise Commons Residential Development)

   A. President Dailly stated the purpose of the Public Hearing is to establish the Schaumburg Special Service Area 1 (Wise Commons Residential Development) and turned the meeting over to Attorney Malina.

   Attorney Malina said the proposed Special Service Area 1 includes Wise Commons Residential subdivision located on the north side of Wise Road and west of Roselle Road at 300 W Wise Road, also known as the former location of the YMCA, and is zoned R-6 PUD. He said the purpose of a dormant Special Service Area 1 is to fund the Village's cost of maintaining, repairing and reconstructing the common areas, stormwater management improvements, retaining walls, wetland areas, detention basins, and other open spaces that are to be maintained by the Homeowners

Association (HOA). He said in the event the HOA fails to maintain those common areas, activating the Special Service Area 1 annual tax levy (not to exceed $144, 210.80) will be divided equally among all property owners in the service area based on assessed value and on costs incurred. He said the Special Service Area 1 tax is in addition to all other taxes as provided by law and must be levied pursuant to the property tax code with all the Village's other tax levies.

B. Comments from the Board

President Dailly clarified that this funding allows the Village to step in to maintain common areas if the HOA does not.

C. Comments from the Public

There were none.

D. Adjournment of Hearing.

ADJOURNMENT:

Trustee Sullivan made a motion to adjourn the public hearing at 7:04 PM and Trustee Clar seconded the motion. Voice vote – 5-0. No nay votes. Motion carried unanimously.

_____ _____

Jane Lentino
Village Clerk

Date Approved

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

November 11, 2025 (Public Hearing - Proposed 390 Gateway Logistics Tax Increment Financing District)
12/09/25
Village Board

Presenter:

Lead Department: General Government

Executive Summary:

Recommended Action:

ATTACHMENTS:

- 2025-11-11-PH (390 Gateway).doc

MINUTES

CALL TO ORDER 7:04 PM

ROLL CALL: Trustee Clar, Sullivan, Dunham, Madej, Bieschke present
Truste Patel absent
President Dailly present

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

NEW BUSINESS:

1. Public Hearing Relative to the Proposed 390 Gateway Logistics Tax Increment Financing (TIF) District.

   A. President Dailly stated the purpose of the Public Hearing is Relative to the Proposed 390 Gateway Logistics Tax Increment Financing (TIF) District, which is bounded by I390, Frontage Road to the north, Long Avenue on east, the Metra Railroad on the South, and Springinsguth Road on the West. He turned the meeting over to Matt Frank, Director of Economic Development.

   Mr. Frank said the Village was approached by a developer who was in the process of acquiring the unincorporated properties along Long Avenue and asked if the Village was interested in developing a TIF District to help facilitate the development of an industrial property consisting of 2 proposed large industrial buildings. He said Staff consulted the Village's TIF consultant, SB Friedman, and turned the meeting over to Adam Daniel and Lance Dorn who presented the TIF Eligibility Analysis.

Mr. Daniel came forward to present the report and answer any questions the Board may have. He explained what a TIF is and how it works. He clarified the location of the district and that it is currently unincorporated. He said that the area is approximately 70 acres, and for the purpose of the analysis, all parcels are considered to be improved.

Mr. Daniel said the area qualifies as a "conservation area" for improved land, with 71% of the structures within the proposed area being at least 35 years or older. He said 4 of the 13 eligibility factors are present, which is more than the 3 required. They Lack growth in EAV; Inadequate utilities, Presence of structures below minimum code standards; and Lack of community planning.

Mr. Daniel said the overall goal of the redevelopment plan is to replace, repair, construct, or improve public infrastructure where needed; renovate or construct stormwater management systems within the proposed area; provide resources for streetscaping, landscaping and signage to improve attractiveness and accessibility; demo, assemble and prepare, and environmentally clean up where necessary; facilitate physical improvement and/or rehabilitation of existing structures within the area; support goals and objectives of other overlapping plans, including the Village's 2018 comprehensive plan; and coordinate available federal, state, and local resources to further the goals of the Redevelopment Plan. He said the proposed plan use allows for a variety of mixed uses that conform with the Comprehensive Plan.

Mr. Daniel said the plan was filed on September 12, 2025; went before the Finance committee on September 16th; went before the Joint Review Board on October 13th; and is scheduled to go before the Village Board on December 9, 2025. He offered to answer any questions the Board may have.

President Dailly asked for questions from Board. There were none. He said the Joint Review Board is required by the State and asked Trustee Bieschke, who is the Chairperson, for a review of the meeting.

Trustee Bieschke said 7 members of the Joint Review Board met on October 13th and included 6 of the 8 taxing bodies and a Village resident who represents the general public. He said SB Friedman gave a similar presentation and after a short discussion, the Joint Review Board voted unanimously to approve the establishment of the TIF district.

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

President Dailly asked a motion to adjourn.

ADJOURNMENT:

Trustee LaRosa made a motion to adjourn the public hearing at 7:16 PM and Sullivan Trustee seconded the motion. Voice vote – 5-0. No nay votes. Motion carried unanimously.

_____ _____

Jane Lentino
Village Clerk

Date Approved

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

November 11, 2025 (Executive Session)
12/09/25
Village Board

Presenter:
Lead Department: General Government

Executive Summary:

Recommended Action:

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

$14,282,951.07
12/09/25
Village Board

Presenter:
Lead Department: Finance

Executive Summary:

Recommended Action:

ATTACHMENTS:
- 2025-12-09 Bill List Approval.pdf

VILLAGE OF SCHAUMBURG

PROGRESS THROUGH THOUGHTFUL PLANNING

MEMORANDUM

DATE: December 5, 2025

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 December 9, 2025 meeting of the Village Board of Trustees. The bills list amount for approval is $9,543,454.68. These bills lists are dated November 8, 2025 through December 5, 2025.

Also for approval are the payrolls dated November 14, 2025 and November 28, 2025 for a total amount of $4,739,496.39.

The total amount of disbursements for approval is $14,282,951.07.

Lisa Petersen

Lisa Petersen
Director of Finance

VENDOR/PAYEE NAME	CHECK DATE	CHECK AMOUNT	DESCRIPTION
A Plus Painters	December 2025	$62,887.70	Interior Painting Project at FS 55
Accurate Translation Bureau	December 2025	$205.85	Language Services
Action Lock & Key Inc	December 2025	$3,680.88	EPW Security Project Strike Install
Acura Incorporated	December 2025	$15,073.08	Concrete Work Plum Grove and Schaumburg Rds
Aero Removals - Tri Sons Crematory	December 2025	$425.00	Transport of Deceased
Air One Equipment Inc	December 2025	$2,585.00	Fire Department Foam
	December 2025	$610.00	Firefighter Hoods
	December 2025	$109.00	Nomex SCBA Equipment
	December 2025	$918.84	Repair to Cascade System
	December 2025	$140.00	SCBA Hydrotest
		$4,362.84	
Alexandra Moss	December 2025	$196.00	Mileage Reimbursement
All-Star Talent Inc.	December 2025	$250.00	Advertising Campaign Management
	December 2025	$6,666.67	Advertising Campaign Management
	December 2025	$6,666.67	Advertising Campaign Management
		$13,583.34	
Alvarez, Inc.	December 2025	$27.00	Weed Abatement Program
Amperage Electrical Supply	December 2025	$42,653.02	Baseball Stadium - New Ballpark Lighting
Anthony Piccolo	December 2025	$118.16	Mileage Reimbursement
AT&T	December 2025	$26.18	Telephone Service
	December 2025	$127.34	Telephone Service
	December 2025	$419.62	Telephone Service
		$573.14	
Baxter & Woodman Inc	December 2025	$2,610.00	Walden Subdivision Water and Sanitary Sewer
Belmonte Printing Company	December 2025	$465.00	Asset Labels
Bernard Mukes	December 2025	$215.60	Mileage Reimbursement
Best Technology Systems Inc	December 2025	$1,725.00	Repair and Maintenance of PBS Range
BLA Inc	December 2025	$815.95	McConnor Parkway Reconstruction
	December 2025	$35,328.50	Salem Dr Reconstruction
		$36,144.45	
Brian A. Townsend	December 2025	$393.80	Travel Reimbursement
Builders Paving LLC	December 2025	$87,667.75	American Ln and Plaza Dr Improvements
	December 2025	$1,486,466.77	Street Improvement Program
		$1,574,134.52	

VENDOR/PAYEE NAME	CHECK DATE	CHECK AMOUNT	DESCRIPTION
Camosy Incorporated	December 2025	$7,475.00	Preconstruction Service for PD
Chastain & Associates LLC	December 2025	$22,540.00	90 North TIF District Project Management
	December 2025	$29,496.00	90 North TIF District Project Management
	December 2025	$33,369.00	90 North TIF District Project Management
	December 2025	$20,874.00	Supplemental Engineering Services
		$106,279.00	
Chem-Wise Ecological Pest Manager	December 2025	$640.00	Pest Management
Ciorba Group Inc	December 2025	$6,071.00	Meacham and Remington Pedestrian Signal
	December 2025	$5,643.79	Meacham Ped Bridge Preliminary Design Eng Svcs
	December 2025	$17,490.85	Walnut Lane Lift Station Rehabilitation
		$29,205.64	
Circle K Stores Inc.	December 2025	$567.00	Car Washes and Detailing
Civiltech Engineering Inc	December 2025	$79,579.41	Braintree Drive Reconstruction
	December 2025	$9,091.23	McConnor Parkway Construction Admin
	December 2025	$809.04	Small Cell Permit Assistance
		$89,479.68	
Clark Hill PLC	December 2025	$5,043.50	OPS Services
Clesen Brothers Inc	December 2025	$2,067.20	Outdoor Holiday Greens & Colored Branches
	December 2025	$1,200.17	Poinsettias for Village Buildings
		$3,267.37	
College of Du Page	December 2025	$41,320.00	Training - Basic Academy
Comcast Cable Communications	December 2025	$36.47	Cable for EOC
	December 2025	$24.58	Cable for PSB
		$61.05	
Commercial Tire Services Inc	December 2025	$1,485.00	Tire Purchases
Commonwealth Edison	December 2025	$45.09	Utility Service
	December 2025	$60.72	Utility Service
	December 2025	$83.35	Utility Service
	December 2025	$122.59	Utility Service
	December 2025	$168.61	Utility Service
	December 2025	$214.61	Utility Service
	December 2025	$246.98	Utility Service
	December 2025	$278.11	Utility Service
	December 2025	$297.99	Utility Service
	December 2025	$338.18	Utility Service
	December 2025	$1,036.52	Utility Service
	December 2025	$1,606.97	Utility Service
	December 2025	$1,800.78	Utility Service
	December 2025	$4,522.34	Utility Service
		$10,822.84	

VENDOR/PAYEE NAME	CHECK DATE	CHECK AMOUNT	DESCRIPTION
Concept Plumbing	December 2025	$19,497.00	Hydrant Replacement
Conservation of Sculpture and Object	December 2025	$29,980.00	Repair Fee For Three Sculptures
Constellation Energy Services - Natur	December 2025	$4,876.73	Utility Service
Cook County Highway Department	December 2025	$80,278.05	Traffic Signal Modernization & Replacement
Costar Realty Information Inc	December 2025	$815.74	Monthly Subscription
Crawford Murphy & Tilly Inc	December 2025	$4,461.28	Hangar D & E Pavement Construction Svcs
	December 2025	$3,280.50	Prof Engineering Services - General Svcs
		$7,741.78	
David Carlson	December 2025	$258.30	Mileage Reimbursement
Deluca Visual Solutions Inc	December 2025	$85.00	Public Hearing
	December 2025	$85.00	Public Hearing
	December 2025	$170.00	Public Hearing
	December 2025	$255.00	Public Hearing
		$595.00	
DVM Insurance Agency	December 2025	$1,070.55	Pet Insurance - Employee Paid
ENGIE North America Inc	December 2025	$776.61	Utility Service
	December 2025	$891.03	Utility Service
		$1,667.64	
Engineering Enterprises Inc	December 2025	$47,928.58	Street Improvement Program
	December 2025	$64,186.36	Street Improvement Program
		$112,114.94	
FH Paschen SN Nielsen & Assoc LLC	December 2025	$220,551.82	Schaumburg Sculpture Park & Path Lighting
	December 2025	$24,779.42	Vehicle Maint Facility Electrical Improvements
		$245,331.24	
Fox Valley Fire & Safety Company Inc	December 2025	$124.05	Fire Extinguisher Service
Gary Gand Music Inc	December 2025	$650.00	Backline For Simply Three
H & H Electric Company	December 2025	$2,045.78	Traffic Signal/Opticom & Street Light Maintenance
	December 2025	$2,525.91	Traffic Signal/Opticom & Street Light Maintenance
	December 2025	$11,251.79	Traffic Signal/Opticom & Street Light Maintenance
		$15,823.48	
Hayes Commercial LLC	December 2025	$5,659.35	HVAC Repair & Maintenance of Buildings
Heidi Brandt	December 2025	$5,600.00	Training
Hoerr Construction, Inc.	December 2025	$357,160.71	Illinois Ave CMP Storm Sewer Replacement/Rehab
Home Depot Inc	December 2025	$371.92	Operating Supplies

VENDOR/PAYEE NAME	CHECK DATE	CHECK AMOUNT	DESCRIPTION
InVeris Training Solutions Inc	December 2025	$1,075.00	Gun Range Maintenance Oct
	December 2025	$1,075.00	Gun Range Maintenance Sept
		$2,150.00	
Iteris Inc	December 2025	$2,975.00	On-Call Engineering Services
J&D Ingenuties LLC	December 2025	$654.41	Repair of Siren
Jacob Menzies	December 2025	$30.00	CDL Reimbursement
James Drive Safety Lane, LLC	December 2025	$164.00	Safety Lane Inspections
Janelle Dougherty	December 2025	$20.30	Mileage Reimbursement
	December 2025	$110.60	Mileage Reimbursement
		$130.90	
Jessica K. Crowley	December 2025	$2,400.00	Public Safety Wellness Coordinator
Johnny's Coffee Mart LLC	December 2025	$700.00	Custodial Services Metra Station
Joshi Brothers Inc	December 2025	$285.00	Donuts Topping Out Ceremony at Village Hall
Joy Riot, LLC	December 2025	$4,113.50	Rebranding Campaign For Prairie Center
Kathleen Henkelman	December 2025	$219.10	Mileage Reimbursement
Kimley-Horn & Associates Inc	December 2025	$27,450.59	Springinsguth Rd Design Eng Svcs
	December 2025	$1,463.55	Utility Undergrounding
	December 2025	$6,445.50	Utility Undergrounding
		$35,359.64	
Klein Thorpe & Jenkins Ltd	December 2025	$16,000.00	008 Legal Services
	December 2025	$164.50	009.009 Legal Services
	December 2025	$661.50	009.014 Legal Services
	December 2025	$399.50	010 Legal Services
	December 2025	$752.00	010.016 Legal Services
	December 2025	$327.00	010.021 Legal Services
	December 2025	$2,356.29	013 Legal Services
	December 2025	$376.00	013.012 Legal Services
	December 2025	$260.00	013.018 Legal Services
	December 2025	$813.50	013.026 Legal Services
	December 2025	$474.00	013.044 Legal Services
	December 2025	$361.50	013.046 Legal Services
	December 2025	$888.43	013.051 Legal Services
	December 2025	$1,826.87	013.057 Legal Services
	December 2025	$744.00	013.060 Legal Services
	December 2025	$1,527.00	013.061 Legal Services
	December 2025	$2,432.10	013.068 Legal Services
	December 2025	$564.00	013.075 Legal Services
	December 2025	$1,974.50	013.079 Legal Services
	December 2025	$73.50	013.080 Legal Services
	December 2025	$564.00	013.081 Legal Services

VENDOR/PAYEE NAME	CHECK DATE	CHECK AMOUNT	DESCRIPTION
Klein Thorpe & Jenkins Ltd	December 2025	$676.50	013.083 Legal Services
	December 2025	$1,608.50	013.084 Legal Services
	December 2025	$2,640.60	013.085 Legal Services
	December 2025	$2,182.50	013.086 Legal Services
	December 2025	$2,076.50	013.087 Legal Services
	December 2025	$595.30	015 Legal Services
	December 2025	$3,179.70	016 Legal Services
	December 2025	$5,410.50	016.002 Legal Services
	December 2025	$946.40	019.013 Legal Services
	December 2025	$1,065.00	019.014 Legal Services
	December 2025	$2,941.14	019.015 Legal Services
	December 2025	$984.18	019.016 Legal Services
	December 2025	$886.00	020 Legal Services
	December 2025	$2,214.50	025 Legal Services
	December 2025	$392.00	027 Legal Services
	December 2025	$15,725.33	028 Legal Services
	December 2025	$6,670.78	030 Legal Services
	December 2025	$752.00	031 Legal Services
	December 2025	$1,215.00	032 Legal Services
	December 2025	$7,448.84	033 Legal Services
	December 2025	$1,501.92	034 Legal Services
	December 2025	$13,203.09	035 Legal Services
	December 2025	$919.50	036 Legal Services
	December 2025	$1,244.50	037 Legal Services
	December 2025	$3,082.20	038 Legal Services
		$113,102.67	
Laura Trujillo	December 2025	$90.00	Yoga at The Barn
Law Office of Elizabeth Hantzos Finn,	December 2025	$2,000.00	Prosecution Services
Layne-Christensen Company	December 2025	$24,159.50	Preliminary Design Well 11
LiftOff LLC	December 2025	$10,782.45	O365 Government Cloud Licenses Subscription
LRS Holdings LLC	December 2025	$1,000.00	Garbage Services for 90N Live Party
M.J. Taylor Law, LLC	December 2025	$2,000.00	Prosecution Services
MacQueen Equipment LLC	December 2025	$568.13	Purchase of Pierce Fire Apparatus Parts
	December 2025	$572.85	Purchase of Pierce Fire Apparatus Parts
		$1,140.98	
MES I Acquisition Inc	December 2025	$2,307.40	Ladder Belts
Michael Rons	December 2025	$1,164.43	Travel Reimbursement
Niamh McPartlin	December 2025	$25.54	Travel Reimbursement
	December 2025	$123.51	Travel Reimbursement
		$149.05	
Nicholas Rivera	December 2025	$59.00	Travel Reimbursement

VENDOR/PAYEE NAME	CHECK DATE	CHECK AMOUNT	DESCRIPTION
Northern Illinois Gas Company	December 2025	$6,130.33	Gas Service Upgrades for Station 12
	December 2025	$13,528.88	Gas Service Upgrades for Station 19
	December 2025	$4,820.12	Gas Service Upgrades for Station 3
		$24,479.33	
Paddock Publications Inc	December 2025	$172.80	Legal Notices
Pentegra Systems LLC	December 2025	$1,300.00	Card Reader Install Rear Door FS 54
	December 2025	$340.00	EPW Intercom and Camera repair
		$1,640.00	
Petty Cash (Prairie Center)	December 2025	$51.00	Reimbursement For Dinner Buyout - Simply Three
Plote Construction Inc	December 2025	$760,866.35	Street Improvement Program
Pre-Paid Legal Services Inc	December 2025	$417.00	Employee Paid Legal Services
Proven Business Systems	December 2025	$161.75	Copier Usage Costs
	December 2025	$1,533.79	Copier Usage Costs
	December 2025	$93,415.37	Toshiba Multifunction Printers and Software
		$95,110.91	
Pulse Technology of Illinois Inc	December 2025	$999.99	Printer Maintenance Service
Quadient Inc	December 2025	$414.00	Ink For Postage Machine
R H Donnelley	December 2025	$54.50	Advertising Charges
Ray O'Herron Company Inc	December 2025	$14,183.41	Body Armor
Renee M Romanowski	December 2025	$1,279.00	Reimbursement for ICMA Hotel
Sarah Frank	December 2025	$175.00	Substitute Director For SYO
Schaumburg Business Association In	December 2025	$1,750.00	Sponsorship of Global Leadership Summit & Table
Schaumburg Park District	December 2025	$2,200.00	Park District Memberships
Scientel Solutions LLC	December 2025	$18,615.00	90N Parking Garage Cameras
Sebis Direct Inc	December 2025	$15,000.00	Water Bill Postage
	December 2025	$2,877.95	Water Bill Print
		$17,877.95	
Service Express Inc	December 2025	$680.78	Server Support
Siemens Industry Inc	December 2025	$6,729.68	Life Safety Maintenance
Sierra Systems Inc	December 2025	$2,660.00	IT Technical Staffing Services
	December 2025	$2,800.00	IT Technical Staffing Services
	December 2025	$6,720.00	IT Technical Staffing Services
	December 2025	$7,050.00	IT Technical Staffing Services
	December 2025	$400.00	Website Coordinator
		$19,630.00	

VENDOR/PAYEE NAME	CHECK DATE	CHECK AMOUNT	DESCRIPTION
Site Design Group Ltd	December 2025	$12,300.00	Public Improvements
Stephan Bates	December 2025	$950.00	Department Composite Picture
Stephen A. Laser & Associates	December 2025	$6,000.00	Psychological Assessments - Police
Steve Haczela	December 2025	$60.20	Mileage Reimbursement
Strand Associates Incorporated	December 2025	$11,269.66	Station 3 Athena Reservoir Design
	December 2025	$43,673.99	Weathersfield Resurfacing
		$54,943.65	
T-Mobile USA, Inc.	December 2025	$3,775.14	Cellular Phone Services
	December 2025	$2,184.00	Mobile Broadband Services
		$5,959.14	
Terrace Supply Company	December 2025	$131.43	Oxygen for Ambulances
	December 2025	$136.55	Oxygen for Ambulances
	December 2025	$302.40	Oxygen for Ambulances
		$570.38	
The Cubala Group Psychological Ser	December 2025	$3,000.00	Public Safety Psychologist Services
The Fields on Caton Farm Inc	December 2025	$76,265.00	Tree Supply and Planting
Thomas Wisniewski	December 2025	$182.00	Mileage Reimbursement
TKB Associates Inc	December 2025	$5,042.30	Laserfiche PD Subscription
Tom Piszczor	December 2025	$52.00	Travel Reimbursement
Town Square Owners Association	December 2025	$1,654.81	Town Square Association Dues
Treasurer of State of Illinois	December 2025	$14,910.13	Higgins Rd Bike Path at Plum Grove Rd
	December 2025	$10,879.72	Summit Drive Resurfacing
	December 2025	$483,626.88	Woodfield Rd Improvements
		$509,416.73	
United Door and Dock LLC	December 2025	$557.50	Annual Overhead Doors Maintenance and Repairs
	December 2025	$830.00	Annual Overhead Doors Maintenance and Repairs
	December 2025	$982.75	Annual Overhead Doors Maintenance and Repairs
		$2,370.25	
Verizon Wireless	December 2025	$6,884.50	Mobile Broadband Services
	December 2025	$7,911.37	Mobile Broadband Services Re-issue
	December 2025	$540.15	Water Meter Data Collection
		$15,336.02	
Versaterm Public Safety US, Inc.	December 2025	$1,502.26	Annual Maintenance IA Pro Application
W S Darley & Company	December 2025	$695.84	Helmet/Boot Shelves FFIB
	December 2025	$2,765.00	STD Turtle Fire Nozzle

VENDOR/PAYEE NAME	CHECK DATE	CHECK AMOUNT	DESCRIPTION
		$3,460.84	
Water Services Company	December 2025	$28,888.76	Large Water Meter Testing and Repair Program
William A Randolph, Inc	December 2025	$783,815.99	90 N Site and Parking Garage
William Rainey Harper College	December 2025	$2,400.00	Microsoft 365 Training
William Wallrich	December 2025	$410.20	Mileage Reimbursement
Williams Associates Architects Ltd	December 2025	$85,462.69	Design - New Police Facility
	December 2025	$27,479.01	Design - New Village Hall Facility
		$112,941.70	
Woodfield Lake Office Campus Assoc	December 2025	$766.00	Monthly Assessment
	GRAND TOTAL	**$5,747,488.90**	

VENDOR/PAYEE NAME	CHECK DATE	CHECK AMOUNT	DESCRIPTION
Action Lock & Key Inc	November 2025	$1,550.24	Door Lock and Repairs
Adam Michael Sielig	November 2025	$106.40	Mileage Reimbursement
AFLAC Inc - American Family Life Ins	November 2025	$4,289.82	Employee Paid Voluntary Insurance
Air One Equipment Inc	November 2025	$6,209.99	Air Mask Testing
	November 2025	$165.00	Breathing Air Quality Test
	November 2025	$682.50	Breathing Air Quality Test
	November 2025	$289.00	Custom Helmet Stickers
	November 2025	$13,360.00	Hydra Fusion Struts
	November 2025	$150.00	SCBA Testing
		$20,856.49	
Alliance Risk Control Services LLC	November 2025	$9,354.53	Onsite Safety Consulting
Alvarez, Inc.	November 2025	$528.00	Weed Abatement Program
American Public Works Assoc	November 2025	$1,598.00	Illinois Roads Scholar Registration
Anchor Mechanical Inc	November 2025	$2,685.13	Annual Plumbing and Maintenance
Andrew Awdziejczyk	November 2025	$80.60	COBRA Dental Coverage Refund
Andy Frain Services	November 2025	$15,989.40	Crossing Guard Services
Antique Coach & Carriage Co	November 2025	$1,400.00	Carriage Rides At Tree Lighting
Arein Kalic	November 2025	$120.00	Travel Reimbursement
	November 2025	$120.00	Travel Reimbursement
		$240.00	
Artistic Holiday Designs LLC	November 2025	$59,547.08	Holiday Decorations
AT&T	November 2025	$63.67	Telephone Service
	November 2025	$242.39	Telephone Service
	November 2025	$933.76	Telephone Service
	November 2025	$7,105.66	Telephone Service
		$8,345.48	
ATL First Aid Inc	November 2025	$418.85	First Aid Kits
Baxter & Woodman Inc	November 2025	$2,512.00	Risk & Resiliency Assessment
	November 2025	$6,157.50	SCADA Maintenance & Support
		$8,669.50	
Bear Construction Company	November 2025	$36,015.48	ComEd Dual Feed Advanced Throw Switches
	November 2025	$20,904.11	Station 19 Flow Meter Replacement
		$56,919.59	
Belmonte Printing Company	November 2025	$252.00	Animal Impound Forms

VENDOR/PAYEE NAME	CHECK DATE	CHECK AMOUNT	DESCRIPTION
Belmonte Printing Company	November 2025	$95.00	Business Cards
	November 2025	$138.00	Stray Animal Report Forms
		$485.00	
Best Technology Systems Inc	November 2025	$1,725.00	Repair and Maintenance of PBS Range
Bestco Benefit Plans LLC	November 2025	$54,851.17	Benistar Retiree Coverage
BLA Inc	November 2025	$6,312.45	Plum Grove Road Midblock Crossing Study
Brian A. Townsend	November 2025	$473.81	Travel Reimbursement
Builders Asphalt LLC	November 2025	$201.19	Hot Mix Asphalt
Carlisle Cove Association	November 2025	$297.09	Snow & Ice Reimbursement
CDWG LLC	November 2025	$1,990.61	Surface Pro Replacement
Center for Internet Security, Inc.	November 2025	$4,995.00	MS-ISAC Service Support
Central Square Technologies LLC	November 2025	$4,074.47	Alarm Billing Outsource Services
Chastain & Associates LLC	November 2025	$13,695.00	Facilities - Supplemental Project Management
	November 2025	$52,775.46	Street Improvement Program
	November 2025	$4,919.50	Transportation Supplemental Engineering Svcs
		$71,389.96	
Cherry Hill Homeowners Association	November 2025	$328.97	Snow & Ice Reimbursement
Christopher B Burke Engineering Ltd	November 2025	$2,015.00	Consulting for 90N Ent Dist
	November 2025	$24,198.00	Preliminary Engineering Thoreau Drive
	November 2025	$780.00	Professional Services
	November 2025	$6,610.00	Professional Services
	November 2025	$7,955.00	Professional Services
	November 2025	$11,107.50	Professional Services
		$52,665.50	
Citywide Elevator Inspection Services	November 2025	$1,208.00	Elevator Inspection Services
Civiltech Engineering Inc	November 2025	$58,032.79	90 North Park
	November 2025	$18,747.87	Meacham and Golf Road Bike Path
		$76,780.66	
Clark Baird Smith LLP	November 2025	$12,885.00	Professional Services
Cloisters Townhouse Association	November 2025	$592.53	Snow & Ice Reimbursement
Comcast Cable Communications	November 2025	$21.42	Cable for PSB
	November 2025	$19,248.86	MetroE Network & Internet
		$19,270.28	
Commercial Tire Services Inc	November 2025	$2,071.50	Tire Purchases
Commonwealth Edison	November 2025	$64.81	Utility Service

VENDOR/PAYEE NAME	CHECK DATE	CHECK AMOUNT	DESCRIPTION
Commonwealth Edison	November 2025	$523.49	Utility Service
	November 2025	$814.99	Utility Service
		$1,403.29	
Concept Plumbing	November 2025	$12,506.77	Emergency Main Break Repair
Constantine Nicholson	November 2025	$75.00	Rental License Refund
Construction & Geotechnical Material	November 2025	$1,000.00	Field Soil Sampling Lab Analysis Reporting
Crawford Murphy & Tilly Inc	November 2025	$9,998.31	Hangar D&E Pavement Construction Phase Svcs
	November 2025	$1,085.00	Prof Engineering Services General Svcs
		$11,083.31	
Currie Motors Ford	November 2025	$47,706.00	Purchase of Four Interceptors
	November 2025	$47,366.00	Purchase of Interceptor
	November 2025	$47,366.00	Purchase of Interceptor
	November 2025	$47,366.00	Purchase of Interceptor
		$189,804.00	
Daniel Slaboszewski	November 2025	$350.00	Travel Reimbursement
Deborah Parran	November 2025	$16.10	Mileage Reimbursement
Dekra-Lite Ind Inc	November 2025	$14,175.00	Banner Arms
Del Toro Landscaping, Inc	November 2025	$456.13	Water Meter Rental Reimbursement
Devroomen Bulb Inc	November 2025	$7,738.45	Bulbs for Spring Planting
Diverzify Buyer, LLC	November 2025	$3,963.85	Repair Vestibule Floor FS 54
Divine Signs Inc	November 2025	$78.00	Cubicle Signage Woodfield
Docu-Shred Inc	November 2025	$1,487.50	Document Destruction Event
	November 2025	$1,977.50	Document Destruction Event
		$3,465.00	
Donald Richter	November 2025	$98.70	Mileage Reimbursement
Duff Entertainment	November 2025	$1,386.30	Water Meter Rental Reimbursement
Dunbar Lakes Community Associatio	November 2025	$1,413.78	Snow & Ice Reimbursement
Dupage County	November 2025	$420.00	Special Waste Disposal
Edward Scheid	November 2025	$322.00	Mileage Reimbursement
Elliot Rose	November 2025	$155.62	Travel Reimbursement
Empire Cooler Service Inc	November 2025	$1,078.00	Installment on Ice Machine
EMS Management & Consultants, Inc	November 2025	$8,482.59	Ambulance Billing Fees
ENGIE North America Inc	November 2025	$180.46	Utility Service

VENDOR/PAYEE NAME	CHECK DATE	CHECK AMOUNT	DESCRIPTION
ENGIE North America Inc	November 2025	$1,586.78	Utility Service
	November 2025	$2,608.85	Utility Service
	November 2025	$3,512.12	Utility Service
	November 2025	$9,405.81	Utility Service
		$17,294.02	
Everlast Blacktop Inc.	November 2025	$123,641.43	Sidewalk Gap Program
Every Creative Graphics Inc	November 2025	$747.50	Graphic Design
	November 2025	$1,771.25	Graphic Design
		$2,518.75	
Experior	November 2025	$1,373.01	Water Meter Rental Reimbursement
Finer Line Inc	November 2025	$1,310.00	70th Anniversary Celebration Supplies
Flexicare Inc.	November 2025	$225.00	EMS Supplies
	November 2025	$1,911.55	EMS Supplies
		$2,136.55	
Flowpoint Environmental Systems Inc	November 2025	$109.30	Software License for Bulk Water Filling Station
Food and Alcohol Service Training Inc	November 2025	$1,237.50	Professional Services
	November 2025	$3,667.50	Professional Services
		$4,905.00	
Garland/DBS Inc	November 2025	$95,760.00	Partial Roof Replacement and Coating
H & H Electric Company	November 2025	$684.05	Fiber Repair
	November 2025	$204.88	Traffic Signal/Opticom & Street Light Maintenance
		$888.93	
Haiges Machinery Inc	November 2025	$270.00	Gear Washer Repair
Hampton, Lenzini and Renwick Inc	November 2025	$19,568.75	Eng Svcs National Pkwy Improvements
Haverford at Schaumburg Master	November 2025	$1,273.20	Snow & Ice Reimbursement
HBK Water Meter Service, Inc	November 2025	$25.00	Small Meter Bench Testing
Heather Anderson	November 2025	$207.90	Mileage Reimbursement
	November 2025	$482.34	Travel Reimbursement
		$690.24	
Heatherwood North Association	November 2025	$655.77	Snow & Ice Reimbursement
Hennigh Law Corporation	November 2025	$26,384.25	Convention Ctr and Hotel Legal Services
	November 2025	$60,787.25	Convention Ctr and Hotel Legal Services
		$87,171.50	
Henry Schein Inc	November 2025	$2,598.00	Trainer Mannequin
Hey and Associates Inc	November 2025	$1,400.00	EPW Forestry Yard

VENDOR/PAYEE NAME	CHECK DATE	CHECK AMOUNT	DESCRIPTION
Home Depot Inc	November 2025	$282.57	Operating Supplies
Hugo Perez	November 2025	$211.00	ASE Reimbursement
Ian Salzman	November 2025	$16.03	Mileage Reimbursement
	November 2025	$33.59	Travel Reimbursement
		$49.62	
Illinois Fire & Police Commissioners	November 2025	$400.00	Membership Renewal
Illinois State Police	November 2025	$162.00	Liquor License Processing
	November 2025	$189.00	Liquor License Processing
	November 2025	$135.00	Police Officer Candidates - Fingerprints
		$486.00	
Interstate Power Systems, Inc.	November 2025	$774.00	Annual Aerial Inspection
Iteris Inc	November 2025	$6,102.60	On-Call Engineering Services
James Sic	November 2025	$545.66	Health Insurance Refund
James Drive Safety Lane, LLC	November 2025	$82.00	Safety Lane Inspections
James Hudson	November 2025	$84.00	Mileage Reimbursement
	November 2025	$126.00	Mileage Reimbursement
	November 2025	$131.60	Mileage Reimbursement
		$341.60	
James Nicolussi	November 2025	$110.60	Mileage Reimbursement
	November 2025	$137.90	Mileage Reimbursement
	November 2025	$152.60	Mileage Reimbursement
		$401.10	
Jensen Hughes Inc	November 2025	$1,248.75	OPS Services
Johnny's Coffee Mart LLC	November 2025	$700.00	Custodial Services Metra Station
Johnson Controls Inc	November 2025	$37,819.50	Building Automation System Upgrades
	November 2025	$67,820.00	Building Automation System Upgrades
		$105,639.50	
Joseph D Davito	November 2025	$8,805.00	Professional Services
Joseph Nicholas Construction	November 2025	$1,292.38	Water Meter Rental Reimbursement
Joy Riot, LLC	November 2025	$4,113.50	Rebranding Campaign For Prairie Center
Justifacts Credential Verification, Inc	November 2025	$948.82	Background Checks
Justin Babor	November 2025	$854.00	Mileage Reimbursement
Kathleen Henkelman	November 2025	$84.00	Mileage Reimbursement
	November 2025	$158.90	Mileage Reimbursement

VENDOR/PAYEE NAME	CHECK DATE	CHECK AMOUNT	DESCRIPTION
		$242.90	
Klein Thorpe & Jenkins Ltd	November 2025	$20,000.00	015.009 Legal Services
Knox Swan and Dog LLC	November 2025	$500.00	Swan Care
	November 2025	$750.00	Swan Care
		$1,250.00	
Lexington Green Condominium Assoc	November 2025	$2,970.00	Snow & Ice Reimbursement
Lexington Green II Condominium Ass	November 2025	$2,323.22	Snow & Ice Reimbursement
Lexington Lane Condo Association	November 2025	$807.39	Snow & Ice Reimbursement
Lexington Village Coach House	November 2025	$2,310.75	Snow & Ice Reimbursement
Lionheart Critical Power Specialists	November 2025	$166.92	Repair & Maintenance of Generators & UPS Systems
	November 2025	$1,275.00	Repair & Maintenance of Generators & UPS Systems
	November 2025	$2,276.00	Repair & Maintenance of Generators & UPS Systems
	November 2025	$3,200.00	Repair & Maintenance of Generators & UPS Systems
		$6,917.92	
Luis Pasko	November 2025	$140.00	Mileage Reimbursement
M E Simpson Inc	November 2025	$10,959.00	Valve Exercising & Leak Detection
MacQueen Equipment LLC	November 2025	$101.27	Purchase of Pierce Fire Apparatus Parts
	November 2025	$493.56	Purchase of Pierce Fire Apparatus Parts
	November 2025	$495.97	Purchase of Pierce Fire Apparatus Parts
	November 2025	$2,882.83	Purchase of Pierce Fire Apparatus Parts
		$3,973.63	
Marissa Stanley	November 2025	$219.10	Mileage Reimbursement
Meribel Condominium	November 2025	$1,340.30	Snow & Ice Reimbursement
Metiri Analytical Group Inc	November 2025	$6,765.00	IEPA Mandated Water Samples
Michael Baker International Inc.	November 2025	$27,993.30	Walnut Lane Resurfacing
	November 2025	$30,509.48	Walnut Lane Resurfacing
		$58,502.78	
Michael Kozakis	November 2025	$200.00	Guest Musician For Simply Three Concert
Microsoft Corporation	November 2025	$15,357.59	Microsoft Subscription
Midway Building Services	November 2025	$169.00	Custodial Services
	November 2025	$37,572.92	Custodial Services
		$37,741.92	
Mohamed Sobhy	November 2025	$29.40	Travel Reimbursement
Municipal Clerks North & Northwest S	November 2025	$70.00	Meeting Fee

VENDOR/PAYEE NAME	CHECK DATE	CHECK AMOUNT	DESCRIPTION
Municipal Clerks of Illinois	November 2025	$190.00	Membership Renewals
MV Public Transportation, Inc.	November 2025	$168,176.00	Dial-a-Ride Transportation Services
NCPERS Group Life Insurance	November 2025	$304.00	IMRF- Voluntary Life Insurance
New Tradition Funeral Services, LLC	November 2025	$400.00	Transport of Deceased
Niamh McPartlin	November 2025	$25.54	Travel Reimbursement
NORR Inc.	November 2025	$3,950.00	90N Ent Dist Construction Admin for Garage
Northern Illinois Gas Company	November 2025	$170.56	Utility Service
	November 2025	$207.18	Utility Service
	November 2025	$243.95	Utility Service
	November 2025	$331.65	Utility Service
		$953.34	
Northwest Central Dispatch System	November 2025	$15,070.72	Assessment Fees - Fire
	November 2025	$45,212.17	Assessment Fees - Police
	November 2025	$624.00	Monthly Wave Device Fee
		$60,906.89	
Northwest Community Hospital	November 2025	$790.00	Annual Fire Department Physicals
	November 2025	$16,015.00	Annual Fire Department Physicals
	November 2025	$45.00	DOT Drug Screening
	November 2025	$90.00	DOT Drug Screening
	November 2025	$495.00	DOT Drug Screening
	November 2025	$395.00	Pre-Employment Drug and Physical Testing
		$17,830.00	
Northwest Police Academy	November 2025	$75.00	Lead Training
Om Shree Narandas Maharaj LLC	November 2025	$451.85	Car Washes and Detailing
	November 2025	$470.96	Car Washes and Detailing
		$922.81	
Otava, LLC	November 2025	$952.55	VDI Cloud Migration
Pace Suburban Bus Division of RTA	November 2025	$33,094.67	Route 905 - Trolley Service
Paddock Publications Inc	November 2025	$300.00	Ads Promoting October Shows
	November 2025	$67.50	Legal Notice
	November 2025	$2,891.70	Legal Notice
	November 2025	$480.60	Legal Notices
		$3,739.80	
Patson Inc	November 2025	$2,655.51	Purchase of Freightliner and Cummins Parts
Pentegra Systems LLC	November 2025	$10,930.00	Prox Card Security Gate Install
	November 2025	$1,147.00	Repair Schaumburg Airport Prox Reader
	November 2025	$1,646.33	Replace Strike Entrance FS 53

VENDOR/PAYEE NAME	CHECK DATE	CHECK AMOUNT	DESCRIPTION
		$13,723.33	
Performance Pipelining Inc	November 2025	$26,572.50	Braintree and Asbestos Cement Pipe Rehab
Petroleum Traders Corporation	November 2025	$24,835.01	Diesel Fuel
	November 2025	$21,551.50	Unleaded Fuel
		$46,386.51	
Petty Cash (Police Dept)	November 2025	$65.00	Petty Cash Reimbursement
	November 2025	$103.13	Petty Cash Reimbursement
		$168.13	
Pleasant Square Community Assoc L	November 2025	$972.00	Snow & Ice Reimbursement
Prairie Center Arts Foundation	November 2025	$1,210.00	Reimbursement For Donations
Radiate Holdings, LP	November 2025	$234.81	Cable Internet/Phone Service at Schweikher House
Red Rock Condominium Association	November 2025	$597.69	Snow & Ice Reimbursement
Renee M Romanowski	November 2025	$14.00	Mileage Reimbursement
RJN Group	November 2025	$25,536.83	MWRD IICP
	November 2025	$35,328.60	MWRD IICP
		$60,865.43	
Robert Thomas Byrne	November 2025	$394.10	Mileage Reimbursement
Saint Francis Pet Crematory	November 2025	$300.00	Dead Animal Removal
Schaumburg Business Association In	November 2025	$5,000.00	Made in Schaumburg Manufacturing Videos
Schaumburg Park District	November 2025	$671.12	Reimbursement for Fahrrad Tour Von Schaumburg
Scientel Solutions LLC	November 2025	$920.00	Camera Repair
	November 2025	$6,235.33	Replacement of PD Tower Radio
		$7,155.33	
Sebert Landscaping	November 2025	$24,449.00	Brick Paver Repairs
Sharon Tanner	November 2025	$842.27	Travel Reimbursement
Sheffield Manor Condominium Associ	November 2025	$544.70	Snow & Ice Reimbursement
Sheffield Towne Association	November 2025	$3,271.21	Snow & Ice Reimbursement
Shoeshine Boy Productions, Inc.	November 2025	$1,125.00	Payment For Thursday Night Laughs
Siemens Industry Inc	November 2025	$840.00	Life Safety Maintenance
	November 2025	$885.00	Life Safety Maintenance
	November 2025	$1,675.00	Life Safety Maintenance
		$3,400.00	
Sierra Systems Inc	November 2025	$2,695.00	IT Technical Staffing Services

VENDOR/PAYEE NAME	CHECK DATE	CHECK AMOUNT	DESCRIPTION
Sierra Systems Inc	November 2025	$2,800.00	IT Technical Staffing Services
	November 2025	$4,336.86	IT Technical Staffing Services
	November 2025	$4,560.00	IT Technical Staffing Services
	November 2025	$4,800.00	IT Technical Staffing Services
	November 2025	$700.00	Website Coordinator
	November 2025	$1,100.00	Website Coordinator
		$20,991.86	
SRC Electric LLC	November 2025	$7,087.91	Helix Bases
Steve L. Robbins	November 2025	$50,000.00	Presentations & Recordings
Stryker Sales Corporation	November 2025	$24,954.53	EMS Service Contracts
T-Mobile USA, Inc.	November 2025	$2,755.20	Mobile Broadband Services
Tallgrass Restoration LLC	November 2025	$21,744.00	Maintenance of Natural Areas
Terrace Supply Company	November 2025	$44.16	Oxygen for Ambulances
	November 2025	$48.22	Oxygen for Ambulances
		$92.38	
TheaterMania.com Inc	November 2025	$4,927.06	Ticketing System Licensing Fees
Thomas Wisniewski	November 2025	$212.10	Mileage Reimbursement
Tighe E Zimmers	November 2025	$2,499.00	Public Health Advisor
	November 2025	$2,499.00	Public Health Advisor
		$4,998.00	
TIGIRS Aquatic Services, LLC	November 2025	$1,650.00	Installation/Maintenance of Village Fountains
	November 2025	$2,780.00	Installation/Maintenance of Village Fountains
		$4,430.00	
Towne Place Condo Association	November 2025	$3,027.78	Snow & Ice Reimbursement
TPI Building Code Consultants Inc	November 2025	$81,291.12	Inspections and Plan Review
Trisha Kern	November 2025	$135.10	Mileage Reimbursement
	November 2025	$280.70	Mileage Reimbursement
		$415.80	
True Blue Car Wash LLC	November 2025	$3,000.00	Rent Law Enforcement Video System
Tuscany on the Pond Homeowners A:	November 2025	$266.55	Snow & Ice Reimbursement
Tyco Fire & Security (US) Manageme	November 2025	$78.00	Wireless Radios for Fire Alarm System
	November 2025	$3,794.54	Wireless Radios for Fire Alarm System
		$3,872.54	
Tyler Technologies Inc	November 2025	$93,534.02	Munis ERP Software Support
Ultra Strobe Communications Inc	November 2025	$4,763.15	Upfit Labor & Parts

VENDOR/PAYEE NAME	CHECK DATE	CHECK AMOUNT	DESCRIPTION
Ultra Strobe Communications Inc	November 2025	$4,507.84	Upfit Parts
		$9,270.99	
Verizon Wireless	November 2025	$920.30	SCADA Services
Village of Romeoville	November 2025	$1,725.00	Training
Village of Roselle	November 2025	$139.74	Water Purchase
	November 2025	$736.10	Water Purchase
		$875.84	
Vital Records Holdings LLC	November 2025	$94.30	Monthly Shredding Services
Waterbury Townhouse Owners Assoc	November 2025	$194.04	Snow & Ice Reimbursement
Weathersfield Commons Quadro-Hor	November 2025	$1,747.62	Snow & Ice Reimbursement
Weathersfield North Townhome Asso	November 2025	$575.76	Snow & Ice Reimbursement
Weathersfield South Homeowners As	November 2025	$1,237.26	Snow & Ice Reimbursement
Wellington Court Townhome Associat	November 2025	$282.35	Snow & Ice Reimbursement
William A Randolph, Inc	November 2025	$1,511,626.67	90 N Site and Parking Garage
William Rainey Harper College	November 2025	$1,200.00	Microsoft 365 Training
Wyndham Cove Homeowners Associ	November 2025	$403.92	Snow & Ice Reimbursement
Zachary Stevenson	November 2025	$12,500.00	Performance Balance For Holly Jolly Christmas
	GRAND TOTAL	**$3,795,965.78**	

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Presentation of Twenty-Five Year Service Award to Karen McCartney, Police Lieutenant.
12/09/25
Village Board

Presenter:
Lead Department: Human Resources

Executive Summary:

Recommended Action:

VILLAGE OF
SCHAUMBURG

AGENDA ITEM SUMMARY

Presentation of Service Plaque/Thirty Years of Service to Robert Mamrot, Division Supervisor.
12/09/25
Village Board

Presenter:
Lead Department: Human Resources

Executive Summary:

Recommended Action:

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Presentation of Thirty-Five Year Service Award to Anne Famartino, Customer Service Center Representative.
12/09/25
Village Board

Presenter:
Lead Department: Human Resources

Executive Summary:

Recommended Action:

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Request from Ms. Jessica Fisher-Comstock for One (1) Class S Liquor License for Casey's Retail Company located at 1601 E. Algonquin Road (New License).
12/09/25
Village Board

Presenter: Patricia Leonard
Lead Department: President and Board

Executive Summary:

Recommended Action:

ATTACHMENTS:
- Caseys 2026.pdf

VBM 12/09/2025

TO: Village of Schaumburg

FROM: Jessica Fisher-Comstock, Licensing Paralegal

RE: Alcohol Class S License Request to Apply

Liquor License Class "S" (New License)

Dear Liquor Commissioner,

1601 E Algonquin Road

On behalf of Casey's Retail Company this letter serves as our formal request for approval to apply for a Class "S" beer and wine alcohol License. Per our region director, Sam Woodard, the store will exceed the minimum requirements outlined in your previous communication once the construction is complete.

Business Details:

2,500 sq ft retail space

6 pumps / 10 nozzles

- **Legal Entity:** Corporation (Casey's Retail Company)
- **DBA Name:** Casey's #6423
- **Liquor License Class Requested:** Class S
- **Original Opening Date:** 2021
- **Current Status:** Original store was demolished and is being rebuilt and slated to reopen on **February 26, 2026**
- **Certificate of Occupancy:** Will be obtained by our construction team doing the work prior to reopening
- **Business License:** Currently active with the village

We appreciate your consideration of this request. Once our Letter of Intent is approved, we understand that we will be scheduled for the Village Board Meeting. Please let me know when that meeting is scheduled and we can have someone from our field leadership team attend.

Please feel free to contact us if additional information is required. Or if you have any questions, feel free to give me a call at 515-446-6404, or email me at Jessica.fisher@caseys.com.

Sincerely,

Jessica Fisher-Comstock
Legal –Licensing Paralegal

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Request from Mr. Michael Blankinship for One (1) Class A Liquor License for Andretti Indoor Karting & Games located at 1441 N. Thoreau Drive (New Business).
12/09/25
Village Board

Presenter: Tomasz Rutkowski - Construction Project Manager
Lead Department: President and Board

Executive Summary:

Recommended Action:

ATTACHMENTS:
- Andretti Indoor Karting & Games.pdf

VBM 12/09/2025

ANDRETTI
INDOOR KARTING & GAMES

RECEIVED
OCT 28 2025
MAYOR'S OFFICE

10/28/2025

Letter of Intent – Application for Class I Liquor License

Dear Village of Schaumburg

AIKG Schaumburg LLC, doing business as Andretti Indoor Karting & Games, respectfully submits this Letter of Intent to apply for a Class ~~A~~ – Amusement/Entertainment Venue liquor license with the Village of Schaumburg, Illinois.

Our business, located at 1441 N. Thoreau Drive, is an indoor entertainment, arcade, and go-kart facility that will also include a full-service restaurant and bar. We intend to offer alcoholic beverages for on-premises consumption throughout the restaurant, bar, and designated entertainment areas of the facility.

The estimated opening date for our Schaumburg location is April 1, 2026.

We appreciate your consideration of this request and look forward to working with the Village throughout the application and approval process. Please let us know if any additional information or documentation is required to proceed.

Sincerely,
Michael Blankinship
Controller
AIKG Schaumburg LLC
DBA Andretti Indoor Karting & Games
678-352-7669
Mblankinship@Andrettikarting.com

Liquor License Class A" (New Business)

Tomasz Rutkowski – Construction Project Manager

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Request from Ms. Kumi Shelton for One (1) Class A Liquor License for Skylark USA Inc dba SHABU-YO located at 1180 N. Plaza Drive (New Owner).
12/09/25
Village Board

Presenter:

Lead Department: President and Board

Executive Summary:

Recommended Action:

ATTACHMENTS:

- Skylark 2026.pdf

VBM 12/09/2025

Skylark USA Incorporated

December 1, 2025 liquor license class "A" (New Owner)

Subject: Letter of Intent – Liquor License Update

Dear Village Board Members,

This letter serves as our formal intent to update the officer information on the liquor license for the following establishment:

- Business Name (DBA): Skylark USA inc., dba SHABU-YO
- Address: 1180 N Plaza Dr, Schaumburg, IL 60173
- Liquor License Class: Class A
- Effective Date of Change: May 27th, 2025

Please note that the entity ownership remains unchanged. The previous CEO, Mr. Yoshitake Omi, has resigned, and Mr. Hiroyasu Watanabe has been promoted internally to CEO. There has been no sale or transfer of ownership.
We respectfully request that this update be presented to the Village Board for approval.

Thank you for your consideration.
Sincerely,

Kumi Shelton
HR & General Affairs
Skylark USA Inc.
kumi.shelton@skylarkusainc.com

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Request from Mr. Neel Patel for Four (4) class Q-V Liquor/Videogaming Licenses for Shuffles Cafe & Lounge LLC dba Jenny's located at 1227 N. Roselle Road, 722 E. Schaumburg Road, 2327 W. Schaumburg Road, and 13 Weathersfield Way (Changes in ownership).
12/09/25
Village Board

Presenter:

Lead Department: President and Board

Executive Summary:

Recommended Action:

ATTACHMENTS:
- Shuffles 2026.pdf

VB M 12/09/2025

liquor license class Q-V (New Ownership) (New dba)

November 15, 2025

To: Tish Clark
Village of Hanover Park

Subject: Notification of Change in Ownership Structure and Addition of Partners

Dear Tish Clark,

We, the undersigned, current owners of Shuffles Café & Lounge LLC – Hanover Park hereby submit this letter to formally notify the Village of Hanover Park Liquor Control Commission of changes to our business ownership structure.

Effective November 15, 2025, two new partners are being added to the ownership group, and ownership percentages among existing partners will be updated accordingly. The revised ownership structure is as follows:

Partner Name	Ownership Percentage	Status (New/Existing)
Sanjay Patel	25%	Existing (50%)
Neel Patel	25%	Existing (50%)
Minal Patel	50%	New (0%)

All other aspects of the business, including its name, location, and operations, remain unchanged. We understand that this notice is required under the Village of Schaumburg liquor licensing regulations and are submitting it in accordance with those requirements.

Please find enclosed identification copies for the new partners.

Should you require any additional information or documentation, please contact us at 630-779-8775 or Neelpatel528@gmail.com.

Thank you for your attention to this matter.

4 locations:

Sincerely,

Neel Patel, Managing Partner

Nvpatl

*) 1227 N. Roselle Road

*) 722 E. Schaumburg Road

*) 2327 W. Schaumburg Road

*) 13 Weathersfield Way

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve the Finance Department Monthly Report for October 2025
12/09/25
Village Board

Presenter: Lisa Petersen
Lead Department: Finance

Executive Summary:

Recommended Action:

ATTACHMENTS:
- 2025 October Finance Monthly Report.pdf

FINANCE DEPARTMENT MONTHLY REPORT

October 2025

VILLAGE OF SCHAUMBURG

PROGRESS THROUGH THOUGHTFUL PLANNING

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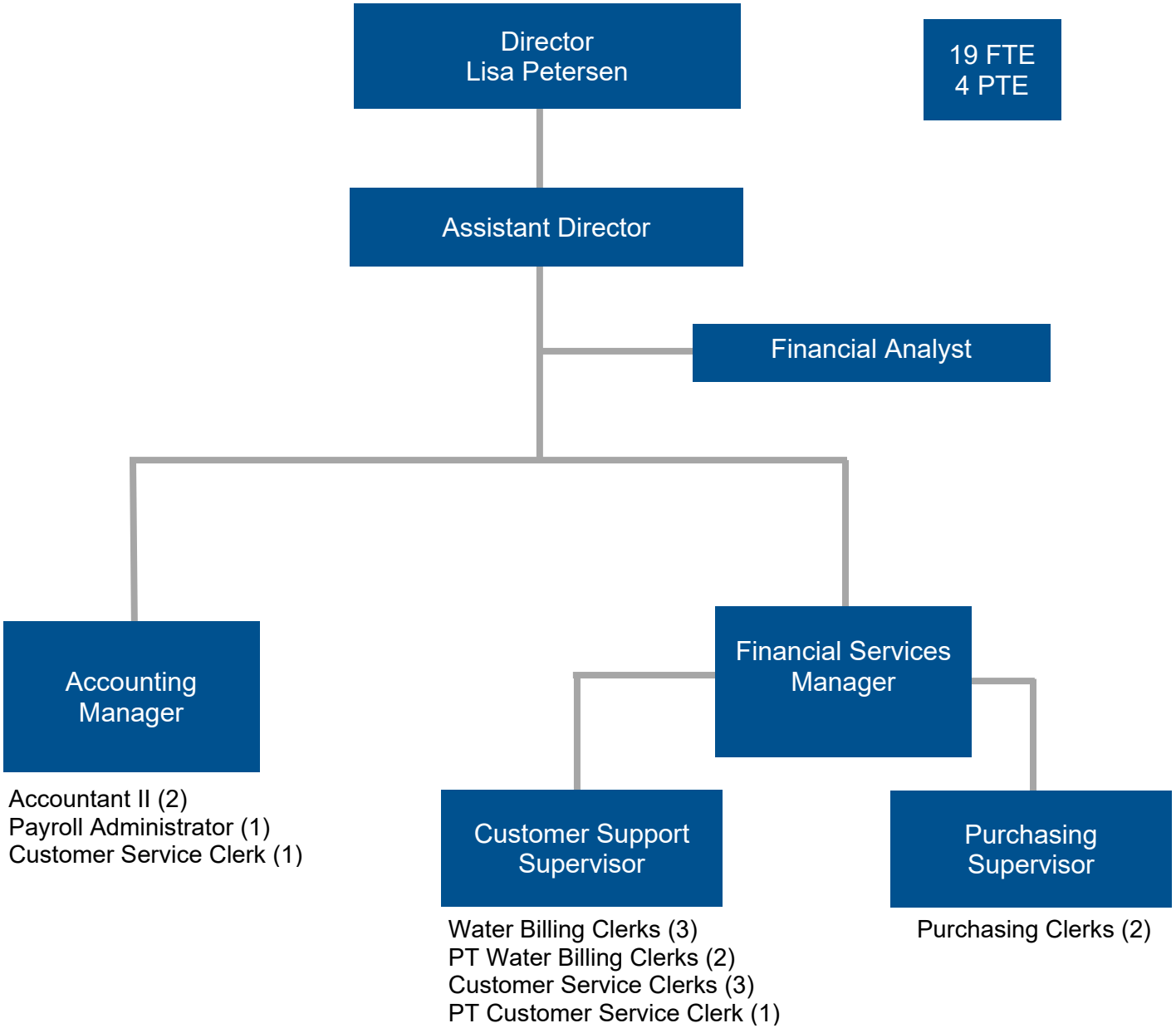
ORGANIZATION CHART



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 FY24/25 audited financial statements were presented to the FLAGG Committee. The Statements received a "clean" opinion from the independent auditors. The Annual Comprehensive Financial Report will be submitted to the GFOA for consideration of the Certificate of Achievement for Excellence in Financial Reporting.
- The 2026 Business License renewal using the new OpenGov platform continued and is going well.
- Excess Reserves totaling $16,177,428 are available after the close of fiscal year 2024/25. The funds will be distributed as per policy: $250,000 to each of the Public Safety Pension funds, and $7,838,714 to both the Capital Improvement Plan fund and the Building Replacement fund.

Renaissance Hotel & Convention Center Fund (591)

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

Revenues recorded in September totaled $6,602,034. Expenditures for the period totaled $4,821,648. Year-to-date expenditures exceed projections by $14,082,620 primarily due to Capital Outlay related to ongoing renovation projects.

Hotel/Convention Center Fund (590)

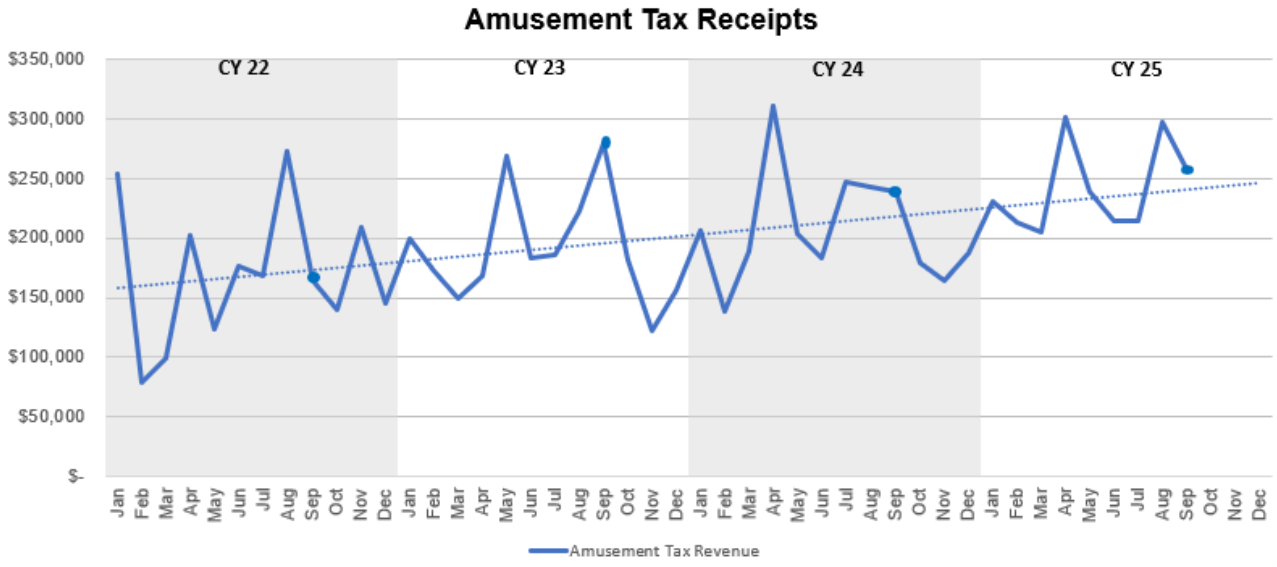
The Hotel and Convention Center Fund accounts for the receipt of various revenues earmarked for payment of debt on the bonds issued to fund the construction of the property. A total of $1,956,126 was earned as revenue in the Hotel and Convention Center Fund in September.

The Hotel Tax receipts portion of these deposits was $357,404, which was above the projected amount of $333,304. The Food and Beverage Tax receipts portion of these deposits was $337,059, which was above the projected amount of $309,485. The Amusement Tax receipts were $257,666, which was below the projected amount of $302,567. The remaining deposits of $1,003,997 are made up of other revenues including $234,413 in interest earned from investments.

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

Hotel & Convention Center Fund Projected Cash for Debt Service & Capital Improvements	Actual 2023	Actual 2024	Budget 2025	Forecast 2026
Net Operating Income/Due to Owner	7,986,719	9,117,447	7,570,890	6,136,077
Village-allocated Tax Revenue	9,689,050	9,925,457	9,843,901	10,143,068
Interest Income	3,156,939	3,004,498	3,000,000	3,000,000
Total Revenue	20,832,708	22,047,402	20,414,791	19,279,145
Debt Service	14,351,339	14,651,714	14,975,250	15,284,150
Owner Expenses (renovation & other)	3,118,747	8,525,504	7,831,000	500,000
Total Expenses	17,470,086	23,177,218	22,806,250	15,784,150
Net Income/(Deficit)	3,362,622	(1,129,816)	(2,391,459)	3,494,995
Ending Available Cash 11/30/24		*57,525,728*	*55,134,269*	*58,629,263*

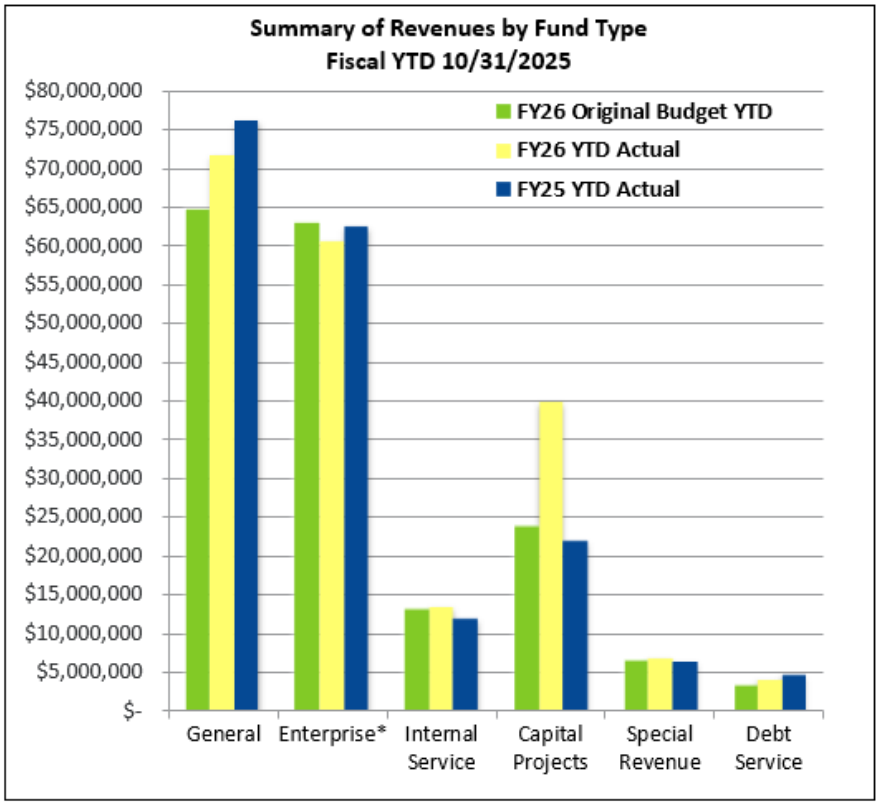
Amusement Tax – 100% of receipts are used to support the Hotel and Convention Center. Therefore, these revenues are reported on a calendar year basis to be consistent with the facility's budget. September tax receipts, which reflect August sales, totaled $257,666, a $18,398 or 7.7% increase compared to the same month last year. There were four delinquent businesses.

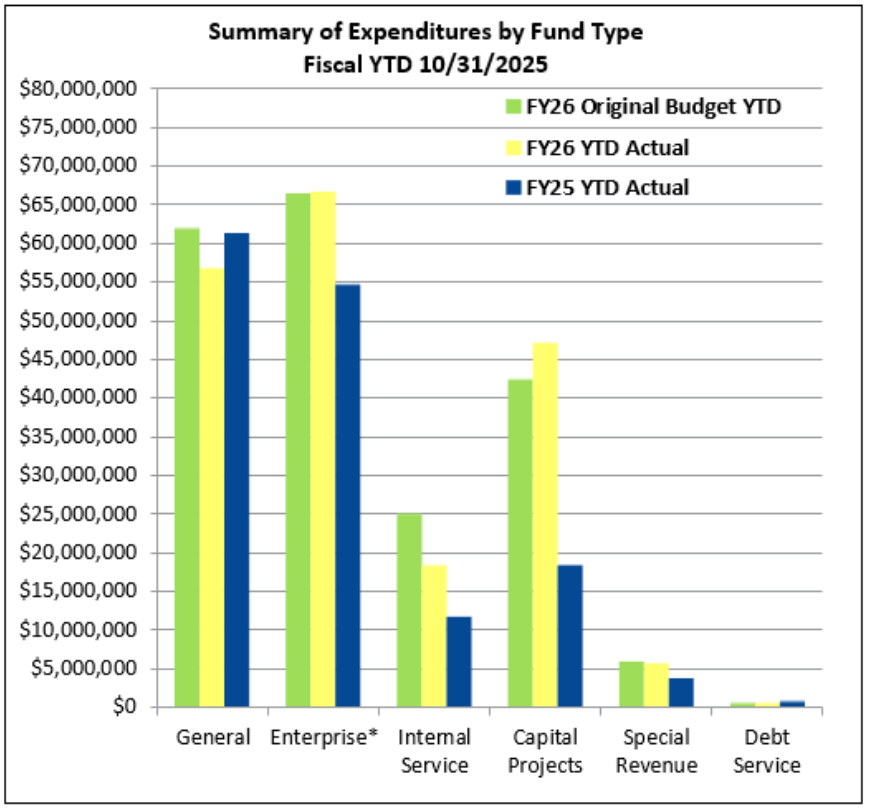


Baseball Fund

The Schaumburg Boomers baseball team occupies Wintrust stadium. There is no debt outstanding. YTD expenses exceed revenues by $536,573 including a non-cash charge for depreciation of $350,000.

REVENUE & EXPENSES BY FUND TYPE





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

GENERAL FUND

For October, General Fund revenues totaled $10,577,582 and expenditures totaled $10,335,394 resulting in an operating surplus of $242,189. From a budget perspective, we expected revenues to exceed expenditures by $1,288,184 in October.

Further details of revenues and expenditures are provided below.

	MTD Original Budget	MTD Actual	YTD Original Budget	YTD Actual
Revenues	$ 9,601,717	$ 10,577,582	$ 64,713,494	$ 71,778,808
Expenditures	$ 8,313,533	$ 10,335,394	$ 61,684,550	$ 56,558,784
Excess (Deficiency)	$ 1,288,184	$ 242,189	$ 3,028,944	$ 15,220,024

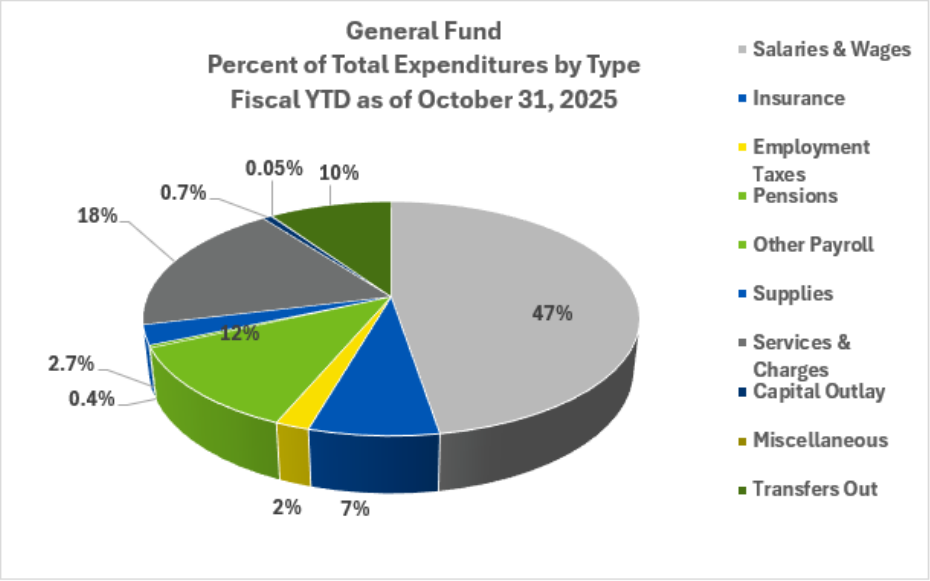
Revenues in the General Fund for October totaled $10,577,582 which was 10.2% above budgeted amounts of $9,601,717. Cook County property tax bills for the second installment for 2024 have not yet been sent to residents and businesses, therefore, property tax distributions are delayed. Since most of the Village's property tax levy is used to fund the public safety pension funds, investments held with the consolidated pension investment funds will be liquidated to cover the monthly expenses of the pension funds until distributions are received.

General Fund Revenue Type	MTD Original Budget	MTD Actual	$ Variance	% Variance	YTD Original Budget	YTD Actual	$ Variance	% Variance
Taxes	$ 2,869,612	$ 3,554,952	$ 685,340	23.9%	$ 26,770,369	$ 30,222,239	$ 3,451,869	12.9%
Licenses & Permits	213,321	367,456	154,136	72.3%	1,288,292	1,789,351	501,059	38.9%
Intergovernmental	4,808,199	5,465,309	657,110	13.7%	27,387,307	31,035,193	3,647,887	13.3%
Charges for Services	1,124,618	727,956	(396,661)	(35.3%)	5,797,747	5,195,576	(602,171)	(10.4%)
Fines & Forfeits	145,987	109,478	(36,510)	(25.0%)	922,424	866,160	(56,265)	(6.1%)
Investment Income	187,500	187,763	263	0.1%	1,125,000	976,892	(148,108)	(13.2%)
Miscellaneous	130,012	87,200	(42,812)	(32.9%)	687,545	1,228,588	541,043	78.7%
Operating Transfers	122,468	77,468	(45,000)	(36.7%)	734,809	464,809	(270,000)	(36.7%)
Total Revenue	**$ 9,601,717**	**$ 10,577,582**	**$ 975,865**	**10.2%**	**$ 64,713,494**	**$ 71,778,808**	**$ 7,065,314**	**10.9%**

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

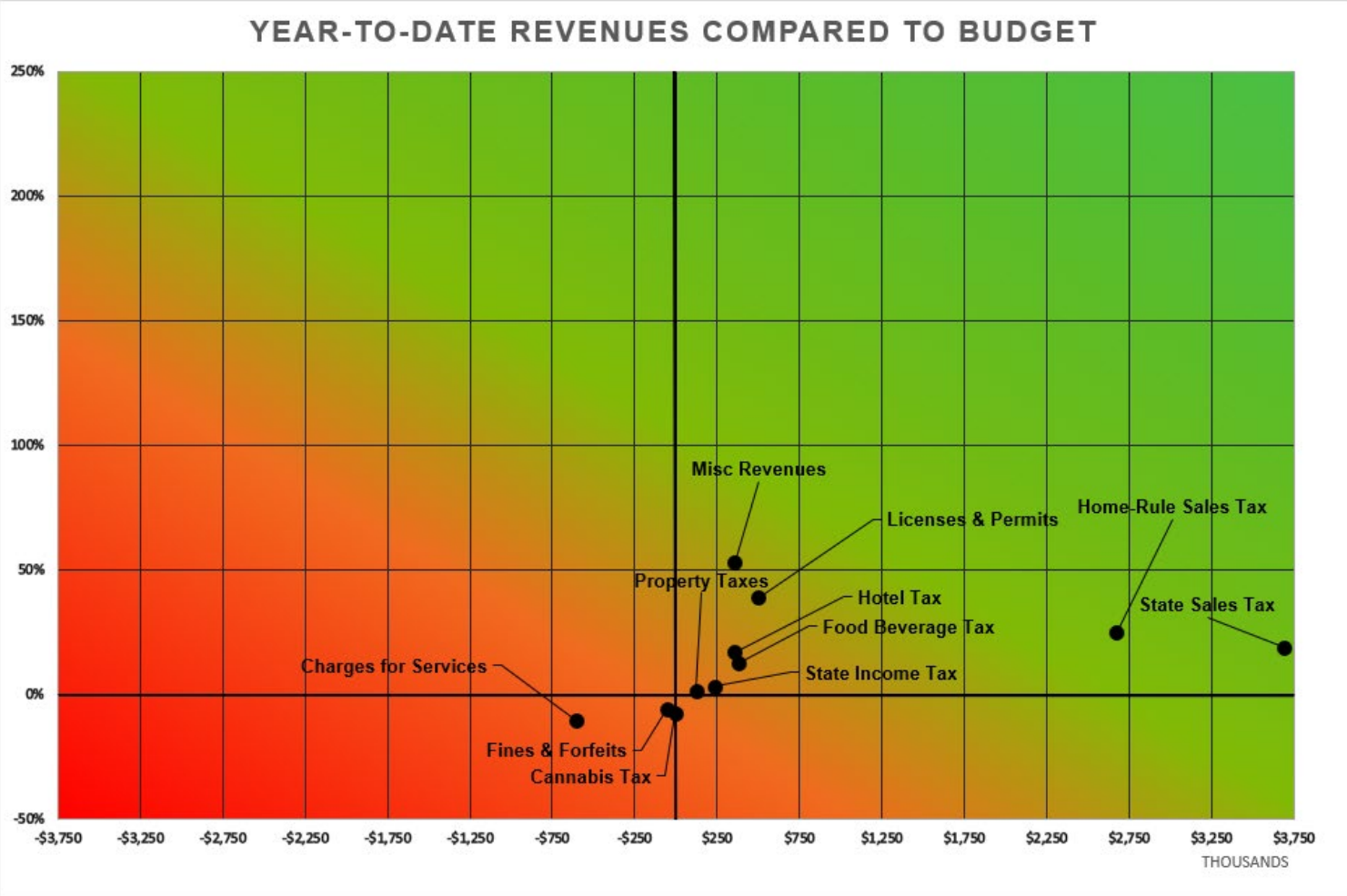
Expenditures in the General Fund for October totaled $10,335,394, which was 24.3% above budgeted amounts of $8,313,533. October 2025 has three payrolls, so as the year progresses, the expense variance will flatten out and catch up to Budget.

General Fund Expense Type	MTD Original Budget	MTD Actual	$ Variance	% Variance	YTD Original Budget	YTD Actual	$ Variance	% Variance
Salaries & Wages	$ 4,255,849	$ 6,193,982	$ 1,938,133	45.5%	$ 28,897,775	$ 26,807,729	$ (2,090,046)	(7.2%)
Insurance	668,753	669,582	829	0.1%	4,012,517	4,013,360	844	0.0%
Employment Taxes	166,198	243,301	77,102	46.4%	1,081,566	1,059,265	(22,300)	(2.1%)
Pensions	125,566	193,604	68,038	54.2%	8,133,780	6,665,529	(1,468,250)	(18.1%)
Other Payroll	15,740	14,491	(1,249)	(7.9%)	242,877	200,767	(42,110)	(17.3%)
Supplies	306,478	316,483	10,004	3.3%	1,782,474	1,530,872	(251,602)	(14.1%)
Services & Charges	1,765,267	1,765,654	387	0.0%	11,475,374	10,455,936	(1,019,438)	(8.9%)
Capital Outlay	107,071	34,411	(72,660)	(67.9%)	642,428	391,237	(251,192)	(39.1%)
Miscellaneous	2,083	3,359	1,276	61.2%	12,600	30,929	18,329	145.5%
Operating Transfers Out	900,527	900,527	(0)	(0.0%)	5,403,160	5,403,160	(0)	(0.0%)
Total Expenditures	**$ 8,313,533**	**$ 10,335,394**	**$ 2,021,861**	**24.3%**	**$ 61,684,550**	**$ 56,558,784**	**$ (5,125,766)**	**(8.3%)**



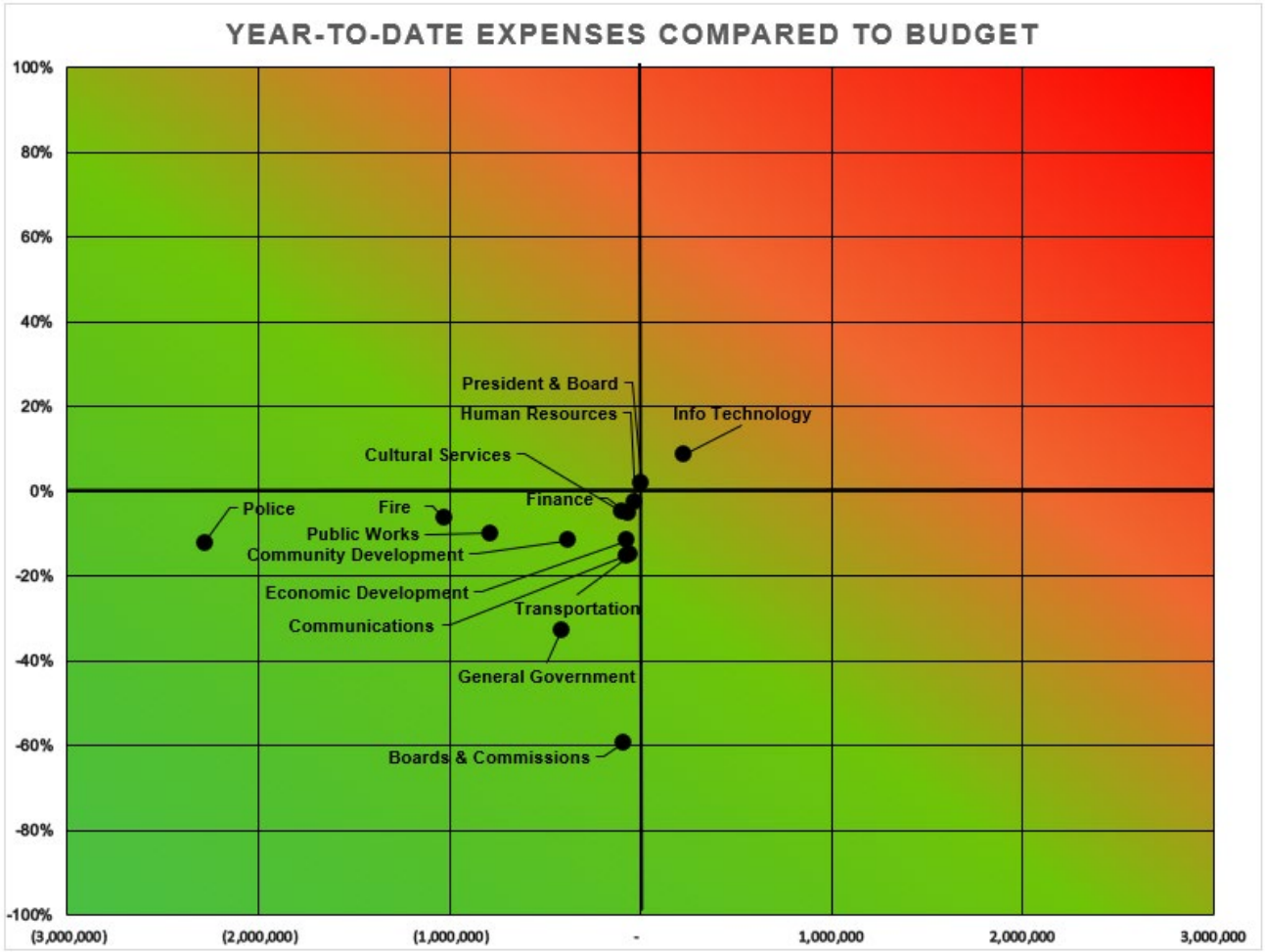
YEAR TO DATE GENERAL FUND REVENUES

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



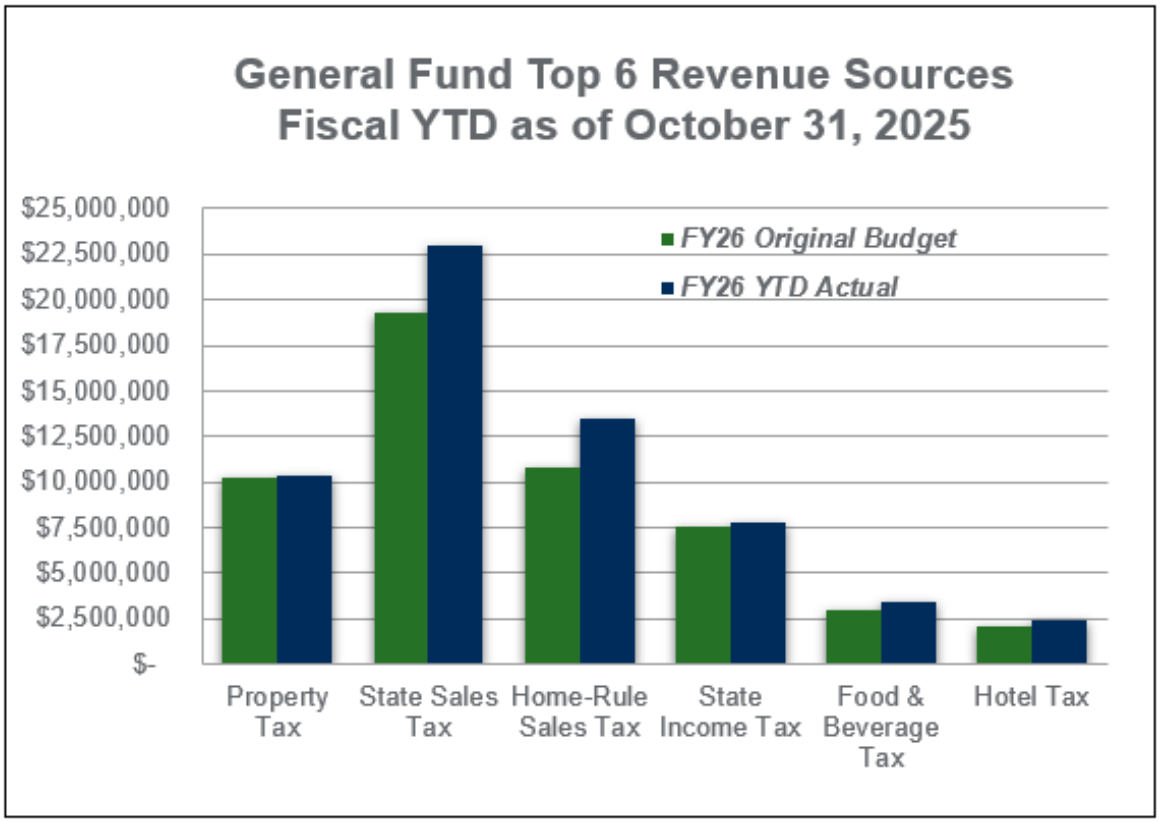
YEAR TO DATE GENERAL FUND EXPENSES

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



VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

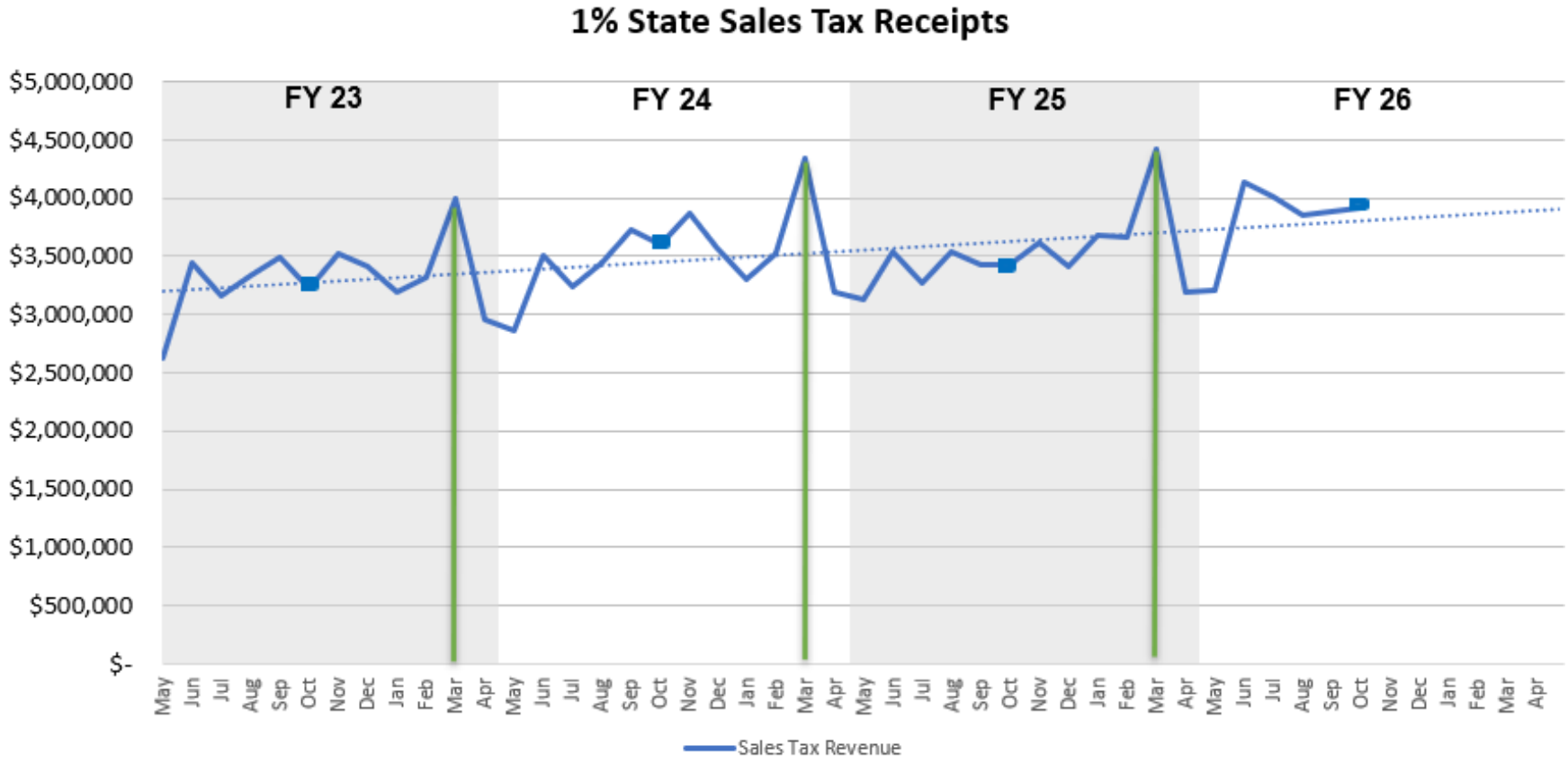
ANALYSIS OF KEY REVENUES



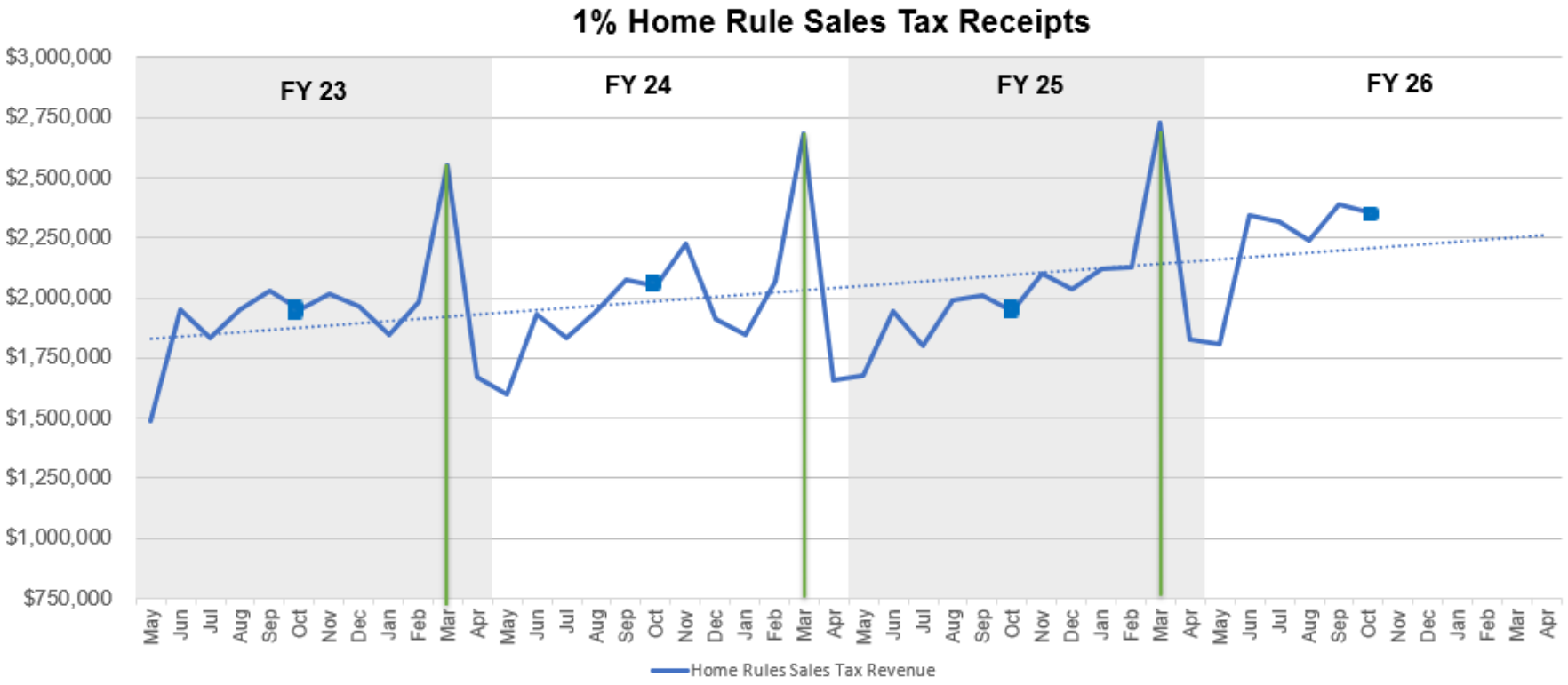
**The property tax budget spreads have been adjusted due to the delay in distributions. Staff is closely monitoring the evolving situation and will adjust when there is adequate information to support a reasonable expectation of receipt.

October **State Sales** tax receipts (General Fund), which were for July sales, totaled $3,917,401, a $484,595 or a 14.1% increase compared to the same month last year. The tallest points in this chart reflect March revenues, which correspond to December sales.

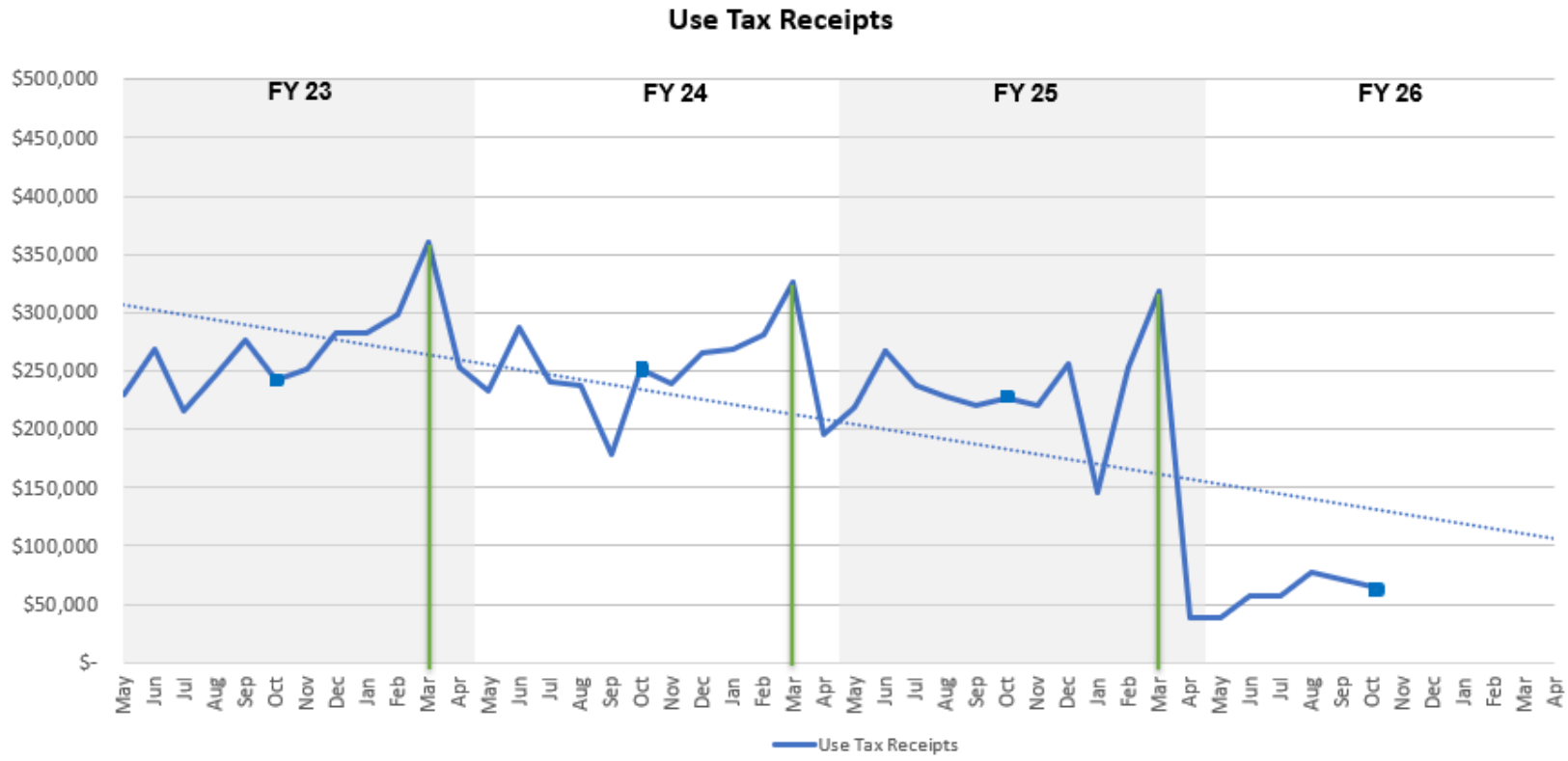
After reviewing Illinois Department of Revenue sales tax remittances, we observed that Tesla's remittances to the Village have declined significantly following changes in their business processes. We notified the Illinois Department of Revenue, and they are reviewing this business practice change. Depending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



October **Home Rule Sales** tax receipts (General Fund), which were for July sales, totaled $2,355,567, a $408,763 or 21% increase compared to the same month last year. The tallest points in this chart reflect March revenues, which correspond to December sales.

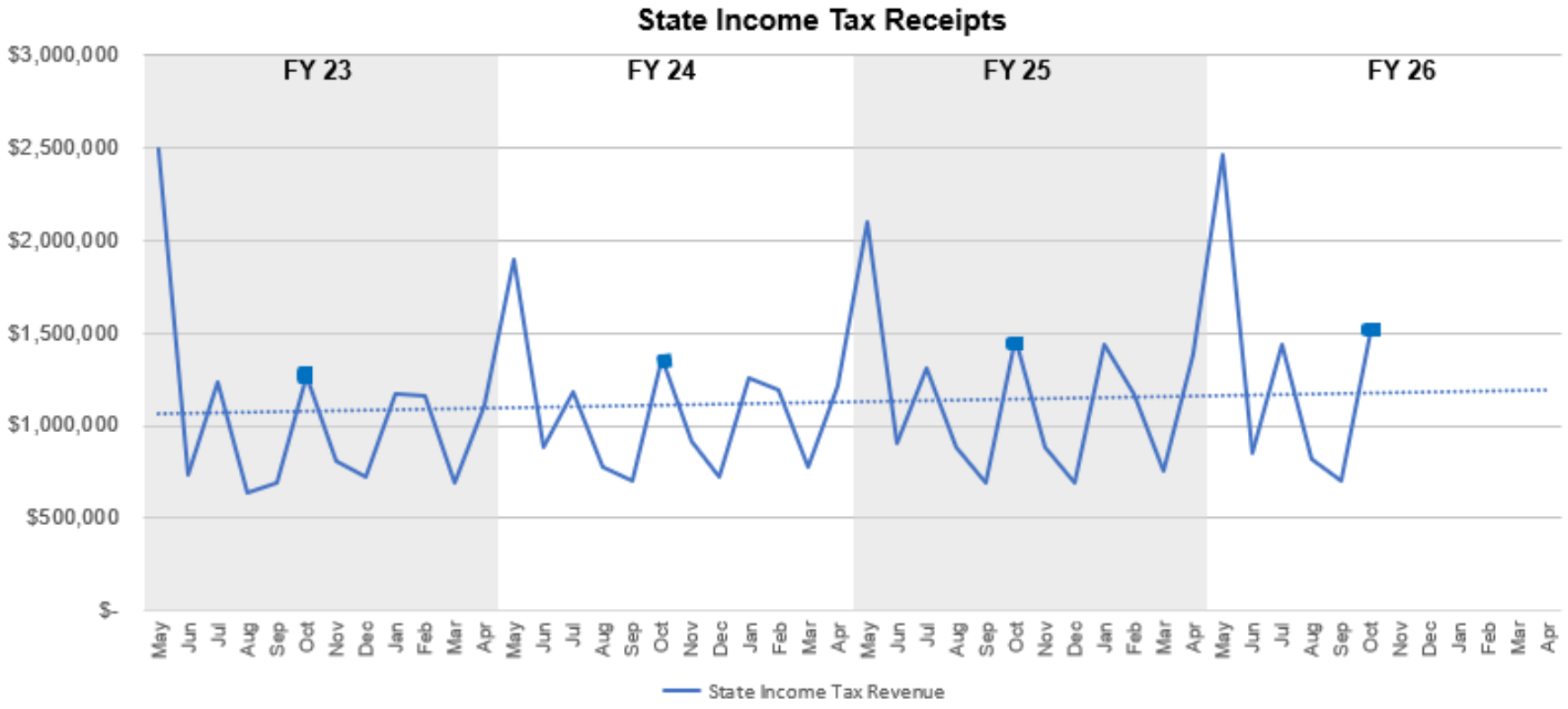


October **Use Tax** receipts, which were for July activity, totaled $64,704, a $162,272 or -72% decrease, compared to the same month last year. Use Tax receipts are currently allocated to the Capital Improvement Project (CIP) Fund and the Building Replacement Fund. IML reports: *Use Tax distributions continue to fall, and this rate of decline is expected to pick up once recent legislative changes come into effect. However, the Leveling the Playing Field Act, which established the collection of locally-imposed sales taxes on remote retailers and marketplace sales, municipalities can expect increased sales tax revenue.* The Village uses IML Use tax projections for budgeting, so this change was factored into the FY25/26 Budget of $1,542,971.

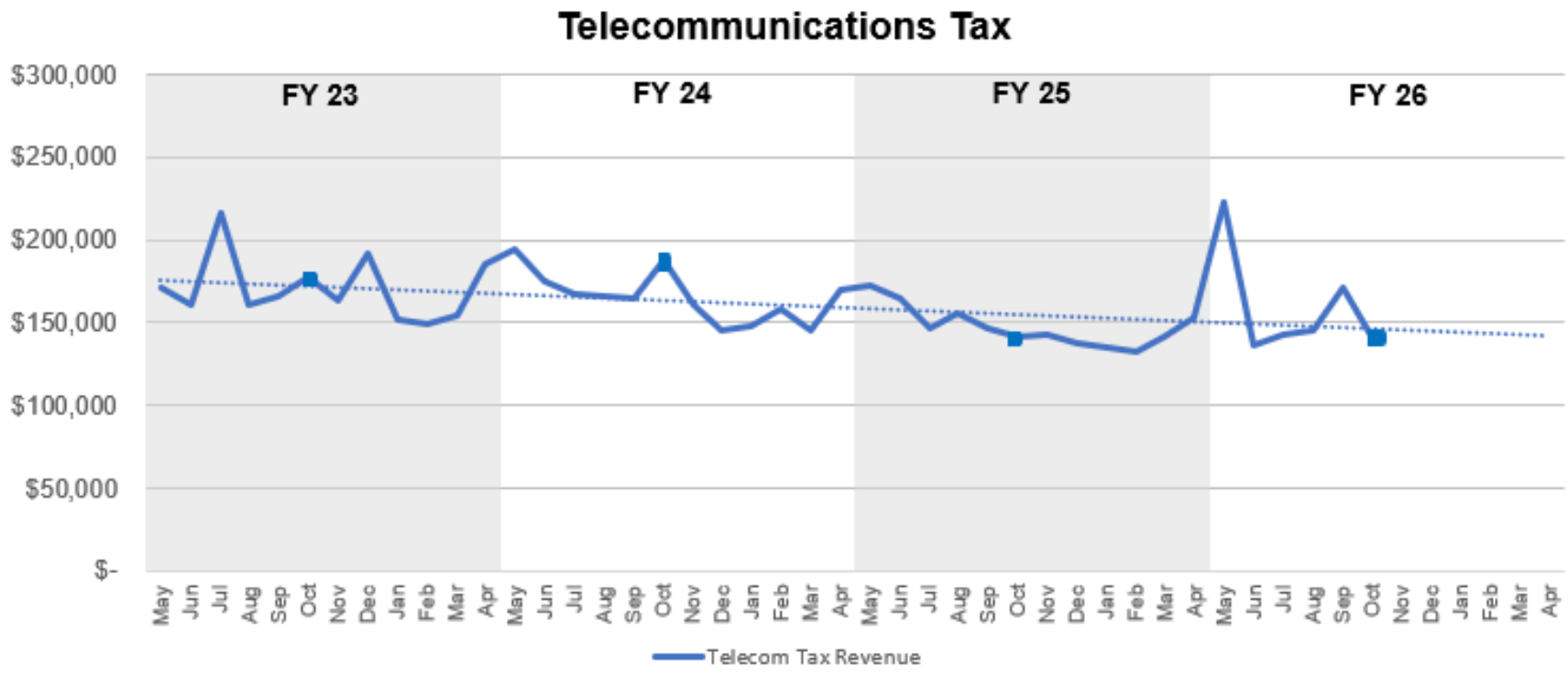


October **State Income Tax,** which are for September receipts, totaled $1,510,010, a $38,732 or 2.3% increase compared to the same month last year.

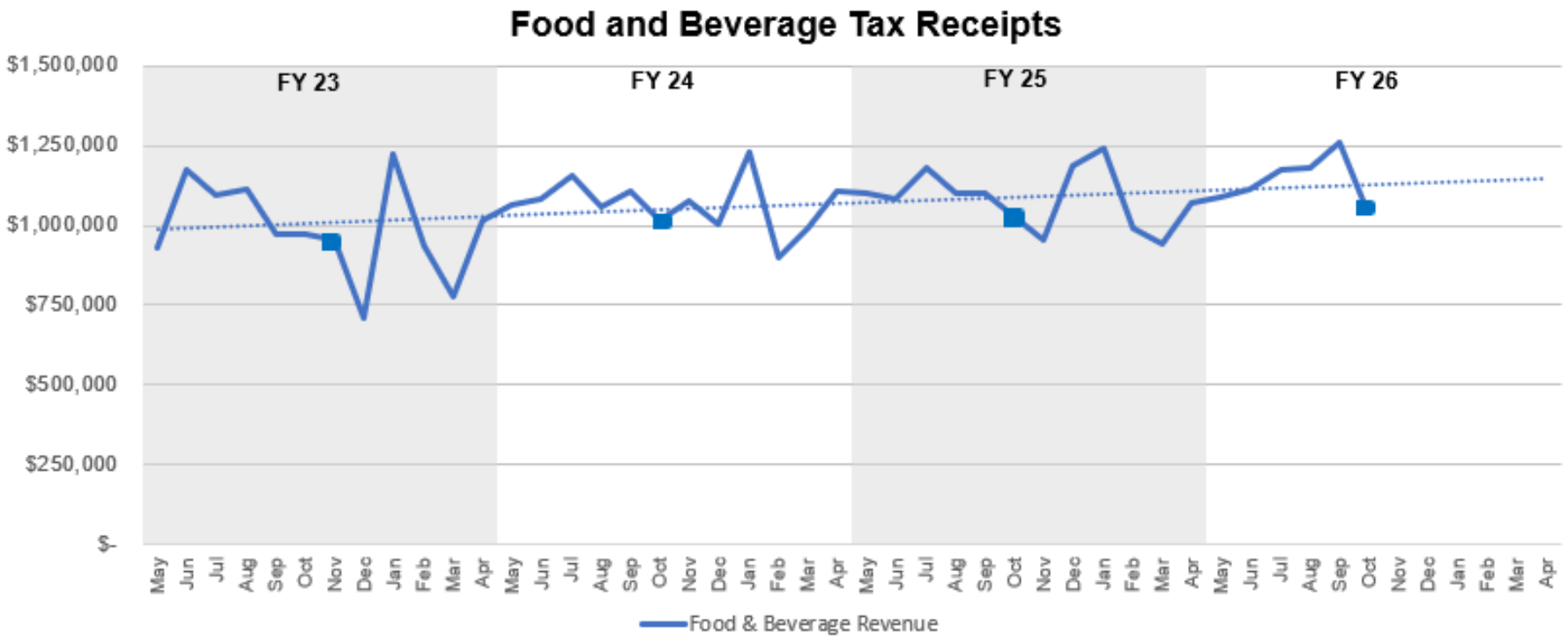
The State is distributing 6.47% of Income taxes to the Local Government Distributive Fund (LGDF), up from 6.16%, but still below the original allocation of 10%. The Village continues to advocate for restoration of this tax through its Legislative Action Plan.



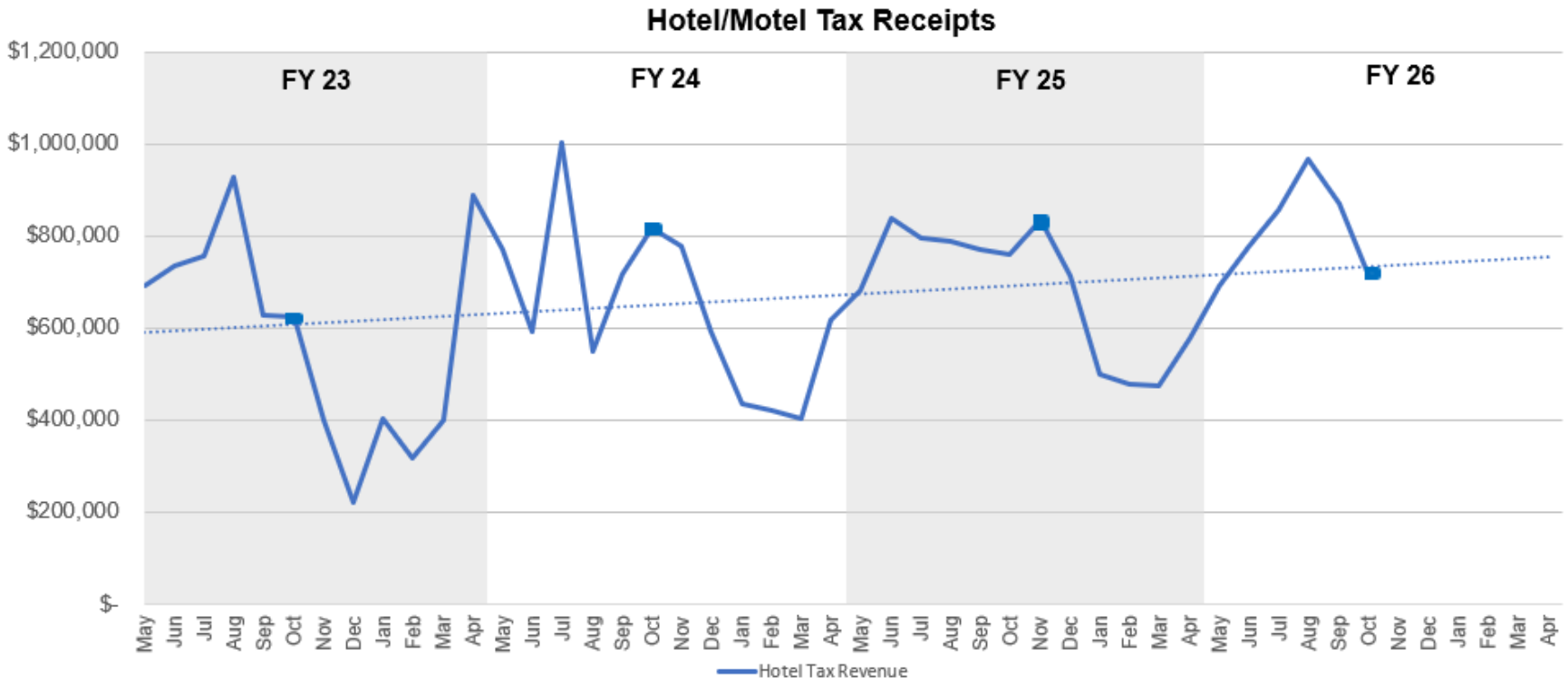
October **Telecommunications Tax** receipts, which represent July activity, totaled $140,550, a $1,121 or -0.8% decrease compared to the same month last year.



October **Food and Beverage Tax** receipts, which reflect September sales, totaled $1,036,584, a $8,702 or 0.9% increase compared to the same month last year. There were 66 businesses delinquent with their payment, compared to 53 delinquent businesses at the same time last year. The Finance Department is following established procedures to ensure all businesses are in compliance.



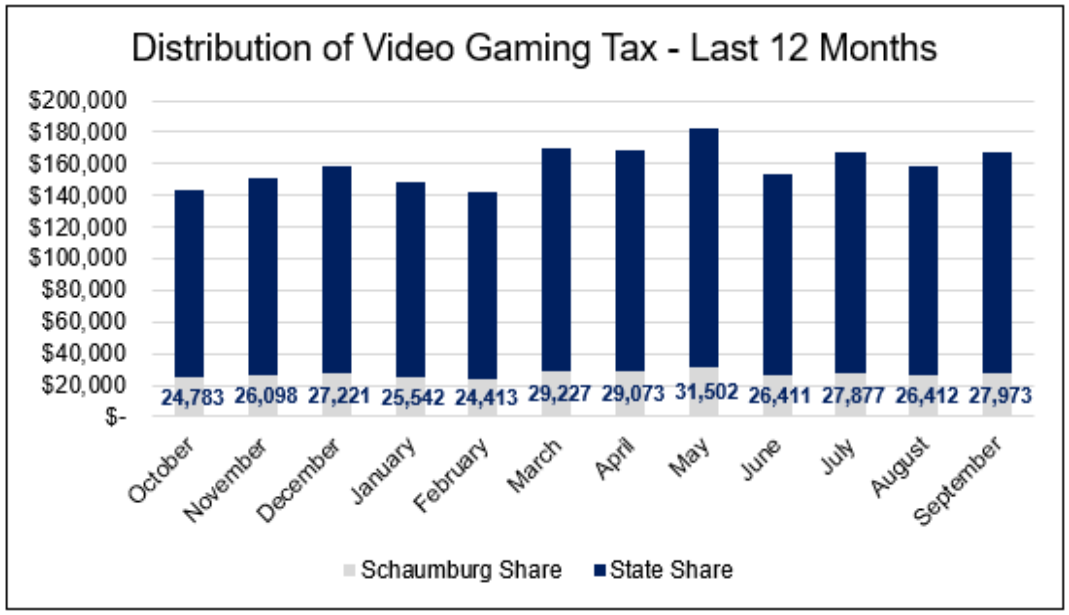
October **Hotel Tax** receipts totaled $712,540, which is a $46,523 or -6.1% decrease compared to the same month last year. There were eleven delinquent taxpayers. Finance staff are communicating with these businesses and expect full compliance. Currently there are 35 active hotel/motel taxpayers, 31 hotels and 4 online travel companies. (Airbnb, Priceline, Rocket Travel, and Expedia (formerly Travelscape).



The Village of Schaumburg has been a financial supporter of Meet Chicago Northwest (MCNW) visitors and convention bureau for many years. Annual support is 10% of the Hotel/Motel tax revenue collected and deposited into the General Fund, which equates to the "10% of 4%" rule. This is used to support initiatives that bring tourism to the region. The next quarterly payment to MCNW was in September for $130,203, which is the first quarterly payment of the fiscal year. The next quarterly payment will be in December.

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 21 Schaumburg businesses offering video gaming, with a total of 116 video gaming terminals as of September 2025

In September 2025, gaming tax revenue of $27,973 was collected, contributing to a rolling 12-month total of $326,531. Displayed on the right is a listing of existing establishments along with their counts of VGTs. **The October Gaming Report has not yet been published.



Video Gaming	
September 2025	
Establishment Name	**VGT Count**
BBQ Chicken	6
Bella Napoli	6
Blackhawk Restaurant and Bar	4
Chicago Prime Italian	6
Drink	6
Finn McCool's Irish Sports Pub	6
Frato's	6
Global Brew Tap House	6
Izzy's Slots	6
McCullough's Pub	6
Moretti's	6
Mugs Pizza & Ribs	6
Pilot Pete's	4
Royal Bar & Restaurant	4
Shuffle's Cafe and Lounge - East Schaumburg	6
Shuffle's Cafe and Lounge - North Schaumburg	6
Shuffle's Cafe and Lounge - South Schaumburg	6
Shuffle's Cafe and Lounge - West Schaumburg	6
The Hideout	4
The Village Tavern & Grill	6
Westwood Tavern and Tap	4
	116

Other Tax Information

Real Estate Transfer Tax receipts totaled $43,459 during October, a 7.1% increase from the same month last year, bringing the cumulative revenue for this fiscal year to $404,357. A total of 157 stamps were issued in October compared to 163 stamps in the same month last year.

Local Motor Fuel Tax is comprised of 15 gas stations remitting the $0.03/gallon local motor fuel tax. Receipts for October, which represent September sales, totaled $63,044, which is $3,627 or 5.4% lower compared to the same month last year. There was one delinquent taxpayer that Finance is working with to gain compliance. YTD revenues are $404,301 and the total budget for this tax is $824,180, which is close to the budget target.

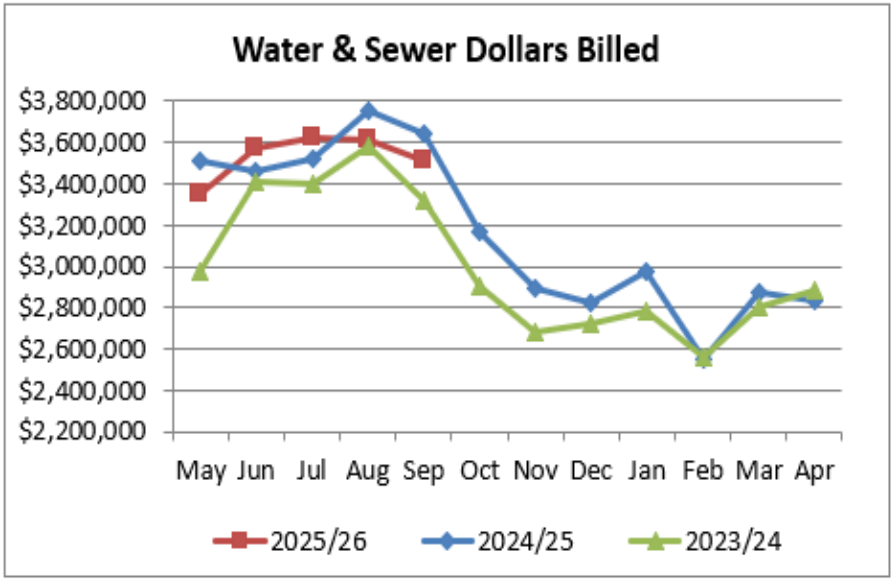
Cannabis Tax revenue generated by adult-use cannabis sales began on January 1, 2020. Under Illinois' Cannabis Regulation and Tax Act (CRTA), two types of taxes are levied on cannabis sales. The state imposes a 7% cultivation privilege tax on the gross receipts from the sale of adult-use cannabis by a cultivator to a dispensary. The State disburses a portion of the sales tax to local governments. Fiscal year tax receipts for State recreational cannabis tax are $60,269. CRTA allows Municipalities to collect up to 3% in cannabis tax, which the village has elected to do. Since there are only three dispensaries in the village, reporting actual results for the local cannabis tax would be a violation of the confidentiality agreement with the State of Illinois. As such, this revenue is aggregated and reported under Other Revenue. Local cannabis taxes have decreased from a high of $1.28 million in FY22 to a projected $825,000 for FY26 due to high tax rates, competition from the underground marijuana market, and competition from hemp businesses.

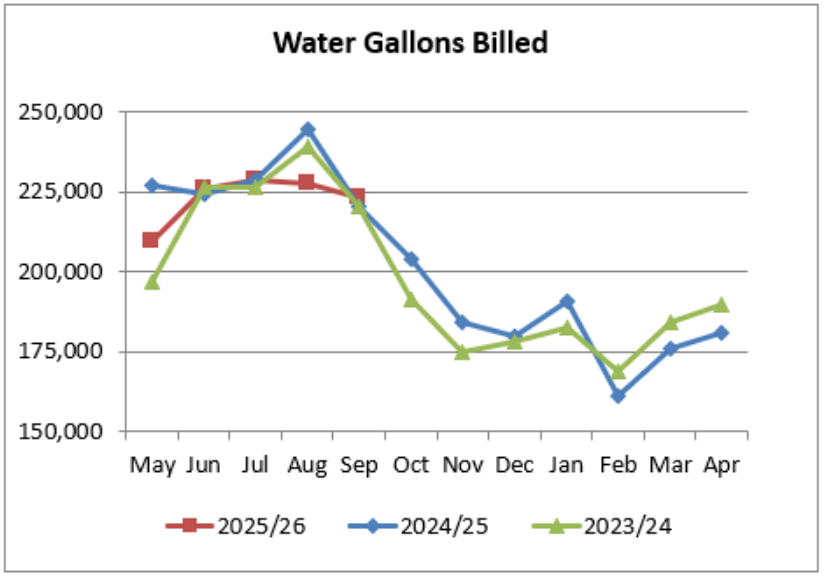
Electricity Tax the Village received $312,079.45 in October from ComEd for the Municipal Electric Utility tax. Proceeds from this tax are recorded in the Capital Improvement Fund. The fiscal year-to-date total is $1,893,670; $3.8 million annually is projected.

*****The information related to the below indices is delayed due to the government shutdown. *****

CPI (Consumer Price Index) From the August Report, CPI for Chicago-Naperville-Elgin area rose 3.1% year-over-year. The index for all items less food and energy increased 3.2% over the year. Food prices rose 3.1%. Energy prices rose 2.7%.
PCE (Personal Consumption Expenditures). From the same month one year ago, the PCE price index for August increased 0.3%. Excluding food and energy, the PCE price index increased 0.2% from one year ago.
PPI (Producer Price Index) for final demand declined 0.1% in August. Prices for final demand services decreased 0.2% and the index for final demand goods increased 0.1%. Prices for final demand advanced 2.6% for the 12 months ending in August.

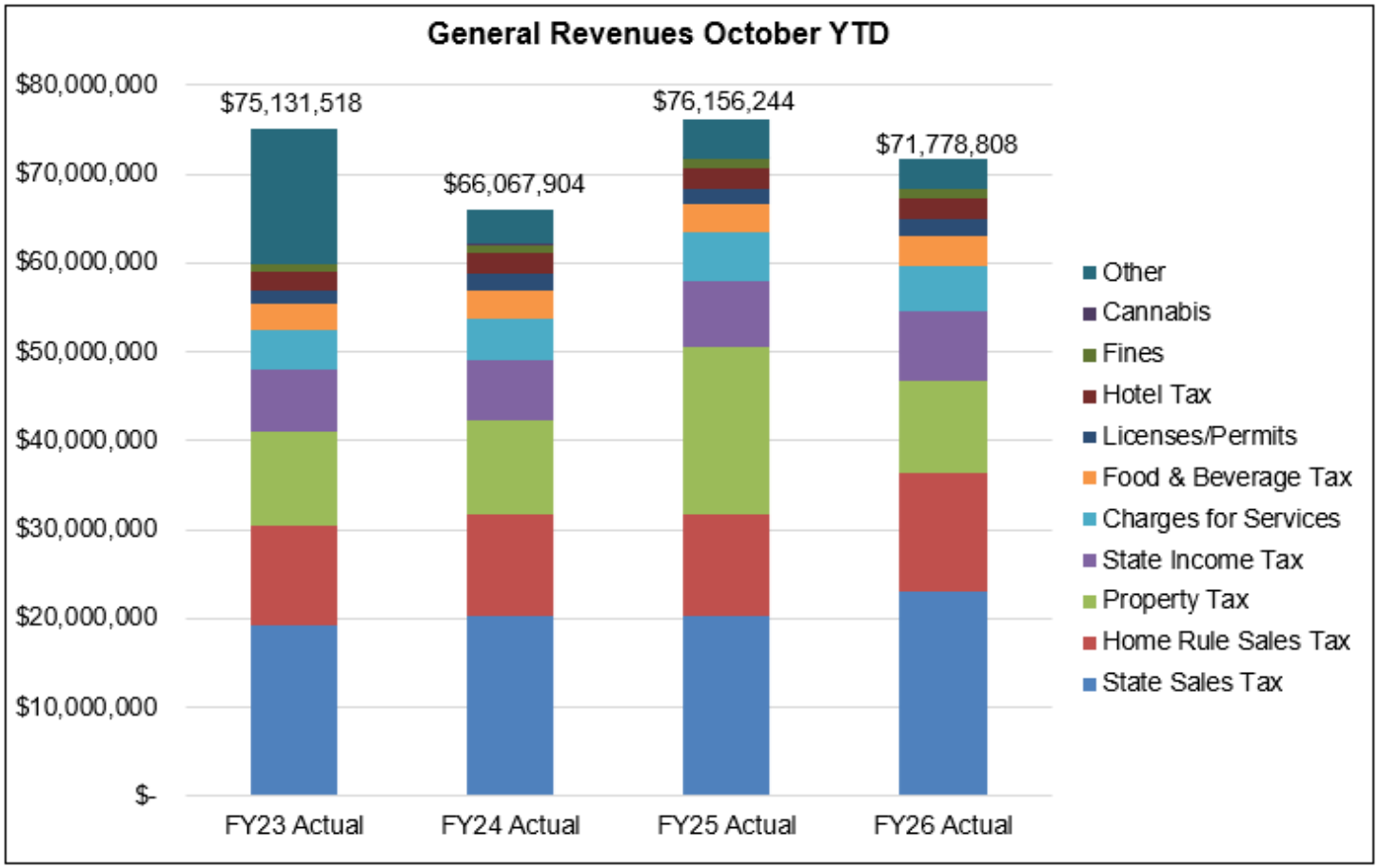
Description	September 2024 Number	September 2024 Amount	September 2025 Number	September 2025 Amount	YTD FY25/26 Number	YTD FY25/26 Amount
Bills Sent	26,574	$3,643,607	26,673	$3,512,826	133,472	$17,670,505
Shut Off Notices Sent	667	$164,729	601	$144,471	3,030	$714,515
Services Shut Off	34	N/A	38	N/A	164	N/A
Penalties	3,756	$37,245	3,475	$32,287	17,974	$188,498
New Direct Debit Accounts	95	N/A	92	N/A	557	N/A
Total Direct Debits	7,435	N/A	7,962	N/A	39,280	N/A
Direct Debits as % of Total Invoices	28.0%	N/A	29.4%	N/A	29.4%	N/A



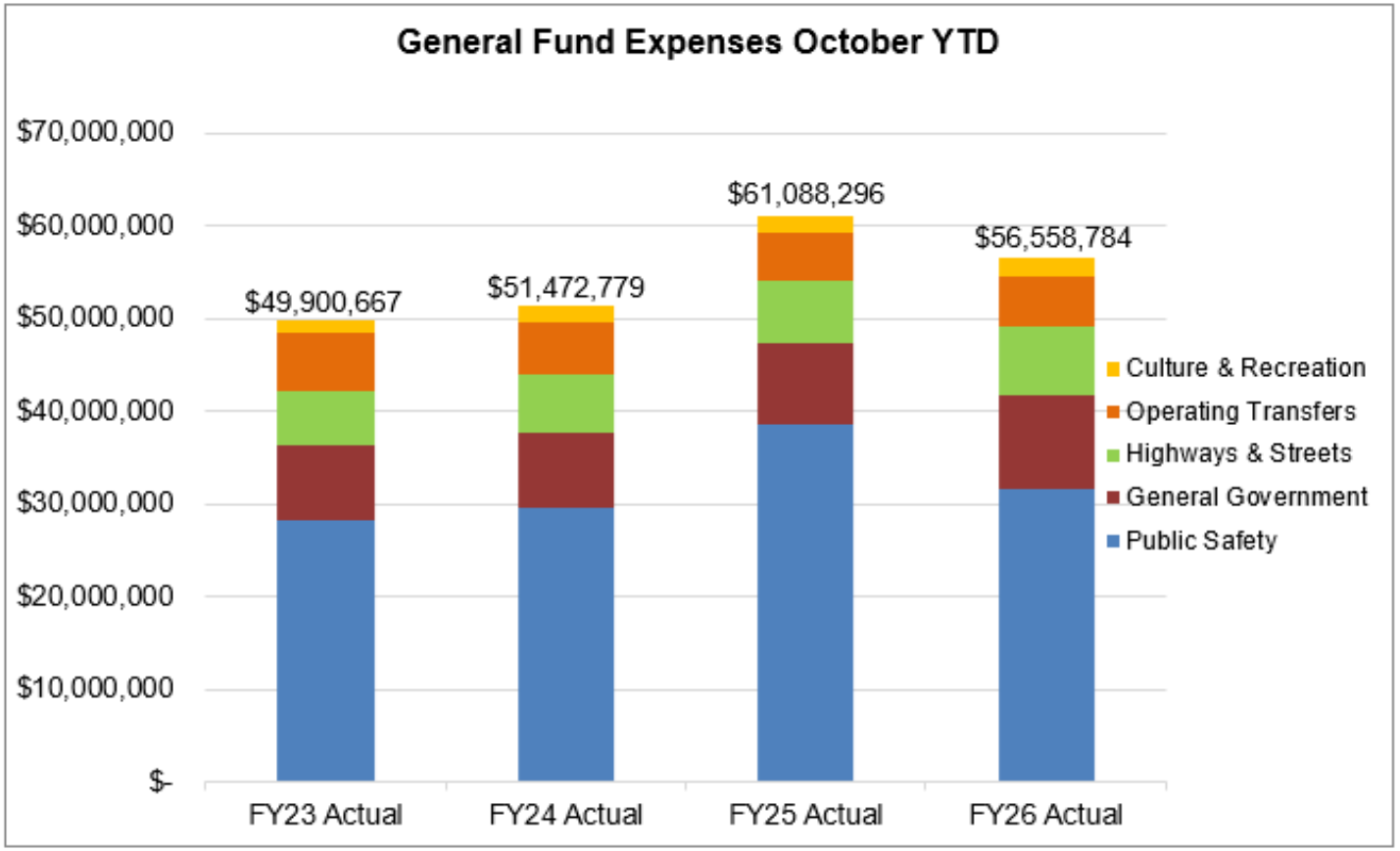


General Fund Historical Trends

Below are charts comparing the YTD actual results of FY 22/23 – FY 25/26. Please note in FY23, the large difference in revenue is derived from Sale of Land and ARPA funds received in that year.



General Fund Historical Trends



Monthly Financial Report - General Fund
October 31, 2025

	Current Month				YTD Actual					
	FY26 Original Budget	Actual	$ Variance	% Variance	FY26 Original Budget	Actual	$ Variance	% Variance	FY26 Original Budget	YTD Actual % of Original Budget
Revenues										
State Sales Tax	$ 3,250,015	$ 3,917,401	$ 667,386	20.5%	$ 19,313,040	$ 22,997,169	$ 3,684,130	19.1%	$ 41,600,000	55.3%
Property Taxes	-	4,351	4,351	0.0%	10,193,000	10,313,481	120,481	1.2%	19,479,582	52.9%
Home-Rule Sales Tax	1,831,195	2,355,567	524,372	28.6%	10,776,717	13,448,075	2,671,358	24.8%	23,054,513	58.3%
State Income Tax	1,509,050	1,510,010	960	0.1%	7,550,089	7,784,835	234,746	3.1%	14,033,949	55.5%
Food & Beverage Tax	502,497	514,018	11,521	2.3%	3,014,984	3,389,879	374,896	12.4%	6,029,967	56.2%
Hotel Tax	347,707	356,270	8,563	2.5%	2,086,243	2,441,576	355,333	17.0%	4,172,486	58.5%
Cannabis Tax	10,890	9,489	(1,401)	(12.9%)	65,340	60,269	(5,071)	(7.8%)	130,680	46.1%
Licenses & Permits	213,321	367,456	154,135	72.3%	1,288,292	1,789,351	501,059	38.9%	4,005,364	44.7%
Charges for Services	1,120,118	727,956	(392,162)	(35.0%)	5,770,747	5,195,576	(575,171)	(10.0%)	11,555,579	45.0%
Fines & Forfeits	145,987	109,478	(36,509)	(25.0%)	922,424	866,160	(56,264)	(6.1%)	1,795,135	48.3%
Other	548,468	628,118	79,650	14.5%	2,997,810	3,027,628	29,818	1.0%	5,375,796	56.3%
Transfers In	122,468	77,468	(45,000)	(36.7%)	734,809	464,809	(270,000)	(36.7%)	1,469,618	31.6%
Total Revenues	**$ 9,601,717**	**$ 10,577,582**	**$ 975,867**	**10.2%**	**$ 64,713,495**	**$ 71,778,808**	**$ 7,065,315**	**10.9%**	**$ 132,702,669**	**54.1%**
Expenditures										
President & Board	$ 30,518	$ 36,429	$ 5,911	19.4%	$ 198,779	$ 202,427	$ 3,648	1.8%	$ 392,410	51.6%
Boards & Commissions	23,534	21,554	(1,980)	(8.4%)	144,796	58,909	(85,887)	(59.3%)	369,345	15.9%
General Government	170,442	207,392	36,950	21.7%	1,254,542	842,008	(412,534)	(32.9%)	2,319,587	36.3%
Communications	71,483	79,139	7,656	10.7%	465,891	395,109	(70,782)	(15.2%)	912,986	43.3%
Finance	178,587	217,699	39,112	21.9%	1,173,278	1,113,043	(60,235)	(5.1%)	5,582,156	19.9%
Info Technology	375,630	418,788	43,158	11.5%	2,577,131	2,801,310	224,179	8.7%	5,194,877	53.9%
Human Resources	146,189	186,829	40,640	27.8%	1,140,797	1,112,121	(28,676)	(2.5%)	2,078,784	53.5%
Cultural Services	207,376	424,202	216,826	104.6%	2,017,305	1,921,577	(95,728)	(4.7%)	3,312,744	58.0%
Police	2,302,387	2,976,618	674,231	29.3%	18,933,236	16,651,763	(2,281,473)	(12.1%)	38,458,933	43.3%
Fire	1,995,480	2,590,282	594,802	29.8%	16,092,069	15,065,043	(1,027,026)	(6.4%)	33,262,491	45.3%
Public Works	1,282,179	1,423,918	141,739	11.1%	7,984,180	7,199,921	(784,259)	(9.8%)	16,432,678	43.8%
Community Development	499,385	690,258	190,873	38.2%	3,300,813	2,920,854	(379,959)	(11.5%)	6,460,948	45.2%
Economic Development	74,282	95,601	21,319	28.7%	625,884	554,151	(71,733)	(11.5%)	1,373,252	40.4%
Transportation	55,533	66,160	10,627	19.1%	372,689	317,386	(55,303)	(14.8%)	724,314	43.8%
Excess Reserve Distribution	-	-	-	0.0%		-	-	0.0%	-	0.0%
Operating Transfers Out	900,527	900,527	-	0.0%	5,403,160	5,403,160	-	0.0%	10,806,320	50.0%
Total Expenditures	**$ 8,313,533**	**$ 10,335,394**	**$ 2,021,863**	**24.3%**	**$ 61,684,550**	**$ 56,558,784**	**$ (5,125,768)**	**(8.3%)**	**$ 127,681,826**	**44.3%**
Surplus (Deficit)	**$ 1,288,184**	**$ 242,188**	**$ (1,045,996)**		**$ 3,028,944**	**$ 15,220,024**	**$ 12,191,084**		**$ 5,020,843**	

Monthly Financial Report - October 31, 2025
Water Utility Fund

	Current Month				YTD Actual					
	FY26 Original Budget	Actual	$ Variance	% Variance	FY26 Original Budget	Actual	$ Variance	% Variance	Total Original Budget	YTD Actual % Original Budget
Revenues										
W & S Charges	$ 4,878,238	$ 3,487,817	$ (1,390,421)	(28.5%)	$ 22,470,339	$ 20,588,426	$ (1,881,913)	(8.4%)	$ 39,640,817	51.9%
Tap On Fees	11,667	-	(11,667)	(100.0%)	70,000	10,780	(59,220)	(85%)	140,000	7.7%
Other Revenue	107,352	64,654	(42,698)	(39.8%)	644,112	349,394	(294,718)	(45.8%)	1,288,224	27.1%
Total Revenues	**$ 4,997,257**	**$ 3,552,471**	**$ (1,444,786)**	**(28.9%)**	**$ 23,184,451**	**$ 20,948,600**	**$ (2,235,851)**	**(9.6%)**	**$ 41,069,041**	**51.0%**
Expenditures										
Salaries & Wages	$ 312,553	$ 512,380	$ 199,827	63.9%	$ 2,094,500	$ 2,176,632	$ 82,132	3.9%	$ 4,130,445	52.7%
Employee Insurance	63,785	63,785	0	0.0%	382,708	382,708	0	0.0%	765,416	50.0%
Employment Taxes	22,850	38,895	16,045	70.2%	148,525	163,748	15,223	10.2%	297,050	55.1%
Pensions	22,099	39,304	17,206	77.9%	143,641	158,239	14,598	10.2%	287,282	55.1%
Other Payroll Expenses	269	372	103	38.5%	20,633	20,421	(212)	(1.0%)	22,246	91.8%
Supplies	58,801	43,411	(15,390)	(26.2%)	352,958	272,979	(79,979)	(22.7%)	705,765	38.7%
Services and Charges	297,140	279,380	(17,761)	(6.0%)	1,772,080	1,482,606	(289,474)	(16.3%)	3,536,798	41.9%
JAWA	1,515,470	1,632,957	117,486	7.8%	9,057,041	9,483,646	426,605	4.7%	16,916,876	56.1%
Capital Expenditures	1,230,312	1,439,523	209,211	17.0%	7,381,873	3,704,217	(3,677,656)	(49.8%)	14,763,746	25.1%
Depreciation/Bad Debt	201,624	200,028	(1,596)	(0.8%)	1,209,744	1,200,075	(9,669)	(0.8%)	2,420,488	49.6%
Operating Transfers Out	307,534	307,534	0	0.0%	1,845,205	1,845,205	0	0.0%	3,690,409	50.0%
Total Expenditures	**$ 4,032,438**	**$ 4,557,570**	**$ 525,132**	**13.0%**	**$ 24,408,906**	**$ 20,890,474**	**$ (3,518,432)**	**(14.4%)**	**$ 47,536,521**	**43.9%**
Surplus (Deficit)	**$ 964,819**	**$ (1,005,099)**	**$ (1,969,918)**		**$ (1,224,455)**	**$ 58,126**	**$ 1,282,581**		**$ (6,467,480)**	

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

	Current Month				YTD Actual				2025	YTD Actual
	Budget	Actual	$ Variance	% Variance	Budget	Actual	$ Variance	% Variance	Annual Budget	% of Annual Budget
Convention Center Fund (590)										
Revenues (590)										
Hotel Tax	$ 333,304	$ 357,404	$ 24,100	7.2%	$ 2,592,175	$ 2,535,101	$ (57,074)	(2.2%)	$ 3,550,000	71.4%
Telecommunications Tax	271	259	(12)	(4.4%)	2,438	2,625	188	7.7%	3,250	80.8%
Amusement Tax	302,567	257,666	(44,901)	(14.8%)	1,999,712	2,171,774	172,062	8.6%	2,500,000	86.9%
H. R. Sales Tax - Renaissance	13,497	14,662	1,165	8.6%	121,573	127,610	6,037	5.0%	167,000	76.4%
Food & Beverage Tax	309,485	337,059	27,574	8.9%	2,738,318	2,721,871	(16,447)	(0.6%)	3,620,000	75.2%
State Sales Tax - Renaissance	13,497	14,662	1,165	8.6%	121,573	127,610	6,037	5.0%	167,000	76.4%
Invstmt Inc/Host Lease/Land Sale	262,083	234,413	(27,670)	(10.6%)	2,358,750	1,118,346	(1,240,404)	(52.6%)	3,145,000	35.6%
Operating Transfers In	598,044	740,001	141,957	23.7%	5,382,394	7,176,525	1,794,132	33.3%	7,176,525	100.0%
Total Revenues (590)	**$ 1,832,747**	**$ 1,956,126**	**$ 123,379**	**6.7%**	**$ 15,316,932**	**$ 15,981,462**	**$ 664,531**	**4.3%**	**$ 20,328,775**	**78.6%**
Expenditures (590)										
Professional Services	$ 102,500	$ 1,245	$ (101,255)	(98.8%)	$ 922,500	$ 678,001	$ (244,499)	(26.5%)	$ 1,230,000	55.1%
Tax Exempt Bond Interest	-	-	-	0.0%	4,082,625	4,082,625	-	0.0%	8,165,250	50.0%
Capital/Equity Transfers Out	-	-	-	0.0%	5,000,000	11,000,000	6,000,000	0.0%	5,000,000	220.0%
Depreciation and Amortization	500,000	500,000	-	0.0%	4,500,000	4,500,000	-	0.0%	6,000,000	75.0%
Total Expenditures (590)	**$ 602,500**	**$ 501,245**	**$ (101,255)**	**(16.8%)**	**$ 14,505,125**	**$ 20,260,626**	**$ 5,755,501**	**39.7%**	**$ 20,395,250**	**99.3%**
Surplus/ (Deficit) (590)	**$ 1,230,247**	**$ 1,454,881**	**$ 224,634**		**$ 811,807**	**$ (4,279,164)**	**$ (5,090,970)**		**$ (66,475)**	
Renaissance Hotel/CC Fund (591)										
Revenues (591)										
Hotel Room Revenue	$ 2,264,921	$ 2,313,071	$ 48,150	2.1%	$ 14,528,077	$ 14,130,469	$ (397,608)	(2.7%)	$ 18,977,918	74.5%
Banquet Revenue	2,402,383	3,257,871	855,489	35.6%	14,397,096	15,116,133	719,037	5.0%	19,053,762	79.3%
Restaurant Revenue	312,740	344,230	31,490	10.1%	2,669,562	2,881,813	212,251	8.0%	3,515,872	82.0%
Other Hotel/CC Revenue	518,549	686,862	168,312	32.5%	4,128,382	3,624,631	(503,751)	(12.2%)	5,336,712	67.9%
Equity/Capital Transfers In	-	-	-	0.0%	5,000,000	10,000,000	5,000,000	0.0%	5,000,000	200.0%
Total Revenues (591)	**$ 5,498,593**	**$ 6,602,034**	**$ 1,103,441**	**20.1%**	**$ 40,723,117**	**$ 45,753,046**	**$ 5,029,929**	**12.4%**	**$ 51,884,264**	**88.2%**
Expenditures (591)										
Hotel Room Expenses	$ 563,858	$ 596,047	$ 32,190	5.7%	$ 4,537,660	$ 4,407,749	$ (129,911)	(2.9%)	$ 5,848,030	75.4%
Kitchen Expenses	602,909	686,721	83,812	13.9%	4,732,759	4,669,200	(63,559)	(1.3%)	5,906,091	79.1%
Banquet Expenses	749,975	860,693	110,718	14.8%	5,051,977	4,811,509	(240,468)	(4.8%)	6,299,167	76.4%
Restaurant Expenses	159,261	175,235	15,974	10.0%	1,618,217	1,596,769	(21,448)	(1.3%)	2,006,204	79.6%
Capital Outlay	243,649	215,151	(28,498)	(11.7%)	2,192,845	15,388,765	13,195,920	601.8%	2,923,793	526.3%
Other Expenses	1,396,559	1,547,801	151,242	10.8%	12,217,674	12,061,402	(156,272)	(1.3%)	16,280,757	74.1%
Transfer to Convention Center	630,908	740,000	109,093	17.3%	5,678,168	7,176,525	1,498,358	26.4%	7,570,890	94.8%
Total Expenditures (591)	**$ 4,347,119**	**$ 4,821,648**	**$ 474,530**	**10.9%**	**$ 36,029,299**	**$ 50,111,919**	**$ 14,082,620**	**39.1%**	**$ 46,834,932**	**107.0%**
Surplus/ (Deficit) (591)	**$ 1,151,474**	**$ 1,780,386**	**$ 628,911**		**$ 4,693,817**	**$ (4,358,873)**	**$ (9,052,690)**		**$ 5,049,332**	
Net Surplus/ (Deficit)	**$ 2,381,721**	**$ 3,235,266**	**$ 853,545**		**$ 5,505,624**	**$ (8,638,037)**	**$ (14,143,660)**		**$ 4,982,857**	

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

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

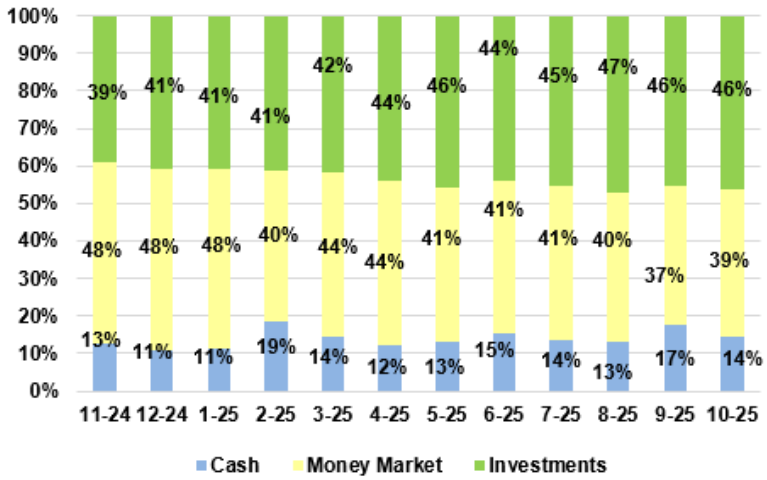
Date	Project	Vendor	Amount
10/1/2025	Additional expenditure for the Braintree Drive Improvement	Civiltech	$ 27,576
10/1/2025	Meacham and Remington Road Pedestrian Signal Improvement Phase III	Ciorba Group	$ 34,053
10/1/2025	Spring Valley Nature Center and Plum Grove Road Pedestrian Crossing Study	Bollinger Lach and Associates	$ 44,568
		Monthly Total	**$106,197**
		Year to Date Total	$989,674

SUMMARY OF CASH AND INVESTMENTS

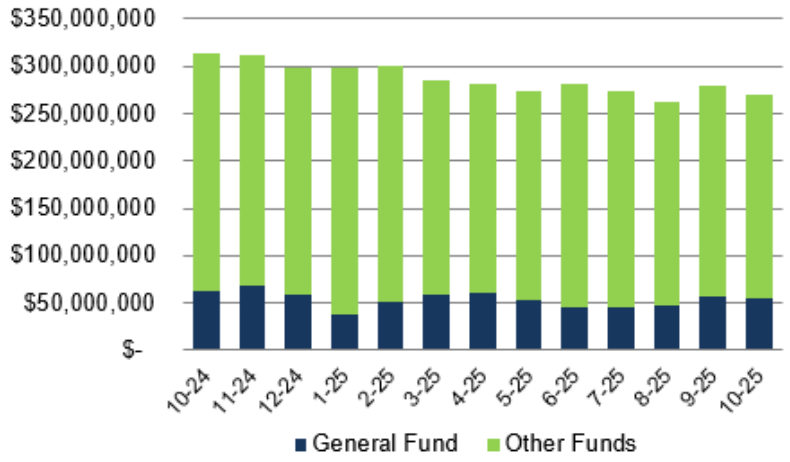
VILLAGE OF SCHAUMBURG
STATEMENT OF CASH AND INVESTMENTS
October 31, 2025

	Par Value	Current Book Value	Market Value	Percent Total Book Value
Cash	39,053,988	39,053,988	39,053,988	14%
Money Market	106,479,899	106,479,899	106,479,899	39%
CDs	32,877,018	32,877,018	33,011,361	12%
Agency Bonds	61,200,000	61,105,949	61,295,818	23%
US Treasury Notes	17,950,000	17,876,660	17,945,615	7%
Municipal Bonds	13,331,000	12,974,083	12,983,806	5%
	$ 270,891,905	$ 270,367,597	$ 270,770,486	100%
Last Year	$ 313,155,721	$ 312,743,143	$ 313,099,373	
% Change from Last Year	-13.5%	-13.5%	-13.5%	

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 Accept the Septemberfest 2025 Final Report
12/09/25
Village Board

Presenter: Roxane Benvenuti & Tiana Weiler
Lead Department: Cultural Services

Executive Summary:

The 54th Schaumburg Septemberfest took place Saturday, Sunday, and Monday August 30-September 1 with the first two days occurring in the month of August. Despite some initial concerns about hosting the annual event this year due to Village Hall construction, the Septemberfest Committee and staff had to think outside the box and make positive adjustments to the festival layout, mostly with the Arts & Crafts show, Craft Beer & Wine Garden, and carnival to proceed. Not only was the weekend a huge success, but we received numerous requests to continue with the new layout going forward! Beautiful weather allowed all ages of the community to enjoy the music, diverse food, crafts, fireworks, parade, Bingo, and carnival rides and games making wonderful memories during the season's annual celebration.

Septemberfest expenses were nearly $50,000 or 21% favorable to budget due to known competitive pricing, radio rental and pedestrian crossing signals ending up being free of charge. However, expenses increased $59,430 and revenue improved by $36,463 to offset augmented costs in comparison to last year's fest. Conversely, sponsorship revenue earned an additional 21.5%, the Village's food and beverage revenue increased 6%, and the carnival/VIP tickets/Bingo/wristbands/tent & table rental revenue line item rose 4.7% over last year.

As a free admission community festival, the expenses have exceeded revenue each year and this year is not any different. The FY 26 budgeted expenses were $684,319 with the actual amount costing $673,490, and the anticipated goal for revenue was $448,000 with the final proceeds of $486,726 collected. The final loss is $186,764 compared to last year's final negative figure of $163,797.

Recommended Action:

The Village Manager recommends that the FLAGG Committee recommend the Village Board accept the 2025 Septemberfest final report.

ATTACHMENTS:

- Septemberfest 2025 Final Report rev.pdf

SCHAUMBURG SEPTEMBERFEST

FINAL REPORT 2025

VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

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VILLAGE OF SCHAUMBURG

PROGRESS THROUGH THOUGHTFUL PLANNING

EXECUTIVE SUMMARY

The 54th Schaumburg Septemberfest took place Saturday, Sunday, and Monday August 30-September 1 with the first two days occurring in the month of August. Despite some initial concerns about hosting the annual event this year due to Village Hall construction, the Septemberfest Committee and staff had to think outside the box and make positive adjustments to the festival layout, mostly with the Arts & Crafts show, Craft Beer & Wine Garden, and carnival to proceed. Not only was the weekend a huge success, but we received numerous requests to continue with the new layout going forward!

Beautiful weather allowed all ages of the community to enjoy the music, diverse food, crafts, fireworks, parade, Bingo, and carnival rides and games making wonderful memories during the season's annual celebration. Many thanks go out to the Septemberfest Committee, staff from all departments, volunteers, sponsors, contractors, vendors, restaurants, breweries, crafters, and non-profits for their support and participation to help make the event safe, welcoming, and fun.

It is estimated that over 100,000 patrons (33,000 per day) attend the three-day outdoor Labor Day weekend festival providing free admission, shuttle bus service, and general admission lawn seating for musical acts. The Septemberfest Labor Day Parade featured this year's Volunteer of the Year award winner as the parade marshal.

Summit Drive was closed between Stock Port Lane and Schaumburg Road to accommodate the reimagined layout for the Arts and Crafts show which was a change from traffic being allowed northbound last year. Lambert Drive was completely blocked off at Summit Drive and allowed for traffic in both directions with the only exit/entrance at Schaumburg Road again this year.



2025 Septemberfest Committee & Student Representatives

EXECUTIVE SUMMARY

Septemberfest expenses were nearly $50,000 or 21% favorable to budget due to known competitive pricing, radio rental and pedestrian crossing signals ending up being free of charge. However, expenses increased $59,430 and revenue improved by $36,463 to offset augmented costs in comparison to last year's fest. Twice as many light towers were needed stemming from this year's layout changes leading to an unexpected substantial 59% additional cost to the contract, the shuttle bus contract was rebid which saw a significant 29% increase with the new contract, additional private security was needed due to the ADA parking requiring to move to a new location costing an additional 24% over last year, and the new tent bid increased 7.8%. The arts & crafts show revenue decreased $4,980 or 7.2% under last year from having less space for vendors this year due to the Municipal Center construction project resulting in rejecting vendors into the show due to lack of space. Payroll was $14,440 or 7.6% favorable to budget although costs increased 2.9% this year even with staffing cuts made to EPW and police positions due to auxiliary costs now being included in Septemberfest police payroll along with covering anticipated payroll increases.

Conversely, sponsorship revenue earned an additional 21.5%, the Village's food and beverage revenue increased 6%, and the carnival/VIP tickets/Bingo/wristbands/tent & table rental revenue line item rose 4.7% over last year. This was an incredible outcome due to nearly losing carnival revenue from potential lack of ample room to set up the number of rides and games we typically accommodate.

Labor Day weekend once again marked the unofficial end of summer and provided the community with an opportunity to come together in celebration and fellowship. The Septemberfest Committee, along with event staff, public safety personnel, and dedicated volunteers, worked collaboratively to ensure a safe, enjoyable, and well-organized event for attendees of all ages. Festivities were well attended throughout the three-day weekend, and the cooperative efforts of all involved contributed to a smooth and successful operation. Favorable weather conditions—sunny and pleasant on all three days—enhanced the overall experience and supported strong community participation.



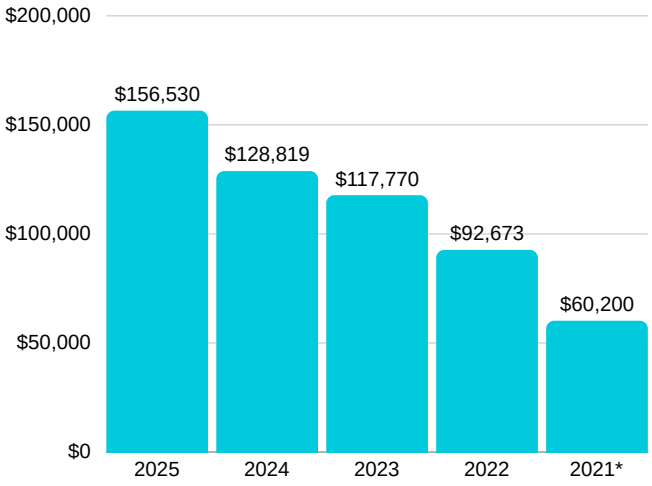
SPONSORSHIP

Cash sponsorships rose by $27,711 from last year and beat budget by $26,530, a 21.5% jump. In-kind support also grew by $12,912. Of the $44,842 in-kind total, $32,629 covered costs we would have paid, while $12,213 enhanced the experience beyond our core needs. Business participation climbed from 67 to 94 partners—a 40% increase—showing strong community and corporate backing.

Naming Rights Sponsors included the Duly Health and Care First Aid Tent which was a new opportunity this year, Meet Chicago Northwest Taste of Schaumburg, Miller Lite Main Stage, Gold Rush Gaming Craft Beer & Wine Area, Schaumburg Bank & Trust Company N.A. Fireworks Display, Heritage Bank of Schaumburg Strolling Entertainment, Main Stage Artist Hospitality Sponsored by Village Tavern & Grill, Schaumburg-Hoffman Lions Club Bingo Tent, Sons And Daughters Of Italy in America Beer & Wine Tent, and Rohrman Automotive Group Local Stage.

2025 SPONSORSHIP REVENUE: $156,530

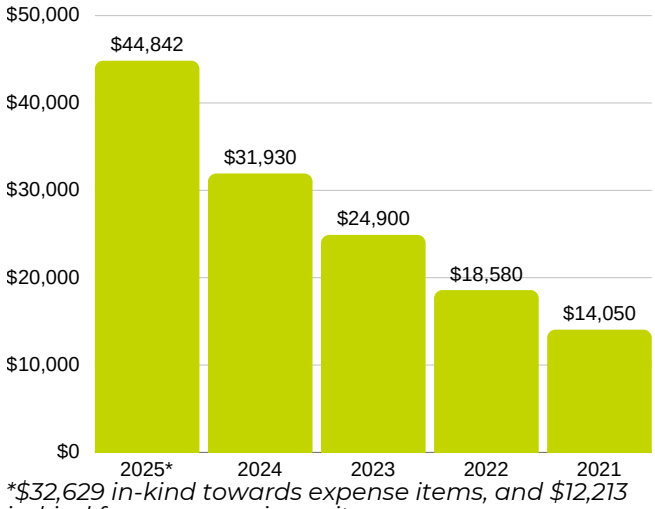
CASH SPONSORSHIP REVENUE



**September fest 2021 was a scaled-back, two-day event.*

2025 IN-KIND REVENUE: $44,842*

IN-KIND SPONSORSHIP REVENUE



**$32,629 in-kind towards expense items, and $12,213 in-kind for new experience items.*

LEADING MONETARY CONTRIBUTORS

Duly Health and Care: $9,033
Meet Chicago Northwest: $8,250
Miller Lite: $7,500
Gold Rush Gaming: $7,000
NRG: $6,500
Renewal by Andersen: $6,500
State Farm Good Neighbor Crew: $6,500
Sunrun: $6,500
Comcast / Xfinity: $5,000
Power Home Remodeling Group: $5,000
Resnick Auto Group, Schaumburg Toyota: $5,000
Rohrman Automotive Group: $5,000
Schaumburg Bank and Trust Company N.A.: $5,000
Wheels: $5,000

LEADING IN-KIND CONTRIBUTORS

Schaumburg Park District: volunteer T-shirts, LED screen, golf carts, picnic tables, bicycle racks, carts & reviewing stand for parade judges, $7,500 value
Divine Signs, Inc.: signage, $7,269
Plote Construction, Inc.: light towers, $6,000
Pilot Pete's & Village Tavern & Grill: sandwich and a drink for daily volunteer shifts, $5,500
Sebert Landscape: landscaped photo op area, $3,500,
Zero Latency Chicago - Schaumburg: VR tickets for Volunteer Reception, $2,205
Sons and Daughters of Italy in America: Student Representative scholarships & shirts, $1,980
Ben & Jerry's: ice cream for Volunteer Reception for the fourth consecutive year, $1,342

MARKETING & PUBLIC RELATIONS

In partnership with Cultural Services staff, the marketing team made several updates and improvements to the Septemberfest website, including the addition of a new FAQ page. This page provided residents and attendees with a central resource for common questions, essential event information, and clarification of rumors or misinformation circulating prior to the event. The marketing team also partnered with Communications & Outreach personnel throughout the year to align on messaging, coordinate content calendars for VOS and Septemberfest social media accounts, and to analyze metrics for the Septemberfest website.

Septemberfest's appointed marketing team was supplemented by several volunteers recruited to provide support with photography, videography, and aerial drone captures. With the increase in headcount, the team was able to place a stronger emphasis on multimedia throughout the festival weekend—leveraging social media posts, stories, and reels to enhance engagement and reach. This expanded capacity and experience will position the team for continued success in growing Septemberfest's promotional efforts and multimedia capabilities for 2026 and beyond. Aerial drone photography of the festival grounds—prior to the event and after the event is setup—provides the planning team and Village personnel with critical visual data to assess layout efficiency, identify potential logistical concerns, and inform festival layout planning decisions for future festivals.

The marketing team distributed an updated media kit to local and regional outlets to encourage increased coverage of the festival, the Village, and its sponsors. Septemberfest once again welcomed media partner ABC 7 Chicago to the festival grounds and along the Labor Day Parade route. As in previous years, ABC 7's John Garcia visited during setup week to interview Septemberfest Committee members and the Village's Director of Communications & Outreach, focusing on festival entertainment and the impact of the Village Hall construction project on the event layout. ABC 7 returned to the festival for live broadcasts and also provided coverage of the Labor Day Parade.

With media and social monitoring being a focus, the team is pleased to report that public sentiment during and after the festival weekend was overwhelmingly positive.



The marketing team placed emphasis on social media reels and stories to promote this year's festival.



ABC 7 Chicago visits the festival grounds on the final day of setup week.

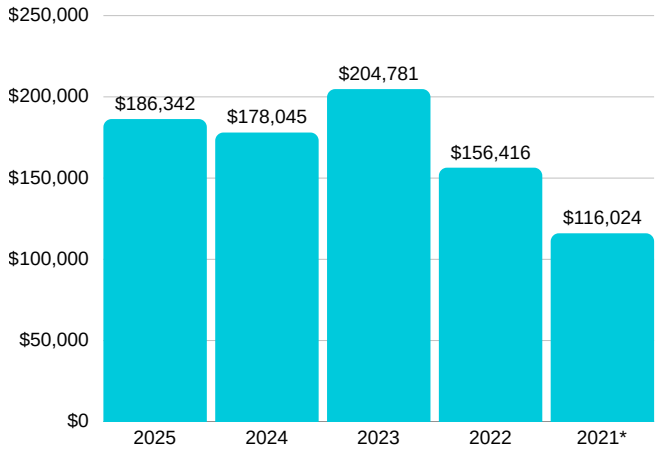


ABC 7 Chicago along the parade route interviewing a resident.

ENTERTAINMENT

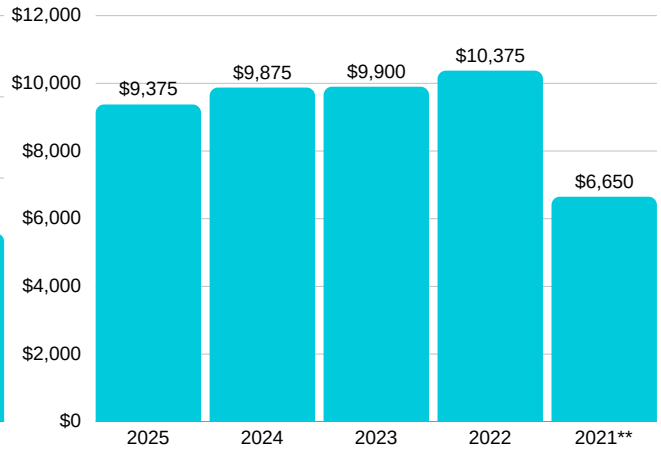
The Village contracted most of the Main Stage production services including booking the headliners again this year. Entertainment was offered on two stages from open until close each day including the Miller Lite Main Stage and Rohrman Automotive Group Local Stage along with Heritage Bank of Schaumburg stilt walkers and magicians strolling the festival grounds. The Septemberfest Main Stage offered a 250-seat VIP option with come-and-go access, private seating, premium restroom, and dedicated concessions.

MAIN STAGE ENTERTAINMENT EXPENDITURES (PRODUCTION & TALENT)



**Septemberfest 2021 was a scaled-back, two-day event.*

LOCAL STAGE & STROLLING ENTERTAINMENT EXPENDITURES (TALENT***)



***Septemberfest 2021 was a scaled-back, two-day event. Local Entertainment featured only one stage instead of two. Comparatively, Septemberfest 2025's Local Entertainment featured one stage with entertainment open to close all three days.*

****Production for Septemberfest's Local Stage is managed by the Cultural Services department.*





SCHAUMBURG SEPTEMBERFEST

SATURDAY'S SCHEDULE

Miller Lite Main Stage

Danny Seraphine & CTA: 8:30 p.m.

SEMPLE Band: 6:30 p.m.

Rohrman Automotive Group Local Stage

Sons of Chicago: 8:30 to 10 p.m.

Abrams & Abrams: 6:30 to 7:30 p.m.

Robbie Grabowski: 5 to 6 p.m.

School of Rock Schaumburg House Band: 3:30 to 4:30 p.m.

Monsoon Showers Band: 2 to 3 p.m.

School District 54:

Dooley Early Instrumental Music Students: 1:15 to 1:40 p.m.

Addams/Frost/Lincoln Prairie 8th Grade Orchestras: 12:30 to 1 p.m.

Keller/Lincoln Prairie 8th Grade bands: 11:45 a.m. to 12:15 p.m.

Addams 8th Grade Band: 11 to 11:30 a.m.

Schaumburg Park District Expressions Dance Company: 10 to 10:45 a.m.

Strolling Entertainment

David Fleming: 1 to 4 p.m.

Schaumburg-Hoffman Lions Club Bingo: 12 to 10 p.m.







SCHAUMBURG SEPTEMBERFEST

SUNDAY'S SCHEDULE

Miller Lite Main Stage

Cinderella's Tom Keifer: 8:30 p.m.
Hairbangers Ball: 6:30 p.m.

Rohrman Automotive Group Local Stage

The Tony Ocean Show: 8:30 to 10 p.m.
The Messengers: 6 to 7:30 p.m.
Throwback Jukebox: 4 to 5:30 p.m.
Rick Lindy's Rockabilly Trio: 2 to 3:30 p.m.

School District 54:
Eisenhower/Keller/Mead 8th Grade Orchestras: 12:30 to 1 p.m.
Eisenhower/Frost 8th Grade bands: 11:45 a.m. to 12:15 p.m.
Mead 8th Grade Band: 11 to 11:30 a.m.

Dynamic Dancers by Atharv Gurukul & Rhythmic Fusion by Atharv Gurukul: 10 to 10:45 a.m.

Strolling Entertainment

Ken Mate: 1 to 4 p.m.

Schaumburg-Hoffman Lions Club Bingo: 12 to 10 p.m.

Schaumburg Bank & Trust Company Fireworks: 10 p.m.







SCHAUMBURG SEPTEMBERFEST

MONDAY'S SCHEDULE

Miller Lite Main Stage

Sister Hazel: 7:30 p.m.

Foo Fighters Experience: 5:30 p.m.

Just like P!nk: The Nation's Premiere P!nk Experience: 1:30 p.m.

Rohrman Automotive Group Local Stage

Van Wailin': 7:30 to 9 p.m.

Aberdeen Drive Band: 5:30 to 6:30 p.m.

The Dynamix - Ultimate Classics Cover Band: 4 to 5 p.m.

Grupo Folklórico Quetzal: 2:30 to 3:30 p.m.

Parade Awards and CPAAAS Raffle Drawing: 2:15 to 2:30 p.m.

One Man Jam - Chris Minardi: 1:30 to 2:15 p.m.

the Elegy Studio: 12:15 to 1:15 p.m.

One Man Jam - Chris Minardi: 11 a.m. to 12 p.m.

Strolling Entertainment

Jason Kollum: 1 to 4 p.m.

Schaumburg-Hoffman Lions Club Bingo: 12 to 9 p.m.







ARTS & CRAFTS SHOW



2025 Booth Spaces: 190



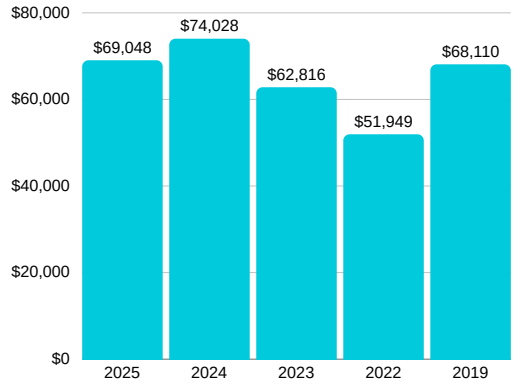
2024 Booth Spaces: 210

The Arts & Crafts Show layout was modified due to the Village Hall construction project that began in May and is continuing through 2026. We had to think fast to keep the craft show as almost our entire regular footprint was inside the construction zone barriers. It was planned as a street fair style show along both sides of Summit Drive. **Both participants and attendees shared very positive feedback. Crafters found set-up and take-down simpler, and patrons navigated the mostly paved layout to see the booths easily. The clear takeaway is to continue with this layout going forward.**

The Village's Arts & Crafts Show revenue was $69,048, a decrease of $4,980, or under 6.7% from last year's $74,028 due to having less space for vendors this year from the Municipal Center construction project.

There were 149 participating crafters occupying 190 spaces and traveling from 17 states this year compared to 164 participating crafters occupying 210 spaces traveling from 16 states to participate in Septemberfest last year, including: Colorado, Florida, Georgia, Idaho, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Michigan, Minnesota, Missouri, South Carolina, Tennessee, Texas, and Wisconsin.

ARTS & CRAFTS SHOW REVENUE





Participation welcomes all artists and crafters with original work. Eligible categories include authored books, baskets, body art (face painting/henna), candles, ceramics/pottery, clothing, crocheted/knitting, dishware/kitchen items, doll/goose clothing, drawing/caricatures, edible packaged food & beverage item(s), fine art, floral, furniture, glass, jewelry, kids items & children's clothing, metal, ornaments, paper (stationary/cards/journals), pet items, photography, sewn items, soaps/skincare, stained glass, stone/concrete, or wood all crafted by the artist. No imports, kits, resale products, manufactured items, product-line reps, or political items are permitted. The jewelry category medium received the most applicants again this year.

New this year, a preferred application deadline was offered encouraging early sign-up. Applications submitted after the preferred application deadline incurred an additional $20 fee if the exhibitor was accepted into the show.

FOOD & BEVERAGE

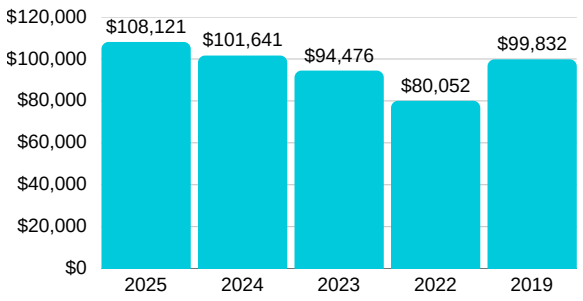
TASTE OF SCHAUMBURG

The food and beverage tent was full; however, the local non-alcoholic beverage café and Italian ice vendor were placed in the Arts & Crafts Show area to accommodate the west end of the festival grounds. A few applications were rejected due to duplication of items. The Village's portion of the Taste of Schaumburg revenue was $76,606, an increase of $1,606 from last year's $75,000. Five restaurants brought their own refrigerator truck this year, so diesel fuel was charged and applied to the food and beverage account along with ice sales. Thus, fewer vendors needed to share the truck donated and supplied to the fest.

Twenty-four restaurants participated in the 2025 Meet Chicago Northwest Taste of Schaumburg, providing a diverse variety of food and beverages again this year. Five establishments served alcohol and five of the restaurants were new to the fest this year. The Taste of Schaumburg flat fees for food increased this year; however, the alcohol fee remained unchanged at $3,500.

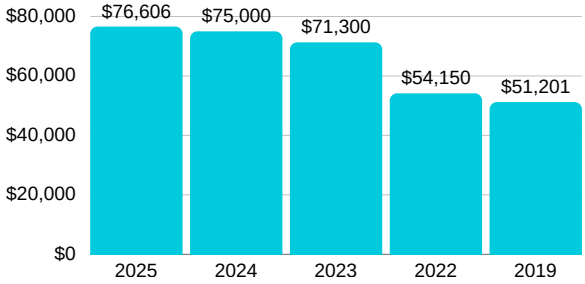
New this year, a preferred application deadline was offered encouraging early sign-up. Applications submitted after the preferred application deadline incurred an additional $100 fee if the restaurant was accepted into the fest. Ten participating restaurants partnered with a local non-profit group on Monday, the same number as last year.

FOOD & BEVERAGE TOTAL REVENUE





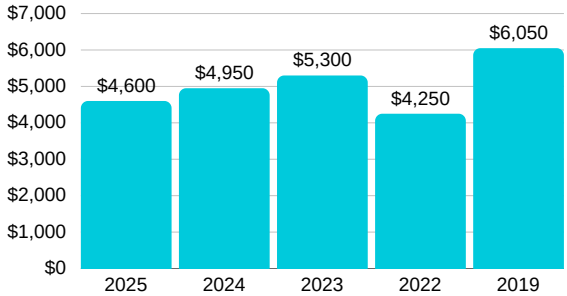
TASTE OF SCHAUMBURG REVENUE



TASTE OF SCHAUMBURG'S NOT-FOR-PROFIT DAY

The Taste of Schaumburg's Not-for-Profit Day took place on the third and final day of Septemberfest offering an opportunity for local organizations to earn funds and raise awareness of their groups by selling food and beverages. There were 15 organizations participating with 14 groups in the food and beverage tent and one selling non-alcoholic beverages on the west end of the fest. Booth fees totaled $4,600 this year and were $4,950 last year.

TASTE OF SCHAUMBURG'S NOT-FOR-PROFIT DAY REVENUE



BEER & WINE TENTS

Eight craft beer and wine area vendors sold alcohol all three days in a new location east of the pond that was well received, up from six vendors last year. A new trailer fee of $300 was added this year since space allowed with four vendors bringing a trailer. **Many compliments were received on the nice atmosphere and fun vibe of this area** that offered fun outdoor yard games again this year and included both picnic tables and high-top tables covered in black table covers and gold skirts to match this year's new Gold Rush Gaming sponsor of this area.

The Sons and Daughters of Italy in America sold beer and wine all three days in two tents again this year paying a flat alcohol surcharge of $9,500. Non-profit organizations continued to pay for their ice, tent, table, and chair rental as well.

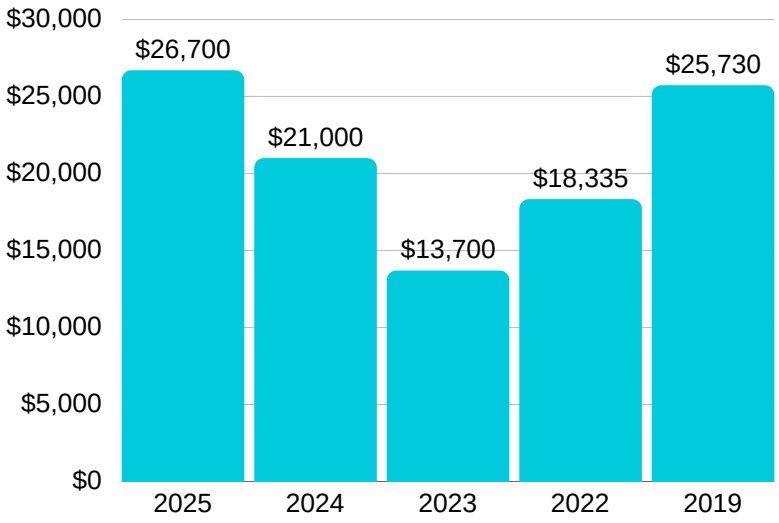








BEER & WINE REVENUE



PARADE

New this year, Summit Drive was closed between Stock Port Lane and Schaumburg Road to accommodate the reimagined layout for the Arts and Crafts show which was a change from traffic being allowed northbound last year. Lambert Drive was completely blocked off at Summit Drive and allowed for traffic in both directions with the only exit/entrance at Schaumburg Road again this year.

The two-mile parade featured this year's Volunteer of the Year award winner as the parade marshal along with the Honor Guard, Mayor Dailly and the Village Board in the Septemberfest Labor Day Parade. There were **65 participants** including various veteran groups, fire trucks, police vehicles, marching bands, floats, scouts, athletes, dancers, and civic groups who stepped off at 10 a.m. on Summit Drive and Wise Road. The weather was exceptionally nice and there were no reported safety issues at the parade.

PARADE AWARD RECIPIENTS



NATIONAL INDIA HUB FOUNDATION
Amateur Float



SCHAUMBRUG JAZZERCISE
Commercial/Professional Float



ACADEMIA DE DANZA AZTLAN
Dance Group



JAMES B. CONANT HIGH SCHOOL ORCHESTRA
High School Marching Band



SCHAUMBURG VFW POST 2202
Junior/Senior Color Guard



MIKE TUMINARO, AMERICAN TRUCK HISTORICAL SOCIETY
Specialty Vehicle

VOLUNTEERS

The Schaumburg Park District sponsored the volunteer T-shirts for the 12th consecutive year!







Volunteers make Septemberfest run smoothly—from greeting guests to keeping things moving behind the scenes. This year, **139 volunteers filled 227 shifts** across the crafter lot, two grounds lots, two info booths, the Main Stage VIP area, and a Summit Drive security checkpoint. Another 50 helped mark booth spaces, set up daily, staffed four wristband booths, supported the local stage, and assisted along the parade route. These roles call for patience, people skills, and comfort working outdoors.

To grow the team, the Volunteer group attended the Village of Schaumburg Volunteer of the Year Awards Luncheon and invited attendees to join us. Volunteers chose their preferred locations, and a pre-fest training covered duties, T-shirt and parking pass pickup, the code of conduct, and radio tips from the Police Department—clear, helpful, and well received.

Each year we honor standouts who go above and beyond. The Septemberfest Volunteers of the Year for 2025 are Liv Frullani and Jeaniefer Jhina Tabulina O'Brien.





REVENUE & EXPENDITURES

REVENUE

Corporate support rose by $27,711, up 21.5% from 2024 and $26,530 above plan. Business partners grew from 67 to 94 companies—a 40% increase—showing strong community backing. Sponsorship revenue reached $156,530 (2025) versus $128,819 (2024).

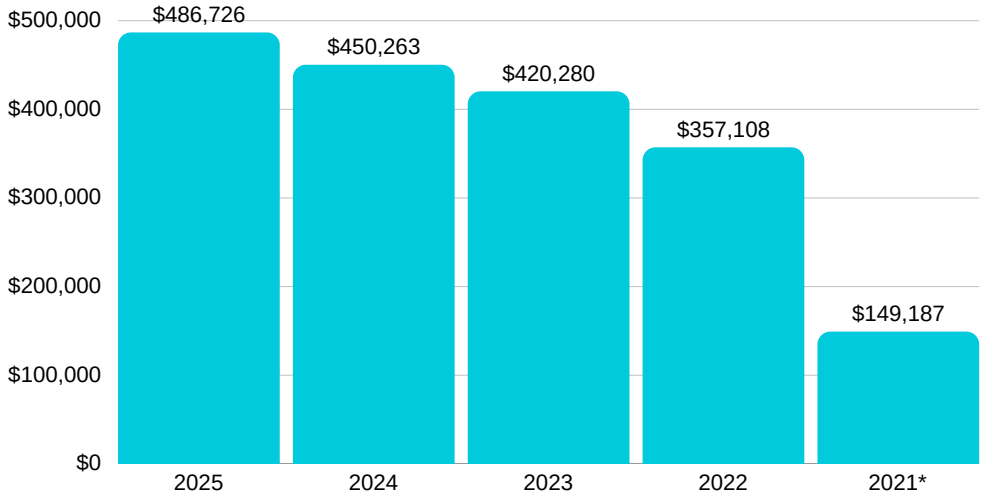
Taste of Schaumburg: Flat fees increased. The Village's share was $76,606, up $1,606 from last year's $75,000. Food & Beverage revenue totaled $108,121 (2025) versus $101,641 (2024).

Other revenue: Carnival, VIP tickets, Bingo, wristbands, and tent/table rentals rose by $7,252 (4.7%), a strong result given space constraints that nearly reduced carnival operations.

Arts & crafts show revenue fell $4,980 (down 6.7%) due to reduced vendor space from Municipal Center construction.



OVERALL REVENUE



**September fest 2021 was a scaled-back, two-day event.*

REVENUE & EXPENDITURES

EXPENDITURES

Septemberfest costs came in nearly $50,000 under budget (21% favorable) thanks to competitive pricing and free radio rentals and pedestrian crossing signals. Compared to last year, total costs rose by $59,430 while revenue increased by $36,463, helping offset higher expenses.

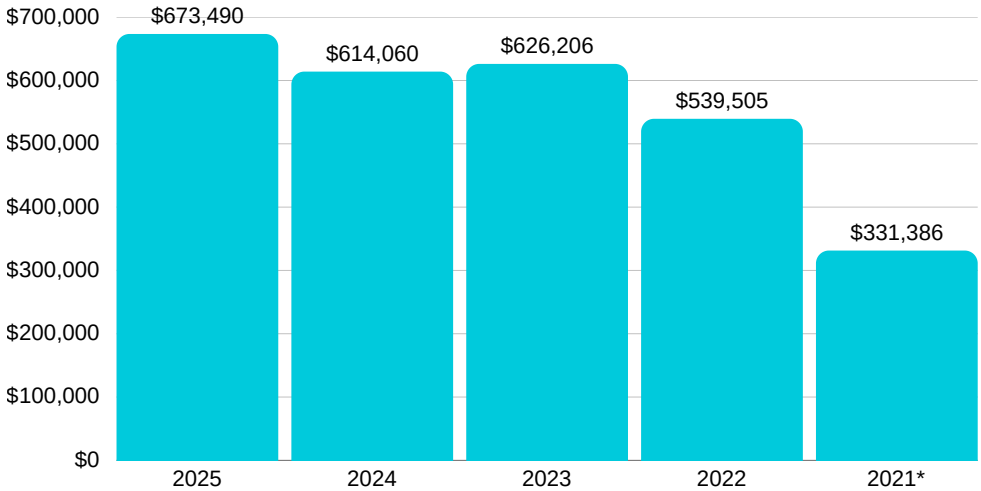
In-kind sponsorship climbed by $12,912; of this, $32,629 covered items we would have paid for, while $12,213 enhanced the event experience. In-kind savings reduced costs for items like golf carts, picnic tables, bike racks, light towers, hotel room discounts, signage, LED screen, radios, volunteer and committee shirts, refrigerated truck rental, part of the volunteer reception and prizes, bottled water, maintenance supplies, fire extinguishers, parade transportation, baby changing stations, and student scholarships.

Key cost drivers this year:
- Layout changes required twice as many light towers and generator cables, adding 59% to that contract.
- The rebid shuttle bus contract increased by 29%.
- Moving ADA parking required more private security, up 24% over last year.
- The rebid tent contract rose 7.8%.

Payroll finished $14,440 under budget (7.6% favorable). Even with staffing cuts for EPW and police, overall payroll was still 2.9% higher than last year to cover planned increases.



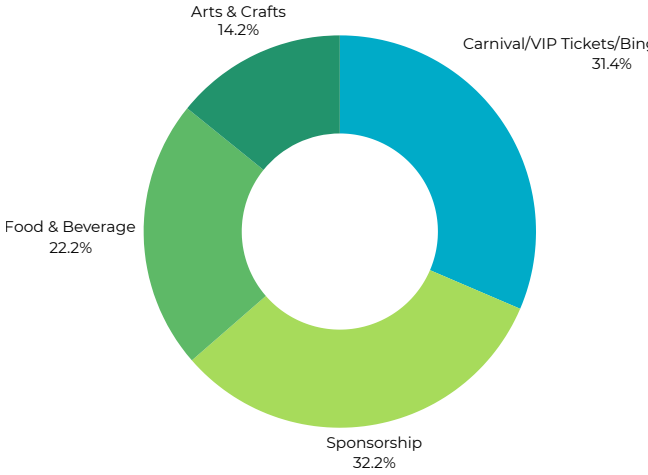
OVERALL EXPENDITURES



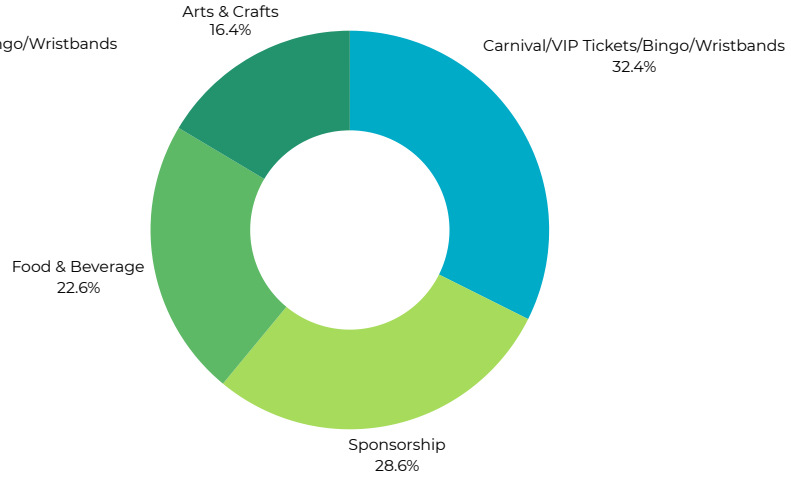
**September fest 2021 was a scaled-back, two-day event.*

Revenue & Expenditures Continued

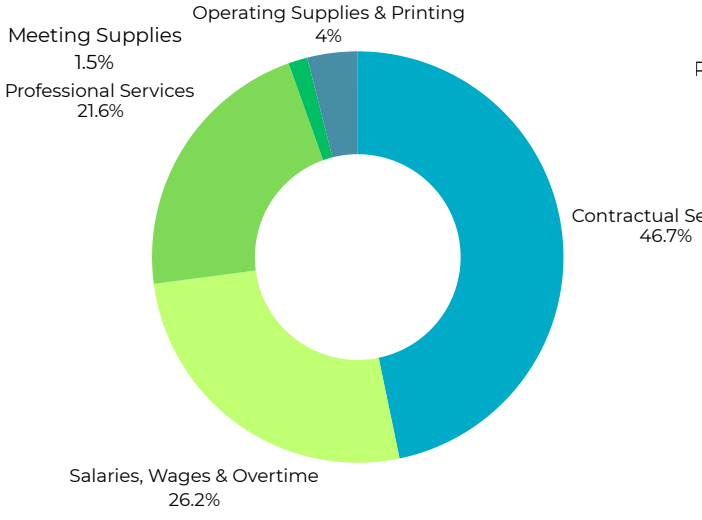
2025 Revenue:



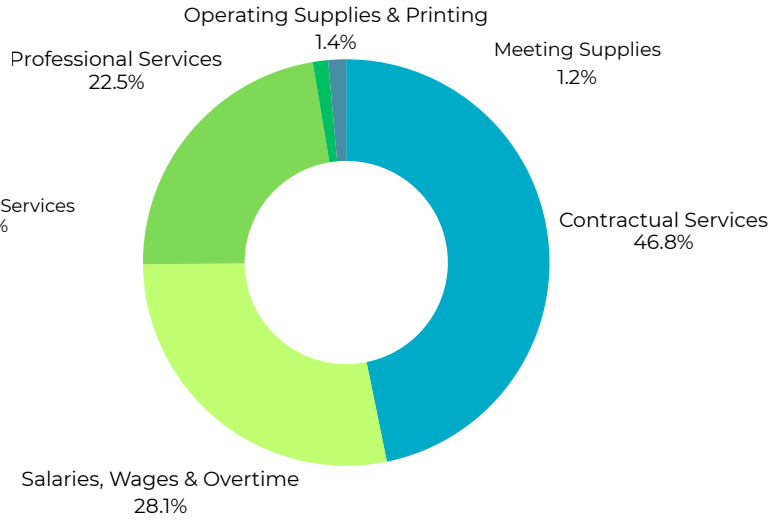
2024 Revenue:



2025 Expenditures:



2024 Expenditures:



PERSONNEL

CUSTOMER SERVICE, TRUST, TEAMWORK, RESPECT & INTEGRITY

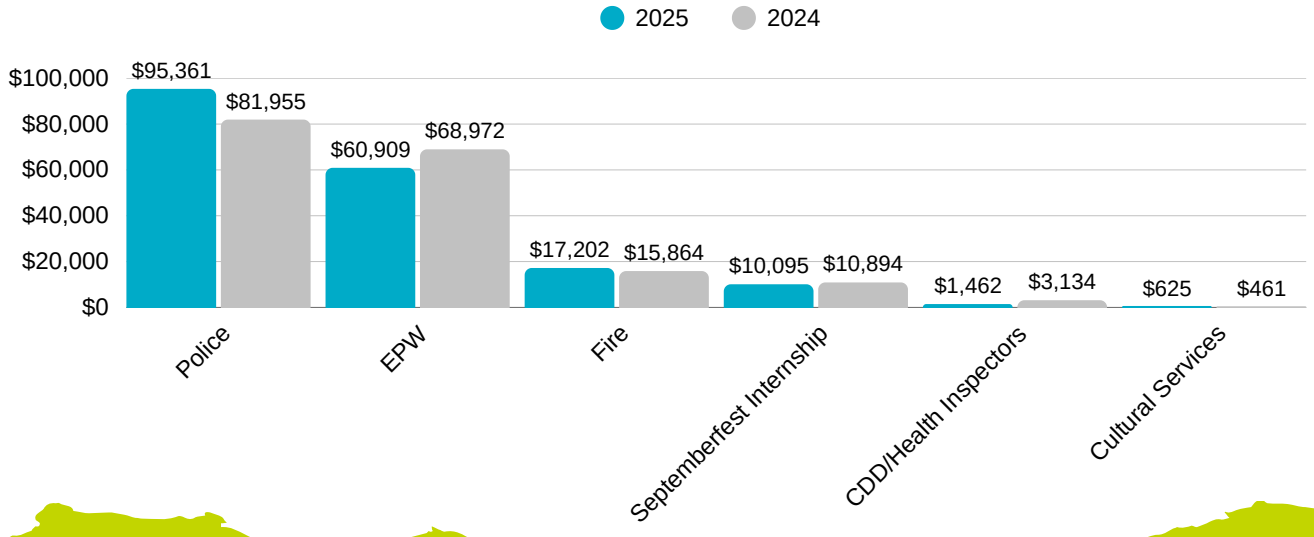
Village staff set up, run, maintain, and wrap up the three-day festival. Pay is based on total staffing for the event using the mid-point hourly rate. Final payroll includes both overtime and comp time. Changes in payroll reflect who signs up to work. Police auxiliary costs were once in the department budget; going forward, they're included in Septemberfest police payroll. This year's police total includes an added $12,430.

Added tactical measures from previous years were kept but modified for 2025. These measures included specialized tactical/surveillance teams stationed at specific locations and capable of immediate response to a major/critical event (QRT North, QRT South, and QRT PCA). SPD drone was used once over the construction area at the grounds but the drone had to be decommissioned after a lost link issue. Real Time Information Center (RTIC) was utilized to monitor cameras and officers' GPS locations throughout the Septemberfest grounds.

Cook County Sheriff's Office Emergency Management and Regional Security (EMRS) allowed the Schaumburg Police Department to utilize numerous light towers, message boards, the LRAD device, mobile crowd control barriers and several all-terrain vehicles (ATVs). Cook County Highway Department and Simon Property Group/Woodfield Mall allowed SPD the use of their jersey barriers during the event. The JEMS agreement from NWCD allowed us to use two beam gates and multiple meridian barriers. Arlington Heights PD and Elgin PD both allowed us to borrow additional barriers that were used in conjunction with the JEMS equipment. All vehicle barriers, jersey barriers, and the gates were used to establish a security perimeter around Septemberfest.

Added Labor Day Parade security measures from previous years were kept but modified. These security measures included: squad cameras along the parade route (RTIC), public works trucks blocking major intersections, six (6) officers on foot patrol, traffic officers utilized for leading and trailing the parade participants, and Auxiliary Officers managing traffic direction throughout the route.

2025 PAYROLL: $175,560
2024 PAYROLL: $170,386



SEPTEMBERFEST COMMITTEE

LEADERSHIP
Rich Wiskirchen
Festival Chairman

Jay R. Flynn
Festival Co-Chairman &
Head of Sponsorship & Marketing

ARTS & CRAFTS
Mary Jane Lange
Chair, Arts & Crafts Show

Melanie Brown
Co-Chair, Arts & Crafts Show

CRAFT BEER & WINE
Brandy Hansen
Chair, Craft Beer & Wine

Tracy Richter-Papaproko
Co-Chair, Craft Beer & Wine

LAYOUT
Mike Braheny
Chair, Layout

Jeff Mytych
Co-Chair, Layout

LOCAL ENTERTAINMENT
Bill Flesch
Chair, Local Entertainment

John Fraser
Co-Chair, Local Entertainment

MAIN STAGE ENTERTAINMENT
Eric Todd
Chair, Main Stage Entertainment

Jeanette Ackland
Co-Chair, Main Stage Entertainment

MAINTENANCE & FIREWORKS
Joe Lenoci
Chair, Maintenance & Fireworks

Bruce Webber
Co-Chair, Maintenance & Fireworks

PARADE
Natalie Hansen
Chair, Parade

Laura Sue Awick
Co-Chair, Parade

SPONSORSHIP & MARKETING
Maui Mendez
Co-Chair, Sponsorship & Marketing

Crystal Schuster
Co-Chair, Sponsorship & Marketing

STUDENT REPRESENTATIVES
George Mussman
Chair, Student Representatives

TASTE OF SCHAUMBURG
Ken Johnson
Chair, Taste of Schaumburg

Marc Campbell
Co-Chair, Taste of Schaumburg

TASTE OF SCHAUMBURG'S NOT-FOR-PROFIT DAY
Jeff Sanderson
Chair, Taste of Schaumburg's Not-for-Profit Day

Victor D'Amelio
Co-Chair, Taste of Schaumburg's Not-for-Profit Day

VOLUNTEERS
Dawn Hamilton
Chair, Volunteers

Arturo Barin
Co-Chair, Volunteers

FESTIVAL ASSISTANTS
Eric Engelson
Festival Assistant

Liv Frullani
Festival Assistant, Sponsorship & Marketing

Mike Lange
Festival Assistant, Arts & Crafts Show

SEPTEMBERFEST STAFF & LIAISONS

Tiana Weiler
Director, Cultural Services

Roxane Benvenuti
Special Events Coordinator

Katie Klicker
Septemberfest Intern

Bob Mamrot
Engineering Public Works

Justin Briski
Engineering Public Works

Tracy Raimondo
Emergency Management

Michael Rons
Fire

Lt. Adam Wis
Police

Sgt. Todd Bochenek
Police

Sharrita Carpenter
Community Development

Tom Wisniewski
Community Development

STUDENT REPRESENTATIVES

Now in its third year, the Septemberfest Student Volunteer Representatives program gives local seniors hands-on leadership experience, meaningful service hours, and a scholarship opportunity. After an online application, one senior from Schaumburg, Conant, and Hoffman Estates High Schools was chosen to serve on the Septemberfest Committee.

Students contributed fresh ideas, learned how a community event is run, and helped shape plans for next year. Each student who completes the program qualifies for a $500 scholarship from the Sons and Daughters of Italy in America. The program's goal is to involve students in planning, improving, and running Septemberfest each year.

2025 STUDENT REPRESENTATIVES

- **Vihaan Thakkar**, Hoffman Estates High School
- **Julia Strojny**, Schaumburg High School
- **Arohi Deshmukh**, Conant High School



SEPTEMBERFEST 2026 PLANNING CONSIDERATIONS

This section lists some staff and committee member recommendations for potential modifications or changes that may be implemented for the 2026 fest.

- Staff will review the recommended improvements from the After-Action Report, submitted by the Emergency Management and Accreditation Manager to determine procedures and protocols for Septemberfest 2026.

- Keep this year's arts & crafts show and craft beer & wine layout. Adjust the arts & crafts show and carnival areas as Village Hall construction continues through next year.

- Consider a drone show over fireworks, given the reduced parking issues with Our Saviour's United Methodist Church.

- Vehicle access near both main and local stages needs to be minimized. Recommendations: Restrict vehicle access in and around the stage areas. Access to restricted areas should be limited to performers and authorized staff only. Create a safe area with barriers for vehicles to load and unload.

- Complaints that there were not enough ADA parking spaces and too far from some areas of the fest. While some festivals do not offer dedicated ADA parking, this year provided 81 designated spots. The new crafting setup on Summit Drive was highly successful, receiving numerous positive comments. Although the distance from the ADA parking to certain areas was comparable, the placement was notably less favorable for patrons primarily visiting the crafter area.

- Consider shortening the parade route by doing partial staging on Summit, north of Wise perhaps stepping off at Hartford Drive or Kingsport Drive.

- The distribution of highly realistic-looking toy weapons by carnival vendors is creating a significant public safety risk. Attendees are mistaking these replicas for real firearms, as evidenced by a concerned guest reporting to an officer, "There are some kids with a gun." Although the item was safely confirmed to be a vendor-issued replica, this close call demonstrates the extreme danger posed by these "look-alike" weapons.

- All teams to continue updating their job descriptions and create SOPs detailing their roles, timing, responsibilities, and requirements from VOS liaisons. Standardized templates to be developed and updated as rolling documents. Committees to document all needs (personnel, resources, etc.) to set expectations internally and externally.

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve the Illinois Municipal League Membership Dues
12/09/25
Village Board

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

Account(s):	Budget:	Expense Request:
1011005 7216	5,000	

The budget status for this request is: On Budget

Executive Summary:

The village has received its renewal notice for the 2026 Illinois Municipal League membership dues. For more than a century, the Illinois Municipal League (IML) has worked continuously to protect the interests of the 1,294 cities, villages and towns in Illinois. The strength of a statewide organization advocating for municipalities like Schaumburg at both the state and federal levels is a valuable investment.

IML members are provided with various informational mailings, publications and resources such as Statehouse Briefing, Illinois Municipal Review Magazine, reports, handbooks, and surveys.

Dues are $5,000 annually based on the village's population falling in the 75,000-99,000 category. The membership dues for 2026 have not increased.

President Dailly serves on the Board of Directors for the IML.

Recommended Action:

The Village Manager recommends that the FLAGG Committee recommend to the Village Board to approve membership in the Illinois Municipal League, and that membership dues in the amount of $5,000 be paid.

ATTACHMENTS:

- IML Membership Dues 2026.pdf

RECEIVED
NOV 11 2025
Village Clerk

November 3, 2025

Jane Lentino, Clerk
Village of Schaumburg
101 Schaumburg Ct
Schaumburg, IL 60193-1899

Dear Jane Lentino:

For more than a century, the Illinois Municipal League (IML) has worked continuously to protect the interests of the 1,294 cities, villages and towns in Illinois. As unfunded mandates stack up and as revenues lag behind expenses, our members rely on the strength of a statewide organization to advocate for them at both the state and federal levels.

IML membership ensures your community has ongoing access to a growing list of benefits beyond legislative advocacy. Additional member benefits include convenient, no-cost educational opportunities, including the continually updated IML Education Resources website, online resources for newly elected officials, exclusive member discounts on IML Annual Conference registration, our monthly *Review* magazine, e-newsletters, fact sheets, manuals and handbooks (many for free download), quarterly state-shared revenue forecasting reports, model ordinances, advisory legal opinions and legal briefs and much more.

We created a video to showcase the importance and value of being an IML member that can be accessed at iml.org/video. We encourage you to view it and share it with others.

The IML Board of Directors and staff have set purposeful goals for 2026, and we rely on the support of our members to achieve them.

IML membership is an investment in your community and we strive to keep our membership affordable. **To that end, while our programs and services have grown considerably, IML has not increased membership dues in the last 10 years**.

Enclosed is a membership packet to demonstrate the value of your membership investment. I ask you to review this information and share it with other officials within your community. **Please renew your municipality's membership today so you can continue to benefit from all IML has to offer.** Enclosed is your membership renewal invoice.

Should you have any questions or if we can otherwise be of service, please feel welcome to contact me directly at (217) 525-1220. **Thank you for your membership in the Illinois Municipal League.**

Yours very truly,

BRAD COLE
Chief Executive Officer

iml.org

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

Illinois Municipal League
MEMBERSHIP DUES

2026
Membership Year

Educate. Advocate. Empower.

MEMBERSHIP INVOICE

Village of Schaumburg
101 Schaumburg Ct
Schaumburg, IL 60193-1899

AMOUNT DUE:
$5000.00

MEMBERSHIP DUES ARE BASED ON CENSUS POPULATION

Membership shall be on a calendar year basis beginning January 1 and ending December 31 of each year.

THANK YOU FOR YOUR MEMBERSHIP!

Among all the other benefits, members also receive copies of the ***ILLINOIS MUNICIPAL REVIEW MAGAZINE*** for the following:

- Mayor/Village/Town President • Municipal Manager/Administrator • Municipal Clerk
- Municipal Treasurer • Municipal Attorney • Municipal Engineer (if full time)
- Comptroller/Finance Officer • Trustees/Councilmen/Alderpersons/Commissioners.

Magazine subscriptions for additional municipal employees may be obtained at a rate of $30 annually.

CHANGES TO MUNICIPAL INFORMATION CAN BE MADE ON REVERSE SIDE.

Please return completed form with your payment.

Village of Schaumburg	
Who should be the invoice contact for your municipality?	
1) 2026 Membership Dues	**$5000.00**
2) Number of additional *Review* magazine subscriptions ($30 each)	
3) Amount due for subscriptions (line 2 x $30)	$
TOTAL PAYMENT AMOUNT (line 1 + line 3)	$

❑ Check

Mail check to:
Illinois Municipal League
PO Box 5180
Springfield, IL 62705-5180

❑ Visa
❑ MasterCard
❑ Amex

Fax to 217-525-7438 or call the IML office at 217-525-1220

CREDIT CARD BILLING INFORMATION:
(as it appears on the credit card statement)

Name:

Address:

City:

State: Illinois **Zip:**

Daytime phone:

Card #:

Expiration date (mm/yy):

CVV# (3 digits on back):

Email address: (for receipt)

Signature:

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve a TIF Redevelopment Agreement between the Village of Schaumburg and LPC Acquisition Company, LLC for the Long Avenue Redevelopment
12/09/25
Village Board

Presenter: Matt Frank
Lead Department: Economic Development

Executive Summary:

The Village of Schaumburg has been approached by LPC Acquisition Company, LLC about establishing a TIF District (TIF) to facilitate the redevelopment of the unincorporated properties on Long Avenue. LPC Acquisition Company, LLC has 20 properties on Long Avenue under contract as they are looking to develop 2 spec industrial buildings totaling 436,500 square feet. SB Friedman has drafted the 390 Gateway Logistics Redevelopment Project Area to prep for the 390 Gateway Logistics TIF District and help facilitate the redevelopment. SB Friedman has done an assessment of the project costs and identified $44,633,374 in TIF- eligible redevelopment costs. Staff and the Village's consultants have been negotiating with LPC Acquisition Company, LLC over the amount and terms of a TIF agreement to move the $70,000,000 project forward.

A TIF Term Sheet was approved in September with LPC Acquisition Company, LLC. The Term Sheet laid the foundation for the Redevelopment Agreement. LPC Acquisition Company, LLC will use a combination of construction loans, mezzanine debt, and equity to supplement the TIF financing. We have come to terms with $19,000,000 in TIF assistance from the Village of Schaumburg to assist with redevelopment of Long Avenue. TIF assistance of $19,000,000 will be paid on a pay-as-you-go basis with an interest rate capped at 6.125%.

Recommended Action:

The Village Manager recommends that the Finance, Legal, Administrative and General Government Committee recommend the Village Board adopt an Ordinance approving a TIF Redevelopment Agreement between the Village of Schaumburg and LPC Acquisition Company, LLC, and authorize execution of the TIF Redevelopment Agreement by the Village Manager and Village Clerk.

ATTACHMENTS:
- Memo to FLAGG for LPC RDA 11_25_25.docx
- Ordinance_Approving_LPC_RDA_11.2025_2072828.1_.docx
- LPC Schaumburg RDA 11_25_25.docx

VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

TO: FLAGG Committee

FROM: Matt Frank, Director of Economic Development

RE: Recommendation to Approve a TIF Redevelopment Agreement Between the Village of Schaumburg and LPC Acquisition Company, LLC

DATE: November 25, 2025

Introduction

The Village of Schaumburg has been approached by LPC Acquisition Company, LLC about establishing a TIF District (TIF) to facilitate the redevelopment of the unincorporated properties on Long Avenue. Logistics Property Co is an experienced developer with over 55.3 million square feet of development over the past 30 years. Palatine 90 Logistics Center at 975 W. Algonquin Road and the Swift & Lake property in Addison are two recent examples of their developments. Logistics Property Co is under construction at 2700 York Road in Elk Grove Village.

LPC Acquisition Company, LLC has 20 properties on Long Avenue under contract as they are looking to develop 2 spec industrial buildings totaling 436,500 square feet. SB Friedman has drafted the 390 Gateway Logistics Redevelopment Project Area to prep for the 390 Gateway Logistics TIF District and help facilitate the redevelopment.

Discussion

The 2018 Comprehensive Plan discusses opportunities to increase the economic competitiveness of the area by providing larger sites for development in the Wise & Irving Industrial District. One of the Comprehensive Plan recommendations is to rezone areas within the Wise & Irving Industrial District to be compatible with existing and desired land uses. LPC Acquisition Company, LLC initiated the acquisition of properties on Long Avenue and has been working with staff on their development plans that will complement the adjacent Experior development and 390 West Gateway Park.

TIF Eligible Costs

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

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

LPC Acquisition Company, LLC estimates the TIF eligible redevelopment costs for the initial development of Long Avenue will exceed $27,000,000. SB Friedman has done an assessment of the project costs and identified $44,633,374 in TIF-eligible redevelopment costs:

- Land acquisition $22,156,682
- Due Diligence $800,000
- Infrastructure Improvements $662,691
- Site Work and Grading $7,820,710
- Landscaping $300,000
- Soil Stabilization $200,000
- Demolition $677,630
- Detention $5,733,790
- General Grading & Infrastructure $2,000,561
- Architectural/Structural $194,641
- Civil Engineering $151,275
- Insurance $136,516
- Building Permit Fee $682,582
- Material Testing $225,672
- Wetland Mitigation Allowance $155,101
- Interest Reserve $2,735,524

TIF Request

Staff and the Village's consultants have been negotiating with LPC Acquisition Company, LLC over the amount and terms of a TIF agreement to move the $70,000,000 project forward. LPC Acquisition Company, LLC will use a combination of construction loans, mezzanine debt, and equity to supplement the TIF financing. A TIF Term Sheet was approved in September laying the groundwork for the TIF Redevelopment Agreement.

We have come to terms with $19,000,000 in TIF assistance from the Village of Schaumburg to assist with redevelopment of Long Avenue. TIF assistance of $19,000,000 will be paid on a pay-as-you-go basis with an interest rate capped at 6.125%. This is the same interest rate the TUF Partners just received for their TIF Note for The District at Veridian. Staff have reviewed the impact of the request with SB Friedman and is comfortable with the request based upon the development project and experience LPC Acquisition Company, LLC has.

Development Impacts on TIF

The attached Redevelopment Agreement shows that the project will include 2 spec industrial buildings totaling 436,500 square feet. SB Friedman is estimating a total TIF budget of $111,000,000 in the 390 Gateway Logistics Redevelopment Project Area which includes an initial Cook County Class 6B incentive. The Class 6B incentive will make the spec building attractive to tenants to lease the space.

LPC Acquisition Company, LLC will commence construction of the development by June 30, 2026, receive a final certificate of occupancy for the shell and core of the buildings and completion of the buildings and completion of all site work and off-site improvements by April 1, 2028, and lease the two buildings to industrial businesses who will hire a minimum of one hundred fifty (150) employees by December 31, 2029, on the Subject Property.

Staff will present the TIF District for Village Board consideration at the December 9th meeting.

Recommendation

The Village Manager recommends that the Finance, Legal, Administrative and General Government Committee recommend the Village Board approve a TIF Redevelopment Agreement between the Village of Schaumburg and LPC Acquisition Company, LLC, and authorize execution of the TIF Redevelopment Agreement by the Village Manager and Village Clerk.

PUBLICATION OF:

ORDINANCE NO. 25-___

AN ORDINANCE AUTHORIZING A REDEVELOPMENT AGREEMENT BY AND BETWEEN THE VILLAGE OF SCHAUMBURG, COOK AND DUPAGE COUNTIES, ILLINOIS, AN ILLINOIS MUNICIPAL CORPORATION, AND LPC ACQUISITION COMPANY, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

ADOPTED: DECEMBER___, 2025

PUBLISHED IN PAMPHLET FORM PURSUANT TO AUTHORIZATION AND DIRECTION OF THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SCHAUMBURG ON DECEMBER ___, 2025

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING A REDEVELOPMENT AGREEMENT BY AND BETWEEN THE VILLAGE OF SCHAUMBURG, COOK AND DUPAGE COUNTIES, ILLINOIS, AN ILLINOIS MUNICIPAL CORPORATION, AND LPC ACQUISITION COMPANY, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

BE IT ORDAINED, by the President and Board of Trustees of the Village of Schaumburg, Cook and DuPage Counties, Illinois, as follows:

SECTION 1: The President and Board of Trustees ("Corporate Authorities") of the Village of Schaumburg ("Village") find as follows:

A. The Village is a home rule municipality pursuant to Section 6 of Article VII of the Constitution of the State of Illinois.

B. The Village has the authority, pursuant to its home rule powers and the laws of the State of Illinois, including 65 ILCS 5/8-1-2.5, to promote the health, safety and welfare of the Village and its inhabitants, to prevent the presence of blight, to encourage private development in order to enhance the local tax base and increase additional tax revenues realized by the Village, to foster increased economic activity within the Village, to increase employment opportunities within the Village, and to enter into contractual agreements with third parties for the purpose of achieving the aforesaid purposes, and otherwise take action in the best interests of the Village.

C. The State of Illinois has adopted tax increment financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq.*, as amended from time to time ("TIF Act").

D. LPC Acquisition Company, LLC ("LPC") desires to undertake a significant redevelopment project in the TIF District to redevelop approximately seventy (70) acres of property within the District, through demolishing the existing residential homes on the property and constructing two (2) industrial buildings totaling four hundred thirty-six thousand five hundred (436,500) square feet in furtherance of the Redevelopment Plan and Project for the Project Area (the "Project").

E. The Village desires to enter into an agreement with LPC to assist LPC with redevelopment of the TIF District in furtherance of the Redevelopment Plan and Project for the TIF District and in furtherance of the Project.

F. Attached hereto as Exhibit 1 and made part hereof is a "Redevelopment Agreement by and Between the Village of Schaumburg, Cook and DuPage Counties, Illinois, an Illinois Municipal Corporation, and LPC Acquisition Company, LLC, an Illinois Limited Liability Company", which sets forth the terms and conditions pursuant to which LPC will proceed with the redevelopment of the TIF District with the Project ("Redevelopment Agreement").

G. It is in the best interest of the Village to enter into the Redevelopment Agreement, to ensure that redevelopment within the TIF District continues and to allow the Project to proceed.

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING A REDEVELOPMENT AGREEMENT BY AND BETWEEN THE VILLAGE OF SCHAUMBURG, COOK AND DUPAGE COUNTIES, ILLINOIS, AN ILLINOIS MUNICIPAL CORPORATION, AND LPC ACQUISITION COMPANY, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

SECTION 2: Based upon the foregoing, the Redevelopment Agreement is hereby approved; the Village Manager and the Village Clerk, or their designees, be and are hereby authorized and directed to execute the Redevelopment Agreement and perform the Village's obligations thereunder; and the Village President, Village Clerk and Village Manager, or their designees, are further authorized and directed to execute and deliver such other instruments, including the Redevelopment Agreement, as may be necessary or convenient to consummate the Village's obligations as set forth in the Redevelopment Agreement.

SECTION 3: This Ordinance shall be in full force and effect from and after its adoption, approval and publication in pamphlet form as provided by law.

ADOPTED this ___ day of _____, 2025, pursuant to a roll call vote as follows:

AYES:_____

NAYS:_____

ABSENT:_____

APPROVED by me this ___ day of _____, 2025.

_____
Tom Dailly, Village President

ATTEST:

_____
Jane Lentino, Village Clerk

Published by me in pamphlet form this ___ day of _____, 2025.

_____
Jane Lentino, Village Clerk

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING A REDEVELOPMENT AGREEMENT BY AND BETWEEN THE VILLAGE OF SCHAUMBURG, COOK AND DUPAGE COUNTIES, ILLINOIS, AN ILLINOIS MUNICIPAL CORPORATION, AND LPC ACQUISITION COMPANY, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

Exhibit 1

Redevelopment Agreement

(attached)

REDEVELOPMENT AGREEMENT

BY AND BETWEEN

THE VILLAGE OF SCHAUMBURG,
COOK AND DUPAGE COUNTIES, ILLINOIS,
AN ILLINOIS MUNICIPAL CORPORATION,

AND

LPC ACQUISITION COMPANY, LLC,
AN ILLINOIS LIMITED LIABILITY COMPANY

Dated as of _____, 2025

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REDEVELOPMENT AGREEMENT

This **REDEVELOPMENT AGREEMENT** (the "Agreement") is entered into this ___ day of _____, 2025 (the "Effective Date"), by and between the Village of Schaumburg, Cook and DuPage Counties, Illinois, an Illinois municipal corporation (the "Village"), and LPC Acquisition Company, LLC, an Illinois limited liability company ("LPC"). The Village and LPC are sometimes individually referred to herein as a "Party" and collectively as the "Parties."

W I T N E S S E T H

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

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

WHEREAS, pursuant to 65 ILCS 5/8-1-2.5, the President and Board of Trustees of the Village (collectively, the "Corporate Authorities") are authorized to appropriate and expend funds that are deemed necessary or desirable for the promotion of economic development within the Village; and

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act of the State of Illinois, 65 ILCS 5/11-74.4-1, *et seq.*, as from time to time amended (the "TIF Act"), the Corporate Authorities are empowered to undertake the redevelopment of a designated area within its municipal limits in which existing conditions permit such area to be classified as a "blighted area" as defined in Section 11.74.4-3(a) of the TIF Act, 65 ILCS 5/11-74.4-3(a); and

WHEREAS, pursuant to its powers and in accordance with the requirements of the TIF Act, the Corporate Authorities authorized such surveys and analyses as necessary to assess the conditions of an area consisting of approximately seventy (70) acres designated as the 390 Gateway Logistics Redevelopment Project Area (the "Redevelopment Project Area") to determine if this area qualified as a "blighted area" under the TIF Act; and

WHEREAS, upon confirmation of the qualifications of the Redevelopment Project Area as a blighted area under the TIF Act, the Corporate Authorities authorized the preparation of a redevelopment plan setting forth a land use plan, the goals and objectives for the Redevelopment Project Area, a summary of estimated redevelopment project costs, and such other findings, summary of conditions and statements as required by the TIF Act (the "Redevelopment Plan"); and

WHEREAS, on December 9, 2025, the Corporate Authorities, after giving all notices and conducting all meetings and hearings required by the TIF Act, adopted the following ordinances:

(1) Ordinance No. 25-_____, approving the Redevelopment Plan for the Redevelopment Project Area;

(2) Ordinance No. 25-____, designating the Redevelopment Project Area pursuant to the TIF Act; and

(3) Ordinance No. 25-_____, adopting the TIF Act for the Redevelopment Project Area (collectively the "TIF Ordinances");

and established the 390 Gateway Logistics TIF District, as legally described and depicted on *Exhibit A-1* and *Exhibit A-2*, respectively, attached hereto and made part hereof (the "390 Gateway Logistics TIF District"); and

WHEREAS, LPC desires to acquire and redevelop approximately seventy (70) acres of real estate, as legally described and depicted in *Exhibit B-1* and *Exhibit B-2*, respectively, attached hereto and made a part hereof, located within the 390 Gateway Logistics TIF District (the "TIF District Property"); and

WHEREAS, LPC desires to acquire and redevelop the TIF District Property by: demolishing the existing residential homes and constructing two (2) industrial buildings totaling four hundred thirty-six thousand five hundred (436,500) square feet, as further described and depicted in *Exhibit C-1* and *Exhibit C-2*, respectively, attached hereto and made a part hereof (collectively the "Project"); and

WHEREAS, LPC has advised the Village that (i) LPC will invest no less than Sixty Million and No/100 Dollars ($60,000,000.00) in acquiring and redeveloping the TIF District Property with the Project, (ii) LPC estimates it will invest an additional Ten Million and No/100 Dollars ($10,000,000) in costs for tenant improvements and other expenses following completion of the Project, and (iii) that the TIF District Property, once improved with the Project and substantially leased and occupied, is anticipated to generate annual incremental

tax revenue for the Village of over One Million Three Hundred Thousand and No/100 Dollars ($1,300,000.00) with a Cook County Class 6B incentive; and

WHEREAS, LPC has advised the Village that the Project shall be completed, as evidenced by issuance of a final certificate of occupancy for the shell and core of the buildings and completion of all site work and off-site improvements, on or before April 1, 2028, subject to "Uncontrollable Circumstances" (as defined in Section 1.2.J. below); and

WHEREAS, the Corporate Authorities have investigated the benefits to be derived from the Project upon its completion and have determined that the Project, when completed, will eliminate the factors which qualified the TIF District Property to be included in the Redevelopment Project Area, shall cause the creation of a significant number of jobs and independent contractors, shall create new job opportunities with the construction, implementation and operation of the Project, shall have a positive impact on properties in the vicinity of the TIF District Property, shall foster increased economic activities throughout the Village, shall increase the tax base of the Village and all affected taxing districts; and advance the health, safety and welfare of all residents of the Village; and

WHEREAS, LPC has requested financial assistance from the Village, without which the Project could not proceed due to the extraordinary costs to be incurred, to acquire, redevelop and reconfigure the TIF District Property, including, among other things: providing new means of ingress and egress; stormwater management improvements; wetlands mitigation; environmental remediation; constructing new parking facilities; and, revamping and reconstructing certain roads, infrastructure and utility systems required to service the Project; and

WHEREAS, the Corporate Authorities have received the estimated budget for the Project and have reviewed the substantial investment required by LPC to proceed and complete the Project and have determined that the financial assistance provided pursuant to the TIF Act would be in the best interests of the residents of the Village as the Project is in furtherance of the Redevelopment Plan for the Redevelopment Project Area, subject to the terms and conditions as hereinafter set forth;

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

ARTICLE I - RECITALS AND DEFINITIONS

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

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

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

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

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

C. "**Day**" means a calendar day.

D. "**Effective Date**" means the date on which this Agreement is executed on behalf of the Village, with said date being inserted in the opening paragraph of this Agreement.

E. "**Incremental Taxes**" means that portion of the *ad valorem* real estate taxes, if any, arising from the taxes levied upon the TIF District Property, which taxes are actually collected by the Village and which are attributable to the increase in the equalized assessed valuation ("EAV") of the TIF District Property over and above the base EAV of the TIF

District Property at the time of the formation of the Redevelopment Project Area, all as determined by the County Clerk of the County of Cook, Illinois, pursuant to and in accordance with the TIF Act, the TIF Ordinances and this Agreement.

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

G. "**State**" means the State of Illinois.

H. "**Redevelopment Project Costs**" mean and include only the costs of the Project attributable to work related to the TIF District Property which are included both in the definition of "redevelopment project costs" in Section 5/11-74.4-3(q) of the TIF Act, 65 ILCS 5/11-74.4-3(q), as amended from time to time, which are eligible for reimbursement under the TIF Act, and those redevelopment project costs eligible under the TIF Act which are also set forth in the Project budget in *Exhibit D*, attached hereto and made a part hereof. Redevelopment Project Costs do not include redevelopment project costs eligible under the TIF Act which are not set forth in the Project budget in *Exhibit D*.

I. "**TIF Ordinances**" means those Ordinances referenced in the recitals above.

J. "**Uncontrollable Circumstance**" means any event which:

(i) is beyond the reasonable control of and without the fault of the Party relying thereon; and

(ii) is one or more of the following events:

a. a Change in Law;

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

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

d. governmental condemnation or taking other than by the Village;

e. strikes or labor disputes, or work stoppages not initiated by LPC;

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

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

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

i. major environmental disturbances;

j. vandalism; or

k. terrorist acts.

Uncontrollable Circumstance shall not include: economic hardship; unavailability of materials (except as described in subsection (ii)g. above); or a failure of performance by a contractor (except as caused by events which are Uncontrollable Circumstances as to the contractor).

For each day that the Village and/or LPC is delayed in its performance under this Agreement by an Uncontrollable Circumstance, the dates set forth in this Agreement shall be extended by one (1) day.

ARTICLE II - OBLIGATIONS OF LPC

Section 2.1. Conditions Precedent to the Village's Obligations. In order to be entitled to the benefits and financial assistance to be provided by the Village, LPC covenants and agrees as follows:

A. LPC shall cause funds to be available to construct the Project and all improvements incidental thereto as deemed necessary to permit occupancy and operation for its intended use; provided, however, that completion of the Project shall be signified by completion of the shell and core of the buildings and of all site work and off-site improvements, as certified by the architect, engineer, or general contractor.

B. LPC shall obtain all approvals and permits as required by the Village and any other agency or unit of government having jurisdiction over the TIF District Property and the Project, including rezoning of the TIF District Property from the A Agricultural Zoning District upon annexation of the TIF District Property to the Village to the M-1 Manufacturing Zoning District.

C. The development of the Project shall be subject to the codes, ordinances, rules and regulations of the Village in effect as of the date of the Village Board's approval of this Agreement (the "Village Laws"), and LPC shall be responsible for obtaining all necessary approvals and permits for the Project, including, but not limited to, zoning approvals, development approvals, subdivision approvals, demolition permits, building permits and utility connection permits, as required by the Village Laws; provided, the Village will reasonably cooperate with LPC in its efforts to obtain all such approvals and permits and to carry out the development of the Project and the terms of this Agreement.

D. The Project shall be developed in accordance with the terms of this Agreement.

E. LPC shall, subject to Uncontrollable Circumstances:

1. Provide the Village with proof of financing adequate to construct the Project prior to commencing construction.

2. Acquire the TIF District Property on or before March 2, 2026.

3. Annex the TIF District Property to the Village on or before June 30, 2026.

4. Obtain all government approvals, permits and permissions necessary to construct the Project on or before June 30, 2026.

5. Commence construction of the Project on or before June 30, 2026.

6. Substantially complete construction of the Project, meaning completion of the shell and core of the buildings and all site work and off-site improvements, as certified by the architect, engineer, or general contractor, on or before April 1, 2028.

F. During the term of this Agreement, LPC shall make available or cause to be made available to the Village during regular business hours the invoice and payment records of the Project pertaining to the costs expended in connection with construction of all components of the Project, when completed, upon not less than five (5) business day's prior written notice from the Village to LPC of its election to inspect such invoice and payment records.

G. LPC shall deliver to the Village copies of the real estate tax bills for the TIF District Property, if any, commencing with real estate tax bills payable in 2025 and each year thereafter during the term of this Agreement and proof of payment in full.

Section 2.2. On-Going Compliance. It is understood and agreed that any and all obligations of the Village pursuant to this Agreement shall be contingent upon compliance and satisfaction with all material obligations of LPC.

Section 2.3. Limitation on Appeal of Real Estate Taxes. LPC shall not protest the value of the Subject Property and / or the Project, or any portion thereof, for any tax assessment year commencing after the Effective Date, as assessed by any governmental unit, department or agency having the authority to make assessments, or take any action, which would result in an assessed value of the Subject Property and/or the Project below the following amounts:

For the period prior to commencement of construction:	$700,000
For the period following commencement of construction and prior to stabilization of the Project:	$1,500,000
Following stabilization of the Project:	$4,000,000

Notwithstanding the foregoing, in the event an assessed valuation of the Subject Property and/or the Project is materially inconsistent with similarly situated properties, LPC may protest the assessed value, upon advanced written notice to the Village, on the condition that an escrow be established with the Village, into which the protestor shall deposit a sum equal to any refund that would be due to Cook County from the Village, which sum shall be approved by the Village, as a result of a refund to the taxpayer of taxes previously distributed to the Village, should the protest succeed, until the final determination of the assessed value pursuant to the protest, with no further rights of appeal. In the event the final assessed value results in a refund due to Cook County from the Village for real estate taxes previously distributed to the Village, such refund shall be paid from the amount held by the Village in the escrow, and the balance of the funds on

deposit in the escrow shall be returned to the protestor making the deposit with the Village. If the amount held by the Village in escrow is insufficient to cover any such refund due to Cook County from the Village, LPC shall immediately deposit an additional amount with the Village sufficient to cover and additional refund due.

Section 2.4. No Disconnection. LPC shall not seek or participate in the disconnection of all or any portion of the TIF District Property from the Village pursuant to Article 7, Division 3 of the Illinois Municipal Code (65 ILCS 5/7-3-1 *et seq.*), or any similar statutory provision or common law principal with regard to the disconnection of property from the corporate limits of a municipality.

ARTICLE III – POST PROJECT COMPLETION OBLIGATIONS OF LPC

Section 3.1. Annual Reports to the Village. Commencing on January 1 of the calendar year following completion of the Project and on each January 1st thereafter during the term of this Agreement, LPC agrees to use good faith efforts to obtain from tenants at the Project an estimate of the number of persons employed at the TIF District Property during the prior calendar year.

Section 3.2. Books and Records. LPC agrees, throughout the term of this Agreement, to make available to the Village during regular business hours the invoice and payment records of LPC pertaining to Project costs.

ARTICLE IV - REIMBURSEMENT OF REDEVELOPMENT PROJECT COSTS; LIMITATION ON AMOUNTS AVAILABLE FOR REIMBURSEMENT FROM THE LPC SUB-ACCOUNT OF THE SPECIAL TAX ALLOCATION FUND

Section 4.1. Reimbursement. Upon completion of construction of the Project, as evidenced by completion of the shell and core of the buildings and of all site work and off-site improvements, and the architect's, engineer's, or general contractor's certification thereof

(the date on which all such improvements have been certified as complete signifying "Project Completion"), and so long as no notice of default has been issued pursuant to Section 7.7. for a material default which remains uncured or which has not been remedied as permitted hereunder, the Village agrees to reimburse LPC for eligible Redevelopment Project Costs incurred by LPC, solely from that portion of the Incremental Taxes payable to LPC pursuant to this Agreement, as calculated in Section 4.2.A. below, with respect to the Redevelopment Project Costs. LPC shall have the right to reallocate from and among the line items and categories set forth on *Exhibit D* hereto, with the only restriction being that the Redevelopment Project Costs shall not exceed the cumulative aggregate amount of the line items set forth in *Exhibit D*, as may be amended administratively by agreement of the Village and LPC. All reimbursements of Redevelopment Project Costs shall be paid to LPC upon submittal of such evidence as hereinafter required. Redevelopment Project Costs include qualifying costs incurred by LPC after the Effective Date and those prior-incurred expenses set forth on Exhibit E attached hereto. Except as set forth on Exhibit E, Redevelopment Project Costs do not include any qualifying costs incurred by LPC before the Effective Date.

Section 4.2. Reimbursement of Redevelopment Project Costs.

A. Subject to the provisions of this Agreement, the Village agrees to annually reimburse LPC, as set forth in Section 5.4. below, for Redevelopment Project Costs as itemized on *Exhibit D* from the Incremental Taxes derived from the TIF District Property, after deduction of the Village's "Administrative Costs" (as defined below), with the amount reimbursed to LPC each year being the "Annual Reimbursement," or in such other amount as the Annual Reimbursement may be set until the earlier of the expiration of the term of this Agreement, the termination of this Agreement, or until Redevelopment Project Costs in the

amount of Nineteen Million and No/100 Dollars ($19,000,000.00), plus interest as provided below, have been paid to LPC or its successors ("TIF Reimbursement Obligation"). "Administrative Costs" shall mean, on an annual basis, the lesser of (i) the unreimbursed costs incurred by the Village for studies, surveys, development of plans, and specifications, implementation and administration the Redevelopment Project Area, including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning or other services related thereto, which costs shall roll over and accrue from year to year until reimbursed; or (ii) ten percent (10%) of the Incremental Taxes collected in the previous year. The unpaid TIF Reimbursement Obligation shall bear interest at a rate of 6.125% compounded annually, commencing as of the date of Project Completion.

B. The TIF Reimbursement Obligation hereunder shall be a first lien and priority against the Incremental Taxes, and shall not be subordinate in any respect to any other commitments of the Village, related or unrelated to the Redevelopment Project Area. The Village shall not terminate the Redevelopment Project Area earlier than its approved life, unless and until the TIF Reimbursement Obligation has been paid in full, or the TIF Reimbursement Obligation has otherwise been terminated in accordance with this Agreement.

Section 4.3. LPC Sub-Account. In connection with the establishment and ongoing administration of the Redevelopment Project Area, the Village has established a special tax allocation fund pursuant to the requirements of the TIF Act (the "Special Tax Allocation Fund" or the "STAF"), into which the Village shall deposit 90% of the Incremental Taxes generated by the Redevelopment Project Area. The Village shall further establish, upon execution of this Agreement, a segregated special sub-account of the STAF designated as

the "LPC Sub-Account" which shall exist solely for deposit by the Village of the Annual Reimbursement owed to LPC as reimbursement under this Agreement which shall not be pledged or allocated to any other use or priority. The Village shall reimburse LPC for Redevelopment Project Costs, pursuant to this Agreement, in an amount not to exceed the TIF Reimbursement Obligation, only from that portion of the Incremental Taxes owed to LPC on deposit from time to time in the LPC Sub-Account from the Annual Reimbursement portion of the Incremental Taxes.

On October 1 of each year during the term of this Agreement, or, if later, the date which is ten (10) days following the date upon which the Village receives Incremental Taxes from the final installment of real estate taxes from Cook County (the "STAF Allocation Date"), an amount equal to the Annual Reimbursement shall be transferred and deposited by the Village into the LPC Sub-Account and shall be used solely to reimburse LPC for Redevelopment Project Costs as listed on *Exhibit D* in the amount not to exceed the TIF Reimbursement Obligation. The Village's obligations to reimburse under this agreement are a limited obligation payable solely from incremental taxes deposited in the LPC Sub-Account from time to time and shall not be secured by the full faith and credit of the Village. Said obligation does not now and shall never constitute an indebtedness of the Village within the meaning of any State of Illinois Constitutional or any statutory provision and shall not constitute or give rise to a pecuniary liability of the Village or a charge or lien against the Village's general credit or taxing power, provided, however, that the obligations of the Village to allocate and deposit the portion of the Incremental Taxes owed to LPC into the LPC Sub-Account and to remit such sums as reimbursements hereunder shall be and remain a contractual obligation of the Village, subject to the terms hereof.

Section 4.4. Procedure for Reimbursement of Project Costs. To establish a right of reimbursement for specific Redevelopment Project Costs under this Agreement, within forty-five (45) days following substantial completion of the Project, LPC shall submit to the Village Manager a written statement in the form attached to this Agreement as *Exhibit F* (a "Request for Reimbursement") and made a part hereof, setting forth the amount of reimbursement requested, the specific Redevelopment Project Costs for which reimbursement is sought and directing that payment be made to LPC. Each Request for Reimbursement shall be accompanied by such bills, contracts, invoices, statements of interest on debt service, lien waivers provided by LPC's contractors, or other evidence as the Village Manager shall reasonably require to establish that LPC has incurred Redevelopment Project Costs subject to reimbursement under this Agreement. The Village Manager shall have sixty (60) days after receipt of any Request for Reimbursement to approve or disapprove such Request for Reimbursement, and, if disapproved, to provide written notice to LPC with a detailed explanation as to why the Village Manager is not prepared to recommend such reimbursement. The only reasons for disapproval of any expenditure for which reimbursement is sought shall be: (i) that such expenditure is not an eligible Redevelopment Project Cost, (ii) that the expenditure is not contained within a permitted category on *Exhibit D,* (iii) that the expenditure was not incurred and the item to which it pertains has not been completed in accordance with the provisions of this Agreement, or (iv) that LPC is not in compliance with its obligations in this Agreement. The Parties acknowledge that the determination of Redevelopment Project Costs and qualification for reimbursement under this Agreement are subject to the TIF Act, all amendments to the TIF Act both before and after the date of this Agreement, and administrative rules and final non-appealable orders of

the Illinois or federal courts (as applicable) rendered during the term of this Agreement. The Village has no obligation to LPC to attempt to modify said rules or decisions but will cooperate with and assist LPC in obtaining approval of Redevelopment Project Costs and the preservation of any rights and remedies provided herein which are adversely affected by such legislative acts, rules or orders.

Section 4.5. Annual Reimbursement. Reimbursement of Redevelopment Project Costs, as approved by the Village Manager, shall be made annually within thirty (30) days of the date of approval by the Village Manager of the Request for Reimbursement until the eligible Redevelopment Project Costs in the amount of the TIF Reimbursement Obligation shall have been paid; provided that reimbursement of Redevelopment Project Costs shall only be made to the extent money is available therefor in the LPC Sub-Account. To the extent money in the LPC Sub-Account is insufficient to remit approved reimbursement for Redevelopment Project Costs for that year, the Village shall remit reimbursements to LPC if funds are available in the LPC Sub-Account in subsequent years. Deposits in the LPC Sub-Account, which are in excess of the requested reimbursement from time to time, shall remain on deposit in the LPC Sub-Account for reimbursement of Redevelopment Project Costs throughout the term of this Agreement.

Notwithstanding the foregoing, if money is not available in the LPC Sub-Account to remit approved reimbursement for Redevelopment Project Costs and the reason for the lack of funds is that LPC, its successors in interest or anyone obligated thereon, have not paid real estate taxes for the TIF District Property when due and owing, the Village shall not be required to make payment until the real estate taxes are paid.

Section 4.6. Term. Unless earlier terminated pursuant to the terms of this Agreement, this Agreement shall commence on the Effective Date and end on the earlier of (i) payment of Redevelopment Project Costs as itemized on *Exhibit D* in the amount of the TIF Reimbursement Obligation, or (ii) expiration of the approved life of the Redevelopment Project Area.

ARTICLE V - LPC REPRESENTATIONS, WARRANTIES AND COVENANTS

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

A. LPC is an Illinois limited liability company, validly existing and in good standing under the laws of the state of its incorporation and is fully authorized and qualified to do business in the State of Illinois and will continue to be validly existing and in good standing under the law of any state in which LPC is incorporated, and LPC will continue to be authorized and qualified to do business in Illinois during the term of this Agreement regardless of LPC's state of incorporation. LPC has all power and authority to carry on its business. LPC is qualified to do business and is in good standing in each jurisdiction where the failure to be so qualified would have a materially adverse effect on the business or properties of LPC.

B. LPC has all requisite power, authority and capacity to enter into this Agreement and to carry out the transactions contemplated hereby. The execution, delivery and performance by LPC of this Agreement and the documents contemplated hereby and the consummation by LPC of the transactions contemplated thereby, have been duly and

validly authorized and all requisite action has been taken to make them the valid and binding obligations of LPC, enforceable against LPC in accordance with their terms.

C. Delivery and performance of this Agreement by LPC, and the consummation by LPC of the transactions contemplated hereby, do not and will not contravene or constitute a default under or give rise to right of termination, cancellation, acceleration or material modification of any right or obligation of LPC under any provision of any applicable law or regulation, the articles of organization or bylaws of LPC, any agreement, contract, plan, lease, arrangement or commitment, or any judgment, injunction, order, decree, administrative interpretation, award or other instrument to which LPC is a party or by which LPC may be bound.

D. There are no actions, suits, proceeding or investigations pending, or, to LPC's knowledge, threatened, nor does any reasonable basis exist therefor which would have a material and adverse impact on the business of LPC, against or affecting LPC or any of LPC's assets, at law or in equity, or before or by any federal, state, municipal or other governmental department commission, board or agency, domestic or foreign. LPC is not operating its business under or subject to, nor is in default with respect to, any order, writ, injunction or decree of any court or federal, state, municipal or other governmental department, commission, board or agency, domestic or foreign, and LPC has not been charged or threatened with a charge or violation, or is under investigation with respect to possible violation, of any provision of any federal, state or local law or administrative ruling or regulation relating to LPC or any of its assets, which would have a material and adverse impact on the business of LPC.

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

F. No representation by LPC in this Agreement or in any written statement, exhibit, schedule, certificate, document, or instrument provided to the Village pursuant to this Agreement and in connection with the transactions contemplated by this Agreement contains any untrue statement of a material fact or omits to state a material fact necessary to make the statements therein not misleading.

G. No official, officer or employee of the Village, or any commission or committee exercising authority over the Project, owns or controls, has owned or controlled any interests, direct or indirect, in LPC's business, the Project, or the TIF District Property.

H. LPC agrees to comply with all federal, State and local laws pertaining to the Project and the obligations of the Village pursuant to this Agreement are contingent upon compliance and satisfaction of all of LPC's material obligations hereunder.

I. Developer acknowledges that the Illinois Department of Labor currently takes the position as a matter of its enforcement policy that the TIF Reimbursement Obligation relative to the Project under this Agreement does not subject the Project to the Illinois Prevailing Wage Act (820 ILCS 130/0.01 *et seq.*) unless the Project also receives funding from another public source. The Village makes no representation as to any such application of the Prevailing Wage Act to the Project, and any failure by LPC to comply with the Illinois Prevailing Wage Act, relative to the Project, if and to the extent subsequently found to be applicable to the Project, by any legal authority having jurisdiction, shall not be deemed an "Event of Default" under this Agreement. Notwithstanding the foregoing sentence, LPC agrees to assume all responsibility for any such

compliance (or noncompliance) with the Illinois Prevailing Wage Act in connection with the Project under this Agreement in the event of any action by any party to enforce its provisions.

Section 5.2. Accuracy of LPC's Representations, Warranties and Covenants. All warranties, representations, and covenants of LPC contained in the Agreement shall be true, accurate and complete at the time of the execution of this Agreement and during the term hereof.

ARTICLE VI - GENERAL PROVISIONS

Section 6.1. Notice. All notices, demands, requests and other communications, required or permitted under this Agreement ("Notices") shall be in writing and shall be deemed properly served when delivered by hand to the Party to whose attention it is directed or when received if sent, by an overnight carrier such as Federal Express, in accordance with the foregoing provisions, and follows:

Village:	Village of Schaumburg 101 Schaumburg Court Schaumburg, Illinois 60193 Attn: Village Manager
With a copy to:	Klein, Thorpe and Jenkins, Ltd. 20 N. Wacker Drive, Suite 1660 Chicago, Illinois 60606 Attn: Lance Malina
LPC:	LPC Acquisition Company, LLC 191 North Wacker Drive, Suite 1700 Chicago, Illinois 60606 Attn: Ben Fish
With a copy to:	DLA Piper LLP 444 West Lake Street Suite 900 Chicago, Illinois 60606 Attn: Paul Shadle and Mariah DiGrino

or at any such other address or to such other Party, which any Party entitled to receive notice hereunder, designates to the other in writing, in accordance with the foregoing Notice provisions. Notices may be given by a Party or said Party's attorney as identified above.

Section 6.2. No Discrimination. LPC for itself and its successors and assigns under this Agreement agrees that in the development and construction of the Project on the TIF District Property and in the operation of its business, it shall not unlawfully discriminate against any employee or applicant for employment because of race, color, religion, sex or national origin. LPC shall hire applicants and treat employees in connection with the completion of the Project in a manner that does not unlawfully discriminate based upon race, creed, color, religion, sex or national origin, with respect to all aspects of employment, including but not be limited to, the following: employment upgrading, demotion or transfer; recruitment or recruitment advertising and solicitations or advertisements for employees; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. LPC agrees to post in conspicuous places, available to employees and applicants for employment, notices, which may be provided by the Village, setting forth the provisions of this nondiscrimination clause. LPC shall comply with all applicable laws regarding rate of pay or other forms of compensation.

Section 6.3. Assignment. This Agreement may not be assigned by LPC without the prior written consent of the Village, which consent shall not be unreasonably withheld, conditioned or delayed. An assignment shall be considered reasonable if done by LPC in connection with the sale of its business, or the sale of the Long Avenue Redevelopment itself ('the property'), to another entity of substantially similar rating or value. Notwithstanding the foregoing, Village consent shall not be required for the assignment of this Agreement to a

special purpose entity formed by LPC for the purpose of acquiring and developing the TIF District Property.

Section 6.4. Successors and Assigns. The terms, conditions and covenants set forth in the Agreement or otherwise attaching by operation of law shall extend to, be binding upon, inure to the benefit of the respective successors, permitted assigns of the Village, and LPC. This obligations and rights of LPC in this Agreement shall run with the land and bind future owners of title to any portion of the TIF District Property.

Section 6.5. Waiver. No waiver of any provision or condition of this Agreement by any Party shall be valid unless in writing and signed by such Party making the waiver. No waiver shall be taken of any other similar provision or of any future event, act or default. Any provision, condition, or term hereof established primarily for the benefit of one Party hereto may be waived by such Party with or without notice, which waiver may be made retroactively.

Section 6.6. Severability. In the event that any provision of this Agreement shall be finally adjudicated invalid and unenforceable, in whole or in part, or shall cause this Agreement to be unenforceable, in whole or in part, such provisions shall be limited to the extent necessary to render the same and the remainder of this Agreement valid and enforceable, or shall be exercised from this Agreement for purposes of such jurisdiction as circumstances require, to preserve the validity and enforceability of the remainder of this Agreement and this Agreement shall be construed for purposes of such jurisdiction as if said provision *ab initio* has been incorporated herein as so limited to had not been included herein, as the case may be.

Section 6.7. Enforceability of the Redevelopment Agreement; Defaults; Remedies.

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

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

C. Any violation of a local, State or Federal law which has resulted in a final judicial determination and the assessment of a fine, fees or costs, and payment for such fine, fees, or costs has not been received prior to the next request for reimbursement, shall permit the Village to withhold from the reimbursement the fine, fees or costs and maintain those funds in the STAF, until such fines, fees and costs have been paid, after which the Village shall release and pay such withheld reimbursement within a reasonable time thereafter.

D. No action based upon any violation of this Agreement shall be brought except after written notice to the breaching Party describing the nature of the alleged violation, and until said Party shall have had a thirty (30) day period in which to cure the violation. A non-monetary default under this Agreement shall not be deemed to be a violation provided that such default is not capable of being cured within such thirty (30) day period, and after notice, the Party in violation shall institute and diligently pursue to completion appropriate measures to remove or remedy the default. Defaults which are not capable of cure, but which do not affect the economic benefits to be provided hereunder or the ability of such Party to perform hereunder, shall not be material. In case a Party shall have proceeded to enforce its rights under this Agreement and such proceedings shall have been discontinued or abandoned for any reason, then, and in every such case, the Parties shall be restored

respectively to their several positions and rights hereunder, and all rights, remedies and powers of the Village and LPC shall continue as though no such proceedings had been taken.

E. In the event LPC or the Village shall be prohibited, in any material respect, from performing covenants and agreements or enjoying the rights and privileges herein contained, or contained in the Redevelopment Plan, including LPC's duty to build the Project and operate the Project, by the order of any court of competent jurisdiction, or in the event that all or any part of the TIF Act or any ordinance adopted by the Village in connection with the Project, shall be declared invalid or unconstitutional, in whole or in part, by a final decision of a court of competent jurisdiction and such declaration shall materially affect the Project or the covenants and agreements or rights and privileges of LPC or the Village, then and in any such event, the Party so materially affected may, at its election, cancel or terminate this Agreement in whole (or in part with respect to that portion of the Project materially affected) by giving written notice thereof to the other Party within sixty (60) days after such final decision or amendment. Further, the cancellation or termination of this Agreement shall have no effect on the authorizations granted to LPC for buildings, or the remodeling of any building, permitted and under construction, to the extent permitted by said court order; and the cancellation or termination of this Agreement shall have no effect on perpetual easements contained in any recorded, properly executed document.

F. All remedies provided for in this Agreement are cumulative and the election or use of any particular remedy by any of the Parties shall not preclude that Party from pursuing such other or additional relief as it may be entitled to either in law or in equity including termination of the Agreement. Notwithstanding anything herein to the contrary, the Village does not waive its right to use its police powers and may do so at any time.

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

H. Any delay by a Party in instituting or prosecuting any actions or proceedings or otherwise asserting its rights under this Agreement shall not operate to act as a waiver of such rights or to deprive it of or limit such rights in any way, it being the intent of this provision that such Party should not be constrained so as to avoid the risk of being deprived of or limited in the exercise of the remedies provided in this Agreement because of concepts of waiver, laches or otherwise.

I. The rights and remedies of any Party to this Agreement, or its successors in interest, whether provided by law or by this Agreement, shall be cumulative, and the exercise by a Party of any one or more of such remedies shall not preclude the exercise by it, at the time or different times, of any other such remedies. No waiver made with respect to the performance, nor the mariner or time thereof, of any obligation of LPC or the Village, or any condition under the Agreement shall be considered a waiver of any rights of a Party with respect to the particular obligation of the other Party or condition beyond those expressly waived in writing.

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

Section 6.8. Recording of Agreement. A copy of this Agreement shall be recorded against title to the TIF District Property with the Cook County Recorder of Deeds, at LPC's cost and expense, at such time as LPC has acquired title to the TIF District Property.

Section 6.9. Governing Law. This Agreement shall be construed and enforced in accordance with the laws of the State.

Section 6.10. Entire Agreement; Amendments; Conflict. This Agreement sets forth all the promises, inducements, agreements, conditions and understandings between LPC and the Village relative to the subject matter thereof, and there are no promises, agreements, conditions or understandings, either oral or written, expressed or implied, between the Parties hereto, other than those which are herein set forth. No subsequent alteration, amendment, change or addition to this Agreement shall be binding upon them, unless in writing and signed by all Parties. In the event any of the terms of this Agreement conflict with any of the terms of the exhibits attached thereto, the terms of this Agreement shall control.

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

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

ARTICLE VII — REIMBURSEMENTS

Section 7.1. Reimbursements to LPC. The Parties hereto agree that all reimbursements to be made pursuant to the terms and conditions of this Agreement shall be made to LPC.

[THIS SPACE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the year and date first written above.

VILLAGE:

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

By:_____
Brian Townsend, Village Manager

Date:_____

Attest:

_____
Jane Lentino, Village Clerk

Date:_____

LPC:

LPC Acquisition Company, LLC,
an Illinois limited liability company

By:_____
Aaron Martell
Its: Executive Vice President

Date:_____

ACKNOWLEDGMENT

State of Illinois)
) SS
County of Cook)

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

GIVEN under my hand and official seal, this _____ day of _____, 2025.

_____
Notary Public

ACKNOWLEDGMENT

State of Illinois)
) SS
County of Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Aaron Martell, personally known to me to be the Executive Vice President of LPC Acquisition Company, LLC and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that, as such Executive Vice President, he signed and delivered said instrument, pursuant to authority given by the members of said limited liability company, as his free and voluntary act, and as the free and voluntary acts and deeds of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this _____ day of _____, 2025.

_____
Notary Public

LIST OF EXHIBITS

Exhibit A-1 – Legal Description of the 390 Gateway Logistics TIF District

Exhibit A-2 – Depiction of the 390 Gateway Logistics TIF District

Exhibit B-1 – Legal Description of the TIF District Property

Exhibit B-2 – Depiction of the TIF District Property

Exhibit C-1 – Description of the Project

Exhibit C-2 – Depiction of the Project

Exhibit D – Redevelopment Project Costs

Exhibit E – Approved Prior Expenses

Exhibit F –Request for Reimbursement Form

EXHIBIT A-1

LEGAL DESCRIPTION OF
THE 390 GATEWAY LOGISTICS TIF DISTRICT

Legal Description:
THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER AND WEST HALF OF THE SOUTHEAST QUARTER, ALL IN SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 IN EXPERIOR LOGISTICS SUBDIVISION PER DOCUMENT 2306722044; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 1 TO THE SOUTH LINE OF METRA STATION DRIVE; THENCE WESTERLY ALONG SAID SOUTH LINE TO THE EAST LINE OF SCHAUMBURG COMMUTER PARKING LOT SUBDIVISION PER DOCUMENT 26051989; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTH LINE OF SAID SUBDIVISION; THENCE WESTERLY ALONG SAID SOUTH LINE AND WESTERLY EXTENSION THEREOF TO THE WEST LINE OF SPRINGINGSGUTH ROAD; THENCE NORTH ALONG SAID WEST LINE TO THE SOUTH LINE OF LOT 2 IN SCHAUMBURG BASEBALL PLAT OF CONSOLIDATION PER DOCUMENT 0011191581; THENCE WESTERLY ALONG SAID SOUTH LINE TO THE WEST LINE OF SAID LOT 2; THENCE NORTH ALONG SAID WEST LINE TO THE SOUTHEASTERLY LINE OF THE ADJOINING FRONTAGE ROAD SOUTHEASTERLY OF THE ELGIN-O'HARE EXPRESSWAY; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE TO THE WEST LINE OF SPRINGINGSGUTH ROAD; THENCE EAST TO THE EAST LINE OF SPRINGINGSGUTH ROAD: THENCE NORTH ALONG SAID EAST LINE TO THE SOUTHEASTERLY LINE OF AFORESAID FRONTAGE ROAD; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE TO THE WEST LINE OF LONG AVENUE; THENCE EASTERLY TO THE NORTHWEST CORNER OF LOT 3 IN FENZ' ACRES SUBDIVISION PER DOCUMENT 14335939; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 3 TO THE EAST LINE OF SAID FENZ' ACRES; THENCE SOUTH ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

P.I.N.s: 07-32-400-007; 07-32-400-008; 07-32-400-009; 07-32-400-010; 07-32-400-011; 07-32-400-012; 07-32-400-013; 07-32-403-006; 07-32-403-007; 07-32-403-008; 07-32-403-009; 07-32-405-003; 07-32-405-004; 07-32-405-005; 07-32-405-006; 07-32-405-007; 07-32-405-008; 07-32-405-009; 07-32-405-015; 07-32-405-016; 07-32-405-018; 07-32-300-019; 07-32-300-023; 07-32-403-011; and 07-32-404-007.

EXHIBIT A-2

DEPICTION OF
THE 390 GATEWAY LOGISTICS TIF DISTRICT

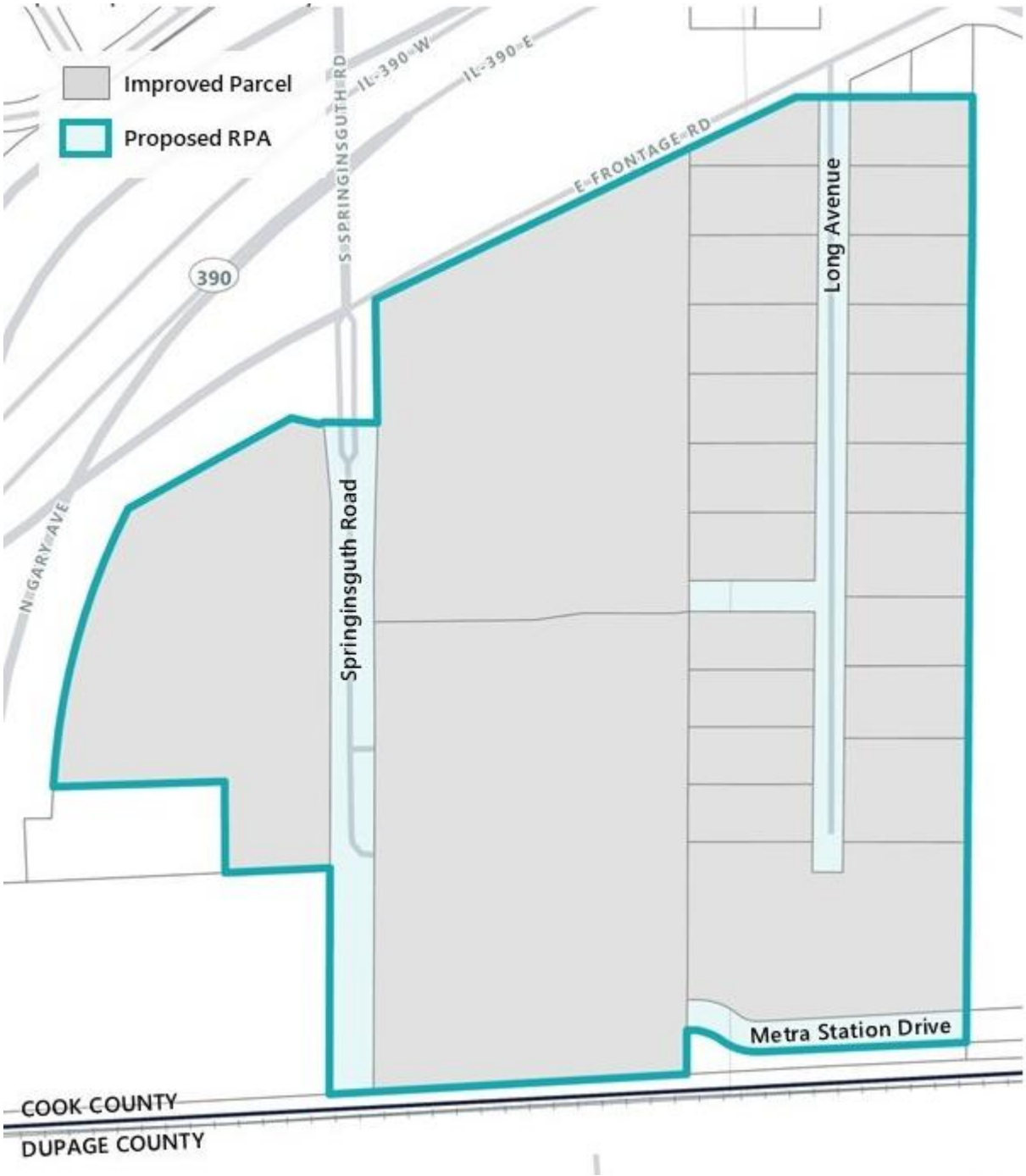


EXHIBIT B-1

LEGAL DESCRIPTION OF THE LPC PROPERTY

LOTS 3 THROUGH 11 AND LOTS 14 THROUGH 21 IN FENZ ACRES, BEING A SUBDIVISION OF THE EAST 600 FEET MEASURED AT RIGHT ANGLES WITH THE EAST LINE OF THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 70 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHERLY OF THE RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL, AND PACIFIC RAILROAD, LYING SOUTHERLY OF THE CENTERLINE OF THE PUBLIC HIGHWAY, KNOWN AS IRVING PARK ROAD, ACCORDING TO THE PLAT THEREOF RECORDED JULY 72, 1948 AS DOCUMENT 14355939, IN COOK COUNTY, ILLINOIS.

AND

THAT PART OF LOTS 1 AND 2 IN SAID FENZ ACRES SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89 DEGREES 54 MINUTES 16 SECONDS WEST, ALONG THE SOUTHERLY LINE OF SAID LOTS 1 AND 2, A DISTANCE OF 267.06 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 37.13 FEET TO THE NORTHERLY LINE OF THE PARCEL CONVEYED BY DOCUMENT NUMBER 95170136; THENCE NORTH 63 DEGREES 39 MINUTES 58 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 275.13 FEET; THENCE SOUTH 89 DEGREES 12 MINUTES 57 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 20.10 FEET TO THE EASTERLY LINE OF SAID LOT 1; THENCE SOUTH 00 DEGREES 10 MINUTES 31 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 158.46 FEET TO THE POINT OF BEGINNING.

AND

THAT PART OF LOT 22 IN SAID FENZ ACRES SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 22; THENCE NORTH 00 DEGREES 10 MINUTES 25 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 22, A DISTANCE OF 41.04 FEET TO THE NORTHERLY LINE OF THE PARCEL CONVEYED BY DOCUMENT NUMBER 2113020324; THENCE NORTH 63 DEGREES 39 MINUTES 58 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 246.41 FEET TO THE NORTH LINE OF SAID LOT 22; THENCE NORTH 89 DEGREES 54 MINUTES 12 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 45.58 FEET TO THE NORTHEAST CORNER OF SAID LOT 22; THENCE SOUTH 00 DEGREES 10 MINUTES 24 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 22, A DISTANCE OF 150.73 FEET TO THE SOUTHEAST CORNER OF SAID LOT 22; THENCE SOUTH 89 DEGREES 56 MINUTES 16 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 22, A DISTANCE OF 266.74 FEET TO THE POINT OF BEGINNING.

Permanent Tax Index Number(s): 07-32-400-007-0000, 07-32-400-008-0000, 07-32-400-009-0000, 07-32-405-002-0000, 07-32-405-001-0000, 07-32-400-010-0000, 07-32-405-003-0000, 07-32-400-011-0000, 07-32-405-004-0000, 07-32-400-012-0000, 07-32-405-005-0000, 07-32-400-013-0000, 07-32-405-006-0000, 07-32-403-008-0000, 07-32-405-007-0000, 07-32-403-009-0000, 07-32-405-008-0000, 07-32-403-006-0000, 07-32-405-009-0000, 07-32-403-007-0000, 07-32-405-015-0000, 07-32-405-016-0000, and 07-32-405-018-0000

EXHIBIT B-2

DEPICTION OF
THE LPC PROPERTY

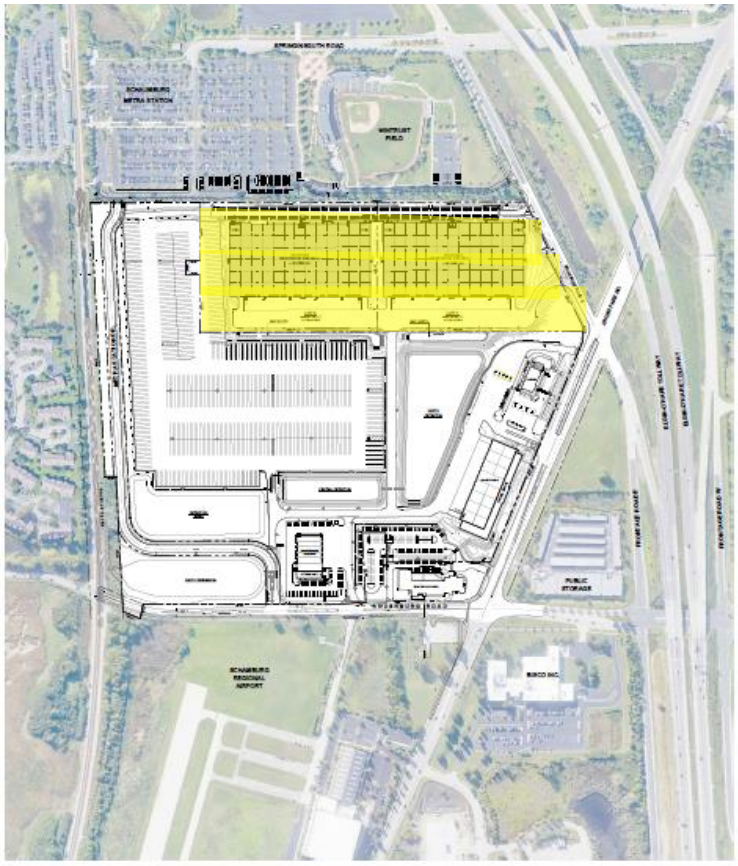


EXHIBIT C-1

DESCRIPTION OF THE PROJECT

The Applicant plans to demolish the existing improvements on Long Avenue and construct 2 new 221,580 square foot industrial warehouse buildings. The proposed development will integrate with the Experior development to the west of the site. The Applicant is building these two industrial warehouses as specs so there are no tenants lined up for the buildings yet.

EXHIBIT C-2

DEPICTION OF THE PROJECT

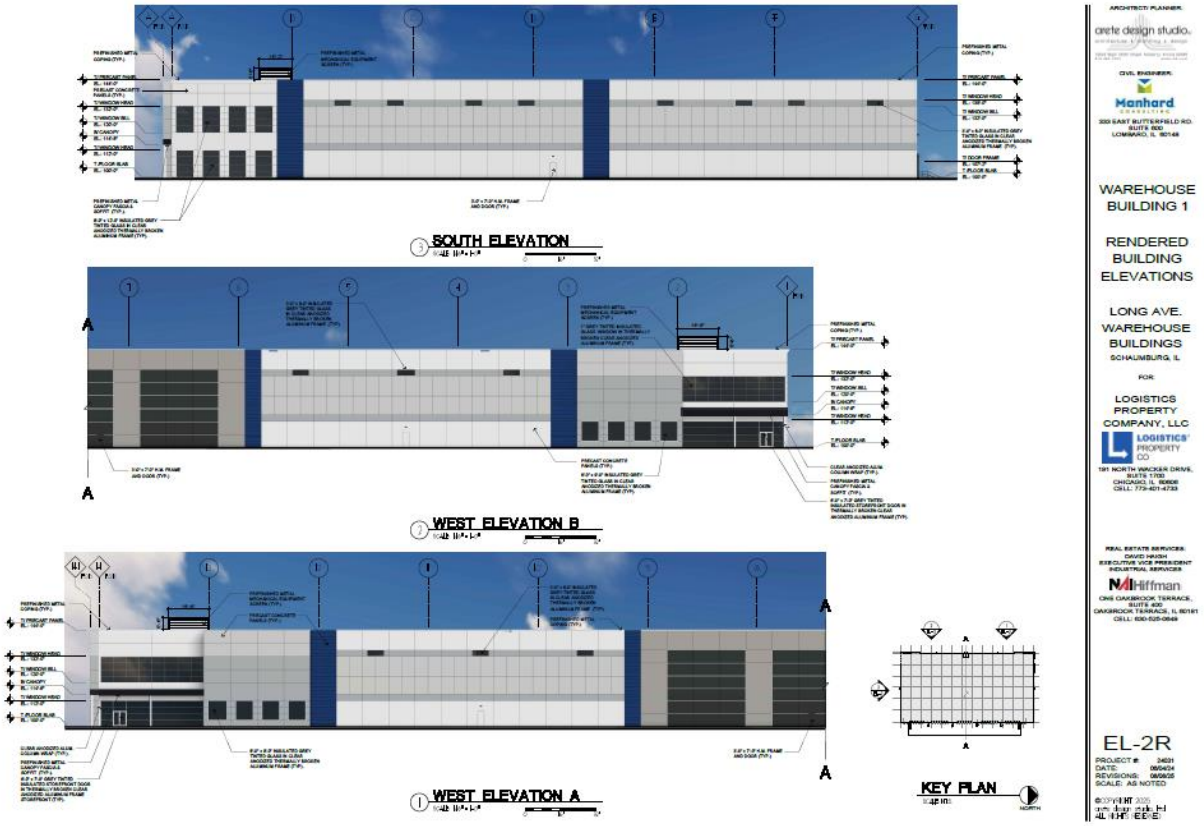


EXHIBIT D

REDEVELOPMENT PROJECT COSTS

Land acquisition	$22,156,682
Due Diligence	$800,000
Infrastructure Improvements	$662,691
Site Work and Grading	$7,820,710
Landscaping	$300,000
Soil Stabilization	$200,000
Demolition	$677,630
Detention	$5,733,790
General Grading & Infrastructure	$2,000,561
Architectural/Structural	$194,641
Civil Engineering	$151,275
Insurance	$136,516
Building Permit Fee	$682,582
Material Testing	$225,672
Wetland Mitigation Allowance	$155,101
Interest Reserve	$2,735,524
TOTAL	$44,633,374

EXHIBIT F

REQUEST FOR REIMBURSEMENT FORM

(attached)

Request for Reimbursement

_____, 20__

Village of Schaumburg
101 Schaumburg Court
Schaumburg, Illinois 60193

Re: Redevelopment Agreement dated _____, 2025 by and Between the Village of Schaumburg, Cook and DuPage Counties, Illinois, an Illinois Municipal Corporation ("Village"), and LPC Acquisition Company LLC, an Illinois limited liability company ("LPC")

Dear Village Manager:

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

1. Request for Reimbursement No.: _____

2. Amount to be reimbursed to LPC: _____

3. The amount requested to be disbursed to LPC in this Request for Reimbursement will be used to reimburse LPC for those Redevelopment Project Costs in *Exhibit 1* attached to this Request for Reimbursement, which *Exhibit 1* includes paid receipts including the amount requested.

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

   (i) the amounts included in # 2 above were made or incurred or financed were made or incurred in accordance with approved plans, permits and specifications of the Project as defined in the Redevelopment Agreement;

   (ii) LPC is in compliance with its obligations in the Redevelopment Agreement;

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

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

LPC Acquisition Company, LLC

By: _____
Name:_____
Title:_____

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve a Cook County Class 6B Request for LPC Acquisition Company, LLC, for the Long Avenue Redevelopment
12/09/25
Village Board

Presenter: Matt Frank
Lead Department: Economic Development

Executive Summary:

Please find the Cook County Class 6B Application from LPC Acquisition Company, LLC (the "Applicant") for the development of 443,160 square-feet on Long Avenue (the "Subject Property"). The Applicant is seeking a 6B tax incentive, in which the property would be assessed at a 10% assessment level instead of the normal 25% assessment level. According to the Office of the Cook County Treasurer, the properties on Long Avenue were billed $121,679 total in property taxes in the 2023 tax year. Cook County allows the Class 6B incentive for new industrial development.

LPC Acquisition Company, LLC has the properties on Long Avenue under contract and expects to close in early 2026. The Applicant plans to demolish the existing improvements and construct 2 new 221,580 square foot industrial warehouse buildings on two lots.

The Schaumburg Business Development Commission reviewed this at their November 10th meeting and recommended approval of the Class 6B request. If approved, staff will work with the Applicant and make the 6B contingent upon the attached Development Agreement outlining LPC Acquisition Company, LLC investment of $80,000,000, employing 150 employees on the Subject Property, and establishing their local community support.

Recommended Action:

The Schaumburg Business Development Commission recommends that the Finance, Legal, Administrative and General Government Committee recommend the Village Board approve a resolution authorizing a Class 6B tax incentive for LPC Acquisition Company, LLC on Long Avenue.

ATTACHMENTS:
- LPC 6B Memo for FLAGG 11_17_25.docx
- Long Avenue 6b Application 10.17.25 - Opt.pdf
- LPC 6B Resolution.docx
- LPC 6B RDA for FLAGG 11_17_25.docx

VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

TO: FLAGG Committee

FROM: Matt Frank, Director of Economic Development

RE: Recommendation to Approve a Cook County Class 6B Request for LPC Acquisition Company, LLC, on Long Avenue

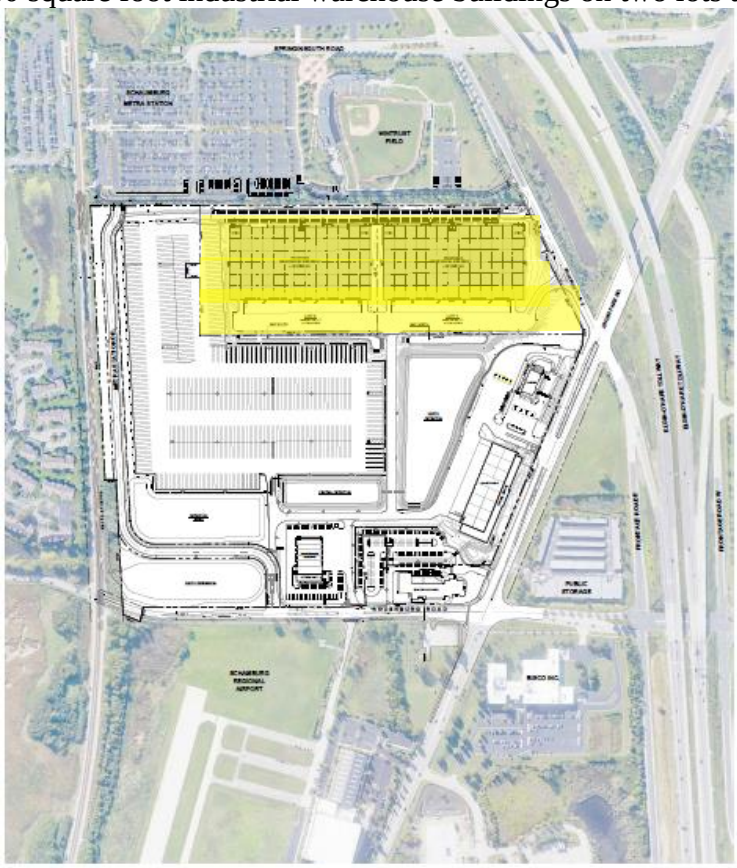
DATE: November 17, 2025

Introduction

Please find the Cook County Class 6B Application from LPC Acquisition Company, LLC (the "Applicant") for the development of 443,160 square-feet on Long Avenue (the "Subject Property"). The Applicant is seeking a 6B tax incentive, in which the property would be assessed at a 10% assessment level instead of the normal 25% assessment level. According to the Office of the Cook County Treasurer, the properties on Long Avenue were billed $121,679 total in property taxes in the 2023 tax year. Cook County allows the Class 6B incentive for new industrial development.

Discussion

The Applicant is an experienced developer with over 55.3 million square feet of development over the past 30 years. Palatine 90 Logistics Center at 975 W. Algonquin Road and the Swift & Lake property in Addison are two recent examples of their developments. LPC Acquisition Company, LLC has the properties on Long Avenue under contract and expects to close in early 2026. The Applicant plans to demolish the existing improvements and construct 2 new 221,580 square foot industrial warehouse buildings on two lots as shown below:



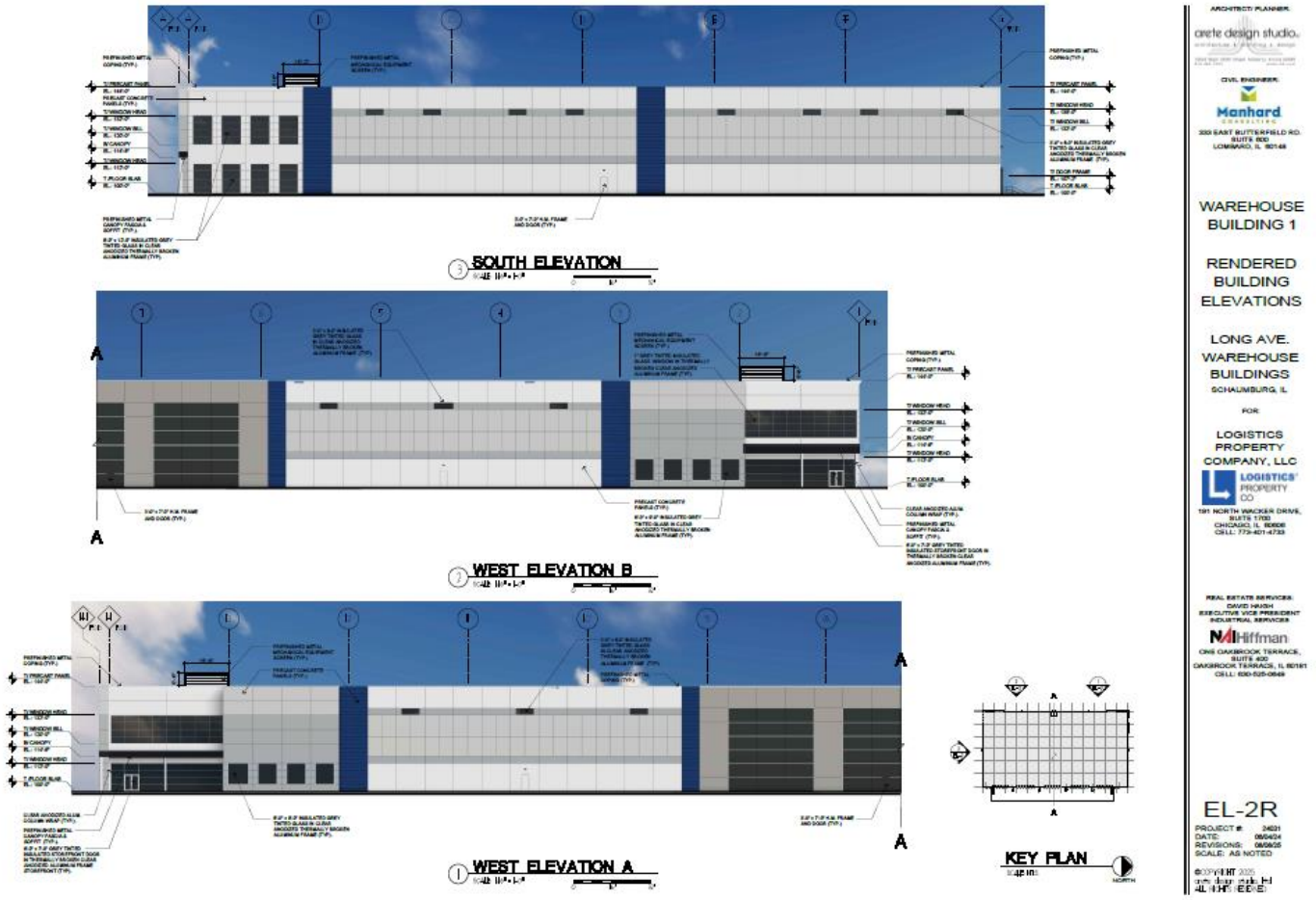
The proposed development will integrate with the Experior development to the west of the site. The Village of Schaumburg is also in the process of the establishment of the 390 Gateway Logistics Redevelopment Project Area TIF District to help facilitate this development by the Applicant. The Joint Review Board met on October 13th and recommended approval of the proposed TIF District. A public hearing for the proposed TIF District was held on November 11th and there will be a final Village Board meeting on December 9th.

Employment and Business Growth

The Applicant is building these two industrial warehouses as specs so there are no tenants lined up for the buildings yet. The application estimates that there will be 150 full-time employees upon stabilization of both buildings. These 150 employees are expected to meet the minimum wage requirements for Cook County. The Applicant also anticipates that these employees will spend over $600,000 per year on gas, entertainment, groceries and other purchases.

Capital Improvements

The Applicant is proposing to invest $60,000,000 on the redevelopment of Long Avenue with an additional $10,000,000 in costs for tenant improvements for a total of $70,000,000. The Village of Schaumburg's policy requires substantial capital expenditures that improve the Equalized Assessed Value. The below elevations reflect the development that the Applicant is proposing:



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

	Current Valuation	Valuation With 6B and Improvements	Valuation Without 6B
Fair Market Value (FMV)	$4,606,992	$60,400,000	$60,400,000
Assessment Value	10%	10%	25%
Assessed Value (AV)	$460,699	$6,040,000	$15,100,000
State Equalizer	3.0355	3.0355	3.0355
Equalized Assessed Value EAV)	$1,398,452	$18,334,420	$45,836,050
Tax Rate	9.287%	9.287%	9.287%
Tax Amount	$129,930	$1,703,451	$4,258,627

*****Investment and discount rate only calculated in the Revised Valuation. FMV is generated from purchase price plus additional investment into building at a 75% discount rate.

Over the life of the incentive, the applicant is expected to pay nearly $23,000,000 in property taxes and save approximately $28,000,000 based on the 2024 State Equalizer of 3.0355 and 2023 Local Tax Rate of 9.287%:

	Tax Assessment Level	Tax Amount	Total Cost
Years 1-10	10%	$1,703,451	$17,034,510
Year 11	15%	$2,555,176	$2,55,176
Year 12	20%	$3,406,902	$3,406,902
Total Taxes with 6B			$22,996,588

Civic Involvement

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

The Schaumburg Business Development Commission reviewed this at their November 10th meeting and recommended approval of the Class 6B request. If approved, staff will work with the Applicant and make the 6B contingent upon the attached Development Agreement outlining LPC Acquisition Company, LLC investment of $80,000,000, employing 150 employees on the Subject Property, and establishing their local community support.

Recommendation

The Schaumburg Business Development Commission recommends that the Finance, Legal, Administrative and General Government Committee recommend the Village Board approve a resolution authorizing a Class 6B tax incentive for LPC Acquisition Company, LLC on Long Avenue.

THE LAW OFFICES OF
LISTON & TSANTILIS
A PROFESSIONAL CORPORATION

33 NORTH LASALLE STREET, 28TH FLOOR CHICAGO, ILLINOIS 60602
BRIAN P. LISTON (312) 580-1594 PETER TSANTILIS (312) 604-3808 FACSIMILE (312) 580-1592

October 17, 2025

VIA MAIL & EMAIL
Matt Frank
Director of Economic Development
101 Schaumburg Court
Schaumburg, IL 60193

RE: Class 6b Resolution Request
LPC Acquisition Company, LLC, or its assignee
Long Avenue Project
Schaumburg, IL 60193
PINs: Multiple – See Enclosed

Dear Matt,

LPC Acquisition Company, LLC, or its assignee (the "Applicant" or "LPC") is the owner of the above-referenced property (the "Subject Property") and is requesting a Resolution from the Village of Schaumburg supporting and consenting to a Class 6b Tax Incentive for the Subject Property based on New Construction and Substantial Rehabilitation.

Current & Proposed Site Characteristics

The Subject Property currently consists of number of individual vacant or vacant residential lots. The site is currently unincorporated, however as a result of the purchase and redevelopment, the Applicant plans to annex the site into Schaumburg proper. Assuming the 6b is granted, the Applicant plans to purchase the site, demolish any existing improvements and construct two (2) new industrial facilities on two (2) separate lots. Lot 1 is expected to consist of an approximately 221,580 square-foot industrial warehouse (Building 1) sited on approximately 494,120 square feet of land. Lot 2 is expected to consist of a separate 221,580 square industrial warehouse (Building 2) sited on 496,347 square feet.

Building 1 is expected to measure 44 feet in height, including up to 5,500 square feet of office space, 139 parking stalls (per cross access and share parking easement) & approximately 33 loading docks. Building 2 is also expected to have the same characteristics, albeit on a slightly larger site. As mentioned, the site is currently unincorporated, but upon annexation it will be rezoned as M-1 for general manufacturing & related uses. The site is conveniently situated right off Irving Park Road & the Elgin-O'Hare tollway, with quick access to the O'Hare airport, and just over 30 miles to downtown Chicago. The Applicant does not yet have a tenant in tow but plans to market the sites to suitable industrial users.

Developer Information:

Logistics Property Company (LPC) is a leading industrial real estate development and management firm specializing in the acquisition, development, and operation of modern logistics facilities across North America. With a focus on strategic site selection, cutting-edge design, and

sustainable building practices, LPC delivers high-quality industrial spaces tailored to meet the evolving needs of e-commerce, distribution, and manufacturing businesses. LPC's portfolio includes state-of-the-art warehouses, distribution centers, and logistics hubs designed to optimize supply chain efficiency. The Company partners with institutional investors and corporate clients to create innovative solutions that drive economic growth and job creation in local communities.

Committed to responsible development, LPC integrates best-in-class sustainability practices, including LEED-certified buildings, energy-efficient designs, and environmentally conscious construction methods. The company works closely with municipalities to ensure compliance with zoning regulations and to contribute positively to community development. Headquartered right here in Chicago, LPC operates a national platform with a presence in key logistics markets across the United States.

Construction, Job Creation & Fiscal Impact

Should the Class 6b Tax Incentive be granted, the Applicant plans to spend approximately $80,000,000 to purchase & construct the proposed facilities. Once improvements are finished, the Applicant will lease the property to a speculative industrial tenant(s) for warehousing, manufacturing, distribution, etc. Based on square footage, parking counts and previous experience, the Applicant expects around 150 full-time employees (total) upon stabilization of both buildings. The Applicant also expects the planned improvements on the site will also result in approximately 250 temporary construction jobs.

After the completion of the construction and subsequent stabilization, the Subject Property is projected to have a market value of approximately $60,400,000 which would generate an estimated $22,841,293 in total taxes (or approx. **$1,691,948 per year** to start) over the life of the Class 6b Tax Incentive. Without the incentive, the property is expected to generate only approximately $1,548,634 in taxes over the next 12 years (or approx. **$129,053 per year** to start) based on current land value. Or approximately $2,960,501 (or approx. **$246,708** per year) based on the full current value. Therefore, should the Class 6b Tax Incentive be approved, the Subject Property would generate approximately an additional **$19,880,793 - $21,292,659** in additional real estate taxes over the life of the Class 6b Tax Incentive. Please see the attached "12 Year Tax Comparison Chart" for more details.

In addition to increased property tax revenues, the eventual occupants' presence will significantly benefit the local community. The Applicant expects the Occupants' employees and visitors will frequent Village restaurants, gas stations, stores and more. The Applicant also expects the eventual Occupant will attract both new and returning customers who will also frequent nearby establishments. According to the enclosed employee impact chart, an estimated 150 full-time individuals are expected to spend over **$600,000+** per year in the Village on gas, entertainment, groceries, etc. In total, the construction and reoccupation of the newly proposed facility could generate over **$27,000,000+** in additional revenue over the life of the incentive.

"But-For" Condition Statement

The Applicant has determined that without the incentive, the heavy Cook County property tax burden (28.012%) will make the project infeasible & in the event the Subject Property is not developed, the site is likely to be kept as raw land to limit tax exposure and eventually sold.

Conclusion

Based on the foregoing, the Applicant requests that the Village of Schaumburg review its Class 6b Tax Incentive request and approve a Resolution supporting and consenting to a Class 6b Tax Incentive for the Subject Property based on New Construction and Substantial Rehabilitation. Should you need any additional documentation or have any questions or concerns, do not hesitate to contact me at (312) 604-3898 or via email at mrogers@ltlawchicago.com.

Respectfully Submitted,

Mark Rogers

Mark Rogers

COOK COUNTY ASSESSOR
FRITZ KAEGI

COOK COUNTY ASSESSOR'S OFFICE
118 NORTH CLARK STREET, CHICAGO, IL 60602
PHONE: 312.443.7550 FAX: 312.603.6584
WWW.COOKCOUNTYASSESSOR.COM

CLASS 6B
ELIGIBILITY APPLICATION

Carefully review the Class 6B Eligibility Bulletin before completing this Application. For assistance, please contact the Assessor's Office, Development Incentives Department (312) 603-7529. This application, ***a filing fee of $500.00***, and supporting documentation *(except drawings and surveys)* must be filed as follows:

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

Applicant Information

Name: LPC Acquisition Company, LLC, or its assignee Telephone: (224) 805-2800

Company: Logistics Property Company

Address: 191 N. Wacker Drive, Suite 1700

City: Chicago State: IL Zip Code: 60606

Email: amartell@logisticspropco.com

Contact Person (if different than the Applicant)

Name: Aaron Martell Telephone: (224) 805-2800

Company: Logistics Property Company

Address: 191 N. Wacker Drive, Suite 1700

City: Chicago State: IL Zip Code: 60606

Email: amartell@logisticspropco.com

Property Description (per PIN)

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

Street Address: (1) SEE ATTACHMENT

Permanent Real Estate Index Number: SEE ATTACHMENT

(2) _____

Permanent Real Estate Index Number: _____

(3) _____

Permanent Real Estate Index Number: _____

City: To be Annexed into Schaumburg State: IL Zip Code: 60193

Township: Schaumburg Existing Class: 204

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

Identification of Person Having an Interest in the Property

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

Industrial Use

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

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

Employment Opportunities

How many construction jobs will be created as a result of this development? Approx. 250

How many new permanent full-time and part-time employees do you now employ in Cook County?

Full-time: N/A Part-time: N/A

How many new permanent full-time jobs will be created by this proposed development? TBD - 100+

How many new permanent ~~full~~ part-time jobs will be created by this proposed development? TBD

Nature of Development

Indicate nature of proposed development by checking the appropriate space:

[✓] New Construction **(Read and Complete Section A)**

[✓] Substantial Rehabilitation **(Read and Complete Section A)**
Incentive only applied to the market value attributable to the rehabilitation

[ ] Occupation of Abandoned Property - No Special Circumstance
(Read and Complete Section B)

[ ] Occupation of Abandoned Property - With Special Circumstance
(Read and Complete Section C)

[ ] Occupation of Abandoned Property - **(CEERM Supplemental Application)**
(Read and Complete Section C)

SECTION A (NEW CONSTRUCTION/SUBSTANTIAL REHABILITATION)

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

Estimated date of construction commencement *(excluding demolition, if any)*: July 2026

Estimated date of construction completion: July 2027

Attach copies of the following:

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

SECTION B (ABANDONED PROPERTY WITH NO SPECIAL CIRCUMSTANCE)

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

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

   [ ] YES [ ] NO

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

   _____

   _____

   Attach copies of the following documents:

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

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

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

   Estimated date of reoccupation: _____
   Date of Purchase: _____
   Name of purchaser: _____
   Name of seller: _____
   Relationship of purchaser to seller: _____

   Attach copies of the following documents:

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

SECTION C (SPECIAL CIRCUMSTANCES)

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

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

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

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

   _____

   _____

   Attach copies of the following documents:

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

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

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

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

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

   Attach copies of the following documents:

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

2. How long has the subject property been unused?

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

   [ ] 3 continuous months and maintain/create 250 Employees *(Eligible for Special Circumstance under CEERM)* - **Complete CEERM Supplemental Application**

   [ ] **Not Eligible for Special Circumstance if No purchase and less than 12 continuous months *vacant, or not a CEERM***

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

_____

_____

Attach copies of the following documents:

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

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

(c) Include the finding of special circumstances supporting "abandonment" as determined by the municipality, or the County Board, if located in an unincorporated area. Also include the ordinance or resolution from the Board of Commissioners of Cook County stating its approval for lack of a purchase for value.

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

Estimated date of reoccupation: _____

CEERM SUPPLEMENTAL APPLICATION

(This form will ONLY be utilized for applicants who specifically elect for CEERM)

This supplemental eligibility application is for properties that have been abandoned (due to special circumstances) where there has been no purchase for value and the buildings and other structures have been vacant and unused for at least three continuous months and applicant has provided sufficient documentation to establish that such applicant will create or maintain at least 250 jobs for employees at the subject location.

The CEERM Program shall be limited to the party who is the initial applicant of the Class 6B Incentive under the CEERM Program and the subject of the municipal Resolution or Ordinance.

*Under the **CEERM** Program, qualifying industrial real estate would be eligible for the Class 6B level of assessment from the date of substantial re-occupancy of the abandoned property. Properties receiving Class 6B will be assessed at 10% of market value for the first 10 years, 15% in the 11th year and 20% in the 12th year.* ***The terms of this program are Not Renewable.***

I _____ applicant/representative hereby specifically elect to submit this **Supplemental Application** for the **CEERM** program.

Further affiant sayeth not.

_____ _____

Agent's Signature Agent's Name & Title

_____ _____

Agent's Mailing Address Agent's Telephone Number

_____ _____

Applicant's Name Applicant's Mailing Address

_____

Applicant's e-mail address

Subscribed and sworn before me this _____ day of _____, 20 _____

_____

Signature of Notary Public

LOCAL APPROVAL

A certified copy of a resolution or ordinance from the municipality in which the real estate is located *(or the County Board, if the real estate is located in an unincorporated area)* should accompany this Application. *The ordinance or resolution must expressly state that the municipality supports and consents to this Class 6B Application and that it finds Class 6B necessary for development to occur on the subject property.* If a resolution is unavailable at the time the application is filed, a letter from the municipality or the County Board, as the case may be, stating that a resolution or ordinance supporting the incentive has been requested may be filed with this application instead. If the applicant is seeking to apply based on the reoccupation of abandoned property and will be seeking a finding of "special circumstances" from the municipality, in addition to obtaining a letter from the municipality confirming that a resolution or ordinance supporting the incentive has been requested, the applicant must file a letter from the County Board confirming that a resolution validating a municipal finding of special circumstances has been requested. If, at a later date, the municipality or the County Board denies the applicant's request for a resolution or ordinance, the applicant will be deemed ineligible for the Class 6B incentive, whether or not construction has begun. In all circumstances, the resolution must be submitted by the time the applicant files an "Incentive Appeal".

FINALIZING THE INCENTIVE PROCESS

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

When filing an appeal requesting an Incentive Class Change, a $100.00 filing fee (made out to the Cook County Assessor) must be included. The property cannot receive Class 6B designation until you file an Incentive Appeal Form, AND this office grants reclassification for the parcel(s).

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

Aaron Martell	7/16/25
Signature	Date
Aaron Martell	Executive Vice President
Print Name	Title

4/1/2022

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: LPC Acquisition Company, LLC, or its assignee
   Address: 191 N. Wacker Drive, Suite 1700
   City: Chicago State: IL Zip: 60606
   Telephone: 224-805-2800
   (Number at which applicant can be reached during business hours)
   Fax Number: _____
   E-mail Address: amartell@logisticspropco.com

   b. Chief Executive Officer:
   James Martell

   c. Principle Contact Person: Aaron Martell
   Title: Executive Vice President
   Address: 191 N. Wacker Drive, Suite 1700
   City: Chicago State: IL Zip: 60606
   Telephone: 224-805-2800
   Fax Number: _____
   E-mail Address: amartell@logisticspropco.com

2. Name and addresses of commercial bankers that may be contacted for references:

   Bank: _____
   Address: _____
   City: _____ State: _____ Zip: _____

   Bank: _____
   Address: _____
   City: _____ State: _____ Zip: _____

3. Brief description of business, including history and type of ownership (attach additional information if deemed necessary): Tenant is speculative - Information on LPC below:

Logistics Property Company (LPC) is a leading industrial real estate development and management firm specializing in the acquisition, development, and operation of modern logistics facilities across North America. With a focus on strategic site selection, cutting-edge design, and sustainable building practices, LPC delivers high-quality industrial spaces tailored to meet the evolving needs of e-commerce, distribution, and manufacturing businesses.

4. Current facility location and reason for establishing new facility:

Address: N/A

City: _____ State: _____ Zip: _____

Reason: N/A

5. Major products of the company: N/A

6. Names of two or more customers: N/A

7. Proposed location:

Address: SEE ATTACHMENT

Parcel Identification Number: Multiple - See attachment

8. Project Value:

Land: $22,300,000

Building: $38,100,000

Personal Property: $TBD

Equipment: $TBD

9. Present Zoning Classification: Unincorporated Cook County

10. Size of new facility in square feet: Approx. 443,160 (two buildings)

11. Area of land required by the new facility in square feet or acres: Approx. 23 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? — Yes: | No: x

13. Community traffic impact:

a. Projected number of vehicles entering new facility per day:

		Peak Hours	Per Day
1. Cars	See Traffic Study		
2. Trucks	See Traffic Study		

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):
See enclosed Traffic Study

14. Economic impact:

a. Number of employees at new facility:

	Transfer from present facility	New	Total
Full Time	N/A	TBD	~150
Part Time	N/A	TBD	TBD

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):
Unlikely

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
$ 18,218,452.00

2. Explain the methodology used in estimating equalized assessed value:
Purchase Price + Hard Costs & a 6b tax incentive

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	$671,350	$268,540
School District 211	2.710	$493,720	$197,488
Harper College	0.410	$74,696	$29,878
Schaumburg Township	0.101	$18,401	$7,360
Schaumburg Park District	0.633	$115,323	$46,129
Township Library	0.328	$59,757	$23,903
Village of Schaumburg	0.484	$88,177	$35,271

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 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): TBD

17. To what degree has the requesting firm been involved in local community events? Please list those areas of involvement or sponsorship: TBD

18. Has the requesting firm received financial assistance in the past? If so, explain what incentives were received and for what facility: No

19. Please provide legal description of property:
SEE ATTACHMENT

Applicant: AARON MARTELL
(Print or type name)
Aaron Martell
(Applicant's Signature)

Date: 10/14/25

Legal Description, Site and Building Square Footage

Long Avenue Project,
Schaumburg, Illinois 60193
PINs: Multiple

The Subject Property currently consists of number of individual vacant or vacant residential lots. The site is currently unincorporated, however as a result of the purchase and redevelopment, the Applicant plans to annex the site into Schaumburg proper. Assuming the 6b is granted, the Applicant plans to purchase the site, demolish any existing improvements and construct two (2) new industrial facilities on two (2) separate lots. Lot 1 is expected to consist of an approximately 221,580 square-foot industrial warehouse (Building 1) sited on approximately 494,120 square feet of land. Lot 2 is expected to consist of a separate 221,580 square industrial warehouse (Building 2) sited on 496,347 square feet.

Building 1 is expected to measure 44 feet in height, including up to 5,500 square feet of office space, 139 parking stalls (per cross access and share parking easement) & approximately 33 loading docks. Building 2 is also expected to have the same characteristics, albeit on a slightly larger site. As mentioned, the site is currently unincorporated, but upon annexation it will be rezoned as M-1 for general manufacturing & related uses. The site is conveniently situated right off Irving Park Road & the Elgin-O'Hare tollway, with quick access to the O'Hare airport, and just over 30 miles to downtown Chicago. The Applicant does not yet have a tenant in tow but plans to market the sites to suitable industrial users.

Attached hereto please find:

- Legal Description
- Survey
- Proposed Site Plan
- Aerial of Subject Property
- Street View of the Subject Property

LEGAL DESCRIPTION

LOTS 3 THROUGH 11 AND LOTS 14 THROUGH 21 IN FENZ ACRES, BEING A SUBDIVISION OF THE EAST 600 FEET MEASURED AT RIGHT ANGLES WITH THE EAST LINE OF THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 70 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHERLY OF THE RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL, AND PACIFIC RAILROAD, LYING SOUTHERLY OF THE CENTERLINE OF THE PUBLIC HIGHWAY, KNOWN AS IRVING PARK ROAD, ACCORDING TO THE PLAT THEREOF RECORDED JULY 72, 1948 AS DOCUMENT 14355939, IN COOK COUNTY, ILLINOIS.

AND

THAT PART OF LOTS 1 AND 2 IN SAID FENZ ACRES SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89 DEGREES 54 MINUTES 16 SECONDS WEST, ALONG THE SOUTHERLY LINE OF SAID LOTS 1 AND 2, A DISTANCE OF 267.06 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 37.13 FEET TO THE NORTHERLY LINE OF THE PARCEL CONVEYED BY DOCUMENT NUMBER 95170136; THENCE NORTH 63 DEGREES 39 MINUTES 58 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 275.13 FEET; THENCE SOUTH 89 DEGREES 12 MINUTES 57 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 20.10 FEET TO THE EASTERLY LINE OF SAID LOT 1; THENCE SOUTH 00 DEGREES 10 MINUTES 31 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 158.46 FEET TO THE POINT OF BEGINNING.

AND

THAT PART OF LOT 22 IN SAID FENZ ACRES SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 22; THENCE NORTH 00 DEGREES 10 MINUTES 25 SECONDS WEST, ALONG THE WEST LINE OF

SAID LOT 22, A DISTANCE OF 41.04 FEET TO THE NORTHERLY LINE OF THE PARCEL CONVEYED BY DOCUMENT NUMBER 2113020324; THENCE NORTH

63 DEGREES 39 MINUTES 58 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 246.41 FEET TO THE NORTH LINE OF SAID LOT 22; THENCE NORTH 89 DEGREES 54 MINUTES 12 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 45.58 FEET TO THE NORTHEAST CORNER OF SAID LOT 22; THENCE SOUTH 00 DEGREES 10 MINUTES 24 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 22, A DISTANCE OF 150.73 FEET TO THE SOUTHEAST CORNER OF SAID LOT 22; THENCE SOUTH 89 DEGREES 56 MINUTES 16 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LDT 22, A DISTANCE OF 266.74 FEET TO THE POINT OF BEGINNING.

ALTA/NSPS LAND TITLE SURVEY

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

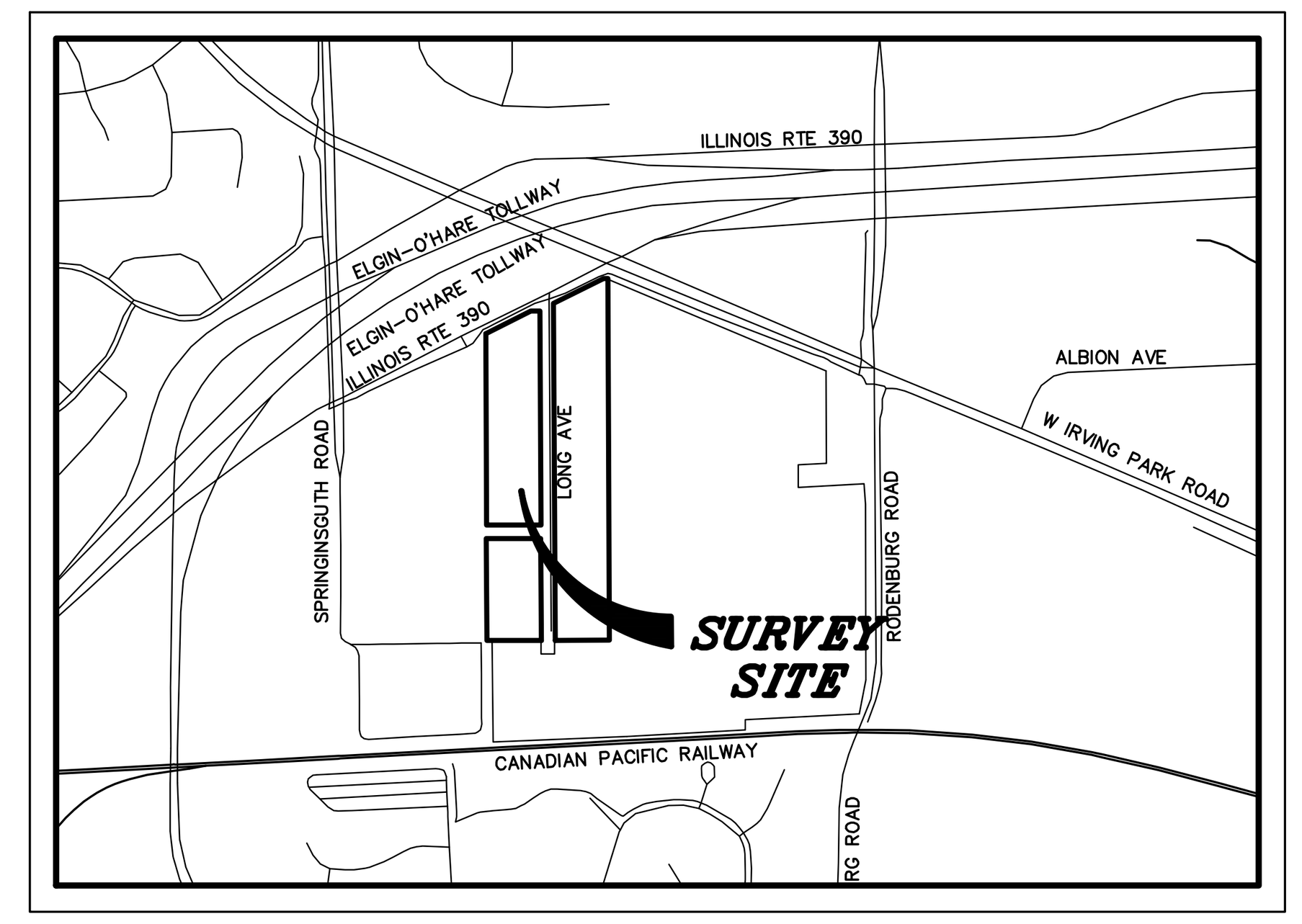
TITLE NOTE

FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER NCS-1262944-CHI2 WITH A COMMITMENT DATE OF MAY 20, 2025 HAS BEEN REVIEWED IN CONJUNCTION WITH THE PREPARATION OF THIS SURVEY. THIS SURVEY MAY NOT REFLECT MATTERS OF TITLE THAT MAY BENEFIT OR BURDEN THE PROPERTY UNLESS THEY ARE EVIDENT FROM THE FIELD SURVEY OR THEY ARE CONTAINED IN THE ABOVE TITLE COMMITMENT.

(EXCEPTION 40) THE SURVEY PROPERTY IS SUBJECT TO DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED DECEMBER 19, 2018 AS DOCUMENT NUMBER 1835308267. SAID DOCUMENT GRANTS RIGHTS, MAINTENANCE REQUIREMENTS, AND USES OF A POND WHICH STRADDLES THE BOUNDARY LINE BETWEEN LOT 11 AND THE PROPERTY TO THE SOUTH. SAID DOCUMENT ALSO GRANTS INGRESS AND EGRESS EASEMENT OVER THE PARCELS TO ACCESS SAID POND. (SEE DOCUMENT FOR PARTICULARS)

INDEX TO SCHEDULE B

EXCEPTION NUMBER	DOCUMENT NUMBER	DESCRIPTION	PLOTTABLE	NOTATION	AFFECTS LOT
1	N/A	RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS	UNKNOWN	NOT ADDRESSED BY SURVEY	ALL LOTS
2	N/A	EASEMENTS NOT SHOWN BY PUBLIC RECORDS	UNKNOWN	IMPROVEMENTS SHOWN ON SURVEY	ALL LOTS
3	N/A	MATTERS DISCLOSED BY AN ACCURATE SURVEY	YES	IMPROVEMENTS SHOWN ON SURVEY	ALL LOTS
4	N/A	ANY LIEN NOT SHOWN BY PUBLIC RECORDS	UNKNOWN	NOT ADDRESSED BY SURVEY	ALL LOTS
5	N/A	TAXES OR SPECIAL ASSESSMENTS NOT SHOWN BY PUBLIC RECORDS	UNKNOWN	NOT ADDRESSED BY SURVEY	ALL LOTS
6	N/A	MATTERS THAT MAY APPEAR FOR THE FIRST TIME IN PUBLIC RECORDS BETWEEN THE COMMITMENT DATE AND THE DATE IN WHICH ALL THE REQUIREMENTS ARE MET	NOT ADDRESSED BY SURVEY	UNKNOWN	ALL LOTS
7	N/A	PROPERTY TAXES FOR 2024 AND 2025 (07-32-400-007-0000)	UNKNOWN	NOT ADDRESSED BY SURVEY	LOT 22
8	N/A	PROPERTY TAXES FOR 2024 AND 2025 (07-32-400-008-0000)	UNKNOWN	NOT ADDRESSED BY SURVEY	LOT 21
9	N/A	PROPERTY TAXES FOR 2024, 2025 AND PRIOR YEARS MARKED EXEMPT AND REQUEST FOR EVIDENCE SHOWING LAND IS ENTITLED TO SAID EXEMPTION	UNKNOWN	NOT ADDRESSED BY SURVEY	LOT 21
10	N/A	PROPERTY TAXES FOR 2024 AND 2025 (07-32-400-009-0000)	UNKNOWN	NOT ADDRESSED BY SURVEY	LOT 20
11	N/A	PROPERTY TAXES FOR 2024 AND 2025 (07-32-400-010-0000)	UNKNOWN	NOT ADDRESSED BY SURVEY	LOT 19
12	N/A	PROPERTY TAXES FOR 2024 AND 2025 (07-32-400-011-0000)	UNKNOWN	NOT ADDRESSED BY SURVEY	LOT 18
13	N/A	PROPERTY TAXES FOR 2024 AND 2025 (07-32-400-012-0000)	UNKNOWN	NOT ADDRESSED BY SURVEY	LOT 17
14	N/A	PROPERTY TAXES FOR 2024 AND 2025 (07-32-400-013-0000)	UNKNOWN	NOT ADDRESSED BY SURVEY	LOT 16
15	N/A	PROPERTY TAXES FOR 2024 AND 2025 (07-32-403-006-0000)	UNKNOWN	NOT ADDRESSED BY SURVEY	PART OF LOT 14
16	N/A	PROPERTY TAXES FOR 2024 AND 2025 (07-32-403-007-0000)	UNKNOWN	NOT ADDRESSED BY SURVEY	PART OF LOT 14
17	N/A	PROPERTY TAXES FOR 2024 AND 2025 (07-32-403-008-0000)	UNKNOWN	NOT ADDRESSED BY SURVEY	PART OF LOT 15
18	N/A	PROPERTY TAXES FOR 2024 AND 2025 (07-32-403-009-0000)	UNKNOWN	NOT ADDRESSED BY SURVEY	PART OF LOT 15
19	N/A	PROPERTY TAXES FOR 2024 AND 2025 (07-32-405-001-0000)	UNKNOWN	NOT ADDRESSED BY SURVEY	LOT 2
20	N/A	PROPERTY TAXES FOR 2024, 2025 AND PRIOR YEARS MARKED EXEMPT AND REQUEST FOR EVIDENCE SHOWING LAND IS ENTITLED TO SAID EXEMPTION	UNKNOWN	NOT ADDRESSED BY SURVEY	LOT 2
21	N/A	PROPERTY TAXES FOR 2024 AND 2025 (07-32-405-002-0000)	UNKNOWN	NOT ADDRESSED BY SURVEY	LOT 1
22	N/A	PROPERTY TAXES FOR 2024, 2025 AND PRIOR YEARS MARKED EXEMPT AND REQUEST FOR EVIDENCE SHOWING LAND IS ENTITLED TO SAID EXEMPTION	UNKNOWN	NOT ADDRESSED BY SURVEY	LOT 1
23	N/A	PROPERTY TAXES FOR 2024 AND 2025 (07-32-405-003-0000)	UNKNOWN	NOT ADDRESSED BY SURVEY	LOT 3
24	N/A	PROPERTY TAXES FOR 2024 AND 2025 (07-32-405-004-0000)	UNKNOWN	NOT ADDRESSED BY SURVEY	LOT 4
25	N/A	PROPERTY TAXES FOR 2024 AND 2025 (07-32-405-005-0000)	UNKNOWN	NOT ADDRESSED BY SURVEY	LOT 5
26	N/A	PROPERTY TAXES FOR 2024 AND 2025 (07-32-405-006-0000)	UNKNOWN	NOT ADDRESSED BY SURVEY	LOT 6
27	N/A	PROPERTY TAXES FOR 2024 AND 2025 (07-32-405-007-0000)	UNKNOWN	NOT ADDRESSED BY SURVEY	LOT 7
28	N/A	PROPERTY TAXES FOR 2024 AND 2025 (07-32-405-008-0000)	UNKNOWN	NOT ADDRESSED BY SURVEY	LOT 8
29	N/A	PROPERTY TAXES FOR 2024 AND 2025 (07-32-405-009-0000)	UNKNOWN	NOT ADDRESSED BY SURVEY	LOT 9
30	N/A	PROPERTY TAXES FOR 2024 AND 2025 (07-32-405-015-0000)	UNKNOWN	NOT ADDRESSED BY SURVEY	LOT 10
31	N/A	PROPERTY TAXES FOR 2024 AND 2025 (07-32-405-016-0000)	UNKNOWN	NOT ADDRESSED BY SURVEY	PART OF LOT 10 AND 11
32	N/A	PROPERTY TAXES FOR 2024 AND 2025 (07-32-405-018-0000)	UNKNOWN	NOT ADDRESSED BY SURVEY	PART OF LOT 11
33	0605418011	ORDINANCE NO. 06-03 DISCONTINUING SPECIAL SERVICE AREA NO. 3	NO	NO EASEMENTS GRANTED	UNKNOWN (LOT 5, LOT 18 AND PART OF LOT 15 PER TITLE)
34	0605418012	ORDINANCE NO. 06-04 DISCONTINUING SPECIAL SERVICE AREA NO. 4	NO	NO EASEMENTS GRANTED	UNKNOWN (LOT 5, LOT 18 AND PART OF LOT 15 PER TITLE)
35	0814822026	ORDINANCE NO. 08-068 DISCONTINUING SPECIAL SERVICE AREA NO. 5	NO	NO EASEMENTS GRANTED	UNKNOWN (LOT 5, LOT 18 AND PART OF LOT 15 PER TITLE)
36	14355939	BUILDING SETBACK LINES AS SHOWN ON PLAT OF SUBDIVISION	YES	SHOWN ON SURVEY	ALL LOTS
37	14355939	EASEMENTS FOR PUBLIC UTILITIES AS SHOWN ON PLAT OF SUBDIVISION	YES	SHOWN ON SURVEY	ALL LOTS
38	14355939	EASEMENTS FOR ROADWAY AS SHOWN ON PLAT OF SUBDIVISION	YES	SHOWN ON SURVEY	LOT 9 AND LOT 10
39	2102719098	VILLAGE OF SCHAUMBURG ORDINANCE NO. 20-094	NO	NO EASEMENTS GRANTED	LOT 1 AND LOT 2
40	1835308267	DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS	NO	NOTED ON SURVEY	LOT 11
41	87480000	ORDINANCE NO. 2836 - ORDINANCE ESTABLISHING A TAX ON THE PURCHASE OF FOOD, BEVERAGE AND ALCOHOLIC LIQUOR IN THE VILLAGE OF SCHAUMBURG	NO	NO EASEMENTS GRANTED	LOT 15
42	N/A	RIGHTS OF OWNERS OF LAND BORDERING ON THE POND IN RESPECT TO THE WATER OF SAID POND	YES	IMPROVEMENTS SHOWN ON SURVEY	LOT 11
43	N/A	EXISTING UNRECORDED LEASES, IF ANY	UNKNOWN	NOT ADDRESSED BY SURVEY	UNKNOWN



LOCATION MAP

NOT TO SCALE

PROPERTY AREA

860,463 SQUARE FEET (19.754 ACRES)

LEGAL DESCRIPTION

LOTS 3 THROUGH 11 AND LOTS 14 THROUGH 21 IN FENZ ACRES, BEING A SUBDIVISION OF THE EAST 600 FEET MEASURED AT RIGHT ANGLES WITH THE EAST LINE OF THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHERLY OF THE RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL, AND PACIFIC RAILROAD, LYING SOUTHERLY OF THE CENTERLINE OF THE PUBLIC HIGHWAY, KNOWN AS IRVING PARK ROAD, ACCORDING TO THE PLAT THEREOF RECORDED JULY 12, 1948 AS DOCUMENT 14355939, IN COOK COUNTY, ILLINOIS.

AND

THAT PART OF LOTS 1 AND 2 IN SAID FENZ ACRES SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89 DEGREES 54 MINUTES 16 SECONDS WEST, ALONG THE SOUTHERLY LINE OF SAID LOTS 1 AND 2, A DISTANCE OF 267.06 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 37.13 FEET TO THE NORTHERLY LINE OF THE PARCEL CONVEYED BY DOCUMENT NUMBER 95170136; THENCE NORTH 63 DEGREES 39 MINUTES 58 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 275.13 FEET; THENCE SOUTH 89 DEGREES 12 MINUTES 51 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 20.10 FEET TO THE EASTERLY LINE OF SAID LOT 1; THENCE SOUTH 00 DEGREES 10 MINUTES 31 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 158.46 FEET TO THE POINT OF BEGINNING.

AND

THAT PART OF LOT 22 IN SAID FENZ ACRES SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 22; THENCE NORTH 00 DEGREES 10 MINUTES 25 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 22, A DISTANCE OF 41.04 FEET TO THE NORTHERLY LINE OF THE PARCEL CONVEYED BY DOCUMENT NUMBER 2113020324; THENCE NORTH 63 DEGREES 39 MINUTES 58 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 246.41 FEET TO THE NORTH LINE OF SAID LOT 22; THENCE NORTH 89 DEGREES 54 MINUTES 12 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 45.58 FEET TO THE NORTHEAST CORNER OF SAID LOT 22; THENCE SOUTH 00 DEGREES 10 MINUTES 24 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 22, A DISTANCE OF 150.13 FEET TO THE SOUTHEAST CORNER OF SAID LOT 22; THENCE SOUTH 89 DEGREES 56 MINUTES 16 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 22, A DISTANCE OF 266.74 FEET TO THE POINT OF BEGINNING.

PROPERTY DATA TABLE

ADDRESS	LOT NUMBER	PIN
92 LONG AVENUE	LOT 22	07-32-400-007-0000
94 LONG AVENUE	LOT 21	07-32-400-008-0000
96 LONG AVENUE	LOT 20	07-32-400-009-0000
97 LONG AVENUE	LOT 1 (PART)	07-32-405-002-0000
97 LONG AVENUE	LOT 2 (PART)	07-32-405-001-0000
98 LONG AVENUE	LOT 19	07-32-400-010-0000
99 LONG AVENUE	LOT 3	07-32-405-003-0000
100 LONG AVENUE	LOT 18	07-32-400-011-0000
101 LONG AVENUE	LOT 4	07-32-405-004-0000
102 LONG AVENUE	LOT 17	07-32-400-012-0000
103 LONG AVENUE	LOT 5	07-32-405-005-0000
104 LONG AVENUE	LOT 16	07-32-400-013-0000
105 LONG AVENUE	LOT 6	07-32-405-006-0000
106 LONG AVENUE	LOT 15 (N 1/2)	07-32-403-008-0000
107 LONG AVENUE	LOT 7	07-32-405-007-0000
108 LONG AVENUE	LOT 15 (S 1/2)	07-32-403-009-0000
109 LONG AVENUE	LOT 8	07-32-405-008-0000
110 LONG AVENUE	LOT 14 (N 1/2)	07-32-403-006-0000
111 LONG AVENUE	LOT 9	07-32-405-009-0000
112 LONG AVENUE	LOT 14 (S 1/2)	07-32-403-007-0000
113 LONG AVENUE	LOT 10 (N 150')	07-32-405-015-0000
115 LONG AVENUE	LOT 10 (S 133') AND LOT 11 (N 27')	07-32-405-016-0000
121 LONG AVENUE	LOT 11 (EXCEPT N 27')	07-32-405-018-0000

SHEET INDEX

SHEET 1	LEGAL DESCRIPTION, SITE DATA, TITLE NOTES AND INDEX, FEMA NOTE, SURVEYORS NOTES AND CERTIFICATE
SHEET 2–3	EXISTING LOT AND EASEMENT DETAILS
SHEETS 4–6	EXISTING IMPROVEMENTS AND IMPROVEMENT TIES
SHEET 7	EXISTING ORTHOPHOTOGRAPHY

SURVEY PREPARED FOR

LPC ACQUISITION COMPANY, LLC
191 NORTH WACKER DRIVE, SUITE 1700
CHICAGO, ILLINOIS 60606

SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.
2. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
3. THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED ON THE LEGAL DESCRIPTION CONTAINED IN THE TITLE COMMITMENT AND SHOWN HEREON. THIS INFORMATION HAS BEEN FURNISHED BY THE CLIENT AND COMPARED TO RECORD DEEDS TO CHECK FOR GAPS AND/OR OVERLAPS. HOWEVER, THIS SURVEY MAY NOT REFLECT HISTORICAL MATTERS OF TITLE AND OWNERSHIP THAT HAVE NOT BEEN DISCLOSED BY THE TITLE COMMITMENT.
4. UNLESS OTHERWISE NOTED, ONLY THE IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
5. MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH, AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE.
6. AT THE TIME OF THIS SURVEY THE SURVEYOR HAS NOT RECEIVED A PZR/ZONING REPORT FOR THE SURVEY PROPERTY AT THE TIME OF THE SURVEY. UPON RECEIVING SID PZR/ZONING REPORT THE SURVEYOR SHALL STATE AND PLOT APPLICABLE BULK RESTRICTIONS AND SETBACKS. (PERTAINS TO TABLE A, ITEM 6A AND 6B)
7. THERE ARE NO STRIPED PARKING SPACES FOR CARS WITHIN THE SURVEY PROPERTY (PERTAINS TO TABLE A, ITEM 9)
8. UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, STORM AND SANITARY SEWERS, WATER MAINS, TELEPHONE AND ELECTRIC CABLES OR CONDUITS, GAS MAINS AND ALL SERVICE LINES SHOWN HEREON HAVE BEEN LOCATED BASED ON ACTUAL FIELD OBSERVATIONS AT AN OPEN MANHOLE AND A THIRD-PARTY PRIVATE UTILITY LOCATE COMPLETED BY THE UNDERGROUND DETECTIVE ON MAY 20, 2025. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THAT 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. (PERTAINS TO TABLE A, ITEM 11B)
9. UNDERGROUND DRY UTILITIES WERE MARKED IN THE FIELD BY THE UNDERGROUND DETECTIVE. THE UTILITIES WERE MARKED WITH FLAGS AND PAINT MARKS UTILIZING ELECTROMAGNETIC EQUIPMENT AND METHODS. SOME OF THE UTILITIES WERE MARKED UTILIZING GROUND PENETRATING RADAR EQUIPMENT AND METHODS. HOWEVER, HIGH GRADE GROUND PENETRATING RADAR EQUIPMENT WITH THE CAPABILITY OF DATA STORAGE AND GEO-PHYSICAL POST PROCESSING WAS NOT UTILIZED TO LOCATE THE UTILITIES. (PERTAINS TO TABLE A, ITEM 11B)
10. OWNER/TAXPAYER INFORMATION HAS BEEN SHOWN HEREON BASED ON COOK COUNTY GIS WEBSITE (PERTAINS TO TABLE A, ITEM 13)
11. THIS SURVEY MAY NOT REFLECT ALL UTILITIES, OR IMPROVEMENTS, IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING, TALL GRASS OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS OR TRAILERS. OVERHEAD WIRES AND POLES (IF ANY) HAVE BEEN SHOWN, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.
12. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE OR UTILITY LINE. CONTROLLED UNDERGROUND EXPLORATORY EFFORT TOGETHER WITH "JULIE" MARKINGS IS RECOMMENDED TO DETERMINE THE FULL EXTENT OF UNDERGROUND SERVICE AND UTILITY LINES. CONTACT J.U.L.I.E. AT 1-800-892-0123.
13. ADJACENT OWNER/TAXPAYER INFORMATION HAS BEEN SHOWN HEREON BASED ON RECORDS FROM COOK COUNTY TREASURER'S OFFICE WEBSITE (PERTAINS TO TABLE A ITEM 13)
14. AERIAL MAPPING HAS BEEN UTILIZED TO SUPPLEMENT THIS SURVEY AND TO PROVIDE THE LOCATIONS OF INTERNAL IMPROVEMENTS. THE AERIAL SURVEY WAS COMPLETED BY MANHARD CONSULTING ON THE DATE OF THE FIELD SURVEY AND EXCEEDS THE RECOMMENDED ACCURACIES AND TOLERANCES FOR ENGINEERING AND CONSTRUCTION PROJECTS PER THE FEDERAL GEOGRAPHIC DATA COMMITTEE GEOSPATIAL POSITIONING ACCURACY STANDARDS PART 4, STANDARDS FOR ARCHITECTURE, ENGINEERING, CONSTRUCTION AND FACILITY MANAGEMENT, TABLE A-3. (PERTAINS TO TABLE A, ITEM 15)
15. THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SURVEYED PROPERTY AT THE TIME OF SURVEY. (PERTAINS TO TABLE A, ITEM 16)
16. THE VILLAGE OF SCHAUMBURG AND THE ILLINOIS DEPARTMENT OF TRANSPORTATION HAVE BEEN CONTACTED AND HAVE INDICATED THAT CURRENTLY THERE ARE NO PLANS TO CHANGE THE STREET RIGHT-OF-WAY LINES FOR FAP 426 ELGIN O'HARE EXPRESSWAY FRONTAGE ROAD OR IRVING PARK ROAD. IN ADDITION, THERE WAS NO OBSERVABLE EVIDENCE OF STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. (PERTAINS TO TABLE A, ITEM 17)

FLOOD HAZARD NOTE

THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FIRM COMMUNITY PANEL NUMBER 17031C0330J WITH AN EFFECTIVE DATE OF AUGUST 19, 2008 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AN AREA WHICH HAS NOT BEEN PRINTED (ZONE X, AREA OF MINIMAL FLOOD HAZARD). ACCORDING TO FEMA, "THIS MEANS THE ENTIRE AREA OF THE PANEL IS IN A SINGLE FLOOD ZONE, THEREFORE FEMA CHOSE TO ECONOMIZE AND NOT CREATE A PRINTABLE IMAGE FOR THIS LOCATION."

SURVEYOR CERTIFICATE:

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

CERTIFIED TO: FIRST AMERICAN TITLE INSURANCE COMPANY
AND: LPC ACQUISITION COMPANY, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 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, 6A, 6B, 7A, 7B1, 8, 9, 11B, 13, 14, 15, 16, 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 22, 2025.

DATED THIS 9TH DAY OF JUNE, A.D., 2025.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
EMAIL ADDRESS: JBAKER@MANHARD.COM
LICENSE EXPIRES NOVEMBER 30, 2026

DESIGN FIRM PROFESSIONAL LICENSE NO. 184003350
LICENSE EXPIRES APRIL 30, 2027.

JAMES D. BAKER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
LINCOLNSHIRE, ILLINOIS

DRAWN BY	REVISIONS	DATE

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LONG AVENUE WAREHOUSE FACILITY DEVELOPMENT
SCHAUMBURG, ILLINOIS
ALTA/NSPS LAND TITLE SURVEY

PROJ. MGR.: QH
PROJ. ASSOC.: JDB
DRAWN BY: AAS
DATE: 05/22/25
SCALE: N/A

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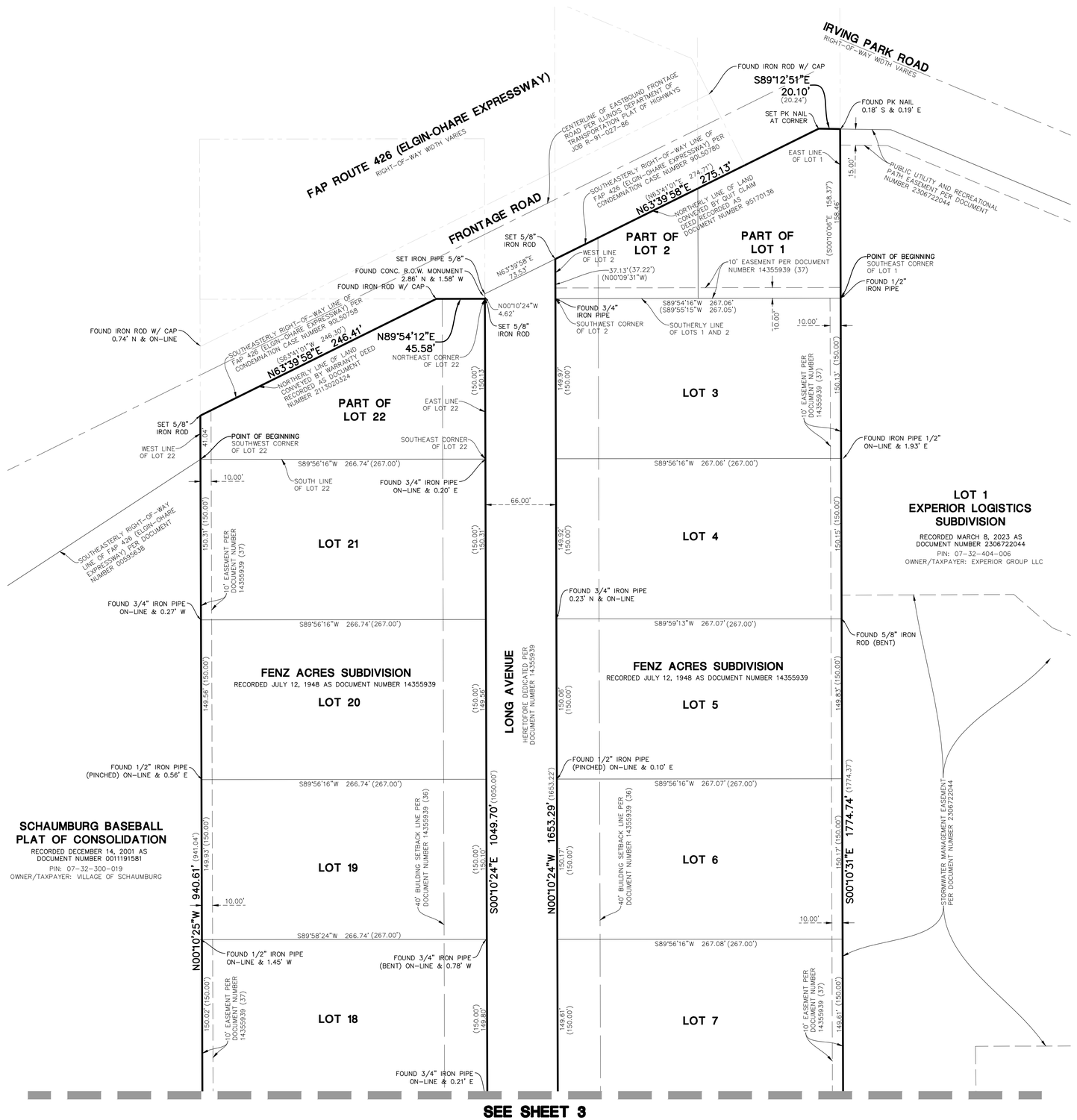
June 10, 2025 – 14:12 Dwg Name: \\mcl-vh-nas\Projects-LO\Lopscil01\dwg\Surv\Final Drawings\Alta Survey\01-LOPSCIL01-SA.dwg Updated By: LMoryl

ALTA/NSPS LAND TITLE SURVEY



GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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LONG AVENUE WAREHOUSE FACILITY DEVELOPMENT
SCHAUMBURG, ILLINOIS
ALTA/NSPS LAND TITLE SURVEY

PROJ. MGR.:	QH
PROJ. ASSOC.:	JDB
DRAWN BY:	AAS
DATE:	05/22/25
SCALE:	1"=50'

SHEET 2 OF 7
LOPSCIL01

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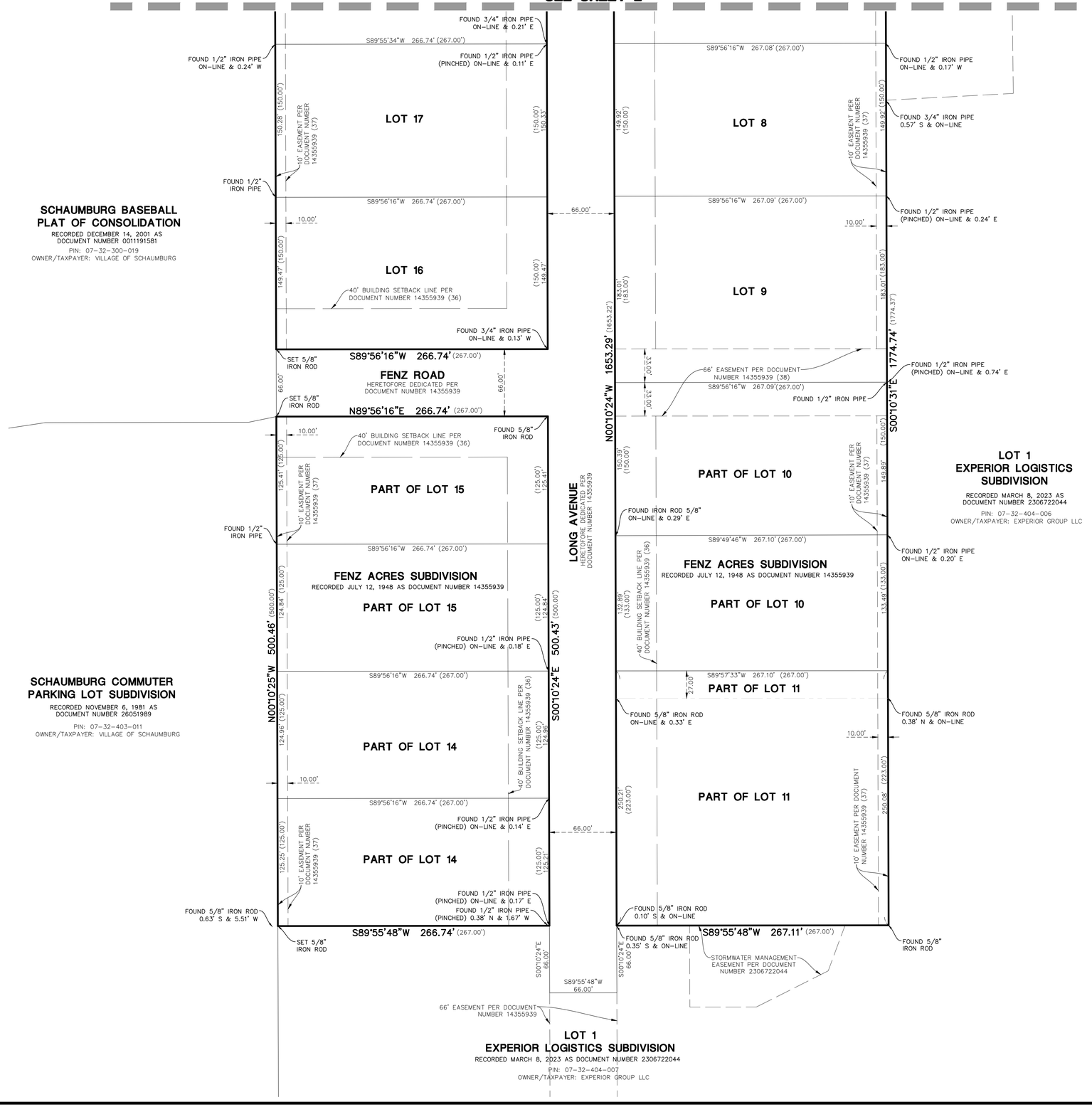
June 6, 2025 - 13:47 Dwg Name: P:\Projects01\Data\Surv\Final Drawings\Alta Survey\X01-031-LOPSCIL01-SA.dwg Updated By: AShaver

ALTA/NSPS LAND TITLE SURVEY

SEE SHEET 2



GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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LONG AVENUE WAREHOUSE FACILITY DEVELOPMENT
SCHAUMBURG, ILLINOIS
ALTA/NSPS LAND TITLE SURVEY

PROJ. MGR.: QH
PROJ. ASSOC.: JDB
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DATE: 05/22/25
SCALE: 1"=50'

SHEET 3 OF 7
LOPSCIL01

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June 6, 2025 - 13:47 Dwg Name: P:\Projects\01\Arch\Surv\Final Drawings\Alta Survey\02-03-LOPSCIL01-S3.dwg Updated By: ASlower

ALTA/NSPS LAND TITLE SURVEY

FAP ROUTE 426 (ELGIN-OHARE EXPRESSWAY)

FRONTAGE ROAD

SCHAUMBURG BASEBALL
PLAT OF CONSOLIDATION
RECORDED DECEMBER 14, 2001 AS
DOCUMENT NUMBER 0011191581

PART OF LOT 22

LOT 21

FENZ ACRES SUBDIVISION
RECORDED JULY 12, 1948 AS DOCUMENT NUMBER 14355939

LOT 20

PART OF LOT 2

PART OF LOT 1

LOT 3

LOT 4

LOT 5

LONG AVENUE

LOT 1
EXPERIOR LOGISTICS SUBDIVISION
RECORDED MARCH 8, 2023 AS DOCUMENT NUMBER 2306722044

ONE STORY FRAME BUILDING 2,967 SQ FT

ONE STORY FRAME BUILDING 511 SQ FT

ONE STORY BRICK BUILDING 2,100 SQ FT

ONE STORY METAL BUILDING 999 SQ FT

TWO STORY FRAME BUILDING 1,547 SQ FT

ONE STORY BRICK BUILDING 555 SQ FT

ONE STORY BRICK BUILDING 1,362 SQ FT

ONE STORY FRAME BUILDING 491 SQ FT

ONE STORY FRAME BUILDING 1068 SQ FT

BITUMINOUS PAVEMENT

CONCRETE

BRICK

BRICK RETAINING WALL T/WALL=±816.6

CONCRETE RETAINING WALL

AGGREGATE

STAMPED CONCRETE

WOOD FENCE

CHAIN-LINK FENCE

FENCE IS 1.30' N'LY

FENCE IS 1.0' NW'LY

FENCE IS 4.3' S'LY AND 3.6' N'LY

FENCE IS 3.5' W'LY

FENCE CORNER IS 1.1' S'LY

FENCE CORNER IS 1.0' W'LY

FENCE CORNER IS 3.4' E'LY

FENCE CORNER IS 2.0' W'LY

FENCE CORNER IS 0.4' E'LY

WOOD FENCE IS 0.3' W'LY

POLE IS 0.3' W'LY

FENCE IS 0.7' NW'LY

POLE IS 0.25' E'LY

GUY IS 0.2' W'LY

GUY IS 0.2' W'LY

TELEPHONE PEDESTAL IS 0.3' E'LY

ELECTRIC TRANSFORMER

SIGN

WALK EDGE IS 3.5' SE'LY

GATE

10' EASEMENT PER DOCUMENT NUMBER 14355939 (37)

40' BUILDING SETBACK LINE PER DOCUMENT NUMBER 14355939 (36)

CENTER OF POLE IS 0.3' E'LY & END OF MAST ARM IS 4.1' W'LY

CENTER OF POLE 1.6' E OF MAST ARM 2.2' W

STORMWATER MANAGEMENT EASEMENT PER DOCUMENT NUMBER 2306722044

METAL POLE

WOOD DECK

POOL

FIREPIT

STAIRS

OH

LA

UT

SEE SHEET 5

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

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LONG AVENUE WAREHOUSE FACILITY DEVELOPMENT
SCHAUMBURG, ILLINOIS
ALTA/NSPS LAND TITLE SURVEY

PROJ. MGR.: QH
PROJ. ASSOC.: JDB
DRAWN BY: AAS
DATE: 05/22/25
SCALE: 1"=30'

SHEET 4 OF 7
LOPSCIL01

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SEE SHEET 4

ALTA/NSPS LAND TITLE SURVEY

GRAPHIC SCALE

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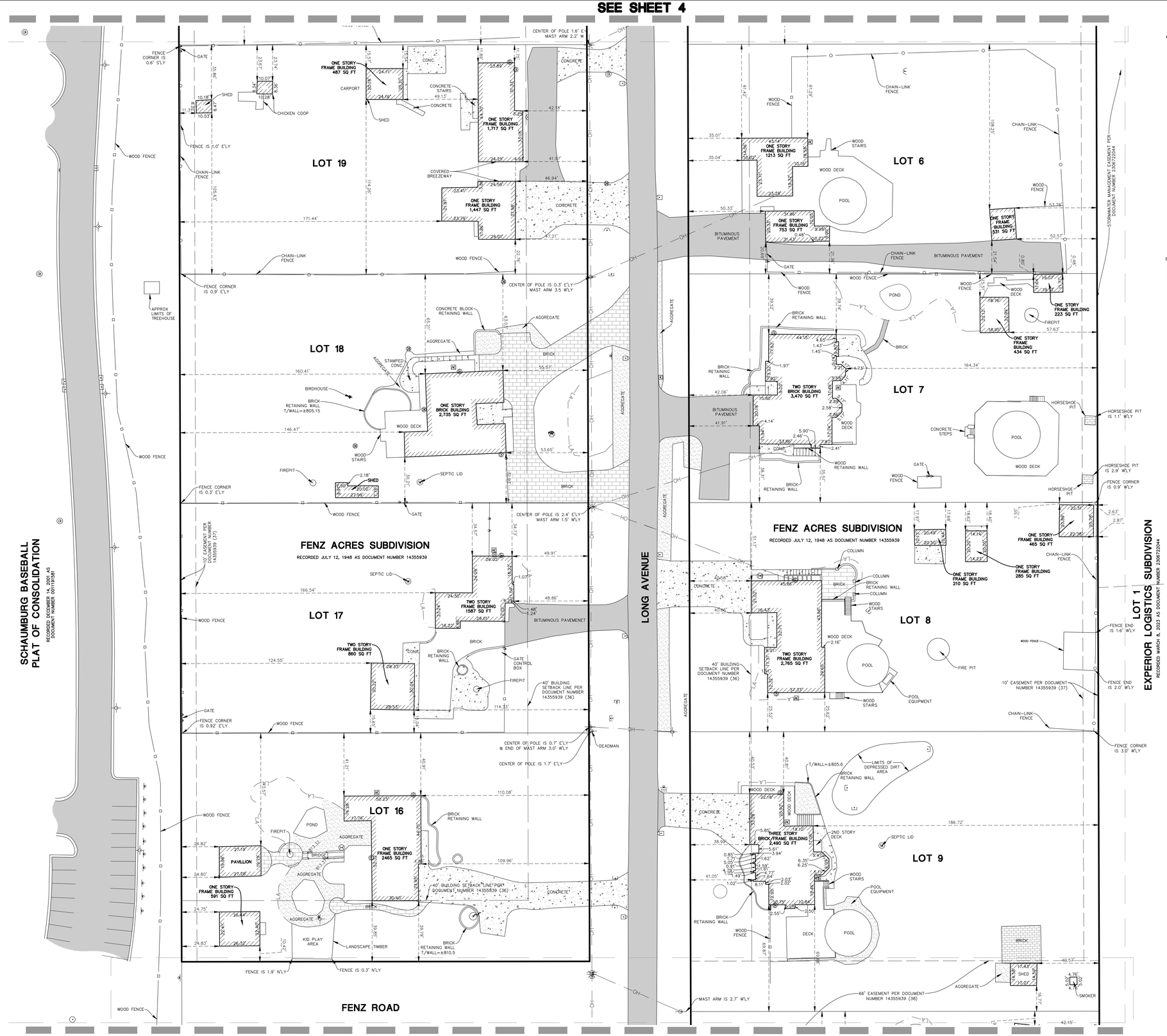
(IN FEET)
1 inch = 30 ft.



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LONG AVENUE WAREHOUSE FACILITY DEVELOPMENT

SCHAUMBURG, ILLINOIS

ALTA/NSPS LAND TITLE SURVEY

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SHEET 5 OF 7

LOPSCIL01

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ALTA/NSPS LAND TITLE SURVEY

SEE SHEET 5

FENZ ROAD

FENCE IS 1.9' N'LY
FENCE IS 0.3' N'LY
WOOD FENCE
CORNER FENCE IS 0.5' E'LY
GATE
CHICKEN COOP
5X8 TREEHOUSE
WOOD FENCE
FENCE IS 0.5' E'LY
WOOD FENCE
FIREPIT
FENCE END IS 0.5' E'LY
CHAIN-LINK FENCE
WOOD FENCE
GATE
GATE
FENCE IS 4.1' W'LY
FENCE CORNER IS 4.2' W'LY
WOOD FENCE
FENCE END IS 3.0' W'LY
CONCRETE STAIRS
WOOD FENCE
GATE
WOOD FENCE
WOOD RETAINING WALL
WOOD RETAINING WALL
WOOD FENCE
WOOD RETAINING WALL
WOOD RETAINING WALL

40' BUILDING SETBACK LINE PER DOCUMENT NUMBER 14355939 (36)
10' EASEMENT PER DOCUMENT NUMBER 14355939 (37)

PART OF LOT 15
PART OF LOT 14

ONE STORY FRAME BUILDING 726 SQ FT
ONE STORY FRAME BUILDING 2,765 SQ FT
ONE STORY FRAME BUILDING 617 SQ FT
ONE STORY FRAME BUILDING 852 SQ FT
TWO STORY FRAME BUILDING 2,431 SQ FT
TWO STORY FRAME BUILDING 4,198 SQ FT
ONE STORY FRAME BUILDING 297 SQ FT
ONE STORY BRICK BUILDING 1119 SQ FT
ONE STORY FRAME BUILDING 1,178 SQ FT

POOL
GROTTO
POND AREA
STAMPED CONCRETE
WOOD DECK
RAILING
APPROX LIMITS OF TREEHOUSE (IN DISREPAIR)
BRICK RETAINING WALL
CONCRETE RETAINING WALL
CONCRETE PAD WITH POOL EQUIPMENT
SEPTIC MANHOLE
COVERED PORCH
BUSHES
BIRDHOUSE ON METAL POLE
CHAIN-LINK FENCE
AGGREGATE
BITUMINOUS PAVEMENT
BRICK
CONCRETE
STAMPED CONCRETE
CONCRETE STOOP WITH RAILING
CONCRETE RETAINING WALL
FIRE PIT
SCO
CENTER OF POLE IS 0.9' E'LY & END OF MAST ARM IS 2.9' W'LY
CENTER OF POLE IS 0.5' W'LY & END OF MAST ARM IS 4.3' W'LY
CENTER OF POLE IS 0.5' W'LY & END OF MAST ARM IS 4.5' W'LY
CENTER OF POLE IS 3.9' S'LY MAST ARM IS 3.9' W'LY
MAST ARM IS 2.7' W'LY
BRUSH LINE
T/WALL=±809.6
T/WALL=±809.0
T/WALL=±801.1
T/WALL=±800.6
T/WALL=±801.0
T/WALL=±799.2
OH
LA
LT

LONG AVENUE

FENZ ACRES SUBDIVISION
RECORDED JULY 12, 1948 AS DOCUMENT NUMBER 14355939

SCHAUMBURG COMMUTER PARKING LOT SUBDIVISION
RECORDED NOVEMBER 6, 1981 AS DOCUMENT NUMBER 26051989

LOT 1
EXPERIOR LOGISTICS SUBDIVISION
RECORDED MARCH 8, 2023 AS DOCUMENT NUMBER 2306722044

66' EASEMENT PER DOCUMENT NUMBER 14355939 (38)
AGGREGATE
SHED
SMOKER
DECK
POOL
GARDEN
SHED
BRICK RETAINING WALL
BRICK
CONC.
POND
TARP COVERED FOUNDATION
ONE STORY GAZEBO 224 SQ FT
THREE STORY BRICK/FRAME BUILDING 2,333 SQ FT
PART OF LOT 10
WATER WELL
SATELLITE
TWO STORY FRAME BUILDING 2673 SQ FT
CONCRETE STEPS
CONCRETE BLOCK RETAINING WALL
BITUMINOUS PAVEMENT
STOOP
CONCRETE BLOCK RETAINING WALL
CINDER BLOCK RETAINING WALL
PART OF LOT 11
40' BUILDING SETBACK LINE PER DOCUMENT NUMBER 14355939 (36)
FENCE END IS 2.2' W'LY
FENCE END IS 2.5' E'LY
WIRE FENCE
SHED
CONCRETE
WOOD BUILDING
WIRE FENCE
THREE STORY WOOD BUILDING 1,175 SQ FT
DECORATIVE WELL
POOL
AGGREGATE
FIRE PIT
PAVEMENT EDGE IS 0.6' E'LY
WATERLINE AS LOCATED MAY 2025
10' EASEMENT PER DOCUMENT NUMBER 14355939 (37)
STORMWATER MANAGEMENT EASEMENT PER DOCUMENT NUMBER 2306722044
POND
CHAIN-LINK CONSTRUCTION FENCE
SILT FENCE

LOT 1
EXPERIOR LOGISTICS SUBDIVISION

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

DRAWN BY
REVISIONS
DATE

Manhard CONSULTING
One Overlook Point, Suite 250, Lincolnshire, IL 60069 ph 847.634.5500 fx 847.634.0066 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Structural Engineers • Water Resource Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

LONG AVENUE WAREHOUSE FACILITY DEVELOPMENT
SCHAUMBURG, ILLINOIS
ALTA/NSPS LAND TITLE SURVEY

PROJ. MGR.:	QH
PROJ. ASSOC.:	JDB
DRAWN BY:	AAS
DATE:	05/22/25
SCALE:	1"=30'

SHEET 6 OF 7
LOPSCIL01

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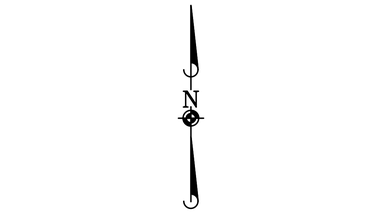
June 7, 2025 - 12:01 Dwg Name: P:\Projects\01\Mech\Surv\Plot Drawings\Alta Survey\04-06-LOPSCI-01-5A.dwg Updated By: AShaver

ALTA/NSPS LAND TITLE SURVEY





DRAWN BY | REVISIONS | DATE

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LONG AVENUE WAREHOUSE FACILITY DEVELOPMENT

SCHAUMBURG, ILLINOIS

ALTA/NSPS LAND TITLE SURVEY

PROJ. MGR.: QH
PROJ. ASSOC.: JDB
DRAWN BY: AAS
DATE: 05/22/25
SCALE: 1"=100'

SHEET 7 OF 7

LOPSCIL01

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May 23, 2025 - 14:48 Dan Nonne P:\Lopsci01\Vara\Sara\Final Drawings\Alta Survey\V27-LOPSCIL01-S4.dwg Updated By: ASchaver

PROJECT DATA:

LOT 1 AREA: ±494,120 SQ. FT. ±11.34 ACRES

WAREHOUSE BUILDING 1:

ALLOCATED OFFICE:	5,500 S.F.	(GROSS AREA)
WAREHOUSE:	216,080 S.F.	(GROSS AREA)
TOTAL AREA:	221,580 S.F.	(GROSS AREA)

PARKING REQUIREMENTS:

	REQUIRED	PROVIDED
PROJECTED OFFICE AREA		
5/1000 <5,500 S.F.	28 STALLS	28 STALLS
WAREHOUSE		
1/1000 <10,000 S.F.	10 STALLS	10 STALLS
1/2000 <206,080 S.F.	103 STALLS	101 STALLS
TOTAL :	141 STALLS	139 STALLS

PROVIDED 139 STALLS
PER CROSS ACCESS AND SHARED PARKING EASEMENT

DEVIATION REQUIRED 2 STALLS

BICYCLE PRKG. OFFICE	5 SPACES	5 SPACES
BICYCLE PRKG. WAREHOUSE	5 SPACES	5 SPACES

BUILDING SETBACKS:

	REQUIRED	PROVIDED
FRONT AND CORNER YARDS	30'-0"	49'-5"
		94'-0"
SIDE YARDS (SOUTH)	15'-0"	30'-6"
DEVIATION REQ. PER IBC 2021 SECTION 507.4		29'-6"
REAR YARDS	15'-0"	161'-10"

PARKING SETBACKS:

	REQUIRED	PROVIDED
FRONT AND CORNER YARDS	25'-0"	118'-11"
		20'-0"
SIDE YARDS	NOT REQD.	----
REAR YARDS	5'-0"	16'-4"

PROPOSED BLDG. HEIGHT : 44'-0"
ALLOWED BLDG. HEIGHT 45'-0"

POTENTIAL LOADING DOCKS 33

FLOOR AREA RATIO:

WAREHOUSE BUILDING 1	±221,580 SQ.FT.
LOT 1 AREA	±494,120 SQ. FT.
ACTUAL FLOOR AREA RATIO:	44.8%
ALLOWED MAX. FAR:	45.0%

LOT COVERAGE:

WAREHOUSE BUILDING 1	±221,580 SQ.FT.
LOT 1 AREA	±494,120 SQ. FT.
LOT COVERAGE:	44.8%
ALLOWED LOT COVERAGE:	45.0%

LOT 2 AREA: ±496,347 SQ. FT. ±11.39 ACRES

WAREHOUSE BUILDING 2:

ALLOCATED OFFICE:	5,500 S.F.	(GROSS AREA)
WAREHOUSE:	216,080 S.F.	(GROSS AREA)
TOTAL AREA:	221,580 S.F.	(GROSS AREA)

PARKING REQUIREMENTS:

	REQUIRED	PROVIDED
PROJECTED OFFICE AREA		
5/1000 <5,500 S.F.	28 STALLS	28 STALLS
WAREHOUSE		
1/1000 <10,000 S.F.	10 STALLS	10 STALLS
1/2000 <206,080 S.F.	103 STALLS	101 STALLS
TOTAL:	141 STALLS	139 STALLS

PROVIDED 139 STALLS
PER CROSS ACCESS AND SHARED PARKING EASEMENT

DEVIATION REQUIRED 2 STALLS

BICYCLE PRKG. OFFICE	5 SPACES	5 SPACES
BICYCLE PRKG. WAREHOUSE	5 SPACES	5 SPACES

BUILDING SETBACKS:

	REQUIRED	PROVIDED
FRONT AND CORNER YARDS	30'-0"	94'-0"
SIDE YARDS (SOUTH)	15'-0"	135'-6"
SIDE YARDS (NORTH)	15'-0"	30'-6"
DEVIATION REQ. PER IBC 2021 SECTION 507.4		29'-6"
REAR YARDS	15'-0"	161'-10"

PARKING SETBACKS:

	REQUIRED	PROVIDED
FRONT AND CORNER YARDS	25'-0"	20'-0
SIDE YARDS	NOT REQD.	----
REAR YARDS	5'-0"	16'-4"

PROPOSED BLDG. HEIGHT : 44'-0"
ALLOWED BLDG. HEIGHT 45'-0"

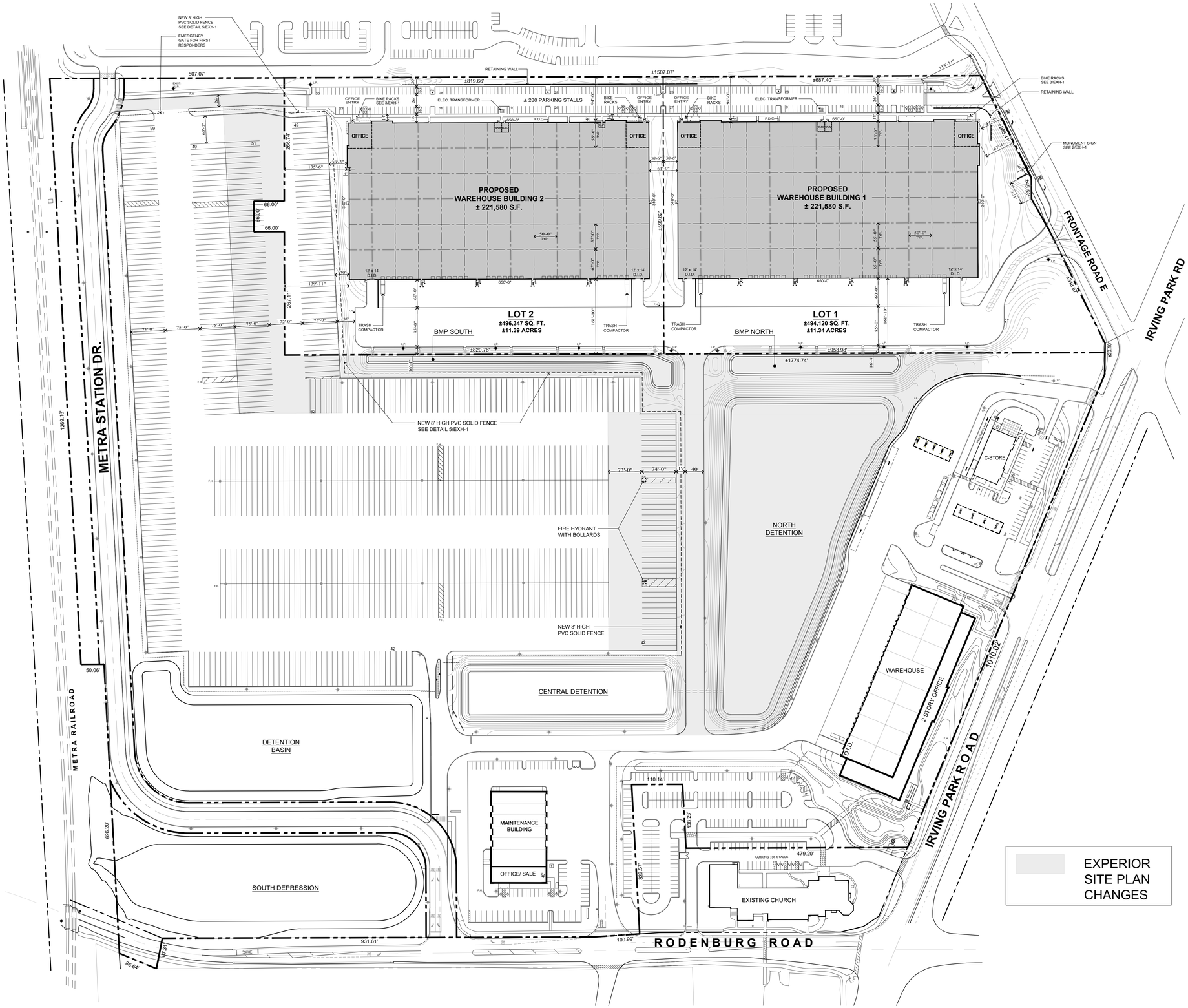
POTENTIAL LOADING DOCKS 33

FLOOR AREA RATIO:

WAREHOUSE BUILDING 2	±221,580 SQ.FT.
LOT 2 AREA	±496,347 SQ. FT.
ACTUAL FLOOR AREA RATIO:	44.6%
ALLOWED MAX. FAR:	45.0%

LOT COVERAGE:

WAREHOUSE BUILDING 2	±221,580 SQ.FT.
LOT 2 AREA	±496,347 SQ. FT.
LOT COVERAGE:	44.6%
ALLOWED LOT COVERAGE:	45.0%



SITE PLAN

SCALE: 1" = 100'-0"

0 100' 200'

NORTH

ARCHITECT/ PLANNER:

arete design studio ltd
architecture • planning • design
13543 West 185th Street, Mokena, Illinois 60448
815.485.7333 arete-ltd.com

CIVIL ENGINEER:

Manhard CONSULTING
333 EAST BUTTERFIELD RD.
SUITE 600
LOMBARD, IL 60148

PROPOSED SITE PLAN

LONG AVE. WAREHOUSE BUILDINGS

SCHAUMBURG, IL

FOR:

LOGISTICS PROPERTY COMPANY, LLC

LOGISTICS PROPERTY CO
191 NORTH WACKER DRIVE,
SUITE 1700
CHICAGO, IL 60606
CELL: 773-401-4733

REAL ESTATE SERVICES:
DAVID HAIGH
EXECUTIVE VICE PRESIDENT
INDUSTRIAL SERVICES
NAI Hiffman
ONE OAKBROOK TERRACE,
SUITE 400
OAKBROOK TERRACE, IL 60181
CELL: 630-525-0649

SP-1

PROJECT #: 24031
DATE: 06/04/24
REVISIONS: 08/08/25
SCALE: AS NOTED

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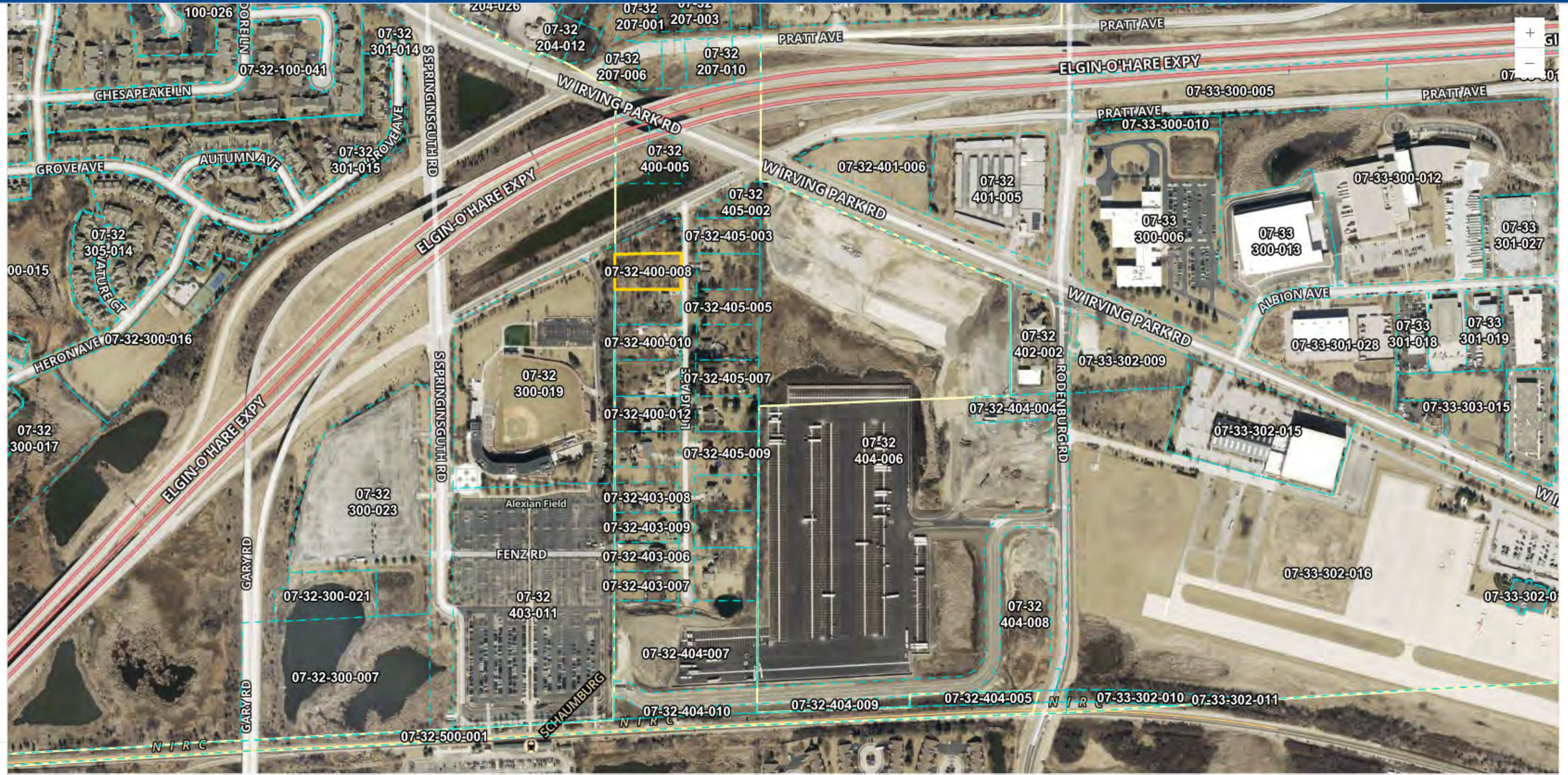
Masjid Al Huda
Midwest Islamic Center
Irving Park Rd
Frontage Road W
Chesapeake Ln
AQC Services Inc HVAC
& Appliance Repair
390
Frontage Road E
Briar
Pointe Park
W Irving Park Rd
Springinguth Rd
Wintrust Field
Rodenburg Rd
Schaumburg Park
District Sport Center
E Irving Park Rd
Signature Auto
Enterprises
SofA Co
Schaumburg Metra
Station North Lot
Schaumburg
Layers
Google Maps
2D
196
Imagery ©2025 Google, Imagery ©2025 Airbus, Maxar Technologies, Map data ©2025
United States
Terms
Privacy
Send Product Feedback
200 ft



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Results
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Measure
Collaps


Frontage Road E
Schaumburg, Illinois
Google Street View
May 2025 See more dates
Share
Long Ave
Frontage Road E
Google Maps
198
Image capture: May 2025 © 2025 Google United States Terms Privacy Report a problem


196 Long Ave
Schaumburg, Illinois
Google Street View
Jan 2022
Share
Long Ave
Metra
th Lot
Copied to clipboard
199
Image capture: Jan 2022 © 2025 Google United States Terms Privacy Report a problem

Identification of Persons Having an Interest in the Property

Long Avenue Project,
Schaumburg, Illinois 60193
PINs: Multiple

Applicant: LPC Acquisition Company, LLC, or its assignee

To be formed entity indirectly owned by LPC REIT 200 Venture II Holdco, LP via a to be formed REIT entity.

Occupant(s):

- TBD

Once improvements are finished, the Applicant will lease the property to a speculative industrial tenant(s) for warehousing, manufacturing, distribution, etc.

Developer Information & Industrial Use

Long Avenue Project,
Schaumburg, Illinois 60193
PINs: Multiple

Logistics Property Company (LPC) is a leading industrial real estate development and management firm specializing in the acquisition, development, and operation of modern logistics facilities across North America. With a focus on strategic site selection, cutting-edge design, and sustainable building practices, LPC delivers high-quality industrial spaces tailored to meet the evolving needs of e-commerce, distribution, and manufacturing businesses. LPC's portfolio includes state-of-the-art warehouses, distribution centers, and logistics hubs designed to optimize supply chain efficiency. The Company partners with institutional investors and corporate clients to create innovative solutions that drive economic growth and job creation in local communities.

Committed to responsible development, LPC integrates best-in-class sustainability practices, including LEED-certified buildings, energy-efficient designs, and environmentally conscious construction methods. The company works closely with municipalities to ensure compliance with zoning regulations and to contribute positively to community development. Headquartered right here in Chicago, LPC operates a national platform with a presence in key logistics markets across the United States.

Once improvements are finished, the Applicant will lease the property to a speculative industrial tenant(s) for warehousing, manufacturing, distribution, etc. Based on square footage, parking counts and previous experience, the Applicant expects around 150 full-time employees (total) upon stabilization of both buildings. The Applicant also expects the planned improvements on the site will also result in approximately 250 temporary construction jobs.

Employment Information

Long Avenue Project,
Schaumburg, Illinois 60193
PINs: Multiple

Once improvements are finished, the Applicant will lease the property to a speculative industrial tenant(s) for warehousing, manufacturing, distribution, etc. Based on square footage, parking counts and previous experience, the Applicant expects around 150 full-time employees (total) upon stabilization of both buildings. The Applicant also expects the planned improvements on the site will also result in approximately 250 temporary construction jobs.

In addition to increased property tax revenues, the eventual occupants' presence will significantly benefit the local community. The Applicant expects the Occupants' employees and visitors will frequent Village restaurants, gas stations, stores and more. The Applicant also expects the eventual Occupant will attract both new and returning customers who will also frequent nearby establishments. According to the enclosed employee impact chart, an estimated 150 full-time individuals are expected to spend over **$600,000+ per year** in the Village on gas, entertainment, groceries, etc.

Employee Business Impact Chart					
Purchase	**Emp.**	**%**	**Exp./Week**	**Weeks**	**Total**
Lunch	150	55%	$55	50	$226,875
Grocery	150	30%	$50	50	$112,500
Consumer Goods	150	25%	$35	50	$65,625
Entertainment	150	15%	$55	50	$61,875
Auto-Gas	150	75%	$30	50	$168,750
TOTAL (Per Year)					**$635,625**

Property Improvements, Potential Growth and Fiscal Effect

Long Avenue Project,
Schaumburg, Illinois 60193
PINs: Multiple

Should the Class 6b Tax Incentive be granted, the Applicant plans to spend approx. $80,000,000 to purchase & construct the proposed facilities. After the completion of the construction and subsequent stabilization, the Subject Property is projected to have a market value of approximately $60,400,000 which would generate an estimated $22,841,293 in total taxes (or approx. **$1,691,948 per year** to start) over the life of the Class 6b Tax Incentive. Without the incentive, the property is expected to generate only approximately $1,548,634 in taxes over the next 12 years (or approx. $129,053 per year to start) based on current land value. Or approximately $2,960,501 (or approx. $246,708 per year) based on the full current value.

Therefore, should the Class 6b Tax Incentive be approved, the Subject Property would generate approximately an additional **$19,880,793 - $21,292,659** in additional real estate taxes over the life of the Class 6b Tax Incentive. Please see the attached "12 Year Tax Comparison Chart" for more details. As mentioned previously, the Applicant expects the eventual Occupant(s) employees and visitors to frequent Village restaurants, gas stations, stores and more. The Applicant also expects the eventual Occupant will attract both new and returning customers who will also frequent nearby establishments. According to the enclosed employee impact chart, an estimated 150 full-time individuals are expected to spend over **$600,000+** per year in the City on gas, entertainment, groceries, etc. In total, the construction and reoccupation of the newly proposed facility could generate over **$27,000,000+** in additional revenue over the life of the incentive.

12 Year Tax Estimates

Long Avenue Project
Schaumburg, Illinois
PINs: Multiple

Estimated Taxes Based on:
Proposed Purchase Price + Approx. $38,100,000 in Hard Construction Costs & a 6b Tax Incentive
Compared to
Current Market Value, No Improvements & No 6b
Compared to
Current Market Value at Full Vacancy No Improvements & No 6b

				Proposed Purchase Price + Approx. $38,100,000 in Hard Construction Costs & a 6b Tax Incentive				Current Market Value, No Improvements & No 6b				e Current Market Value at Full Vacancy, No Improvements & No 6b			
Tax Year	2023 Tax Rate****	2023 Multiplier	Estimated Effective Tax Rate*	Estimated Market Value	Assessment Level with a Class 6b**	Estimated Assessed Value With a Class 6b	Estimated Tax With a Class 6b	Estimated Market Value	Assessment Level With NO Class 6b	Estimated Assessed Value Without a Class 6b	Estimated Taxes Without a Class 6b	Estimated Market Value	Assessment Level With NO Class 6b	Estimated Assessed Value Without a Class 6b	Estimated Taxes Without a Class 6b
2027	9.287%	3.0163	28.012%	$60,400,000	10%	$6,040,000	**$1,691,948**	$8,807,120	10%	$880,712	**$246,708**	$4,606,992	10%	$460,699	**$129,053**
2028	9.287%	3.0163	28.012%	$60,400,000	10%	$6,040,000	**$1,691,948**	$8,807,120	10%	$880,712	**$246,708**	$4,606,992	10%	$460,699	**$129,053**
2029	9.287%	3.0163	28.012%	$60,400,000	10%	$6,040,000	**$1,691,948**	$8,807,120	10%	$880,712	**$246,708**	$4,606,992	10%	$460,699	**$129,053**
2030	9.287%	3.0163	28.012%	$60,400,000	10%	$6,040,000	**$1,691,948**	$8,807,120	10%	$880,712	**$246,708**	$4,606,992	10%	$460,699	**$129,053**
2031	9.287%	3.0163	28.012%	$60,400,000	10%	$6,040,000	**$1,691,948**	$8,807,120	10%	$880,712	**$246,708**	$4,606,992	10%	$460,699	**$129,053**
2032	9.287%	3.0163	28.012%	$60,400,000	10%	$6,040,000	**$1,691,948**	$8,807,120	10%	$880,712	**$246,708**	$4,606,992	10%	$460,699	**$129,053**
2033	9.287%	3.0163	28.012%	$60,400,000	10%	$6,040,000	**$1,691,948**	$8,807,120	10%	$880,712	**$246,708**	$4,606,992	10%	$460,699	**$129,053**
2034	9.287%	3.0163	28.012%	$60,400,000	10%	$6,040,000	**$1,691,948**	$8,807,120	10%	$880,712	**$246,708**	$4,606,992	10%	$460,699	**$129,053**
2035	9.287%	3.0163	28.012%	$60,400,000	10%	$6,040,000	**$1,691,948**	$8,807,120	10%	$880,712	**$246,708**	$4,606,992	10%	$460,699	**$129,053**
2036	9.287%	3.0163	28.012%	$60,400,000	10%	$6,040,000	**$1,691,948**	$8,807,120	10%	$880,712	**$246,708**	$4,606,992	10%	$460,699	**$129,053**
2037	9.287%	3.0163	28.012%	$60,400,000	15%	$9,060,000	**$2,537,921**	$8,807,120	10%	$880,712	**$246,708**	$4,606,992	10%	$460,699	**$129,053**
2038	9.287%	3.0163	28.012%	$60,400,000	20%	$12,080,000	**$3,383,895**	$8,807,120	10%	$880,712	**$246,708**	$4,606,992	10%	$460,699	**$129,053**
				Total Estimated Taxes (2027 to 2038)			**$22,841,293**	**Total Estimated Taxes (2027 to 2038)**			**$2,960,501**	**Total Estimated Taxes (2027 to 2038)**			**$1,548,634**

Property Tax Revenue Generated Over the Life of the Property's Class 6b Tax Incentive	**$19,880,793 - $21,292,659**

Additional Revenue Generated by ~150 Full Time Employees - PER YEAR	**$635,625**

Notes:

* The 2023 Tax Rate (the 2023 tax rate x the 2023 multiplier) was used. It does not take into account any increases or decreases in the Effective Tax Rate between 2024 and 2038.

**The above is based on the assumption that the Class 6b Tax Incentive for the subject property will be granted in 2025 and activated in 2027

***A 20% Occupancy Factor was applied to the 2025 Final Building Assessed Value.
****Tax rate utilized from an incorporated Schaumburg property

The above estimates are speculative, and should be treated as such.

PINS	Land Sq Ft.	Land AV	Building AV	Total AV		Land MV	Building MV	Total MV
07-32-405-018-0000	59,677	$26,855	$30,145	$57,000		$268,550	$301,450	$570,000
07-32-405-016-0000	42,719	$19,224	$26,776	$46,000		$192,240	$267,760	$460,000
07-32-405-015-0000	40,049	$18,022	$27,978	$46,000		$180,220	$279,780	$460,000
07-32-405-009-0000	48,874	$21,993	$43,007	$65,000		$219,930	$430,070	$650,000
07-32-405-008-0000	40,119	$18,053	$40,947	$59,000		$180,530	$409,470	$590,000
07-32-405-007-0000	40,119	$18,053	$41,947	$60,000		$180,530	$419,470	$600,000
07-32-405-006-0000	40,119	$16,970	$16,030	$33,000		$169,700	$160,300	$330,000
07-32-405-005-0000	40,119	$17,491	$16,509	$34,000		$174,910	$165,090	$340,000
07-32-405-004-0000	40,119	$17,973	$17,027	$35,000		$179,730	$170,270	$350,000
07-32-405-003-0000	40,119	$18,053	$19,947	$38,000		$180,530	$199,470	$380,000
07-32-405-002-0000	0	$0	$0	$0		$0	$0	$0
07-32-405-001-0000	0	$0	$0	$0		$0	$0	$0
07-32-403-009-0000	33,411	$15,035	$29,966	$45,001		$150,350	$299,660	$450,010
07-32-403-008-0000	33,411	$15,035	$16,966	$32,001		$150,350	$169,660	$320,010
07-32-403-007-0000	33,411	$15,035	$15,966	$31,001		$150,350	$159,660	$310,010
07-32-400-013-0000	40,119	$18,053	$19,947	$38,000		$180,530	$199,470	$380,000
07-32-400-012-0000	40,119	$18,053	$19,947	$38,000		$180,530	$199,470	$380,000
07-32-400-011-0000	40,119	$18,053	$25,947	$44,000		$180,530	$259,470	$440,000
07-32-400-010-0000	40,119	$18,053	$7,655	$25,708		$180,530	$76,550	$257,080
07-32-400-009-0000	40,119	$18,053	$22,947	$41,000		$180,530	$229,470	$410,000
07-32-400-008-0000	0	$0	$0	$0		$0	$0	$0
07-32-400-007-0000	28,009	$12,604	$31,396	$44,000		$126,040	$313,960	$440,000
07-32-403-006-0000	33,411	$15,035	$53,966	$69,001		$150,350	$539,660	$690,010
Total	**$794,281**	**$355,696**	**$525,016**	**$880,712**		**$3,556,960**	**$5,250,160**	**$8,807,120**
						$3,556,960.0	**$1,050,032.0**	**$4,606,992**

RESOLUTION NO. R-25 - ___

A RESOLUTION APPROVING AND AUTHORIZING A 6B CLASSIFICATION FOR LONG AVENUE, SCHAUMBURG, ILLINOIS (LPC ACQUISITION COMPANY, LLC)

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

WHEREAS, the corporate authorities have received a renewal request LPC Acquisition Company, LLC to support and consent to the filing of an application for a Class 6B Tax Incentive for the property located on Long Avenue, in Schaumburg, Illinois, part of Permanent Parcel No. 07-32-400-007-0000, 07-32-400-008-0000, 07-32-400-009-0000, 07-32-405-002-0000, 07-32-405-001-0000, 07-32-400-010-0000, 07-32-405-003-0000, 07-32-400-011-0000, 07-32-405-004-0000, 07-32-400-012-0000, 07-32-405-005-0000, 07-32-400-013-0000, 07-32-405-006-0000, 07-32-403-008-0000, 07-32-405-007-0000, 07-32-403-009-0000, 07-32-405-008-0000, 07-32-403-006-0000, 07-32-405-009-0000, 07-32-403-007-0000, 07-32-405-015-0000, 07-32-405-016-0000, and 07-32-405-018-0000 (the "Property") with a legal description of:

LOTS 3 THROUGH 11 AND LOTS 14 THROUGH 21 IN FENZ ACRES, BEING A SUBDIVISION OF THE EAST 600 FEET MEASURED AT RIGHT ANGLES WITH THE EAST LINE OF THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 70 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHERLY OF THE RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL, AND PACIFIC RAILROAD, LYING SOUTHERLY OF THE CENTERLINE OF THE PUBLIC HIGHWAY, KNOWN AS IRVING PARK ROAD, ACCORDING TO THE PLAT THEREOF RECORDED JULY 72, 1948 AS DOCUMENT 14355939, IN COOK COUNTY, ILLINOIS.

AND

THAT PART OF LOTS 1 AND 2 IN SAID FENZ ACRES SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89 DEGREES 54 MINUTES 16 SECONDS WEST, ALONG THE SOUTHERLY LINE OF SAID LOTS 1 AND 2, A DISTANCE OF 267.06 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 37.13 FEET TO THE NORTHERLY LINE OF THE PARCEL CONVEYED BY DOCUMENT NUMBER 95170136; THENCE NORTH 63 DEGREES 39 MINUTES 58 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 275.13 FEET; THENCE SOUTH 89 DEGREES 12 MINUTES 57 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 20.10 FEET TO THE EASTERLY LINE OF SAID LOT 1; THENCE SOUTH 00 DEGREES 10 MINUTES 31 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 158.46 FEET TO THE POINT OF BEGINNING.

AND

THAT PART OF LOT 22 IN SAID FENZ ACRES SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 22; THENCE NORTH 00 DEGREES 10 MINUTES 25 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 22, A DISTANCE OF 41.04 FEET TO THE NORTHERLY LINE OF THE PARCEL CONVEYED BY DOCUMENT NUMBER 2113020324; THENCE NORTH

RESOLUTION NO. R-25 - ___

A RESOLUTION APPROVING AND AUTHORIZING A 6B CLASSIFICATION FOR LONG AVENUE, SCHAUMBURG, ILLINOIS (LPC ACQUISITION COMPANY, LLC)

63 DEGREES 39 MINUTES 58 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 246.41 FEET TO THE NORTH LINE OF SAID LOT 22; THENCE NORTH 89 DEGREES 54 MINUTES 12 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 45.58 FEET TO THE NORTHEAST CORNER OF SAID LOT 22; THENCE SOUTH 00 DEGREES 10 MINUTES 24 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 22, A DISTANCE OF 150.73 FEET TO THE SOUTHEAST CORNER OF SAID LOT 22; THENCE SOUTH 89 DEGREES 56 MINUTES 16 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LDT 22, A DISTANCE OF 266.74 FEET TO THE POINT OF BEGINNING.

WHEREAS, request LPC Acquisition Company, LLC intends to purchase the Property and construct two industrial facilities totaling approximately 443,160 square feet; and

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

WHEREAS, the Village is willing to assist LPC Acquisition Company, LLC in receiving the Class 6B Tax Incentive for the Subject Property, provided the Village receives certain assurances from request LPC Acquisition Company, LLC relating thereto, given that the development on Long Avenue 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, LPC Acquisition Company, LLC will lease the two buildings to industrial businesses who will hire a minimum of one hundred fifty (150) employees by December 31, 2029, that is located on the Subject Property (the "Facility"); and

WHEREAS, LPC Acquisition Company, LLC will invest a minimum of seventy million and no/100 dollars ($70,000,000.00) in capital improvements to the Facility by December 31, 2029; and

WHEREAS, LPC Acquisition Company, LLC will support the Schaumburg community and be members of organizations such as the Schaumburg Business Association, Greater Chicago Advanced Manufacturing Partnership (GCAMP) and Technology and Manufacturing Association (TMA) and shall also establish apprenticeship and internship programs with the local school districts while expanding its civic engagement relative to Schaumburg civic agencies of a minimum of $10,000 a year including for the term of the 6B Incentive.

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

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

RESOLUTION NO. R-25 - ___

A RESOLUTION APPROVING AND AUTHORIZING A 6B CLASSIFICATION FOR LONG AVENUE, SCHAUMBURG, ILLINOIS (LPC ACQUISITION COMPANY, LLC)

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

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

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

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

SECTION FIVE: That, in the event LPC Acquisition Company, LLC does not comply with the terms of the Development Agreement, the Village may request that the Cook County Assessor terminate the Class 6B Tax Incentive for the Subject Property.

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

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

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

AYES:
NAYS:
ABSENT:
PASSED AND APPROVED this _____ day of _____, 2025.

_____
Village President

ATTEST:

_____
Village Clerk

Exhibit A

**DEVELOPMENT AGREEMENT BETWEEN
THE VILLAGE OF SCHAUMBURG AND LPC ACQUISITION COMPANY, LLC
FOR THE APPROVAL OF A COOK COUNTY CLASS 6B REAL ESTATE TAX
CLASSIFICATION FOR LONG AVENUE, SCHAUMBURG, ILLINOIS**

(attached)

DEVELOPMENT AGREEMENT BETWEEN
THE VILLAGE OF SCHAUMBURG AND LPC ACQUISITION COMPANY, LLC FOR THE APPROVAL OF A COOK COUNTY CLASS 6B REAL ESTATE TAX CLASSIFICATION
FOR LONG AVENUE, SCHAUMBURG, ILLINOIS

THIS AGREEMENT ("Agreement") is made and entered into as of the _____ day of _____, 2025, by and between the VILLAGE OF SCHAUMBURG, an Illinois home rule municipal corporation (the "Village") and LPC ACQUISITION COMPANY, LLC, an Illinois incorporated company ("LPC").

RECITALS

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

B. LPC is an Illinois incorporated company, and the owner of the following-described property:

LOTS 3 THROUGH 11 AND LOTS 14 THROUGH 21 IN FENZ ACRES, BEING A SUBDIVISION OF THE EAST 600 FEET MEASURED AT RIGHT ANGLES WITH THE EAST LINE OF THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 70 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHERLY OF THE RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL, AND PACIFIC RAILROAD, LYING SOUTHERLY OF THE CENTERLINE OF THE PUBLIC HIGHWAY, KNOWN AS IRVING PARK ROAD, ACCORDING TO THE PLAT THEREOF RECORDED JULY 72, 1948 AS DOCUMENT 14355939, IN COOK COUNTY, ILLINOIS.

AND

THAT PART OF LOTS 1 AND 2 IN SAID FENZ ACRES SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89 DEGREES 54 MINUTES 16 SECONDS WEST, ALONG THE SOUTHERLY LINE OF SAID LOTS 1 AND 2, A DISTANCE OF 267.06 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 37.13 FEET TO THE NORTHERLY LINE OF THE PARCEL CONVEYED BY DOCUMENT NUMBER 95170136; THENCE NORTH 63 DEGREES 39 MINUTES 58 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 275.13 FEET; THENCE SOUTH 89 DEGREES 12 MINUTES 57 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 20.10 FEET TO THE EASTERLY LINE OF SAID LOT 1; THENCE SOUTH 00 DEGREES 10 MINUTES 31 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 158.46 FEET TO THE POINT OF BEGINNING.

AND

THAT PART OF LOT 22 IN SAID FENZ ACRES SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 22; THENCE NORTH 00 DEGREES 10 MINUTES 25 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 22, A DISTANCE OF 41.04 FEET TO THE

NORTHERLY LINE OF THE PARCEL CONVEYED BY DOCUMENT NUMBER 2113020324; THENCE NORTH 63 DEGREES 39 MINUTES 58 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 246.41 FEET TO THE NORTH LINE OF SAID LOT 22; THENCE NORTH 89 DEGREES 54 MINUTES 12 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 45.58 FEET TO THE NORTHEAST CORNER OF SAID LOT 22; THENCE SOUTH 00 DEGREES 10 MINUTES 24 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 22, A DISTANCE OF 150.73 FEET TO THE SOUTHEAST CORNER OF SAID LOT 22; THENCE SOUTH 89 DEGREES 56 MINUTES 16 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 22, A DISTANCE OF 266.74 FEET TO THE POINT OF BEGINNING.

Permanent Tax Index Number(s): 07-32-400-007-0000, 07-32-400-008-0000, 07-32-400-009-0000, 07-32-405-002-0000, 07-32-405-001-0000, 07-32-400-010-0000, 07-32-405-003-0000, 07-32-400-011-0000, 07-32-405-004-0000, 07-32-400-012-0000, 07-32-405-005-0000, 07-32-400-013-0000, 07-32-405-006-0000, 07-32-403-008-0000, 07-32-405-007-0000, 07-32-403-009-0000, 07-32-405-008-0000, 07-32-403-006-0000, 07-32-405-009-0000, 07-32-403-007-0000, 07-32-405-015-0000, 07-32-405-016-0000, and 07-32-405-018-0000

C. LPC is the developer of the subject property and intends to build two industrial facilities totaling approximately 443,160 square feet on the Subject Property (the “Facility”).

D. LPC 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 LPC in obtaining the approval of the Class 6B Incentive, provided the Village receives certain assurances from LPC relating thereto, given that the development on Long Avenue should be beneficial to the economic vitality of the Village.

IN CONSIDERATION OF the Recitals set forth above, the mutual covenants and agreements set forth in this Agreement, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and agreed to by LPC and the Village, LPC 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. LPC will commence construction of the development by June 30, 2026, receive a final certificate of occupancy for the shell and core of the buildings and completion of the buildings and completion of all site work and off-site improvements by April 1, 2028, and lease the two buildings to industrial businesses who will hire a minimum of one hundred fifty (150) employees by December 31, 2029, on the Subject Property (the "Facility"); and is to be maintained for the term of the 6B Incentive.

Section 3. LPC will invest a minimum of seventy million and no/100 dollars ($70,000,000.00) in additional capital improvements to the Facility by December 31, 2029.

Section 4. LPC will support the Schaumburg community and be members of organizations such as the Schaumburg Business Association, Greater Chicago Advanced Manufacturing Partnership (GCAMP) and Technology and Manufacturing Association (TMA) and shall also expand its civic engagement relative to Schaumburg civic agencies of a minimum of $10,000 a year including, but not limited to, the Schaumburg Food Pantry and for the term of the 6B Incentive.

Section 5. LPC shall, on an annual basis, provide the Village with the number of employees at the Facility, along with documentation, from the Cook County Assessor and LPC that depicts the land value and all line-item Improvements assigned to the Subject Property and the Facility by the Cook County Assessor. LPC 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 LPC does not comply with the requirements set forth in Sections 2, 3, 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 LPC 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, LPC 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 LPC to make such a reimbursement to the County Collector shall not constitute a lien upon the subject property but shall constitute an in-person liability, which may be

enforced against the owners. If necessary, a Repayment Plan agreement could be established.

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

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

VILLAGE OF SCHAUMBURG	**LPC ACQUISITION COMPANY, LLC**
By: _____	By: _____
Tom Dailly, Village President	_____
Attest: _____	Attest: _____
Date: _____	Date: _____

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve the TIF Term Sheet between the Village of Schaumburg and Nitti Group, LLC, for the Loeber Farm Development
12/09/25
Village Board

Presenter: Matt Frank
Lead Department: Economic Development

Executive Summary:

The Village of Schaumburg has been approached by Nitti Group, LLC (Nitti) about expanding the North Schaumburg TIF District (TIF) to include the Loeber Farm property off Meacham Road to facilitate the residential development. Nitti is proposing 122 residential units on approximately 33 acres of the Loeber Farm property. The for-sale residential units would include 43 single-family detached units, 37 rowhouses, and 42 townhomes.

Nitti is looking to finalize the acquisition of the Loeber Farm in the next few months and go through the village's development review process to proceed with construction in 2026. The total project costs for the Nitti development on the Loeber Farm are estimated to exceed $82,000,000. We are recommending $4,800,000 in TIF assistance from the Village of Schaumburg to assist with extraordinary costs associated with the redevelopment of the Loeber Farm Property. TIF assistance would be paid on a pay as you go basis. SB Friedman is estimating approximately $17,000,000 in incremental property tax revenues over the remaining life of the North Schaumburg TIF from this development.

The TIF Term Sheet lays the foundation for preparing a TIF Redevelopment Agreement with Nitti. The Term Sheet states that the Redevelopment Agreement will be drafted and approved 90 days after the TIF Term Sheet is signed. Staff will also work through the schedule to review and present the TIF for Village Board consideration in 2026.

Recommended Action:

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

ATTACHMENTS:

- Memo to FLAGG for Loeber TIF Term Sheet 11_25_25.pdf
- Resolution Authorizing Nitti Term Sheet 2025.docx
- Signed Loeber Term Sheet November FLAGG 11_25_25.pdf

VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

TO: FLAGG Committee

FROM: Matt Frank, Director of Economic Development

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

DATE: November 25, 2025

Introduction

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

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

Discussion

The TIF was created in 2014 and an amendment to the Redevelopment Plan is required to include the Loeber Farm property in the TIF. Staff is working with SB Friedman to assess this addition to the TIF and will be going through the process over the next 4 months to amend the TIF.

Nitti is looking to finalize the acquisition of the Loeber Farm in the next few months and go through the village's development review process to proceed with construction in 2026. The total project costs for the Nitti development on the Loeber Farm are estimated to be $83,000,000.

TIF Eligible Costs

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

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

Staff have been negotiating with Nitti on TIF-eligible redevelopment costs that are extraordinary to this project and agreed to the following:

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

TIF Request

Staff and the Village's consultants have been negotiating with Nitti over the amount and terms of a TIF agreement to move the $83,000,000 project forward. Nitti will use a combination of construction loans, mezzanine debt, and equity to supplement the TIF financing. We are recommending $4,800,000 in TIF assistance from the Village of Schaumburg to assist with extraordinary costs associated with the redevelopment of the Loeber Farm Property.

The Loeber Farm property has unsuitable soil, lacks adequate utilities, and requires significant investment to bring water and sanitary to the site making it difficult to develop. A sanitary lift station is needed due to the elevations of the property and isolated location. In addition, a bridge is required to be constructed to provide access over the creek and throughout the site.

Staff have reviewed the TIF request with SB Friedman and our engineering consultant. SB Friedman noted the following in their memo to Village staff:

> Based on SB Friedman's review of the Developer's pro forma and supplemental materials, it appears that the Requested Village Assistance is needed for the Project to achieve a market-appropriate net profit. The Developer's costs estimates appear reasonable relative to industry benchmarks and SB Friedman's review of similar projects. Furthermore, site construction costs have been verified by a contractor estimate. The Developer's sales price assumptions and pace of sales are slightly more aggressive than indicated by their market study, however, SB Friedman's review of recent new construction homes sales and the sales activity of recently completed single-family home developments in the Village indicate that the Developer's assumptions appear reasonable.
>
> The Developer's Requested Village Assistance totals $4.9 million in TIF reimbursements and would fund a portion of their TIF-eligible site construction costs. Site construction costs for the Project identified as extraordinary include land balance and offsite utility and roadway improvements, which in total account for approximately 35.1% of their total site development budget. The Developer has requested reimbursement of extraordinary TIF-eligible costs as incurred during construction, not to exceed $4.9 million.
>
> If amended into the North Schaumburg (90 North) TIF District prior to construction, the Project is projected to generate approximately $17.4 million in incremental property tax revenues, net of statutory school district reimbursements, over the remaining life of the TIF District. After the Requested Village Assistance, it is projected that there will be approximately $12.5 million in remaining incremental property tax revenue generated from the Project.

Development Impacts on TIF

The attached exhibit in the Term Sheet shows that the project will include 122 residential units. Nitti anticipates construction lasting three years and absorption of all 122 residential units in four years.

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

TIF assistance would be paid on a pay as you go basis. This means that as new TIF increment is generated and paid to the Village, TIF increment will be paid to Nitti for the TIF eligible costs.

The TIF Term Sheet lays the foundation for preparing a TIF Redevelopment Agreement with Nitti. The Term Sheet states that the Redevelopment Agreement will be approved 90 days after the TIF Term Sheet is signed. Staff will also work through the schedule to review and present the TIF for Village Board consideration in 2026.

Recommendation

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

RESOLUTION NO. 25- _____

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

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

WHEREAS, the corporate authorities have received the Term Sheet which is attached hereto; and

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

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

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

SECTION ONE: That the Village Manager and Village Clerk be and hereby are authorized to execute and attest the attached Term Sheet between the Village of Schaumburg, and Nitti Group, LLC.

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

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

AYES:

NAYS:

ABSENT:

PASSED AND APPROVED this _____ day of _____ , 2025.

_____
Village President

ATTEST:

_____
Village Clerk

Term Sheet
for Redevelopment Agreement
between
Village of Schaumburg and
Nitti Group, LLC

November 12th, 2025

1. Introduction

This Term Sheet outlines the business terms of a proposed Redevelopment Agreement ("RDA") between the Village of Schaumburg ("Village"), and Nitti Group, LLC, or its affiliate ("Developer") related to the redevelopment (the "Project") of approximately 33-acres on the west side of Meacham Road north of Algonquin Road (the "Subject Property") depicted on Exhibit A. The Subject Property is vacant and has been marketed by the Loeber family for over twenty years. The Village will undertake the required steps to include the Subject Property in the North Schaumburg TIF (the "TIF District"). This Term Sheet is non-binding but will provide a guideline for the Village and Developer to negotiate a binding RDA in good faith. The RDA will include a public-private financing arrangement in support of the $83,000,000 Project.

The Project includes site acquisition, site preparation and the development of 122 for-sale residential units depicted on Exhibit B.

2. Objective

To provide necessary financial assistance for the reimbursement, through tax increment financing ("TIF"), of eligible redevelopment project costs permitted under both the Illinois Tax Increment Allocation Redevelopment Act (the "Act") and the redevelopment plan for the TIF District, in connection with the Project, so as to induce the Developer to make necessary investments in the redevelopment of the Subject Property which, but for such inducement, would not occur.

3. Tax Increment Financing Incentives

Eligible Costs

The public financial assistance under consideration for the current RDA includes reimbursement of eligible costs for the following activities within and related to the Subject Property ("Eligible Costs"):

- Public Infrastructure (Bridge, Offsite Sanitary Sewer and Water, and Sanitary Lift Station) $4.855 million

Prior to approval of the RDA, the Developer shall provide the Village full documentation regarding Financing Costs, including term sheets setting forth the amount, rate, terms, and availability and equity to develop and construct the Project, so that the Village can confirm that (i) the Financing Costs being reimbursed are consistent with market expectations for projects with this type of risk and (ii) Developer has secured financing sufficient to substantially complete the Project.

The public assistance is to be set forth in greater detail in the RDA, relative to Eligible Costs. Eligible Costs shall be reimbursed on a pay as you go basis in an amount not to exceed $4.855 million (the "Incentive Amount") upon acceptance of the public improvements contemplated for the Project.

Other Conditions

Other conditions for Village Funds are outlined below:

- As a material inducement of Developer's efforts to acquire the Subject Property and undertake the Project, the Village will adopt an Inducement Resolution and will review land use entitlements to allow and facilitate the development of the Project on the Subject Property.

- Developer shall provide to the Village a detailed itemization, and evidence of payment, of Eligible Costs and the RDA will provide a process for the Village to certify Eligible Costs.

- The Developer will start construction of the Project within 90 days after the later of (a) RDA approval or (b) 150 days following the Village's issuance of the first permit allowing work to commence. Developer will complete construction of the Project in 2029. The dates above are subject to force majeure and timely issuance of government permits.

4. Project Redevelopment

The Project shall be subject to the codes, ordinances, rules and regulations of the Village in effect at the time of the Village Board's approval of the RDA (the "Village Laws"), and the Developer shall be responsible for obtaining all necessary approvals and permits for the Project, including, but not limited to, zoning approvals, development approvals, subdivision approvals, demolition permits, building permits and utility connection permits, as required by the Village Laws; provided, the Village will cooperate with the Developer in its efforts to obtain all such approvals and permits and to carry out the development of the Project and the terms of the RDA.

The Village and Developer acknowledge that the transactions contemplated by this TIF Term Sheet are subject to the negotiation, approval and execution of the RDA by and between the Village and Developer, within ninety (90) days after the date on which this TIF Term Sheet is approved by the Village, or any agreed upon extension thereof, with said RDA to contain, among other terms and conditions, those terms and conditions set forth above. The parties acknowledge that this TIF Term Sheet is not a contract and is non-binding.

VILLAGE OF SCHAUMBURG

By:_____

Brian Townsend

Village Manager

Date:_____

ATTEST:

_____

Jane Lentino

Village Clerk

Date:_____

NITTI GROUP, LLC

By:_____

Name: Nico Nitti

Title: Member

Date: 11/12/2025

ATTEST:

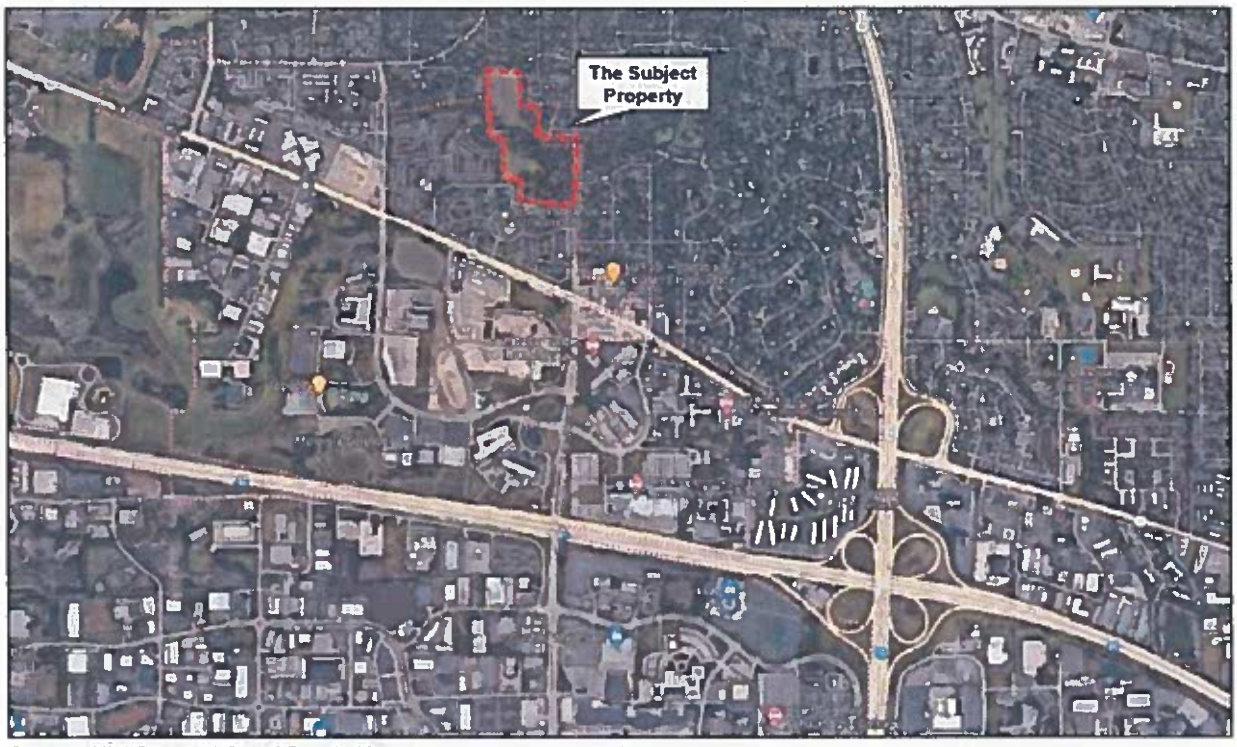
_____

Name: JoeNitti

Title: Member

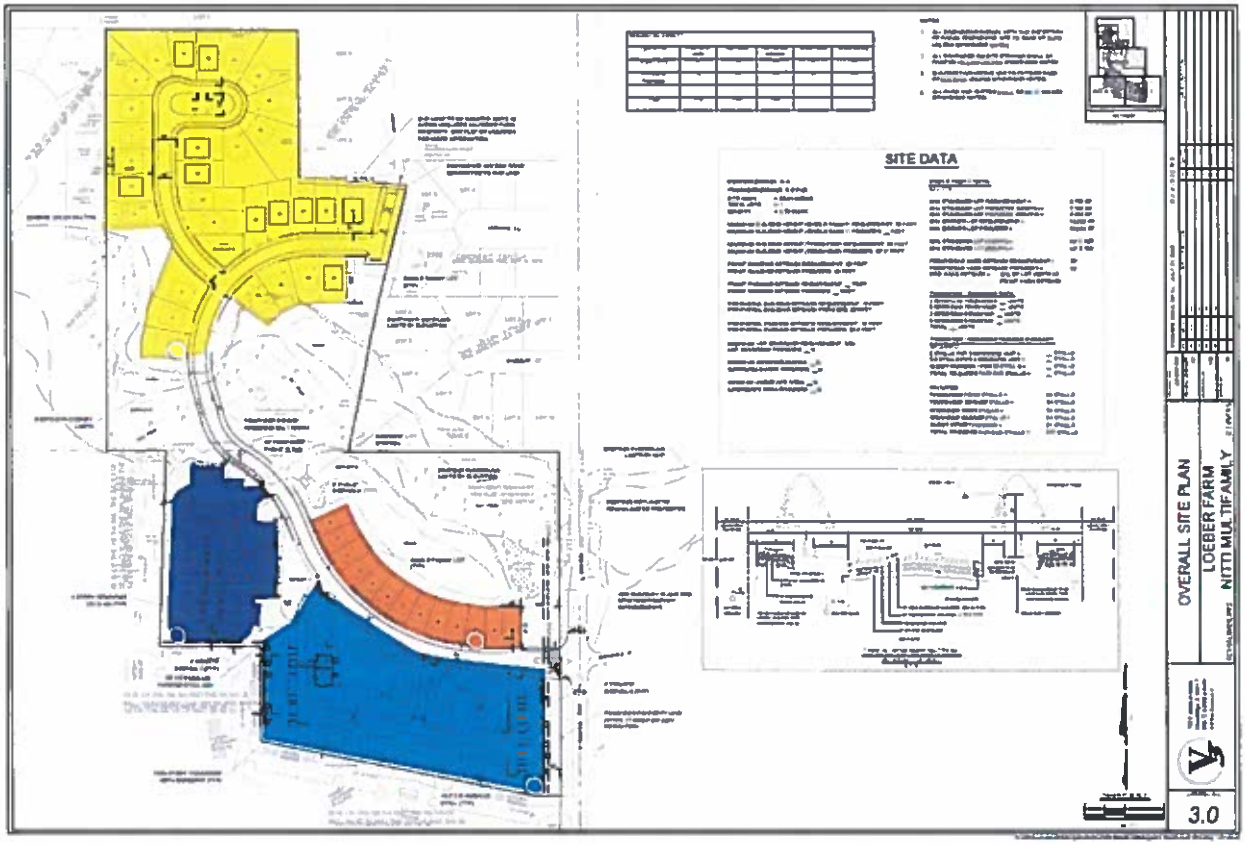
Date: 11/12/2025

Exhibit A



Source: Nitti Group, LLC and Google Maps

Exhibit B


SITE DATA
OVERALL SITE PLAN
LOEBER FARM
NITTI MULTIFAMILY
3.0

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve a Class 7B Property Tax Incentive for 1821 W. Irving Park Road (Bruster's Real Ice Cream)
12/09/25
Village Board

Presenter: Liz Dechant
Lead Department: Economic Development

Executive Summary:

Please find the Cook County Class 7B Application from B N Estate, LLC (the "Applicant") for the development of 40,000 square-feet at 1821 W. Irving Park Road (the "Subject Property"). The Applicant is seeking a 7B tax incentive, in which the property would be assessed at a 10% assessment level instead of the normal 25% assessment level. According to the Office of the Cook County Treasurer, the property was billed $11,281 total in property taxes in the 2023 tax year. Cook County allows the Class 7B incentive for new commercial development.

There will be two buildings constructed on the subject property in two phases. The first phase will be to construct an approximately 1,600 square-foot building that will house Bruster's Real Ice Cream, and the second phase is to construct an approximately 2,400 square-foot building for a future retail development. A study by Gruen Gruen + Associates found the property meets blight conditions due to long-term vacancy since 2014, unsuitable soils present, a deficient water main on Irving Park Road requiring replacement, and the need to reconnect an abandoned sanitary line across Mercury Drive. This project would not be economically feasible without the incentive.

The Schaumburg Business Development Commission reviewed this at their November 10th meeting and recommended approval of the Class 7B request. If approved, staff will work with the Applicant and make the 7B contingent upon the attached Development Agreement outlining B N Estate, LLC investment of $2,000,000, employing 15-17 employees on the Subject Property, and establishing their local community support.

Recommended Action:

The Schaumburg Business Development Commission recommends that the Finance, Legal, Administrative and General Government Committee recommend the Village Board approve a resolution authorizing a Class 7B property tax incentive for B N Estate LLC at 1821 W. Irving Park Road.

ATTACHMENTS:

- Application 1821 W. Irving Park Road - Class 7B.pdf
- Resolution Blighted 1821 W Irving Park Road.pdf
- Resolution 1821 W Irving Park Road.pdf
- RDA 1821 W. Irving Park Road - Bruster's.pdf
- FLAGG Memo Class 7B Request 1821 W. Irving Park Rd Bruster's.pdf

SARNOFF PROPERTY TAX

October 1, 2025

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

Re: Class 7b Incentive Resolution Request
B N Estate LLC
1821 W. Irving Park Rd.
Schaumburg, Illinois 60193
PIN: 07-32-100-030-0000

Dear Matt:

B N Estate LLC ("Applicant") is seeking a Resolution supporting and consenting to a Class 7b Incentive on the above-referenced property based on new construction. The Applicant plans to purchase the subject property and construct two buildings in two phases. First, the Applicant plans to construct an approximately 1,600 square foot building for its related entity, Bruster's Real Ice Cream ("Bruster's"), to occupy for its retail use consisting of the sale of ice cream. Second, the Applicant plans to construct an approximately 2,400 square foot building for another retail use to be determined.

The subject property consists of approximately 40,000 square feet of vacant land. As noted, the Applicant plans to construct two new buildings on the subject property. Specifically, the Applicant plans to invest approximately $1,600,000 to complete the construction of the approximately 1,600 square foot building. The current timeline is to start construction in November, 2025 with completion and occupancy in April, 2026. The construction will create construction jobs. Please note that the items in need of rehabilitation as well as the costs associated therewith could significantly vary as they are preliminary and additional reviews of the property as well as discussions with contractors must be completed to determine both. The Applicant currently plans to start construction on the approximately 2,400 square foot building in 2028 should everything go as planned.

Bruster's is an ice cream shop that currently has two locations in the Chicagoland area (Oakbrook Terrace and Aurora). The Applicant's related entity plans to franchise a Bruster's and open the same at the subject property. At this time, the Applicant plans to have Bruster's start operations with approximately 15 to 17 employees (5 full-time; 10 to 12 part-time). We also note that Bruster's will look to hire all qualified Village of Schaumburg residents for future employment. Additionally, Bruster's works to mentor its employees to become leaders. Specifically, a slogan for them is "Preparing tomorrow's leader, today." In addition, the business that will occupy the approximately 2,400 square foot space will also bring jobs, which could be roughly 15 to 20, depending on the final user.

As Bruster's is a retail operation, it will generate sales tax. Based on its proforma, the Applicant expects Bruster's net sales in years one thru three to be $900,000, $945,000 and $992,250 respectively. The Village of Schaumburg can also expect that Bruster's employees will invest commercially back into the community by visiting local establishments such as restaurants, gas stations, grocery stores and more. In addition, the Village of Schaumburg can expect that Bruster's will attract business and various customers to the Village in the course of its operations. Bruster's and its ownership are new to the Village of Schaumburg and they look forward to being involved in the local community in the future and working with the Village. Additionally, the tenant that will occupy the approximately 2,400 square foot unit will also generate jobs, customers and sales tax.

As the above indicates, there are various benefits the Village of Schaumburg will receive should the Applicant be granted the Class 7b Incentive on the subject property. The Applicant is excited to move forward with the new construction and occupation of the subject property. Additionally, Bruster's is excited to expand its operations at the subject property and to be a strong community member for many years to come. However, the above is all contingent on the Applicant receiving a Class 7b Incentive.

As part of the Class 7b Incentive, the subject property must be located in an area designated in need of redevelopment. Therefore, the Applicant is also requesting that the Village of Schaumburg pass a Resolution designating the subject property as blighted, a renewal area, an area encompassing a rehabilitation or redevelopment plan or designation of like effect adopted under any similar statute or Ordinance.

Therefore, please review this letter and the following attached Application and materials, and place the Applicant on the agenda for the October 13, 2025 Village of Schaumburg Business Development Commission meeting, or earlier if possible, where it will present its request for the Village of Schaumburg to pass a Resolution supporting and consenting to a Class 7b Incentive on the subject property based on new construction.

Should you have any questions or concerns, or require additional information, please do not hesitate to contact me at (312) 782-8310.

Sincerely,
SARNOFF & BACCASH

Zachary A. Kafitz

COOK COUNTY ASSESSOR
FRITZ KAEGI

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

CLASS 7B
ELIGIBILITY APPLICATION

CONTROL NUMBER
To be provided

Carefully review the Class 7b Eligibility Bulletin before completing this Application. For assistance, please contact the Assessor's Office, Development Incentives Department (312) 603-7529. This application, *a filing fee of $500.00,* and supporting documentation must be filed as follows:
This application must be filed PRIOR TO the commencement of New Construction or the commencement of Substantial Rehabilitation Activities or PRIOR TO the Reoccupation of Vacant/Abandoned Property.

Applicant Information

Name: B N Estate LLC

Company: B N Estate LLC Telephone: (703) 945-3551

Address: 133 Brixham Pl.

City: Schaumburg State: IL Zip Code: 60194

Email Address: dipenkachhia745@gmail.com

Contact Person (if different than the Applicant)

Name: Dipen Kachhiapatel

Company: See above Telephone: (____)

Address:

City: State: Zip Code:

Email Address:

Property Description (per PIN)

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

Street address: (1) 1821 W. Irving Park Rd.

Permanent Real Estate Index Number: 07-32-100-030-0000

(2)

Permanent Real Estate Index Number:

(3)

Permanent Real Estate Index Number:

City: Schaumburg State: IL Zip Code: 60193

Township: Schaumburg Existing Class: 1-00

Identification of Persons Having an Interest in the Property

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

Property Use

General Description of Proposed Property Usage See attached

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

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

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

Employment Opportunities

How many construction jobs will be created as a result of this development? See attached

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

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

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

Nature of Development

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

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

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

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

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

SECTION A (NEW CONSTRUCTION/SUBSTANTIAL REHABILITATION)

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

Estimated date of construction commencement (excluding demolition if any): See attached

Estimated date of construction completion: See attached

Total redevelopment cost, excluding land: $ See attached

Attach copies of the following:

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

SECTION B (ABANDONED PROPERTY WITH NO SPECIAL CIRCUMSTANCE)

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

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

   [ ] YES [ ] NO

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

   _____

   _____

   Attach copies of the following documents:

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

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

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

   Estimated date of reoccupation: _____
   Date of Purchase: _____
   Name of purchaser: _____
   Name of seller: _____
   Relationship of purchaser to seller: _____

   Attach copies of the following documents:

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

SECTION C (SPECIAL CIRCUMSTANCES)

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

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

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

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

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

_____

_____

Attach copies of the following documents:

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

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

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

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

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

Attach copies of the following documents:

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

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

How long has the subject property been unused?

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

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

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

_____

_____

Attach copies of the following documents:

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

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

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

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

Estimated date of reoccupation: _____

Local Approval

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

In addition, a copy of the application must be submitted to the Cook County Bureau of Economic Development (BED) for their approval (for additional information contact BED at 312-603-1000.

Finalizing The Incentive Process

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

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

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

Signature

09/30/2025
Date

DIPEN KACHHIAPATEL
Print Name

PRESIDENT
Title

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

Revised 4/1/2022

Legal Description, Site and Building Square Footage

The total land area of the subject parcel located at 1821 W. Irving Park Rd. in Schaumburg, Illinois (PINs: 07-32-100-030-0000) is approximately 40,000 square feet. There will be two buildings constructed on the subject property in two phases. The first phase will be to construct an approximately 1,600 square foot building and the second phase is to construct an approximately 2,400 square foot building.

Below please find a legal description of the subject property:

THAT PART OF THE WEST SEVEN EIGHTS OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF IRVING PARK ROAD (DOC. NO. 112457675) AND THE EASTERLY LINE OF MERCURY DRIVE (DOC. NO. 23591223); THENCE SOUTH 41 DEGREES 39 MINUTES 11 SECONDS EAST ALONG SAID SOUTHERLY LINE, 200.00 FEET; THENCE SOUTH 48 DEGREES 20 MINUTES 49 SECONDS WEST, 200.00 FEET ; THENCE NORTH 41 DEGREES 39 MINUTES 11 SECONDS WEST, 200.00 FEET TO SAID EASTERLY LINE OF MERCURY DRIVE; THENCE ALONG SAID EASTERLY DRIVE OF MERCURY DRIVE. 200.00 FEET TO THE POINT OF BEGINNING.


07-32
109-064
07-32
109-047
07-32-105-030
07-32-105-031
07-32-105-0
W IRVING PARK RD
07-32
109-057
07-32
109-059
07-32
109-048
CORNERSTONE PL
MERCURY DR
W IRVING PARK RD
W IRVING PARK RD
HARBOUR CT

Plot Date: May 29, 2025 - 10:14am Plotted By: gil-r
File Name: P:\2025\25087\Drawings\Final Survey\16032-Boundary & Topographic Survey.dwg

LEGEND

- Manhole
- Catch Basin
- Inlet
- C.O. Clean Out
- Storm Sewer
- Sanitary Sewer
- W Water Main
- Fire Hydrant
- Valve Vault
- Valve Box
- B B-Box
- Light Pole
- Light Pole With Mast Arm
- Traffic Signal
- Traffic Signal With Mast Arm
- H Hand Hole
- Pipe Bollard
- Sign
- G Gas Line
- E Electric Line
- OHW Overhead Utility Line
- E Electrical Pedestal
- Utility Pole
- T Telephone Pedestal
- C Cable TV Pedestal
- Curb & Gutter
- Depressed Curb
- C XXX.XX / G/P XXX.XX Curb Elevation and Gutter/Pavement Elevation
- XXX.XX Pavement Elevation
- XXX.XX Sidewalk Elevation
- XXX.X + Ground Elevation
- XXX Contour Line
- Deciduous Tree
- Coniferous Tree
- R Brushline
- O.L. Record / On Line

LEGAL DESCRIPTION

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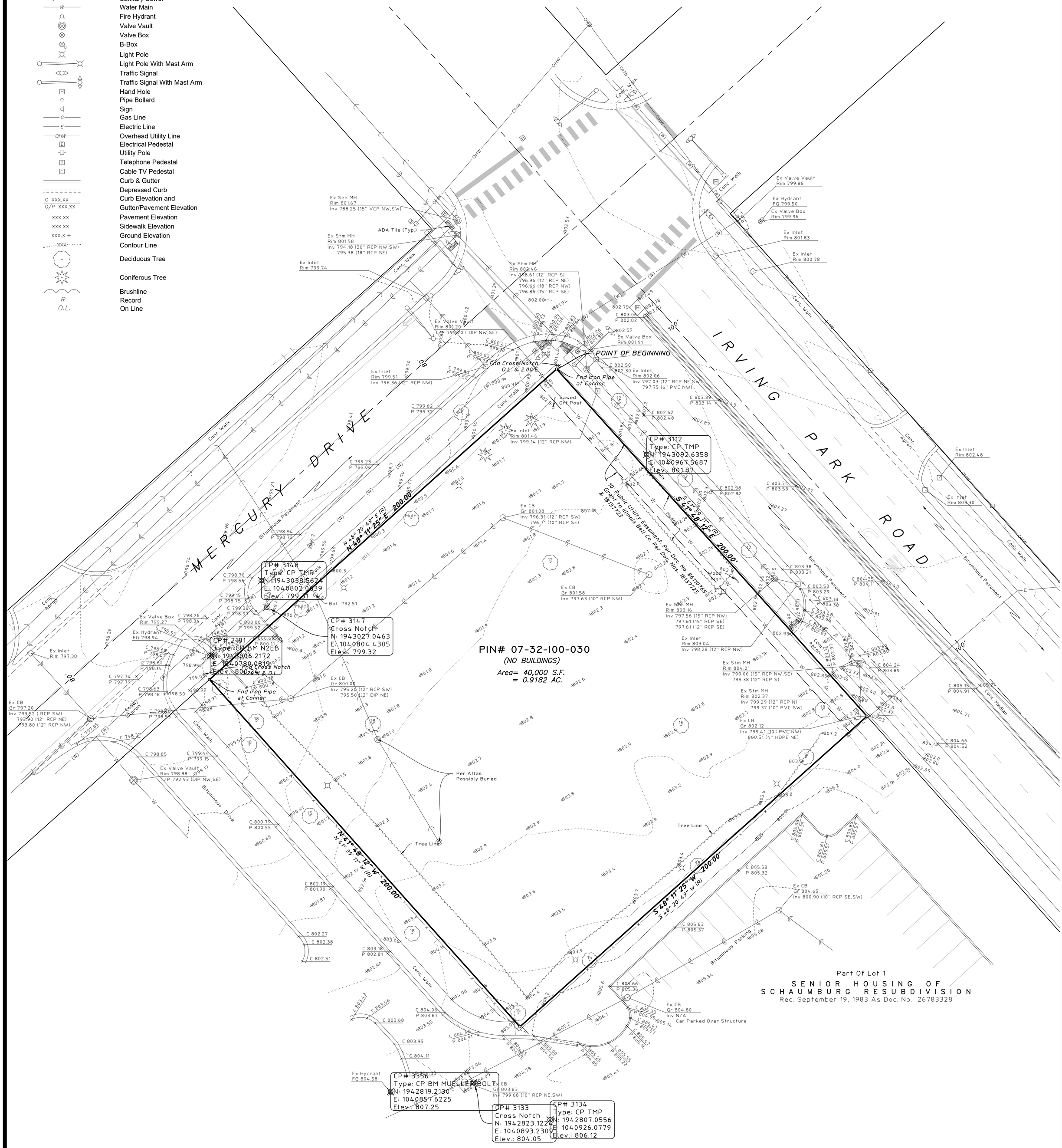
Benchmark

Site Benchmark

CP # 3147 (See Survey)
Description: Cross Notch
Elevation: 799.32 NAVD 88 (Geoid 12A)



PIN# 07-32-100-030

(NO BUILDINGS)

Area= 40,000 S.F. = 0.9182 AC.

Surveyor's Notes:

1. Field work was completed on March 28, 2016.
2. The Horizontal coordinates and basis of bearing shown hereon are based on NAD 83(2012) Illinois East Zone 1201 State Plane Coordinates as referenced from Kara Company's RTK Network.
3. The Vertical Datum referenced hereon is based on NAVD 88 (Geoid 12A) as referenced from Kara Company's RTK Network.
4. A title commitment policy was not provided for this survey. This property may be subject to easements and/or restrictions not provided to the surveyor prior to the completion of this survey.
5. Utility information shown hereon is based upon field measurements, available records. Information from field data is limited to that which is visible and can be measured. This survey does not exclude the possibility of the existence of other underground utilities and or structures. Record information is based upon data collected from both public and private sources. The completeness and/or accuracy of these records cannot be guaranteed, except for those items that can be verified by field measurement. Prior to any excavation contact J.U.L.I.E (1-800-892-0123).

STATE OF ILLINOIS — JEFFREY W. GLUNT 035-3695 SCHAUMBURG, ILLINOIS — PROFESSIONAL LAND SURVEYOR

EXPIRES 11-30-25

State of Illinois)
) SS:
County of Cook)

This professional service conforms to the current Illinois minimum standards for a boundary topographic survey.

Schaumburg, Illinois May 13, 2025

By: _____
Illinois Professional Land Surveyor No. 3695

Ordered By: Marchris Engineering LTD
Order No.: 16-032

Project Manager: LAK
Engineer: JWG
Date: 4-4-2016
Project No. 16032
Sheet 1 / 1

BOUNDARY & TOPOGRAPHIC SURVEY

1821 IRVING PARK ROAD SCHAUMBURG, ILLINOIS

HAEGER ENGINEERING
consulting engineers • land surveyors
1304 N. Plum Grove Road, Schaumburg, IL 60173 • Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

No.	Date	Revision

NORTH
10 0 20
Scale: 1" = 20'

© 2025 Haeger Engineering, LLC

Description of the Nature of the Project, the Intended Use of the Subject Property and Information Regarding the Applicant and User

B N Estate LLC ("Applicant") plans to purchase the property located at 1821 W. Irving Park Rd. in Schaumburg, Illinois (PINs: 07-32-100-030-0000) and construct two buildings in two phases. First, the Applicant plans to construct an approximately 1,600 square foot building for its related entity, Bruster's Real Ice Cream ("Bruster's"), to occupy for its retail use consisting of the sale of ice cream. Second, the Applicant plans to construct an approximately 2,400 square foot building for another retail use to be determined.

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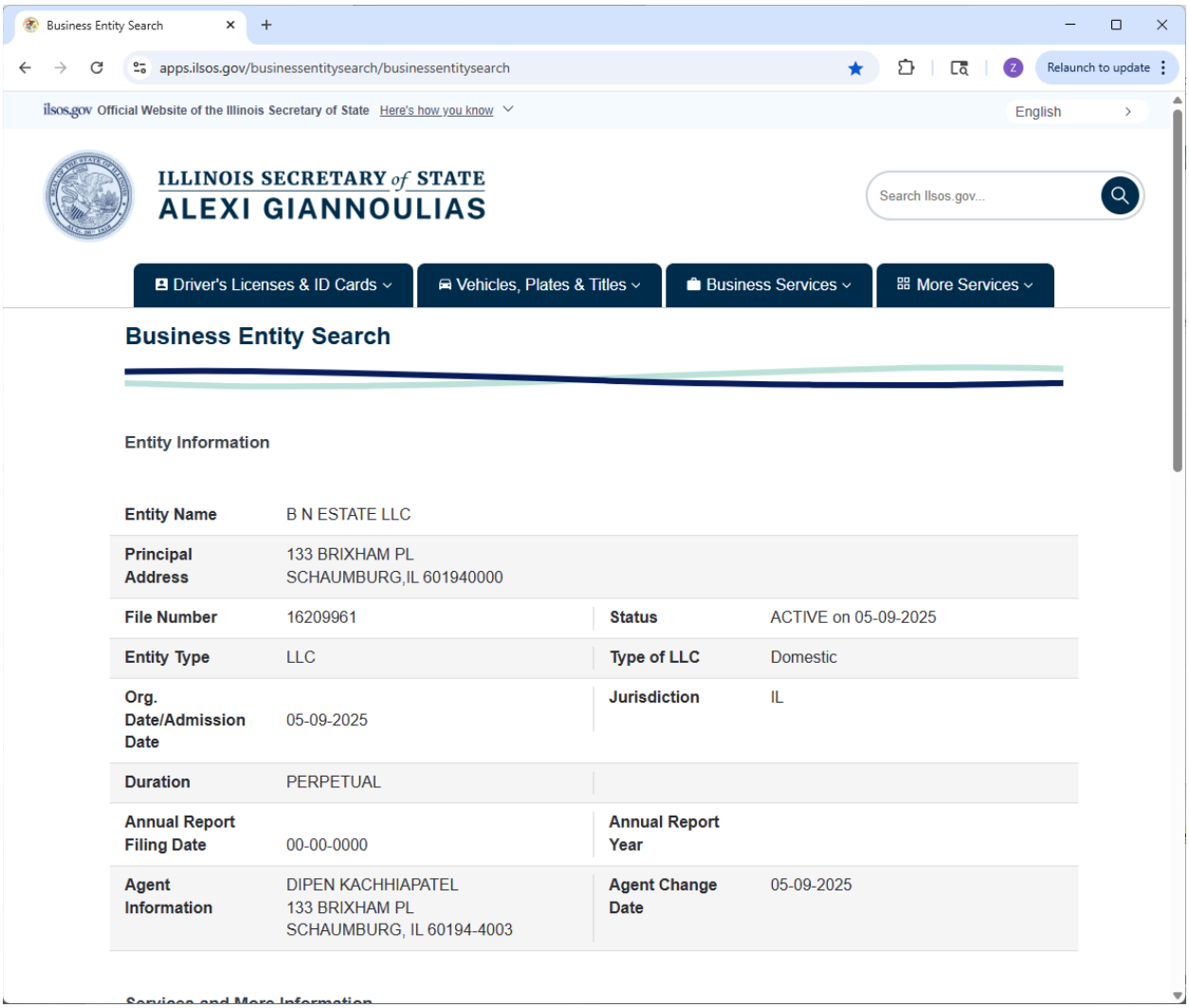
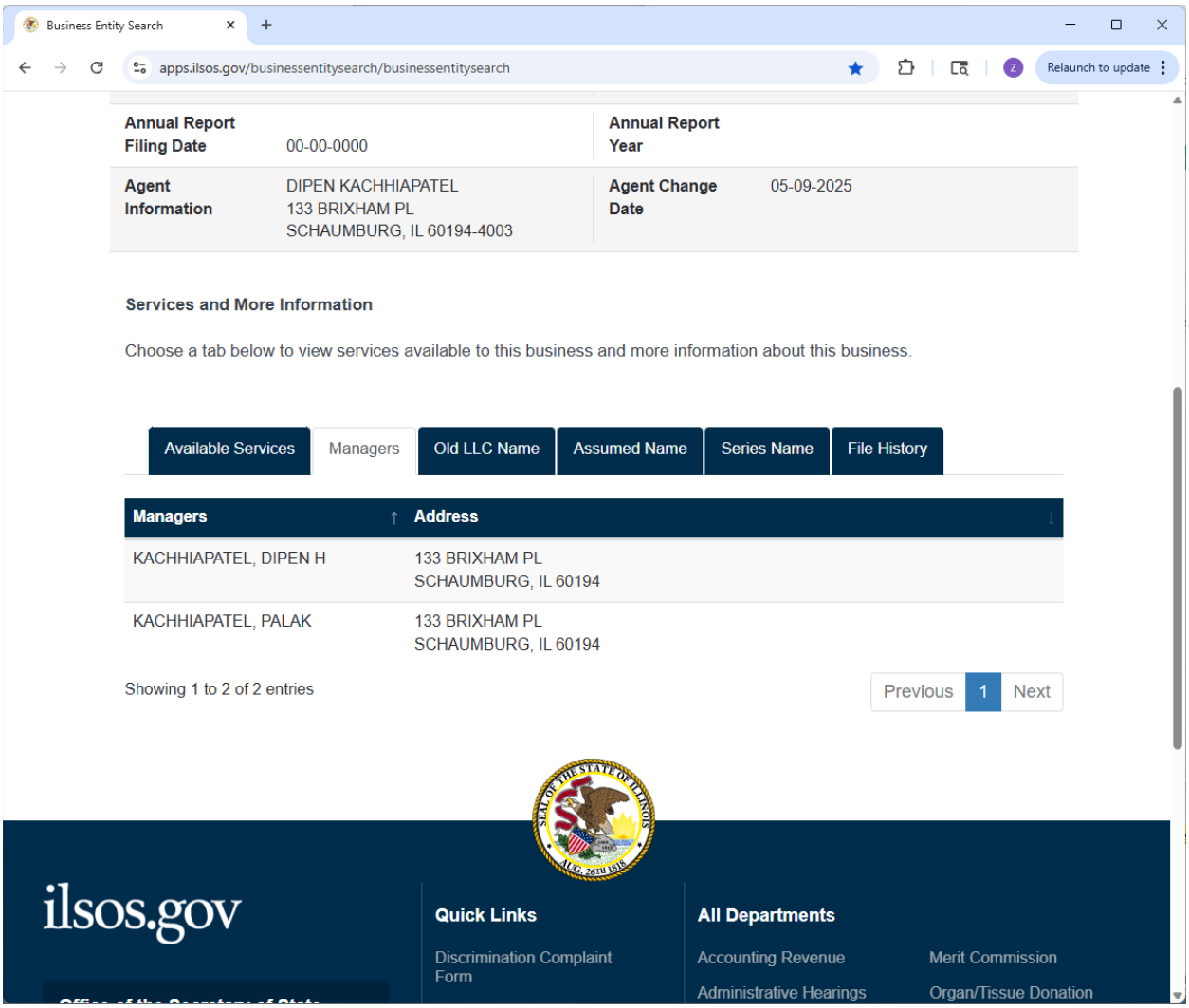
Ownership Information

Ownership: B N Estate LLC ("Applicant") plans to purchase the property located at 1821 W. Irving Park Rd. in Schaumburg, Illinois (PINs: 07-32-100-030-0000). Attached hereto please find a copy of the Secretary of State webpage printout and a Cook County Disclosure of Ownership Interest Statement.


Business Entity Search
apps.ilsos.gov/businessentitysearch/businessentitysearch
Relaunch to update
ilsos.gov Official Website of the Illinois Secretary of State Here's how you know
English
ILLINOIS SECRETARY of STATE
ALEXI GIANNOULIAS
Search Ilsos.gov...
Driver's Licenses & ID Cards
Vehicles, Plates & Titles
Business Services
More Services
Business Entity Search
Entity Information
Entity Name B N ESTATE LLC
Principal Address 133 BRIXHAM PL SCHAUMBURG,IL 601940000
File Number 16209961
Status ACTIVE on 05-09-2025
Entity Type LLC
Type of LLC Domestic
Org. Date/Admission Date 05-09-2025
Jurisdiction IL
Duration PERPETUAL
Annual Report Filing Date 00-00-0000
Annual Report Year
Agent Information DIPEN KACHHIAPATEL 133 BRIXHAM PL SCHAUMBURG, IL 60194-4003
Agent Change Date 05-09-2025


Business Entity Search
apps.ilsos.gov/businessentitysearch/businessentitysearch
Relaunch to update
Annual Report Filing Date
00-00-0000
Annual Report Year
Agent Information
DIPEN KACHHIAPATEL
133 BRIXHAM PL
SCHAUMBURG, IL 60194-4003
Agent Change Date
05-09-2025
Services and More Information
Choose a tab below to view services available to this business and more information about this business.
Available Services
Managers
Old LLC Name
Assumed Name
Series Name
File History
Managers
Address
KACHHIAPATEL, DIPEN H
133 BRIXHAM PL
SCHAUMBURG, IL 60194
KACHHIAPATEL, PALAK
133 BRIXHAM PL
SCHAUMBURG, IL 60194
Showing 1 to 2 of 2 entries
Previous
1
Next
ilsos.gov
Quick Links
Discrimination Complaint Form
All Departments
Accounting Revenue
Administrative Hearings
Merit Commission
Organ/Tissue Donation

COOK COUNTY DISCLOSURE OF OWNERSHIP INTEREST STATEMENT

The Cook County Code of Ordinances (§2-610 *et seq.*) requires that any Applicant for any County Action must disclose information concerning ownership interests in the Applicant. This Disclosure of Ownership Interest Statement must be completed with all information current as of the date this Statement is signed. Furthermore, this Statement must be kept current, by filing an amended Statement, until such time as the County Board or County Agency shall take action on the application. The information contained in this Statement will be maintained in a database and made available for public viewing. **County reserves the right to request additional information to verify veracity of information containted in this statement.**

If you are asked to list names, but there are no applicable names to list, you must state NONE. An incomplete Statement will be returned and any action regarding this contract will be delayed. A failure to fully comply with the ordinance may result in the action taken by the County Board or County Agency being voided.

"*Applicant*" means any Entity or person making an application to the County for any County Action.

"County Action" means any action by a County Agency, a County Department, or the County Board regarding an ordinance or ordinance amendment, a County Board approval, or other County agency approval, with respect to contracts, leases, or sale or purchase of real estate.

"Person" "Entity" or *"Legal Entity"* means a sole proprietorship, corporation, partnership, association, business trust, estate, two or more persons having a joint or common interest, trustee of a land trust, other commercial or legal entity or any beneficiary or beneficiaries thereof.

This Disclosure of Ownership Interest Statement must be submitted by :

1. An Applicant for County Action and

2. A Person that holds stock or a beneficial interest in the Applicant and is listed on the Applicant's Statement (a "Holder") must file a Statement and complete #1 only under **Ownership Interest Declaration**.

Please print or type responses clearly and legibly. Add additional pages if needed, being careful to identify each portion of the form to which each additional page refers.

This Statement is being made by the [✓] Applicant or [ ] Stock/Beneficial Interest Holder

This Statement is an: [x] Original Statement or [ ] Amended Statement

Identifying Information:

Name B N ESTATE LLC

D/B/A: N/A FEIN # Only: 39-2107699

Street Address: 133 BRIXHAM PL

City: SCHAUMBURG State: ILLINOIS Zip Code: 60194

Phone No.: 703-945-3551 Fax Number: N/A Email: DIPENKACHHIA745@GMAIL.COM

Cook County Business Registration Number: _____
(Sole Proprietor, Joint Venture Partnership)

Corporate File Number (if applicable): _____

Form of Legal Entity:

[ ] Sole Proprietor [ ] Partnership [ ] Corporation [ ] Trustee of Land Trust

[ ] Business Trust [ ] Estate [ ] Association [ ] Joint Venture

[✓] Other (describe) LLC

Ownership Interest Declaration:

1. List the name(s), address, and percent ownership of each Person having a legal or beneficial interest (including ownership) of more than five percent (5%) in the Applicant/Holder.

Name	Address	Percentage Interest in Applicant/Holder
DIPEN KACHHIAPATEL	133 BRIXHAM PL, SCHAUMBURG, IL-60194	50 %.
PALAK KACHHIAPATEL	133 BRIXHAM PL, SCHAUMBURG, IL-60194	50 %.

2. If the interest of any Person listed in (1) above is held as an agent or agents, or a nominee or nominees, list the name and address of the principal on whose behalf the interest is held.

Name of Agent/Nominee	Name of Principal	Principal's Address
	N/A	

3. Is the Applicant constructively controlled by another person or Legal Entity? [ ] Yes [✓] No

If yes, state the name, address and percentage of beneficial interest of such person, and the relationship under which such control is being or may be exercised.

Name	Address	Percentage of Beneficial Interest	Relationship
		N/A	

Corporate Officers, Members and Partners Information:

For all corporations, list the names, addresses, and terms for all corporate officers. For all limited liability companies, list the names, addresses for all members. For all partnerships and joint ventures, list the names, addresses, for each partner or joint venture.

Name	Address	Title (specify title of Office, or whether manager or partner/joint venture)	Term of Office
DIPEN KACHHIAPATEL	133 BRIXHAM PL, SCHAUMBURG, IL-60194	MANAGER	
PALAK KACHHIAPATEL	133 BRIXHAM PL, SCHAUMBURG, IL-60194	MANAGER	

Declaration (check the applicable box):

[✓] I state under oath that the Applicant has withheld no disclosure as to ownership interest in the Applicant nor reserved any information, data or plan as to the intended use or purpose for which the Applicant seeks County Board or other County Agency action.

[ ] I state under oath that the Holder has withheld no disclosure as to ownership interest nor reserved any information required to be disclosed.

1. REAL ESTATE OWNERSHIP DISCLOSURES.

The Applicant must indicate by checking the appropriate provision below and providing all required information that either:

a) The following is a complete list of all real estate owned by the Applicant in Cook County:

PERMANENT INDEX NUMBER(S): N/A

(ATTACH SHEET IF NECESSARY TO LIST ADDITIONAL INDEX NUMBERS)

OR:

b) ✓ The Applicant owns no real estate in Cook County.

2. EXCEPTIONS TO CERTIFICATIONS OR DISCLOSURES.

If the Applicant is unable to certify to any of the Certifications or any other statements contained in this EDS and not explained elsewhere in this EDS, the Applicant must explain below:

If the letters, "NA", the word "None" or "No Response" appears above, or if the space is left blank, it will be conclusively presumed that the Applicant certified to all Certifications and other statements contained in this EDS.

COOK COUNTY DISCLOSURE OF OWNERSHIP INTEREST STATEMENT SIGNATURE PAGE

DIPEN HASITKUMAR KACHHIAPATEL
Name of Authorized Applicant/Holder Representative (please print or type)

PRESIDENT
Title

Signature JLDL K313-1689-1345

08/28/2025
Date

DIPENKACHHIA745@GMAIL.COM
E-mail address

703-945-3551
Phone Number

Subscribed to and sworn before me
this 28 day of August 2025

My commission expires: 12/6/2027

"OFFICIAL SEAL"
ELIZABETH ROMERO
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 500824
MY COMMISSION EXPIRES 12/06/2027

X Elizabeth Romero
Notary Public Signature

Notary Seal

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CONTRACT ADDENDUM TO THE MAINSTREET ORGANIZATION OF REALTORS COMMERCIAL SALES CONTRACT

This Addendum to the Mainstreet Organization of Realtors Commercial Sales Contract ("Addendum") is entered into as of [Effective Date], by and between **B N Estate, LLC**, an Illinois limited liability company, or its assigns ("Buyer"), and **Schaumburg Plaza LLC**, a_____ ("Seller").

RECITALS

WHEREAS, Seller is the owner of certain real property located at 1821 W. Irving Park Road, Schaumburg, Illinois, approximately 40,000 SF, as more particularly described in Exhibit A attached hereto (the "Property"); and

WHEREAS, Buyer desires to purchase the Property from Seller, and Seller desires to sell the Property to Buyer, on the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. PURCHASE AND SALE OF PROPERTY.
Seller agrees to sell and convey to Buyer, and Buyer agrees to purchase from Seller, all of Seller's right, title, and interest in and to the Property, including all improvements thereon, all rights, privileges, easements, and appurtenances pertaining thereto.

2. PURCHASE PRICE.
The total purchase price for the Property shall be **Eight Hundred and Twenty Thousand Dollars, ($820,000)**, payable in cash at Closing, with a financing contingency, as per the underlying Contract (as defined below).

3. EARNEST MONEY.
Within five (5) business days following the Effective Date, Buyer shall deposit earnest money in the amount of Ten Thousand and No/100 Dollars ($10,000.00) (the "Earnest Money") with a mutually agreed upon escrow agent (the "Escrow Agent"). The Earnest Money shall be applied to the Purchase Price at Closing or returned to Buyer or Seller as provided herein.

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After the Feasibility Period has lapsed, as more clearly described in Paragraph 4 of this Addendum, should Buyer choose to continue with the purchase of the Property, an additional earnest money deposit of Ten Thousand Dollars & no/100 ($10,000.00) shall be deposited at the end of the initial 120 day Feasibility Period ("Additional Deposit"). If the Sales Contract has not otherwise been terminated, the Initial Deposit and the Additional Deposit, Totaling Twenty Thousand Dollars & no/100 ($20,000.00) (together the "Deposit") shall become non-refundable at the end of the Feasibility Period and any extension periods. The Deposit shall be applicable to the Purchase Price at the Close of Escrow.

4. FEASIBILITY PERIOD.
Buyer shall have one hundred twenty (120) days from the Effective Date (the "Feasibility Period") to conduct its due diligence investigations of the Property. Buyer may terminate the underlying Sales Contract for any reason or no reason by providing written notice to Seller at any time prior to the expiration of the Feasibility Period, in which event the Earnest Money, shall be returned to Buyer (as more clearly described in Paragraph 5 below) and neither party shall have any further obligations hereunder.

5. FEASIBILITY PERIOD EXTENSION.

Buyer shall have the right to obtain two (2) additional extension periods of thirty (30) days each extending the Feasibility Period, ("Extension Period") for IDOT approval and/or MWDRD approval and/or municipal requirements by depositing Five Thousand Dollars & no/100 ($5,000.00) for each extension period. All monies shall be applicable to the Purchase Price. If Buyer exercises one or both extensions, extension monies will become non-refundable. However, the original earnest money payment of $20,000 shall remain fully refundable during the Feasibility Period and any extensions thereof.

6. CLOSING.
The closing of the purchase and sale of the Property (the "Closing") shall occur on the date that is thirty (30) days after the expiration of the Feasibility Period, or such earlier date as the parties may mutually agree (the "Closing Date").

7. CLOSING COSTS.
Each party shall bear its own attorneys' fees. Seller shall pay for the survey, title insurance premium for Owner's Policy, and recording fees attributable to Seller. Seller shall also pay for documentary stamp taxes, if applicable. Other customary closing costs shall be allocated in accordance with local practice.

8. TITLE AND SURVEY.
Within ten (10) business days after the Effective Date, Seller shall provide Buyer with a

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copy of Seller's existing title insurance policy. Seller shall provide Buyer with a Credit at Closing, in the amount of $1,500.00, in lieu of a survey.

9. REPRESENTATIONS AND WARRANTIES.
Each party represents and warrants to the other that it has full power and authority to enter into this Addendum and perform its obligations hereunder. Seller further represents that it owns the Property free and clear of any liens or encumbrances, except as disclosed in writing to Buyer.

10. ASSIGNMENT.
Buyer may assign its rights under the underlying Sales Contract and this Addendum to any affiliate or entity controlled by, controlling, or under common control with Buyer without the prior consent of Seller. In the event of an Assignment of the contract, Buyer shall remain personally liable for compliance with all contract terms through completion of the closing.

11. MISCELLANEOUS.
This Addendum constitutes the entire agreement between the parties and supersedes all prior agreements or understandings. This Addendum may only be amended in writing signed by both parties. This Addendum shall be governed by the laws of the State of Illinois. Time is of the essence. This Addendum may be executed in counterparts and by electronic signatures.

IN WITNESS WHEREOF, the parties have executed this Addendum as of the Effective Date.

SCHAUMBURG PLAZA, LLC

By: _____

Name:

Title:

B N ESTATE, LLC

By: Signed by: Dipenkumar Kachhiapatel DocuSigned by: Dipenkumar Kachhiapatel
B91461324BC3461... F550450C2734D9...

Name:

Title:

Docusign Envelope ID: C914AB75-E581-4319-BAA8-54ED3812FDB8

EXHIBIT A – Legal Description of Property

Designation of Area

As part of the Class 7b Incentive, the subject property located at 1821 W. Irving Park Rd. in Schaumburg, Illinois (PINs: 07-32-100-030-0000) must be located in an area designated in need of redevelopment. Therefore, B N Estate LLC ("Applicant") is requesting that the Village of Schaumburg pass a Resolution designating the subject property as blighted, a renewal area, an area encompassing a rehabilitation or redevelopment plan or designation of like effect adopted under any similar statute or Ordinance. See attached study finding the area in need of redevelopment.

WHETHER REDEVELOPMENT BLIGHTING CONDITIONS EXIST AND THE NEED FOR A CLASS 7(B) INCENTIVE TO BRIDGE A FEASIBILITY GAP FOR THE REDEVELOPMENT OF THE PROPERTY LOCATED AT 1821 WEST IRVING PARK ROAD IN THE VILLAGE OF SCHAUMBURG, ILLINOIS

To

B N ESTATE LLC

From

GRUEN GRUEN + ASSOCIATES
Urban Economists, Market Strategists & Land Use/Public Policy Analysts

September 2025

C1707

Gruen Gruen + Associates

WHETHER REDEVELOPMENT BLIGHTING CONDITIONS EXIST AND THE NEED FOR A CLASS 7(B) INCENTIVE TO BRIDGE A FEASIBILITY GAP FOR THE REDEVELOPMENT OF THE PROPERTY LOCATED AT 1821 WEST IRVING PARK ROAD IN THE VILLAGE OF SCHAUMBURG, ILLINOIS

To

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From

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September 2025

C1707

APPLYING KNOWLEDGE

CREATING RESULTS

ADDING VALUE

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Whether Redevelopment Blighting Conditions Exist and the Need for A Class 7(b) Incentive to Bridge a Feasibility Gap for the Redevelopment of the Property Located at 1821 West Irving Park Road in the Village of Schaumburg, Illinois

ÍNTRODUCTION

Gruen Gruen + Associates ("GG+A") has been asked to evaluate whether blight conditions apply such that the property located at 1821 West Irving Park Road in the Village of Schaumburg, Illinois is in need of redevelopment. According to the survey of the property provided to GG+A, the property consists of approximately 40,000 square feet of land. The contract purchaser envisions developing one building of approximately 1,615 square feet of space for occupancy and operation of a Bruster's ice cream shop. The contract purchaser plans to also develop a second building comprising approximately 2,400 square feet of commercial space, for a total of approximately 4,015 square feet of building space on the property. The timing of the development of the second building has not been determined. For purposes of this analysis, however, for simplicity and to allocate land acquisition and land development (sitework) costs planned to be completed upfront for the entire site, GG+A assumes that both buildings are completed and leased simultaneously.

To complete the evaluation, GG+A obtained information from the contract purchaser of the property as well as property and equalized assessed valuation data from the Cook County Assessor's Office. In addition, blight is most often the result of barriers that work to keep the market from operating to support the maintenance or development of improved real estate because the costs of maintaining or improving property are higher than the resulting income/value of the real estate. Therefore, GG+A also evaluated whether a Cook County Class 7(b) tax incentive is needed to facilitate the feasible redevelopment of the property to a viable commercial use. To do this GG+A simulated the real estate investment results of the redevelopment, operation, and eventual sale of the property with- and without- the Class 7(b) tax incentive.

The conclusion that the property is subject to blight and in need of redevelopment is supported by the following findings:

- It has been vacant for 12 years;
- The property has extensive unsuitable soils present;
- The water main on Irving Park Road is deficient – it cannot be used to service building space constructed on the property. As a result, extraordinary costs will be incurred to connect the planned commercial buildings to municipal water services; and
- The connection to the sanitary line serving the property was abandoned when the former building was demolished in 2013. As a result, additional costs will be incurred to establish a connection from the planned building space to the sanitary main across the road from Mercury Drive.

In addition, as another basis for the property being appropriately designated in need of redevelopment, the results of the real estate economic analysis indicate that but for the provision of the Class 7(b) tax incentive, it would not be financially feasible for the private sector to redevelop and operate the property as a contemporary commercial use including an ice cream shop. In the absence of the Class 7(b) tax incentive, the potential investment returns from the redevelopment, operation, and hypothetical eventual sale of the constructed building space and associated land would be too low relative to the associated risks to justify the investment of capital and entrepreneurial resources to undertake the redevelopment and operation of a commercial use. Even with a Class 7(b) tax incentive the project is only marginally financially feasible, even under optimistic or best-case assumptions. The results of the real estate economic analysis explain why the property has been vacant for 12 years.

BLIGHT CONDITION FINDINGS

THE NEED FOR CLASS 7(B) INCENTIVE TO BRIDGE A FEASIBILITY GAP TO REDEVELOP THE PROPERTY FOR COMMERICAL USE

As a primary determination of the appropriateness of designating the property in need of redevelopment, GG+A evaluated the real estate economics of developing the property for commercial use given the extraordinary costs associated with remedying the infrastructure deficiencies.

To evaluate the need for a Class 7(b) tax incentive, GG+A compared the returns on investment with- and without- the incentive based on the estimated cash flows produced from the build-out, operation, and eventual sale of the property from the viewpoint of the owner-investor. One simulation assumes that a Class 7(b) tax incentive is provided to facilitate the feasible redevelopment of the property. The second simulation holds all other variables the same but reflects the assumption that a Class 7(b) tax incentive is not provided. The real estate economic analysis is used as the basis to determine whether there is a "reasonable expectation that the development … is viable and likely to go forward on a reasonably timely basis if granted Class 7(b) designation and therefore result in the economic enhancement" of the site.

The internal rate of return (IRR) on initial investment is estimated to increase to 10.4 percent over the 14-year period if the Class 7(b) tax incentive is granted compared to only 5.7 percent in the absence of a Class 7(b) tax incentive. A 14-year period is used based on an estimate of a one-year construction period and to include one year following the 12-year period during which the Class 7(b) tax incentive would apply. The projected return with Class 7(b) tax incentive is not typically a high enough return for a developer but an affiliate of the developer anticipates operating the ice cream shop and therefore is willing to accept a marginally feasible rate of return on the investment in land acquisition, land development and building development with the expectation that the ice cream shop will be profitable enough in combination with the property investment to justify the

investment in both the real estate development and business. The rate of return, however, is certainly not extraordinary and would not provide a windfall to the developer and occupant.

Estimated Development Costs

Table 1 summarizes estimated development costs based on information provided by the contract purchaser and redeveloper and operator of the property.

TABLE 1: Estimated Acquisition and Development Costs

	Estimated Cost $ Per Square Foot[1]	Estimated Cost $ Total
Property Acquisition	204	820,000
Sitework/Land Development	162	650,000
Building Construction	212	850,000
Tenant Improvement Allowance	50	200,750
Architecture, Engineering, & Other Soft Costs	42	170,075
Financing Costs @ 8.5% Annual Interest Rate	34	137,232
Total	**704**	**2,828,057**

[1] Per square foot of gross building space based on estimate of 4,015 square feet. Figures are rounded.

Sources: Contract Purchaser/Developer; Gruen Gruen + Associates.

Property acquisition costs, based on the contracted purchase price, are estimated at $820,000 or about $204 per square foot of building space. These land costs represent approximately 29 percent of estimated total development costs. Sitework or land development costs are estimated at approximately $162 per square foot of building space or $650,000. Sitework (land development) costs represent nearly 23 percent of estimated total development costs. Together, the land acquisition and sitework costs are $1,470,000 or more than $365 per square foot of building space.

Construction hard costs for the planned buildings are estimated at $850,000 or $212 per square foot. Construction hard costs represent about 30 percent of estimated total development costs. A tenant improvement allowance of $50 per square foot or nearly $201,000 is included to improve the buildings beyond a basic "core and shell" condition and lease the space. Given the high rents needed, this estimate could be optimistic (low).

Architecture, engineering, and other soft costs are estimated at $42 per square foot or $170,075. Soft costs represent only six percent of total development costs (it would not be unusual for soft costs to comprise a higher share of total development costs). Including construction financing for

a period of one year, the total capital cost for the acquisition and development of the property is estimated at over $700 per square foot of building space or approximately $2,828,000.

Market and Operating Parameters

Table 2 summarizes the estimated revenues and expenses associated with the operation of the improved approximately 1,615-square-foot ice cream shop and assuming the occupancy of the additional 2,400 square feet of commercial space.

TABLE 2: Annual Net Operating Income With- and Without- Class 7(b) Tax Incentive

	Without 7(b) Tax Incentive		With 7(b) Tax Incentive	
	$ Per Square Foot	$ Total	$ Per Square Foot	$ Total
Gross Rent Income	84.06	337,500	84.06	337,500
Non-Tax Operating Expense[1]	8.00	32,120	8.00	32,120
Property Tax Expense	30.10	120,832	12.03	48,333
Total Operating Expense	38.10	152,952	20.03	80,453
Net Operating Income	**45.96**	**184,548**	**64.03**	**257,047**

[1] Property insurance, maintenance and repair, common utilities, lease administration, etc.

Sources: Contract Purchaser/Developer; Gruen Gruen + Associates.

For purposes of this analysis, given the high estimated acquisition and development cost estimate, GG+A assumes a higher annual rent than rent for existing building space in the area of approximately $84 or square foot of building space or $337,500 per year. For the Bruster's ice cream shop the rent is estimated to be approximately 15 percent of sales of $1,000,000, which would be in the upper echelon of sales productivity of ice cream shops.[1] Overall sales from the tenancies are estimated at nearly $560 per square foot or $2,250,000. The forecast assumes the space will be fully occupied by completion of the building space. Annual gross rent is assumed to increase by 10 percent in Year 11, to $371,250.

[1] The sales estimate would be comparable to the top 20 percent of the franchised outlets for Cold Stone Creamery. See Cold Stone Creamery: $619K Average Sales vs. $322K-$627K Franchise Cost.

Non-tax annual operating expenses for insurance, property maintenance and repair, common area utilities, administration, and other costs not paid for by tenants, are estimated at approximately $8 per square foot or $32,120.

Annual property tax expenses with a Class 7(b) tax incentive are estimated at approximately $12 per square foot or $48,333. Without a Class 7(b) tax incentive, annual property taxes are estimated at approximately $30 per square foot or $120,832. This reflects the current tax rate applicable to the property (9.2870 percent), the 2024 Cook County equalization multiplier of 3.0355, and an estimated property value of $427 per square foot or $1,714,500[2] following development and occupancy of the building space. With an assessment ratio of 10 percent with a Class 7(b) tax incentive and a 25 percent assessment ratio without a Class 7(b) tax incentive, the property tax savings per year for the first 10 years are estimated at approximately $72,500 per year.

Investment and Financing Parameters

For purposes of this analysis, GG+A assumes a loan of 60 percent or approximately $1,697,000 will be obtained to fund property acquisition and construction costs. GG+A assumes equity investment of 40 percent of estimated total acquisition and development costs or approximately $1,131,200.

The fully leased property is assumed to be sold in year 14 for approximately $3,119,000 with net proceeds after repayment of the loan principal of approximately $1,901,000. The sales estimate equates to a capitalization rate or buyer's yield on income of seven percent based on forecast net operating income of approximately $218,000.

The loan is assumed to have an amortization schedule of 25 years with an interest rate including loan fees of 8.5 percent. Annual debt service is estimated at $165,801.

[2] The property market value for the property tax estimate is estimated at about 61 percent of the estimated total acquisition and development costs.

FORECAST PROJECT CASH FLOW AND INTERNAL RATE OF RETURN ON EQUITY INVESTMENT

Based upon the income, expense, and capital cost estimates and investment and financing assumptions described above, Table 3 summarizes the forecast property cash flow over 14 years and the Internal Rate of Return (IRR) on equity investment of $1,131,223 over that period with- and without- a Class 7(b) tax incentive.

TABLE 3: Total Cash Flow and IRR With- and Without- Class 7(b) Tax Incentive

	Without 7(b) Incentive				With 7(b) Incentive			
	Initial Equity Investment	Net Operating Income	Proceeds from Property Sale[1]	Total Cash Flow	Initial Equity Investment	Net Operating Income	Proceeds from Property Sale[1]	Total Cash Flow
Year 1	($1,131,223)	($13,532)[2]		($1,144,754)	($1,131,223)	($13,532)[2]		($1,144,754)
Year 2		$184,548		$18,747		$257,047		$91,247
Year 3		$184,548		$18,747		$257,047		$91,247
Year 4		$184,548		$18,747		$257,047		$91,247
Year 5		$184,548		$18,747		$257,047		$91,247
Year 6		$184,548		$18,747		$257,047		$91,247
Year 7		$184,548		$18,747		$257,047		$91,247
Year 8		$184,548		$18,747		$257,047		$91,247
Year 9		$184,548		$18,747		$257,047		$91,247
Year 10		$184,548		$18,747		$257,047		$91,247
Year 11		$184,548		$18,747		$257,047		$91,247
Year 12		$218,298		$52,497		$266,631		$100,830
Year 13		$218,298		$52,497		$242,464		$76,664
Year 14		$218,298	$1,900,785	$1,953,282		$218,298	$1,900,785	$1,953,282
Total	**($1,131,223)**	**$2,486,838**	**$1,900,785**	**$1,100,994**	**($1,131,223)**	**$3,284,332**	**$1,900,785**	**$1,898,487**
Internal Rate of Return (IRR)				**5.7%**				**10.4%**

[1] Sale price based on a 7.0% capitalization rate applied to net income of $218,298 in Year 14. Outstanding debt principal paid off to produce net sale proceeds.
[2] Estimate of property taxes due for the vacant land parcel, during construction.

Source: Gruen Gruen + Associates

In Year 1 as summarized above, an equity investment of approximately $1,131,200 is assumed to be made to acquire and develop the land and building space of approximately 4,015 square feet. Without a Class 7(b) tax incentive, the total cash flow over 14 years is estimated to total approximately $1,100,000. This provides an internal rate of return (IRR) on initial investment of only 5.7 percent, below the cost of debt.

If a Class 7(b) tax incentive is granted, net cash flow over 14 years is estimated to total approximately $1,898,000 or approximately $797,500 greater than if no incentive is provided. The IRR on initial investment is estimated to increase to 10.4 percent over the 14-year period if the Class 7(b) tax incentive is granted. This is typically not a high enough return for a commercial real estate developer, but an affiliate of the developer anticipates operating the ice cream shop and therefore is willing to accept a marginally feasible rate of return on the investment in land acquisition, land development and building development with the expectation that the ice cream shop will be profitable enough in combination with the property investment to justify the investment in both the real estate and operating business. The rate of return, however, is certainly not extraordinary and would not provide a windfall to the developer or real estate occupant (tenant).

Whether Redevelopment Blighting Conditions Exist and the Need for A Class 7(b) Incentive to Bridge a Feasibility Gap for the Redevelopment of the Property Located at 1821 West Irving Park Road in the Village of Schaumburg, Illinois

Gruen Gruen + Associates (GG+A) is a firm of economists, sociologists, and market, financial and fiscal analysts. Developers, public agencies, attorneys, and others involved in real estate asset management utilize GG+A research and consulting to make and implement investment, marketing, product, pricing and legal support decisions. The firm's staff has extensive experience and special training in the use of demographic analysis, survey research, econometrics, and financial analysis to describe and forecast markets for a wide variety of real estate projects, land uses, and economic activities.

Since its founding in 1970, GG+A has pioneered the integration of behavioral research and economic analysis to provide a sound foundation for successful land use policy and economic development actions. GG+A has also pioneered the use of economic, social and fiscal impact analysis. GG+A impact studies accurately and comprehensively portray the effects of public and private real estate developments, land use plans, regulations, annexations and assessments on the affected treasuries, taxpayers, consumers, other residents and property owners.

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Real Estate Tax Analysis

From 2019 thru 2024 the real estate taxes and assessments were stagnant as the property located at 1821 W. Irving Park Rd. in Schaumburg, Illinois (PINs: 07-32-100-030-0000) was assessed merely as vacant land. Attached please find the Cook County Treasurer's Office webpage screenshots showing the taxes on the subject property from 2014 thru 2023. In addition, attached please find the Cook County Assessor's Office webpage screenshots showing the assessments on the property from 2019 thru 2024.

As seen in the attached, the assessments/taxes from 2019 thru 2024 for PIN: 07-32-100-030-0000 were as follows:

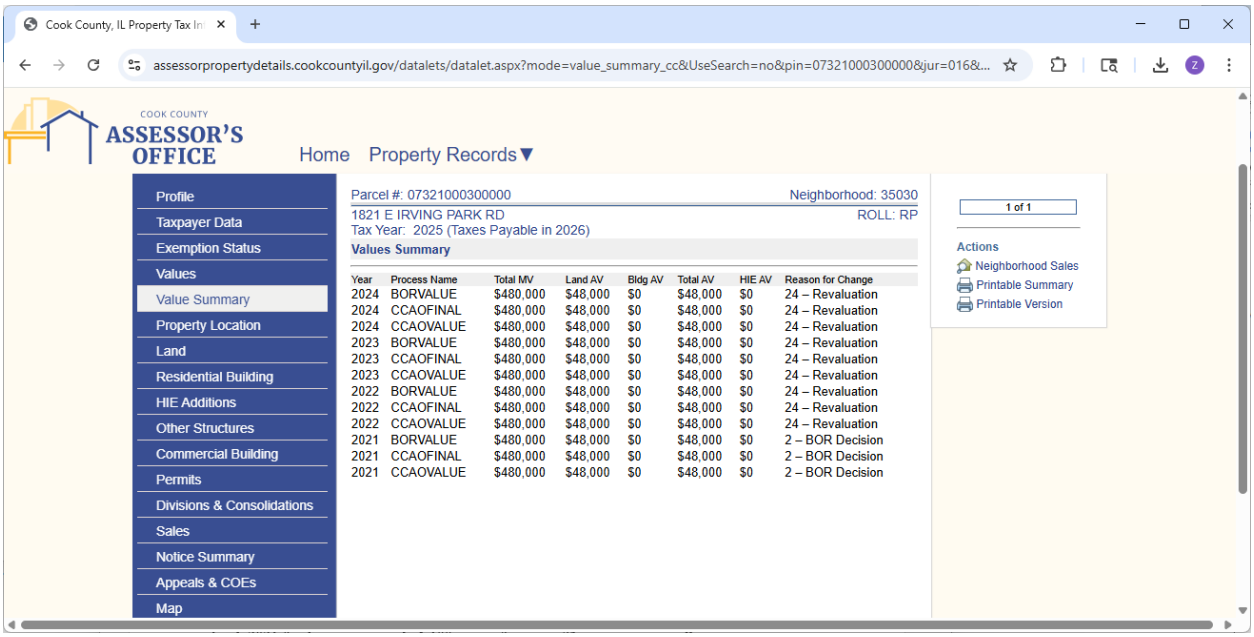
1. 2019: $48,000/$12,865.86
2. 2020: $48,000/$14,297.95
3. 2021: $48,000/$14,548.48
4. 2022: $48,000/$13,038.80
5. 2023: $48,000/$13,445.90
6. 2024: $48,000/$13,445.90
    a. NOTE: The 2024 taxes are estimated based on the 2023 Tax Rate and Multiplier.

The above/attached show the assessments and taxes have been stagnant for years on the subject property and the same is still vacant land. In addition, we expect the assessment to remain at this value for years without any improvements made to the subject property, which would continue the stagnation.

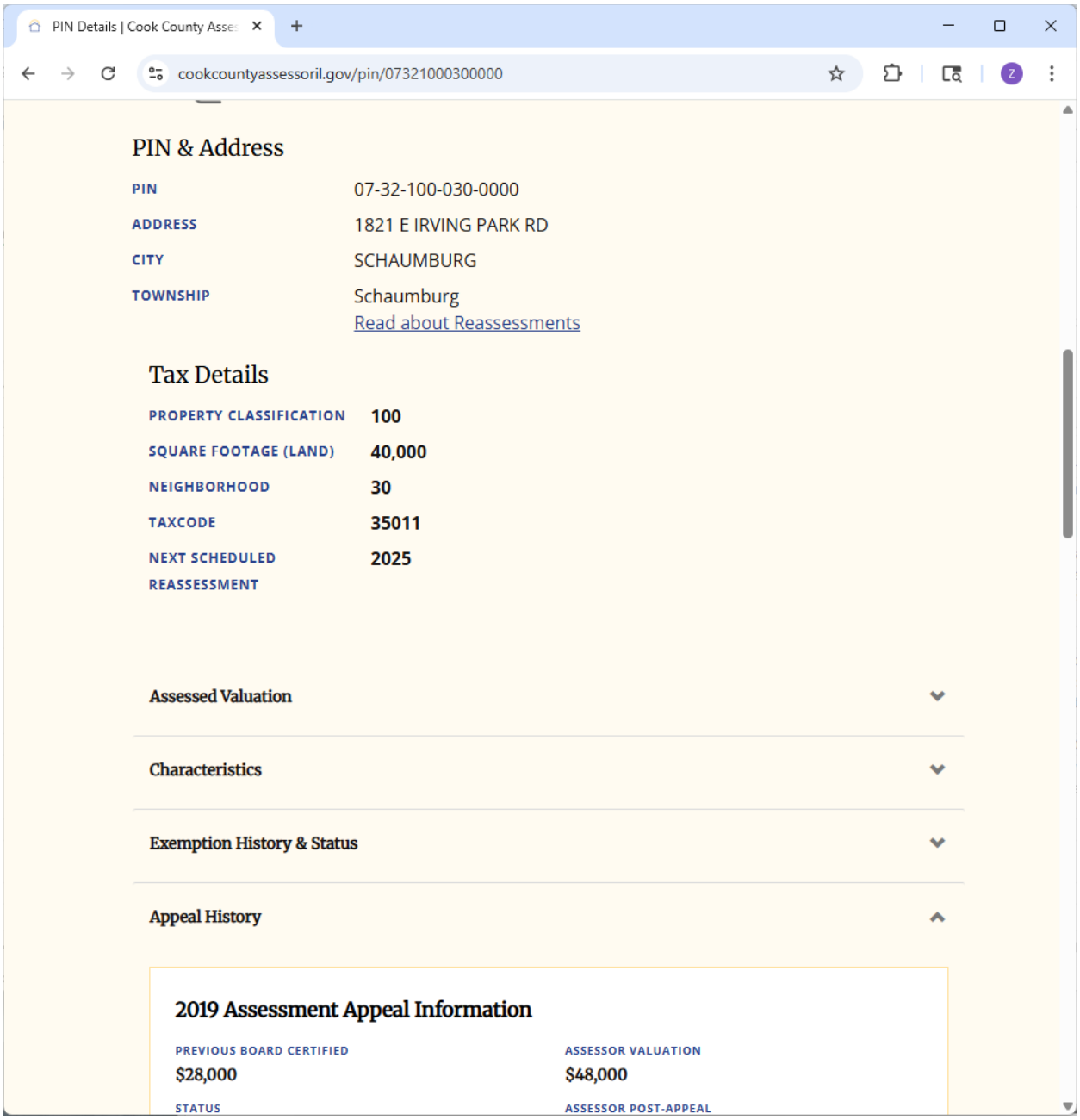
B N Estate LLC ("Applicant") plans to purchase the subject property and construct two buildings in two phases. First, the Applicant plans to construct an approximately 1,600 square foot building for its related entity, Bruster's Real Ice Cream ("Bruster's"), to occupy for its retail use consisting of the sale of ice cream. Second, the Applicant plans to construct an approximately 2,400 square foot building for another retail use to be determined. Should the Applicant be able to secure the Class 7b Incentive, it believes it will be able to construct the new buildings and Bruster's and the tenant to be will be able successfully operate there.

The Applicant has allotted approximately $1,600,000 to complete the new construction of the first building. The cost to construct the second building will likely cost more. The improvements will create construction jobs. Please note that the construction costs could significantly vary as they are preliminary and additional reviews of the property as well as discussions with contractors must be completed to finalize this number.

As the subject property has been merely vacant land, the assessments and taxes have been low and stagnant for years. The new construction on the subject property will significantly increase the taxes over the life of the Class 7b Incentive and beyond.



Year	Process Name	Total MV	Land AV	Bldg AV	Total AV	HIE AV	Reason for Change
2024	BORVALUE	$480,000	$48,000	$0	$48,000	$0	24 – Revaluation
2024	CCAOFINAL	$480,000	$48,000	$0	$48,000	$0	24 – Revaluation
2024	CCAOVALUE	$480,000	$48,000	$0	$48,000	$0	24 – Revaluation
2023	BORVALUE	$480,000	$48,000	$0	$48,000	$0	24 – Revaluation
2023	CCAOFINAL	$480,000	$48,000	$0	$48,000	$0	24 – Revaluation
2023	CCAOVALUE	$480,000	$48,000	$0	$48,000	$0	24 – Revaluation
2022	BORVALUE	$480,000	$48,000	$0	$48,000	$0	24 – Revaluation
2022	CCAOFINAL	$480,000	$48,000	$0	$48,000	$0	24 – Revaluation
2022	CCAOVALUE	$480,000	$48,000	$0	$48,000	$0	24 – Revaluation
2021	BORVALUE	$480,000	$48,000	$0	$48,000	$0	2 – BOR Decision
2021	CCAOFINAL	$480,000	$48,000	$0	$48,000	$0	2 – BOR Decision
2021	CCAOVALUE	$480,000	$48,000	$0	$48,000	$0	2 – BOR Decision


PIN Details | Cook County Asse
cookcountyassessoril.gov/pin/07321000300000
PIN & Address
PIN
07-32-100-030-0000
ADDRESS
1821 E IRVING PARK RD
CITY
SCHAUMBURG
TOWNSHIP
Schaumburg
Read about Reassessments
Tax Details
PROPERTY CLASSIFICATION
100
SQUARE FOOTAGE (LAND)
40,000
NEIGHBORHOOD
30
TAXCODE
35011
NEXT SCHEDULED REASSESSMENT
2025
Assessed Valuation
Characteristics
Exemption History & Status
Appeal History
2019 Assessment Appeal Information
PREVIOUS BOARD CERTIFIED
$28,000
ASSESSOR VALUATION
$48,000
STATUS
ASSESSOR POST-APPEAL

Cook County Treasurer's Office

cookcountytreasurer.com/taxbillhistoryresults.aspx

Where Your Money Goes
Download Your Tax Bill
Name or Address Change
Tax Exemptions
Sold Taxes
Overpayment Refunds
Overpayment Refund Status
Uncashed Checks
Taxing Districts' Financials
Property Tax Appeal Board Decisions
20-Year Tax Bill History
Debt to Property Value

Property Index Number (PIN): 07-32-100-030-0000 BEGIN A NEW SEARCH



Incorrect Image? Click Here.

Property Location:
1821 E IRVING PARK RD
SCHAUMBURG, IL 00000-0000

Volume: 187

Mailing Information:
SCHAUMBURG PLAZA LLC
5005 NEWPORT DR STE501
ROLLING MDWS, IL 60008-3841

Update Your Information

20-Year Property Tax Bill History

Tax Year 2004:	$42,566.83
Tax Year 2023:	$13,445.90
Difference:	**- $29,120.93**
Percent Change:	**- 68.41%**

Read "The Pappas Study" 20-Year Property Tax History
See the Top 50 Largest Tax Increases since 2000 by Chicago ward and suburb
Voter Turnout 2011-2020 Chicago and Cook County Suburbs
Cook County Suburbs - Interactive Map
Chicago by Ward - Interactive Map

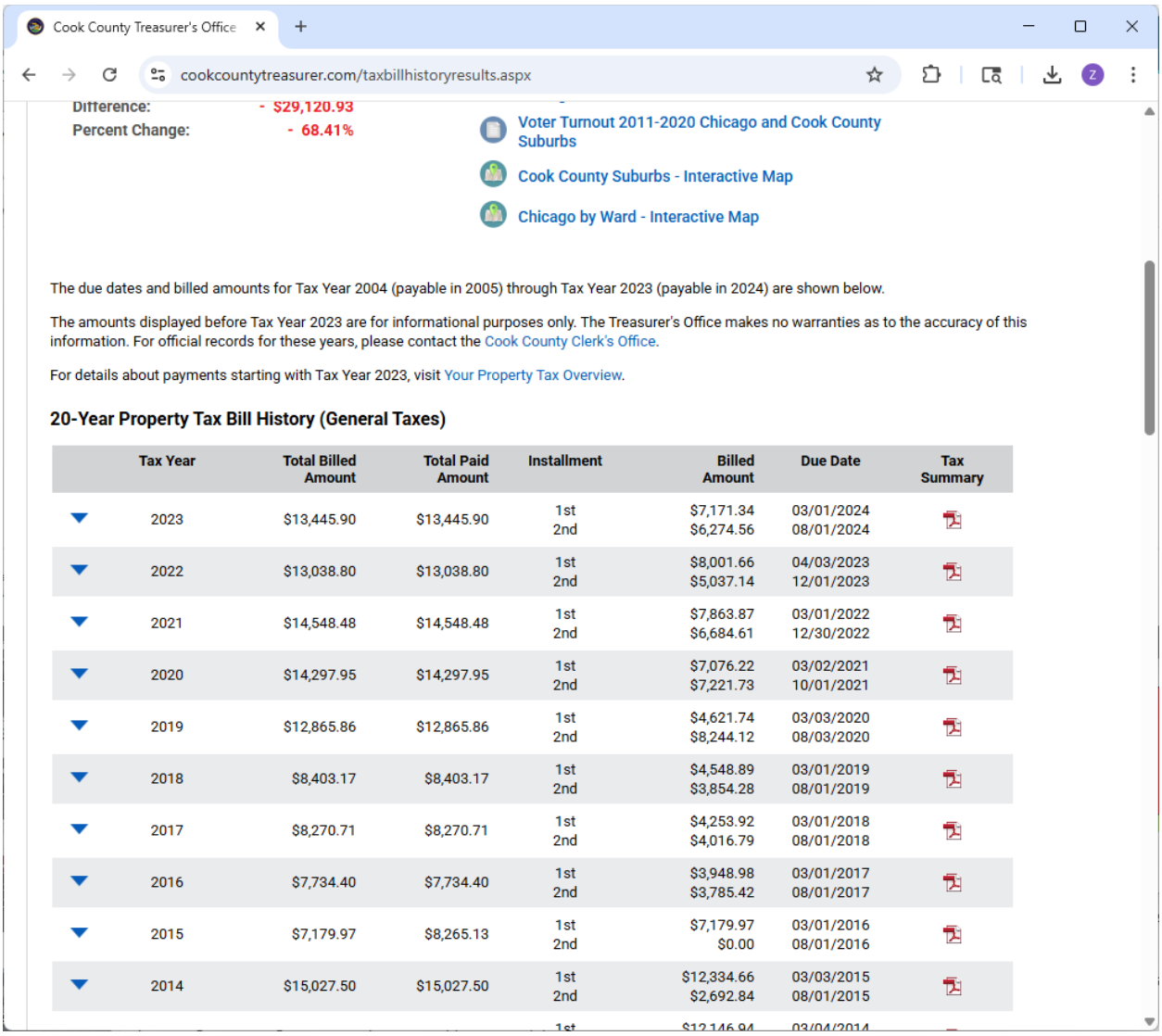
The due dates and billed amounts for Tax Year 2004 (payable in 2005) through Tax Year 2023 (payable in 2024) are shown below.

The amounts displayed before Tax Year 2023 are for informational purposes only. The Treasurer's Office makes no warranties as to the accuracy of this information. For official records for these years, please contact the Cook County Clerk's Office.

For details about payments starting with Tax Year 2023, visit Your Property Tax Overview.

20-Year Property Tax Bill History (General Taxes)

Tax Year	Total Billed Amount	Total Paid Amount	Installment	Billed Amount	Due Date	Tax Summary
2023	$13,445.90	$13,445.90	1st 2nd	$7,171.34 $6,274.56	03/01/2024 08/01/2024	
2022	$13,038.80	$13,038.80	1st 2nd	$8,001.66 $5,037.14	04/03/2023 12/01/2023	
2021	$14,548.48	$14,548.48	1st 2nd	$7,863.87 $6,684.61	03/01/2022 12/30/2022	
2020	$14,297.95	$14,297.95	1st 2nd	$7,076.22 $7,221.73	03/02/2021 10/01/2021	
2019	$12,865.86	$12,865.86	1st 2nd	$4,621.74 $8,244.12	03/03/2020 09/03/2020	



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2023	$13,445.90	$13,445.90	1st 2nd	$7,171.34 $6,274.56	03/01/2024 08/01/2024	
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2020	$14,297.95	$14,297.95	1st 2nd	$7,076.22 $7,221.73	03/02/2021 10/01/2021	
2019	$12,865.86	$12,865.86	1st 2nd	$4,621.74 $8,244.12	03/03/2020 08/03/2020	
2018	$8,403.17	$8,403.17	1st 2nd	$4,548.89 $3,854.28	03/01/2019 08/01/2019	
2017	$8,270.71	$8,270.71	1st 2nd	$4,253.92 $4,016.79	03/01/2018 08/01/2018	
2016	$7,734.40	$7,734.40	1st 2nd	$3,948.98 $3,785.42	03/01/2017 08/01/2017	
2015	$7,179.97	$8,265.13	1st 2nd	$7,179.97 $0.00	03/01/2016 08/01/2016	
2014	$15,027.50	$15,027.50	1st 2nd	$12,334.66 $2,692.84	03/03/2015 08/01/2015	

Viability and Timeliness

B N Estate, LLC ("Applicant") plans to purchase the property located at 1821 W. Irving Park Rd. in Schaumburg, Illinois (PINs: 07-32-100-030-0000) and construct two buildings in two phases. First, the Applicant plans to construct an approximately 1,600 square foot building for its related entity, Bruster's Real Ice Cream ("Bruster's"), to occupy for its retail use consisting of the sale of ice cream. Second, the Applicant plans to construct an approximately 2,400 square foot building for another retail use to be determined.

Development Plan

The subject property consists of approximately 40,000 square feet of vacant land. As noted, the Applicant plans to construct two new buildings on the subject property. Specifically, the Applicant plans to invest approximately $1,600,000 to complete the construction of the approximately 1,600 square foot building. The current timeline is to start construction in November, 2025 with completion and occupancy in April, 2026. The construction will create construction jobs.

Please note that the items in need of rehabilitation as well as the costs associated therewith could significantly vary as they are preliminary and additional reviews of the property as well as discussions with contractors must be completed to determine both. The Applicant currently plans to start construction on the approximately 2,400 square foot building in 2028 should everything go as planned. Attached please find the proposed drawings as well as an aerial and Survey.

The Applicant will be working with the Village of Schaumburg to secure all required permits as soon as possible.

Economic Feasibility

Bruster's is an ice cream shop that currently has two locations in the Chicagoland area (Oakbrook Terrace and Aurora). The Applicant's related entity plans to franchise a Bruster's and open the same at the subject property. The individuals behind the Applicant along with their general contractor/civil engineer have experience constructing buildings as well as owning and operating the proposed use and the Applicant believes that it will be able to do so at the subject property. In addition, the Applicant has secured the proper financing to complete its plan for the subject property.

The Applicant, however, will need a Class 7b Incentive in place on the subject property to successfully construct and operate at the same. The Applicant believes that the Class 7b Incentive will help it absorb some of the approximately $1,600,000 needed to complete construction on the first building as well as the additional costs to construct the second building.

As seen in the attached, the estimated taxes on the subject property with the proposed construction of only the 1,600 square foot building will be $169,475 without the Class 7b Incentive and $67,790 with the Incentive. That is a roughly $101,685 difference. Based on the attached, the Applicant believes that it would not be able to successfully construct and operate this site without the Class 7b Incentive, especially given the significant initial investment required to construct the first building on the subject property and later on the additional building.

In addition, we note that the taxes on the subject property are currently $13,446 as it is only vacant land. Therefore, should the Applicant construct the buildings on the subject property, the taxes with the Class 7b Incentive would be significantly greater than if there were no improvements thereon.

The subject property has been vacant land for years and there are likely few interested in investing the significant sum to purchase and build new on the property as well as take on the tax burden of a fully taxed property. Additionally, the comparatively high taxes in Cook County are a competitive disadvantage for any owner of real estate in the same. The Applicant believes that the Class 7b Incentive will allow it to not only help it absorb some of the significant construction costs, but also allow it to successfully operate the subject property and stay competitive with nearby DuPage and Lake Counties where the taxes are far lower as well as with other facilities located in Cook County that already have Incentives.

Financing

The Applicant plans to spend approximately $820,000 to purchase the subject property and spend roughly $1,600,000 to construct the 1,600 square foot new building on the subject property. Attached please find the proposed budget for the initial phase of the project. The Applicant will be funding the construction through equity and financing.

Owners, Developers, Prime Tenants and other Interested Parties

Attached please find the Commercial Sales Contract and Secretary of State webpage printout for the Applicant showing the interested parties, names and addresses. We have also provided the Cook County Disclosure of Ownership Interest Statement.

Development Schedule

The Applicant plans to start construction as soon as it secures the approval for the Class 7b Incentive. The current timeline is to start construction in November, 2025 with completion and occupancy in April, 2026.

CONCLUSION

Therefore, based on the above information and documentation, there is a reasonable expectation that the Applicant will construct the new building, have timely occupancy and be able to successfully operate at the subject property if granted the Class 7b Incentive, which will result in the economic enhancement of the same after years as vacant land.

The Applicant is eager to construct the new building on the subject property and have Bruster's expand its operations within Cook County and in the Village of Schaumburg, however, but for the Class 7b Incentive the Applicant does not believe it will be able to successfully construct and operate at the subject property.

1821 W. Irving Park Rd., Schaumburg, IL (PIN: 07-32-100-030-0000)

Year	Estimated Market Value	Estimated Tax Rate	Estimated Multiplier	Estimated Tax Without The Class 7b Incentive	Estimated Tax With The Class 7b Incentive	Estimated Taxes As Vacant Land
2025*	$2,420,000	9.287%	3.0163	**$169,475**	**$67,790**	**$13,446**
2026	$2,420,000	9.287%	3.0163	**$169,475**	**$67,790**	**$13,446**
2027	$2,420,000	9.287%	3.0163	**$169,475**	**$67,790**	**$13,446**
2028*	$2,904,000	9.287%	3.0163	**$203,370**	**$81,348**	**$16,135**
2029	$2,904,000	9.287%	3.0163	**$203,370**	**$81,348**	**$16,135**
2030	$2,904,000	9.287%	3.0163	**$203,370**	**$81,348**	**$16,135**
2031*	$3,484,800	9.287%	3.0163	**$244,044**	**$97,618**	**$19,362**
2032	$3,484,800	9.287%	3.0163	**$244,044**	**$97,618**	**$19,362**
2033	$3,484,800	9.287%	3.0163	**$244,044**	**$97,618**	**$19,362**
2034*	$4,181,760	9.287%	3.0163	**$292,853**	**$117,141**	**$23,235**
2035	$4,181,760	9.287%	3.0163	**$292,853**	**$175,712**	**$23,235**
					15% Assessment in year 11	
2036	$4,181,760	9.287%	3.0163	**$292,853**	**$234,282**	**$23,235**
					20% Assessment in year 12	
Totals				**$2,729,224**	**$1,267,401**	**$216,533**

***Denotes Reassessment Year.**

Assumptions:

1. 2023 tax rate and 2023 multiplier.

2. Market value is based on an $820,000 purchase price along with approximately $1,600,000 of improvements and increasing 20% per reassessment year. This only considers the construction of the 1,600 square foot building

3. Taxes based on vacant land are based on the current 2024 land assessed value of $48,000

Financial Proposal - Free Standing

Note 1: This document is designed to act as a tool to assist you in forecasting the required financing for your project; however, it may not properly identify all cost categories specific to your site. **You** are responsible for estimating all costs required for your project.

Note 2: Building costs are subject to increase based on local building requirements - please refer to the "Financial Overview" documents for the type of Bruster's you are building. The cost of site work may vary greatly.

USE OF FUNDS

	LOCATION DEVELOPMENT		Total Cost	Paid	Balance
	Franchise Fee - Bruster's		40,000	40,000	-
	LAND - Variable $250k - $700k	1/2 - 3/4 acre parcel	820,000	-	
				-	-
	BUILDING - Variable -$450k - $650k	1200 - 1600 sf	600,000	-	600,000
	EQUIPMENT & MISC				
1	Tri-State Equipment Company package	Tri-State Equipment Company	107,500	-	107,500
2	Batch freezer machine	Carpigiani LB502G	42,000	-	42,000
	POS SYSTEM				
	(cash register equipment)				-
1	POS system	NCR	17,000	-	17,000
	OUTSIDE FURNITURE NEEDS				-
3	Outside tables - Wabash Valley - Red/Black	Upbeat	7,500	-	7,500
4	Outside benches -Wabash Valley - Red/Black	Upbeat	6,200	-	6,200
2	Trash receptacles - Wabash Valley - Red/Black	Upbeat	1,500	-	1,500
	EXTERIOR SIGNAGE			-	-
1	Building front sign	Sign vendor	8,000	-	8,000
1	Street sign	Sign vendor	20,000		20,000
	MARKETING ITEMS			-	-
2or3	Menu board for walk-up windows	Mainstreet Menu System	17,000	-	17,000
1	music equipment & install	Mood Media	1,400		1,400
1	Marketing tools	Bruster's marketing	2,000	-	2,000
1	Marketing Grand Opening Kit	Bruster's marketing	5,000	-	5,000
	DRIVE THRU EQUIPMENT (if applicable)			-	-
1	DT menu boards & speaker post	Mainstreet Menu System	12,200	-	12,200
1	DT intercom system	Mood Media	4,000		4,000
	MISC. ITEMS			-	-
1	Misc items (Wal-mart list, cake supplies)	Bakery Craft & on your own	2,000	-	2,000
1	Employee uniforms	Advance Embroidering	500	-	500
1	Quickbooks Pro	Staples, Best Buy, Costco, internet, e	250	-	250
1	Training cost	Travel, hotel, car rental, etc.	4,500	-	4,500
1	Site development cost (GC) - **VARIABLE**	($450,000 - $600,000)	650,000	-	650,000
	Soft costs (architect, civil engineer, permits, tap fees, Health dept. fees, etc.) **VARIABLE**		100,000	-	100,000
1	Legal fees and closing costs - **VARIABLE**		10,500	-	10,500
			-	-	-
	Total Development Cost		1,619,050	-	1,619,050
	Total Project Cost		2,479,050	40,000	1,619,050
	Total to be Paid by Owner		365,858		
	Funds Required for Financing		**2,113,193**		

NOTE: Pricing does not include sales tax or freight on any items

Assistance and Necessity

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Please note that the items in need of rehabilitation as well as the costs associated therewith could significantly vary as they are preliminary and additional reviews of the property as well as discussions with contractors must be completed to determine both. The Applicant currently plans to start construction on the approximately 2,400 square foot building in 2028 should everything go as planned. Attached please find the proposed drawings as well as an aerial and Survey.

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The Applicant, however, will need a Class 7b Incentive in place on the subject property to successfully construct and operate at the same. The Applicant believes that the Class 7b Incentive will help it absorb some of the approximately $1,600,000 needed to complete construction on the first building as well as the additional costs to construct the second building.

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Increased Tax Revenue and Employment

B N Estate, LLC ("Applicant") plans to purchase the property located at 1821 W. Irving Park Rd. in Schaumburg, Illinois (PINs: 07-32-100-030-0000) and construct two buildings in two phases. First, the Applicant plans to construct an approximately 1,600 square foot building for its related entity, Bruster's Real Ice Cream ("Bruster's"), to occupy for its retail use consisting of the sale of ice cream. Second, the Applicant plans to construct an approximately 2,400 square foot building for another retail use to be determined.

The proposed new construction and occupancy of the subject property will result in a major increase in property taxes, employment and sales tax at this site.

The subject property has been assessed for years as merely vacant land by the Cook County Assessor's Office. As a result, the taxes have been significantly lower than if the property had any improvements thereon. Therefore, the new construction and occupation of the site will result in significantly increased property tax revenue. Attached please find a schedule that shows the impact of what the taxes will be with a Class 7b Incentive as well as the comparably lower taxes on this property if it remains vacant and without any improvements thereon. By looking at this breakdown, one can see that the overall taxes for this property with a Class 7b Incentive along with the investment to be added will be greater than the taxes for this property if it were to remain vacant and unimproved.

Specifically, the approximately $1,600,000 that the Applicant plans to spend on the new construction of just the 1,600 square foot building will significantly increase the value of the subject property, and therefore, the property taxes. The proposed improvements will also create construction jobs.

This project will also create a significant increase in employment at the subject property especially given the fact that the property was vacant land for many years. Specifically, the Applicant plans to have Bruster's start operations with approximately 15 to 17 employees (5 full-time; 10 to 12 part-time). We also note that Bruster's will look to hire all qualified Village of Schaumburg residents for future employment. Additionally, Bruster's works to mentor its employees to become leaders. Specifically, a slogan for them is "Preparing tomorrow's leader, today." In addition, the business that will occupy the approximately 2,400 square foot space will also bring jobs, which could be roughly 15 to 20, depending on the final user.

As Bruster's is a retail operation, it will generate sales tax. Based on its proforma, the Applicant expects Bruster's net sales in years one thru three to be $900,000, $945,000 and $992,250 respectively. The Village of Schaumburg can also expect that Bruster's employees will invest commercially back into the community by visiting local establishments such as restaurants, gas stations, grocery stores and more. In addition, the Village of Schaumburg can expect that Bruster's will attract business and various customers to the Village in the course of its operations. Bruster's and its ownership are new to the Village of Schaumburg and they look forward to being involved in the local community in the future and working with the Village. Additionally, the tenant that will occupy the approximately 2,400 square foot unit will also generate jobs, customers and sales tax.

As discussed above, there will be a significant increase in property taxes, employment and sales tax should the Applicant move forward with this project. Specifically, employment at the subject property will increase initially from 0 to approximately 17 employees with more to come. In addition, real estate taxes will increase significantly as shown in the attached and there will be a strong sales tax generated where there was none previously. Therefore, by granting the Class 7b Incentive and the Applicant moving forward with its project, the Village of Schaumburg will see a significant benefit.

RESOLUTION NO. R-20 -

A RESOLUTION DESIGNATING AN AREA IN THE VILLAGE OF SCHAUMBURG, COOK COUNTY, ILLINOIS, CONSISTING OF PROPERTY INDEX NUMBER 07-32-100-030-0000 AS A BLIGHTED AREA

WHEREAS, the Village of Schaumburg, Cook County, Illinois (the "Village") is a home rule unit of government pursuant to the Illinois Constitution of 1970, and as such may exercise any power and perform any function pertaining to its government affairs; and

WHEREAS, the corporate authorities of the Village of Schaumburg has evaluated whether the parcel delineated by Property Index Number 07-32-100-030-0000 in Schaumburg, Cook County, Illinois, and further described on Exhibit A, a copy of which is attached hereto and made part hereof (the "Area"), constitute a blighted area as defined by the criteria set forth in the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.) (the "TIF Act").

WHEREAS, in order to find that an area qualified as a blighted area under the TIF Act five of the following thirteen factors listed must be present: (1) Dilapidation; (2) Obsolescence; (3) Deterioration; (4) Presence of structures below minimum code standards; (5) Illegal use of individual structures; (6) Excessive vacancies; (7) Lack of ventilation, light, or sanitary facilities; (8) Inadequate utilities; (9) Excessive land coverage and overcrowding of structures and community facilities; (10) Deleterious land-use or layout; (11) Environmental clean-up; (12) Lack of community planning; (13) Stagnant or declining EAV whereas total equalized assessed value of proposed redevelopment project area has declined three of the last five years.

WHEREAS, the Village of Schaumburg has reviewed a September 2025 study analysis from the consulting firm Gruen Gruen & Associates prepared specifically for above referenced PIN in determining whether all or a portion of this area qualifies as a blighted area as set forth in the definitions of the Tax Increment Allocation Redevelopment Act.

WHEREAS, the Gruen Gruen & Associates analysis concluded that said area meets five of the eligibility factors: (1) Obsolescence; (2) Deterioration; (3) Inadequate utilities; (4) Excessive vacancies and (5) Stagnant or declining Equalized Assessed Value (EAV) whereas total equalized assessed value of proposed redevelopment project area has declined three of the last five years.

WHEREAS, the Village finds the property within the Area is obsolete and contains characteristics that are no longer suitable from their original use due to age and other factors; find that the property is in a state of deterioration and that the property within the Area is in need of substantial rehabilitation; public infrastructure is insufficient, faulty or poorly maintained that it impairs site use or development; find that the property within the Area is currently 100% vacant, and that the extent and duration of the vacancy will persist and have an adverse influence on the Area if the property is not immediately redeveloped; and find that falling or stagnant property tax value over a prolonged period demonstrates underinvestment and failure to attract and retain economic activity.

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

SECTION ONE: That the above recitals and legislative findings are found to be true and correct and are hereby incorporated herein and made part hereof, as if fully set forth in their entirety.

SECTION TWO: The Village of Schaumburg hereby finds and agrees that the said area has been appropriately declared as a blighted area by a qualified independent consultant and meets five of the thirteen eligibility factors.

RESOLUTION NO. R-20 - ___

A RESOLUTION DESIGNATING AN AREA IN THE VILLAGE OF SCHAUMBURG, COOK COUNTY, ILLINOIS, CONSISTING OF PROPERTY INDEX NUMBER 07-32-100-030-0000 AS A BLIGHTED AREA

SECTION THREE: All property in the blighted area is expected to substantially benefit by redevelopment improvements.

SECTION FOUR: The sound growth of taxing districts applicable to the area, including the Village, has been impaired by the factors found present in the area.

SECTION FIVE: That the area is therefore in need of redevelopment.

SECTION SIX: That unless corrected, the blighted conditions outlined in the report will persist and continue to delay any future economic development within the Area.

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

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

AYES:
NAYS:
ABSENT:
PASSED AND APPROVED this _____ day of _____, 2025.

_____
Village President

ATTEST:

_____
Village Clerk

RESOLUTION NO. R-20 - ___

A RESOLUTION APPROVING AND AUTHORIZING A 7B CLASSIFICATION FOR 1821 W. IRVING PARK ROAD, SCHAUMBURG, ILLINOIS (B N ESTATE LLC)

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

WHEREAS, the corporate authorities have received a request from B N Estate LLC to support and consent to the filing of an application for a Class 7B Tax Incentive for the property located at 1821 W. Irving Park Road, in Schaumburg, Illinois, part of Permanent Parcel No. 07-32-100-030-0000 (the "Property") with a legal description of:

PARCEL:
THAT PART OF THE WEST SEVEN EIGHTHS OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF IRVING PARK ROAD (DOC. NO. 112457675) AND THE EASTERLY LINE OF MERCURY DRIVE (DOC. NO. 23591223); THENCE SOUTH 41 DEGREES 39 MINUTES 11 SECONDS EAST ALONG SAID SOUTHERLY LINE, 200.00 FEET; THENCE SOUTH 48 DEGREES 20 MINUTES 49 SECONDS WEST, 200.00 FEET ; THENCE NORTH 41 DEGREES 39 MINUTES 11 SECONDS WEST, 200.00 FEET TO SAID EASTERLY LINE OF MERCURY DRIVE; THENCE ALONG SAID EASTERLY DRIVE OF MERCURY DRIVE. 200.00 FEET TO THE POINT OF BEGINNING.

WHEREAS, the primary tenant, B N Estate LLC, intends to use the property for commercial purposes; and

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

WHEREAS, the Village is willing to assist B N Estate LLC in receiving the Class 7B Tax Incentive for the Subject Property, provided the Village receives certain assurances from B N Estate LLC relating thereto, given that the continued operation of B N Estate LLC's business in the Village should be beneficial to the economic vitality of the Village, as more specifically set forth in the Development Agreement attached hereto as Exhibit A and made part hereof (the "Development Agreement"); and

WHEREAS, B N Estate LLC will have a minimum of fifteen (15) full-time employees by December 31, 2027 that is located on the Subject Property (the "Facility") and is to be maintained for the term of the 7B Incentive; and

WHEREAS, B N Estate LLC will invest a minimum of two million dollars ($2,000,000.00) in additional capital improvements to the Facility by December 31, 2027; and

WHEREAS, B N Estate LLC will support the Schaumburg community and expand its civic engagement relative to Schaumburg civic agencies of a minimum of $10,000 a year for the term of the Class 7B Tax Incentive; and

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

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

RESOLUTION NO. R-20 - ___

A RESOLUTION APPROVING AND AUTHORIZING A 7B CLASSIFICATION FOR 1821 W. IRVING PARK ROAD, SCHAUMBURG, ILLINOIS (B N ESTATE LLC)

SECTION ONE: The Village of Schaumburg hereby supports and consents to the filing of an application for a Class 7B classification for the Property.

SECTION TWO: The Village of Schaumburg finds that conditions of the Class 7B Tax Incentive as laid out in the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-3) are present, and that it is necessary for development to occur on the property that the property be classified as 7B, and that it supports and consents to a 7B on the property.

SECTION THREE: The Village of Schaumburg finds that the Incentive is necessary for the retail enterprise for its operation at the current location, and that without such designation, the enterprise would not be economically viable causing the property to be in imminent risk of remaining vacant and unused.

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

SECTION FIVE: That, in the event the Company does not comply with the terms of the Development Agreement, the Village may request that the Cook County Assessor terminate the Class 7B Tax Incentive for the Subject Property.

SECTION SIX: That, in the event the B N Estate LLC does not comply with the terms of the Development Agreement, the Village may require that B N Estate LLC pay to the Village the difference between what the Company would have paid in real estate taxes, had the Class 7B Tax Incentive not been granted, and what B N Estate LLC actually paid in real estate taxes with the Class 7B Tax Incentive, as provided for in the Development Agreement.

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

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

AYES:
NAYS:
ABSENT:
PASSED AND APPROVED this _____ day of _____, 2025.

_____
Village President

ATTEST:

_____
Village Clerk

RESOLUTION NO. R-20 -

A RESOLUTION APPROVING AND AUTHORIZING A 7B CLASSIFICATION FOR 1821 W. IRVING PARK ROAD, SCHAUMBURG, ILLINOIS (B N ESTATE LLC)

Exhibit A

**DEVELOPMENT AGREEMENT BETWEEN
THE VILLAGE OF SCHAUMBURG AND B N ESTATE LLC
FOR THE APPROVAL OF A COOK COUNTY CLASS 7B REAL ESTATE TAX
CLASSIFICATION FOR 1821 W. IRVING PARK ROAD, SCHAUMBURG, ILLINOIS**

(attached)

THIS AGREEMENT ("Agreement") is made and entered into as of the _____ day of _____, 2025, by and between the VILLAGE OF SCHAUMBURG, an Illinois home rule municipal corporation (the "Village") and B N ESTATE LLC, an Illinois Limited Liability Corporation ("B N Estate").

RECITALS

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

B. B N Estate is an Illinois Limited Liability Corporation, and the tenant of the following-described property:

> THAT PART OF THE WEST SEVEN EIGHTHS OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF IRVING PARK ROAD (DOC. NO. 112457675) AND THE EASTERLY LINE OF MERCURY DRIVE (DOC. NO. 23591223); THENCE SOUTH 41 DEGREES 39 MINUTES 11 SECONDS EAST ALONG SAID SOUTHERLY LINE, 200.00 FEET; THENCE SOUTH 48 DEGREES 20 MINUTES 49 SECONDS WEST, 200.00 FEET ; THENCE NORTH 41 DEGREES 39 MINUTES 11 SECONDS WEST, 200.00 FEET TO SAID EASTERLY LINE OF MERCURY DRIVE; THENCE ALONG SAID EASTERLY DRIVE OF MERCURY DRIVE. 200.00 FEET TO THE POINT OF BEGINNING.

Permanent Tax Index Number(s): 07-32-100-030-0000

Common Address: 1821 W. Irving Park Road, Schaumburg, Illinois 60193;
(the "Subject Property").

C. B N Estate LLC is the occupant of the Subject Property and intends to develop the property in two phases. First, the Applicant plans to construct an approximately 1,600-square-foot building for its related entity, Bruster's Real Ice Cream, a quick service restaurant, to occupy for its retail use consisting of the sale of ice cream. Second, B N Estate LLC plans to construct an approximately 2,400-square-foot building for another retail use to be determined.

D. B N Estate LLC is currently seeking a real estate tax incentive under Class 7B of the Cook County Real Property Assessment Classification Ordinance (the "Incentive") and seeking the Village's assistance in obtaining the approval of the Class 7B Incentive.

E. The Village is willing to assist B N Estate LLC in obtaining the approval of the Class 7B Incentive, provided the Village receives certain assurances from B N Estate LLC relating thereto, given that the continued operation of businesses located within 1821 W. Irving Park Road should be beneficial to the economic vitality of the Village.

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

Section 1. The Village shall approve the Class 7B Incentive for the Subject Property and the Facility.

Section 2. B N Estate LLC will commence construction on the 1,600-square-foot building for Bruster's Ice Cream by June 1, 2026. They will complete construction on this building by June 1, 2027. They will occupy the building and operations will begin by December 31, 2027. B N Estate LLC will hire a minimum of 15 permanent employees by December 31, 2027, at the B N Estate Facility that is located on the Subject Property (the "Facility"); and is to be maintained for the term of the 7B Incentive. B N Estate LLC will commence construction on the 2,400-square-foot building for a future retail use by June 1, 2031. They will complete construction on this building by June 1, 2032. They will occupy the building and operations will begin by December 31, 2032.

Section 3. B N Estate LLC will invest a minimum of two million and no/100 dollars ($2,000,000.00) in additional capital improvements to the Facility by December 31, 2027.

Section 4. B N Estate LLC will support the Schaumburg community and expand its civic engagement relative to Schaumburg civic agencies of a minimum of $10,000 a year for the term of the 7B Incentive.

Section 5. B N Estate LLC shall, on a bi-annual basis, provide the Village with the number of employees at the Facility, along with documentation, from the Cook County Assessor and B N Estate LLC that depicts the land value and all line-item Improvements associated with the Subject Property and the Facility, as well as the new replacement cost (i.e., the Improvements market value) assigned to the Subject Property and the Facility by the Cook County Assessor. B N Estate LLC will provide the Village with copies of any affidavits submitted to the Cook County Assessor as required to be in compliance with and to retain the 7B Tax Incentive.

Section 6. 7B Incentive Termination Provision**:** If B N Estate LLC does not comply with the requirements set forth in Sections 2 and 3, and/or does not comply with Sections 4 and 5 above on an annual basis:

A. The Village may request that the Cook County Assessor terminate the Class 7B Incentive for the Subject Property; and

B. The 7B Incentive will be terminated if B N Estate LLC ceases operations during the Incentive period. A Cease Operation Form must be submitted to the Cook County Assessor within 30 days of the end of operations.

C. The Cook County Assessor may terminate the 7B 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 7B requirements of substantial occupancy.

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

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

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

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

VILLAGE OF SCHAUMBURG	**B N ESTATE LLC**
By: _____	By: _____
Tom Dailly, Village President	B N Estate LLC
Attest: _____	Attest: _____
Date: _____	Date: _____

VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

TO: FLAGG Committee

FROM: Matt Frank, Director of Economic Development

SUBJECT: B N Estate LLC Class 7B Request for 1821 W. Irving Park Road

DATE: November 25, 2025

Introduction

Please find the Cook County Class 7B Application from B N Estate LLC (the "Applicant") for the currently vacant 40,000-square-foot lot at 1821 W. Irving Park Road (Figure 1). The property was formerly occupied by the International House of Pancakes (IHOP) and that building was demolished in 2014. The property has been vacant for the past 11 years.

Discussion

The Applicant is proposing to develop the property in two phases. First, the Applicant plans to construct an approximately 1,600-square-foot building for its related entity, Bruster's Real Ice Cream ("Bruster's), a quick service restaurant, to occupy for its retail use consisting of the sale of ice cream, along with a 40-foot by 60-foot area next to it intended for future retail development. Second, the Applicant plans to construct an approximately 2,400-square-foot building for another retail use to be determined.

The applicant is a franchisee with Bruster's and is proposing to build a double lane drive-through and walk-up facility with an outdoor eating area. The applicant anticipates creating 5 permanent full-time jobs and 10-12 permanent part-time jobs. Bruster's stands out for its old-fashioned, small-batch approach to ice cream with over 150 rotating flavors that use dairy delivered fresh from Bruster's own creamery in Pennsylvania, and served in handmade waffle cones, sundaes, blasts, and milkshakes. Bruster's is expanding their footprint in Illinois, and Schaumburg will be their third location. There are currently 200 independently owned Bruster's locations in 22 states and the country of Guyana.

According to the Office of the Cook County Treasurer, 1821 W. Irving Park Road was billed $13,445.91 in property taxes for the 2023 tax year. The property is currently vacant and is assessed at a 10% assessment level instead of the normal 25% assessment.

With a Class 7B tax incentive, the property would receive a reduced assessment level of ten percent (10%) of fair market value for the first ten years, fifteen percent (15%) for the eleventh

year, and twenty percent (20%) for the twelfth year. The Class 7B incentive is intended to encourage, in areas determined to be "in need of commercial development," commercial projects with total development costs, exclusive of land, over $2 million, which would not be economically feasible without the incentive. Five eligibility factors must be met to qualify for the project, including the area to be designated as blighted, real estate taxes to be stagnant for at least six years, the project to be viable and timely, the project to be feasible only with the incentive, and the project to increase tax revenue and employment.

A study by Gruen Gruen + Associates found the property meets blight conditions due to long-term vacancy since 2014, unsuitable soils present on the site, a deficient water main on Irving Park Road requiring replacement, and the need to reconnect an abandoned sanitary line across Mercury Drive. Real estate taxes have been stagnant since 2011. The project is timely and is intended to be completed in 2026. Bruster's will create new tax revenue and create 15-17 new permanent jobs. Due to the significant site improvement and utility costs, the new development project needs the Class 7B incentive to bridge the feasibility gap to redevelop the property for commercial use.



Figure 1: Aerial

Employment and Business Growth

The applicant estimates Bruster's will employ 5 new full-time employees and 10 - 12 new part-time employees. They anticipate 25 construction jobs will be created as a result of the development. Additional investment and employment will be made with future phases of the development.

Capital Improvements

The Applicant is purchasing the property for $820,000 and plans to invest an additional $2,008,057 in new construction, site development, and soft costs to redevelop and modernize the current vacant property as shown in Figure 2 below. The current timeline is to start construction on the first building by summer 2026 with completion and occupancy by winter 2027. Construction on the second building will start by summer 2031 with completion and occupancy by winter 2032.



Figure 2: Current



Figure 3: Proposed

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

	Current Valuation	Revised Valuation With 7B and Improvements	Revised Valuation Without 7B and Improvements	Valuation if Vacant
Fair Market Value (FMV)	$400,000	$1,945,000	$1,945,000	$738,000
Assessment Value	10%	10%	25%	10%
Assessed Value (AV)	$40,000	$194,500	$486,250	$73,800
State Equalizer	3.0355	3.0355	3.0355	3.0355
Equalized Assessed Value (EAV)	$121,420	$590,405	$1,476,012	$224,020
Tax Rate	9.287%	9.287%	9.287%	9.287%
Tax Amount	$11,281	$54,855	$137,136	$20,805

*Investment and discount rate only calculated in the Revised Valuations. FMV is generated from purchase price plus additional investment into building at a 75% discount rate.

Over the life of the incentive, the applicant is expected to pay $740,500 in property taxes and save approximately $905,000 based on the 2024 State Equalizer of 3.0355 and 2023 Local Tax Rate of 9.287%:

	Tax Assessment Level	Tax Amount	Total Cost
Years 1-10	10%	$54,855	$548,550
Year 11	15%	$82,282	$82,282
Year 12	20%	$109,709	$109,709
Total Taxes with 7B			$740,541

Civic Involvement

The Village of Schaumburg's policy also requires ongoing community involvement and financial support. For civic involvement, the Applicant will work with future tenants to support the Schaumburg community and expand its civic engagement relative to Schaumburg civic agencies to give back.

The Schaumburg Business Development Commission reviewed this at their November 10th meeting and recommended approval of the Class 7B request. If approved, staff will work with the Applicant and make the 7B contingent upon the attached Development Agreement outling B N Estate LLC investment of $2,000,000, employing at least 15 employees on the Subject Property, and establishing their local community support.

Recommendation

The Schaumburg Business Development Commission recommends that the Finance, Legal, Administration, and General Government Committee recommend the Village Board approve a resolution authorizing a Class 7B tax incentive for B N Estate LLC at 1821 W. Irving Park.

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve a Fourth Amendment to the Redevelopment Agreement for the Towne Center at Veridian Development
12/09/25
Village Board

Presenter: Matt Frank
Lead Department: Economic Development

Executive Summary:

The Redevelopment Agreement between TUF Partners, TUF Properties, and the Village of Schaumburg includes the conveyance of the 5.2 acre Municipal Parcel. The Conveyance Date is December 31, 2025. Urban Street Group is still utilizing the Municipal Parcel for its offices as they work to develop The District at Veridian. They anticipate moving their offices into The District at Veridian after its constructed. Since the Village of Schaumburg has no immediate plans for the Municipal Parcel, the attached Fourth Amendment extends the Municipal Parcel Conveyance Date to December 31, 2027. The additional time will give Urban Street Group a chance to move forward with the District and for the village to start planning for a future Village facility in 90 North Schaumburg.

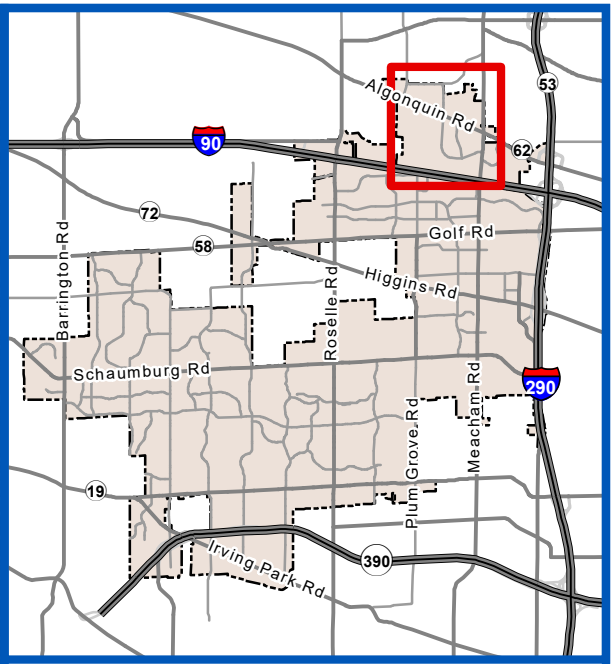
Recommended Action:

The Village Manager recommends that the Finance, Legal, Administrative and General Government Committee recommend the Village Board adopt an Ordinance authorizing the Village Manager and Village Clerk to execute the Fourth Amendment to the Redevelopment Agreement between the Village of Schaumburg, TUF Properties, LLC, and TUF Partners, LLC for the Towne Center at Veridian Development.

ATTACHMENTS:

- Veridian_Municipal_Parcel.pdf
- Fourth Amendment to Veridian RDA.docx
- Ordinance Authorizing_a_Fourth_Amendment_to_RDA_for_the_Towne_Center_at_Veridian_Development.docx





Legend

Village of Schaumburg

0 200 400
Feet

N

Map prepared by the Village of Schaumburg IT Department. Information is for reference only and provided without warranty or any representation of accuracy, timeliness, or completeness. It is the responsibility of the requestor to determine the accuracy, timeliness, completeness, or appropriateness of its use.

Data Source: Village of Schaumburg; Cook County

VILLAGE OF SCHAUMBURG

Municipal Parcel

290

FOURTH AMENDMENT TO THE REDEVELOPMENT AGREEMENT FOR THE TOWNE CENTER AT VERIDIAN DEVELOPMENT COMPRISING A PART OF THE NORTH SCHAUMBURG TIF DISTRICT OF THE VILLAGE OF SCHAUMBURG, ILLINOIS

This Fourth Amendment to Redevelopment Agreement (the "Fourth Amendment") is made and entered into as of the ___ day of _____, 2025 by and between the Village of Schaumburg, Illinois, an Illinois home rule municipal corporation (the "Village"), and TUF Partners, LLC, a Delaware limited liability company authorized to do business in Illinois, and TUF Properties, LLC, a Delaware limited liability company authorized to do business in Illinois (collectively the "Developers"). (The Village and the Developers are sometimes referred to herein collectively as the "Parties.")

WITNESSETH

WHEREAS, pursuant to Resolution No. 20-006, adopted January 28, 2020, the Village approved a “Redevelopment Agreement By and Between the Village of Schaumburg, Cook and DuPage Counties, Illinois, an Illinois Municipal Corporation, and TUF Partners, LLC, a Delaware Limited Liability Company, and TUF Properties, LLC, a Delaware Limited Liability Company,” dated February 11, 2020, (the “Original Redevelopment Agreement”), with the Developers; and

WHEREAS, pursuant to Ordinance No. 20-056, adopted July 28, 2020, the Village approved the First Amendment to the Original Redevelopment Agreement (the “First Amendment”; the Original Redevelopment Agreement, as amended by the First Amendment, is the “Redevelopment Agreement”); and

WHEREAS, pursuant to Ordinance No. 22-027, adopted April 12, 2022, the Village approved the Second Amendment to the Original Redevelopment Agreement (the "Second Amendment"; the Original Redevelopment Agreement, as amended by the Second Amendment, is the "Redevelopment Agreement"); and

WHEREAS, pursuant to Ordinance No. 24-079, adopted December 10, 2024, the Village approved the Third Amendment to the Original Redevelopment Agreement (the "Third Amendment"; the Original Redevelopment Agreement, as amended by the Third Amendment, is the "Redevelopment Agreement"); and

WHEREAS, the Parties desire to amend the Redevelopment Agreement relative to the date by which TUF Properties, LLC must convey the Municipal Parcel to the Village; and

WHEREAS, the Village intends to use the Municipal Parcel to house a future Village facility to be used for governmental purposes and the Parties acknowledge that the Village did not exercise the Municipal Parcel Declination Notice; and

WHEREAS, in accordance with the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.*, and all other applicable authority, it is in the best interests of the Village and the Developers to enter into this Fourth Amendment;

NOW, THEREFORE, in consideration of the foregoing, other good and valuable consideration, the receipt and sufficiency of which is acknowledged by the Parties hereto, and the mutual covenants and agreements hereinafter contained, the Parties hereto agree as follows:

1. Section 2.1.F of the Redevelopment Agreement is hereby amended by revising the first sentence of such Section as follows:

Unless the Corporate Authorities, in their sole and absolute discretion, decline to take title to the Municipal Parcel (as defined in this Section 2.1(F) below) by sending a Municipal Parcel Declination Notice (as defined in this Section 2.1(F) below), then, not later than December 31, 2027 (the "Municipal Parcel Conveyance Date"), TUF Properties shall convey Lot 6 of the Subject Property, as depicted and legally described in *Exhibit A-3* and *B-3*, respectively, attached hereto and made a part hereof, respectively, containing approximately five and two-tenths (5.2) acres (the "Municipal Parcel"), to the Village, at no cost to the Village, per the terms of the "Real Estate Purchase and Sale Agreement" in *Exhibit E-1*, with such changes thereto as necessary to conform it to the terms of this Agreement, using the form of the "Warranty Deed" in *Exhibit E-2*, with such changes thereto as necessary to conform it to the terms of this Agreement. In its sole discretion, TUF Properties may convey Lot 6 of the Subject Property to the Village at a date prior to the Municipal Parcel Conveyance Date by providing the Village a minimum of thirty (30) days advance notice. Such advance notice shall be in writing sent to the attention of the Village Manager and Village Economic Development Director.

2. All portions of the Redevelopment Agreement, not amended hereby, shall remain in full force and effect. Terms used in this Fourth Amendment have the same meanings ascribed to them in the Redevelopment Agreement, unless defined differently in this Fourth Amendment.

3. This Fourth Amendment shall be executed simultaneously in three (3) counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same Fourth Amendment.

4. This Fourth Amendment shall be deemed dated and become effective on the day on which this Fourth Amendment is executed by the last of the signatories, as set forth below, with said date appearing on page 1 hereof.

THE REMAINDER OF THIS PAGE
HAS INTENTIONALLY BEEN LEFT BLANK.

IN WITNESS WHEREOF, the Parties hereto have caused this Fourth Amendment to be executed on or as of the day and year first above written.

VILLAGE OF SCHAUMBURG,
an Illinois home rule municipal corporation

By:_____
Brian Townsend, Village Manager

Date: _____, 2025

ATTEST:

By:_____
Jane Lentino, Village Clerk

Date:_____, 2025

TUF PARTNERS, LLC,
a Delaware limited liability company authorized to do business in Illinois

By:_____
Name:_____
Title:_____

Date:_____, 2025

TUF PROPERTIES, LLC,
a Delaware limited liability company authorized to do business in Illinois

By:_____
Name:_____
Title:_____

Date:_____, 2025

ACKNOWLEDGMENT

State of Illinois)
) SS
County of Cook)

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

GIVEN under my hand and official seal, this ___ day of _____, 2025.

_____
Notary Public

ACKNOWLEDGMENT

State of Illinois)
) SS
County of Cook)

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

GIVEN under my hand and official seal, this _____ day of _____, 2025.

_____
Notary Public

ACKNOWLEDGMENT

State of Illinois)
) SS
County of Cook)

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

GIVEN under my hand and official seal, this _____ day of _____, 2025.

_____
Notary Public

PUBLICATION OF:

ORDINANCE NO. 25-___

AN ORDINANCE AUTHORIZING A FOURTH AMENDMENT TO THE REDEVELOPMENT AGREEMENT FOR THE TOWNE CENTER AT VERIDIAN DEVELOPMENT COMPRISING A PART OF THE NORTH SCHAUMBURG TIF DISTRICT OF THE VILLAGE OF SCHAUMBURG, ILLINOIS

ADOPTED: DECEMBER___, 2025

PUBLISHED IN PAMPHLET FORM PURSUANT TO AUTHORIZATION AND DIRECTION OF THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SCHAUMBURG ON DECEMBER ___, 2025

ORDINANCE NO. 25-_____

AN ORDINANCE AUTHORIZING A FOURTH AMENDMENT TO THE REDEVELOPMENT AGREEMENT FOR THE TOWNE CENTER AT VERIDIAN DEVELOPMENT COMPRISING A PART OF THE NORTH SCHAUMBURG TIF DISTRICT OF THE VILLAGE OF SCHAUMBURG, ILLINOIS

BE IT ORDAINED, by the President and Board of Trustees of the Village of Schaumburg, Cook and DuPage Counties, Illinois, as follows:

SECTION 1: The President and Board of Trustees of the Village of Schaumburg (hereinafter referred to as the "Village") find as follows:

A. The Village is a home rule municipality pursuant to Section 6 of Article VII of the Constitution of the State of Illinois.

B. The Village has the authority, pursuant to the laws of the State of Illinois, to promote the health, safety and welfare of the Village and its inhabitants, to prevent the presence of blight, to encourage private development in order to enhance the local tax base and increase additional tax revenues realized by the Village, to foster increased economic activity within the Village, to increase employment opportunities within the Village, and to enter into contractual agreements with third parties for the purpose of achieving the aforesaid purposes, and otherwise take action in the best interests of the Village.

C. The Village is authorized under the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq.*, as amended (the "TIF Act"), to finance redevelopment in accordance with the conditions and requirements set forth in the TIF Act, and is authorized under the provisions of the Illinois Municipal Code, including, but not limited to, 65 ILCS 5/8-1-2.5, to appropriate and expend funds for economic development purposes that are deemed necessary or desirable for the promotion of economic development within the Village.

D. Pursuant to Ordinance Nos. 14-011, 14-012 and 14-013, adopted January 14, 2014, as amended by Ordinance No. 15-051, adopted June 23, 2015, the Village approved a tax increment redevelopment plan and project, designated the tax increment redevelopment project area, and adopted tax increment financing relative to the Village's North Schaumburg Tax Increment Financing District (the "TIF District").

E. Pursuant to Resolution 20-006, adopted January 28, 2020, the Village approved a "Redevelopment Agreement By and Between the Village of

ORDINANCE NO. 25-_____

AN ORDINANCE AUTHORIZING A FOURTH AMENDMENT TO THE REDEVELOPMENT AGREEMENT FOR THE TOWNE CENTER AT VERIDIAN DEVELOPMENT COMPRISING A PART OF THE NORTH SCHAUMBURG TIF DISTRICT OF THE VILLAGE OF SCHAUMBURG, ILLINOIS

Schaumburg, Cook and DuPage Counties, Illinois, an Illinois Municipal Corporation, and TUF Partners, LLC, a Delaware Limited Liability Company, and TUF Properties, LLC, a Delaware Limited Liability Company," dated February 11, 2020, (the "Redevelopment Agreement") with TUF Partners, LLC and TUF Properties, LLC, both being Delaware limited liability companies authorized to do business in Illinois, (the "Developers").

F. Pursuant to Ordinance No. 20-056, adopted July 28, 2020, the Village approved the First Amendment to the Original Redevelopment Agreement B (the "First Amendment"; the Original Redevelopment Agreement, as amended by the First Amendment, is the "Redevelopment Agreement").

G. Pursuant to Ordinance No. 22-027, adopted April 12, 2022, the Village approved the Second Amendment to the Original Redevelopment Agreement B (the "Second Amendment"; the Original Redevelopment Agreement, as amended by the Second Amendment, is the "Redevelopment Agreement").

H. Pursuant to Ordinance No. 24-079, adopted December 10, 2024, the Village approved the Third Amendment to the Original Redevelopment Agreement B (the "Third Amendment"; the Original Redevelopment Agreement, as amended by the Third Amendment, is the "Redevelopment Agreement").

I. The Village and the Developers desire to amend a provision of the Redevelopment Agreement relative to the "Municipal Parcel Conveyance Date."

J. That, attached hereto as Exhibit 1 and made part hereof, is a fourth amendment to the Redevelopment Agreement, between the Developers and the Village, which sets forth the revision necessary to facilitate the change referenced in subsection I. above (the "Fourth Amendment").

K. That is in the best interests of the Village to approve the Fourth Amendment, so that redevelopment within the TIF District can continue.

SECTION 2: Based upon the foregoing, the Fourth Amendment is hereby approved, and the Village Manager and Village Clerk of the Village are hereby authorized

ORDINANCE NO. 25-_____

AN ORDINANCE AUTHORIZING A FOURTH AMENDMENT TO THE REDEVELOPMENT AGREEMENT FOR THE TOWNE CENTER AT VERIDIAN DEVELOPMENT COMPRISING A PART OF THE NORTH SCHAUMBURG TIF DISTRICT OF THE VILLAGE OF SCHAUMBURG, ILLINOIS

and directed to execute and deliver said Fourth Amendment, as well as such other instruments as may be necessary or convenient to carry out the terms of said Fourth Amendment, and the Redevelopment Agreement as amended by the Fourth Amendment.

SECTION 3: That this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form, as provided by law.

ADOPTED this ___ day of _____, 2025, pursuant to a roll call vote as follows.

AYES:_____

NAYS:_____

ABSENT:_____

APPROVED by me this ___ day of _____, 2025.

_____
Tom Dailly, Village President

ATTEST:

_____
Jane Lentino, Village Clerk

Published by me in pamphlet form this ___ day of _____, 2025.

_____

ORDINANCE NO. 25-_____

AN ORDINANCE AUTHORIZING A FOURTH AMENDMENT TO THE REDEVELOPMENT AGREEMENT FOR THE TOWNE CENTER AT VERIDIAN DEVELOPMENT COMPRISING A PART OF THE NORTH SCHAUMBURG TIF DISTRICT OF THE VILLAGE OF SCHAUMBURG, ILLINOIS

Jane Lentino, Village Clerk

ORDINANCE NO. 25-_____

AN ORDINANCE AUTHORIZING A FOURTH AMENDMENT TO THE REDEVELOPMENT AGREEMENT FOR THE TOWNE CENTER AT VERIDIAN DEVELOPMENT COMPRISING A PART OF THE NORTH SCHAUMBURG TIF DISTRICT OF THE VILLAGE OF SCHAUMBURG, ILLINOIS

Exhibit 1

Fourth Amendment to the Redevelopment Agreement

(attached)

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve a Second Amendment to the Redevelopment Agreement between the Village of Schaumburg and TUF Partners, LLC and DST Veridian, LLC and DST Commercial, LLC and DST Retail, LLC for The District at Veridian Development Phase 1
12/09/25
Village Board

Presenter: Matt Frank
Lead Department: Economic Development

Executive Summary:

The Redevelopment Agreement between the Village of Schaumburg, and TUF Partners, LLC and DST Veridian, LLC and DST Commercial, LLC and DST Retail, LLC for The District at Veridian Development Phase 1 includes the creation of a dormant Special Service Area ("SSA"). The SSA will cover all Public Streets and shall predominantly mirror the requirements of the Public Streets and Parking Structure Maintenance and Easement Agreement with necessary mechanisms to recoup any maintenance costs incurred by the Village if the Public Streets are not adequately maintained by the Owners Association. The SSA was to be completed by October 1, 2025. The Village of Schaumburg is working with the developer to create the SSA and approved Ordinance 25-098 proposing the establishment of SSA 17 (The District at Veridian) at the October 28th Village Board meeting. A public hearing is scheduled for January 13, 2026 and thereafter an implementing ordinance will need to be approved by the Village Board and then filed with the Cook County Clerk.

The attached Second Amendment extends the SSA requirements from October 1, 2025 to April 30, 2026. The additional time will give staff and the Developer time to work through the SSA formal approval process.

Recommended Action:

The Village Manager recommends that the Finance, Legal, Administrative and General Government Committee recommend the Village Board adopt an Ordinance authorizing the Village Manager and Village Clerk to execute the Second Amendment to the Redevelopment Agreement between the Village of Schaumburg, and TUF Partners, LLC and DST Veridian, LLC and DST Commercial, LLC and DST Retail, LLC for The District at Veridian Development Phase 1.

ATTACHMENTS:
- Second Amendment to The District at Veridian RDA.docx
- Ord_Authorizing_a_Second_Amendment_to_RDA_for_the_The_District_at_Veridian_Development.

SECOND AMENDMENT TO THE REDEVELOPMENT AGREEMENT FOR THE DISTRICT AT VERIDIAN PHASE 1 COMPRISING A PART OF THE NORTH SCHAUMBURG TIF DISTRICT OF THE VILLAGE OF SCHAUMBURG, ILLINOIS

This Second Amendment to Redevelopment Agreement (the "Second Amendment") is made and entered into as of the ___ day of _____, 2025 by and between the Village of Schaumburg, Illinois, an Illinois home rule municipal corporation (the "Village"), and TUF Partners, LLC, a Delaware limited liability company authorized to do business in Illinois, and DST Veridian, LLC, a Delaware limited liability company authorized to do business in Illinois, and DST Commercial, LLC, a Delaware limited liability company authorized to do business in Illinois, and DST Retail, LLC, a Delaware limited liability company authorized to do business in Illinois (collectively the "Developers"). (The Village and the Developers are sometimes referred to herein collectively as the "Parties.")

WITNESSETH

WHEREAS, pursuant to Resolution No. 25-022, adopted March 25, 2025, the Village approved a “Redevelopment Agreement By and Between the Village of Schaumburg, Cook and DuPage Counties, Illinois, an Illinois Municipal Corporation, and TUF Partners, LLC, a Delaware Limited Liability Company, and DST Veridian, LLC, a Delaware limited liability company authorized to do business in Illinois, and DST Commercial, LLC, a Delaware limited liability company authorized to do business in Illinois, and DST Retail, LLC, a Delaware limited liability company authorized to do business in Illinois,” dated April 2, 2025, (the “Original Redevelopment Agreement”), with the Developers; and

WHEREAS, the Parties desire to amend the Redevelopment Agreement relative to the date by which the Special Service Area must be created; and

WHEREAS, in accordance with the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.*, and all other applicable authority, it is in the best interests of the Village and the Developers to enter into this Second Amendment;

NOW, THEREFORE, in consideration of the foregoing, other good and valuable consideration, the receipt and sufficiency of which is acknowledged by the Parties hereto, and the mutual covenants and agreements hereinafter contained, the Parties hereto agree as follows:

1. Section 2.1.C of the Redevelopment Agreement is hereby amended by revising the first sentence of such Section as follows:

Additional Requirements: Owner and Developers must comply with the following conditions by April 30, 2026:

2. All portions of the Redevelopment Agreement, not amended hereby, shall remain in full force and effect. Terms used in this Second Amendment have the same meanings ascribed to them in the Redevelopment Agreement, unless defined differently in this Second Amendment.

3. This Second Amendment shall be executed simultaneously in three (3) counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same Second Amendment.

4. This Second Amendment shall be deemed dated and become effective on the day on which this Second Amendment is executed by the last of the signatories, as set forth below, with said date appearing on page 1 hereof.

IN WITNESS WHEREOF, the Parties hereto have caused this Second Amendment to be executed on or as of the day and year first above written.

VILLAGE OF SCHAUMBURG,
an Illinois home rule municipal corporation

By:_____
Brian Townsend, Village Manager

Date: _____, 2025

ATTEST:

By:_____
Jane Lentino, Village Clerk

Date:_____, 2025

TUF PARTNERS, LLC,
a Delaware limited liability company authorized to do business in Illinois

By:_____
Name:_____
Title:_____

Date:_____, 2025

DST VERIDIAN, LLC,
a Delaware limited liability company authorized to do business in Illinois

By:_____
Name:_____
Title:_____

Date:_____, 2025

DST COMMERCIAL, LLC,
a Delaware limited liability company authorized to do business in Illinois

By:_____
Name:_____
Title:_____

Date:_____, 2025

DST RETAIL, LLC,
a Delaware limited liability company authorized to do business in Illinois

By:_____

Name:_____

Title:_____

Date:_____, 2025

ACKNOWLEDGMENT

State of Illinois)
) SS
County of Cook)

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

GIVEN under my hand and official seal, this ___ day of _____, 2025.

_____
Notary Public

ACKNOWLEDGMENT

State of Illinois)
) SS
County of Cook)

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

GIVEN under my hand and official seal, this _____ day of _____, 2025.

_____
Notary Public

ACKNOWLEDGMENT

State of Illinois)
) SS
County of Cook)

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

GIVEN under my hand and official seal, this _____ day of _____, 2025.

_____
Notary Public

ACKNOWLEDGMENT

State of Illinois)
) SS
County of Cook)

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

GIVEN under my hand and official seal, this _____ day of _____, 2025.

_____
Notary Public

ACKNOWLEDGMENT

State of Illinois)
) SS
County of Cook)

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

GIVEN under my hand and official seal, this _____ day of _____, 2025.

_____
Notary Public

PUBLICATION OF:

ORDINANCE NO. 25-____

AN ORDINANCE AUTHORIZING A SECOND AMENDMENT TO THE REDEVELOPMENT AGREEMENT FOR THE DISTRICT AT VERIDIAN PHASE 1 COMPRISING A PART OF THE NORTH SCHAUMBURG TIF DISTRICT OF THE VILLAGE OF SCHAUMBURG, ILLINOIS

ADOPTED: DECEMBER___, 2025

PUBLISHED IN PAMPHLET FORM PURSUANT TO AUTHORIZATION AND DIRECTION OF THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SCHAUMBURG ON DECEMBER ___, 2025

ORDINANCE NO. 25-_____

AN ORDINANCE AUTHORIZING A SECOND AMENDMENT TO THE REDEVELOPMENT AGREEMENT FOR THE DISTRICT AT VERIDIAN PHASE 1 COMPRISING A PART OF THE NORTH SCHAUMBURG TIF DISTRICT OF THE VILLAGE OF SCHAUMBURG, ILLINOIS

BE IT ORDAINED, by the President and Board of Trustees of the Village of Schaumburg, Cook and DuPage Counties, Illinois, as follows:

SECTION 1: The President and Board of Trustees of the Village of Schaumburg (hereinafter referred to as the "Village") find as follows:

A. The Village is a home rule municipality pursuant to Section 6 of Article VII of the Constitution of the State of Illinois.

B. The Village has the authority, pursuant to the laws of the State of Illinois, to promote the health, safety and welfare of the Village and its inhabitants, to prevent the presence of blight, to encourage private development in order to enhance the local tax base and increase additional tax revenues realized by the Village, to foster increased economic activity within the Village, to increase employment opportunities within the Village, and to enter into contractual agreements with third parties for the purpose of achieving the aforesaid purposes, and otherwise take action in the best interests of the Village.

C. The Village is authorized under the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq.*, as amended (the "TIF Act"), to finance redevelopment in accordance with the conditions and requirements set forth in the TIF Act, and is authorized under the provisions of the Illinois Municipal Code, including, but not limited to, 65 ILCS 5/8-1-2.5, to appropriate and expend funds for economic development purposes that are deemed necessary or desirable for the promotion of economic development within the Village.

D. Pursuant to Ordinance Nos. 14-011, 14-012 and 14-013, adopted January 14, 2014, as amended by Ordinance No. 15-051, adopted June 23, 2015, the Village approved a tax increment redevelopment plan and project, designated the tax increment redevelopment project area, and adopted tax increment financing relative to the Village's North Schaumburg Tax Increment Financing District (the "TIF District").

E. Pursuant to Resolution 25-022, adopted March 25, 2025, the Village approved a "Redevelopment Agreement By and Between the Village of Schaumburg, Cook and DuPage Counties, Illinois, an Illinois Municipal

Corporation, and TUF Partners, LLC, and DST Veridian, LLC, and DST Commercial, LLC, and DST Retail, LLC" dated April 2, 2025, (the "Redevelopment Agreement") with TUF Partners, LLC and DST Veridian, LLC, and DST Commercial, LLC, and DST Retail, LLC, all being Delaware limited liability companies authorized to do business in Illinois, (the "Developers").

F. The Village and the Developers desire to amend a provision of the Redevelopment Agreement relative to the "Additional Requirements" associated with the creation of the dormant Special Service Area.

G. That, attached hereto as Exhibit 1 and made part hereof, is a second amendment to the Redevelopment Agreement, between the Developers and the Village, which sets forth the revision necessary to facilitate the change referenced in subsection I. above (the "Second Amendment").

H. That is in the best interests of the Village to approve the Second Amendment, so that redevelopment within the TIF District can continue.

SECTION 2: Based upon the foregoing, the Second Amendment is hereby approved, and the Village Manager and Village Clerk of the Village are hereby authorized and directed to execute and deliver said Second Amendment, as well as such other instruments as may be necessary or convenient to carry out the terms of said Second Amendment, and the Redevelopment Agreement as amended by the Second Amendment.

SECTION 3: That this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form, as provided by law.

ADOPTED this ___ day of _____, 2025, pursuant to a roll call vote as follows.

ORDINANCE NO. 25-_____

AN ORDINANCE AUTHORIZING A SECOND AMENDMENT TO THE REDEVELOPMENT AGREEMENT FOR THE DISTRICT AT VERIDIAN PHASE 1 COMPRISING A PART OF THE NORTH SCHAUMBURG TIF DISTRICT OF THE VILLAGE OF SCHAUMBURG, ILLINOIS

AYES:_____

NAYS:_____

ABSENT:_____

APPROVED by me this ___ day of _____, 2025.

_____
Tom Dailly, Village President

ATTEST:

_____
Jane Lentino, Village Clerk

Published by me in pamphlet form this ___ day of _____, 2025.

_____
Jane Lentino, Village Clerk

ORDINANCE NO. 25-_____

AN ORDINANCE AUTHORIZING A SECOND AMENDMENT TO THE REDEVELOPMENT AGREEMENT FOR THE DISTRICT AT VERIDIAN PHASE 1 COMPRISING A PART OF THE NORTH SCHAUMBURG TIF DISTRICT OF THE VILLAGE OF SCHAUMBURG, ILLINOIS

Exhibit 1

Second Amendment to the Redevelopment Agreement

(attached)

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve the Second Amendment to the FY25-26 Budget - Mid-Year Amendment
12/09/25
Village Board

Presenter: Lisa Petersen
Lead Department: Finance

Executive Summary:

Throughout the fiscal year, the Village's budget often experiences deviations in actual revenues and expenditures from the initial projections. In response, staff has conducted a comprehensive review to identify necessary budget amendments within each department to address these unforeseen changes. Revenues were reassessed based on six months of actual receipts to determine if amendments were warranted. Expenses were also evaluated, considering factors such as unexpected needs, new projects, or repairs. Each proposed amendment includes a thorough justification, addressing key considerations: why the item or expense was not initially budgeted, the cause of the change, potential repercussions of reallocating funds from other budget lines, possible service impacts if funds are redirected, the feasibility of delaying the expenditure or request, whether the expenditure was pre-approved, and if additional revenue is available to offset these costs.

Attached is an ordinance that would amend the Village's annual budget for the fiscal year ending April 30, 2026. Collectively, these amendments will increase revenues by $5,830,835, resulting in revised total revenues of $376,925,483, and an increase in expenditures by $17,686,423, resulting in an expenditure total of $392,123,642. Specifically for the General Fund, the proposed amendments are requesting a $7,947,522 increase in revenue, for a new total of $140,650,191, and a $222,826 increase in expenses, for a new total of $127,904,652. If adopted, the General Fund's projected surplus will increase by $7,724,696 resulting in a budgeted surplus of $12,745,539.

Additional amendments are recommended for other funds as well, mainly to reflect changes in construction schedules, project progression, and inflationary pressures.

A detailed account of each proposed amendment is available in the attached Exhibit A, while Exhibit B summarizes the new proposed amendments related to capital projects.

Recommended Action:

ATTACHMENTS:
- Memo FY25-26 Budget Amendment
- ORDINANCE Budget Amendment FY25-26.pdf
- Exhibit A.pdf
- Exhibit B CIP MYA Proposal.pdf

VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

TO: Brian Townsend, Village Manager

FROM: Lisa Petersen, Director of Finance
Alex Thorpe, Assistant Director of Finance
Michael Hess, Financial Analyst

DATE: November 25, 2025

SUBJECT: FY 2025/26 Mid-Year Budget Amendment – Second Amendment

PURPOSE

To present for the Village Board's consideration an ordinance making certain amendments to the current 2025/26 budget.

DISCUSSION

Throughout the fiscal year, the Village's budget often experiences deviations in actual revenues and expenditures from the initial projections. In response, staff has conducted a comprehensive review to identify necessary budget amendments within each department to address these unforeseen changes. Revenues were reassessed based on six months of actual receipts to determine if amendments were warranted. Expenses were also evaluated, considering factors such as unexpected needs, new projects, or repairs. Each proposed amendment includes a thorough justification, addressing key considerations: why the item or expense was not initially budgeted, the cause of the change, potential repercussions of reallocating funds from other budget lines, possible service impacts if funds are redirected, the feasibility of delaying the expenditure or request, whether the expenditure was pre-approved, and if additional revenue is available to offset these costs.

Attached is an ordinance that would amend the Village's annual budget for the fiscal year ending April 30, 2026. Collectively, these amendments will increase revenues by $5,830,835, resulting in revised total revenues of $376,925,483, and an increase in expenditures by $17,686,423, resulting in an expenditure total of $392,123,642. Specifically for the General Fund, the proposed amendments are requesting a $7,947,522 increase in revenue, for a new total of $140,650,191, and a $222,826 increase in expenses, for a new total of $127,904,652. If adopted, the General Fund's projected surplus will increase by $7,724,696 resulting in a budgeted surplus of $12,745,539.

There are additional amendments requested for several of the Village's other funds. The table below summarizes the proposed amendments for each fund and the net impact of these changes.

Fund	Original Revenue Budget	Revised Revenue Budget 1st Budget Amendment	Increase / (Decrease)	Revised Revenue Budget 2nd Budget Amendment	Original Expense Budget	Revised Expense Budget 1st Budget Amendment	Increase / (Decrease)	Expense Budget 2nd Budget Amendment	Original Net Budget	Revised Net Budget 2nd Budget Amendment	Net Increase / (Decrease)	Revised Net Budget
101 - General Fund	132,702,669	132,702,669	7,947,522	140,650,191	127,681,826	127,681,826	222,826	127,904,652	5,020,843	5,020,843	7,724,696	12,745,539
208 - Motor Fuel Tax	3,866,067	3,866,067		3,866,067	3,108,270	3,108,270		3,108,270	757,797	757,797	-	757,797
214 - CDBG	829,971	829,971		829,971	829,971	829,971	(121,511)	708,460	-	-	121,511	121,511
238 - Olde Schaumburg Historic Dist	358,950	358,950		358,950	358,950	416,144	1,408,948	1,825,092	-	(57,194)	(1,408,948)	(1,466,142)
436 - North Schaumburg TIF	84,553,306	84,582,151	(150,000)	84,432,151	66,600,958	68,284,645	20,712,044	88,996,689	17,952,348	16,297,506	(20,862,044)	(4,564,538)
440 - Capital Improvements	18,395,923	18,880,295	(725,686)	18,154,609	18,020,963	21,222,232	(1,041,024)	20,181,208	374,960	(2,341,937)	315,338	(2,026,599)
442 - Vital Streets Program	4,238,791	4,440,896	(356,176)	4,084,720	10,674,429	11,786,600	(3,434,774)	8,351,826	(6,435,638)	(7,345,704)	3,078,598	(4,267,106)
511 - Schaumburg Airport	1,573,864	1,637,764	98,059	1,735,823	1,688,542	1,790,837	79,017	1,869,854	(114,678)	(153,073)	19,042	(134,031)
512 - Commuter Lot	226,400	226,400		226,400	290,649	305,649	113	305,762	(64,249)	(79,249)	(113)	(79,362)
526 - Baseball - Village	665,850	665,850		665,850	1,649,462	2,007,260	(19,615)	1,987,645	(983,612)	(1,341,410)	19,615	(1,321,795)
572 - Water Utility	41,069,041	41,574,716		41,574,716	47,325,521	51,579,921	(4,713,440)	46,866,481	(6,256,480)	(10,005,205)	4,713,440	(5,291,765)
680 - Building Replacement	7,208,601	7,208,601	(99,797)	7,108,804	25,680,790	25,692,616	4,593,839	30,286,455	(18,472,189)	(18,484,015)	(4,693,636)	(23,177,651)
782 - Police Pension	20,110,945	20,110,945	(304,008)	19,806,937	14,384,600	14,384,600		14,384,600	5,726,345	5,726,345	(304,008)	5,422,337
784 - Fire Pension	19,576,953	19,576,953	(579,079)	18,997,874	13,531,500	13,531,500		13,531,500	6,045,453	6,045,453	(579,079)	5,466,374
Grand Total	**335,377,331**	**336,662,228**	**5,830,835**	**342,493,063**	**331,826,431**	**342,622,071**	**17,686,423**	**360,308,494**	**3,550,900**	**(5,959,843)**	**(11,855,588)**	**(17,815,431)**

The proposed revenue amendments to the General Fund reflect an increase of $7,947,522. Staff recommends a Sales Tax increase of $4,760,000 while Home Rule Tax has a proposed increase $2,745,487. These increases are a result of strong year-to-date sales results relative to their respective original budgets warranting an amendment. Additional increases in revenue are driven by a variety of adjustments within Cultural Services revenues generated from Septemberfest, grant revenue and revenue from large developments.

The proposed expense amendments to the General Fund amount to an overall net increase of $222,826, which reflects a combination of various line item increases and decreases across all departments.

Below are explanations of the more substantial General Fund amendments by department.

- <u>The Community Development Department (CDD) – Net expense increase: $22,258</u>
  - This increase is due to spending on residential hazardous home site mitigation, and property assessment and appraisal for Wise Rd commercial property.

- <u>Cultural Services – Net expense increase: $15,237</u>
  - Costs include $14,000 for sculpture park repairs and $1,000 for off-site storage, totaling $15,000.
  - This year's tree lighting event features a horse and carriage and new rope lights, costing $2,500. However, staff have found a sponsor for this change so there is no fiscal impact. The offsetting revenue is included in the totals mentioned above.

- <u>Information Technology – Net expense increase: $77,250</u>
  - The department incurred an unbudgeted $40,250 expense for the Citibot subscription, which powers the "Serena Says" virtual assistant.
  - Higher-than-anticipated number of security camera repairs necessitates a $37,000 amendment.

- <u>The Fire Department – Net expense increase: $10,000</u>
  - A significant gap was identified in the temporary facility, which lacks a public address (PA) system. While IT successfully implemented a temporary workaround, integrating the panic buttons with the phone system to provide some level of alert, this solution is not fully effective and does not meet the necessary standard for timely mass notification. The only way to effectively resolve this safety issue is through the purchase and installation of additional equipment.

- Human Resources Department – Net expense increase: $21,121
    - This amendment funds professional search services for the recruitment of a Communications & Outreach Director. The cost was unbudgeted due to the unexpected departure of the prior director.

- Economic Development – Net expense decrease: $81,366
    - Although there is a $15,884 increase related to the Thoreau Owners Association special assessment for Drummer Drive repairs, this is offset by a $100,000 reduction in Special Census expenses for the current fiscal year, resulting in an overall net decrease.

- The Transportation Department – Net expense increase: $6,549
    - This increase is directly attributable to traffic counters that were experiencing malfunctions. After comparisons with the Police speed trailer performance and data collection, it was determined that an evaluation was necessary. Staff contacted the vendor and sent counters in for evaluation. Following that, vendor identified that multiple counters were malfunctioning and needed replacement.

- The Engineering and Public Works Department:
    - General Fund: Net expense increase: $108,277.
        - $21,251 – Unexpected fire panel replacement at Fire 51.
        - $50,000 – A Village Board Approved Bid for Upfit Parts and Commissioning Services due to being short a Tech who is out on military leave.
        - $14,211 – Landscape Concepts Management repairs and maintenance to the village-wide irrigation system.
    - Water Fund: Net expense increase: $145,674.
        - $43,000 – Repairs to structures within the EPW yard.
        - $63,000 – Increased number of repairs to water main breaks, hydrants, and valves reported by the Water Division.

Some of the other significant expense and revenue changes in other Funds include:

- Olde Schaumburg Historic District:
    - The OSHD Fund is amending the budget by $1.5M due to the second and final installment of Tony's $3M payment. This was budgeted last year but paid this year.

- North Schaumburg TIF:
    - There is a $22,641,304 amendment request due to the District at Veridian moving quicker than anticipated.

- Capital Improvement and Building Replacement Funds:
    - As the fiscal year has progressed, Use Tax revenue has trended well below the estimates provided by the Illinois Municipal League (IML) at the time of budget adoption.
    - Based on year-to-date performance and revised forecasts for the remainder of the fiscal year, a combined reduction of $659,162 in Use Tax revenue is recommended:
        - $559,365 reduction to the Capital Improvement Fund
        - $99,797 reduction to the Building Replacement Fund
    - Despite this decrease, both funds remain balanced following the adjustment.

A detailed account of each proposed operating amendment is available in Exhibit A, while Exhibit B summarizes the newly proposed amendments to capital projects.

RECOMMENDATION: Staff recommends the Village Manager recommends the FLAGG Committee recommends the Village Board adopt an ordinance making the second amendment to the Fiscal Year 2025/26 annual budget as indicated in the attached ordinance table.

PUBLICATION OF:

ORDINANCE NO. 25-

AN ORDINANCE MAKING THE SECOND AMENDMENT TO THE ANNUAL BUDGET FOR THE VILLAGE OF SCHAUMBURG FOR THE FISCAL YEAR COMMENCING MAY 1, 2025 AND ENDING APRIL 30, 2026

ADOPTED: DECEMBER ____, 2025

PUBLISHED IN PAMPHLET FORM PURSUANT TO AUTHORIZATION AND DIRECTION OF THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SCHAUMBURG ON DECEMBER ____, 2025

ORDINANCE NO. 25-_____

AN ORDINANCE MAKING THE SECOND AMENDMENT TO THE ANNUAL BUDGET FOR THE VILLAGE OF SCHAUMBURG FOR THE FISCAL YEAR COMMENCING MAY 1, 2025 AND ENDING APRIL 30, 2026

WHEREAS, the Village Board of Trustees passed and adopted an ordinance on April 22, 2025 establishing the budget for the Village of Schaumburg for the fiscal year beginning May 1, 2025 and ending April 30, 2026; and

WHEREAS, the Village Board of Trustees passed and adopted the first amendment to the budget for fiscal year beginning May 1, 2025 and ending April 30, 2026 on August 26, 2025; and

WHEREAS, it has been determined that the 2025/26 budget, as originally proposed by the Village Manager, and as passed and revised and adopted by the Village Board of Trustees, needs a second amendment 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, 2025 and ending April 30, 2026 is hereby amended as set forth in the attached Exhibits A and B 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 _____, 2025.

_____
Village President

ATTEST:

_____
Village Clerk

Department	Account Type (Revenue or Expense)	Fund	Object	FY 25/26 Original Budget	FY 25/26 Actuals Year To Date	Requested Amendment Amount	FY 25/26 Amended Budget	Justification
Finance	Revenue	101	5101	$ 40,240,000	$ 26,959,908.00	$ 4,760,000	$ 45,000,000	After analyzing Sales Tax performance year-to-date and comparing it to last fiscal year's trends, we have projected stronger results for the remainder of this year. Based on this analysis, we are proposing an amendment to increase the revenue forecast accordingly.
Finance	Revenue	101	5103	$ 23,054,513	$ 15,697,323.38	$ 2,745,487	$ 25,800,000	Similarly to Sales Tax, after reviewing YTD actuals in comparison with Budget, we are proposing an amendment to be more in line with expected revenue.
Finance	Revenue	101	5451	$ -	$ 183,651.79	$ 185,000	$ 185,000	Grants were originally budgeted with $0 due to policies set during the new administration, however, we are adjusting based on YTD actuals.
Finance	Revenue	101	5403	$ 104,000	$ 115,039.44	$ 36,000	$ 140,000	Fines have surpassed the original budget, adjusting to be in line with projected ending revenue
Finance	Revenue	101	5066	$ 4,000	$ 6,650.00	$ 4,000	$ 8,000	Revised budget based on YTD actuals of these licenses.
Finance	Revenue	101	5081	$ 1,000	$ 1,950.00	$ 2,000	$ 3,000	Revised budget based on YTD actuals of small cell antenna permits.
Finance	Revenue	101	5323	$ 400	$ 600.00	$ 600	$ 1,000	Plat recording fees are trending to be more in line with requested revised budget based on YTD Actuals.
Finance	Revenue	101	5340	$ 10,000	$ 12,167.31	$ 2,250	$ 12,250	YTD actuals have surpassed original budget, amending budget based on prior year information to trend out remainder of year.
Finance	Revenue	101	5631	$ 5,126	$ 13,837.77	$ 9,874	$ 15,000	Auction of miscellaneous items have surpassed original budget. Adjusting to accommodate the increase in expected revenue.
Finance	Revenue	101	5640	$ 30,629	$ 89,971.29	$ 59,371	$ 90,000	Polce and Fire donations have surpassed original budget, adjusting budget to reflect the increase.
Finance	Revenue	101	5670	$ 12,302	$ 13,176.00	$ 1,000	$ 13,302	Barn donations have surpassed original budget, adjusting budget to reflect the increase.
Finance	Revenue	101	5671	$ 16,200	$ 26,328.32	$ 10,129	$ 26,329	Rebate revenue for pro card has surpassed original budget, adjusting accordingly.
CDD	Revenue	101	5057	$ 498,285	$ 32,860.00	$ (207,000)	$ 291,285	This is Building Permits New Residential account. Staff expects a reduction of 45 units at 4,600 for a total of 207,000 reduction from original budget assumptions. Loeber Development is most likely to not going to pull permits this fiscal year, reduction of 12 units. Levonne Estates delayed, a total of 18 units was projected. North Atrium Rowhomes just started pulling permits, with an expected 3 per month for a total reduction of 15 units from the expected 36 due to delays.
CDD	Revenue	101	5061	$ 154,500	$ 27,998.26	$ 202,000	$ 356,500	150,000 from District at veridian, was expected last fiscal year for March or April but was not issued and paid for until May 2025. 22,000 from Panda Express, and 30,000 from US Bank project, which were both expected last fiscal as well. Total increase in expected budget of 202,000.
CDD	Revenue	101	5065	$ 135,000	$ 297,585.00	$ 197,585	$ 332,585	Four large land development projects have been issued so far this year for a total of 229,670.65 just among those 4 projects. Two of those projects, Pulte Development and Block 1, were expected last year but not issued until May. There are 6 commercial land development permits currently in OpenGov with an estimated 25,000 of revenue from those, as well as typically 10,000 from smaller projects for the second half of the year. Therefore, the recommendation is to increase the budget to be the current YTD plus 35,000.
CDD	Revenue	101	5067	$ 123,000	$ 11,257.42	$ (100,000)	$ 23,000	The original budget included sign licenses that were recently discontinued by the Village Board. The new budget amount is based on 3 year analysis of new fee structure.
CDD	Revenue	101	5403	$ 104,000	$ 110,896.44	$ 16,000	$ 120,000	This is a hard account to predict due to the nature of adjudication and enforcement efforts, it is based on historical averages. Recommending a modest increase to 120,000.
Cultural Services	Revenue	101	5611	$ 22,000	$ 3,207.32	$ 2,500	$ 24,500	Offsetting revenue to the increase in tree lighting for PCA with the Horse & Carriage. Expense is 1015010-7223
Cultural Services	Revenue	101	5615	$ 140,000	$ 153,027.00	$ 13,027	$ 153,027	Sold more VIP tickets, increased flat fee for the carnival
Cultural Services	Revenue	101	5672	$ 103,000	$ 108,121.00	$ 5,121	$ 108,121	Additional craft beer vendors + new fees for vendors bringing trailers
Cultural Services	Revenue	101	5673	$ 75,000	$ 69,048.00	$ (5,952)	$ 69,048	Fewer crafters could be taken due to construction
Cultural Services	Revenue	101	5674	$ 130,000	$ 156,530.00	$ 26,530	$ 156,530	40% additional company sponsorship.
Cultural Services	Revenue	101	5614	$ 55,000	$ 28,566.00	$ (18,000)	$ 37,000	Orchestra Chamber director retired 4/30, CS wasn't able to start up program with staff changes in the department, lower student enrollment as the year started
TOTAL						**$ 7,947,522**		
Finance	Revenue	440	5105	$ 1,309,365	$ 305,742.00	$ (559,365)	$ 750,000	Use tax is seeing significant decline. This impacts both CIP and BRF. CIP retains its 84.86% portion of Use Tax.
Finance	Revenue	680	5105	$ 233,606	$ 32,304.00	$ (99,797)	$ 133,809	Use tax is seeing significant decline. This impacts both CIP and BRF. BRF retains its 15.14% portion of Use Tax.
Police Pension	Revenue	782	5622	$ 9,174,445	$ 3,161,704.00	$ (304,008)	$ 8,870,437	Updating this revenue account to match the General Fund Employer Contributions account.
Fire Pension	Revenue	784	5622	$ 8,293,853	$ 2,675,523.00	$ (579,079)	$ 7,714,774	Updating this revenue account to match the General Fund Employer Contributions account.
TOTAL						**$ (1,542,249)**		

Department	Account Type (Revenue or Expense)	Fund	Object	FY 25/26 Original Budget	FY 25/26 Actuals Year To Date	Requested Amendment Amount	FY 25/26 Amended Budget	Justification
CDD	Expense	101	7223	$ 1,150,425	$ 507,576.00	$ 86,000	$ 1,236,425	Estimated to be 85,829 rounded to 86,000. Additional funds spent for building inspections and plan review due to staff turn over. This takes into account reduced spending for engineering services. There is offsetting permit revenue to cover, however we are recommending offsetting salary.
CDD	Expense	101	6001	$ 1,374,488	$ -	$ (43,000)	$ 1,331,488	Salary savings in hiring new commercial building inspector vs budget at previous inspector salary. Salary savings in resignation of plans examiner, and anticipated 12 week recruitment.
CDD	Expense	101	6001	$ 926,988	$ -	$ (43,000)	$ 883,988	Salary savings in hiring new code enforcement inspectors vs budget at previous inspectors salary.
CDD	Expense	101	7223	$ 132,500	$ 88,446.00	$ 22,558	$ 155,058	Increased spending on residential hazardous home site mitigation, and property assessment and appraisal for Wise Rd commercial property. Funds to be recouped as part of circuit court process and lien foreclosures.
TOTAL						**$ 22,558**		
Cultural Services	Expense	101	7235	$ 2,100	$ -	$ 1,200	$ 3,300	Unexpected repair of (8) lighting instruments, power supplies failed - impacts lighting for events as they are heavily used. This work is scheduled for Spring 2026, hence why there are no actuals YTD.
Cultural Services	Expense	101	7237	$ 57,750	$ 3,645.00	$ 15,000	$ 72,750	Sculpture park repairs increased $14,000 and off-site storage unit rate increased $1,000
Cultural Services	Expense	101	6003	$ 190,000	$ 175,560.00	$ (14,440)	$ 175,560	Septemberfest staff savings will offset operating expense overage (next line item)
Cultural Services	Expense	101	7006	$ 10,800	$ 21,777.00	$ 10,977	$ 21,777	$6,300 spent more in electrical supplies than past years due to moving 2 major areas of the fest which changed the power distibution layout, central stores ordered 2-1/2 years of garage bags vs. a yearly purchase $3,000 + increases due to petroleum and tariff costs
Cultural Services	Expense	101	7223	$ 25,250	$ 9,465.00	$ 2,500	$ 27,750	Tree lighting enhancement: horse & carriage & rope lights for the field south of the PCA - secured a $2,500 sponsor so this expense will be covered. 1010125-5611 is the offsetting revenue.
TOTAL						**$ 15,237**		
IT	Expense	101	7216	$ 455,863	$ 398,967	$ 40,250	$ 496,113	The implementation of an artificial intelligence-based virtual assistant was requested by VMO. Citibot was identified as the best option for VOS operations and subsequently implemented. The annual Citibot subscription of $40,250 was not anticipated or included in the annual IT budget. A mid-year amendment to 1013705 7216 in the amount of $40,250 is needed and requested to offset the unplanned purchase.
IT	Expense	101	7235	$ 832,284	$ 555,947	$ 37,000	$ 869,284	There have been more security camera repairs than anticipated thus far this year. YTD Actuals specifically for the cost of cameras have been just under $37,000 through the first 6 months of the fiscal year, thus doubling this to cover the remainder of the year.
TOTAL						**$ 77,250**		
Fire	Expense	101	7235	$ 11,000	$ 4,242.00	$ 10,000	$ 21,000	A significant gap was identified in the temporary facility, which lacks a public address (PA) system. While IT successfully implemented a temporary workaround, integrating the panic buttons with the phone system to provide some level of alert this solution is not fully effective and does not meet the necessary standard for timely mass notification. The only way to effectively resolve this safety issue is through the purchase and installation of additional equipment. IT and I have met and recommend adding ATA devices and loudspeakers to ensure safety notifications are timely and adequate, providing staff with maximum advanced notice of a threat. The estimated cost for this equipment upgrade is approximately $10,000 and is needed immediately.
TOTAL						**$ 10,000**		
HR	Expense	101	7223	$ 21,500	$ 31,154.61	$ 21,121	$ 42,621	The amendment is requested for Communications & Outreach Director executive search professional services. It was not budgeted, as the departure of the former C&O Director was not expected. If funds are reallocated from other budget line items, those line items will likely be over budget. There would be minor service impacts if funds are reallocated from other budget line items, since other budgeted expenses are planned. It is not possible to delay this overage, as it has already occurred. The expenditure was pre-approved.
TOTAL						**$ 21,121**		
EDD	Expense	101	7014	$ 300	$ 35.23	$ 1,500	$ 1,800	This is to cover the 390 Gateway Logistics TIF mailings that are required
EDD	Expense	101	7281	$ -	$ 15,884.00	$ 15,884	$ 15,884	This was the special assessment from the Thoreau Owners Association required to repair Drummer Drive
EDD	Expense	101	7013	$ 1,605	$ 785.61	$ 1,250	$ 2,855	Additional pens and brochures are needed after the Schaumburg Live! at 90N event
EDD	Expense	101	7223	$ 200,000	$ 58,756.67	$ (100,000)	$ 100,000	With the federal government shutdown and backlog of requests, the Special Census won't move forward in this fiscal year
TOTAL						**$ (81,366)**		

Department	Account Type (Revenue or Expense)	Fund	Object	FY 25/26 Original Budget	FY 25/26 Actuals Year To Date	Requested Amendment Amount	FY 25/26 Amended Budget	Justification
Transportation	Expense	101	7016	$ 400	$ 6,688.00	$ 6,549	$ 6,949	Staff were initially unaware that traffic counters were experiencing malfunctions. After comparisons with Police speed trailer performance and data collection, it was subsequently determined that an evaluation was necessary. Staff contacted the vendor and sent counters in for evaluation. Following that, vendor identified that multiple counters were malfunctioning and needed replacement. Transportation does not have other line items in 101 Fund to account for the increase. Vendor payment has already processed, UEJ was approved in the Summer of 2025.
TOTAL						**$ 6,549**		
EPW	Expense	101	7234	$ 318,340	$ 292,131.35	$ 9,743	$ 328,083	Un Budgeted request for United Door and Dock gater repair on 301 E. Central Rd. Account #10140107234(12) An unidentified gate that facilities was never notified about when it was installed in 2014. Gate will be added to the 101 maintenance contract cost next year. Un Budgeted request for Kone drawdown PO, account 10140107234 multiple failures of 1000 Woodfield elevators have caused us to go over budget for this fiscal year. Change order has been submitted to cover open invoices.
EPW	Expense	101	7216	$ 500	$ 1,011.76	$ 512	$ 1,012	AutoCAD Software Purchase for Facilities
EPW	Expense	101	7223	$ 147,600	$ 150,425.00	$ 9,000	$ 156,600	With 3 facilities staff members out, one being an electrician, there is a need for a contracted electrician to help with the Septemberfest setup. SRC provided the best hourly price to complete the work. Scope involves one electrician for 12 hours Wed- Friday, plus one electrician for 8 hours each night Saturday and Sunday of the fest. See attached proposals. Hourly rates ranged from $135 to $155. If full hours are used, the total cost will be $9,000 even. If we can reduce contracted hours, staff will do so.
EPW	Expense	101	7244	$ 87,320	$ 107,806.13	$ 21,251	$ 108,571	After the operations budget was set, staff was asked to install a security system at 1000 Woodfield. The cost of the temporary monitoring of the system is $31.99 per month. The budget line 1014010-7244 line 20 includes a total of $352 for our alarm monitoring of 101 funded buildings. It needs to be increased by $383.99 to cover the new cost of $31.99 per month. Unexpected fire panel replacement at fire 51 for $20,867. David applied for a UEJ on 10.14.25
EPW	Expense	101	7234	$ 127,679	$ 60,888.95	$ 3,560	$ 131,239	Need to add funds to maintain the natural areas at 90 N Park. The contractor Tallgrass submitted a quote to provide native seeding and 5 stewardship visits (maintenance and removal of exotic invasive species) every year. Tallgrass is the current natural areas contractor. Need to add $3,560.00 to the account #1014020-7234 - Line 3, and encumber the funds and create a new line #13 on PO#260201.
EPW	Expense	101	7235	$ 273,000	$ 168,266.64	$ 50,000	$ 323,000	VBApproved Item: Recommendation to Award Bid for Upfit Parts and Vehicle Commissioning Services to Ultra Strobe Communications, Inc. - During budget season, staff budgeted $25,000 for upfit labor. Enough for Ultra Strobe to perform two tahoe upfits and three interceptor upfits. Staff intended to perform the upfits in house, however, being short a tech to military leave for a full year put to much of a strain on manpower and staff elected to continue contracting out the upfits. A bid was released through open gov with more stringent guidelines for how staff wanted the upfits to be completed and Ultra Strobe won the bid. As a result of not performing the upfits in house, our budget did not have the necessary funds for all the upfits this fiscal year.
EPW	Expense	511	7246	$ 6,000	$ 10,392.10	$ 2,604	$ 8,604	Bids for the Village's Irrigation System and Waterfall Maintenance contract were opened on February 28, 2025. Following a thorough evaluation process, staff recommended awarding the contract to Landscape Concepts Management at the April 22, 2025 Village Board meeting. This recommendation was based on the firm's proven history of reliably delivering quality irrigation and maintenance services to the Village. The selected bid came in higher than the existing budget allocations for two specific accounts: Airport (5114020-7246) and Olde Schaumburg Center (2384020-7246). This discrepancy occurred because the budget was developed prior to receiving actual market pricing. To continue essential irrigation and waterfall services without disruption, a mid-year budget amendment is necessary.
EPW	Expense	526	7244	$ 17,790	$ 28,375.43	$ 12,000	$ 29,790	Transfer Request from 52651107234 to 52651107244 Siemens fire and security repairs at Wintrust field. Funds have been depleted this fiscal year due to ongoing fire alarm issues at the ballpark, transfer is for submitted invoices and expected invoicing. Work has been completed and system repaired. MYA will be submitted when available. Budgeted request for JCI/TYCO draw-down PO, Security and Fire alarm monitoring at village locations. Ballpark account 5265110-7244 was under budgeted for FY 25-26, this account covers fire alarm monitoring and fire alarm repair and maintenance from the same account. Total will be adjusted on MYA and next fiscal year. Req is based off of bid submittal. Multiple UEJ's submitted totalling $12,000

Department	Account Type (Revenue or Expense)	Fund	Object	FY 25/26 Original Budget	FY 25/26 Actuals Year To Date	Requested Amendment Amount	FY 25/26 Amended Budget	Justification
EPW	Expense	572	7223	$ -	$ 20,000.00	$ 20,000	$ 20,000	NBIS Bi-Annual Bridge and Culvert Inspections-Czaplicki Lopez, PLC-Projects with a cost of less than 50k are currently placed within the operations budget. Since this is a smaller project typically managed by engineering staff, there was a lack of communication and funds were never set aside for this work. There are several culvert structures that are due for inspection in 2025 and we would like to allocate funds to complete them as soon as possible. The inspection budget requested will be for $20,000 under the 5724015-7223 account.
EPW	Expense	572	7235	$ 55,000	$ 69,115.66	$ 17,116	$ 89,232	VMApproved Item: Recommendation to Authorize Participation in the Choice Partners Cooperative Contract and Award the Purchase of a Flow Meter and Isolation Valve to BEAR Construction Company
EPW	Expense	238	7246	$ 32,100	$ 56,251.90	$ 29,948	$ 62,048	Account 2384020-7246 currently has a budget of $12,794.70. Need to add an additional $6,205.30 to cover the expenses for the Park District maintenance of the Pande Fountain. The total to maintain the fountain is $19,000.00. The irrigation system maintenance expenditures also come out of this account. The account is over budget due to an increase in costs from the new irrigation contract. Bids for the Village's Irrigation System and Waterfall Maintenance contract were opened on February 28, 2025. Following a thorough evaluation process, staff recommended awarding the contract to Landscape Concepts Management at the April 22, 2025 Village Board meeting. This recommendation was based on the firm's proven history of reliably delivering quality irrigation and maintenance services to the Village. The selected bid came in higher than the existing budget allocations for two specific accounts: Airport (5114020-7246) and Olde Schaumburg Center (2384020-7246). This discrepancy occurred because the budget was developed prior to receiving actual market pricing. To continue essential irrigation and waterfall services without disruption, a mid-year budget amendment is necessary. Approved Change Order - Need to add $14,967.00 to account #2384020 -7246 -Line 10 to replace the waterfall pump at Town Square. These funds will then need to be encumbered in P0#260208 -Line 6. Landscape Concepts Management is the current contractor that maintains the village-wide irrigation system. In addition the contract calls for the maintenance of the waterfall at town square. Landscape Concepts is the most qualified contractor to perform this repair due to their knowledge of the waterfall system, and overall irrigation system at Town Square.
EPW	Expense	101	7246	$ 185,000	$ 218,049.11	$ 14,211	$ 223,711	Landscape Concepts Management (LCM) is currently the Village's irrigation contractor. LCM is very knowledgeable about the mechanics and operation of the village-wide irrigation system. They have performed repairs and maintenance for many years. They submitted a quote for $45,000.00 for these unplanned repairs to the system. $24,500.00 will come from account number 1014030 -7237. These funds were budgeted for spray patching, and staff does not intend on utilizing funds for spray patching this fiscal year. The remaining $20,500 is unbudgeted.
EPW	Expense	526	7246	$ 4,800	$ 7,844.20	$ 4,500	$ 9,300	Same comment as the 1014020-7246 account
EPW	Expense	511	7246	$ 6,000	$ 10,392.10	$ 1,789	$ 7,789	Same comment as the 1014020-7246 account
EPW	Expense	572	7234	$ 12,109	$ 55,108.40	$ 43,000	$ 55,109	The VMO approved the repair of some structure in the EPW yard that was damaged. In the AIS it was stated there is not enough funding for this item and that a UEJ would be required. The VMO asked us to find money internally, to which we couldn't comply. The VMO approved the item with the understanding a UEJ would be required.
EPW	Expense	572	7235	$ 9,914	$ 13,133.18	$ 2,558	$ 12,472	Change Order-PO 260313-I'm requesting a change order to PO 260313 line 5, LionHeart annual generator maintenance and repair. Generators were due for annual load bank test at 3 well houses during annual maintenance and was not budgeted or added to contractual PO. UEJ has also been submitted as 572 accounts do not have available funds to transfer from. An MYA will be submitted for the attached account when available. Work has been completed and invoiced.
EPW	Expense	572	7006	$ 158,000	$ 106,591.91	$ 63,000	$ 221,000	Because the Water Division has experienced an upswing in the number of leaks that it is repairing along with other leaks on fire hydrants, water valves, and water main breaks. The current operating budget for the Water Division resides at $152,000 for the year. We have spent $112,139.99 or 73% of the budget for this year. I am requesting an additional $60,000 for this which would get our operating budget to around 48% for the remainder of the year. A shed was damaged during a water main excavation. These funds are for purchasing a new shed to be installed as like kind replacement.
TOTAL						**$ 304,792**		

Department	Account Type (Revenue or Expense)	Fund	Object	FY 25/26 Original Budget	FY 25/26 Actuals Year To Date	Requested Amendment Amount	FY 25/26 Amended Budget	Justification
238 - OSHD	Expense	238	7725	$ -	$ 1,500,000	$ 1,500,000	$ 1,500,000	Tony's Payment - This is the second and final installment. This was budgeted last year, removed and added to this year.
						$ 1,500,000		
TIF	Expense	436	7014	$ 100	$ -	$ 24,400	$ 24,500	This is to cover the TIF mailings that are required to amend the TIF with new properties. There are over 12,000 mailings that need to occur for the availability of the amended plan and public hearings.
TIF	Expense	436	7212	$ 500,000	$ -	$ (500,000)	$ -	With the federal government shutdown and backlog of requests, the Special Census won't move forward in this fiscal year
TIF	Expense	436	7223	$ 230,000	$ 113,791.00	$ 30,000	$ 260,000	Additional work by SB Friedman for the TIF amendment
TIF	Expense	436	7725	$ 40,407,913	$ 31,839,992.00	$ 22,641,304	$ 63,049,217	The District at Veridian is moving quicker than anticipated and will use the LOC issued to match the TIF forecast
TOTAL						**$ 22,195,704**		
Various	Expense	101	7211	$ 533	N/A	$ 170	$ 703	Need to increase based on new locations and increased fees for Comcast/Metro E
Various	Expense	101	7211	$ 1,452	N/A	$ 461	$ 1,913	Need to increase based on new locations and increased fees for Comcast/Metro E
Various	Expense	101	7211	$ 652	N/A	$ 207	$ 859	Need to increase based on new locations and increased fees for Comcast/Metro E
Various	Expense	101	7211	$ 3,823	N/A	$ 1,213	$ 5,036	Need to increase based on new locations and increased fees for Comcast/Metro E
Various	Expense	101	7211	$ 50,288	N/A	$ 15,960	$ 66,248	Need to increase based on new locations and increased fees for Comcast/Metro E
Various	Expense	101	7211	$ 36,508	N/A	$ 11,587	$ 48,095	Need to increase based on new locations and increased fees for Comcast/Metro E
Various	Expense	101	7211	$ 6,193	N/A	$ 1,966	$ 8,159	Need to increase based on new locations and increased fees for Comcast/Metro E
Various	Expense	101	7211	$ 2,104	N/A	$ 668	$ 2,772	Need to increase based on new locations and increased fees for Comcast/Metro E
Various	Expense	101	7211	$ 16,817	N/A	$ 5,337	$ 22,154	Need to increase based on new locations and increased fees for Comcast/Metro E
Various	Expense	101	7211	$ 10,016	N/A	$ 3,179	$ 13,195	Need to increase based on new locations and increased fees for Comcast/Metro E
Various	Expense	101	7211	$ 1,052	N/A	$ 334	$ 1,386	Need to increase based on new locations and increased fees for Comcast/Metro E
Various	Expense	101	7211	$ 1,185	N/A	$ 377	$ 1,562	Need to increase based on new locations and increased fees for Comcast/Metro E
Various	Expense	101	7211	$ 5,032	N/A	$ 1,741	$ 6,773	Need to increase based on new locations and increased fees for Comcast/Metro E
Various	Expense	511	7211	$ 430	N/A	$ 136	$ 566	Need to increase based on new locations and increased fees for Comcast/Metro E
Various	Expense	512	7211	$ 356	N/A	$ 113	$ 469	Need to increase based on new locations and increased fees for Comcast/Metro E
Various	Expense	526	7211	$ 296	N/A	$ 94	$ 390	Need to increase based on new locations and increased fees for Comcast/Metro E
Various	Expense	572	7211	$ 1,052	N/A	$ 334	$ 1,386	Need to increase based on new locations and increased fees for Comcast/Metro E
Various	Expense	572	7211	$ 10,268	N/A	$ 3,258	$ 13,526	Need to increase based on new locations and increased fees for Comcast/Metro E
TOTAL						**$ 47,135**		
All	Expense	101		$ 956,412	$ -	$ (956,412)	$ 140,000	Reallocation of salary contingencies into the salary and benefit lines, this impacts all 6000 accounts related to salary and benefits. It has a $0 impact.
All	Expense	All		$ -	$ 956,412	$ 956,412	$ 956,412	Reallocation of salary contingencies into the salary and benefit lines, this impacts all 6000 accounts related to salary and benefits. It has a $0 impact.
TOTAL						**$ -**		

FY26 Capital Improvement Plan — Mid-Year Amendments							
Fund	**Account**	**FY26 Budget**	**Revised Budget (Post-Rebudget)**	**Internal Budget Transfers**	**FY26 Projection**	**Amount to be Rebudgeted**	**Justification**
CDBG Annual Sidewalk Program							
214	2149010-7456	$189,000	$189,000	$0	$182,489	($6,511)	Project completed all scheduled work slightly under FY26 budget.
		$189,000	**$189,000**	**$0**	**$182,489**	**($6,511)**	
CDBG Gregory Lane							
214	2149010-7454	$257,100	$257,100	$0	$142,100	($115,000)	Favorable bid pricing reduced project costs significantly, from $235,000 to $120,000.
		$257,100	**$257,100**	**$0**	**$142,100**	**($115,000)**	
Ron Pande Memorial Splash Pad Rehabilitation							
572	5729020-7455	$0	$14,000	$0	$7,701	($6,299)	Final costs for the new water service connection were only $7,701, request to reduce the remaining amount.
		$0	**$14,000**	**$0**	**$7,701**	**($6,299)**	
Town Square Pedestrian Bridge Replacement							
238	2389010-7453	$121,000	$121,000	$0	$0	($121,000)	This project budget has been deferred to FY 26/27 as staff is still finalizing scope and obtaining quotes.
		$121,000	**$121,000**	**$0**	**$0**	**($121,000)**	
2222 Hammond Drive Demolition							
436	4369010-7453	$0	$0	$0	$400,000	$400,000	While this project was originally budgeted for FY 26/27, advancing the project start to FY 25/26 will allow the Village to meet the conveyance schedule of Cook County. As such, a mid-year amendment will be required to advance a portion of the funds. The overall project will remain under budget, butwill be split over two fiscal years by the time it is completed.
		$0	**$0**	**$0**	**$400,000**	**$400,000**	
90 North Mobility Service							
436	4369010-7453	$150,000	$150,000	$0	$0	($150,000)	The preliminary design schedule and associated budget have been deferred to FY 26/27 while staff continues its review of the 90 North Mobility Study project.
		$150,000	**$150,000**	**$0**	**$0**	**($150,000)**	

90 North Park							
436	4369010-7453	$5,685,000	$6,846,400	$0	$6,684,517	($161,883)	The construction contract was awarded under budget. While some funds will be leveraged through an internal budget transfer to makeup for a slight budget shortfall in construction administration the remaining is a proposed reduction.
		$5,685,000	**$6,846,400**	**$0**	**$6,684,517**	**($161,883)**	
90 North Pedestrian Bridge							
436	4369010-7453	$152,166	$413,585	($1,000)	$261,419	($151,166)	Only $261,419 is required to complete the awarded preliminary design agreement.
		$152,166	**$413,585**	**($1,000)**	**$261,419**	**($151,166)**	
90 North Shared Street Fiber Wi-Fi and Camera Installation							
436	4369010-7453	$220,000	$220,000	$0	$150,000	($70,000)	The design phase was completed internally by staff at no cost. Initial quotes for the subsequent work are trending lower than budgeted.
		$220,000	**$220,000**	**$0**	**$150,000**	**($70,000)**	
90 North Shared Street Project							
436	4369010-7454	$1,950,000	$1,950,000	($109,000)	$1,116,786	($724,214)	Final project costs will be underbudget. As a result, staff is proposing a reduction to the remaining funds.
		$1,950,000	**$1,950,000**	**($109,000)**	**$1,116,786**	**($724,214)**	
90 North Transit Facility							
436	Multiple	$150,000	$150,000	$0	$0	($150,000)	This project has been rescheduled to FY27 due to Tollway-related delays in finalizing the interchange project schedule.
		$150,000	**$150,000**	**$0**	**$0**	**($150,000)**	
North Meacham Road Corridor Streetscape - Stage 1							
436	4369010-7453	$2,522,543	$2,523,154	$0	$2,359,257	($163,897)	The contract for this project was awarded under budget.
		$2,522,543	**$2,523,154**	**$0**	**$2,359,257**	**($163,897)**	
North Meacham Road Corridor Streetscape - Stage 2							
436	4369010-7453	$400,000	$457,000	$0	$294,500	($162,500)	Phase II of this project will not be completed this fiscal year. A delay in the topographic survey postponed the preliminary design, pushing final design and completion into FY 26/27.
		$400,000	**$457,000**	**$0**	**$294,500**	**($162,500)**	
Algonquin Road Bike Path - Meacham Road to IL 53							
440	Multiple	$17,000	$17,000	$0	$0	($17,000)	Funds habve been deferred to FY 26/27 to accommodate the ongoing coordination required with the City of Rolling Meadows.
		$17,000	**$17,000**	**$0**	**$0**	**($17,000)**	

American Lane and Plaza Drive Improvements							
440	Multiple	$856,912	$856,912	$0	$1,020,028	$163,116	While initial estimates showed $776,000 in Rebuild Illinois (RBI) funds, a review of IDOT submittals for preceding projects confirmed an actual balance of $940,000. This additional funding allowed the project scope to be expanded to include improvements on American Lane (Meacham Road to National Parkway).
		$856,912	**$856,912**	**$0**	**$1,020,028**	**$163,116**	
Meacham Road Bike Path - Higgins Road to American Lane and Golf Road Bike Path - Roosevelt Boulevard to Meacham Road							
440	Multiple	$290,000	$389,334	$70,000	$397,905	($61,429)	The construction start was delayed by land acquisition. Consequently, the construction and construction administration phases are now scheduled for completion in FY 26/27.
		$290,000	**$389,334**	**$70,000**	**$397,905**	**($61,429)**	
Pedestrian Signal Improvements - National Parkway and Higgins Road							
440	Multiple	$215,000	$215,000	($145,000)	$0	($70,000)	This project has been removed from the CIP, as IDOT has adopted the project scope.
		$215,000	**$215,000**	**($145,000)**	**$0**	**($70,000)**	
Plum Grove Road Pedestrian Crossing - Sherwood Lane							
440	4409010-7456	$150,000	$161,424	$50,000	$50,000	($161,424)	Construction and design phases have deferred as a study phase was added to review the crossing of Plum Grove Road at Sherwood, near the access the Spring Valley Nature Center.
		$150,000	**$161,424**	**$50,000**	**$50,000**	**($161,424)**	
Real-Time Information Center (RIC) Expansion Project							
440	Multiple	$150,000	$150,000	$0	$0	($150,000)	No grant funding was secured in FY 25/26, as a result, no work is being done within the CIP.
		$150,000	**$150,000**	**$0**	**$0**	**($150,000)**	
Retaining Wall Improvements - Juli Drive							
440	4409010-7453	$330,000	$330,000	($116,469)	$120,000	($93,531)	The project was completed under budget due to favorable bids. Additionally, construction administration was performed internally, as no third-party firms expressed interest.
		$330,000	**$330,000**	**($116,469)**	**$120,000**	**($93,531)**	
Retaining Wall Improvements - Schaumburg at Plum Grove Road							
440	4409010-7453	$0	$110,000	$0	$37,867	($72,133)	Favorable bid pricing reduced costs from $100,000 to $30,000, as Phase III proposals were lower than the budgeted amount.
		$0	**$110,000**	**$0**	**$37,867**	**($72,133)**	

Rodenburg Road Bike Path - Morse Avenue to Irving Park Road							
440	4409010-7451	$149,300	$149,300	$0	$0	($149,300)	These funds are no longer required, as this project has been combined with the Rodenburg Resurfacing Project. This consolidation will improve efficiency and maximize grant funding opportunities.
		$149,300	**$149,300**	**$0**	**$0**	**($149,300)**	
Sidewalk Gap Program - Algonquin Road - College to Palatine Trail							
440	4409010-7456	$0	$177,357	$0	$151,471	($25,886)	Design and construction phases were awarded and completed under budget.
		$0	**$177,357**	**$0**	**$151,471**	**($25,886)**	
Traffic Signal Video Detection Improvement Program							
440	4409010-7459	$74,000	$74,000	$0	$0	($74,000)	This project has been deferred to allow staff to bundle it with similar traffic signal work, helping to maximize coordination and secure more competitive pricing.
		$74,000	**$74,000**	**$0**	**$0**	**($74,000)**	
Braintree Drive Resurfacing - Bode Road to Schaumburg Road							
442	4429010-7454	$187,820	$218,088	$0	$218,088	$0	for a February IDOT letting and a May start. $24,000 is needed in the
572	5729020-7455	$476,375	$476,375	$0	$60,500	($415,875)	current FY for project kick-off, with the main construction budget deferred
		$664,195	**$694,463**	**$0**	**$278,588**	**($415,875)**	
Braintree Drive Resurfacing - Schaumburg Road to Weathersfield Way							
442	4429010-7454	$125,132	$155,400	$0	$134,522	($20,878)	for a February IDOT letting and a May start. $21,000 is needed in the
572	5729020-7455	$739,300	$739,300	$0	$88,050	($651,250)	current FY for project kick-off, with the main construction budget deferred
		$864,432	**$894,700**	**$0**	**$222,572**	**($672,128)**	
McConnor Parkway Reconstruction - Meacham Road to Roosevelt Boulevard							
442	4429010-7454	$1,400,000	$1,432,000	($363,167)	$832,000	($236,833)	Project construction phase is scheduled to begin in 2026, while focusing on utility relocations this winter. In addition, favorable bid prices assisted in project being awarded under estimated total.
		$1,400,000	**$1,432,000**	**($363,167)**	**$832,000**	**($236,833)**	

McConnor Parkway Reconstruction - Roosevelt Boulevard to Golf Road							
442	4429010-7454	$2,050,000	$1,260,000	$0	$810,000	($450,000)	Project construction phase is scheduled to begin in 2026, while focusing on utility relocations this winter. In addition, favorable bid prices assisted in project being awarded under estimated total.
		$2,050,000	**$1,260,000**	**$0**	**$810,000**	**($450,000)**	
Rodenburg Road Reconstruction - Irving Park Road to Village Limits							
442	Multiple	$25,000	$426,821	$0	$401,822	($24,999)	The reduced $25,000 IDOT closeout allocation is no longer needed because the vendor can complete all remaining tasks within the original budget.
		$25,000	**$426,821**	**$0**	**$401,822**	**($24,999)**	
Spring South Road Reconstruction - Wise Road to Irving Park Road							
442	Multiple	$0	$38,629	$0	$8,525	($30,104)	Funding is being returned in FY 25/26, as no additional expenses are anticipated. In turn, the township's portion of this project has also been adjusted to reflect the overall recution.
		$0	**$38,629**	**$0**	**$8,525**	**($30,104)**	
Springinsguth Road Reconstruction - Weathersfield Way to Schaumburg Road							
442	4429010-7454	$173,218	$207,888	$0	$328,808	$120,920	This project has expanded the boundaries of Phase I to include the entire corridor south to Wise Rd. Additionally, increased project costs including pavement cores were added to the scope of the project resulting in additional funds being requested.
		$173,218	**$207,888**	**$0**	**$328,808**	**$120,920**	
Weathersfield Way Resurfacing - Barrington Road to Springinsguth Road							
442	4429010-7454	$232,000	$232,000	$0	$343,288	$111,288	requirement was triggered by IDOT due to the addition of watermain
572	5729020-7455	$68,500	$68,500	$0	$68,500	$0	replacement and an off-road multi-use path to the project. Phase I was
		$300,500	**$300,500**	**$0**	**$411,788**	**$111,288**	

Wise Road Resurfacing - Roselle Road to Village Limits							
442	4429010-7454	$310,000	$310,000	$0	$0	($310,000)	Funds have been deferred for Final Design to future fiscal years. Project is currently on the contingency list, so construction is not included in current 5 year CIP.
		$310,000	**$310,000**	**$0**	**$0**	**($310,000)**	
Woodfield Road Resurfacing - Plum Grove Road to Meacham Road							
442	Multiple	$2,260,000	$2,346,421	$0	$361,519	($1,984,902)	Right of way work finalized below FY 25/26 budget. Requested budget reflective of vast majority of construction scheduled to be completed in FY 26/27 due to the current November 2025 IDOT letting. Construction and construction administration funds have also been updated to reflect this change in FY 26/27.
		$2,260,000	**$2,346,421**	**$0**	**$361,519**	**($1,984,902)**	
Airfield Lighting Improvements - Phase II							
511	Multiple	$41,400	$41,400	$0	$43,044	$1,644	Updated local share provided by IDOT for 5% of construction. Updated engineering cost from contractor was lower than estimate. Associated reimbursement is lower due to lower construction engineering cost.
		$41,400	**$41,400**	**$0**	**$43,044**	**$1,644**	
Airport East Apron and Airfield Pavement Rehabilitation							
511	Multiple	$9,520	$9,520	$0	$0	($9,520)	Due to a lack of state apportionment funds, the project did not receive a program letter for FY25/26. The project has been deferred, with design rescheduled to FY 28/29 and construction to FY 29/30.
		$9,520	**$9,520**	**$0**	**$0**	**($9,520)**	
Airport Pedestrian Gate Access							
511	Multiple	$0	($11,650)	$0	$7,000	$18,650	Village Board approved increase in September. Increase due to cost increasing since grant was awarded. Project also received larger reimbursement due to increase cost of the project.
		$0	**($11,650)**	**$0**	**$7,000**	**$18,650**	

Airport Replacement of Self-Serve Fuel Equipment							
511	Multiple	$8,450	$58,495	$0	$25,500	($32,995)	This amendment aligns the budget with the August Village Board approval and associated purchase order. The increase, funded by Aviation Fuel Tax, reflects higher project costs.
		$8,450	**$58,495**	**$0**	**$25,500**	**($32,995)**	
Building Automation System Upgrade							
511	5119010-7401	$35,000	$35,000	$0	$33,650	($1,350)	This amendment corrects an internal fund allocation. While the total project budget is accurate, the division between the three funds needed to be rectified via a budget amendment.
526	5269010-7401	$55,000	$55,000	$0	$99,500	$44,500	
680	6809010-7401	$110,000	$110,000	$0	$61,620	($48,380)	
		$200,000	**$200,000**	**$0**	**$194,770**	**($5,230)**	
Baseball Stadium - Generator & ATS Replacement							
526	5269010-7401	$145,000	$145,000	($10,000)	$54,291	($80,709)	Delays in delivery will cause installation to take place in FY 26/27.
		$145,000	**$145,000**	**($10,000)**	**$54,291**	**($80,709)**	
CMP Storm Sewer Replacement / Rehabilitation - Illinois Avenue							
572	5729020-7457	$0	$390,539	$0	$363,105	($27,434)	Savings were realized through quantity reductions in bid items, including concrete work, exploratory excavation, and unnecessary storm sewer replacement.
		$0	**$390,539**	**$0**	**$363,105**	**($27,434)**	
Lift Station Rehabilitation - Walnut Lane							
572	5729020-7455	$2,970,000	$3,006,274	$0	$456,000	($2,550,274)	The Walnut Lift Station design was delayed due to extended coordination and feedback from the building fabricator. As shop drawings were required to finalize design, construction has been deferred to FY 26/27, with an anticipated spring start.
		$2,970,000	**$3,006,274**	**$0**	**$456,000**	**($2,550,274)**	
Priority Sanitary Sewer Rehabilitation - Bode Lift Station Basin							
572	5729020-7455	$650,000	$673,000	$0	$651,571	($21,429)	The awarded agreement for final design was completed under the FY 25/26 budget.
		$650,000	**$673,000**	**$0**	**$651,571**	**($21,429)**	

Priority Sanitary Sewer Rehabilitation - South Braintree							
572	5729020-7455	$0	$1,036,427	($56,683)	$884,289	($95,455)	Manhole construction anticipated underbudget.
		$0	**$1,036,427**	**($56,683)**	**$884,289**	**($95,455)**	
Sewer Analysis - Vital Streets							
572	5729020-7457	$278,400	$1,034,871	$0	$550,000	($484,871)	This project provides funding to televise storm and sanitary sewers in advance of Vital Streets projects. The $550,000 projection is sufficient to complete the FY 25/26's outlined scope.
		$278,400	**$1,034,871**	**$0**	**$550,000**	**($484,871)**	
Storm Sewer Individual Basin Modeling							
572	5729020-7457	$166,000	$166,000	($33,639)	$0	($132,361)	The project has been deferred. Current data does not justify the significant multi-year costs associated with moving it forward.
		$166,000	**$166,000**	**($33,639)**	**$0**	**($132,361)**	
Underground Storage Tank Replacement							
572	5729020-7401	$570,000	$570,000	$0	$116,279	($453,721)	Due to a delay in the anticipated delivery of tanks, portions of the construction and construction administration budgets have been deferred.
680	6809010-7401	$570,000	$570,000	$0	$116,279	($453,721)	
		$1,140,000	**$1,140,000**	**$0**	**$232,558**	**($907,442)**	
Water Station Building Improvement - Well 20 Roof Rebuild							
572	5729020-7401	$100,000	$100,000	($6,000)	$70,264	($23,736)	The project was completed under budget because initial estimates assumed full roof replacement, but only a portion of the structure required improvement. No additional expenses are expected beyond the projected amount.
		$100,000	**$100,000**	**($6,000)**	**$70,264**	**($23,736)**	
Facilities Assessment							
680	6809010-7401	$160,000	$160,000	$0	$139,600	($20,400)	Bid pricing was received under budget, and no additional expenditures are anticipated.
		$160,000	**$160,000**	**$0**	**$139,600**	**($20,400)**	
Fire Station 51 - Roof Replacement							
680	6809010-7401	$290,000	$290,000	$0	$275,420	($14,580)	The project is complete and was finished under budget, as bids were favorable. No further expenses are expected.
		$290,000	**$290,000**	**$0**	**$275,420**	**($14,580)**	

Fire Station 55 Foundation Repair and Masonry Tuckpointing							
680	6809010-7401	$100,000	$100,000	$0	$0	($100,000)	This project is no longer required. A structural engineer determined the issue is minor floor settlement, not foundational. No work is necessary in the near term.
		$100,000	**$100,000**	**$0**	**$0**	**($100,000)**	
Prairie Center Elevator Modernization							
680	6809010-7401	$10,500	$10,500	$0	$0	($10,500)	No external design services are required. Staff will refine the scope and proceed directly to bid in the next fiscal year. No costs are anticipated in FY 25/26.
		$10,500	**$10,500**	**$0**	**$0**	**($10,500)**	
Prairie Center Roof Restoration							
680	6809010-7401	$450,000	$450,000	($33,940)	$286,000	($130,060)	Project received favorable bid prices and awarded under budget.
		$450,000	**$450,000**	**($33,940)**	**$286,000**	**($130,060)**	
Prairie Center Seating Replacement - Theatre							
680	6809010-7401	$285,000	$285,000	$0	$261,971	($23,029)	The project contract was awarded under budget, and no expenses are anticipated beyond current projections.
		$285,000	**$285,000**	**$0**	**$261,971**	**($23,029)**	
Salt Conveyor Replacement							
680	6809010-7401	$17,000	$17,000	$0	$7,000	($10,000)	The salt conveyor procurement was completed under budget, with a final cost of $7,000.
		$17,000	**$17,000**	**$0**	**$7,000**	**($10,000)**	
Village Hall Building							
680	6809010-7401	$20,445,000	$20,445,000	$0	$25,849,509	$5,404,509	The contract with Williams Architects required updating based on construction final bid values. This increase is based on the escalator in their contract. This was a planned increase, but staff was told to wait for MYA to be certain on values.
		$20,445,000	**$20,445,000**	**$0**	**$25,849,509**	**$5,404,509**	

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve the Draft Community Development Block Grant (CDBG) 2024 Consolidated Annual Performance and Evaluation Report (CAPER)
12/09/25
Village Board

Presenter: Chidochashe Baker, AICP, Community Planner
Lead Department: Community Development

Executive Summary:

The Consolidated Annual Performance and Evaluation Report (CAPER) is a federally required document that provides each CDBG recipient an opportunity to evaluate its overall progress in carrying out priorities and specific objectives identified in its Five-Year Consolidated Plan and annual Action Plan.

Recommended Action:

Staff recommends that the Health and Human Services Committee recommend the Village Board approve the 2024 CDBG Consolidated Annual Performance and Evaluation Report (CAPER) and direct staff to prepare the submittal to the U.S. Department of Housing & Urban Development (HUD).

ATTACHMENTS:

- 2024 CDBG CAPER Memo
- 2024 Draft CDBG CAPER

MEMORANDUM

To: Village Manager

For: Health and Human Services Committee

From: Chidochashe Baker, Community Planner

Date: October 23, 2025

Subject: Recommendation to Approve the Community Development Block Grant (CDBG) 2024 Consolidated Annual Performance and Evaluation Report (CAPER)

Introduction

The Village receives Community Development Block Grant (CDBG) funds on an annual basis from the U.S. Department of Housing and Urban Development (HUD). These funds are to be used to assist the low- and moderate-income population of Schaumburg.

The Consolidated Annual Performance and Evaluation Report (CAPER) is a federally required document that provides each CDBG recipient an opportunity to evaluate its overall progress in carrying out priorities and specific objectives identified in its Five-Year Consolidated Plan and annual Action Plan. The CAPER includes a summary of programmatic accomplishments and an assessment of progress towards a community vision. The Village must make copies of the CAPER available for public comment prior to its submission to HUD. The CAPER must be submitted to HUD within 90 days of the completion of its CDBG Program Year.

Discussion

Attached is a draft copy of the 2024 CAPER. It should be noted that Village staff is still waiting for public service agencies to submit final invoices and reports. The amounts and demographic information of persons assisted will be updated once the final invoices and reports have been received. There are also some pending CDBG administrative and public facility invoices. All amounts and demographic information will be finalized in the CAPER prior to final submittal to HUD.

During Program Year 2024 (October 2024 – September 2025), the Village spent $569,616 on the following activities using CDBG funds:

Program Administration	$52,000.34
Public Services	$58,350.00
Residential Rehabilitation Program	$30,000.00
Residential Rehabilitation Program Administration	$6,000.00
Economic Development- Small Business Loan Program	$45,000.00
Harbour House Renovation	$35,000.00

Little City House Renovation	$31,300.00
Street Improvement Project (Gregory Lane)	$141,326.04
Area-2 Sidewalk Projects	$170,639.62

The Village will have a total of approximately $289,157.95 in unexpended funds from Program Year 2024. Some of the remaining funds have already been committed in previous Action Plans to ongoing activities like Public Infrastructure Projects and the Residential Rehab Program ($175,157.95). The rest of the remaining unused funds ($114,000) are marked for use in the 2024 Action Plan.

Due to the C-19 pandemic, the Village received additional CDBG funds (referred to as CDBG-CV funds) through the Coronavirus Aid, Relief and Economic Security Act (CARES Act) to prevent, prepare for, and respond to the C-19 pandemic. Under the CARES Act, the Village received $929,915 in CV funding. To date, the Village has expended $846,651.51 in CDBG-CV funds with $10,231.67 being spent during Program Year 2024. Funds were spent on program administration and Economic Development activities.

The focus of the 2024 CAPER is to report on the Village's CDBG entitlement allocation, so the 2024 CAPER does not address the specific use of CV funds. HUD required the Village to amend the 2019 Action Plan to budget and identify activities for CDBG-CV funds. The Village will continue to spend CDBG-CV funds in accordance with the approved 2019 Action Plan Amendment. The Village will continue to wait for HUD to provide guidance on reporting CDBG-CV accomplishments and expenditures.

Next Steps

A public hearing is scheduled for the CAPER on November 6, 2025. If the 2024 CAPER is approved, staff will finalize the report and prepare the document for submittal to HUD.

Recommendation

Staff recommends that the Health and Human Services Committee recommend the Village Board approve the 2024 CDBG Consolidated Annual Performance and Evaluation Report (CAPER) and direct staff to prepare the submittal to the U.S. Department of Housing & Urban Development (HUD).

VILLAGE OF SCHAUMBURG

PROGRESS THROUGH THOUGHTFUL PLANNING

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

2024 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER) Draft

Prepared by the Community Development Department

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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

Projects funded in the 2024 program year addressed the Village's housing and community development objectives. The Village of Schaumburg expended funds on the following projects/activities:

- Grant Administration - Used funds to provide for CDBG grant administration, including salary, supplies, public notices, audit, and a CDBG consultant.
- Public Service Agencies - Provided funds to 9 public service agencies to provide healthcare, programming for persons with disabilities, homeless prevention and assistance, counseling services, housing and emergency housing, and legal services. These agencies provided services to approximately 530 residents of the Village.
- Residential Rehabilitation Loan Program - Provided 0% interest loans to eligible homeowners for necessary home improvements. Priority is given to elderly and disabled homeowners. A maximum loan of $25,000 for a single-family household ($15,000 for a multi-family household) is provided to the homeowner and is due in 30 years, whenever the home is sold or there is a change in title. Loans have a 0% interest rate, and there are no monthly payments due making it a reasonable option for seniors. (2 households served)
- Harbour Transitional Housing Renovation - Renovated a group home owned and operated by The Harbour. The Harbour completed a roof replacement project that was initiated in PY22. Additionally, they completed a kitchen renovation project that was planned for PY23.
- Little City Foundation – Group Home Renovation - Renovated a group home owned and operated by Little City Foundation. Funding was used for a siding replacement project for the Little City Group home located on Parker Drive in Schaumburg. (7 individuals served)
- Area 2 Sidewalk Project - Replaced existing sidewalk in a project area bound by Barrington Road to the east, Schaumburg Road to the north, and Village corporate limits to the south and west. This project area is located in a low- and moderate-income area census block group.
- CDBG Streets Program (Gregory Lane) – Resurfacing of an existing street (Gregory Ln) located in the census block group bounded by N. Salem Drive to the east, W. Schaumburg Road to the south, N. Braintree Road to the west, and Aimtree Place to the north. This street is located in a low- and moderate-income area census block group area.

- Economic Development - The Village assisted 3 small businesses. Funds were expended to help create 2 jobs and retain 1 job for low-income persons.
- The PY2024 Action Plan allocated funds for the Jennings House Project as one of the large projects to be completed in PY 2024. However, the Village determined the project was cost prohibitive and decided not to move forward with the project. The Village amended the 2024 Action Plan to reallocate funds to public infrastructure projects (CDBG Sidewalk Replacement and Streets Improvements).

Under the CARES Act, the Village received $929,915 in CV funding. To date, the Village has expended $846,651.51 in CDBG-CV funds with $10,231.67 being spent during Program Year 2024. A summary of CV funds is attached to the CAPER.

This year the village collaborated with Roosevelt University to utilize CDBG-CV funds to start a Micro Enterprise Incubator Program. RISE provides low- and moderate-income entrepreneurs with space and resources to develop successful businesses. Through this program the Village will fund a Micro Enterprise Assistance Grant program to further help qualifying business owners with developing their business. The Village's Economic Development Department and Roosevelt University are working together to leverage CDBG funding to continue the program through other funding sources.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Affordable Housing	Affordable Housing	CDBG: $	Homeowner Housing Rehabilitated	Household Housing Unit	55	39	71%	14	2	14%

Economic Development	Economic Development	CDBG: $	Jobs created/retained	Jobs	10	7	70%	3	3	100%
Homeless/Continuum of Care Public Services	Homeless	CDBG: $	Homelessness Prevention	Persons Assisted	715	1285	179%	269	292	108%
Other Public Service (Non-Housing/Non-Special Need	Non-Housing Community Development	CDBG: $	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	238	166	69.75%	35	30	86%
Public Facilities	Public Facilities	CDBG: $	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	100	154	154.00%	0	0	0
Public Facilities	Public Facilities	CDBG: $	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	10	7	70%	2	2	100.00%

Public Infrastructure	Public Infrastructure	CDBG: $	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	3590	14,940	416.15%	4,625	4,625	100%
Special Needs Public Services	Non-Homeless Special Needs	CDBG: $	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1077	1,140	105.85%	275	227	83%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

All funds were used to assist low- and moderate-income residents in some capacity. Funds were used to address high priority areas of affordable housing, public facilities, and infrastructure, planning and administration, and public services. Overall, the Village has done a good job of addressing the high priority needs identified for Program Year 2024 and the overall 2020 – 2024 Strategic Plan.

In 2024, the Village had 6 goals that were completed at 80% or more. The goals achieved or exceeded were for economic development, Homeless/ Continuum of Care Public Services, Other Public Service (Non housing / Nonspecial needs), public facilities, public infrastructure, and

special needs public services.

In PY2024 the Village funded the Small Business Loan Program. The Village provided loans to 3 small businesses and helped to create 2 jobs and retain 1 job for low-income people.

The Village completed 2 of 2 public facility projects. A siding replacement project for Little City Foundation's Parker House, and a security system installation at the Harbour Transitional Home. At this time The Harbour Transitional Home has requested a 90-day extension to their agreement to allow them additional time to complete other facility improvement projects at their home in Schaumburg.

The Village also completed 2 public infrastructure projects through the Sidewalk Replacement Program and Street Improvements Program.

The remaining goal of Affordable Housing was not completely achieved. The Village completed 2 Residential Rehab projects this program year. The Handy worker Program provides grants to elderly and disabled homeowners for minor repairs. A maximum grant amount of $500 per household is provided. The Village was unable to complete any projects through the Handy worker program this year. The Village lost the contractor for the program earlier this year and has not been successful in finding another contractor. The Village will continue to work on hiring a new contractor and is exploring changes to the grant amount per household for Program Year 2025.

Overall, all the goals of the 2020 - 2024 Consolidated Strategic plan have been accomplished at 70% or higher. Goals including Affordable Housing, Economic Development, Public Facilities for Low/Moderate Income Housing Benefit, and Other Public service activities other than Low/Moderate Income Housing Benefit were accomplished at 70% in the last 5 years. The rest of the goals exceeded the accomplishments set for the five-year strategic plan. These include Public Infrastructure, Homeless Continuum of Care – Homeless Prevention, Public facilities other than Low/Moderate Income Housing Benefit, and Special Needs Public Services other than Low/Moderate Income Housing Benefit.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

	CDBG
White	367
Black or African American	152
Asian	64
American Indian or American Native	2
Native Hawaiian or Other Pacific Islander	2
Black & White	5
Black & American Indian	2
Other/ Multi Racial	53
Total	647
Hispanic	137
Not Hispanic	510

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

The race and ethnicity of people assisted using CDBG funds are identified above. A total of 530 individuals were assisted. The race and ethnicity of 530 individuals are listed in the table above. This data is compiled from Public Services, Residential Rehab Loan Program, Handy worker Program and Public Infrastructure projects. When compiling this information, the resident/client has the option to self-report racial/ethnic data.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	858,773.95	569,616

Table 3 - Resources Made Available

Narrative

The Village received an entitlement allocation of $389,198. Additional funds were made available from unspent uncommitted and committed prior year funds totaling $398,845.69. The Village also received $70,730.26 in program income. The total amount available in PY 2024 was $858,773.95.

The Village also received CDBG-CV funds through the Coronavirus Aid, Relief and Economic Security (CARES) Act, to prevent, prepare for, and respond to the coronavirus pandemic. Under the CARES Act, the Village was awarded $929,915 in CDBG-CV funding. To date, the Village has expended $846,948.84 in CDBG-CV funds with $10,231.67 being spent during Program Year 2024.

Identify the geographic distribution and location of investments

Narrative

For the most part, funds were made available Village-wide to residents in need. The Village spent some funds on geographic-specific projects, including sidewalk replacement and street improvement projects in low- and moderate-income areas. The Village also funded the installation of a security system at a group home and, a siding replacement project at another group home. The Village does not have any target areas (as defined by HUD) identified for improvement

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

CDBG does not have a match requirement; however, additional resources were leveraged on behalf of CDBG-funded subrecipients and applicants.

For public service agencies, the Village's CDBG contribution is usually less than 10% of the agency's program budget. The public service agencies provide additional funding through state and local grants as well as private donations and in some instances, program fees. Additionally, support from the municipalities increases their credibility when seeking other donations and applications for other funding opportunities.

The Village joined the Cook County HOME Consortium during Program Year 2013. HOME funds are awarded annually as formula grants to participating jurisdictions and can be used for housing-related activities, including housing counseling, homebuyer assistance, owner occupied residential rehabilitation, rental rehabilitation, and largescale housing developments (i.e., senior housing, housing for persons with disabilities, etc.). Joining the consortium allowed Cook County to access additional HOME funds on behalf of the Village. Although HOME funds were not utilized within Schaumburg, other communities in the northwest suburbs have received the benefit of HOME funds. Staff will continue to coordinate with Cook County about utilizing HOME funds within the Village.

Since 2013, the Village has participated in the CDBG North Suburban Network, which consists of other, local, CDBG entitlement municipalities. The CDBG North Suburban Network has come together in an effort to streamline documentation, monitoring and resources for subrecipient agencies that may receive CDBG funds from multiple CDBG entitlement communities. Examples include streamlining the application and reporting paperwork and conducting joint monitoring visits when appropriate.

The Village’s administrative offices are used for administration of the CDBG program, Handy worker Program, Small Business Loan Program, and coordination of public facility and infrastructure projects.

This year the Village collaborated with Roosevelt University to utilize CDBG-CV funds to start a Micro Enterprise Incubator Program. RISE provides low- and moderate-income entrepreneurs with space and resources to develop successful businesses. Through this program the Village will fund a Micro Enterprise Assistance Grant program to further help qualifying business owners with developing their business. The Village’s Economic Development Department and Roosevelt University are working together to leverage CDBG funding to continue the program through other funding sources.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	4	2
Number of Special-Needs households to be provided affordable housing units	0	0
Total	**4**	**2**

Table 4 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	4	2
Number of households supported through Acquisition of Existing Units	0	0
Total	**4**	**2**

Table 5 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The Village's 2024 Action Plan goals included the renovation of 4 housing units through the Residential Rehabilitation Loan Program. During PY 2024, the Village completed 2 renovation projects.

The Village contracts out administration of the Residential Rehabilitation loan Program to North West Housing Partnership. North West Housing Partnership currently has one active application with work to be completed in PY 2024. This year there were challenges receiving income eligible applications for the program. The Village will continue to work on more ways to advertise the program to the community. Through this program the Village was able to accomplish 50% of the goal.

The Village also implemented the Handy worker Program to assist seniors and persons with disabilities with minor home repairs. Unfortunately, the Village did not have a contractor to conduct handy work

through the Handy worker Program and was unable to accomplish the goal to assist 10 individuals through the Handy Worker Program. Staff continues to receive inquiries for the program and anticipates continued need for the program in PY25.

Discuss how these outcomes will impact future annual action plans.

Village staff will continue to track inquiries to determine if program requirements or funding for the programs needs adjustments. Village staff will also continue to work on various ways to advertise the programs to Village residents. The Village will continue to work on hiring a new contractor and is exploring changes to the grant amount per household for Affordable housing programs in program year 2025.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	2	0
Low-income		0
Moderate-income		0
Total	**2**	**0**

Table 6 – Number of Households Served

Narrative Information

The Village provides two affordable housing programs to correct code violations, improve energy efficiency and repair items in disrepair. Providing these programs helps to foster and maintain affordable housing. A total of 2 households were assisted.

The Village has social workers on staff to assess and refer “worst-case” housing needs situations as the Village’s initial point of contact. Referrals are then made to partner nonprofit agencies, including Journeys, Northwest Compass, WINGS, and Fellowship Housing, depending on the specific situation. The Village funds these public service agencies to assist Schaumburg residents.

The Village also funded renovations for two group homes. One was a transitional group home for youth experiencing homelessness and the other a group home for individuals with intellectual disabilities.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The Village of Schaumburg provides CDBG funds to Journeys the Road Home/Journeys from PADS to HOPE, which provides outreach and supportive services to homeless persons. The Village is a member of Cook County's Alliance to End Homelessness, and staff attends their monthly meetings to stay up to date with the needs of homeless persons in and around Schaumburg.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Village of Schaumburg allocated CDBG funds to Journeys the Road Home/Journeys from PADS to HOPE to provide homeless and homeless prevention services. Journeys typically provides emergency shelter during the winter months at local churches. During the Covid-19 pandemic hotels were also used to provide emergency shelter. CDBG funds are specifically used to provide quality of life services, including a food pantry, clothing closet, and bathing facilities. Direct services also include mental health counseling, job training, housing counseling, and healthcare.

The Village also funded a renovation for The Harbour transitional group home for youth experiencing homelessness.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The Alliance to End Homelessness in Suburban Cook County is the Continuum of Care that serves Schaumburg. Agencies meet monthly to share information, discuss resources for clients in need, and discuss ways to streamline the point of entry for potential clients, which includes development of a coordinated entry system. Coordinated entry is a community-wide system that standardizes and expedites access for people experiencing homelessness or who are at imminent risk of homelessness. Coordinated entry will help suburban Cook County better target the limited resources provided by the homeless assistance system to people who are experiencing homelessness.

Coordinated entry processes help communities prioritize assistance based on vulnerability and severity of service needs to ensure that people who need assistance the most can receive it in a timely manner. Coordinated entry processes also provide information about service needs and gaps to help

communities plan their assistance and identify needed resources. In addition, one of the main purposes of coordinated entry is to ensure that people with the most severe service needs and levels of vulnerability are prioritized for housing and homeless assistance. HUD's policy is that people experiencing chronic homelessness should be prioritized for permanent supportive housing.

Coordinated entry offers a more organized, efficient approach to provide households experiencing homelessness with services and housing by creating quicker linkages to programs. When implemented effectively, it simplifies the roles of providers, and shortens the path to permanent housing for households experiencing homelessness. Phases of the coordinated entry system have begun being implemented.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

In addition to providing assistance to Journeys the Road Home/Journeys from PADS to HOPE and WINGS, the Village also provided housing assistance to Northwest Compass and Fellowship Housing Corporation. Northwest Compass provides housing assistance, including mortgage and rental assistance, housing counseling and budgeting assistance to Schaumburg residents. Fellowship Housing Corporation provides a transitional housing program for single mothers and their children. This transitional housing program is a 2-year program, with a successful graduation rate to transition single mothers from transitional housing to self-sufficiency.

The Harbour and Shelter Inc are other organizations within the Village that provide housing to youth in need. The Schaumburg Township office has a veteran's services division to assist veterans and make referrals as needed.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The Housing Authority of Cook County provides Housing Choice Vouchers used within the Village. Emerald Village (150 W. Wise Road) and Cedar Village (1325 Mercury Drive) are project-based Section 8 properties. Subsidized rents are provided for low-income households at these locations.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

Public housing is under the jurisdiction of the Housing Authority of Cook County. The Housing Authority of Cook County has a homeownership program.

Actions taken to provide assistance to troubled PHAs

Public housing is under the jurisdiction of the Housing Authority of Cook County. In 2024 The Housing Authority of Cook County was designated as a troubled Public Housing Authority. However as of September of 2025 the Housing Authority of Cook County increased its Public Housing Assessment System (PHAS) total composite score by 30 points, and ascended from Troubled status up to Standard Performer

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

The Village actively reviews various policies that serve as barriers to affordable housing. The Community Development Department regularly reviews land use controls and zoning codes. During PY24, the Village has had fair housing discussions within the CDBG Network.

The Village of Schaumburg implemented its first property tax in 2009. Property taxes are used to pay a portion of day-to-day Public Safety operations such as Police, Fire, and Emergency Medical Services. Previously, it was also used to pay principal and interest on bonds sold to fund infrastructure improvements and Police and Fire Pension obligations. The Village held the property tax at the same level from 2014 through 2017, reduced it by 1% in 2018 and then 5% in 2019 when the only property tax supported bond was retired. The levy has remained at the same rate since 2019. Today, the levy funds police and firefighter pensions in full, and helps offset public safety operations.

Overall, residential permit fees are provided at a reduced rate when compared to commercial projects. Additionally, any construction permit fees for CDBG-funded projects are waived up to $5,000.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The Village continues to seek out individuals and agencies who demonstrate a need. The underserved may be less vocal and therefore overlooked. Public hearings are held to discuss what community members and public service agencies think are the needs of Schaumburg residents. The Village relies on the public service agencies to bring forth the concerns of the underserved populations who are unable to attend public hearings or express their needs to the Village.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The Village acts to reduce lead-based paint by addressing hazards through the Residential Rehabilitation Loan Program. Homes approved for the program are required to undergo a lead-based paint inspection if the home was constructed prior to 1978.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

Families below the poverty level may have encountered great setbacks through divorce, domestic abuse, illness, or other obstacles. These families may be transient in nature and move from relatives and friends' homes, emergency shelter sites, parks, automobiles, and other short-term accommodations as they search for somewhere to stay. Those families who need financial help and a home are referred

to subsidized housing programs and social service agencies that can provide counseling, shelter, and programs to help them become self-sufficient. The Village funded various public service agencies to assist poverty-level families.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The Village has continued to improve its communication with other agencies and nonprofit organizations by talking individually with numerous service providers and by contributing to regional organizations. This increased presence has improved the Village's awareness of housing and community development needs. The Village has additional staff that is assisting with CDBG and is learning about what programs are undertaken by various agencies. This improved communication should enhance future cooperative efforts with other regional entities. The Village also participates in Cook County's Continuum of Care to address homelessness.

The Village has also worked on improving relationships with for-profit organizations. Financial institutions work with the Village to improve programs and marketing efforts that are available to low-income residents.

The Village has been actively participating in the CDBG North Suburban Network, which is comprised of northwest suburban entitlement communities. The Network has coordinated with public service agencies that may receive funding from multiple CDBG entitlement communities.
The Village also has a partnership with North West Housing Partnership (NWHP), who routinely receives grant funds from Cook County for housing assistance. NWHP also administers the Village's Residential Rehabilitation Loan Program.

This year, the Community Development Department has also improved coordination of services within the Village, specifically with the Village Economic Development Department to assist businesses and residents in need. New staff received CDBG training through a CDBG consultant and a HUD funded CDBG-CV consultant to help in setting up and administering economic development programs.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The Village of Schaumburg is involved in all aspects of providing community development services to the residents of Schaumburg. The Village also provides the administrative services that are necessary to ensure the effectiveness of the program through other Village Divisions and Departments. Both the Code Enforcement Division and the Building Division are involved in conducting inspections of the homes that are being rehabilitated under the Residential Rehabilitation Loan Program. Any construction permit fees up to $5,000 are waived for any CDBG-funded projects. The Finance Department assists with the handling of CDBG funds. Economic Development department assists with administering CDBG Economic Development Programs. Additionally, the Village's Health & Human Services Committee and Village Board were also part of the Action Plan and CAPER review.

The Village also provides direct services to persons in need without the use of CDBG funds:

- The Police Department's Multi-Family Crime Free Housing Program is designed to assist tenants, owners, and managers of rental property in keeping drugs and other illegal activity away from their properties. Topics such as Housing Choice Vouchers and Fair Housing are included in the program. The benefits of the program allow for a stable, more satisfied tenant base, increased demand for rental units, lower maintenance and repair costs, increased property values, improved personal safety for tenants, landlords and managers.
- The Village social workers assist the homeless, abused, elderly and other persons that need immediate help. Services provided by the social workers to these populations include transportation to a shelter, legal assistance, or money for emergency assistance. The social workers manage the following programs:
- Community Assistance Fund: Assists families in crisis and victims of domestic violence and other crimes referred from the police department. This fund provides critical services such as transportation, housing, legal fees, and expenses that other agencies cannot provide.
- Neighbors Helping Neighbors: Assists with residents who are at risk of having their water shut off.
- The Village's Nursing Division provides a variety of services to promote the physical and emotional well-being of Village residents. Services include limited in-home care, blood pressure/heart rate, blood sugar tests, body composition analysis, medication review, nurse consultation, children's immunizations, and memory screening. The Division also provides blood drives, lending of medical equipment and disposal of medication and syringes.
- The Village of Schaumburg Barn houses the Teen Center and several senior programs including the Senior Meal Program, free health clinics, intergenerational programs with local youth, medical seminars, financial seminars, and social activities.
- The Transportation Department administers the Senior and Disabled Taxi Program, which provides subsidies in cooperation with licensed taxi companies for eligible seniors aged 65 or older or persons with a medically certified disability who reside in Schaumburg.
- The Economic Development Department manages various business incentives and economic development initiatives.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

This year, the Village completed specific actions identified within the Analysis of Impediments (AI) to Fair Housing. During Program Year 2024, the following actions were taken:

1. The Village made a Proclamation to promote fair housing month in April 2025.
2. Forwarded complaints to agencies that manage fair housing complaints.
3. Presented the Village's Strategic plan goals to Northwest Alliance for Housing Affordability.
4. Staff participated in a Fair Housing training series provided by the Chicago Area Fair Housing Alliance.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Fiscal Monitoring

The Village's Finance Department is the fiscal agency for the Village. The Finance Department has preventative internal control systems which ensure timely and accurate expenditure of CDBG resources. Additionally, the Village is audited on an annual basis, and CDBG funds are included in that audit.

Performance Reporting

The Village utilizes HUD's Integrated Disbursement and Information Systems (IDIS) to manage all financial and programmatic information that is generated through its CDBG program for each fiscal year. The CAPER is used to analyze the Village's annual activities and programs of the Five- Year Consolidated Plan. The CAPER includes the summary of programmatic accomplishments, resources available, and the status of activities that were undertaken to implement the priority needs established in the Five-Year Plan.

Timeliness

Village Staff checks its timeliness ratio on a regular basis to ensure that funds are spent in a timely manner. HUD requires a maximum timeliness ratio of 1.5, which equates to having less than 1.5 times the annual entitlement amount of funds available to spend. This year, the Village was in compliance with the timely expenditure of CDBG funds for the timeliness test conducted on August 2, 2025. The Village had an adjusted line of credit balance of 1.4 times the most recent entitlement grant.

MBE/WBE

Annually, the Village is required to report on Minority Business Enterprises (MBE) and Women Business Enterprises (WBE). Of the six contracts awarded, one of the contractors was owned by an MBE or WBE. The Village encourages minority and women-owned businesses to bid on projects.

Monitoring of Sub-Recipients

The Community Development Department is responsible for creating a contract with its CDBG sub-recipients that outlines the procedures necessary for the sub-recipients to meet all compliance provisions required under the applicable program. The sub-recipients are monitored based on specific objectives and performance measures that are outlined in the agreement. The Village may utilize two methods to monitor its CDBG Sub-Recipients including quarterly status reports and an annual site visit (if determined necessary by Staff). Additionally, the Village will provide technical assistance to sub-recipients to ensure that the federal and local requirements are being met.

This year the Village monitored subrecipients using quarterly status reports and monthly check-in

meetings. No on-site monitoring visits were conducted.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

A public notice for a public hearing and public comment period for the Draft 2024 CAPER will be published in the Northwest Suburbs Daily Herald on October 20, 2025. Copies of the CAPER will be made available on the Village Website and at Village Hall for public comment between October 20, 2025, and November 7, 2025. The Village will conduct a public hearing for the Draft 2024 CAPER on November 6, 2025. Any comments received on the Draft 2024 CAPER will be included in the final submittal to HUD. The Draft 2024 CAPER will go before the Village Board for approval at the 9th December 2025 meeting.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The Village had additional carryover funds not originally identified in the 2024 Action Plan. The Action Plan was amended to include the following:

1. Identification of carryover projects and budget redistribution for other activities due to unexpected carryover funds and projects not completed in previously approved Action Plans.
2. Reallocation of funds from the Jennings House Bathroom Renovation, and Lead and Asbestos abetment project to additional infrastructure projects.
3. Increase of funding for existing activities, public facilities, public infrastructure and CDBG administration.
4. Specifying a location for low-mod area infrastructure projects.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours	0				
Total Section 3 Worker Hours	0				
Total Targeted Section 3 Worker Hours	0				

Table 7 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	0				
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	0				
Direct, on-the job training (including apprenticeships).	0				
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	0				
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).	0				
Outreach efforts to identify and secure bids from Section 3 business concerns.	0				
Technical assistance to help Section 3 business concerns understand and bid on contracts.	0				
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.	0				
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.	0				
Held one or more job fairs.	0				
Provided or connected residents with supportive services that can provide direct services or referrals.	0				
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.	0				
Assisted residents with finding child care.	0				
Assisted residents to apply for, or attend community college or a four year educational institution.	0				
Assisted residents to apply for, or attend vocational/technical training.	0				
Assisted residents to obtain financial literacy training and/or coaching.	0				
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.	0				
Provided or connected residents with training on computer use or online technologies.	0				
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	0				

Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.	0				
Other.	0				

Table 8 – Qualitative Efforts - Number of Activities by Program

Narrative

The Village did not have any projects where Section 3 applied. All projects were below $200,000 in construction costs.

CDBG-CV Summary

CDBG-CV Funds

Due to the C-19 pandemic, the Village received additional CDBG funds (referred to as CDBG-CV funds) through the Coronavirus Aid, Relief and Economic Security Act (CARES Act) to prevent, prepare for, and respond to the C-19 pandemic. Under the CARES Act, the Village received $929,915 in CV funding. To date, the Village has expended $846,651.51 in CDBG-CV funds with $10,231.67 being spent during Program Year 2024. Funds were spent on Economic Development Activities. The expended funds are broken out by program year below:

CV Funds	PY20	PY21	PY22	PY23	PY24
Program Administration	$14,217.66	$6,042.96	$1,526.38	$0.00	$0.00
Public Services	$84,329.86	$164,364.52	$67,022.89	$3,915.57	$0.00
Economic Development	$225,000.00	$270,000.00	$0.00	$0.00	$10,231.67
Total	**$323,547.52**	**$440,407.48**	**$68,549.27**	**$3,915.57**	**$10,231.67**

During Program year 2024, two public Economic Development activities were funded. Funds were used to fund a Micro-Enterprise Business Incubator Program at Roosevelt University and a public lecture series addressing business development post COVID-19. The activities provided met the criteria for CDBG-CV funds in preventing, preparing, and responding to the COVID-19 pandemic. A breakdown is as follows:

Agency	CDBG-CV Funds (Spent in PY24)
RISE Incubator	$8,775.47
RISE Public Lecture Series	$1,456.20
Total	**$10,231.67**

The Village has $83,263.49 remaining in CDBG-CV funds. Remaining CDBG -CV Funds must be spent before the end of Program Year 2025 (on September 30th, 2026). To date a balance of $44,7744.33 remains allocated to Economic Development activities, and $38,519 remains allocated to public service activities. Remaining public service funds will be reallocated to other public service or economic development activities that fall within CDBG-CV funding guidelines in program year 2025.

VILLAGE OF
SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve an Agreement with Motorola Solutions (BRINC) for a Pilot Drone as a First Responder Program
12/09/25
Village Board

Presenter: Bill Wolf, Police Chief
Lead Department: Police Department

Executive Summary:

The police department has been successfully using drone technology for the last two years. In recent years, police departments across the country have begun flying drones remotely to create what is commonly referred to as a Drone as a First Responder (DFR) program. The goal of these programs is to enhance public safety, improve response times, and assist public safety operations through the strategic use of drones. DFR programs are a more advanced and robust use of drones than the current program. It would not replace officers but would serve as a tool to provide real-time video intelligence to ensure a safer, more efficient, and faster response to calls for service.

The Schaumburg Real-Time Information Center (RTIC) puts the department in a uniquely advantageous position to fully and easily implement DFR. The DFR program would integrate with the technology currently used in the RTIC. A drone operator, located in the RTIC, would be able to listen to incoming 911 calls in real-time using Live911 software, see the caller's location, and, when possible, launch a drone before an officer is dispatched. The drone's aerial view allows for a more rapid and efficient assessment of a situation, providing valuable intelligence for emergencies. This can help guide responding resources, locate or follow suspects, and de-escalate or escalate a response. In some cases, a drone may even clear unfounded calls before officers arrive.

The proposed agreement with Motorola Solutions would allow the department to implement the program for the first year free of charge. During that first year, the department would evaluate the effectiveness of the program and decide if it should be recommended for future budget years. If the program is successful and approved in future budgets, the cost would be $139,998 per year, all inclusive of hardware, software, and maintenance. The proposed agreement is for four years but allows the village to cancel for any reason within 30 days before entering years two through four. The four-year cost per year, including the first free year, is $104,998.50.

Attached is a memorandum with additional details on the program and the vendor selection.

Recommended Action:

The Village Manager recommends the Public Safety Committee recommend the Village Board authorize the Village

Manager and Village Clerk to execute an agreement for the implementation of a Drone as a First Responder Program with Motorola Solutions of Chicago, IL, and approve the required Resolution.

ATTACHMENTS:

- DFR Program Recommendation.pdf
- Resolution
- Motorola - Brinc Drone as a First Responder Proposal.pdf

VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

MEMORANDUM

Date: October 29, 2025

To: Brian Townsend, Village Manager

From: Bill Wolf, Police Chief

Subject: Drone as a First Responder Program Recommendation

For: Public Safety Committee

SUMMARY

This memorandum outlines a proposal for the Schaumburg Police Department to implement a Drone as a First Responder (DFR) program. The goal of this program is to enhance public safety, improve response times, and assist public safety operations through the strategic use of drones. This DFR program would be a more advanced and robust use of drones than the current program. It would not replace officers but would serve as a tool to provide real-time video intelligence to ensure a safer, more efficient, and faster response to calls for service.

The DFR program would integrate with the technology currently used in the Real-Time Information Center (RTIC). A drone operator, located in the RTIC, would be able to listen to incoming 911 calls in real-time using Live911 software, see the caller's location, and, when possible, launch a drone before an officer is dispatched. The drone's aerial view allows for a more rapid and efficient assessment of a situation, providing valuable intelligence for emergencies. This can help guide responding resources, locate or follow suspects, and de-escalate or escalate a response. In some cases, a drone may even clear unfounded calls before officers arrive.

The Schaumburg Police Department currently uses two drones for public events, parades, serious traffic accidents, and investigations like missing people. These drones are manually deployed by officers in the field and require two dedicated officers each flight (one pilot and one visual observer). While sufficient for certain applications, the patrol-led drone program does not allow for the same benefits as a DFR.

PROGRAM BENEFITS

- **Enhances response times.**
- **Improves real-time situational awareness for de-escalation strategies.**
- **Mitigates risks to the safety of first responders and the community.**
- **Reduces the number of officers responding to calls that do not require an in-person response.**
- **Preserves crime scene evidence and integrity.**

In a similar program in Chula Vista, California, a DFR pioneer, drones were able to get on scene and relay critical information to officers in approximately 83 seconds (1 minute and 23 seconds) on average. This is a significant improvement over our current average response time of 4 minutes and 52 seconds for priority calls, representing a difference of 3 minutes and 11 seconds. Locally, the Oak Brook Police Department has implemented a DFR program with similar success. Given the proven capabilities of DFR, law enforcement agencies both locally and around the world are quickly adopting this technology.

ANTICIPATED SUCCESS OF DFR PROGRAMS

Publicly available data on DFR programs across the United States shows remarkable success. On average, DFR has returned ground units to service in **25% of responses** before they arrived on scene. This alone frees up patrol units to respond to other calls. In Chula Vista, drones have been deployed over 18,000 times, resulting in **2,512 arrests** and avoiding dispatching officers in **4,177 cases**. The ability to verify reports of weapons or threats has changed officer approaches in ways that have prevented tragic outcomes, with DFR being recognized as a powerful de-escalation tool.

DFR PROGRAM VENDOR OPTIONS

Axon, BRINC and Flock are the three leading vendors for public safety DFR programs. After an initial review and demonstrations by all three vendors, staff felt that Axon and BRINC had the best offerings. Both the Axon and BRINC DFR proposals offer comprehensive programs designed to enhance emergency response capabilities by deploying drones rapidly to incident scenes. They both include program setup, the drone hardware, a launch/docking station, and associated software/service licensing. The programs also include guidance and expert assistance in FAA licensing for the program which allows the drones to be flown remotely.

Key features that are similar or present in both the Axon and BRINC proposals include:

- **Core DFR Solution:** Both proposals focus on the Drone as a First Responder (DFR) model, utilizing two (2) drones launched from two strategic docking station locations.
- **DFR System Hardware:** Both proposals include the drone hardware (Skydio X10 Drone/ BRINC Responder 1) and the ground station/dock. Drone hardware for both vendors is made in the USA.
- **Communication Capabilities:** Both include a speaker attachment to facilitate two-way communication from the drone.
- **Warranties and Replacements:** Both agreements include a form of warranty or replacement coverage for accidental damage or failure.
- **Training and Support:** Both proposals include services for installation, deployment, and operator training.

Notable differences in the proposed programs are outlined as follows:

Feature	Axon Air DFR (5-Year Term)	BRINC DFR Lite (4-Year Term)
Drone Model	Skydio X10 Drone	BRINC Responder 1

Term Length & Total Cost	5 years at **$535,621.20 total** ($107,124.24/year)	4 years, **$419,994 total** ($104,998.50/year, including free trial year)
Initial Cost & Free Year	Annual cost starts in Year 1.	**Year 1 is free** (program setup, delivery of drone and dock).
Included Equipment Refresh	Hardware **refresh at 2.5 years**. Full Ground Station and X10 Refresh at Year 5 is an *additional option*.	Hardware refresh including the dock with the newest Responder model (and customer keeps previous drone model), delivered at the **start of Year 3**.
Included Warranty/ Replacements	Skydio CARE (extended warranty) for accidental damage and loss, covers **three replacement drones over the contract term**, as well as and Maintenance and Repair Service for unlimited dock service, battery and propeller replacement.	Includes service plan and **one full drone replacement per year** , plus a manufacturer's warranty and maintenance and repair service. Includes accidental damage and loss, dock, battery and propeller service. Additional airframe replacement cost (if necessary) would be $18,070.
DFR Operating Software	Skydio DFR Command License. Integration with Axon's FUSUS software (not currently utilized by SPD)	BRINC LiveOps License. Upcoming integration with Motorola's Command Central Aware (currently utilized by SPD)
Data/Evidence Management	Axon Evidence License included for automated data offload and **unlimited storage**.	**Unlimited data storage** for flight recordings through BRINC. Uploads to Evidence.com would not be covered under the current Axon unlimited data plan. However, we currently have enough storage capacity for several years of non-Axon data.
Option to Add Hardware Upgrade/ Refresh	The dock and X10 Refresh at Year 5 is an option at **$49,200/year increase**.	BRINC offering a **FREE Lemur 2 interior drone** ($20,000/year MSRP) with refresh for the duration of the contract.

JUSTIFICATION FOR BRINC DRONES

After careful consideration, The Schaumburg Police Department recommends BRINC Drones as the preferred DFR vendor. There are several factors that stand out to support this recommendation:

- BRINC products are purpose-built for public safety and are NDAA (National Defense Authorization Act) and CJIS (Criminal Justice Information Services) compliant. Unlike many off-the-shelf drones, BRINC's aircraft are engineered specifically for law enforcement, with features like two-way communication, red/blue strobes, and sirens that aid in de-escalation.
- The strategic alliance with Motorola Solutions, a long-standing Schaumburg partner in public safety technology, allows for greater potential for integration into the existing platforms utilized by the Schaumburg Police Department Real-Time Information Center.
- The drones are extremely durable and can fly through moderate levels of rain and snow with winds under 28mph. The drones can fly in temperatures from -4 degrees Fahrenheit to 113 degrees Fahrenheit.
- Through the Motorola partnership, BRINC has offered Schaumburg a one-year free trial, with a no-penalty opt-out. This trial would allow for full program analysis without long-term commitment.

DFR IMPLEMENTATION

The implementation of the BRINC DFR Ecosystem for the Village of Schaumburg is a carefully phased process, targeting a go-live date of May 1, 2026. The project initiates 3-6 months prior to installation with a project onboarding call, site survey, and the finalization of all infrastructure locations. The docking stations will likely be placed on village owned buildings. Studies will be conducted to ensure sufficient cellular coverage and optimal RF antennae locations. Once locations are finalized, the Village is responsible for commencing the essential site buildout, which includes preparing for power and internet at the designated sites. It is likely that village staff can run the power and ethernet cable needed for the docking station but that will depend on the location selected. Approximately one month before go-live, the Schaumburg IT Department will provide the solidified IP addresses, in order for BRINC to commence equipment fabrication and configuration. The final week is dedicated to on-site work by the BRINC Installation Team for hardware setup, followed by two days of essential testing and validation flights. On-site training for Schaumburg Police Department personnel will then be scheduled only after the successful completion of installation, configuration, and validation, marking the final step toward full operational deployment.

RECOMMENDATION

Staff recommends accepting the free one-year DFR evaluation program from Motorola Solutions and BRINC Drones. This pilot program provides a risk-free way to introduce an autonomous drone response system to our department.

Based on an analysis of our call data, both vendors propose we implement two drone locations to effectively cover the entire Village of Schaumburg. The FAA has recently been granting permits for police responses within a three-mile radius of a launch point. Placing two drone docks strategically would allow us to serve a wider geographic area and maximize response opportunities. As part of our agreement, BRINC will analyze call data to help determine optimal placement.

The drones would be used primarily during the RTIC's operating hours, which are Monday through Thursday from 0700 to 2300 hrs, Friday from 0900 to 0200 hrs, Saturday from 1000 to 0200 hrs, and Sunday from 1200 to 2200 hrs. Additional operational hours may be utilized when trained staff are available, without compromising existing operations.

Current RTIC operators would receive necessary FAA certifications, along with in-house training for remote operations and accurate information relay. The RTIC operators would be the primary DFR pilots. The department also has 17 officers (current drone program pilots) with FAA certification who could also be utilized as DFR pilots.

During the trial period, data would be collected to analyze not only drone usage and success cases, but overall departmental response efficiency, to determine if a long-term DFR program would be advantageous to the Village.

RESOLUTION NO _____

A RESOLUTION APPROVING A PRODUCTS AGREEMENT BETWEEN THE VILLAGE OF SCHAUMBURG AND MOTOROLA SOLUTIONS, INC, FOR THE INSTALLATION, MAINTENANCE AND USE OF A DRONE AS FIRST RESPONDER PROGRAM FOR THE VILLAGE OF SCHAUMBURG POLICE DEPARTMENT

WHEREAS, the VILLAGE OF SCHAUMBURG, Cook and DuPage Counties, Illinois (the "Village") is a home rule municipality, pursuant to Article VII, Section 6 of the Illinois Constitution of 1970; and

WHEREAS, the Village and its Police Department place a high priority on utilizing effective techniques to aid in the investigation and deterrence of crime in the Village, including the use of advancing technology in the area of law enforcement, to ensure the safety of the Village's residents and businesses; and

WHEREAS, the Village desires to enhance its ability to detect and deter crime and aid in criminal investigations by the installation and use of a Drone as First Responder (DFR) program within the Village, including certain drone launch sites, teleoperations, training and support; and

WHEREAS, the installation, maintenance and use of these devices is achieved by entering into an agreement with Motorola Solutions, Inc., a nationally-known provider of these services to the law enforcement community; and

WHEREAS, the Village is empowered to enter into such an agreement, and to approve the expenditure of funds for the services performed by Motorola Solutions, Inc., pursuant to its home rule powers and contracting authority provided by Article VII, Section 6 of the Illinois Constitution of 1970, and finds that entering into this agreement is in the best interests of the Village.

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

SECTION ONE: That the Village Manager be and is hereby authorized and directed to execute the attached Agreement (Exhibit "A") and all associated documents by and between the Village and Motorola Solutions, Inc. 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 _____, 2025.

_____
Village President

ATTEST:

_____
Village Clerk

EXHIBIT A

AGREEMENT

MOTOROLA SOLUTIONS







SCHAUMBURG POLICE DEPT

09/11/2025

The design, technical, pricing, and other information ("Information") furnished with this submission is confidential proprietary information of Motorola Solutions, Inc. or the Motorola Solutions entity providing this quote ("Motorola") and is submitted with the restriction that it is to be used for evaluation purposes only. To the fullest extent allowed by applicable law, the Information is not to be disclosed publicly or in any manner to anyone other than those required to evaluate the Information without the express written permission of Motorola.
MOTOROLA, MOTO, MOTOROLA SOLUTIONS, and the Stylized M Logo are trademarks or registered trademarks of Motorola Trademark Holdings, LLC and are used under license. All other trademarks the property of their respective owners. © 2020 Motorola Solutions, Inc. All rights reserved.

10/21/2025

SCHAUMBURG POLICE DEPT
1000 W SCHAUMBURG RD
SCHAUMBURG, IL 60194

Dear Chief Bill Wolf,

We're excited to present the **BRINC MSI Takeoff Program**, built in partnership between BRINC and Motorola Solutions to give every public safety agency access to a reliable, cost-effective, and purpose-built air program.

Too often, agencies are forced to choose between expensive aviation solutions or tools not designed for the realities of public safety work. The Takeoff Program changes that. Together with BRINC, we're making it simple for agencies to stand up Drone as First Responder (DFR) programs that:

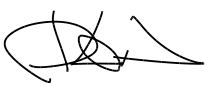
- **Fit within real budgets with the first year at no cost**
- **Rely on technology built for first responders**, not adapted from consumer or inspection hardware
- **Integrate directly into existing Motorola systems** like Command Central Software, radios and ALPR
- **Include full training and support** so teams are mission-ready from day one

We believe every community deserves the benefits of a DFR program---safer officers, lower response times, and better outcomes for the public. The Takeoff Program helps make that possible for every agency ready to deploy an air program. We are confident that Motorola Solutions' ongoing commitment to safety, innovation, and mission-critical performance, combined with BRINC's cutting-edge drone technology, will deliver significant value to your operations.

This offer is subject to the attached Products Agreement and TAKEOFF Program Addendum, and expires 60 days from the date of this letter.

Please let us know when we can schedule time to review this proposal in more detail. Thank you for your leadership and commitment to serving your community. We're honored to support you.

Sincerely,



David Redus
Sr. Manager
Motorola Solutions Inc.

Billing Address:
SCHAUMBURG POLICE DEPT
1000 W SCHAUMBURG RD
SCHAUMBURG, IL 60194
US

Shipping Address:
SCHAUMBURG POLICE DEPT
1000 W SCHAUMBURG RD
SCHAUMBURG, IL 60194
US

Quote Date:10/21/2025
Expiration Date:11/10/2025
Quote Created By:
David Redus
David.Redus@motorolasolutions.com

End Customer:
SCHAUMBURG POLICE DEPT
Chief Bill Wolf
gwolf@schumburg.com
847-348-7227
Payment Terms:30 NET

Summary:

Any sales transaction resulting from Motorola's quote is based on and subject to the applicable Motorola Standard Terms and Conditions, notwithstanding terms and conditions on purchase orders or other Customer ordering documents. Motorola Standard Terms and Conditions are found at www.motorolasolutions.com/product-terms.

Year	Item Number	Description	QTY	TERM	Sale Price	Ext. Sale Price
Year 1 Subscription	BRINC	Responder w/Station DFR (Single Site)	2	4 Years	$0.00	$0.00
		Safeguard LITE				
Sub Total:						**$0.00**
Year		Description				Annual Price
Year 2 Subscription		2 Responder w/Station DFR (Single Site)				$139,998.00
Year 3 Subscription		2 Responder w/Station DFR (Single Site)				$139,998.00
Year 4 Subscription		2 Responder w/Station DFR (Single Site)				$139,998.00
	Grand Total					**$419,994.00**

Safeguard LITE:

- Warranty is limited to 1 full Drone Replacement per Year.
- Equipment upgrade in year two of the performance period.

Notes:

• Unless otherwise noted, this quote excludes sales tax or other applicable taxes (such as Goods and Services Tax, sales tax, Value Added Tax and other taxes of a similar nature).
• Any tax the customer is subject to will be added to invoices.

Takeoff Program term structure:

• Year 1: No cost period includes right to exercise termination for convenience at any point within the first year.
• Year 2 - 4: **Paid period starts at beginning of the first Renewal Subscription Year**.

• Motorola will invoice Customer annually in advance of each year of the Subscription Term following the no cost period.

Any sales transaction following Motorola's quote is based on and subject to the terms and conditions of the valid and executed written contract between Customer and Motorola (the ""Underlying Agreement"") that authorizes Customer to purchase equipment and/or services or license software (collectively ""Products""). If no Underlying Agreement exists between Motorola and Customer, then Motorola's Standard Terms of Use and Motorola's Standard Terms and Conditions of Sales and Supply shall govern the purchase of the Products.
Motorola Solutions, Inc.: 500 West Monroe, United States - 60661 ~ #: 36-1115800

PRODUCTS AGREEMENT

This Products Agreement (this "**Agreement**") is entered into between **Motorola Solutions Inc.,** ("**Seller**" or "**Motorola**") and the entity set forth in section I(b) ("**Customer**") as of the date last signed below ("Effective Date"). Seller and Customer will each be referred to herein as a "**Party**" and collectively as the "**Parties**".

I. Seller and Customer Information

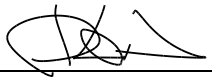
(a)	Seller	Motorola Solutions Inc.
(b)	Customer	Name: Schaumburg Police Department Address: 1000 W SCHAUMBURG RD SCHAUMBURG, IL 60194 Contact: Chief Wolf

II. Transaction Details

(a)	Proposal	Proposal No. 3296316 Date:10/21/2025 Motorola will provide Customer with the products and services set forth in the proposal dated above (the "Proposal"), a copy of which is attached hereto and incorporated herein.
(b)	Pricing	Pricing for products and services being purchased by Customer is set forth in the Proposal.
(c)	Term and Conditions	The Parties acknowledge and agree that the terms of the Motorola Customer Agreement ("MCA"), including all applicable addenda, located at https://www.motorolasolutions.com/content/dam/msi/docs/msi-standards_terms-conditions/US-Motorola-Solutions-Customer-Agreement.pdf are incorporated herein and shall apply to the products and services provided to Customer as set forth in the Proposal.

III. Entire Agreement

This Agreement, including the Proposal and any terms and conditions referenced herein, constitutes the entire agreement of the Parties regarding the subject matter of the Agreement and supersedes all previous agreements, proposals, and understandings, whether written or oral, relating to this subject matter. This Agreement may be executed in multiple counterparts, and shall have the same legal force and effect as if the Parties had executed it as a single document. The Parties may sign in writing, or by electronic signature, including by email. An electronic signature, or a facsimile copy or computer image, such as a PDF or tiff image, of a signature, shall be treated as and shall have the same effect as an original signature. In addition, an electronic signature, a true and correct facsimile copy or computer image of this Agreement shall be treated as and shall have the same effect as an original signed copy of this document. This Agreement may be amended or modified only by a written instrument signed by authorized representatives of both Parties. The preprinted terms and conditions found on any Customer purchase or purchase order, acknowledgment or other form will not be considered an amendment or modification of this Agreement, even if a representative of each Party signs that document, and the terms of this Agreement will take precedence.

CUSTOMER:	MOTOROLA SOLUTIONS INC.
By:_____	By: 
Print Name:_____	Print Name: David Redus
Title:_____	Title: Sr. Manager
Date:_____	Date: 09/11/2025

Drone as First Responder

How It Works

Utilizing strategically positioned drones operated by remote pilots, the BRINC DFR solution provides **advanced air support capabilities.**

These drones are designed to arrive on scene ahead of traditional patrol units, delivering real-time situational awareness and enhancing response effectiveness.

01

Call for service received.



02

Drone automatically responds.



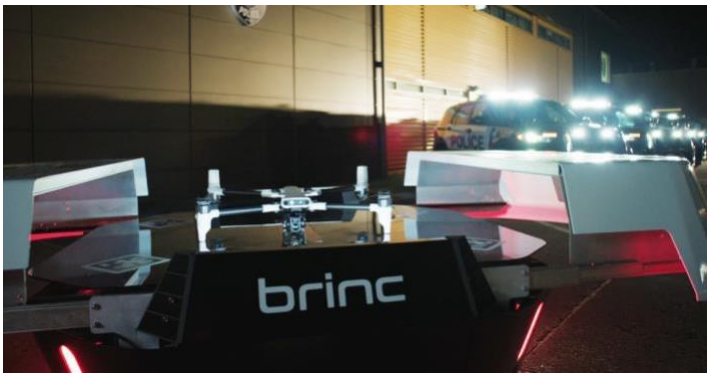
03

Drone provides live video feed with the capability for two-way communication.



04

Drone autonomously returns to Station and lands.



Measures of Success

Agencies adopting **Drone as First Responder(DFR)** programs have seen significant improvements in response times, situational awareness, and resource efficiency. By deploying drones within seconds of an emergency call, agencies can assess incidents faster, reduce risks to first responders, and make data-driven decisions that enhance public safety.

70 seconds

Average on-scene visibility

25% of calls

Resolved without dispatching officers

54% quicker

Human response times as drones clear non-priority calls

>700 public safety agencies

Fly BRINC drones

With the BRINC Drone as First Responder solution public safety agencies will see an immediate impact

Increase Officer Safety



Get eyes and ears in dangerous situations without risking lives and before officers arrive

Reduce Use of Force



Create distance and slow down the speed of operations with technology

Deliver Lifesaving Payloads



Make Narcan, AEDs, EpiPens and other equipment available anywhere in seconds

DFR
Solution Overview

BRINC builds drone solutions for public safety agencies that empower first responders with technology to safeguard their communities.

INTEGRATED SOFTWARE SOLUTION

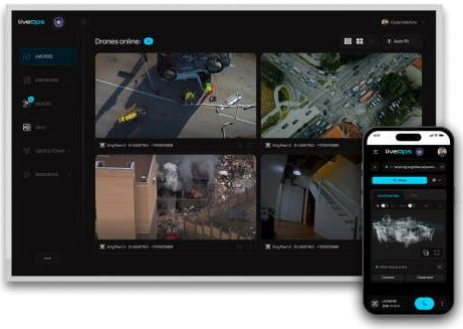


OUTDOOR

Fully equipped drone launch sites, including installation and maintenance

Purpose-built **911 response drones** tailored for DFR operations

Mountable parachutes for FAA compliance and improved safety with free parachute repacks



liveOps



INDOOR

An indoor tactical drone that makes entry first

Durable throw phones designed to establish and maintain contact

Mesh-radio controllers for local operations, compatible with all BRINC drones

Community **transparency portal**

Teleoperations & fleet **management platform**



INFRASTRUCTURE

Meshing antenna masts to extend range coverage

4G LTE antennas for data syncing and upload once the drone lands

Optional radars and ADS-B receivers for detecting manned aircraft

Hardware

responder

The world's first purpose-built 911 response drone, Responder is a powerful aerial tool made right here in the USA for public safety agencies.

40x
Total Zoom

Provides detailed imagery even from a considerable distance, enhancing mission capabilities.

640 px
Thermal Camera

Makes it easy to identify people or see fire through smoke and provides situational awareness even in low or no light conditions.

Mobile
Communication Hub

Integrated loudspeaker (with siren function) and microphone allow communication for negotiations and emergency announcements.

Emergency
Payload Dropper

Deploy AEDs, Narcan, EpiPens, PFDs and other lifesaving payloads.



IPX4 Water Resistant	Integrated 2-Way Comms with Loudspeaker	Emergency Lights and Siren
Forward Obstacle Avoidance	Attachment Rail	Mesh Networking

Hardware

responder station

The Responder Station launches, protects and recharges Responder drones.

Temperature Controlled

Optimizes battery charging and protects electronics.

Weather Resistant

Ensures reliable performance in challenging climates.

Simple

Infrastructure

Resistant to erosion. Increases reliability.

25 Minutes

How long it takes to charge from 10% to 90%.



<5 Sec Deployment Time	Large Vehicle Mountable	Starlink / Solar Compatible	Standard Power Input
Weather Resistant	Charge 10 to 90% in 25 Minutes	Corrosion Resistant	Integrated HVAC

Hardware

DFR Infrastructure

BRINC provides **additional infrastructure** to make your DFR operations more reliable through redundancy and advanced BVLOS operations. We cover the installation and maintenance for all DFR infrastructure elements.

DFR Antenna Masts

Extend range coverage of our mesh networking system.

ADS-B Receivers

Detect manned aircraft.

Optional Radars

Another way to detect manned aircraft.



Services

DFR Safeguard Program

UNLIMITED REPAIR & REPLACE

You own the hardware. When upgraded, the Unlimited Repair and Replace warranty transfers to the latest hardware.

Set-up made easy

Day 1

Site setup

- Responder delivery
- Station installation
- Infrastructure setup
- BVLOS Waiver submission
- Training

Year 3

Upgrade

- Responder upgrade
- Training

Year 5

Upgrade

- Responder upgrade
- Training

Regular Upgrades

01 Software upgrades

02 Maintenance of Station and infrastructure

03 Recurring training

MISSION-CRITICAL. MISSION-RELIABLE. MISSION-READY.

Drone destroyed during a mission? With Unlimited Repair & Replace, first you get a loaner, then you get a new unit.

Safeguard ensures operational success



Swaps	Data	Accessories & Training
Battery swap due to age or performance	Unlimited cellular data for your systems	Unlimited payload mounts to deploy medical aid
Prop swap due to age or performance	Unlimited storage on LiveOps	On-demand training

STATEMENT OF WORK

Motorola is providing the BRINC solution, as set out below.

BRINC Drone as First Responder (DFR) Implementation

Term: This SOW is effective as of the Effective Date and will continue unless terminated earlier pursuant to the Agreement.

This Statement of Work ("SOW") is governed by the Agreement (the "Agreement") entered into between Motorola and Customer. All definitions not defined herein shall have the meaning set forth in the Agreement (including its addenda or riders). In the event of a direct conflict between this SOW and the Agreement, this SOW will control solely with respect to the services and deliverables described herein. Terms used but not defined in this SOW have the meanings set forth in the Agreement.

1. PURPOSE & SCOPE

This SOW defines the roles, responsibilities, deliverables, acceptance criteria, and project governance for the implementation of a Drone as First Responder (DFR) program powered by BRINC LiveOps software and BRINC UAS hardware. The objective is to deploy an operational DFR capability, including fixed launch sites, teleoperations (where applicable), training, and support.

2. DEFINITIONS

DFR: Drone as First Responder operational model, designed to enable rapid Unmanned Aircraft System (UAS) response to calls for service.

Go-Live: The date on which the Customer begins live operational use of the BRINC DFR solution.

CIQ: Customer Input Questionnaire used to capture configuration, networking, and deployment specifics.

3. DESCRIPTION OF SERVICES

3.1 Implementation Services: BRINC will perform the implementation tasks described herein to prepare the Customer's environment for full DFR functionality, including the following:

(a) DFR Solution Design & Configuration (subdomain creation, network configuration, geofencing, RF/EMF analysis).

(b) Hardware & Software Deployment (BRINC UAS, docking station if applicable, LiveOps SaaS activation).

(c) Training for System Administrators, Pilots in Command (PIC), and Teleoperators.

(d) Support (24x7x365).

(e) Project Documentation & Handover (CIQ, IP plans).

3.2 Warranty and Replacement Policy: BRINC offers the Warranty and Replacement Policy for Equipment sold to Customer pursuant to the Agreement that is manufactured or supplied by BRINC (the "BRINC Equipment"), as set forth on Schedule A.

4. SYSTEM REQUIREMENTS

The Hosted Services are cloud-based and provided over the internet. Customer must provide all equipment and software necessary to connect to the Services, including:

(a) Dedicated bandwidth minimum of 30 Mbps upload and 30 Mbps download at each teleoperator and launch site location, with IT firewall profile configuration allowing required ports/IP ranges for BRINC internet traffic.

(b) DFR launch and related infrastructure sites provided and equipped as specified in Schedule C.

(c) Part 107 certified pilots (or equivalent regulatory authorization).

(d) Hardware required to support BRINC operations (ability to launch browser).

5. ROLES & RESPONSIBILITIES

5.1 BRINC Obligations. Motorola will engage BRINC to provide:

(a) Project Management

(i) Lead project planning, execution, reporting, and closure.

(ii) Coordinate technical clarification, CIQ completion, configuration, staging, deployment, and acceptance activities.

(b) Configuration Documentation

(i) Provide BRINC configuration documents and coordinate with Customer IT on necessary settings.

(c) Support

(i) Provide 24x7x365 support channels (Intercom, phone, email) through BRINC, as set forth on Schedule B.

(d) Limitations / Disclaimers

(i) BRINC procures cloud hosting from third-party vendors and is not responsible for interruptions or breaches caused by such providers, subject to applicable law and the Agreement.

(e) Solution Design & Environment Prep

(i) Create a unique subdomain/URL for Customer access.

(ii) Collaborate with Customer IT on firewall, port, and IP configuration for LiveOps.

(iii) Conduct RF/EMF analysis and launch area testing to validate flight operations, geofenced areas, and interference mitigation.

(f) Software Activation & Configuration

(i) Enable BRINC Drone Software on the Customer's network, create Customer accounts, and provide admin access using Authorized User information.

(ii) Provision BRINC LiveOps SaaS, including admin portal access, telemetry, error/warning notifications, and PIC/teleoperator data capture.

(g) Hardware

(i) Recommend proper hardware requirements and deployment architecture for the DFR program.

(h) Training

(i) Deliver on-site and/or remote training for administrators, PICs, and teleoperators, covering BRINC hardware, LiveOps, geofencing, emergency override, and DFR best practices.

(i) Documentation

(i) Deliver CIQ, IP plans, configuration documents, and final project close-out documentation.

(j) Out of Scope (unless separately contracted):

(i) Management of on-site resources used during installation. This includes resources to add or build required infrastructure (pre-install) to accommodate base STATION placement or RF Infrastructure at strategic regional locations. This could include non-customer sites requiring an MOU driven by customer.

(ii) Implementation/management of Customer's networking equipment, routing/switching, or third-party systems not listed herein.

(iii) Configuration changes requested after CIQ sign-off (unless via approved change order).

(iv) Ongoing operations beyond specified support, including remote operations, unless contracted as Managed Services.

5.2 Customer Obligations. Customer will provide the following:

(a) Program Governance

(i) Appoint a Project Manager to manage user access, retention periods, and public data visibility; act as primary point of contact.

(b) Regulatory Compliance

(i) Obtain and maintain FAA waivers, CoAs, and other regulatory approvals required for DFR operations (Motorola Managed Services may assist as agreed).

(ii) Ensure Part 107 certified pilots and appropriate SOP/SRM/PPE are in place.

(c) Technical Readiness

(i) Provide required infrastructure, bandwidth (≥30 Mbps up/down at teleoperator and launch sites), LTE fallback, firewall configurations, electrical, and other prerequisites.

(d) Deployment Requirements & Site Prep

(i) Meet site preparation, power, environmental, mounting/security, airspace, maintenance access, and backup landing zone requirements as outlined in Schedule C.

(e) Accounts & Security

(i) Provide Authorized User emails; maintain account/password security; promptly notify Motorola/BRINC of security issues.

(f) Operations & Data

(i) Properly configure and use the services; secure, protect, and back up content; implement encryption and routine archiving as needed.

6. ASSUMPTIONS

The Services are provided under the following assumptions:

(a) Customer will meet all system requirements and maintain them during the term.

(b) Material scope changes post-CIQ require a change order (fees/timeframe adjustments may apply).

(c) DFR docking station and infrastructure (if included) will be installed only after Customer meets the prerequisites defined in Schedule C.

7. EXCLUSIONS.

Unless expressly stated, the following are excluded from the Services:

(a) Customer network hardware configuration and maintenance.

(b) Third-party platform licensing not listed herein.

(c) Long-term managed operations.

(d) Post-CIQ configuration changes without a change order.

8. TRAINING

BRINC will provide the following training:

(a) Flight Hardware Training: Manual RC flight basics, emergency override maneuvers, hardware limitations.

(b) BRINC Software Training: Admin overview, safety features, geofence editor usage, teleoperation basics.

(c) Operational Validation: Test flights within geofenced areas; validate launch/landing reliability.

9. ACCEPTANCE CRITERIA

The solution will be deemed accepted ("Final Acceptance") upon:

(a) Successful completion of agreed work packages and test flights demonstrating DFR functionality, as set forth on Schedule D.

(b) Delivery of all documentation (CIQ, IP plans, admin portal credentials, configuration docs).

(c) Go‑Live commencement.

(d) Resolution (or documented plan) for any material issues blocking operational use.

10. SUPPORT & SLAS

BRINC provide the following support Services:

(a) Go‑Live Support: 8 weeks post‑implementation.

(b) Ongoing Support: 24x7x365 via Intercom, phone, and email; on‑site support if issues cannot be resolved virtually.

(c) Data Handling: Data will not be intentionally deleted prior to termination; however, certain media (e.g., video/images >30 days) may be deleted per platform policy (adjust to your policy).

(d) Support Program set forth on Schedule B

SCHEDULE A – BRINC EQUIPMENT WARRANTY & REPLACEMENT POLICY

1. Hardware Warranty. Motorola warrants that BRINC Equipment is free from defects in workmanship and materials for one year from the date of Customer's receipt. For BRINC Equipment purchased by Customer under the BRINC Support Program, Motorola warrants such BRINC Equipment is free from defects in workmanship and materials from the date of Customer's receipt for the duration of the BRINC Support Program term.

2. Disclaimers. **Except as expressly provided herein, BRINC and Motorola provides all BRINC Equipment and BRINC Services "AS IS," without any warranty of any kind, either express or implied, including without limitation the implied warranties of merchantability, fitness for a particular purpose and non-infringement. Non-BRINC Materials are not covered by the limited hardware warranty described in Section 1 of this Schedule above and are only subject to the warranties of the third-party provider or manufacturer.**

3. Claims. If BRINC or Motorola receives a valid warranty claim for BRINC Equipment during the limited hardware warranty term, BRINC's and Motorola's sole responsibility is to repair or replace such BRINC Equipment with the same or like BRINC Equipment, at BRINC's or Motorola's option, as applicable. A replacement BRINC Equipment will be new or like new. The limited hardware warranty of the replacement BRINC Equipment will be the longer of (a) the remaining limited hardware warranty term of the original BRINC Equipment or (b) 90-days from the date of repair or replacement.

4. Exclusions. BRINC's limited hardware warranty excludes damage related to: (a) failure to follow BRINC Equipment use instructions, including those set forth in the applicable BRINC Equipment documentation; (b) BRINC Equipment used with equipment not manufactured or recommended by BRINC; (c) abuse, misuse, or intentional damage to the BRINC Equipment; (d) force majeure; (e) BRINC Equipment repaired or modified by persons other than BRINC, without BRINC's written permission; (f) BRINC Equipment with a defaced or removed serial number; or (g) Customer's or its Authorized User's failure to complete training from BRINC on operating and flying the BRINC Equipment prior to Customer's or its Authorized User's use of the BRINC Equipment. BRINC's limited hardware warranty will be void if Customer resells BRINC Equipment.

5. Replacement BRINC Equipment. BRINC or Motorola may permit Customer to exchange BRINC Equipment or a part thereof. In such events, subject to Section 4 of this Schedule, the replacement BRINC Equipment or part thereof will become Customer's property, and the replaced Equipment or part thereof will become Motorola's or BRINC's property, as applicable. Before delivering BRINC Equipment for any BRINC Services (including replacement services), Customer must download BRINC Equipment data and retain a copy. BRINC is not responsible for any loss of software, data, or other information contained in storage media or any part of the BRINC Equipment sent to BRINC for BRINC Services.

6. Spare BRINC Equipment. At BRINC's or Motorola's reasonable discretion, as applicable, BRINC or Motorola may provide Customer a predetermined number of spare BRINC Equipment. Spare BRINC Equipment is intended to replace broken or non-functioning units while BRINC or Motorola repairs or replaces the broken or non-functioning units through the warranty return process. Title and risk of loss for all spare BRINC Equipment shall pass to Customer in accordance with the Agreement.

SCHEDULE B – BRINC SUPPORT PROGRAM

If the Customer purchases BRINC Support Program or a bundle including BRINC Support Program, this appendix applies.

1. BRINC Support Program. The "BRINC Support Program" is an extended full-service warranty that starts on the Subscription commencement date and terminates as detailed in the Proposal. The extended warranty includes (i) unlimited repairs on BRINC Equipment and (ii) for any BRINC Equipment that cannot be repaired, up to 1 replacement per year for the Responder and Guardian Camera payload, and unlimited replacements for any other BRINC Equipment that BRINC is unable to repair between hardware Upgrades (as defined below). Customer is to return the destroyed device or provide reasonable documentation that the device was destroyed (i.e. pictures or video). The BRINC Support Program is available to agencies only upon completion of BRINC certified training on the associated product or service.

2. BRINC Support Program Upgrade. If Customer has no outstanding payment obligations and purchased BRINC Support Program, BRINC will provide Customer a new BRINC Lemur, Responder or Guardian Drone, corresponding Stations and/or BRINC Ball as scheduled in the Proposal ("Upgrade"). If Customer purchased BRINC Support Program, BRINC will provide an upgrade that is the same or like BRINC Device, at BRINC's option. BRINC makes no guarantee the Upgrade will utilize the same accessories. Upgrades exclude new products that BRINC introduces and markets as distinct products or applications. New or additional BRINC products and applications, as well as any BRINC professional services are not included. Neither BRINC nor Motorola will offer any warranty for such BRINC Equipment that has been replaced with an Upgrade, and will have no liability for any damages relating to the use of such BRINC Equipment. BRINC and Motorola will not and have no obligation to provide Upgrades once the BRINC Support Program terminates for any reason.

3. Upgrade Delay. BRINC may ship the Upgrades as scheduled in the Proposal without prior confirmation from Agency. BRINC may ship the final Upgrades as scheduled in the Proposal 60 days before the end of the Subscription Term without prior confirmation from Customer.

4. Upgrade Change. If Customer wants a different BRINC Equipment model from the Upgrade offered by BRINC, Customer must pay the price difference between the MSRP for the desired BRINC Equipment and the MSRP for the Upgrade. If the model Customer desires has an MSRP less than the MSRP of the offered Upgrade, Motorola will not provide a refund. The MSRP is the MSRP in effect at the time of the Upgrade.

5. Firmware Updates. BRINC will provide Updates to BRINC Equipment firmware for as long as a BRINC Equipment is part of an active Support Program. An "Update" can be either (i) a generally available release that BRINC makes available from time to time, or (ii) a new version of BRINC software and/or firmware that enhance features and functionality, as solely determined by BRINC.

6. Original BRINC Device. Following receipt of an Upgrade, Customer will retain the original BRINC Devices, provided that: (i) Customer cannot resell, gift, or donate the BRINC Devices; (ii) Customer will not allow the BRINC Devices to be used for personal use; (iii) Customer must retain direct custody and control of the BRINC Devices; and (iv) BRINC will offer no warranty for those BRINC Devices and will have no liability for any damages relating to the use of such BRINC Devices (as the warranty for such devices will have shifted to the Upgrade).

SCHEDULE C – CUSTOMER DEPLOYMENT REQUIREMENTS (DFR SITE & DOCK READINESS)

Site Preparation

• Base STATION Infrastructure**:** Safe accessibility; minimum surface area (16’ x 16’), adequate load support (≥360 lbs), unobstructed view of the sky. Station placement must be possible via ground transport, crane, or walking access with standard door clearance. Power and network access as specified below.

• RF Site Infrastructure**:** Safe accessibility; minimum surface area for Non-Penetrating RF Pole (6’ x 6’), or appropriate Penetrating RF Wall Mount (with mounting hardware preinstalled as directed by BRINC). Both RF options must have an unobstructed 360° view of the geographical flight area (i.e. RF array above all obstructions) and installed away from other high powered RF or cellular antennae. RF access must be possible via standard door clearance or roof hatch. Power and network access as specified below.

Power

• Continuous 110V/20A (outdoor rated plugs/protection), surge protection, battery backup where possible to ensure 100% uptime, proper grounding (≤10Ω).

Network/Backhaul

• Dedicated hard-wired internet access with LTE or similar fallback preferred, properly configured firewall rules, outdoor IP-rated connectors and wiring.

Environmental & Physical Security

• Weatherproofing, secure mounting, controlled access.

Flight Safety & Airspace

• No-fly zones reviewed; documented RF/geofencing compliance; defined backup landing area.

Maintenance Access

• Routine access, maintenance plan for cleaning, battery management, firmware updates.

Documentation & Compliance

• Site layout, network diagrams, operational SOP, permits/insurance, logging/ticketing for incidents.

Backup Safe Landing Area

• Required: 16’ diameter area**,** clear view of the sky with obstruction-free vertical corridor above, clearly marked, traffic restricted. Preferred: Same altitude as station.

SCHEDULE D – ACCEPTANCE TEST PLAN (ATP)

Functional Tests

• LiveOps connectivity, drone telemetry, flight log validation, geofence enforcement.

Operational Tests

• Launch/land cycles, teleoperation handoff (if applicable), emergency failsafe procedures.

TAKEOFF Program Addendum

This TAKEOFF Program Addendum (this "TOPA") is entered into between Motorola and Customer, and shall be subject to, and governed by, the terms of the MCA, or other agreement between Motorola and Customer, as applicable, including any applicable addenda (the "Agreement"). Unless the context otherwise requires, all capitalized terms used but not defined herein shall have the meanings set forth in the MCA and DA which may be found at: https://www.motorolasolutions.com/en_us/about/legal/us_terms.html.

If you are purchasing drone or unmanned aerial vehicle and related Products manufactured, supplied or otherwise provided by BRINC Drones, Inc. ("BRINC", and such Products, the "BRINC Products") as part of the TAKEOFF Program (from Motorola on behalf of your employer or another entity, you warrant that: (a) you have authority to bind your employer or the applicable entity, as "Customer" to this TOPA; (b) you have read and understand this TOPA; and (c) on behalf of the Customer that you represent, you agree to this TOPA. If you do not have the legal authority to bind your employer or the applicable entity as Customer to this TOPA, please do not complete the purchase. The BRINC Products include Equipment ("BRINC Equipment"), and related Services and Licensed Software.

This TOPA governs Customer's purchase of BRINC Products from Motorola under the TAKEOFF Program and shall form part of the Parties' Agreement. This TOPA shall control with respect to conflicting terms in the Agreement or any other applicable Addendum (including, without limitation, the Drone Addendum agreed to between Customer and Motorola (the "DA")), but only as applicable to the BRINC Products purchased under this TOPA and not with respect to other Products. For the avoidance of doubt, BRINC Products which are purchased under the Agreement (and, where applicable, the DA) which are not part of the TAKEOFF Program shall not be subject to this TOPA. Unless otherwise stated in this TOPA, the terms of the Agreement, including the DA apply.

1. THE FIRST YEAR OF THE SUBSCRIPTION. As set forth in the Proposal, Customer has agreed to a multi-year Subscription for BRINC Products (the "BRINC Subscription"). All references to the first twelve months of the BRINC Subscription (the "Initial Subscription Period") and each renewal year (each a "Renewal Subscription Year") in this TOPA shall refer to the BRINC Subscription. The Initial Subscription Period of the BRINC Subscription is subject to the following terms:

    1.1. Title. Title to the BRINC Equipment shall transfer to Customer at the commencement of the first Renewal Subscription Year. During the Initial Subscription Period the BRINC Equipment shall be the sole property of BRINC. Customer shall have no rights whatsoever in or to the BRINC Products other than the right to use the BRINC Products during the Initial Subscription Year. Customer shall have the benefit of the Support Program as set out in the Proposal, however Customer shall reimburse Motorola for the cost of any

necessary repairs or replacement of the BRINC Equipment for damage not covered by the Support Program.

2. CUSTOMER RESPONSIBILITIES

2.1. Customer Obligations. Customer shall fulfil the Customer Obligations as set out in the Proposal ("Customer Obligations").

2.2. Feedback. Customer may provide Motorola internal reports and feedback to assist in improving the TAKEOFF Program. Motorola and BRINC may use such internal reports and feedback to develop or improve their Products and Services (including without limitation BRINC Products)

2.3. Reference. Motorola or BRINC may request that Customer act as a public reference or that Customer participate in a case study.

2.4. Exclusivity. During the Initial Subscription Period, Customer shall use Products from BRINC as its sole Drone as First Responder ("DFR") provider for any Products covered by the TAKEOFF Program, and shall not, until the commencement of the first Renewal Subscription Period, deploy or purchase any autonomous docked drone platform or DFR product from a third party ("Competing Product").

2.5. Compatibility. Customer is responsible for ensuring that any Customer-Provided Equipment and any alterations to the applicable network with which the BRINC Products are to be used are compatible with the BRINC Product.

3. EARLY TERMINATION

3.1. Customer Termination. Customer may terminate the BRINC Subscription without penalty by giving notice to Motorola up to 30 days prior to the commencement of the first Renewal Subscription Year.

3.2. Motorola Termination. During the Initial Subscription Year, Motorola may terminate the BRINC Subscription immediately by giving notice to Customer should:

3.2.1. Customer fail to fulfill a Customer Obligation pursuant to Section 2.1; or

3.2.2. Customer deploy or purchase a Competing Product.

4. ON TERMINATION On termination pursuant to Section 3, Motorola or its subcontractors (including BRINC or its subcontractors) shall remove the BRINC Equipment from Customer's premises, and will deactivate (or cancel Customer's access to) all related Software and SaaS Products (as defined in the Agreement) provided or made available by BRINC. Customer will cooperate with such removals and deactivations (including without limitation by allowing Motorola and its subcontractors (including BRINC and its

subcontractors) to access Customer facilities for such purpose. Motorola shall work with Customer to offload any Customer Data to Customer's system.

5. SURVIVAL The following sections of this TOPA survive termination of this Agreement: Sections 1 and 4.

VILLAGE OF
SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve an Intergovernmental Agreement with the Schaumburg Township District Library for Access to Video Cameras
12/09/25
Village Board

Presenter: Bill Wolf, Police Chief
Lead Department: Police Department

Executive Summary:

Attached is an intergovernmental agreement between the Schaumburg Township District Library and the Village to allow the police department access to library exterior cameras for law enforcement purposes. The cameras will be tied to the department's Real-Time Information Center and will allow the department to view cameras when responding to calls for service or conducting investigation. The department will have 24/7 access, but will not be obligated to monitor the cameras during those times.

Recommended Action:

The Village Manager recommends the Public Safety Committee recommend the Village Board approve a Resolution authorizing the execution of an intergovernmental agreement between the Village of Schaumburg and the Schaumburg Township District Library.

ATTACHMENTS:

- Resolution
- IGA Village surveillance video CLEAN - AG 9-17-25 4905-8881-8026.pdf

RESOLUTION NO R-25-_____

RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE VILLAGE OF SCHAUMBURG AND THE SCHAUMBURG TOWNSHIP DISTRICT LIBRARY

WHEREAS, the Schaumburg Township District Library ("Library") and the Village of Schaumburg ("Village") desire to cooperate to allow for the Village's Police Department to access video surveillance cameras located at property owned and controlled by the Library; and

WHEREAS, the Library and Village are public agencies authorized under Section 5 of the Intergovernmental Cooperation Act, to contract with one another to perform any governmental service, activity, or undertaking or to combine, transfer, or exercise any powers, functions, privileges, or authority which either the Library or the Village is authorized by law to perform (5 ILCS 220/5); and; and

WHEREAS, the Village finds it would be in the best interests of the Village and its citizens to enter into the attached Intergovernmental 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 President be and is hereby authorized and directed to execute the attached Intergovernmental Agreement (Exhibit "A") by and between the Village and the Library, 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 _____, 2025.

_____
Village President

ATTEST:

_____
Village Clerk

INTERGOVERNMENTAL AGREEMENT BETWEEN THE VILLAGE OF SCHAUMBURG AND THE SCHAUMBURG TOWNSHIP DISTRICT LIBRARY

This Agreement is made and entered into as of this ___ day of _____, 2025, by and between the Village of Schaumburg, an Illinois municipal corporation ("Village") and Schaumburg Township District Library, an Illinois public library district ("Library"). The Village and Library may be referred to individually as a "Party" and collectively as the "Parties."

RECITALS

WHEREAS, the Library and Village are public agencies authorized under Section 5 of the Intergovernmental Cooperation Act, to contract with one another to perform any governmental service, activity, or undertaking or to combine, transfer, or exercise any powers, functions, privileges, or authority which either the Library or the Village is authorized by law to perform (5 ILCS 220/5); and

WHEREAS, the Library has installed video surveillance equipment in and around its facilities to assist with the safety of its patrons and staff and assist in loss prevention on its property; and

WHEREAS, the Village provides law enforcement services to the Library and its patrons through the Village of Schaumburg Police Department ("Police Department"); and

WHEREAS, the Village and the Library recognize the important role of public and community relationships in providing effective public safety measures; and

WHEREAS, the Village and the Library further recognize that advancements in video surveillance and related technology offer the ability to provide real-time intelligence to law enforcement officers responding to crisis situations; and

WHEREAS, the Village and the Library agree that it is in the best interests of the Library's patrons and residents of the Village that immediate and precise intelligence be provided to responding emergency public safety personnel, in order to ensure an accurate and effective response to crisis situations; and

WHEREAS, the Library desires to provide the Village, through the Police Department, access to the Library's external video surveillance system under the circumstances and conditions provided by this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and agreements set forth in this Agreement, the Parties agree as follows:

AGREEMENT

1. The above recitals are incorporated into this Agreement as if fully recited herein.

2. The Library will provide access via the internet to the Village to enable the Village to view footage made by and stored by the Library's external video surveillance system ("Surveillance System"). The Village's access to the Surveillance System will be limited to the twelve (12) cameras located surrounding the Library's facilities, as depicted in the diagram attached to this Agreement as **Exhibit A**. This Agreement does not provide any right to the Village to access, monitor, or be provided footage from surveillance cameras located inside the Library facilities.

3. The Village will have access to the Surveillance System on a 24/7 real-time basis. The Parties acknowledge that neither the Library nor the Village has an obligation to monitor the Surveillance System on a regular schedule or real-time basis.

4. The Village agrees to limit its access to Surveillance System records for law enforcement purposes in response to a call for service or investigative reasons.

5. The Parties agree that nothing in this Agreement creates a duty or responsibility for the Village to serve as a monitoring or security unit of the Library. Likewise, the Village is under no obligation to access the Surveillance System in response to an alarm.

6. The Library agrees to provide access to the Village's Police Department to review footage from its Surveillance System for a particular incident upon request within a reasonable time period. The Library agrees to keep footage from the Surveillance System for no less than thirty (30) days. Requests by the Village's Police Department for footage will not require a Freedom of Information Act ("FOIA") request. The Village agrees that any requests to access footage not originating from the Village's Police Department will be made to the Library pursuant to a FOIA request.

7. Nothing in the Agreement allows the Village or Library to violate the Illinois Library Records Confidentiality Act, 75 ILCS 70/1, *et seq*. In the event that the Library determines that the Village's request for footage from the Surveillance System is subject to the Illinois Library Records Confidentiality Act, the Library will require the Village to obtain a court order prior to releasing footage or data from the Surveillance System.

8. The Village agrees not to disseminate copies of Surveillance System footage without the Library's consent or pursuant to a court order.

9. The Parties agree that video surveillance on the Library property will conducted in a professional, ethical and legal manner and in accordance with the following principles: a) video surveillance must be conducted in accordance with the laws of Illinois; and b) appropriate signs and notice of video surveillance will be posted outside of the Library's premises to notify the public that the Library is under video surveillance. The Library will disable audio capture. Video cameras will not be installed in areas where individuals have a reasonable expectation of privacy.

10. The Library shall pay all maintenance costs for Library-owned Surveillance System cameras at the Library's sole expense. This agreement does not bind the Library to install or maintain any video surveillance cameras on behalf of or at the direction of the Village.

11. The Library agrees that it is responsible for removing all Surveillance System cameras that are no longer in working order.

12. No special duties or obligations are intended nor will be deemed or construed to be created by this Agreement. It is further agreed and understood that this Agreement is not intended nor will be construed to alter, limit or constitute a waiver of any of the civil immunities afforded the Library and/or the Village and/or their officials, officers, employees and/or agents pursuant to the Local Governmental and Governmental Employees Tort Immunity Act at 745 ILCS 10/1-101, *et seq.,* as amended, or otherwise provided by law, it being agreed that all civil immunities as set forth in such Act, as amended, and/or as otherwise provided by law will fully apply to any claims asserted or which might be asserted against the Library and/or the Village and/or their respective officials, officers, employees and/or agents as a result of this Agreement or any of the actions of the Parties pursuant to this Agreement. Without limiting the foregoing, it is further agreed and understood that the Library and/or the Village and/or their respective officials, officers, employees and/or agents as a result of this Agreement or any of the actions of the Parties pursuant to this Agreement will not be liable to any person or entity for failure to provide adequate police protection or service, failure to prevent the commission of crimes, failure to detect or solve crimes and/or failure to identify or apprehend criminals. Notwithstanding anything to the contrary in this Agreement, it is agreed and understood that no third party beneficiaries are intended or will be construed to be created by the provisions of this Agreement and it is the intention of the Parties hereto that no action may be commenced by any person or entity against the Library and/or the Village and/or their respective officials, officers, employees, agents and/or other related persons or entities for monetary damages as a result of this Agreement or any of the actions of the Parties pursuant to this Agreement. The provisions of this section will survive an expiration and/or termination of this Agreement.

13. Upon termination of this Agreement, the Village will not be liable for any costs of disconnection or removal of any equipment.

14. This Agreement will be subject to and governed by the laws of the State of Illinois. Venue for the resolution of any dispute or the enforcement of any rights arising out of or in connection with this Agreement will be in the Circuit Court of Cook County, Illinois.

15. The terms of this Agreement are severable. In the event any of the terms or provisions of this Agreement are deemed to be void or otherwise unenforceable for any reason, the remainder of this Agreement will remain in full force and effect.

16. This Agreement may be executed in counterparts, each of which will be an original and all of which will constitute one and the same Agreement. For the purposes of executing this Agreement, any signed copy of this Agreement transmitted by fax machine or e-mail will be treated in all manners and respects as an original document. The signature of any party

on a copy of this Agreement transmitted by fax machine or e-mail will be considered for these purposes as an original signature and will have the same legal effect as an original signature.

17. This Agreement is the only agreement between the Parties. There are no other agreements between the Parties hereto regarding the subject matter hereof, either oral, written or implied.

18. The Parties to this Agreement are independent contractors, and nothing in this Agreement shall be deemed or construed to create an agency, partnership, joint venture, or employment relationship between the Parties.

19. This Agreement is and will be deemed and construed to be a joint and collective work product of the Parties and, as such, this Agreement will not be construed against either Party as the purported drafter of same, by any court of competent jurisdiction in order to resolve any inconsistency, ambiguity, vagueness or conflict, if any, in the terms and provisions contained herein.

20. The covenants, terms and conditions herein contained may be modified only through the written mutual consent of the Parties hereto in accordance with the notice requirements set forth in this Agreement.

21. This Agreement will be in effect for a term of three (3) years, unless terminated earlier. This Agreement will become effective on _____, 2025 and will terminate on _____, 2028. Either party may terminate this Agreement prior to _____upon thirty (30) days' written notice without penalty, liability or additional costs.

22. Notices.
    a. Any and all notices required herein to be sent to the Library will be provided in writing by certified mail to the Schaumburg Township District Library, Executive Director, 130 South Rosell Road, Schaumburg, IL 60193.
    b. Any and all notices required herein to be sent to the Village will be provided in writing by certified mail to Village of Schaumburg Police Department, Chief of Police at 1000 W. Schaumburg Rd., Schaumburg, IL 60194.

IN WITNESS WHEREOF, the undersigned have entered into and executed this Agreement.

SCHAUMBURG TOWNSHIP DISTRICT LIBRARY ATTEST:

_____ _____
Library Board President Library Board Secretary

_____ _____
Date Date

VILLAGE OF SCHAUMBURG

_____
President, Village of Schaumburg

_____
Date

ATTEST:

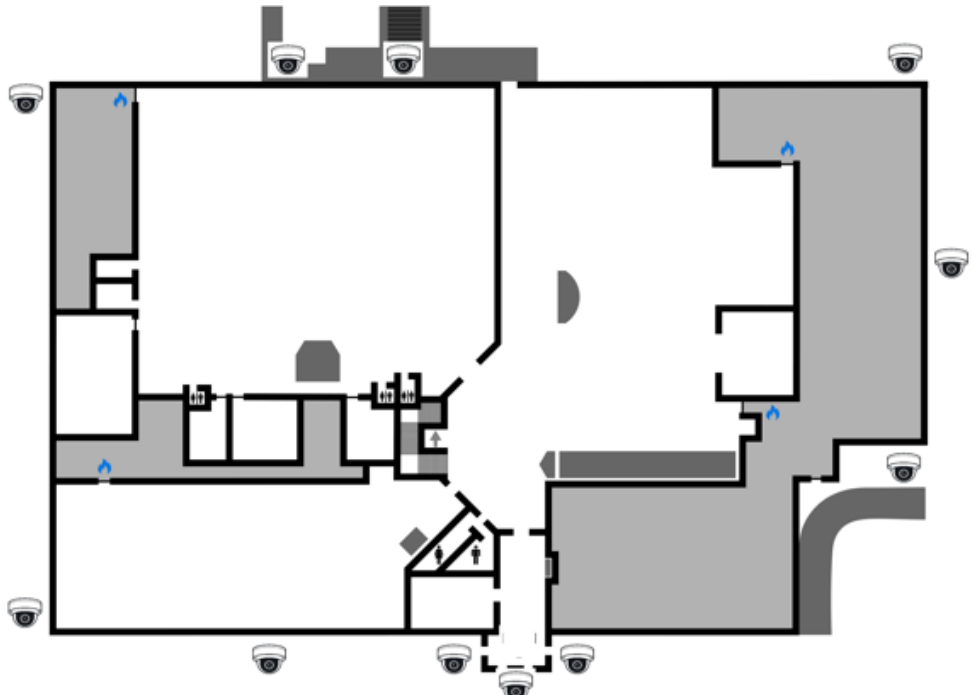
_____
Village Clerk

_____
Date

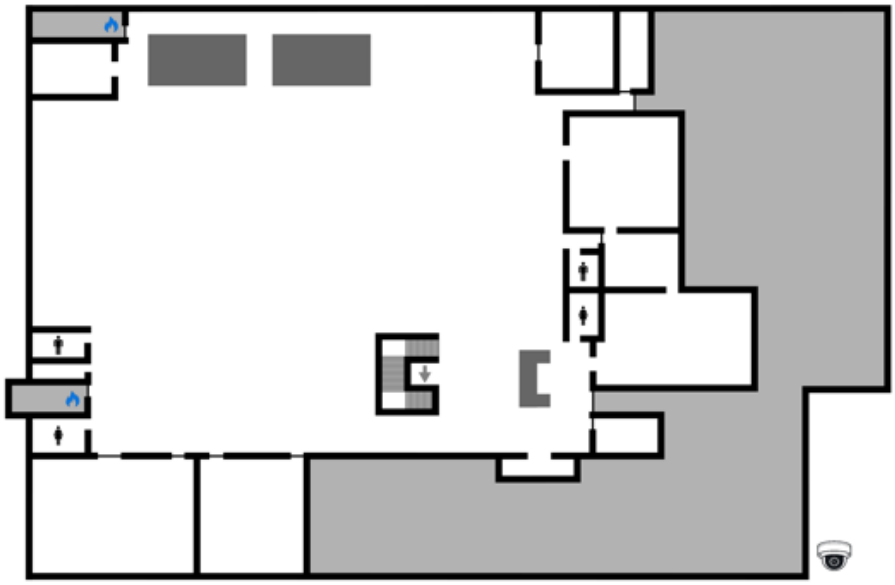
EXHIBIT A

External Surveillance Diagram

Library - First Floor



Library - Second Floor



VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Execute an Agreement with Civiltech Engineering, Inc. for Phase I Preliminary Engineering Services for Higgins Road (IL-72) Bike Path Improvements, Roselle Road to Glen Lake Road
12/09/25
Village Board

Presenter: Rachel Applegate, Transportation Planner
Lead Department: Transportation

Account(s):	Budget:	Expense Request:
4409010-7451, 25017 10-110	$150,000 (FY2026)	$427,378.89
4409010-7451, 25017 10-110	$230,000 (FY2027)	

The budget status for this request is: Over Budget

Amount Over Budget: $47,378.89

Executive Summary:

Introduction
The Higgins Road Bike Path project, spanning 1.75 miles from Roselle Road to Glen Lake Road, addresses a key gap in the regional bicycle network and is identified as a Priority Corridor in the Northwest Municipal Conference Bicycle Plan. The proposed path will enhance access to existing and planned bicycle facilities, residential neighborhoods, commercial areas, employment centers, and Hoffman Estates High School.

Located in both Schaumburg and Hoffman Estates, the project will contribute to an approximate 4.25-mile continuous route from Martingale Road on the east to Glen Lake Road on the west, once all segments are complete. The project will replace the existing 5-foot sidewalk on the north side of Higgins Road with a 10-foot multi-use path. All improvements will be designed in accordance with the American Association of State Highway and Transportation Officials (AASHTO) Guide for the Development of Bicycle Facilities, the Manual on Uniform Traffic Control Devices (MUTCD), and Americans with Disabilities Act (ADA) standards.

The village is partnering with the Village of Hoffman Estates to coordinate improvements and ensure connectivity throughout the corridor. Although the original project scope proposed termination of the bike path at Churchill Road, further project coordination informed the bike path connection to extend through Hoffman Estates High School with the connection to Glen Lake Road, in accordance with the Village of Hoffman Estates' capital improvement planning. Staff is currently preparing an intergovernmental agreement (IGA) with Hoffman Estates, which will be brought to a future Transportation Committee meeting. The draft IGA will include a cost share for the project based on the proportionate share of path within each jurisdiction. The Village of Hoffman Estates will infill bike path east of Roselle Road with the redevelopment of the property at the northeast corner of Higgins Road and Roselle Road.

Higgins Road (IL-72) is under the jurisdiction of the Illinois Department of Transportation (IDOT). The project limits are served by five (5) traffic signals at the intersections with Roselle Road, Grand Canyon Parkway, Spring Mill Drive, Golf Road (IL-58), and Salem Drive/Jones Road, which are all owned and operated by IDOT. Additional coordination with IDOT is anticipated to evaluate pedestrian crossing improvements at each signalized intersection, ensure the project achieves the necessary Phase I clearances, and position the project for grant eligibility.

Consultant Selection
Staff received proposals from three qualified consulting firms. Staff evaluated the proposals based on the qualifications of the project team, the firm's relevant experience, and the proposed project approach. Based on these evaluation criteria, staff recommends Civiltech Engineering, Inc. to complete Phase I Preliminary Engineering for the Higgins Road (IL-72) Bike Path Improvements project. Civiltech's project team set themselves apart through their strong understanding of the project corridor, by providing a clear and efficient work plan, and demonstrating success on comparable assignments. The project team recently completed the preliminary engineering phase for the Martingale Road and Higgins Road bike path project, where the consultant assisted staff in obtaining the Phase I design approval and securing state and federal funding for Phase II final design and construction. Their work was critical to programming the grant funding that was ultimately awarded. Staff has been consistently satisfied with Civiltech Engineering's technical expertise, responsiveness, and coordination, which further supports staff's recommendation.

Civiltech Engineering, Inc. submitted a scope and cost proposal in the amount of $427,378.89 for the project. A detailed scope and breakdown of the costs is attached. The budget for Phase I of this project will be expended from the Capital Improvements fund and span across two fiscal years, with $150,000 in FY2026 and $230,000 in FY2027, for a budgeted total of $380,000. The overage will be addressed by requesting an amendment to the Capital Improvement Program to add the needed funding in FY2027.

The project is eligible for Illinois Transportation Enhancement Program (ITEP) and federal Congestion Mitigation and Air Quality (CMAQ) funding. Staff intends to apply for active program funds to support construction and will pursue grant funding in the 2026 Call for Projects.

Recommended Action:
The Village Manager recommends the Village Board authorize the Village Manager and Village Clerk to execute an agreement with Civiltech Engineering, Inc. of Itasca, IL for Phase I Preliminary Engineering Services for Higgins Road (IL-72) Bike Path Improvements, Roselle Road to Glen Lake Road in the amount of $427,378.89 and approve the required Resolution.

ATTACHMENTS:
- Resolution.pdf
- Exhibit
- PSA.pdf
- Scope of Services.pdf
- Evaluation Tabulation.pdf

RESOLUTION NO. R-25-_____

A RESOLUTION AUTHORIZING THE VILLAGE MANAGER AND VILLAGE CLERK TO EXECUTE AN AGREEMENT WITH CIVILTECH ENGINEERING, INC. OF ITASCA, IL FOR PHASE I PRELIMINARY ENGINEERING SERVICES FOR HIGGINS ROAD (IL-72) BIKE PATH IMPROVEMENTS, ROSELLE ROAD TO GLEN LAKE ROAD, IN THE AMOUNT OF $427,378.89

WHEREAS, the Transportation Committee of the Village of Schaumburg has recommended that the Village of Schaumburg authorize the Village Manager and Village Clerk to execute a Professional Services Agreement with Civiltech Engineering, Inc. of Itasca, IL for Phase I Preliminary Engineering Services for Higgins Road (IL-72) Bike Path Improvements, Roselle Road to Glen Lake Road; and

WHEREAS, the Transportation Committee, Transportation, Finance Departments, and Legal have reviewed the professional services agreement marked Attachment "A" attached hereto; and

WHEREAS, it would be in the best interest of the Village of Schaumburg to execute the professional services agreement for Higgins Road (IL-72) Bike Path Improvements.

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

SECTION ONE: The Village Manager is hereby authorized and directed to execute the Agreement and any and all documents, amendments, or instruments necessary to carry out the intent of this Resolution, and to undertake any and all actions as may be required to implement the provisions of the Agreement.

SECTION TWO: That the Village Manager and Village Clerk are hereby 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 _____, 2025.

_____
Village President

ATTEST:

_____
Village Clerk



VILLAGE OF SCHAUMBURG

Higgins Road (IL-72) Bike Path Project

VILLAGE OF SCHAUMBURG
PROFESSIONAL SERVICES AGREEMENT FOR
Higgins Road Bike Path Project
Phase I Preliminary Design Engineering

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: Civiltech Engineering, Inc.
Street Address: Two Pierce Place, Suite 1400
City, State, Zip: Itasca, IL 60143
Telephone: (630) 773-3900
Email: jwoods@civiltechinc.com

B. Project Description.
Phase I Preliminary Design Engineering for the Higgins Road bike path project from Roselle Road to Glen Lake Road. The project will design a new, federally-compliant bike path along Higgins Road (IL-72).

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.

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 742 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
101 Schaumburg Ct
Schaumburg, IL 60193
Attention: Sidney Kenyon
E-mail: skenyon@schaumburg.com

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

Consultant Firm Name: Civiltech Engineering, Inc.
Street Address: Two Pierce Place, Suite 1400
City, State, Zip: Itasca, IL 60143
Attention: Jim Woods, P.E., PTOE
Facsimile:
Email: jwoods@civiltech.com

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

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

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

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

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

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

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

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

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

[SIGNATURES FOLLOW]

VILLAGE OF SCHAUMBURG

By:_____
Village Manager

ATTEST:

By:_____
Village Clerk

CONSULTANT

By:_____

TITLE: President

ATTEST:

By:_____

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.

CIVILTECH

REQUEST FOR PROPOSALS FOR PHASE I ENGINEERING SERVICES

Higgins Road (IL-72) Bike Path Project, Roselle Road to Glen Lake Road

COST PROPOSAL







Village of Schaumburg

October 6, 2025
Revised November 17, 2025

428

SCOPE OF SERVICES

The Village of Schaumburg (Village) is looking to secure federal funds for construction and construction engineering for the implementation of a bike path along Higgins Road (IL Route 72) between Glen Lake Road and Roselle Road. The use of federal funds requires the preparation of a Phase I Engineering study. This section of path is part of the Northwest Municipal Conference's (NWMC) Priority Corridor Plan and is partially located in the Village of Hoffman Estates.

Higgins Road is an Other Principal Arterial roadway under the maintenance and jurisdiction of the Illinois Department of Transportation (IDOT). A continuous sidewalk is present along the north side of Higgins Road within the proposed project limits; however, there are currently no bicycle accommodations provided. land use is primarily commercial in nature. Intersections of Higgins Road (IL Route 72) with Gannon Drive, Salem Drive, Golf Road (IL Route 58), Spring Mill Drive, Grand Canyon Parkway, and Roselle Road are signalized. The remaining intersections are minor-leg stop-controlled. A continuous off-street, shared-use path is anticipated to be provided on the north side of Higgins Road (IL Route 72). All facilities will be evaluated for compliance with the Americans with Disabilities Act (ADA).

The Phase I scope of services assumes that this project will be processed as a Federal Approved Categorical Exclusion with the preparation of a Project Development Report using IDOT's BLR 22210 form. It is also assumed that this project will be processed under BDE Chapter 17 Bicycle and Pedestrian Accommodation Guidelines. The path improvements are proposed adjacent to Hoffman Estates High School and Vogelei Park. Upon preliminary review, it appears there is enough public right-of-way near Vogelei Park to avoid impacts to this recreational area and the portions of Hoffman Estates High School that are adjacent to the roadway do not have recreational use. Because of this, it is not anticipated that Section 4(f) documentation will be needed.

It is also assumed that the preferred route will utilize existing crosswalks and pedestrian signal equipment. Therefore, it is not anticipated that IDOT will require the preparation of capacity analyses or Intersection Design Studies (IDS). Submittals and other analyses are not anticipated to require existing traffic counts. No traffic analysis tasks are included in this scope. The scope also assumes that no Maximum Extent Feasible (MEF) conditions will be proposed and therefore no ADA detail sheets will be necessary. It is assumed that the pedestrian structure over the Salt Creek West Tributary will not require modifications. Because the path will be located within state right-of-way, it is assumed that IDOT will perform the PESA.

The Phase I Engineering for Higgins Road (IL Route 72) Bike Path Project will include environmental and location-design studies needed to develop and refine geometric improvements, evaluate costs and impacts, and undertake coordination with jurisdictional agencies and the public. The primary objective of the Phase I Engineering Study is to develop a conceptual improvement plan which provides the desired level of safety and operation, minimizes impacts to adjacent properties, and which fulfills all of the requirements for processing and funding of this project by the Village of Schaumburg, Village of Hoffman Estates, Illinois Department of Transportation (IDOT), and the Federal Highway Administration (FHWA).

Task 1:

Early Coordination and Data Collection

This work item will consist of collecting available existing information as follows:

a. Collect and review previous studies and existing roadway plans from IDOT and the Villages.

b. Collect land use, public transit, zoning, school district, driveway permits, maps and plans.

c. Obtain public and private utility atlases, including a call to JULIE, continued coordination with utility companies, and incorporation of atlases into survey files.

d. Obtain and review existing traffic signal timings and plans.

e. Obtain existing right-of-way data.

f. Perform 1 field visit to the project area to confirm desktop observations and capture corridor photos for use in photologs.

g. Obtain recent stock digital aerial photography of study area at a scale of 1" = 50'.

Task 2:

Field Survey and Preparation of Base Maps

In order to develop accurate construction costs and limits of grading needed for driveways, and the path to meet Americans with Disability Act (ADA) requirements, a topographic survey will be collected along the north side of the roadway from the back-of-curb or shoulder to 25 feet beyond the right-of-way at 50-foot cross sections. The topographic survey will include: structures, ground shots, roadway shots, drainage and utilities, street lighting, vegetation, and other pertinent items within the project corridor. The surveyor will identify tree location and size. Cross sections will also be taken at all intersecting side streets and driveways on the north side of the roadway to aid in the final design. An attempt will be made to recover as many property and/or other survey monuments as can be located for use in calculating the existing right-of-way.

The survey will include the establishment of the existing right-of-way lines within the project corridor. Location and elevation of survey control points will be established.

The preparation of the project CAD base files will include identification and drafting of all existing public and private utilities within the project limits. Existing cross section information would be generated from the survey data to aid in the review of compliance with ADA grades of the proposed path and driveway improvements.

A surveying subconsultant will perform the above tasks. We propose using Jorgensen and Associates, Inc. as a subconsultant to perform the field survey. A copy of their detailed proposal is included in Attachment B.

This item includes the following tasks (performed by Civiltech):

a. Prepare a base map to be used in all elements of the study, including right-of-way and property lines, street names, and individual house/business addresses.

b. Coordination with the subconsultant and desk review of the field survey files.

Task 3:

Environmental Survey Request

In order to meet requirements of the Federal-aid process, environmental clearances must be obtained prior to project approval. Environmental Pre-Screening Forms for biological and cultural clearance reviews will be submitted to IDOT as required to verify method of processing environmental reviews. It is anticipated that after completing the IDOT ESR Prescreening process, an Environmental Survey Request (ESR) will need to be prepared and processed through IDOT. The following tasks comprise this item:

a. Prepare and submit Natural Resources and Cultural Resources Pre-Screening Forms and appropriate exhibits including location map, USGS map, National Wetlands Inventory map, cultural resources map, and Environmental Survey Limits exhibits.

b. It is anticipated that a Bridge Bat Assessment will be necessary for the pedestrian structure as well as the large culverts in the project area that carry the Salt Creek West Tributary under driveways and Higgins Road (IL Route 72). This task will require one field visit.

c. Identify properties greater than 40-years old. Prepare 40-year-old Building Photolog and Summary Table. (Assumes photos will be acquired from online sources)

d. Prepare and submit ESR Form.

e. Prepare GIS Shape Files for inclusion in ESR submittal.

It is assumed that an Addendum Environmental Survey Request submittal is not included as part of this scope of services and will be completed during Phase II design if necessary.

Task 4:

Crash Analyses

In order to satisfy IDOT and FHWA requirements, it will be necessary to gather and review crash data for the study area to determine the existence of any safety hazards. It is anticipated that only pedestrian and bicyclist crashes will need to be analyzed, and roadway crash analysis will not be necessary. This work item will consist of the following tasks:

a. Collect 5 years of police crash reports (SR-1050) for all pedestrian and bicycle crashes in the corridor. (To be provided by the Villages.)

b. Tabulate data and plot collision diagrams for bicycle and pedestrian crashes.

c. Evaluate safety improvement needs, identify countermeasures and recommendations to increase safety for pedestrians and cyclists, and write crash analysis text for the PDR.

Task 5:

Geometric Studies

Geometric studies will be performed to meet the requirements of the Bureau of Design and Environmental Manual, Americans with Disabilities Act (ADA), AASHTO Guide for the Development of Bicycle Facilities, the Village of Schaumburg design criteria, and the Village of Hoffman Estates design criteria. Where meeting design criteria is not feasible, justifications for design exceptions will be developed. This item will consist of the following tasks:

Alternatives Evaluation

There are numerous constraints within the parkway between Higgins Road and the northerly right-of-way line, including trees, landscaped areas, ditches, potential wetlands, a tributary to Salt Creek, culvert crossings, steep grades, utilities, light posts, traffic signal equipment, driveway crossings, other sidewalk or bike path intersections, and the right-of-way line itself. To avoid or minimize impacts to these features, it is possible that there could be multiple bike path alignment alternatives within any given segment of the corridor. For example, the path alignment could be placed near the right-of-way line, or adjacent to the back of curb or shoulder on Higgins Road. Or, in some cases, it would be reasonable to place the path adjacent to Higgins Road while maintaining the existing sidewalk near the right-of-way line.

a. Conceptually evaluate two alternatives for the proposed bike path alignment. This will be done using aerial photography, topographic survey, plotted contours, and field visit information versus a detailed geometric analysis of profiles and cross-sections.

b. Prepare an alternatives memorandum summarizing the conceptual alignment evaluation.

c. Prepare exhibits for the alternatives memorandum and submit memorandum to the Villages. Includes one revision.

Preferred Alignment

d. Prepare detailed horizontal geometrics on topographic base sheets.

e. Define vertical geometrics including analysis of proposed cross sections.

f. Determine grading limits and driveway tie-ins to confirm where right-of-way acquisition and temporary easements are required.

g. Determine existence of and potential for environmental impacts due to the proposed improvement.

h. Preparation of tree impact exhibits and tabulations.

i. Evaluate retaining walls and grading strategies to avoid/minimize wetland and floodplain impacts.

j. Prepare Plan and Profile exhibits.

k. Cross-section sheets will be prepared showing sections on 50-foot intervals and at all 28 driveways along Higgins Road (IL Route 72).

l. Submit detailed geometrics to both Villages. Includes up to 2 revisions.

m. Prepare a Geometric Technical Memorandum for IDOT-Geometric review and approval for the proposed improvements along Higgins Road (IL Route 72). Up to 2 revisions are included with this task.

n. Submittal of Geometric Memorandum to CCDOTH for improvements at Roselle Road.

o. While it is anticipated that traffic analyses will not be necessary, assess existing traffic signal equipment to determine if pedestrian signal equipment meets current ADA/PROWAG standards and if any of the intersections will need upgrades to APS. If APS is not present, IDOT will require APS upgrades for the entire intersection at any of the proposed path crossings. This assessment will be integral to preparing an accurate cost estimate.

p. Complete ADA/PROWAG Project Alert Form (D1 PD0038).

q. Complete Bicycle Travel Assessment Form (BDE 1702) and applicable exhibits.

It is assumed that ADA improvements, other than possible APS installation, will not be required for any corners that are not within the route of the proposed path.

Task 6:

Location Drainage Technical Memo and Hydraulic Report

Since the project follows Higgins Road, an IDOT route, and will modify drainage conditions within the IDOT right-of-way, a Location Drainage Technical Memorandum that includes an analysis of the existing drainage and impacts to the existing drainage as a result of the proposed improvements will be required and coordinated through IDOT – Hydraulics. In addition there is a Zone A mapped FEMA floodplain as well as waterway structure crossings within the project limits. Parallel to Higgins Road between approximately Evanston Street and Roselle there is a section of Salt Creek West Branch Tributary A that will likely be impacted due to the proposed improvements and therefore we anticipate that a detailed Hydraulic Report will be required by IDOT. The following tasks will be performed as part of this item.

Existing Drainage Plan

a. Obtain and review previous drainage studies, applicable permits, and documented drainage problems and complaints.

b. Prepare General Location Drainage Map.

c. Obtain contour mapping of study area.

d. Determine watershed divides and identify drainage features.

e. Identify drainage outlets and determine interpreted drainage divides.

f. Identify existing drainage problems within the project limits.

g. Perform plan in hand field reconnaissance to review existing drainage conditions.

h. Develop Existing Drainage Plan sheets for the project study limits which will be a plan view exhibit at 1-inch = 50 feet scale.

i. Submit Existing Drainage Plan (EDP) to the Villages.

Proposed Drainage Plan

j. Develop and document design criteria for the proposed drainage design.

k. Address project compliance with the MWRD Watershed Management Ordinance as well as IDNR floodplain requirements.

l. Develop recommended Proposed Drainage Plan for the project study limits. The Proposed Drainage Plan will be a plan over profile sheet that matches the proposed roadway plan over profile sheet layout.

m. Submit Proposed Drainage Plan (PDP) to the Villages.

Location Drainage Technical Memorandum

n. Develop a Drainage Technical Memorandum (DTM) that summarizes the existing and proposed drainage plan, drainage design criteria, and recommendations.

o. Submit the LDTM to the Villages. Includes one revision and disposition of comments.

p. Submit the LDTM to IDOT-Hydraulics. Includes up to two revisions and a disposition of comments.

Hydraulic Report for Salt Creek West Branch Tributary A

The tasks that will be completed for completion of the Hydraulic Report item include the following:

q. Obtain the existing regulatory floodplain model.

r. Verify the regulatory hydraulic analysis and create an existing condition hydraulic model and analysis for the project area by extending the upstream limits of the existing regulatory model.

s. Develop the proposed condition hydraulic analysis based on the proposed improvements.

t. Evaluate any proposed condition alternatives such as culvert replacement or various alignments and waterway impacts as a result of the proposed path.

u. Evaluate roadway profile and existing structures for structure for floodplain freeboard and clearance design requirements.

v. Evaluate any floodplain encroachments and the need and locations for floodplain compensatory storage (if required).

w. Prepare Hydraulic Report(s) documenting analysis, results, and recommendations.

x. Prepare Hydraulic Report exhibits.

y. Submit Hydraulic Report(s) to IDOT Hydraulics for approval. Includes one revision and disposition of comments.

Task 7:

Wetland Study

Available resources identify potential wetlands are located within the project limits. The National Wetland Inventory (NWI) maps, Cook County GIS, NRCS Soil Survey, FEMA Flood Insurance Rate Maps, and Google Earth aerial imagery indicate wetlands, water bodies, hydrophytic vegetation, hydric soils, floodplains, and depressional areas may be located within the limits of the project. Therefore, a Wetland and Water Body Delineation Report for all potential wetland and water body areas within the project limits will be prepared. This includes riparian environment and Ordinary High Water Mark (OHWM) delineations when applicable. Although preliminary regulatory coordination is not included in this scope of services, preliminary coordination with the U.S. Army Corps of Engineers (USACE) Chicago District, the Metropolitan Water Reclamation District of Greater Chicago (MWRD), and the Village of Schaumburg may be necessary for regulatory, methodology, and/or access coordination.

The proposed wetland science services will be completed in accordance with the USACE Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region (Version 2.0), (Midwest Regional Supplement), and the MWRD Watershed Management Ordinance (WMO). Delineating both USACE jurisdictional "waters of the U.S." (WOUS) and MWRD regulated Isolated Wetlands will satisfy requirements of the Illinois Interagency Wetlands Policy Act (IWPA) of 1989 for the Illinois Department of Natural Resources (IDNR) and the Illinois Department of Transportation (IDOT) Phase I process. Tasks for the Wetland Study include:

a. Resource Review - An off-site records/document review of the project limits and all areas within 100 feet of the project limits, using available historical and current topographic maps, aerial imagery, NWI data, watershed plans, flood maps, and soil survey data.

b. Field Investigation - An on-site investigation of the project limits and all areas within 100 feet of the project limits, including testing for the presence of hydrologic soils, hydrophytic vegetation, and wetland hydrology to determine wetland areas and boundaries, including the determination of High-Quality Aquatic Resources. A Floristic Quality Assessment will be conducted for each identified wetland, as required by MWRD. All wetland boundaries will be flagged and surveyed using GPS collection systems. The field investigation includes the determination of riparian environments, buffers, and OHWM as outlined in the WMO.

c. **Wetland and Water Body Delineation Report** - A Wetland and Water Body Delineation Report that documents the findings of the on-site investigation.

d. **Wetland Impact Evaluation (WIE)** - Preparation and submittal of the IDOT WIE form and impact exhibits, once impacts from the proposed improvements have been identified. One resubmittal is included in this scope of services.

Task 8:

Draft Project Development Report

This item consists of preparation of the Local Project Development Form for Categorical Exclusions and Design Approval (BLR 22210) and required attachments (PDR). This item consists of the following tasks:

a. Prepare report exhibits.

b. Write Draft PDR (BLR 22210) text.

c. Compile appendices.

d. Prepare Design Exception forms (BDE 3100), if necessary. Assume no more than four design exception requests will be necessary.

e. Draft PDR Submittals will be the following:

i. Submit Draft PDR to Villages of Schaumburg and Hoffman Estates for review.

ii. Address one set of both Villages' comments and provide a disposition of comments. Submit Draft PDR to IDOT for review.

f. Conduct review meeting with both Villages and IDOT, if necessary.

Task 9:

Cost Estimate

It is important for both planning and funding purposes to maintain an accurate and up-to-date project cost throughout the Phase I Study. This task item includes preparing an initial construction cost and revising it throughout the project study. Up to three revisions are included at the project milestone submittals as noted below:

a. Funding Application

b. Draft PDR

c. Final PDR

This item also includes time for Civiltech's internal Quality Assurance/Quality Control (QA/QC) review process with Phase II, Phase III, and Right-of-Way Acquisition staff.

Task 10:

Agency Coordination

The efficiency and timeliness of executing a project can hinge on the level and frequency of coordination with applicable jurisdictional agencies. In addition to a kick-off meeting with the Village and IDOT and an IDOT/FHWA Coordination Meeting, we propose to schedule the following meetings listed below. It is assumed all meetings will be virtual unless specifically noted. All meetings will include preparation of an agenda, exhibits, meeting attendance, and preparation of meeting minutes. Meetings are summarized as follows:

a. Kickoff meeting with the Village of Schaumburg and the Village of Hoffman Estates.
b. IDOT kickoff meeting.
c. FHWA/IDOT Coordination Meeting including preparation of Coordination Meeting Data form (BLR 22410). Assume one meeting.
d. Phone/email coordination with Village of Schaumburg and Village of Hoffman Estates Police and Fire, schools, Post Office, Park District, bicycle groups and local businesses to inform them of the project.
e. Coordination with Cook County Department of Transportation and Highways (CCDOTH) for improvements at Roselle Road. Assume two meetings.
f. Prepare for and present Design Exceptions at IDOT MEF/DE meeting.
g. Coordination with PACE.
h. Coordination with Hoffman Estates High School regarding anticipated impacts to the school property. Assume one meeting.
i. Coordination with IDOT regarding processing of submittals and reviews.

Task 11:

Federal Funding Application

This item consists of aiding in the application process to obtain funding for the construction of the bike path. This item assumes the completion of an application for Congestion Mitigation and Air Quality Improvement Program (CMAQ)/Transportation Alternatives Program-Local (TAP-L) funding grant in the fall of 2026. This will consist of the following tasks:

a. Funding Application text
b. Narrative Project Summary
c. Exhibits and Tables
d. Cost Estimate (workhours for this task are included in Item 9 – Cost Estimate)
e. Milestone Schedule

Task 12:

Public Involvement

The purpose of public involvement process is to promote a proactive and responsive approach that seeks the input of all concerned stakeholders early and often, and that provides for appropriate input at key points in the project decision making process. It is anticipated that one open house style public information meeting will be held for the project. This scope also includes time for meeting with individual project stakeholders should that become necessary. Following are the specific public involvement tasks that are anticipated:

Public Information Meeting

a. Select and coordinate with public meeting venue.
b. Prepare public meeting newspaper legal notice.
c. Prepare public meeting brochure.
d. Prepare and distribute public meeting notification letters to area residents and businesses. This task includes the preparation of certified letters for residents/business owners whose property will be impacted.
e. Prepare public meeting exhibits.
f. Prepare for and attend public meeting dry run with both Villages.
g. Attend public information meeting.
h. Prepare meeting summary and responses to comments received.
i. Provide public meeting materials to both Villages for inclusion on websites.

Individual Stakeholder Meetings

j. Initial coordination with business/property identified as having particular interest or concern.

k. Prepare meeting materials and/or presentation.

l. Attend up to three virtual meetings with property owners.

m. Prepare meeting minutes/summaries and responses to comments received.

n. Provide post-meeting materials to Villages and property owners.

Task 13:

Pre-Final and Final Project Development Report

Based on the outcome of the draft report review by the Village and IDOT as well as the public involvement activities and comments, the Final PDR will be prepared. Design Approval will be requested from IDOT. It is assumed the Final PDR submittal will be electronic. This work item consists of the following tasks:

a. Complete Checklist for Determination of State/Federal Approved Categorical Exclusions (BLR 19110).

b. Prepare a disposition of IDOT comments on the Draft PDR.

c. Revise, proofread and edit the Draft PDR.

d. Revise Draft PDR exhibits and appendices.

e. Provide Pre-Final PDR for Villages' approval.

f. Provide a disposition of Villages' comments and revise Pre-Final PDR up to one time.

g. Submit Pre-Final PDR to IDOT for review.

h. Prepare a disposition of IDOT comments on the Pre-Final PDR.

i. Revise, proofread and edit the Pre-Final PDR report.

j. Revise Pre-Final PDR exhibits and appendices.

k. Provide Final PDR for Village signature.

l. Submit the Final PDR to IDOT for Design Approval.

Task 14:

Supervision, Administration and Project Coordination

This item includes project setup, monthly invoicing and preparation of status reports, client coordination and meetings as well as in-house coordination meetings. This item also includes implementation of Civiltech's Quality Assurance/Quality Control in-house review process. The duration of the project is estimated to be 24 months. Specifically, the following items are included:

a. Project setup.

b. Monthly invoicing and status reports (assume 24 months).

c. Internal coordination meetings (assume 3 people, 24 meetings, 1 hour each).

d. Regular client coordination meetings as needed (assume 2 people, 12 remote meetings, 1 hour each consisting of preparation, attendance, and summary e-mail).

e. NWMC Quarterly Status Reports (assume 3 to be prepared following funding award).

f. Prepare Project Program Information (PPI) Form (#D1-PI0004) as per IDOT requirements. Revise up to one time.

g. Implementation of QA/QC procedures.

ATTACHMENT A

Civiltech Engineering, Inc.

COST ESTIMATE OF CONSULTANT SERVICES

Work Item	Staff Classifications, Billing Rate and Workhours											Total Workhours	% of Workhours	Labor Cost
	Director & QA/QC	Sr. Project Manager	Engineer IV	Engineer I	Sr. Design Technician	Sr. Water Resources Engineer	Water Resources Engineer III	Sr. Prof. Wetland Scientist	Certified Wetland Specialist	Ecological Engineer I	Admin. Assistant			
Hourly Rates	$79.50	$71.50	$46.00	$37.00	$45.50	$90.00	$45.50	$82.50	$47.50	$37.00	$25.00			
Item 1 - Early Coordination and Data Collection	0	6	16	36	12	0	0	0	0	0	0	**70**	**3%**	**$3,043.00**
Item 2 - Field Survey and Preparation of Base Maps	0	2	0	8	16	0	0	0	0	0	0	**26**	**1%**	**$1,167.00**
Item 3 - Environmental Survey Request	0	10	14	46	30	0	0	2	0	8	0	**110**	**4%**	**$4,887.00**
Item 4 - Crash Analyses	0	6	6	12	0	0	0	0	0	0	0	**24**	**1%**	**$1,149.00**
Item 5 - Geometric Studies	22	96	138	386	132	0	0	0	0	0	0	**774**	**29%**	**$35,249.00**
Item 6 - Location Drainage Technical Memo and Hydraulic Report	0	8	0	0	4	50	368	0	0	0	0	**430**	**16%**	**$21,998.00**
Item 7 - Wetland Study	0	0	0	0	0	0	0	7	45	32	0	**84**	**3%**	**$3,899.00**
Item 8 - Draft Project Development Report	0	38	32	132	24	0	0	0	0	0	0	**226**	**8%**	**$10,165.00**
Item 9 - Cost Estimate	14	14	14	68	0	0	0	0	0	0	0	**110**	**4%**	**$5,274.00**
Item 10 - Agency Coordination	0	32	26	32	30	0	0	0	0	0	0	**120**	**4%**	**$6,033.00**
Item 11 - Federal Funding Application	4	12	20	34	0	0	0	0	0	0	0	**70**	**3%**	**$3,354.00**
Item 12 - Public Involvement	0	42	50	124	48	0	0	0	0	0	16	**280**	**10%**	**$12,475.00**
Item 13 - Pre-Final and Final Project Development Report	0	24	24	56	16	0	0	0	0	0	0	**120**	**4%**	**$5,620.00**
Item 14 - Supervision, Administration, and Project Coordination	40	70	92	32	0	0	0	0	0	0	0	**234**	**9%**	**$13,601.00**
Total Workhours by Staff Classification:	**80**	**360**	**432**	**966**	**312**	**50**	**368**	**9**	**45**	**40**	**16**	**2,678**		
Percentage of Total Workhours:	**3%**	**13%**	**16%**	**36%**	**12%**	**2%**	**14%**	**0%**	**2%**	**1%**	**1%**	**100%**		
Direct Labor Cost by Staff Classification:	**$6,360.00**	**$25,740.00**	**$19,872.00**	**$35,742.00**	**$14,196.00**	**$4,500.00**	**$16,744.00**	**$742.50**	**$2,137.50**	**$1,480.00**	**$400.00**			

Total Labor Cost: **$127,914.00**
2.6831 Multiplier*: **$343,206.05**
Total In-House Direct & Subconsultant Costs (see separate calculation): **$84,172.84**

PROJECT TOTALS: **2,678** **100%** **$427,378.89**

* Developed using Civiltech's current IDOT-approved Overhead Rate of 134.33% and IDOT BLRS Cost Plus Fixed Fee Method 1 formula: 14.5%[DL+R(DL)+ OH(DL)+IHDC], where DL = Direct Labor, R = Complexity Factor (use "0"), OH = Overhead Rate, and IHDC = In-House Direct Costs (Use $0).

WORKHOURS

Work Item and Sub-items	Staff Classifications & Workhours											Total Workhours	% of Workhours
	Director & QA/QC	Sr. Project Manager	Engineer IV	Engineer I	Sr. Design Technician	Sr. Water Resources Engineer	Water Resources Engineer III	Sr. Prof. Wetland Scientist	Certified Wetland Specialist	Ecological Engineer I	Admin. Assistant		
Item 1 - Early Coordination and Data Collection													
By Civiltech													
A. Collect previous studies and existing roadway plans.		2	4	8								**14**	20.0%
B. Collect land use, public transit, zoning, school district, driveway permits, maps, and plans.			2	4								**6**	8.6%
C. Obtain private and public utility atlases.		2	4	12								**18**	25.7%
D. Obtain and review existing traffic signal timing and plans.			2	4								**6**	8.6%
E. Obtain existing right-of-way data.				4	4							**8**	11.4%
F. Perform 1 field visits to the project area.		2	4	4								**10**	14.3%
G. Obtain recent digital aerial photography of the study area.					8							**8**	11.4%
Subtotal:	**0**	**6**	**16**	**36**	**12**	**0**	**0**	**0**	**0**	**0**	**0**	**70**	**100%**
Item 2 - Field Survey and Preparation of Base Maps													
By Civiltech and Jorgensen and Associates, Inc.													
A. Prepare a base map to be used in all phases of the study, including right-of-way and property lines, street names, and individual house/business addresses.				4	12							**16**	61.5%
B. Subconsultant coordination and review of survey files.		2		4	4							**10**	38.5%
Subtotal:	**0**	**2**	**0**	**8**	**16**	**0**	**0**	**0**	**0**	**0**	**0**	**26**	**100.0%**
Item 3 - Environmental Survey Request													
By Civiltech													
A. Prepare and submit Natural Resources and Cultural Resources Pre-Screening Forms and appropriate exhibits.		4	8	24	24							**60**	54.5%
B. Bridge Bat Assessments.				8				2		8		**18**	16.4%
C. Identify properties greater than 40-years old. Prepare photolog and summary table.		2	2	4								**8**	7.3%
D. Prepare and submit ESR Form.		4	4	8	4							**20**	18.2%
E. Prepare GIS Shapefiles of ESR Boundary.				2	2							**4**	3.6%
Subtotal:	**0**	**10**	**14**	**46**	**30**	**0**	**0**	**2**	**0**	**8**	**0**	**110**	**100.0%**

WORKHOURS (CONTINUED)

Work Item and Sub-items	Staff Classifications & Workhours											Total Workhours	% of Workhours
	Director & QA/QC	Sr. Project Manager	Engineer IV	Engineer I	Sr. Design Technician	Sr. Water Resources Engineer	Water Resources Engineer III	Sr. Prof. Wetland Scientist	Certified Wetland Specialist	Ecological Engineer I	Admin. Assistant		
Item 4 - Crash Analyses													
By Civiltech													
A. Collect 5 years of crash data from the Villages for all pedestrian/bike crashes.		2	2									**4**	16.7%
B. Tabulate data and plot collision diagrams.		2	2	8								**12**	50.0%
C. Evaluate safety improvement needs, identify countermeasures, and write crash analysis text.		2	2	4								**8**	33.3%
Subtotal:	**0**	**6**	**6**	**12**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**24**	**100.0%**
Item 5 - Geometric Studies													
By Civiltech													
A. Conceptually evaluate two alternatives for the path alignment with desktop data sources.	4	8	12	36	12							**72**	9.3%
B. Prepare an alternatives memo summarizing two concepts.	2	4	4	12								**22**	2.8%
C. Prepare exhibits for the alternatives memo and submit to the Villages. Includes 1 revision.	2	4	8	16	20							**50**	6.5%
D. Prepare detailed horizontal geometrics on topographic base sheets.	2	10	10	48								**70**	9.0%
E. Define vertical geometrics including analysis of cross sections.	2	16	24	48								**90**	11.6%
F. Determine grading limits and driveway tie-ins to confirm where right-of-way acquisition and temporary easements will be required.		4	4	8								**16**	2.1%
G. Determine existence and potential for environmental impacts.		2	2	8								**12**	1.6%
H. Prepare exhibits and tabulations of tree impacts.		2	2	4	8							**16**	2.1%
I. Evaluate retaining walls and grading strategies to avoid/minimize wetland and floodplain impacts.		2	4	8								**14**	1.8%
J. Prepare Plan and Profile Sheets.	2	8	8	48	20							**86**	11.1%
K. Prepare cross section sheets on 50-foot intervals and at all driveways.		8	24	48								**80**	10.3%
L. Submit detailed geometrics to Villages. Includes 2 revisions.	2	4	4	30	24							**64**	8.3%

WORKHOURS (CONTINUED)

Work Item and Sub-items		Staff Classifications & Workhours											Total Workhours	% of Workhours
		Director & QA/QC	Sr. Project Manager	Engineer IV	Engineer I	Sr. Design Technician	Sr. Water Resources Engineer	Water Resources Engineer III	Sr. Prof. Wetland Scientist	Certified Wetland Specialist	Ecological Engineer I	Admin. Assistant		
M.	Prepare a Geometric Technical Memorandum for IDOT-Geometrics Review. Up to 2 revisions.	4	12	16	48	40							**120**	15.5%
N.	Submittal of a Geometric Technical Memorandum to CCDOTH for Roselle Road.	2	2	4	8	4							**20**	2.6%
O.	Assess existing signals for ADA/PROWAG compliance and need for APS upgrades.		8	8	8								**24**	3.1%
P.	Complete ADA/PROWAG Project Alert Form.		1	2	4	2							**9**	1.2%
Q.	Complete Bicycle Travel Assessment Form and exhibits.		1	2	4	2							**9**	1.2%
	Subtotal:	**22**	**96**	**138**	**386**	**132**	**0**	**0**	**0**	**0**	**0**	**0**	**774**	**100.0%**

Item 6 -	**Location Drainage Technical Memo and Hydraulic Report**													
By Civiltech														
Existing Drainage Plan														
A.	Data Collection						1	6					**7**	1.6%
B.	Prepare General Location Drainage Exhibit						1	6					**7**	1.6%
C.	Contour mapping							4					**4**	0.9%
D.	Watershed Divides						1	8					**9**	2.1%
E.	Identify Drainage Outlets						2	12					**14**	3.3%
F.	Identify Existing Drainage Problems						1	6					**7**	1.6%
G.	Field Visit						4	4					**8**	1.9%
H.	Existing Drainage Plan - Exhibits (6 sheets)		2				6	60					**68**	15.8%
I.	Submit EDP to Villages		2				2						**4**	0.9%
Proposed Drainage Plans														
J.	Develop Design Criteria						1	6					**7**	1.6%
K.	Address MWRD WMO						1	4					**5**	1.2%
L.	Proposed Drainage Plan Exhibits (6 sheets)						6	96					**102**	23.7%
M.	Submit Proposed Drainage Plan		1				1						**2**	0.5%
Location Drainage Technical Memorandum														
N.	LDTM Narrative						2	16					**18**	4.2%
O.	Submit LDTM to Village		1				1	2					**4**	0.9%
P.	Submit LDTM to IDOT		1			2	1	2					**6**	1.4%
Hydraulic Report														
Q.	Obtain Regulatory Model						1	6					**7**	1.6%
R.	Existing Condition Model and Analysis						4	24					**28**	6.5%
S.	Proposed Condition Model and Analysis						4	32					**36**	8.4%
T.	Analysis of Alternatives						2	16					**18**	4.2%

WORKHOURS (CONTINUED)

Work Item and Sub-items		Staff Classifications & Workhours											Total Workhours	% of Workhours
		Director & QA/QC	Sr. Project Manager	Engineer IV	Engineer I	Sr. Design Technician	Sr. Water Resources Engineer	Water Resources Engineer III	Sr. Prof. Wetland Scientist	Certified Wetland Specialist	Ecological Engineer I	Admin. Assistant		
U.	Evaluate Freeboard/Clearance						1	4					**5**	1.2%
V.	Floodplain Encroachment Evaluation						2	20					**22**	5.1%
W.	Hydraulic Report Narrative						2	12					**14**	3.3%
X.	Hydraulic Report Exhibits						2	20					**22**	5.1%
Y.	Submit Hydraulic Report to IDOT		1			2	1	2					**6**	1.4%
	Subtotal:	**0**	**8**	**0**	**0**	**4**	**50**	**368**	**0**	**0**	**0**	**0**	**430**	**100.0%**
Item 7 -	**Wetland Study**													
By Civiltech														
A.	Conduct desktop resource review.								1	1	4		**6**	7.1%
B.	Complete field investigation.								2	12	8		**22**	26.2%
C.	Prepare and submit Wetland and Water Body Delineation Report.								2	32	16		**50**	59.5%
D.	Prepare and submit Wetland Impact Evaluation and applicable exhibits.								2		4		**6**	7.1%
	Subtotal:	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**7**	**45**	**32**	**0**	**84**	**100.0%**
Item 8 -	**Draft Project Development Report**													
By Civiltech														
A.	Prepare report exhibits.		8	8	36	24							**76**	33.6%
B.	Write Draft PDR text.		8	8	36								**52**	23.0%
C.	Compile appendices.		8	4	24								**36**	15.9%
D.	Prepare Design Exception forms, if necessary. Assume no more than 4 design exceptions.		2	4	28								**34**	15.0%
E.	Draft PDR Submittals.		8	4	8								**20**	8.8%
F.	Conduct review meeting with both Villages and IDOT.		4	4									**8**	3.5%
	Subtotal:	**0**	**38**	**32**	**132**	**24**	**0**	**0**	**0**	**0**	**0**	**0**	**226**	**100.0%**
Item 9 -	**Cost Estimate**													
By Civiltech														
A.	Funding Application	14	8	8	48								**78**	70.9%
B.	Draft PDR		4	4	16								**24**	21.8%
C.	Final PDR		2	2	4								**8**	7.3%
	Subtotal:	**14**	**14**	**14**	**68**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**110**	**100.0%**

WORKHOURS (CONTINUED)

Work Item and Sub-items		Staff Classifications & Workhours											Total Workhours	% of Workhours
		Director & QA/QC	Sr. Project Manager	Engineer IV	Engineer I	Sr. Design Technician	Sr. Water Resources Engineer	Water Resources Engineer III	Sr. Prof. Wetland Scientist	Certified Wetland Specialist	Ecological Engineer I	Admin. Assistant		
Item 10 -	**Agency Coordination**													
By Civiltech														
A.	Kickoff meeting with the Village of Schaumburg and the Village of Hoffman Estates.		2	4	4	2							**12**	10.0%
B.	IDOT kickoff meeting.		4	4	4	8							**20**	16.7%
C.	FHWA/IDOT Coordination Meeting and preparation of materials.		8	8	16	16							**48**	40.0%
D.	Phone/email coordination with Village Police, Fire, Schools, Post Office Park District, etc.		2	2	2	2							**8**	6.7%
E.	Coordination with CCDOTH.		2	2	2	2							**8**	6.7%
F.	Prepare for and present at IDOT MEF/DE meeting.		2	2	2								**6**	5.0%
G.	Coordination with PACE.		2	2									**4**	3.3%
H.	Coordination with Hoffman Estates High School.		2	2	2								**6**	5.0%
I.	Coordination with IDOT regarding processing of submittals and reviews.		8										**8**	6.7%
	Subtotal:	**0**	**32**	**26**	**32**	**30**	**0**	**0**	**0**	**0**	**0**	**0**	**120**	**100.0%**
Item 11 -	**Federal Funding Application**													
By Civiltech														
A.	Funding application text.	2	2	6	8								**18**	25.7%
B.	Narrative project summary.	2	2	4	6								**14**	20.0%
C.	Exhibits and tables.		6	8	18								**32**	45.7%
D.	Cost Estimate. Included in Item 9.												**0**	
E.	Milestone schedule		2	2	2								**6**	8.6%
	Subtotal:	**4**	**12**	**20**	**34**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**70**	**100.0%**
Item 12 -	**Public Involvement**													
By Civiltech														
A.	Select and coordinate with pubic meeting venue.		2	2									**4**	1.4%
B.	Prepare public meeting newspaper legal notice.		2	2	2								**6**	2.1%
C.	Prepare public meeting brochure.		2	4	12								**18**	6.4%
D.	Prepare and distribute public meeting notification letters to area residents and businesses.		2	4	24							16	**46**	16.4%
E.	Prepare public meeting exhibits.		8	16	48	48							**120**	42.9%
F.	Prepare for and attend public meeting dry run with both Villages.		4	4	4								**12**	4.3%

WORKHOURS (CONTINUED)

Work Item and Sub-items		Staff Classifications & Workhours											Total Workhours	% of Workhours
		Director & QA/QC	Sr. Project Manager	Engineer IV	Engineer I	Sr. Design Technician	Sr. Water Resources Engineer	Water Resources Engineer III	Sr. Prof. Wetland Scientist	Certified Wetland Specialist	Ecological Engineer I	Admin. Assistant		
G.	Attend public information meeting.		6	6	6								**18**	6.4%
H.	Prepare meeting summary and responses to comments.		2	2	8								**12**	4.3%
I.	Provide public meeting materials to both Villages.		2										**2**	0.7%
J.	Initial coordination with business/property owners.		2	2	2								**6**	2.1%
K.	Prepare meeting materials/presentation for business/property owner meetings.		2	2	8								**12**	4.3%
L.	Attend up to 3 virtual meetings.		4	4	4								**12**	4.3%
M.	Prepare meeting minutes/summaries and responses to comments received.		2	2	6								**10**	3.6%
N.	Provide post-meeting materials to Villages and property owners.		2										**2**	0.7%
	Subtotal:	**0**	**42**	**50**	**124**	**48**	**0**	**0**	**0**	**0**	**0**	**16**	**280**	**100.0%**
Item 13 -	**Pre-Final and Final Project Development Report**													
By Civiltech														
A.	Complete Checklist for Determination of State/Federal Approved Categorical Exclusion.		2	2	4								**8**	6.7%
B.	Prepare a disposition of IDOT comments on the Draft PDR.		4	4	8								**16**	13.3%
C.	Revise, proofread, and edit the Draft PDR.		4	8	12								**24**	20.0%
D.	Revise Draft PDR exhibits and appendices.		2	2	12	12							**28**	23.3%
E.	Provide Pre-Final PDR to IDOT for review.		2										**2**	1.7%
F.	Prepare a disposition of IDOT comments on the Pre-Final PDR.		4	4	8								**16**	13.3%
G.	Revise, proofread, and edit the Pre-Final PDR.		2	4	8								**14**	11.7%
H.	Revise Pre-Final PDR Exhibits and appendices.				4	4							**8**	6.7%
I.	Provide Final PDR for Village signature.		2										**2**	1.7%
J.	Submit Final PDR to IDOT for Design Approval.		2										**2**	1.7%
	Subtotal:	**0**	**24**	**24**	**56**	**16**	**0**	**0**	**0**	**0**	**0**	**0**	**120**	**100.0%**
Item 14 -	**Supervision, Administration, and Project Coordination**													
By Civiltech														
A.	Project setup.		4										**4**	1.7%

WORKHOURS (CONTINUED)

Work Item and Sub-items		Staff Classifications & Workhours											Total Workhours	% of Workhours
		Director & QA/QC	Sr. Project Manager	Engineer IV	Engineer I	Sr. Design Technician	Sr. Water Resources Engineer	Water Resources Engineer III	Sr. Prof. Wetland Scientist	Certified Wetland Specialist	Ecological Engineer I	Admin. Assistant		
B.	Monthly invoicing and status reports. Assume 24 months.		24	48									**72**	30.8%
C.	Internal coordination meetings.		24	24	24								**72**	30.8%
D.	Regular client coordination meetings as needed.		12	12									**24**	10.3%
E.	NWMC Quarterly Status Reports.		4	4									**8**	3.4%
F.	Prepare Project Program Information (PPI) form. Includes one revision.		2	4	8								**14**	6.0%
G.	Implementation of QA/QC procedures.	40											**40**	17.1%
	Subtotal:	**40**	**70**	**92**	**32**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**234**	**100.0%**

Total:	**80**	**360**	**432**	**966**	**312**	**50**	**368**	**9**	**45**	**40**	**16**	**2,678**
% of Workhours:	**2.99%**	**13.44%**	**16.13%**	**36.07%**	**11.65%**	**1.87%**	**13.74%**	**0.34%**	**1.68%**	**1.49%**	**0.60%**	

DIRECT COSTS

Item No.	Work Item	In-House Direct Cost	Sub-Consultant Cost
Item 1 -	**Early Coordination and Data Collection**		
Mileage:	1 trip @ 16 mi./round trip @ $0.70/mi	$22.40	
	Item 1 Subtotal	**$22.40**	
Item 2 -	**Field Survey and Preparation of Base Maps**		
Subconsultant:	Jorgensen and Associates, Inc.		$81,691.14
	Item 2 Subtotal		**$81,691.14**
Item 3 -	**Environmental Survey Request**		
Mileage:	1 trip @ 16 mi./round trip @ $0.70/mi	$22.40	
	Item 3 Subtotal	**$22.40**	
Item 6 -	**Location Drainage Technical Memo and Hydraulic Report**		
FEMA Data Request		$500.00	
	Item 6 Subtotal	**$500.00**	
Item 7 -	**Wetland Study**		
Mileage:	2 trips @ 16 mi./round trip @ $0.7/mi.	$44.80	
	Item 7 Subtotal	**$44.80**	
Item 11 -	**Federal Funding Application**		
Mileage:	1 trip @ 16 mi./round trip @ $0.70/mi.	$22.40	
	Item 11 Subtotal	**$22.40**	
Item 12 -	**Public Involvement**		
Mileage:	2 trips @ 16 mi./round trip @ $0.70/mi.	$67.20	
Printing:	750 8"x11" pages @ $0.30/ea.	$225.00	
Printing:	75 11"x17" pages @ $0.50/ea.	$37.50	
Printing:	50 22"x34" sheets @ $1.50/ea.	$75.00	
Legal Ad:	2 each @ $250	$500.00	
Public Meeting Supplies (foam core board, easels, etc.):		$500.00	
Postage:	1 meeting @ 500 letters @ $0.73 each	$365.00	
Certified Letters:	10 letters	$100.00	
	Item 12 Subtotal	**$1,869.70**	
	Total In-House Direct Costs:	**$2,481.70**	-
	Total Subconsultant Costs:	-	**$81,691.14**
	TOTAL IN-HOUSE DIRECT & SUBCONSULTANT COSTS:	**$84,172.84**	

ATTACHMENT B

Jorgensen & Associates, Inc.

SCOPE OF SERVICES

Topographic Survey

The project corridor being along Higgins Road (IL Route 72) from the west side of Glen Lake Road to the east side of Roselle Road on the north side of the roadway with additional areas at various intersections along the corridor.

Establish horizontal and vertical control based on NGS geodetic survey monuments (if available) and using G.P.S. survey methods. The project control will be based on NAD 83 (2011 adjustment) and NAVD 88 datums. Horizontal control will be tied and benchmarks will be located and described.

The topographic survey will include structures, ground shots, roadway shots, drainage and utilities, street lighting, vegetation, trees with diameter at breast-height, curb and gutters, and all other pertinent items within the project corridor. All surveyed structures to include inverts. Cross sections will also be obtained at all intersecting side street and driveways on the north side of the roadway. The cross-sections will be at 50 foot intervals and will extend 10 feet beyond existing right-of-way or to nearest back of curb of parking lot. The southerly topo limit is generally the back of shoulder or curb along the north side of Higgins Road.

An attempt will be made to recover as many property and/or other survey monuments within the project corridor in order to identify and compute the existing right-of-way within the project corridor. The existing right-of-way will be drawn and included in the topographic cad files.

Route: Higgins Road
Section: Glen Lake Road to Roselle Road
County: Cook
Job No.:

Exhibit "A"

Payroll Burden & Fringe Costs

	% of Direct Productive Payroll
Federal Insurance Contributions Act	11.96%
State Unemployment Compensation	0.32%
Federal Unemployment Compensation	0.13%
Workmen's Compensation Insurance	1.35%
Paid Holidays, Vacation, Sick Leave, Personal Leave	11.22%
Bonus	4.12%
401(K)	0.88%
Group Insurance	42.24%
Total Payroll Burden & Fringe Costs	72.22%

Route: Higgins Road
Section: Glen Lake Road to Roselle Road
County: Cook
Job No.:

Exhibit "B"

Overhead and Indirect Costs

	% of Direct Productive Payroll
Business Insurance	4.26%
Depreciation	4.22%
Indirect wages and salaries	43.10%
Office Expenses	1.18%
Office Supplies	2.59%
Dues & Subscriptions	0.54%
Computer Software	4.32%
Professional Fees	1.57%
Telephone	2.77%
Fees, license & dues	0.05%
Repairs and maintenance	2.30%
Business space rent	4.74%
Facilities - capital	0.33%
In-house mileage	-5.71%
Survey Supplies	0.80%
Automobile/travel expense	7.16%
Miscellaneous Expense	0.54%
State Income Tax	0.39%
Recruiting	1.05%
Postage	0.10%
Educational & Professional Registrations	0.26%
Tech	1.66%
Total Overhead	78.22%

PAYROLL ESCALATION TABLE
FIXED RAISES

FIRM NAME	Jorgensen & Associates, Inc.		**DATE**	11/14/25	
PRIME/SUPPLEMENT	Prime		**PTB NO.**		
CONTRACT TERM	12	**MONTHS**	**OVERHEAD RATE**	150.44%	
START DATE	11/14/2025		**COMPLEXITY FACTOR**		
RAISE DATE	6/1/2026		**% OF RAISE**	0.00%	

ESCALATION PER YEAR

11/14/2025 - 6/1/2026	6/2/2026 - 11/1/2026			
7 / 12	5 / 12			
= 58.33%	41.67%			
= 1.0000				

The total escalation for this project would be: **0.00%**

PAYROLL RATES

FIRM NAME Jorgensen & Associates **DATE** 11/14/25
PRIME/SUPPLEMENT Prime
PSB NO.

ESCALATION FACTOR 0.00%

CLASSIFICATION	CURRENT RATE	CALCULATED RATE
Survey Party Chief, P.L.S.	$36.50	$36.50
Survey Party Chief	$30.25	$30.25
Instrument Operator	$21.00	$21.00
Cadd Supervisor	$38.25	$38.25
		$0.00
		$0.00
		$0.00
		$0.00
		$0.00
		$0.00
		$0.00
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		$0.00
		$0.00
		$0.00
		$0.00

COST PLUS FIXED FEE
COST ESTIMATE OF CONSULTANT SERVICES

FIRM Jorgensen & Associates, Inc. **DATE** 11/14/25

PSB

PRIME/SUPPLEMENT Prime

OVERHEAD RATE 1.5044

COMPLEXITY FACTOR 0

DBE DROP BOX	ITEM	MANHOURS (A)	PAYROLL (B)	OVERHEAD & FRINGE BENF (C)	IN-HOUSE DIRECT COSTS (D)	FIXED FEE (E)	Outside Direct Costs (F)	SERVICES BY OTHERS (G)	DBE TOTAL (H)	TOTAL (B-G)	% OF GRAND TOTAL
	(1) Field-Topographic Survey	696	17,835.00	26,830.97	2,464.00	6,833.85				53,963.82	66.06%
	(2) Office-Compile Field Data	116	4,311.00	6,485.47	880.00	1,693.09				13,369.56	16.37%
	(3) Office-Create Existing Topogrpahy Base File	92	3,519.00	5,293.98		1,277.88				10,090.87	12.35%
	(4) Office-Create T.I.N. & Contours	16	612.00	920.69		222.24				1,754.93	2.15%
	(5) QC/QA	24	876.00	1,317.85		318.11				2,511.96	3.07%
	Subconsultant DL					0.00				0.00	0.00%
	TOTALS	944	27,153.00	40,848.97	3,344.00	10,345.17	0.00	0.00	0.00	**81,691.14**	100.00%

DBE 0.00%

AVERAGE HOURLY PROJECT RATES

FIRM Jorgensen & Associates, Inc.
PSB
PRIME/SUPPLEMENT Prime

DATE 11/14/25

SHEET 1 OF 1

PAYROLL CLASSIFICATION	AVG HOURLY RATES	TOTAL PROJECT RATES			(1) Field-Topographic Survey			(2) Office-Compile Field Data			(3) Office-Create Existing Topogrpahy Base File			(4) Office-Create T.I.N. & Contours			(5) QC/QA		
		Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg
Survey Party Chief, P.L.S.	36.50	96	10.17%	3.71				72	62.07%	22.66							24	100.00%	36.50
Survey Party Chief	30.25	348	36.86%	11.15	348	50.00%	15.13												
Instrument Operator	21.00	348	36.86%	7.74	348	50.00%	10.50												
Cadd Supervisor	38.25	152	16.10%	6.16				44	37.93%	14.51	92	100.00%	38.25	16	100.00%	38.25			
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TOTALS		944	100%	$28.76	696	100.00%	$25.63	116	100%	$37.16	92	100%	$38.25	16	100%	$38.25	24	100%	$36.50

Route: Higgins Road
Section: Glen Lake Road to Roselle Road
County: Cook
Job No.:

Manhour Breakdown
Topographic Survey Estimate

Higgins Road	± 9,250' =	± 1.752 miles
Total Length	± 9,250' =	± 1.752 miles

1. Field – Topographic Survey

   a. Measure traverse, level circuit & G.P.S. survey
      32 hours x 2 men = 64 MH

   b. Search & locate existing R.O.W. lines
      80 hours x 2 men = 160 MH

   c. Locate existing topography & inverts
      236 hours x 2 men = 472 MH

   Sub-total Item #1 696 MH

2. Office - Compile Field Data

   a. Compute traverse, level circuit & G.P.S. survey
      8 hours x 1 man = 8 MH

   b. Edit & compile field data
      40 hours x 1 man = 40 MH

   c. Research records
      4 hours x 1 man = 4 MH

   d. Compute existing R.O.W. lines
      64 hours x 1 man = 64 MH

   Sub-total Item #2 116 MH

3. Office - Create Existing Topography Base File

    a. Layout and drafting
    92 hours x 1 man = 92 MH

4. Office - Create T.I.N. & Contours

    a. Compute contours
    16 hours x 1 man = 16 MH

5. QC/QA

    a. Check topographic survey & contours
    24 hours x 1 man = 24 MH

Total All Items 944 MH

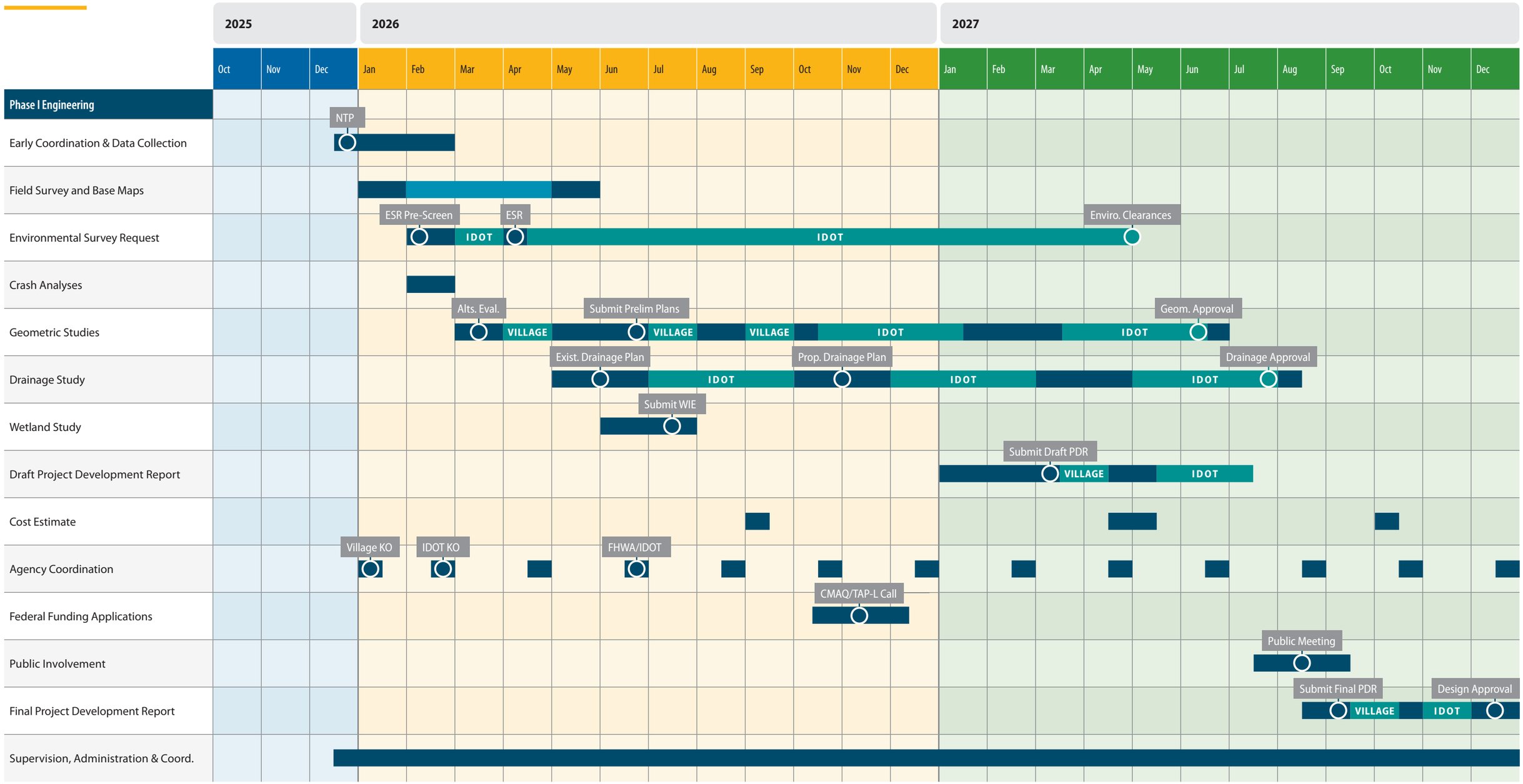
Route: Higgins Road
Section: Glen Lake Road to Roselle Road
County: Cook
Job No.:

Breakdown of
In House Direct Costs

Item		
1. Field – Topographic Survey		
a. Trips to project site – 44 each ± 80 miles/trip x 44 trips = ± 3,520 miles ± 3,520 miles @ $0.70/mile =		$ 2,464.00
2. Office – Compile Field Data		
a. Subdivisions and deeds =		$ 880.00
	Total All Items	$ 3,344.00

E:\Civiltech\Hoffman\Higgins Rd Bike Path\IHC

SCHEDULE


2025
2026
2027
Oct Nov Dec Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec
Phase I Engineering
Early Coordination & Data Collection
NTP
Field Survey and Base Maps
Environmental Survey Request
ESR Pre-Screen
ESR
Enviro. Clearances
IDOT
IDOT
Crash Analyses
Geometric Studies
Alts. Eval.
Submit Prelim Plans
Geom. Approval
VILLAGE
VILLAGE
VILLAGE
IDOT
IDOT
Drainage Study
Exist. Drainage Plan
Prop. Drainage Plan
Drainage Approval
IDOT
IDOT
IDOT
Wetland Study
Submit WIE
Draft Project Development Report
Submit Draft PDR
VILLAGE
IDOT
Cost Estimate
Agency Coordination
Village KO
IDOT KO
FHWA/IDOT
Federal Funding Applications
CMAQ/TAP-L Call
Public Involvement
Public Meeting
Final Project Development Report
Submit Final PDR
Design Approval
VILLAGE
IDOT
Supervision, Administration & Coord.
Consultant
Subconsultant
Agency (IDOT, Village)


CIVILTECH

HIGGINS ROAD (IL-72) BIKE PATH IMPROVEMENTS
EVALUATION TABULATION

VENDOR SCORES BY EVALUATION CRITERIA

Vendor	Key Personnel Points Based 5 Points (10%)	Qualifications of the Firm and Team Points Based 15 Points (30%)	Project Approach and Understanding Points Based 20 Points (40%)	Relevant Experience Points Based 10 Points (20%)	Total Score (Max Score 50)
Alfred Benesch & Company	4.0	13.3	16.0	8.0	**41.33**
Civiltech Engineering, Inc.	4.3	14.0	17.0	8.7	**44.67**
GFT	4.3	13.3	17.0	8.3	**43.00**

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Execute a Service Agreement with Pace for Route 905 (Woodfield Trolley)
12/09/25
Village Board

Presenter: Marisa Krawiec, AICP, Transportation Program Manager
Lead Department: Transportation

Account(s):	Budget:	Expense Request:
2104768-7238 (FY26)	$411,820	$398,528.88
2104768-7238 (FY27)	$410,000	$267,542.99

The budget status for this request is: Under Budget

Amount Under Budget: $13,291.12

Executive Summary:

The Village has received the draft 2026 Service Agreement from Pace for the Woodfield Trolley, which is also known as Pace Route 905. The proposed service agreement covers Pace's operating expenses for the Woodfield Trolley from January 1, 2026, through December 31, 2026.

The total cost for the proposed agreement is $401,314.51. The proposed amount represents an increase of $4,178.47 (1.04%) over the 2025 agreement approved in the amount of $397,136.04. Pace has indicated that the increased cost is due to operating cost increases which are contractual; however, fuel and maintenance costs were slightly down, which had a minor offsetting effect.

Pace will continue funding 60% of the weekend service operating costs (Friday, Saturday, and Sunday) throughout the entire year, and the village will be responsible for the remaining 40% of those costs. Additionally, the village will continue to be responsible for 100% of the costs for expanded daily service between Memorial and Labor Day, and the day after Thanksgiving and New Year's Day. The costs of expanded holiday and summer services are spread evenly throughout the year and reflected in the monthly payment.

The Pace Service Agreement is based on a calendar year. The months of May through December are covered under the 2025 Service Agreement, and the months of January through April are covered under the 2026 Service Agreement. In calculating the total cost by the village's fiscal year, the agreement is below the FY26 budget by $13,291.12.

Staff continues to closely monitor ridership on the Woodfield Trolley throughout the year. In October 2025, there were 1,228 rides provided, which is an increase from October 2024's ridership of 934. Historic ridership for the Trolley is as follows.

Fiscal Year	**Total**

FY20	15,534
FY21	0
FY22	7,343
FY23	14,702
FY24	20,469
FY25	19,440
FY26 (YTD)	13,199

As part of the 90 North Mobility Study, staff is evaluating a potential reroute of the Trolley to serve the anticipated increase in residents, commuters, and visitors to and from the area. The Trolley is an important service that supports the retail and hospitality industry in the village. Staff recommends that the Village Board approve the agreement as presented.

Recommended Action:

The Village Manager recommends the Village Board authorize the Village President to execute a Service Agreement with Pace, the Suburban Bus Division of the Regional Transportation Authority, for Route 905 for an amount not to exceed $401,314.51 and approve the required Resolution.

ATTACHMENTS:

- Resolution
- Trolley Service Agreement.pdf

RESOLUTION NO. R-25-____

A RESOLUTION AUTHORIZING THE VILLAGE PRESIDENT TO EXECUTE A SERVICE AGREEMENT WITH PACE FOR ROUTE 905

WHEREAS, the Transportation Committee of the Village of Schaumburg has recommended that the Village of Schaumburg enter into a Service Agreement with Pace, the Suburban Bus Division of the Regional Transportation Authority, to operate Route 905 beginning on January 1, 2026, and it shall remain in effect through December 31, 2026; and,

WHEREAS, the Transportation Committee, Transportation Department, Finance Department, and Legal have reviewed the appropriate sections of the Service Agreement marked Attachment "A" attached hereto; and

WHEREAS, it is in the best interests of the Village of Schaumburg to execute the Service Agreement for Route 905.

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

SECTION ONE: That the Village President is hereby authorized to execute the Service Agreement with Pace, the Suburban Bus Division of the Regional Transportation Authority, for payment of operating costs for Route 905.

SECTION TWO: This Resolution shall be in full force and effect from and after its passage and approval according to law.

AYES:

NAYS:

ABSENT:

PASSED AND APPROVED this _____day of _____, 2025.

_____
Village President

ATTEST:

_____
Village Clerk

SERVICE AGREEMENT
Village of Schaumburg - Route 905

This service agreement ("Agreement") is between Pace, the Suburban Bus Division of the Regional Transportation Authority, an Illinois municipal corporation ("Pace"), and the Village of Schaumburg, an Illinois municipal corporation ("Client"). Pace and Client are sometimes individually referred to as a "Party" and collectively referred to as the "Parties" in this Agreement.

Pace was established under the Regional Transportation Authority Act (70 ILCS 3615/1.01 et seq.) to aid and assist public transportation in the six-county northeastern Illinois area.

Article VII, section 10 of the Constitution of the State of Illinois (Ill. Const. art. VII, § 10) authorizes units of local government to contract or otherwise associate among themselves in any manner not prohibited by law or ordinance.

The Intergovernmental Cooperation Act (5 ILCS 220/1 et seq.) authorizes and encourages intergovernmental cooperation.

The Parties are units of local government within the meaning of article VII, section 10 of the Constitution of the State of Illinois (Ill. Const. art. VII, § 10) and have the power and authority to enter into this Agreement.

Pace desires to provide the transportation service known as Route 905 to Client and the general public ("Service").

In consideration of the foregoing recitals, the mutual promises in this Agreement, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. **Service Description and Service Cost**. The Service description is specified in Exhibit A, and the Service cost is specified in Exhibit B.

2. **Payment of Service Cost**. Client shall pay the applicable monthly Service cost specified in Exhibit B to Pace by the 10th day of each month for which the Service is to be provided. Client shall mail payment to Pace, the Suburban Bus Division of the Regional Transportation Authority, 550 W. Algonquin Road, Arlington Heights, IL 60005 Attention: Accounts Payable; provided, however, payment may be made by electronic funds transfer upon Pace's prior written approval.

3. **Calculation of Service Cost**. The Service cost is calculated using fully allocated operating costs at each facility per trip and/or route.

4. **Service Providers**. Pace, in its sole discretion, may directly provide the Service and/or may contract with one or more outside service providers to provide the Service ("contracted outside service provider(s)"). Pace will not be responsible for any failure to provide the Service due to circumstances beyond the control of Pace and/or its contracted outside service provider(s). Pace will make every reasonable effort to have the Service restored as soon as practical. Pace may make minor revisions to the Service during the term of this Agreement upon written notification to and concurrence by Client.

5. **Term**. This Agreement will be in effect beginning on January 1, 2026 and will continue thereafter through December 31, 2026 unless earlier terminated by a Party in accordance with this Agreement.

6. **Independent Relationship**. Pace is an independent contractor and not an employee, agent, joint venturer, or partner of Client, and nothing in this Agreement will be construed as creating any other relationship between Client and Pace or between any employee or agent of Pace and Client. Pace employees will at all times remain employees of Pace, and Pace will be solely responsible for all aspects of their employment, including, without limitation, compensation, benefits, payment or withholding of taxes, Social Security, Medicare, unemployment or other insurance, and workers' compensation.

7. **Insurance**. In the event Pace directly provides the Service, Pace shall name Client as additional insured under Pace's excess automobile liability policy of insurance with respect to claims asserted against Client arising from any covered negligent acts or omissions of Pace in providing the Service.

In the event one or more contracted outside service providers provide the Service, Pace shall require the contracted outside service provider(s) to obtain and maintain insurance coverage and furnish Pace with evidence of such coverage, including a certificate of insurance. Pace shall provide Client with a copy of the certificate of insurance upon Client's written request.

8. **Indemnification**. In the event Pace directly provides the Service, to the fullest extent permitted by law and within the limits of Pace's self-insured retention and the excess/umbrella auto liability insurance policies purchased by Pace, Pace shall indemnify, defend, and hold harmless Client and its directors, officers, agents, and employees from and against any and all auto liability claims, suits, losses, damages and expenses caused by the negligence of Pace and/or its directors, officers, and employees and arising out of the operation of the Service, provided Client immediately provides Pace with written notice of any such claims, suits, losses, damages, and expenses and fully cooperates with the defense of any such claims and suits. Pace's indemnification obligation under this paragraph does not extend to the negligent, willful and wanton, reckless, or intentional acts or omissions of Client and/or its directors, officers, agents, servants, and employees and is specifically excluded from this indemnification and insurance coverage, including self-insurance.

9. **Termination**. A Party may terminate this Agreement upon 60 days' advance written notice to the other Party.

10. **Compliance with Laws**. The Parties shall comply with all local, state, and federal laws, statutes, ordinances, rules, and regulations applicable to this Agreement, including but not limited to section 2-105(A)(4) of the Illinois Human Rights Act (775 ILCS 5/2-105(A)(4)).

11. **Headings**. The headings in this Agreement are for reference and convenience only and will not affect the meaning or interpretation of this Agreement.

12. **Waiver**. Failure of a Party to exercise any right or pursue any remedy under this Agreement will not constitute a waiver of that right or remedy.

13. **Binding Effect**. This Agreement will be binding upon the Parties and their respective directors, officers, employees, agents, representatives, successors, and approved assigns.

14. **Entire Agreement and Non-Reliance**. This Agreement, including the introductory recitals and attached exhibits, which are hereby incorporated into and made a part of this Agreement, constitutes the entire agreement between the Parties and supersedes any prior written or oral understandings, agreements, or representations between the Parties that may have related in any way to the subject matter of this Agreement, and no other written or oral warranties, inducements, considerations, promises, representations, or interpretations, which are not expressly addressed in this Agreement, will be implied or impressed upon this Agreement.

Client represents and warrants that: (a) Client has conducted such independent review, investigation, and analysis (financial and otherwise) and obtained such independent legal advice as desired by Client to evaluate this Agreement and the transaction(s) contemplated by this Agreement; (b) Pace has not made any representations or warranties to Client with respect to this Agreement and the transaction(s) contemplated by this Agreement, except such representations and/or warranties that are specifically and expressly set forth in this Agreement; and (c) Client has relied only upon such representations and/or warranties by Pace that are specifically and expressly set forth in this Agreement and has not relied upon any other representations or warranties (whether oral or written or express or implied), omissions, or silences by Pace. Without limiting any representations and/or warranties made by Pace that are specifically and expressly set forth in this Agreement, Client acknowledges that Pace will not have or be subject to any liability to Client resulting from the distribution to Client or Client's use of any information, including any information provided or made available to Client or any other document or information in any form provided or made available to Client, in connection with this Agreement and the transaction(s) contemplated by this Agreement.

15. **Conflict**. In the event of a conflict or ambiguity between the terms and conditions of this Agreement and any exhibit to this Agreement, the terms and conditions of this Agreement will control.

16. **Survival**. Any provision of this Agreement that imposes an obligation after termination or expiration of this Agreement will be deemed to survive termination or expiration of this Agreement.

17. **Severability**. If any provision of this Agreement or amendment thereto is held invalid or unenforceable by an Illinois court of competent jurisdiction, that provision will be deemed severed therefrom, and the remaining provisions will remain in full force and effect.

18. **Assignment**. No Party may assign, delegate, or otherwise transfer all or any part of its rights and/or obligations under this Agreement without the prior written consent of the other Party.

19. **Amendment**. No changes, amendments, or modifications to this Agreement will be valid unless they are in writing and signed by the authorized signatory of each Party.

20. **Notice**. Any notice under this Agreement must be in writing and must be given in the following manner:

(a) by personal delivery (deemed effective as of the date and time of delivery);
(b) by commercial overnight delivery (deemed effective on the next business day following deposit of the notice with a commercial overnight delivery company);
(c) by registered or certified mail, return receipt requested, with proper postage prepaid (deemed effective as of the third business day following deposit of the notice in the U.S. mail); or

(d) by facsimile with confirmation of transmission (deemed effective as of the date and time of the transmission, except the effective date and time shall be 8:00 a.m. on the next business day after transmission of the notice if transmitted during non-business hours).

Business days are defined as Monday through Friday, excluding federal holidays. Business hours are defined as 8:00 a.m. to 5:00 p.m. Central Time on Monday through Friday, excluding federal holidays. The notice must be addressed as follows or addressed to such other address as either Party may specify in writing:

If to Pace:

Pace, the Suburban Bus Division of the Regional Transportation Authority
550 W. Algonquin Road
Arlington Heights, IL 60005
Attention: Executive Director

Facsimile No.: (847) 228-4205

If to Client:

Village of Schaumburg
101 Schaumburg Court
Schaumburg, IL 60193
Attention: Director of Transportation

Facsimile No.: (847) 923-3827

21. **Force Majeure**. Neither Party will be held liable to the other Party or be deemed to have breached this Agreement for failure or delay in performing any obligation under this Agreement if the failure or delay is caused by or results from causes beyond the reasonable control of and without the fault or negligence of the affected Party, including war, fire, flood, other acts of God, civil disturbance, a terrorist act, pandemic, epidemic, or a labor strike or lockout. The affected Party shall promptly notify the other Party of such force majeure circumstances, specifying the cause and the expected duration of the delay, and shall promptly undertake all reasonable steps necessary to cure the force majeure circumstances. If a condition of force majeure continues for more than 30 consecutive days, Pace, in its sole discretion and after written notice to Client, may immediately terminate this Agreement for convenience. Where an event of force majeure occurs after a Party's failure or delay in performance, the breaching Party will not be released from liability.

22. **Governing Law, Jurisdiction, and Venue**. This Agreement will be governed by and construed in accordance with the laws of the State of Illinois without regard to principles of conflicts of law, and the Parties shall submit to the exclusive jurisdiction and venue of the state courts of Cook County, Illinois for any dispute arising out of or related to this Agreement.

23. **Counterparts**. This Agreement may be executed in counterparts, each of which when so executed and delivered will be deemed to be an original and all of which when taken together will constitute one and the same agreement.

24. **Electronic Signatures**. This Agreement may be executed through the use of electronic signatures. Electronic signatures and signatures scanned and transmitted via email will be deemed original signatures for purposes of this Agreement.

25. **Authorization**. The signatories to this Agreement represent and warrant that they have full authority to sign this Agreement on behalf of the Party for whom they sign. If a Party signs this Agreement but fails to date its signature, the date that the other Party receives the signing Party's signature on this Agreement will be deemed to be the date that the signing Party signed this Agreement.

The Parties have caused this Agreement to be executed by their respective duly authorized signatory on the dates below.

PACE	**CLIENT**
By: _____	By: _____
Melinda J. Metzger	Tom Dailly
Executive Director	Village President
Date: _____	Date: _____

EXHIBIT A

Route 905
Service Description

January 1, 2026 – December 31, 2026

Service Description

The Service is available daily from Memorial Day through Labor Day and from the day after Thanksgiving through January 1. The Service is also available weekends (Friday-Sunday) during other times of year.



Exhibit B

Route 905
Service Cost

January 1, 2026 – December 31, 2026

2026 Annual Service Cost to Client

$401,314.51

2026 Monthly Service Cost to Client

Month	Service Cost
January	$33,442.88
February	$33,442.88
March	$33,442.88
April	$33,442.88
May	$33,442.88
June	$33,442.88
July	$33,442.88
August	$33,442.87
September	$33,442.87
October	$33,442.87
November	$33,442.87
December	$33,442.87

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Expand the Dial-A-Ride Transportation (DART) Service Area
12/09/25
Village Board

Presenter: Marisa Krawiec, AICP, Transportation Program Manager
Lead Department: Transportation

Executive Summary:

During FY24/25, one of the Transportation Department's budget goals was to conduct a Transit Needs Survey. The purpose of the survey was to research transit trends and collect data on transit needs in Schaumburg to evaluate services and provide recommendations that best meet the needs of transit dependent residents.

In June 2025, the Transportation Committee reviewed the results of the survey and directed staff to pursue the recommended strategies. At this time, staff is recommending a Dial-A-Ride Transportation (DART) service area expansion, which would expand the service to various locations outside the village border, including:

1. Alexian Brothers Hospital - Elk Grove Village
2. Saint Alexius Hospital - Hoffman Estates
3. D211 Higgins Education Center - Hoffman Estates
4. Hoffman Estates High School - Hoffman Estates
5. Masjid-Al-Huda Islamic Center (Irving Park Road) - Unincorporated Schaumburg
6. Kingdom Hall of Jehovah's Witnesses (Rodenburg Road) - Unincorporated Schaumburg
7. Chicago Korean Church of the Nazarene (Wise Road) - Unincorporated Schaumburg
8. Haridham Chicago: Hindu-Swaminarayan Temple & Cultural Center - Unincorporated Schaumburg

Recommended Action:

The Village Manager recommends the Village Board direct staff to implement the DART service area expansion.

ATTACHMENTS:

- DART Expansion Memo.pdf
- DART Expansion Area.pdf

VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

MEMORANDUM

DATE: November 11, 2025

TO: Transportation Committee

FROM: Marisa Krawiec, AICP, Transportation Program Manager

SUBJECT: 2025 Transit Needs Survey Results Update – DART Service Area Expansion

Introduction
During FY24/25, one of the Transportation Department's budget goals was to conduct a Transit Needs Survey. The purpose of the survey was to research transit trends and collect data on transit needs in Schaumburg to evaluate services and provide recommendations that best meet the needs of transit dependent residents.

In June 2025, the Transportation Committee reviewed the results of the survey and directed staff to pursue the recommended strategies. At this time, staff is recommending a Dial-A-Ride Transportation (DART) service area expansion, which would expand the service to Saint Alexius Hospital in Hoffman Estates, Alexian Brothers in Elk Grove Village, Hoffman Estates High School, and places of worship located in unincorporated Schaumburg.

Background
Since 2020, the DART ridership has decreased and the village's cost to provide DART has significantly increased. In response to the increased service cost, the village has taken the following steps:

- Effective May 2023
  - In response to outside factors including service disruptions due to the pandemic, a nationwide driver shortage, rising fuel costs and continued demand from transit dependent riders, an evaluation of program service modifications was completed. Various service alternatives were presented regarding service changes, including no change, reduction in weekly evening service, elimination of Saturday service, providing service for only seniors and persons with disabilities. As a result of this evaluation, the following changes were made:
    - Elimination of Saturday service
    - Fare increase from $1 to $2 for reduced fare and $2 to $4 for regular fare

- Effective October 2023
  - Discontinued the acceptance of electronic payments through Ventra
    - Following approval of the fare increase, staff notified Pace Suburban Bus of the fare changes and was informed that the Ventra fares could not be increased. Keeping Ventra would have created inequity in the fares. A

passenger paying the regular fare in cash would be charged $4, and a passenger paying the regular fare through Ventra would be charged $2. Discontinuing the acceptance of Ventra resulted in passengers paying the same fare regardless of payment type.

In early 2025, the Transportation Department released the Transit Needs Survey to identify the needs of transit-dependent residents. A total of 226 survey responses were received. Of the survey responses, 138 respondents use public transportation within Schaumburg or to travel to/from Schaumburg. Of the 138 public transportation users, 100 respondents considered themselves to be reliant on public transportation. Eighty (80) of those reliant on public transportation use DART.

The survey asked about various transit models offered in Schaumburg (Metra, Pace, Schaumburg Township, Village of Schaumburg Taxi Discount Service,) but primarily focused on DART service. Questions were asked about frequency of trips and trip purpose for existing models, but there were also questions about specific destinations outside the DART service area. Responses about destinations included various locations outside the Village of Schaumburg boundary including, hospitals, other municipalities, other shopping destinations, medical offices, places of worship, and public service agencies.

In June 2025, the Village Board approved advancing recommended strategies resulting from the Transit Needs Survey. The recommended strategies identified were:

1. Continue participation in the CHIP.
2. Coordinate with Pace on other partnership opportunities.
3. Continue participation in Pace Revision.
4. Conduct direct outreach to participants in the Discount Taxi Program due to low response from participants
5. Conduct more regular surveys and outreach for DART.
6. Increase DART marketing.
7. Evaluate DART service area expansion.
8. Research and evaluate technology options (electronic payment or electronic reservations) for DART.

DART Service Area Expansion
DART's service area currently includes the Village of Schaumburg and three locations outside the village boundary:

A. Conant High School - Hoffman Estates,
B. Harper College - Palatine, and
C. Schaumburg Township - Hoffman Estates.

Based on survey feedback, staff evaluated various locations outside the village to expand service and is recommending expanding the DART service to additional locations outside the

village boundary. The attached map illustrates the existing service area and proposed expansion destinations:

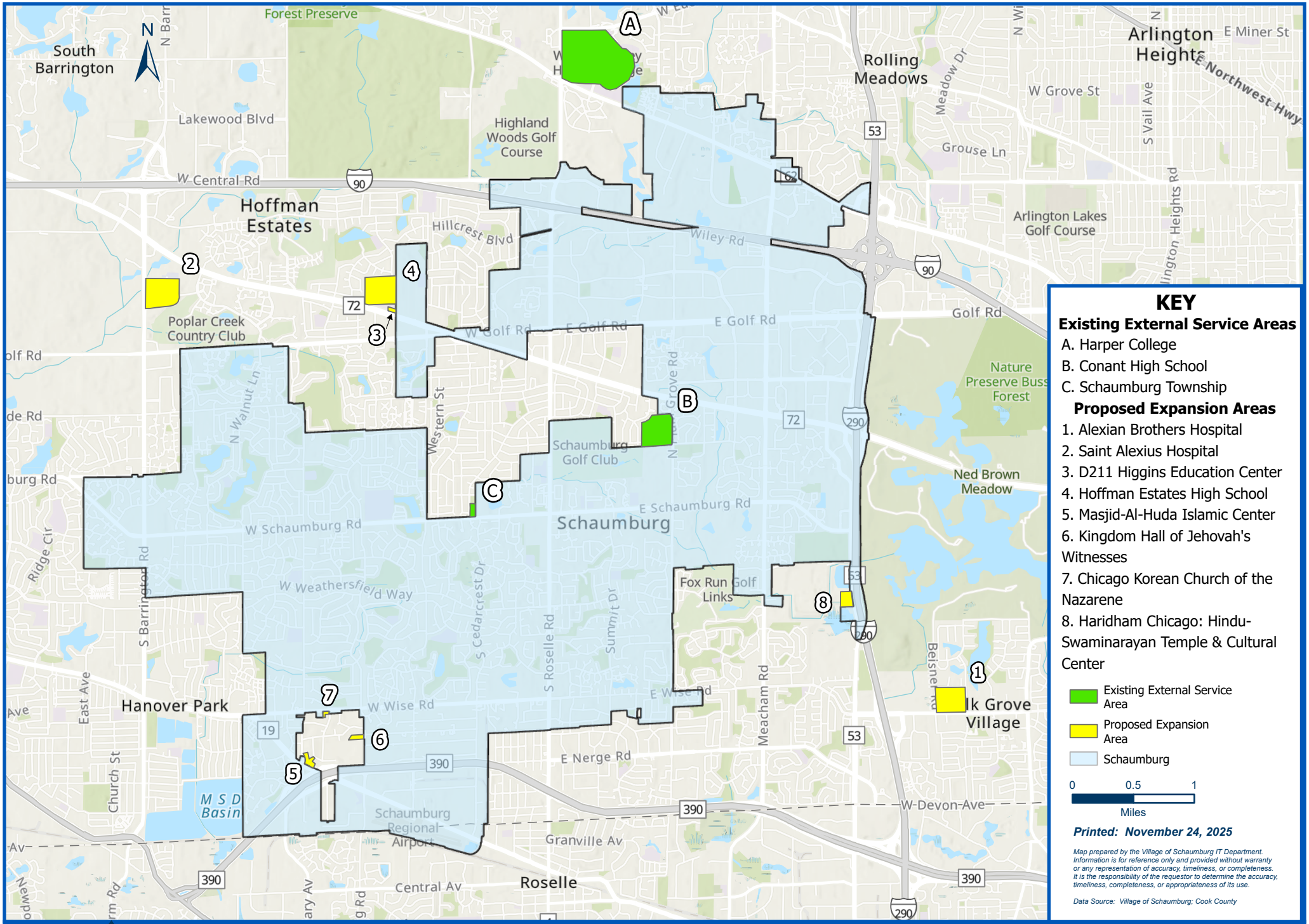
1. Alexian Brothers Hospital - Elk Grove Village
2. Saint Alexius Hospital - Hoffman Estates
3. D211 Higgins Education Center - Hoffman Estates
4. Hoffman Estates High School - Hoffman Estates
5. Masjid-Al-Huda Islamic Center (Irving Park Road) - Unincorporated Schaumburg
6. Kingdom Hall of Jehovah's Witnesses (Rodenburg Road) - Unincorporated Schaumburg
7. Chicago Korean Church of the Nazarene (Wise Road) - Unincorporated Schaumburg
8. Haridham Chicago: Hindu-Swaminarayan Temple & Cultural Center (Martingale Road) - Unincorporated Schaumburg

Staff has discussed these destinations with MV Transportation, the DART service provider, who did not see any issues with the service expansion or foresee any impacts to cost or the Key Performance Indicators for the service. Staff believes that adding these destinations will increase public transportation opportunities for village residents and those traveling within the village.

Staff also shared the draft map with the CHIP Access to Care Priority Group, who provided positive feedback about expansion to the hospitals as this was a key destination identified for riders. The group did request that the service to the hospitals include the entire campus as there are some large medical buildings that are outlots of the main hospital building. If any additional feedback is received before the Transportation Committee meeting, Staff will provide a verbal update.

If the Transportation Committee and Village Board concur with the proposed expansion areas, staff will begin implementing the service area expansion. Steps to implement the expansion include notifying Pace, coordinating with MV Transportation, reaching out to the property owners of the new destinations, posting information for existing passengers and marketing the expansion areas. In order to evaluate the effectiveness of the service and ridership, staff recommends implementing the service for at least one year.

Recommendation
Staff recommends that the Transportation Committee direct staff to implement the DART service expansion.



DART Expansion

VILLAGE OF SCHAUMBURG

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve the Intergovernmental Agreement Relating to the O'Hare Noise Compatibility Commission (ONCC)
12/09/25
Village Board

Presenter: Sidney Kenyon, AICP, Director of Transportation
Lead Department: Transportation

Executive Summary:

The O'Hare Noise Compatibility Commission is an intergovernmental coalition consisting of 61 total members. 41 members are municipalities and 19 are school districts. Established in 1996, the ONCC has become a model of collaboration between municipalities, counties, school districts, and the City of Chicago. Its mission is to reduce the impact of aviation noise, improve quality of life for residents, and ensure transparency in airport operations.

The Village of Schaumburg is a member municipality of ONCC. The Commission's membership is memorialized in an intergovernmental agreement that will soon expire. The intergovernmental agreement is for a period of five calendar years, with the last agreement having been approved by the member agencies at the end of 2020. The current agreement expires on December 31, 2025. The renewed IGA would be in effect beginning January 1, 2026 and would end on December 31, 2030. Staff recommends approval of the new agreement to continue being a member of ONCC.

More details are provided in the attached memorandum.

Recommended Action:

The Village Manager recommends the Village Board authorize the Village President and Village Clerk to execute the Intergovernmental Agreement Relating to the O'Hare Noise Compatibility Commission, and approve the required Resolution.

ATTACHMENTS:

- ONCC IGA Memo.docx
- ONCC IGA Extension Resolution 2025.docx
- ONCC IGA.pdf

VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

MEMORANDUM

DATE: November 20, 2025

TO: Transportation Committee

FROM: Sidney Kenyon, AICP, Director of Transportation

SUBJECT: Recommendation to Approve the Intergovernmental Agreement Relating to the O'Hare Noise Compatibility Commission

Introduction
The O'Hare Noise Compatibility Commission (ONCC) is a regional intergovernmental body dedicated to addressing aircraft noise issues surrounding O'Hare International Airport. Established in 1996, the ONCC has become a model of collaboration between municipalities, counties, school districts, and the City of Chicago. Its mission is to reduce the impact of aviation noise, improve quality of life for residents, and ensure transparency in airport operations.

The ONCC is an intergovernmental coalition consisting of 61 total members. 41 members are municipalities and 19 are school districts. Much of the work accomplished by ONCC is undertaken through four committees:

- **Technical Committee** – Oversees noise monitoring systems and evaluates abatement strategies.
- **Fly Quiet Committee** – Develops nighttime noise reduction procedures between 10 p.m. and 6 a.m.
- **Residential Sound Insulation Committee** – Manages programs to soundproof homes.
- **School Sound Insulation Committee** – Manages programs to soundproof learning environments.

Ad-hoc committees or working groups are convened in response to Commission concerns as they arise. The Village of Schaumburg has been a member for many years and has supported the ONCC's working committees in a variety of capacities.

Background
The Commission's membership is memorialized in an intergovernmental agreement that will soon expire. The intergovernmental agreement is for a period of five calendar years, with the last agreement having been approved by the member agencies at the end of 2020. The current agreement expires on December 31, 2025. The renewed IGA would be in effect beginning January 1, 2026 and would end on December 31, 2030. Approval of the agreement would enable Village representatives to continue participating in ONCC and support the Commission's goals of mitigating noise impact on surrounding communities.

Since the last IGA was approved, the biggest ONCC accomplishment was the evolution of the Fly Quiet program. Fly Quiet is a procedure by which air traffic controllers balance the use of the commercial runways at O'Hare to reduce noise impacts on residential areas. While ONCC has been communicating with FAA on ways to mitigate the impact to surrounding communities since the 1990s, the Fly Quiet program needed to be redeveloped to reduce night time noise exposure. In 2022, the ONCC and Chicago Department of Aviation submitted a proposal to FAA to redevelop Fly Quiet with the goal of balancing the use of the airfield overnight. CDA indicated preference for runways that were oriented toward industrial areas such as 27C/10C and 28R/10L. In September of 2023, FAA issued a letter concurring with CDA's requests and in 2024 FAA indicated that CDA could begin conducting a NEPA review of the Fly Quiet proposal. A NEPA review is required in order to determine the extent of noise impacts to surrounding communities after the implementation of Fly Quiet, and will be a primary order of business over the next five years. ONCC will now be future-oriented in its assessment of noise impacts and as such, noise contours are now projected into the future rather than based on prior data. While Schaumburg residences and schools are not eligible for sound insulation, other impacted communities could be based on new flight patterns.

While Fly Quiet is voluntary for air traffic controllers, adherence to the program continues to improve as ONCC works with FAA to improve compliance when conditions on the airfield are conducive.

Recommendation

The Village Manager recommends that the Transportation Committee recommend the Village Board authorize the Village President and Village Clerk to execute the Intergovernmental Agreement Relating to the O'Hare Noise Compatibility Commission, and approve the required resolution.

RESOLUTION R-25-_____

A RESOLUTION AUTHORIZING THE VILLAGE PRESIDENT AND VILLAGE CLERK TO EXECUTE AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE VILLAGE OF SCHAUMBURG AND THE O'HARE NOISE COMPATIBILITY COMMISSION FOR REAFFIRMING PARTICIPATION EFFECTIVE JANUARY 1, 2026 THROUGH DECEMBER 31, 2030

WHEREAS, the City of Chicago ("City") and the Village of Schaumburg both are home rule municipalities pursuant to Article VII, Section 6 of the 1970 Illinois Constitution (the "Illinois Constitution"), and, as such, may exercise any power and perform any function related to its government and affairs; and

WHEREAS, the City owns and operates an airport known as Chicago O'Hare International Airport (the "Airport"); and

WHEREAS, pursuant to authority granted by an ordinance adopted by the Chicago City Council on October 30, 1996, and Section 10 of Article VII of the Illinois Constitution and the Intergovernmental Cooperation Act (5 ILCS 220), the City entered into an Intergovernmental Agreement Relating to the O'Hare Noise Compatibility Commission (the "Intergovernmental Agreement") by and among the City and various municipalities and public school districts (as defined in the Intergovernmental Agreement, "Participants"); and

WHEREAS, the O'Hare Noise Compatibility Commission ("O'Hare Commission") was established pursuant to the Intergovernmental Agreement and provides a common forum for interested parties to have a voice in noise issues related to the Airport**;** and

WHEREAS, by its terms, the presently active Intergovernmental Agreement became effective January 1, 2021, and will be terminated on December 31, 2025; and

WHEREAS, pursuant to Section 5(a) of the Intergovernmental Agreement, the term of the Agreement may be extended upon approval of the City and two-thirds of the Participants; and

WHEREAS, the Village of Schaumburg is currently a member of the O'Hare Noise Compatibility Commission.

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

SECTION ONE: That the recitals set forth above are incorporated herein by reference as the factual basis for this transaction.

SECTION TWO: That the Village President is hereby authorized to execute, and the Village Clerk to attest, the "Intergovernmental Agreement" attached hereto as Exhibit A between the O'Hare Noise Compatibility Commission and the Village of Schaumburg effective January 1, 2026 until December 31, 2030.

A RESOLUTION AUTHORIZING THE VILLAGE PRESIDENT AND VILLAGE CLERK TO EXECUTE AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE VILLAGE OF SCHAUMBURG AND THE O'HARE NOISE COMPATIBILITY COMMISSION FOR REAFFIRMING PARTICIPATION EFFECTIVE JANUARY 1, 2026 THROUGH DECEMBER 31, 2030

SECTION THREE: That this Resolution shall be in full force and effect from and after its passage and approval according to law.

AYES:

NAYS:

ABSENT:

PASSED AND APPROVED this _____ day of _____, 2025.

_____
Village President

ATTEST:

_____
Village Clerk

INTERGOVERNMENTAL AGREEMENT RELATING TO THE O'HARE NOISE COMPATIBILITY COMMISSION

This agreement, effective January 1, 2026, succeeds the previous agreement that was approved by the Chicago City Council and which went into effect on January 1, 2021, which expires under its own terms on December 31, 2025. It is entered into by the City of Chicago, a municipality and home rule unit of government under the Illinois Constitution of 1970, by and through the Chicago Department of Aviation, and the undersigned Members, organized under the laws of the State of Illinois. In consideration of the mutual agreements contained in this Agreement, the City of Chicago and each Member agree as follows below.

Section 1. Establishment of O'Hare Commission; Purposes.

The O'Hare Noise Compatibility Commission ("O'Hare Commission") is hereby established pursuant to Section 10 of Article VII of the Illinois Constitution of 1970 and the Intergovernmental Cooperation Act. The purposes of the O'Hare Commission are to: (a) determine certain Noise Compatibility Projects and Noise Compatibility Programs to be implemented in the O'Hare Commission Area; (b) oversee an effective and impartial noise monitoring system; (c) advise the City of Chicago concerning O'Hare-related noise issues; and (d) provide a forum for direct citizen engagement.

Section 2. Definitions.

Whenever used in this Agreement, the following terms shall have the following meanings listed below.

"Advisory Member" means an authorized representative of a non-governmental entity or group located in the O'Hare Commission Area who shall serve as a special advisory Member of the O'Hare Commission as provided in Section 3.D. of this Agreement, but who shall have no voting powers on the O'Hare Commission and shall not be parties to the Agreement.

"*Alternate*" means a Designee's substitute.

"*Chicago TRACON Boundary*" means the area depicted in Appendix B.

"City" means the City of Chicago. The Commissioner of Aviation or his or her Alternate (or any successor thereto) shall have the sole authority to undertake the City of Chicago's obligations and responsibilities under this Agreement, and the City shall act by and through the Commissioner of Aviation or his or her Alternate (or any successor thereto) for purposes of this Agreement, except as otherwise set forth in this Agreement.

"*Designee*" means a Member's chief elected officer for a municipality other than the City, the Commissioner of Aviation for the City, chief elected officer for a county, or the superintendent or chief executive for a school district.

"FAA" means the Federal Aviation Administration or any successor agency.

"Member" means, at any time, each city, village, public school district, or county located in the O'Hare Commission Area that has executed a counterpart of this Agreement on the basis set forth in this Agreement, other than the City. In addition, "Member" shall include Wards 36, 38, 39, 40, 41, and 45 of the City of Chicago ("Chicago Ward Members") as set forth in Section 3.B.(iii) of this Agreement, who shall be eligible to participate as individual Members on the O'Hare Commission upon approval and execution of this Agreement by the City.

"Noise Compatibility Programs" means programs, including but not limited to the Residential Sound Insulation Program and the School Sound Insulation Program, which address aircraft noise concerns in the O'Hare Commission Area as determined by the O'Hare Commission in cooperation with the City.

"Noise Compatibility Projects" means the noise compatibility projects (including administrative costs) in the O'Hare Commission Area which are eligible for funding based on FAA regulations and grant assurances, which have been identified as eligible for participation in Noise Compatibility Programs as determined by the O'Hare Commission in cooperation with the City based on criteria adopted by the O'Hare Commission, and for which there is available funding. Noise Compatibility Projects include, but are not limited to, the sound insulation of homes and schools and/or providing the funding for such sound insulation to be implemented. Participation in a Noise Compatibility Program or receipt of a Noise Compatibility Project shall be voluntary on the part of the relevant property owner.

"O'Hare" means Chicago O'Hare International Airport.

"O'Hare Commission Area" means the Illinois area within the Chicago TRACON Boundary with an interest in O'Hare-related aircraft noise issues, which area includes, but is not limited to, the following municipalities, counties (which shall represent their respective residents in unincorporated areas), and public school districts: (i) the City of Chicago, Addison, Arlington Heights, Bartlett, Bensenville, Bloomingdale, Des Plaines, Elmhurst, Elmwood Park, Franklin Park, Glenview, Hanover Park, Harwood Heights, Hoffman Estates, Itasca, Lincolnwood, Melrose Park, Mount Prospect, Niles, Norridge, Northlake, Palatine, Park Ridge, River Forest, River Grove, Rolling Meadows, Rosemont, Schaumburg, Schiller Park, South Barrington, St. Charles, Stone Park, and Wood Dale; (ii) Cook County and DuPage County; and (iii) School Districts 2, 7, 59, 63, 64, 80, 81, 84, 84.5, 85.5, 86, 87, 88, 89, 100, 214, 234, and 401. Municipalities, counties, and public school districts may be added to or removed from the O'Hare Commission Area pursuant to the terms of this Agreement.

"Part 150 Plan" means a noise abatement and land use compatibility plan developed pursuant to 14 C.F.R. Part 150, or any successor provision.

"Residential Sound Insulation Program" means the program determined by the O'Hare Commission in cooperation with the City to provide sound insulation to homes in the O'Hare Commission Area that are affected by O'Hare-related aircraft noise, and that are eligible for sound

insulation pursuant to FAA guidelines and regulations and eligibility criteria established by the O'Hare Commission in cooperation with the City, and for which there is available funding.

"School Sound Insulation Program" means the program determined by the O'Hare Commission in cooperation with the City to provide sound insulation to schools in the O'Hare Commission Area that are affected by O'Hare-related aircraft noise, and that are eligible for sound insulation pursuant to FAA guidelines and regulations and eligibility criteria established by the O'Hare Commission in cooperation with the City, and for which there is available funding.

"*TRACON*" means an FAA Terminal Radar Approach Control facility.

Section 3. Composition and Organization.

A. In order for a person to participate as a Designee, the city, village, public school district, or county represented by such person must have approved and executed a counterpart of this Agreement by December 31, 2025, or pursuant to Section 7.G. of this Agreement, except that the Chicago Ward Members shall be eligible to participate as individual Members of the O'Hare Commission upon approval and execution of this Agreement by the City.

B. The O'Hare Commission shall consist of: (i) the chief elected officer as Designee or other Alternate of each of the municipalities and counties in the O'Hare Commission Area, except that the Commissioner of Aviation, or his or her Alternate, shall represent the City in an *ex officio* capacity; (ii) the superintendent, or chief executive as Designee or other Alternate of each public school district serving any portion of the O'Hare Commission Area; and (iii) Chicago Ward Designees, who shall be appointed by the Mayor of the City of Chicago. An individual may serve as a Designee or an Alternate for only one Member, except that Chicago Ward Designees shall not have an Alternate.

C. The O'Hare Commission Area includes municipalities, counties, Chicago wards, and public school districts with an interest in O'Hare-related noise issues, and a principal purpose of this Agreement is to provide a forum for those municipalities, counties, Chicago wards, and public school districts within the O'Hare Commission area to work together with the City on a cooperative basis in addressing these issues.

D. The Chair, with majority approval of the Executive Committee, as defined in the O'Hare Commission bylaws, may appoint non-governmental entities or groups to serve as special Advisory Members of the O'Hare Commission. Advisory Members may participate fully in the deliberations of the O'Hare Commission, but shall have no voting powers and shall not be parties to this Agreement.

E. The O'Hare Commission shall elect annually from its Designees or Alternates a Chair, Vice Chair, Treasurer, and any other officers that it deems necessary pursuant to the O'Hare Commission bylaws. The O'Hare Commission shall appoint, retain, and employ an Executive Director and such other staff, professional advisors, and consultants as may be needed to carry out its powers and duties. The appointment of the Executive Director must be approved by a simple majority of the Members of the O'Hare Commission.

F. Unless otherwise specified in the bylaws, a majority of the Members of the O'Hare Commission in good standing shall constitute a quorum for the transaction of business. Except as provided for in Section 7.H., a concurrence of a simple majority of the quorum shall be necessary for the approval of any action by the O'Hare Commission. The O'Hare Commission shall establish a schedule of regular meetings in accordance with its bylaws ("Regular Meetings"), and special meetings may be called by the City or any five Members of the O'Hare Commission upon at least seven days' written notice to the City, each Member, and each Advisory Member.

Section 4. O'Hare Commission Powers and Duties.

A. The O'Hare Commission shall have the following duties and powers listed below.

(1) The O'Hare Commission shall determine certain Noise Compatibility Programs and Noise Compatibility Projects to be implemented in the O'Hare Commission Area in cooperation with the City as set forth in Appendix A, and shall establish criteria for participation in such Noise Compatibility Programs and for determining the priorities for providing such Noise Compatibility Projects.

(2) The O'Hare Commission may make recommendations to the City regarding noise reduction programs at O'Hare including, but not limited to, the use of new technologies and flight patterns, preferential runway usage, the implementation of sound insulation programs, the use of ground run-up enclosures, and the implementation of FAA standard noise abatement, takeoff, and high-altitude approach procedures. No such recommendations shall be submitted to the FAA or implemented by the City without the prior approval of the O'Hare Commission. The O'Hare Commission also shall cooperate with the City in seeking agreements with the airlines using O'Hare and the FAA, as appropriate, with respect to aircraft noise mitigation and related matters.

(3) The O'Hare Commission may advise the City concerning any Part 150 Plan concerning O'Hare. The City shall not submit any such plan or any subsequent revision proposed by the City to the FAA without allowing the O'Hare Commission 60 days to review it and submit written recommendations to the City for consideration.

(4) The O'Hare Commission may request and, except as set forth below, the City shall provide full access to all publicly available documents relating to: (i) any O'Hare noise monitoring; (ii) any O'Hare-related Noise Compatibility Project proposed or undertaken in whole or in part by the City; and (iii) any recommendations or submissions to the FAA by the City related to aircraft noise mitigation related to O'Hare. Such requests may not impose an undue burden upon the City or interfere with its operations. In such circumstances, the City shall extend to the O'Hare Commission an opportunity to confer with it in an attempt to reduce the request to manageable proportions.

(5) Neither the O'Hare Commission, nor any of its Members, representatives, agents, employees, consultants, or professional advisors shall use, or assist other persons in using FAA flight data for O'Hare and/or Chicago Midway International Airport ("Data") in legal actions to enforce noise abatement policy or regulations without prior approval of the FAA, and shall not

release such Data without notice to and consultation with the FAA. The O'Hare Commission and its Members, representatives, agents, employees, consultants, or professional advisors shall not release the Data for use by law enforcement agencies or for use in any civil litigation except as otherwise required by law. If the O'Hare Commission or any of its Members, representatives, agents, employees, consultants, or professional advisors are required by law to release such Data, they shall notify the FAA before doing so. This notification must be provided promptly after the O'Hare Commission or any of its Members, representatives, agents, employees, consultants, or professional advisors receives a request or requirement to release the Data, and prior to the release of the Data. The O'Hare Commission and its Members, representatives, agents, employees, consultants, or professional advisors shall not release Data if advised by the FAA that the Data contains any information deemed sensitive at the sole discretion of the FAA, unless required by law to release such Data.

(6) The O'Hare Commission shall adopt an annual expense budget for each fiscal year, which shall be consistent with the City of Chicago fiscal year. The O'Hare Commission's expense budget shall be adopted at least 30 days prior to the commencement of each such fiscal year. The O'Hare Commission's expense budget shall be funded by the City and any grants received pursuant to Section F of Appendix A of this Agreement, following the evaluation and approval by the City of the proposed budget request.

(7) The O'Hare Commission shall have the power to sue and be sued and to take any other action necessary to perform its powers under this Agreement. No funds received by the O'Hare Commission from the City shall be used for legal services or other costs in connection with any action by the O'Hare Commission against the City, its officers or employees, or any airline using O'Hare, except for enforcement of the provisions of this Agreement. The City will indemnify, defend, and hold harmless Members from any and all claims, costs, expenses, including attorney's fees, damages, judgments and court costs arising out of the Member's participation in the O'Hare Commission. Members shall promptly provide to the City copies of any notices which Members may receive of any claims, actions, fines, proceedings or suits as may be given or filed in connection with the Member's participation in the O'Hare Commission.

(8) The O'Hare Commission shall undertake any procurement activities in accordance with this Agreement and pursuant to applicable law.

(9) The O'Hare Commission shall adopt bylaws consistent with the powers enumerated herein.

B. A record of proceedings and documents of the O'Hare Commission shall be maintained, which shall be available for inspection by the City, each Member, each Advisory Member, and the public as permitted by law. The accounts of the O'Hare Commission shall be subject to an annual audit by a qualified independent public accountant.

C. The powers and duties of the O'Hare Commission shall be limited to those expressly set forth in this Agreement.

Section 5. Term of Agreement.

A. This Agreement shall be effective January 1, 2026, and shall terminate on December 31, 2030, unless otherwise terminated with the written consent of the City and two-thirds of the Members. The term of this Agreement may be extended upon the approval of the City and any Member which wishes to extend the term of the Agreement. If any Member defaults in any material respect in the performance of any of its duties or obligations under this Agreement, and such default continues for 30 days after the O'Hare Commission notifies the Member, the O'Hare Commission may terminate the defaulting Member's participation as a party to this Agreement. A material default by a Member shall include, but is not limited to, failure to comply with Section 6.

B. Any Member may withdraw as a Member of the O'Hare Commission at any time by providing 60 days advance written notice of its intent to withdraw to the City and the O'Hare Commission. Each such written notice shall be accompanied by a certified copy of a resolution or other official action of such Member's legislative body authorizing such withdrawal. Following its withdrawal from the O'Hare Commission, the Member shall cease to exercise any of its rights under this Agreement and to be responsible for any subsequent obligation incurred by the O'Hare Commission.

C. The City may terminate this Agreement at any time after January 1, 2026, upon 180 days prior written notice to each Member and each Advisory Member. Following the City's termination of this Agreement, the rights and obligations of each party to this Agreement shall terminate.

Section 6. Attendance Policy

A. Members' Designees or Alternates shall attend the majority of Regular Meetings in a calendar year. If a Members' Designee or Alternate misses three consecutive or the majority of Regular Meetings in a single calendar year, the Member will receive written notification from the Executive Director that it will be temporarily suspended from the O'Hare Commission for a period of one year, which shall begin on the date of the written notification.

B. Temporary suspension will involve the loss of membership and voting privileges for that one-year period from the date of the suspension. During the temporary suspension, suspended Members may attend meetings and participate in discussions as members of the public, but will not count as part of the voting quorum and will not be eligible to vote.

C. At any time during its one-year temporary suspension, a Member may appeal its temporary suspension by submitting a written request to the Executive Director due to a change in circumstances. Reinstatement of the Member shall be governed by the bylaws.

D. No later than 30 days following the end of the temporary suspension period, a Member may submit a written request to the Executive Director to be reinstated. Reinstatement of the Member shall be governed by the bylaws. If the Executive Director does not receive the reinstatement request within 30 days after the end of the suspension period, then this Agreement shall be terminated between the City and the Member.

Section 7. Miscellaneous.

A. All notices hereunder shall be in writing and shall be given as follows:

If to the City, to:

Commissioner of Aviation
Chicago Department of Aviation
10510 W. Zemke Road
Chicago, IL 60666

If to a Member, to the address set forth on the signature page of the counterpart of this Agreement executed by such Member, and, in the case of Chicago Ward Members, to such addresses and telephone numbers as they may provide to the O'Hare Commission. Members may provide an email address for purposes of receiving notices.

All notices shall be effective upon receipt by U.S. mail or email. Any Member may change the address or addresses for notices to be sent to it by giving notice to the O'Hare Commission.

B. No Member may assign its rights or obligations under this Agreement without the prior written consent of the City and the other Members.

C. The City shall not be responsible or liable for damage to property or injury to persons that may arise from, or be incident to, compliance with this Agreement or the implementation of a Noise Compatibility Program or a Noise Compatibility Project by a Member or other municipality or county. A Member shall not be responsible or liable for damage to property or injury to persons that may arise from, or be incident to, compliance with this Agreement or the implementation of a Noise Compatibility Program or a Noise Compatibility Project by the City, another Member, or another municipality or county. The City's financial obligations under this Agreement are limited to legally available airport revenues. Neither the City nor any Member shall be liable for any expenditures, indebtedness, or other financial obligations incurred by the O'Hare Commission unless the City or such Member has affirmatively agreed to incur such expenditure, indebtedness, or financial obligation. No Advisory Member shall be subject to any liabilities or obligations under this Agreement.

D. This Agreement and the bylaws authorized in Section 4.A.(9) constitutes the entire agreement of the parties with regard to the subject matter hereof. This Agreement shall not confer upon any person or entity other than the parties hereto any rights or remedies. Appendix A and Appendix B are incorporated herein and made a part of this Agreement.

E. This Agreement may be executed in one or more counterparts, each of which shall be considered an original instrument, but all of which shall be considered one and the same agreement, and shall become binding when one or more counterparts have been signed by each party. Each counterpart may vary in order to identify the Member, its address for notices, and its execution by an authorized officer. The execution of counterparts of this Agreement by a municipality, public school district, or county located in the O'Hare Commission Area prior to

December 31, 2025, shall not require the consent of the O'Hare Commission, the City, or any Member.

F. This Agreement shall be governed and construed in accordance with Illinois law.

G. Any municipality, public school district, or county located in the O'Hare Commission Area that does not become a Member prior to December 31, 2025, may thereafter become a Member upon: (i) the approval of the City and a majority of the O'Hare Commission as set forth in Section 3.F. of this Agreement; and (ii) execution of a counterpart of this Agreement.

H. The approval of the City and two-thirds of the Members shall be required to amend this Agreement. Notice of any proposed amendment shall be transmitted to each Member and each Advisory Member at least ten days prior to the meeting of the O'Hare Commission at which any proposed amendment is to be first considered. Any amendment shall be effective on all parties hereto when counterparts are executed by the City and two-thirds of the Members.

Executed as of this _____day of _____, 2025.

CITY OF CHICAGO

By:

_____
Commissioner
Chicago Department of Aviation

_____ (Name of Member)

By:

_____
Authorized Officer

Address: _____

_____

_____

_____

APPENDIX A

Implementation of Noise Compatibility Programs and Projects

In connection with the development and implementation of Noise Compatibility Programs and Noise Compatibility Projects in the O'Hare Commission Area, the City and the O'Hare Commission shall have the following duties and responsibilities listed below.

A. The Members of the O'Hare Commission shall direct the further development of the Noise Compatibility Programs for the O'Hare Commission Area. The Members of the O'Hare Commission shall establish criteria for the equitable allocation of Noise Compatibility Projects and approved airport revenues (including by not limited to FAA Airport Improvement Program ("AIP") grants, Passenger Facility Charge ("PFC") funds, and General Airport Revenue Bonds, and/or bonds backed by such funding sources) within the O'Hare Commission Area and the priorities for providing Noise Compatibility Projects, subject in each case to approval by the FAA and in compliance with all applicable FAA regulations and grant assurances, as well as other applicable law, and subject to available funding.

B. The City shall retain all necessary powers to satisfy the assurances made to the FAA in connection with the expenditure of airport revenues, including eligibility for sound insulation and/or sound insulation funding that is paid by airport revenues. The City shall enter into all agreements and assurances and shall take all other actions that may be necessary to provide for the utilization of airport revenues on the basis set forth in this Appendix A. Each Member and municipality and county that receives Noise Compatibility Projects shall enter into all agreements and assurances, including agreements with and assurances to the City, shall execute any necessary certificates, records, and other documents, and shall take all other actions that may be necessary to obtain and maintain FAA approval for the use of the airport revenues as contemplated in this Appendix A. Neither the O'Hare Commission nor any Member shall take or omit to take any action if such action or omission violates restrictions on the use of airport revenues. The City shall not be obligated in any year to pay or utilize any amounts in excess of available airport revenues to carry out the purposes of this Appendix A.

C. The determination of eligibility to participate in a Noise Compatibility Program or receive a Noise Compatibility Project is not to be construed as an admission or determination of negative impact by aircraft noise or of liability for damages or any other injury relating to aircraft noise on the part of the City or the O'Hare Commission.

D. In the event they are determined to be eligible for participation in a Noise Compatibility Program, property owners in the O'Hare Commission Area shall not be required to pay any portion of the cost of any Noise Compatibility Project. Upon approval by the City and with the consent of the property owner, at its option the City may acquire homes that are subject to very high levels of aircraft noise.

E. Noise Compatibility Projects outside the City may be implemented through Members and other municipalities and counties located in the O'Hare Commission Area. A municipality and county may request that the City undertake a Noise Compatibility Project within

its corporate boundaries. Noise Compatibility Projects within the boundaries of the City shall be implemented by the City. The City may enter into agreements in connection with the planning and implementation of proposed Noise Compatibility Projects in the O'Hare Commission Area. All procurement activities related to Noise Compatibility Projects shall be undertaken in accordance with applicable law.

F. The City shall provide administrative support and professional and technical assistance to the O'Hare Commission, each Member, and all other municipalities and counties located in the O'Hare Commission Area in connection with the operations of the O'Hare Commission and the planning and implementation of Noise Compatibility Projects.

G. The O'Hare Commission may receive grants from any source to be used for the purpose of discharging its duties and obligations in accordance with the provisions of this Appendix A, and also may make grants for such purposes. The O'Hare Commission may expend any such grants for purposes consistent with this Appendix A. The City and the O'Hare Commission shall each use its best efforts (including serving as the sponsor or applicant for federal grants) to obtain the maximum amount of federal funds in connection with any Noise Compatibility Projects, so as to maximize the availability and impact of the City's financial contribution to Noise Compatibility Projects in the O'Hare Commission Area.

H. The City shall install, operate, and maintain a permanent noise monitoring system ("System") at and around O'Hare. The purposes of the System include validation of the FAA-approved noise contour for O'Hare, assisting in determining the eligibility and priority of proposed Noise Compatibility Projects for schools, enhancing public understanding of aircraft noise issues, and monitoring trends in aircraft noise.

(1) The City may retain a third-party vendor ("System Operator") selected by the City with the input of the O'Hare Commission to operate and maintain the System pursuant to an agreement between the City and the System Operator.

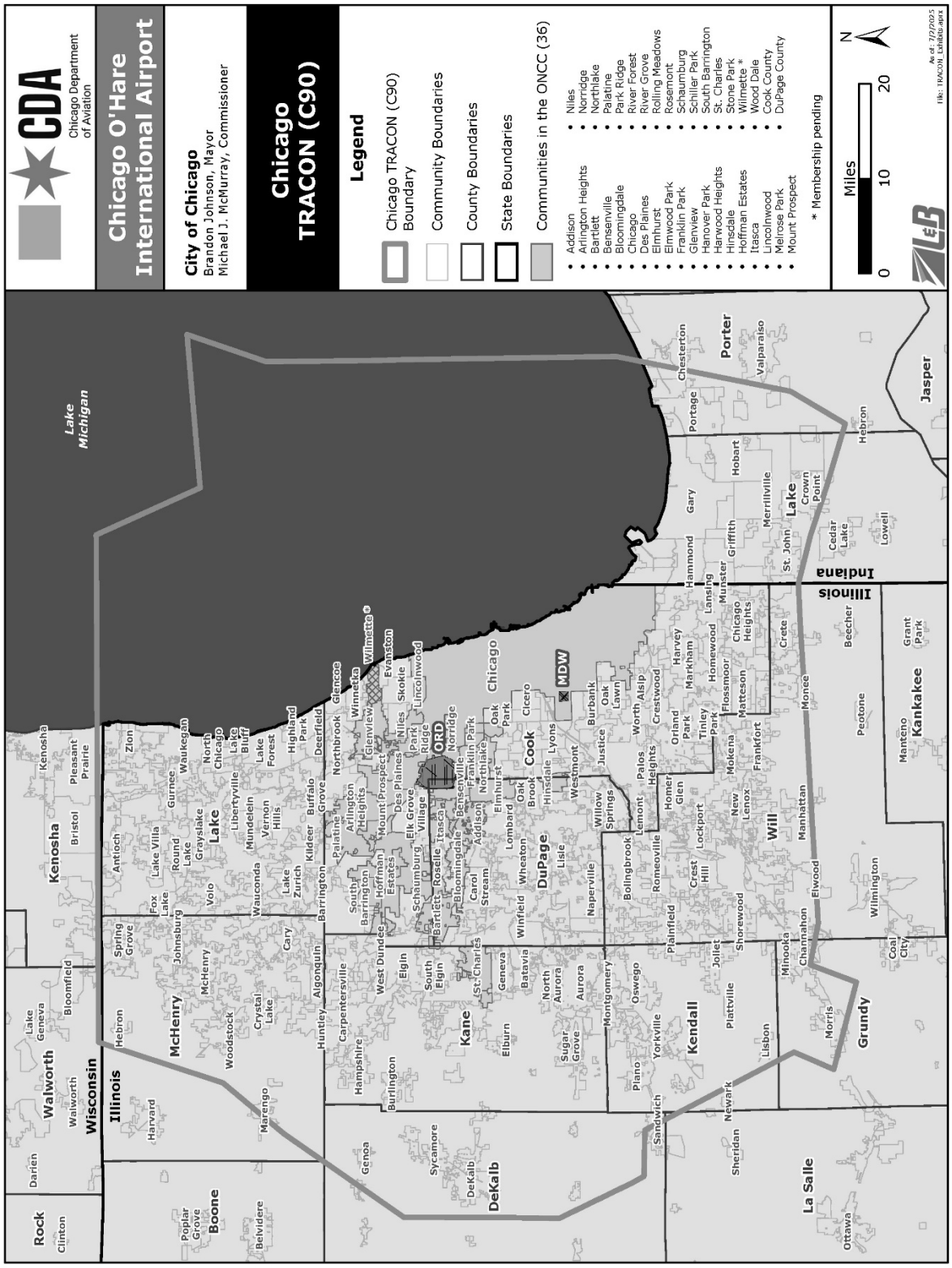
(2) At the request of the O'Hare Commission, the City may also retain and pay the cost of another third-party vendor ("System Expert") to provide independent management oversight of the System. The System Expert shall be mutually selected by the City and the O'Hare Commission. The System Expert will be responsible for independently verifying data and system operation through the review of all inputs and operational aspects of the System. All reports prepared by the System Expert shall be provided directly to the City and the O'Hare Commission. The activities and duties of the System Expert shall be consistent in all respects with the applicable requirements of the FAA. If the O'Hare Commission requests the City to retain and pay for such a System Expert, the amount that the City is obligated to pay the System Expert shall not exceed $200,000 per year, adjusted annually in accordance with the Consumer Price Index for All Urban Consumers ("CPI-U") for the Chicago-Naperville-Elgin area.

(3) The System shall include a minimum of 36 monitoring sites in the O'Hare Commission Area, plus such number of additional permanent monitoring sites as may be agreed upon by the City and the O'Hare Commission.

(4) The data collected by the System shall be made available by the City to the O'Hare Commission and any Member that requests such data. The City shall provide reports to the O'Hare Commission and any Member based on the data collected by the System.

(5) Neither the O'Hare Commission, nor any of its Members, representatives, agents, employees, consultants, or professional advisors shall use, or assist other persons in using, information generated by the System in violation of Section 4.A.(5) of this Agreement.

APPENDIX B


CDA
Chicago Department of Aviation
Chicago O'Hare International Airport
City of Chicago
Brandon Johnson, Mayor
Michael J. McMurray, Commissioner
Chicago TRACON (C90)
Legend
Chicago TRACON (C90) Boundary
Community Boundaries
County Boundaries
State Boundaries
Communities in the ONCC (36)
Addison
Arlington Heights
Bartlett
Bensenville
Bloomingdale
Chicago
Des Plaines
Elmhurst
Elmwood Park
Franklin Park
Glenview
Hanover Park
Harwood Heights
Hinsdale
Hoffman Estates
Itasca
Lincolnwood
Melrose Park
Mount Prospect
Niles
Norridge
Northlake
Palatine
Park Ridge
River Forest
River Grove
Rolling Meadows
Rosemont
Schaumburg
Schiller Park
South Barrington
St. Charles
Stone Park
Wilmette *
Wood Dale
Cook County
DuPage County
* Membership pending
Miles
0
10
20
N
Lake Michigan
Wisconsin
Illinois
Indiana
Rock
Walworth
McHenry
Boone
Kenosha
Lake
Porter
Jasper
Newton
Lake
DeKalb
Kane
DuPage
Cook
Kendall
Will
Grundy
La Salle
Lee
Ogle
Whiteside
Carroll
ORD
MDW

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve a Variation to Allow a Patio in the Side Yard for Porter Residence / 33 Wareham Lane
12/09/25
Village Board

Presenter: Chidochashe Baker, AICP, Community Planner
Lead Department: Community Development

Executive Summary:

Case Title
P2510-03/ Porter Residence / 33 Wareham Lane/ Variation to Allow a Patio in the Side Yard

Hearing Date
November 19, 2025

Summary
The petitioner is requesting a variation from the Zoning Ordinance to allow a patio in the side yard for the property located at 33 Wareham Lane. The proposed patio is a 27ft by 10ft rectangular shaped patio. The patio is pre-existing, and the petitioner is proposing to replace it with a new like-for-like concrete patio.

Recommended Action:

Staff Recommendation
Recommending Approval

Vote
5-0 with three absent.

If the Village Board concurs with the Plan Commission recommendation, they should approve the request as presented.

ATTACHMENTS:
- Staff Report
- Location Map
- Variation Narrative and Justification
- Plat of Survey
- Floor Plan
- Porter Minutes.pdf

STAFF REPORT

TO: PLAN COMMISSION

PREPARED BY: Chidochashe Baker, AICP
Community Planner

HEARING DATE: November 19, 2025

DATE PREPARED: November 7, 2025

CASE NUMBER: P2510-03

TITLE: P2510-03/ 33 Wareham Lane/ PORTER RESIDENCE/ Variation to Allow a Patio in the Side Yard

BACKGROUND INFORMATION

Petitioner:	Jeff Porter
Address of Petitioner:	33 Wareham Lane, Schaumburg IL, 60193
Status of Petitioner:	Owner & Occupant of Subject Property
Existing Zoning:	R-6 - Single Family
Location of Subject Property	East of S Walnut Ln, South of W Schaumburg Rd

- Variation to allow a patio to be located in the side yard [Title 15, Chapter 154, Section 154.63(F) of the Zoning Ordinance]

ANALYSIS

Staff Discussion:



The petitioner is requesting a variation from the Zoning Ordinance to allow a patio in the side yard for the property located at 33 Wareham Lane. The proposed patio is a 27ft by 10ft rectangular shaped patio. The patio is pre-existing, and the petitioner is proposing to replace it with a new like-for-like concrete patio. Section 154.63 of the Zoning Ordinance states that decks, patios and terraces are only permitted in rear yards and interior courts. There is an exception for corner properties; however, this is not the case for the subject property. The petitioner submitted for a residential building permit (RBLD-25-1633), but the permit was denied since a variation is required. Village records do not show a permit for the construction of the existing patio. However, based on the Plat of Survey and other historical

documents associated with the property, it appears that the patio has been on the property since at least 1994.

In the past, the Village Board has granted variations for decks/patios located within the side yard. The following is a list of locations and cases where variations for patios or decks in the side yard have been granted:

- 1319 Avon Court (Case No. P2209-01)
- 601 Groen Court (Case No. P2104-01)
- 409 Balsam Court (Case No. P1708-02)
- 115 W. Thacker Street (Case No. P1807-0)
- 609 Berkshire Court (Case No. P1707-02)
- 643 S. Summit Drive (Case No. P1109-01)

These variations were granted for several reasons such as the preexisting use of the rear yard as a swale, or that the home was constructed with a patio door or other door in the side yard as was the case with 643 S. Summit Drive and 601 Groen Court. Variations were also granted because of the amount of space available in the side yard and distance to adjacent homes.



As previously stated, the patio is existing, and the new patio is proposed to be located on the same footprint. Based on the submitted narrative, the existing patio is cracked and no longer drains properly, causing standing water and ice to form in winter.

The proposed side yard patio is located on the north side of the home and 7 feet from the interior side lot-line (when measured from the patio to the closest point of the property line). This is 2ft more than the required distance (5ft) of detach accessory structures from the interior side lot line. Staff has reviewed the request and is supportive of the variation request. The floor plan for the home does not provide direct rear access to the back yard. The only access to the back yard is through a door located on the north side of the home with direct access to the side yard. Additionally, the lot is an irregularly shaped trapezoid, with a wide front yard that narrows towards the rear yard. This results in a smaller rear yard. The direct inaccessibility to the rear yard, and not having a traditionally larger rear yard, are considerable and justifiable components to the variation.

The Zoning Ordinance states that the Plan Commission may take into consideration the extent to which the following facts have been established which may be favorable to the applicant:

The particular physical surroundings, shape, or topographical conditions of the property would bring a hardship upon the owner if the strict letter of the regulations were carried out.
The subject property is uniquely shaped. The lot is an irregularly shaped trapezoid, which is wide in the front and narrows towards the rear yard. This creates a smaller rear yard for the property

The conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning district.
The home was constructed with a floor plan that does not provide direct access to the rear yard. The only access to the rear yard is through a door located on the north side of the home with direct access to the side yard.

The purpose of the variation is not based exclusively upon a desire to make more money out of the property.
There is no evidence that the variation has been requested to make more money from the property.

The alleged difficulty or hardship has not been created by any person presently having an interest in the property.
Staff does not believe that a hardship has been created by any person who has an interest in the property. The proposed side yard patio has existed in the side yard since the home was purchased by the current owner.

Granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood.
The proposed patio variation will not be detrimental to the public welfare or injurious to other properties or improvements in the neighborhood.

The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire or otherwise endanger the public safety, or substantially diminish or impair property values within the neighborhood.
There is no evidence that approval of the requested variation will impair property values or pose a threat to public safety.

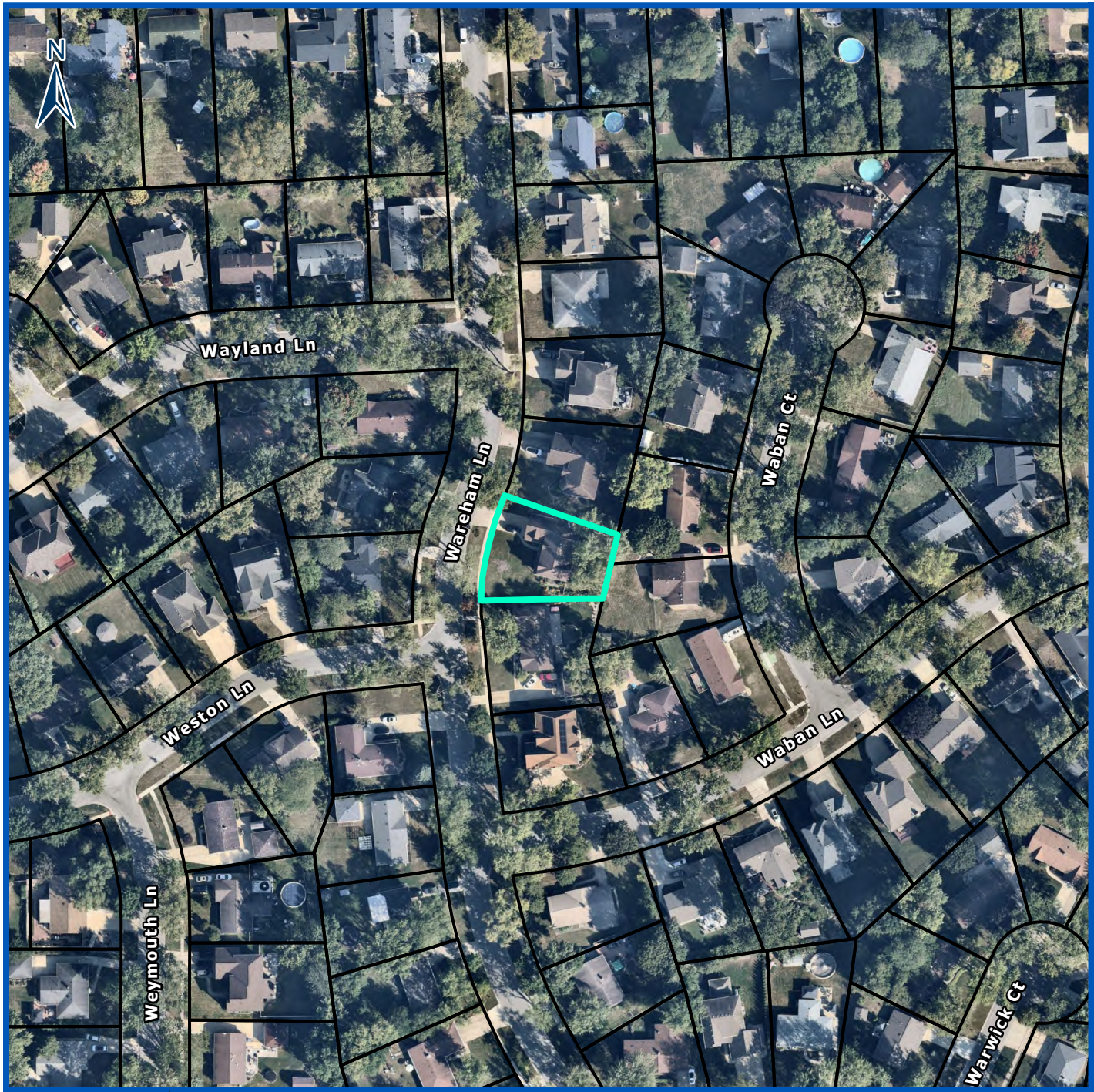
Granting the variation will not confer on the applicant any special privilege that is denied by this chapter to the lands, structures, or buildings of the same district.
Other residential properties within the Village were granted variations to have similar patios and decks in side yards. Staff reviews each property on a case-by-case basis and believes that sufficient justification has been made to support the variation request. Future requests will be reviewed on a case-by-case basis.

RECOMMENDATION

Staff has reviewed the petitioner's request and recommends **approval** of a variation for a patio in the side yard for the property located at 33 Wareham Lane, Case No. P2510-03, subject to the following conditions:

1. This variation is only granted for the existing 27ft x 10ft patio in the north side yard. Any future additional side yard patios or expansions to the existing patio are not permitted under this variation.
2. The following plans and documents shall be adopted as part of the governing ordinance:
   a. Plat of Survey, received by the Community Development Department on October 27, 2025.
   b. Variance narrative and justification, received by the Community Development Department on October 27, 2025.

pc: Petitioner





Subject Property

P2510-03

PORTER RESIDENCE

Variation to Allow a Patio in the Side Yard

0 70 140
Feet

VILLAGE OF SCHAUMBURG

33 Wareham Ln

Prepared By:
Village of Schaumburg
Community Development Department

500

VARIATION APPROVAL REQUEST – 33 WAREHAM LANE, SCHAUMBURG – 25 OCT 2025

Narrative

We request a variation approval to replace our patio. The patio is cracked and no longer drains properly, causing standing water and ice to form in winter. See Attachments 1 and 2, patio photos. While there is no standing water in the photos (due to our very dry summer and fall), there is still a green discoloration visible in photo 1 showing some mold or mildew growth. During late winter/early spring, the lack of drainage makes it nearly impossible to keep the patio ice free. The crack (photo 2) is near the back door and has been growing larger every year. It will soon become a tripping hazard.

We are not seeking to enlarge or move the patio, rather we just need new concrete poured with the proper base and pitch. When our contractor requested a building permit, it was denied due to village ordinance 154.63 prohibiting side patios.

Our plat of survey is included as Attachment 3. The survey is from my purchase of the house in 1997, so I annotated it to show that the shed in the northeast corner was removed in June 1997. In 2023, we added a new garden shed, permitted and in compliance with village code, shown in the southeast corner of the lot. The concrete patio, 27’ x 10’, is highlighted on the drawing. The patio setback varies from 9 ft to 7 ft from the property line as shown.

The current floor plan of our house is shown in Attachment 4. These plans were scanned from the hardcopy construction blueprints from the 2006/2007 second-floor addition we did. The image quality isn’t perfect but the details showing the patio and backdoor location should be clearly visible.

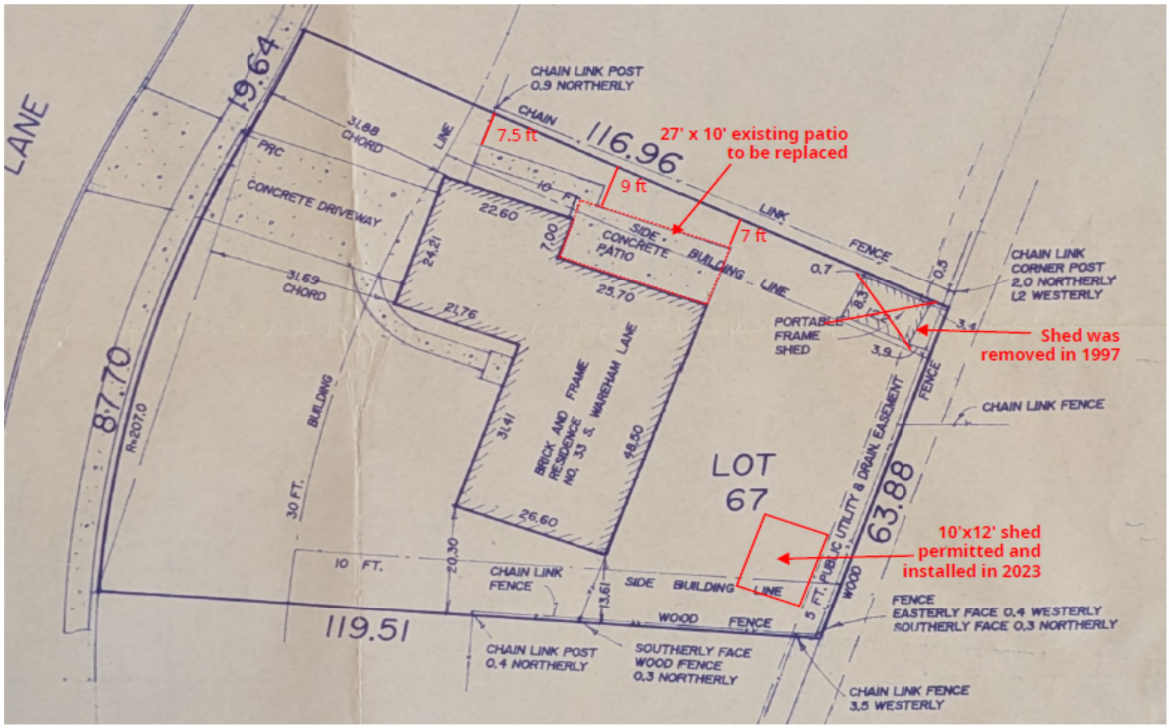
NOTE: High resolution copies of the attachments are uploaded to the portal while low resolution versions are included below:



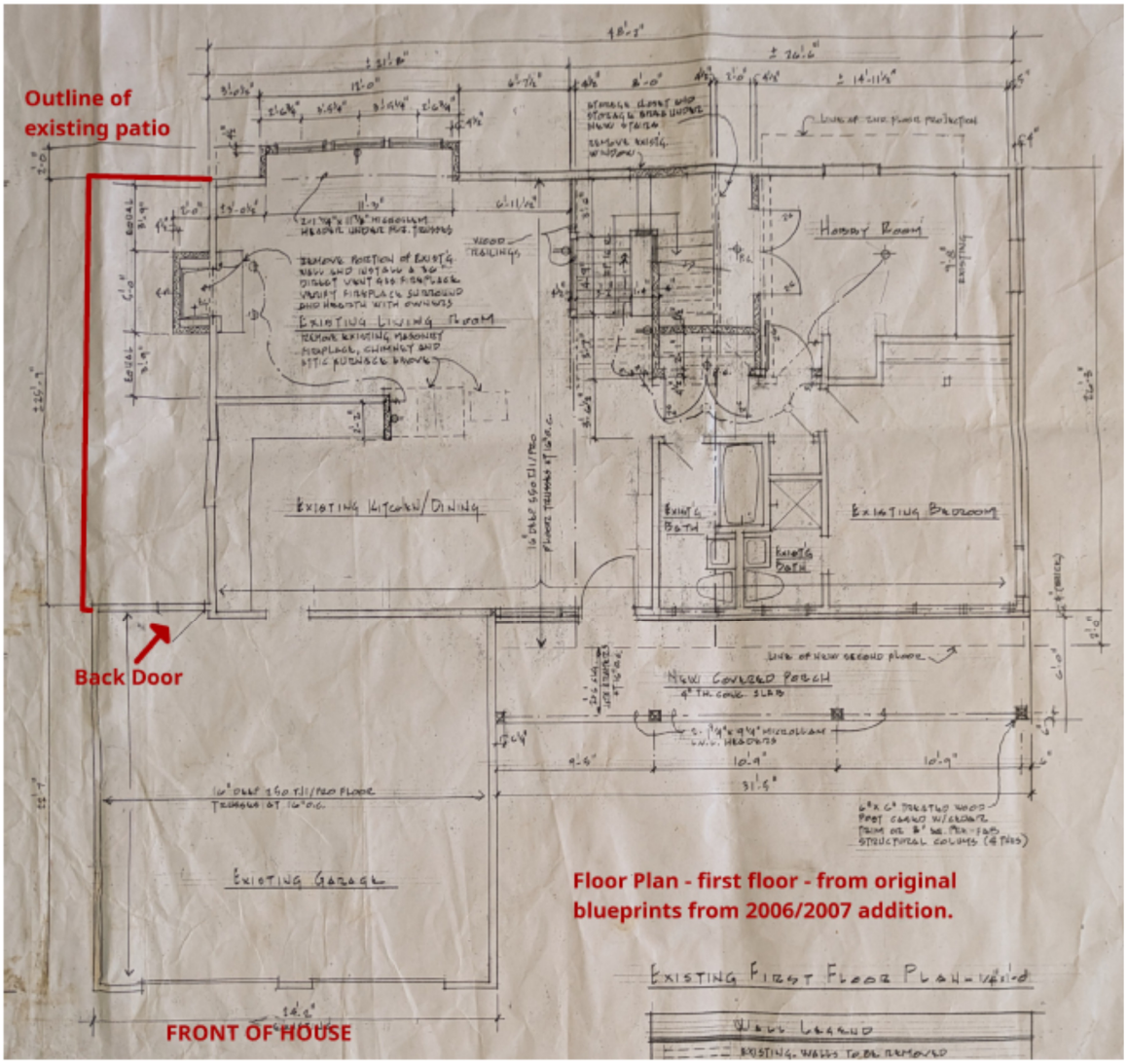
Attachment 1: Existing Patio



Attachment 2: Existing Patio, close-up of crack



Attachment 3: Plat of Survey, Annotated



Attachment 4: Floor Plan, first floor, 2006/2007

Justification

We believe a variation on the side patio prohibition of village ordinance 154.63 is necessary and appropriate due to the unique situation on our property and the hardship we will face otherwise. This note provides the evidence that our situation meets the standards for a variation as outlined in village ordinance 154.45 (B).

First, the floor plan for our house does not provide access to a back patio. As seen in Attachment 4, the floor plan has the back door open to the side of the house rather than the rear. This characteristic of the floor plan was approved during the original Weathersfield subdivision development in the 1960s (see Attachment 5, an excerpt from a promotional brochure from Campanelli builders that a neighbor shared with me). Our floor plan is a variation of the Bradford model, mirrored from the one in the brochure and with a front-facing rather than side-facing garage. Over the years, many of the other Bradford models in the subdivision were expanded by adding family rooms in back, often adding access to support a rear patio. However, we expanded our home in 2006/2007 by adding a second floor, permitted and approved by the village in 2006. The side patio was not mentioned as a concern at the time. Consequently, it would require re-designing and re-building virtually our entire house to have a back door located in the rear of the house. Our property is uniquely constrained to need a side patio. [154.45(B)(1)(a)]

Granting this variation will not alter the essential character of the locality. We are asking to replace our 60+ year-old patio with a new patio of the same size in the same location. [154.45(B)(1)(b)]

As described previously, eliminating our side patio or moving it to the rear of the house would bring hardship. The cost of redesigning our property to support a rear patio, including architect fees, construction fees, permit fees, inspection fees, etc. would exceed the cost of replacing the patio by 10-20x or more. That scale of construction would be hugely disruptive to our lives. Alternatively, living in this property without a patio would drastically impact our quality of life, as we enjoy eating on our picnic table during nice weather and cooking with our BBQ grill. Leaving the patio as-is is a hardship itself in that the crack and accumulation of water & ice are getting worse every year, rapidly becoming safety hazards. [154.45(B)(2)(a)]

While there are other homes in the subdivision with the same original floor plans, the remodeling and updates over the years mean our specific situation, if not unique, is certainly not common throughout the subdivision. [154.45(B)(2)(b)]

The purpose of the variation is to maintain the safety and appearance of the property. Since we are not enlarging the patio, the variation will have no material impact on resale value, thus it will not allow us to make any more money out of the property. [154.45(B)(2)(c)]

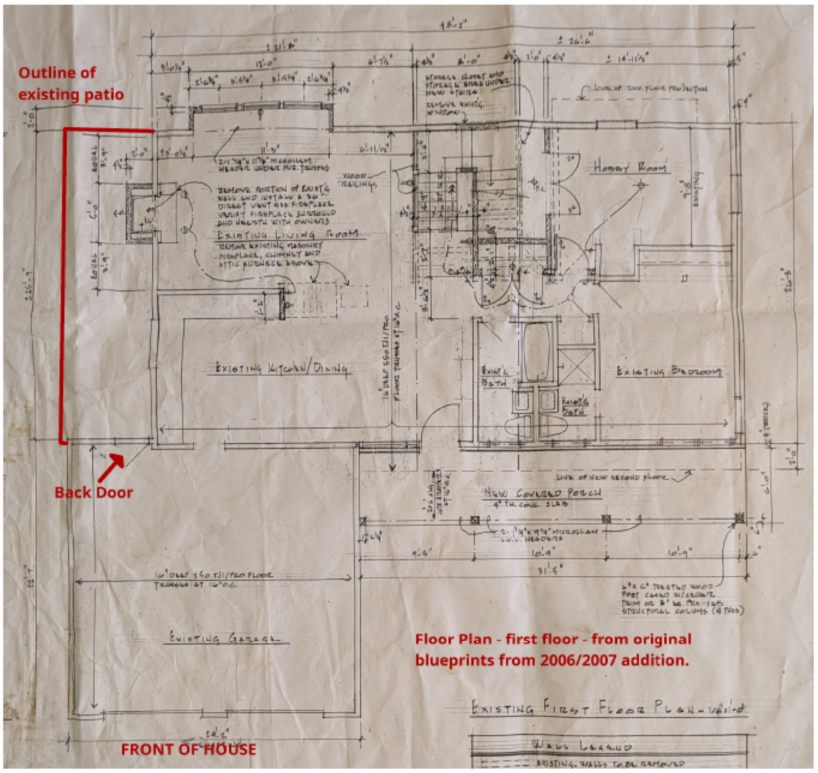
The hardship is due to circumstances around the original floor plan and the change in village ordinances since 1960. No one with an interest in the property was involved in those decisions. [154.45(B)(2)(d)]

Granting the variation will not impact the rest of the neighborhood in any way as we are seeking to improve the safety and appearance of our patio without making any other changes. [154.45(B)(2)(e)]

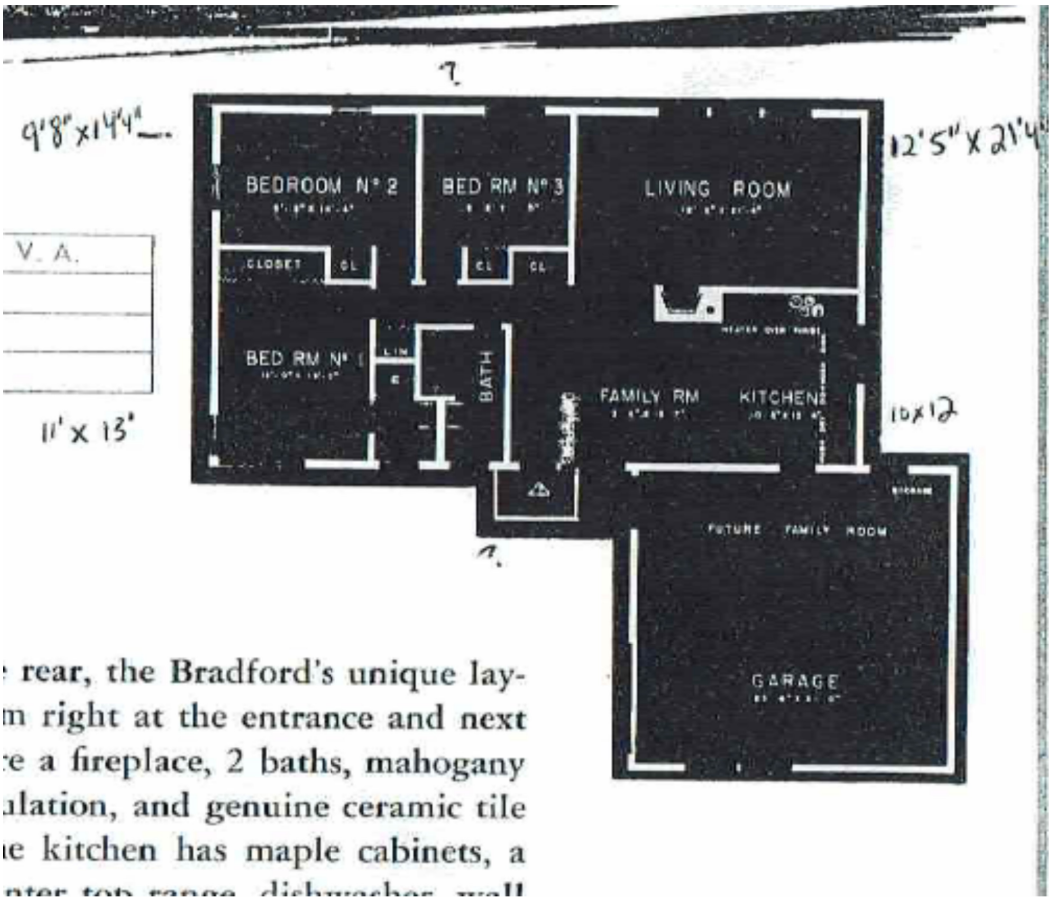
Likewise, it will not change lighting or airflow or fire danger or property values in the neighborhood since we are replacing the existing patio with an equivalent design. [154.45(B)(2)(f)]

Granting the variation will not confer any special privilege as we are not asking to add anything new but rather just to maintain a structure that was originally permitted by the village and does not have a means of being brought into compliance with ordinances passed since its original approval. [154.45(B)(2)(g)]

NOTE: High resolution copies of the attachments are uploaded to the portal while low resolution versions are included below:



Attachment 4: Floor Plan, first floor, 2006/2007



Attachment 5: Floor plan of house model from builder's brochure, c. 1960



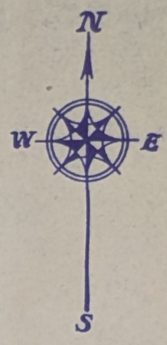
MURRY AND MOODY, LTD.

Land Surveyors

933 S. Plum Grove Road
Suite 101
Palatine, Illinois 60067

P.O. Box 608
Huntley, Illinois 60142

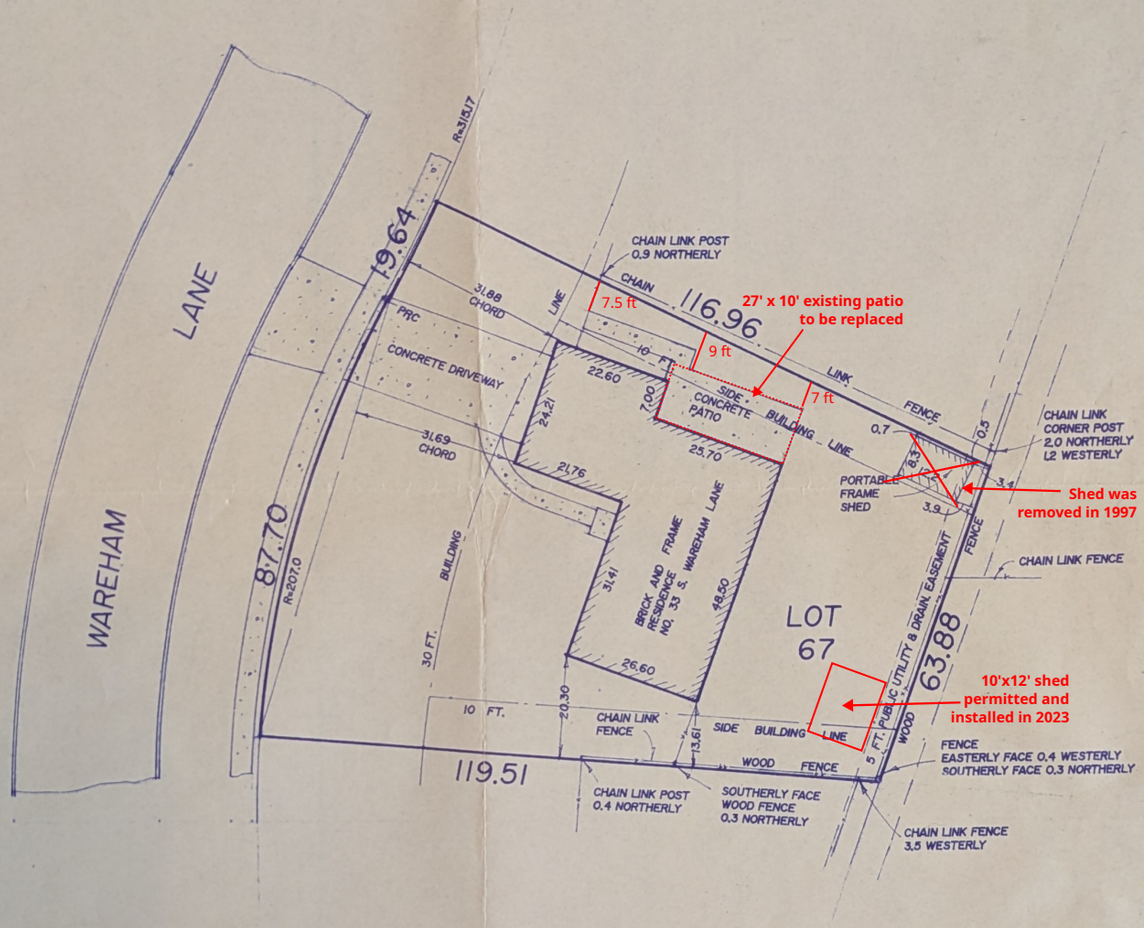
Phone: (847) 358-5960



PLAT OF SURVEY

OF

LOT 67 IN WEATHERSFIELD UNIT 2, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 6, 1959 AS DOCUMENT 17,587,718, IN COOK COUNTY, ILLINOIS.



STATE OF ILLINOIS }
COUNTY OF McHENRY } ss.

I, Thomas M. Sheets an Illinois Professional Land Surveyor do hereby certify that I have surveyed the above described property, and that the above plat is a correct representation of said survey.

Huntley, Illinois JUNE 12, 1997

Thomas M. Sheets

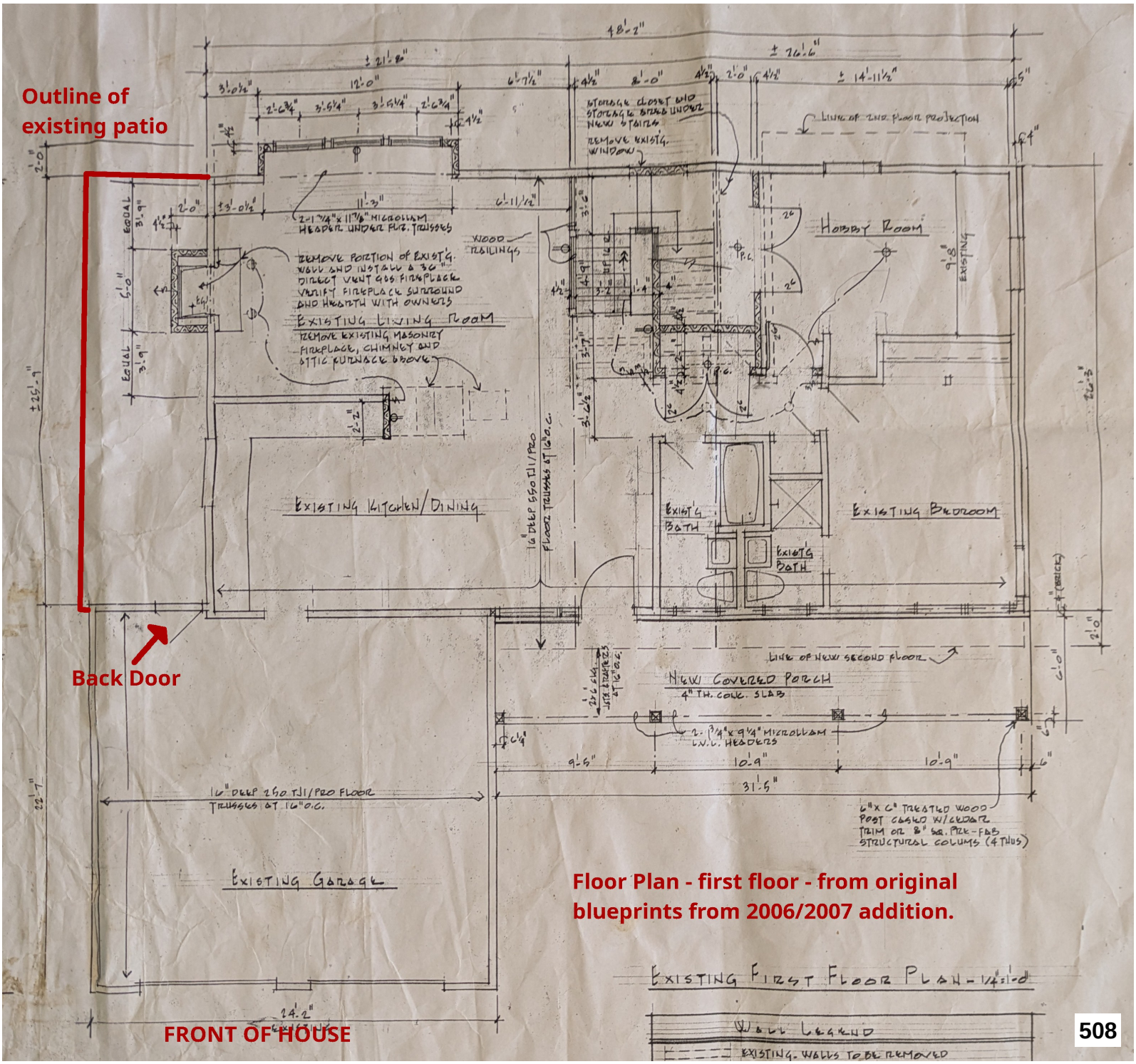
Illinois Professional Land Surveyor

Dimensions shown thus: 50.25 are feet and decimal parts thereof.
Dimensions shown thus: 50'-3" are feet and inches.

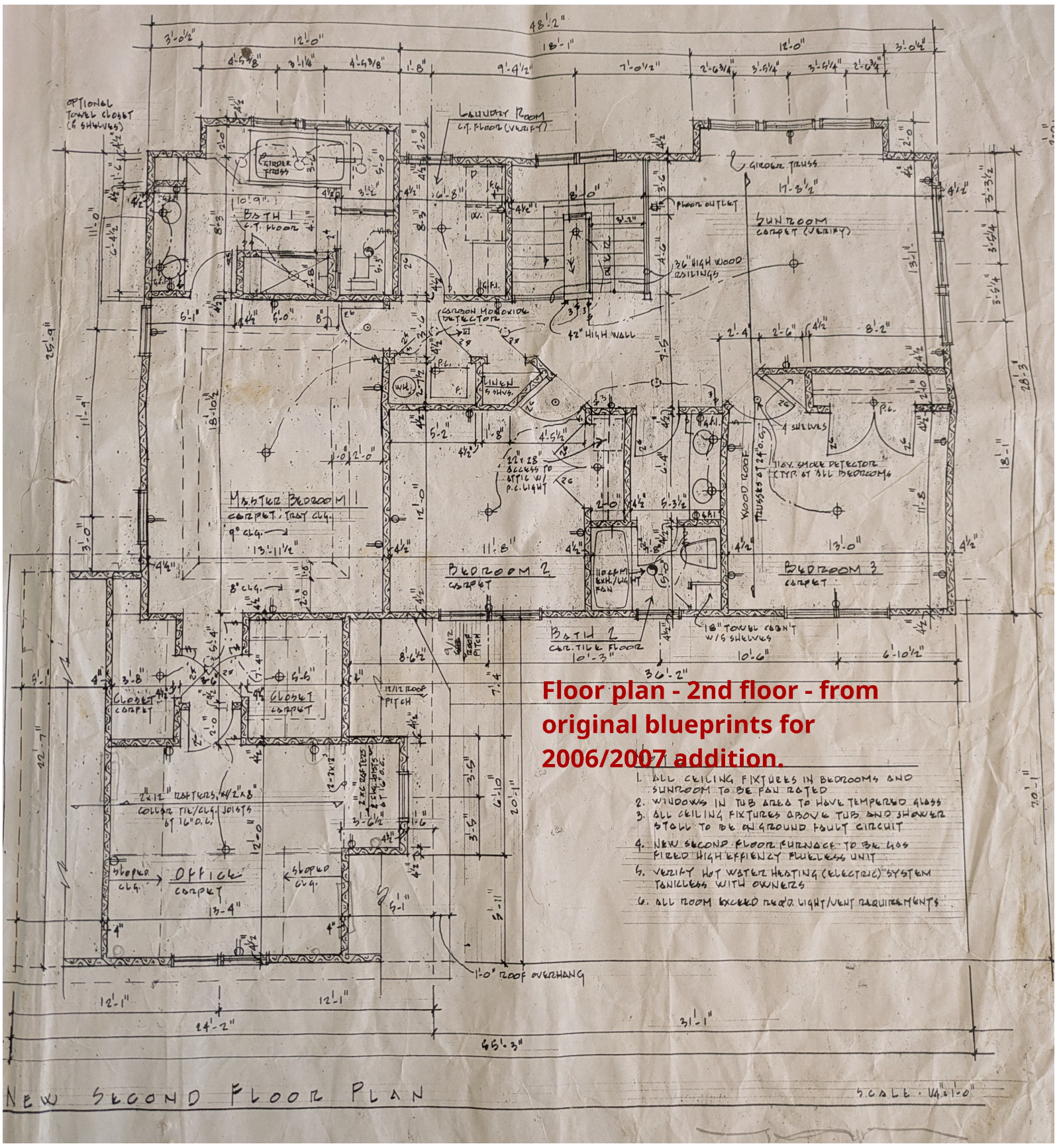
Building lines shown hereon per document numbers 17604133 and 17686195.

Check legal description, building lines and easements with Title Policy or Torrens Certificate and report any discrepancies immediately.

ORDER No. 97-1410 107L49 **SURVEY MADE FOR** ROBERT M. KAPLAN, P.C. **SCALE** 1" = 20'



Floor Plan - first floor - from original blueprints from 2006/2007 addition.



Floor plan - 2nd floor - from original blueprints for 2006/2007 addition.

1. ALL CEILING FIXTURES IN BEDROOMS AND SUNROOM TO BE FAN RATED
2. WINDOWS IN TUB AREA TO HAVE TEMPERED GLASS
3. ALL CEILING FIXTURES ABOVE TUB AND SHOWER STALL TO BE GFI GROUND FAULT CIRCUIT
4. NEW SECOND FLOOR FURNACE TO BE GAS FIRED HIGH EFFIENCY TANKLESS UNIT
5. VERIFY HOT WATER HEATING (ELECTRIC) SYSTEM TANKLESS WITH OWNERS
6. ALL ROOM EXCEED MIN'D. LIGHT/VENT REQUIREMENTS

P2510-03 / 33 WAREHAM LANE / Porter Residence / Variation to Allow a Patio in the Side Yard
Village of Schaumburg
Plan Commission
November 19, 2025
1
The hearing was called to order at 7:06 p.m. by Chairperson Rich Gerber.

ROLL CALL

Members Present: Chairperson Rich Gerber, Don Watson, Charles Nordstrom, Dale Litney, and Kenneth Ropiak

Members Absent: Anil Barot, David Piecuch, Steve Robles

Staff Present: Chidochashe Baker, AICP, Community Planner

A quorum was present.

Sworn in for testimony: Chidochashe Baker, AICP, Community Planner

Jeff Porter

Chairperson Gerber introduced the case being presented P2510-03 / 33 WAREHAM LANE / Porter Residence / Variation to Allow a Patio in the Side Yard

Mr. Porter stated he purchased the property at 33 Wareham Lane in 1997 with an existing patio on the side of the house. He stated that the only rear door to the house is on the side of the property, and that it opens to the back of the property. Mr. Porter said that over the years of using the patio, it has settled and a large crack has appeared. He is seeking to replace this patio with a new one in the same footprint to improve safety and appearance.

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.

Ms. Baker stated that this property is zoned R-6 single family residential, and the required side yard setback for this property is 10 feet. The required setback for R-6 zoned lots is 10% of the front lot width. Per code, patios and decks are allowed in the rear yard, as well as in the buildable area of the interior side yard, which is where majority of the proposed patio is located. The request is to allow for the portion of the patio that falls outside of the buildable area. This patio is pre-existing, having been in the side yard since 1994, which predates the petitioner's ownership of the property. Unlike other homes in the area, this property has not installed a door in the rear. The patio is proposed to be located 7 feet from the property line, which is 2 feet in excess of what is allowed for a detached structure to be located from the side lot line. Staff is supportive of this request.

Chairperson Gerber asked if there were any questions or comments from the public.

Hearing no questions or comments, Chairperson Gerber asked if there was a motion to close the hearing.

A motion was made by Mr. Watson, seconded by Mr. Nordstrom to close the hearing

Chairperson Gerber stated they would close the hearing by voice acclamation

MOTION CARRIED: Vote 5-0 with three members absent.

A motion was made by Mr. Litney to recommend approval of a Variation to Allow a Patio in the Side Yard for the property 33 Wareham Lane, Porter Residence, case number P2510-03, seconded by Mr. Watson.

MOTION CARRIED: Vote 5-0 with three 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	– Absent
	Mr. Rich Gerber	– Yes

The hearing was adjourned at 7:15 p.m.

Chidochashe 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

AGENDA ITEM SUMMARY

Recommendation to Approve a Special Use for a Pickleball Facility for Dill Dinkers / 895 American Lane
12/09/25
Village Board

Presenter: Parth Joshi, AICP, Planning Manager
Lead Department: Community Development

Executive Summary:

Case Title
Z2510-03 / Dill Dinkers / 895 American Lane / Special Use for a Pickleball Facility

Hearing Date
November 12, 2025

Summary
The petitioner requests a Special Use for a Pickleball Facility for Dill Dinkers, proposed to be located at 895 American Lane.

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:
- Staff Report
- Location Map
- Project Narrative
- Proposed Floor Plan
- Z2510-03 Dill Dinkers Application.pdf
- FINAL Z2510-03 Dill Dinkers Mts11-12-25.docx

STAFF REPORT

TO: ZONING BOARD OF APPEALS

PREPARED BY: Parth Joshi, AICP
Planning Manager

HEARING DATE: November 12, 2025

DATE PREPARED: October 27, 2025

CASE NUMBER: Z2510-03

TITLE: Z2510-03 / DILL DINKERS / 895 American Lane / Special Use for a Pickleball Facility

BACKGROUND INFORMATION

Petitioner:	Patty Bahramis
Address of Petitioner:	Eon Development, Inc. 236 Waukegan Road, Glenview, IL 60025
Status of Petitioner:	Developer
Owner of Parcel:	American 6740 Noteholder LLC 236 Waukegan Rd, Glenview, IL 60025
Existing Zoning:	B-3 Planned Office Business District
Existing Land Use:	Vacant Building

Requested Actions:

- Special Use for a Pickleball Facility (Tennis, racquetball, handball, and other private recreational club) [Title 15, Chapter 154, Section 154.174 (B) Appendix A: Summary of Permitted and Special Uses of the Zoning Ordinance]

ANALYSIS

Summary:

The petitioner requests a Special Use for a Pickleball Facility for Dill Dinkers, proposed to be located at 895 American Lane. The property is located east of Plum Grove Road and the building is situated south of American Lane. As proposed, the tenant will occupy the existing vacant building in its entirety.



The floor plan illustrates a ±23,000 square foot tenant space consisting of nine (9) pickleball courts, bathrooms, a pro-shop retail area and receptionist area located in the front of the space. There will also be a small party room

of roughly 715 square feet and an office in the building. The existing loading dock on the north side will remain as is. The petitioner is proposing to use the space for pickleball practice and training. Customers will be required to make appointments ahead of time. The facility will be open seven (7) days a week, with proposed hours of operation from 8 am to 10 pm. The petitioner anticipates hiring 10-12 employees.

The facility will be used for various kinds of pickleball events such as open plays, leagues, classes, fund raisers, etc. The petitioner has also indicated that the proposed party room will be rented out for small corporate and private events.

While there are no exterior changes proposed at this time, the existing landscaping on the property is out of compliance. Therefore, the petitioner will be required to restore the missing plantings on-site with the approved landscape plan. A condition of approval regarding this has been added to this staff report.

Staff has reviewed the petitioner's request and is supportive of it. While the property is zoned for office, the majority of the building interior is conducive for the proposed use. The property was originally built with a mixture of both office and warehouse space. The building is compatible with the surrounding properties. Therefore, staff does not believe the proposed use will have negative effects to the surrounding properties from a noise, parking, or service perspective.

Zoning History:
The subject property is located within the Woodfield Lakes Office Campus and it was rezoned from B-2 PUD to the current B-3 Planned Office Business district zoning designation in 1979. The Village Board granted final plat and development approval for Rolm Office-Warehouse Building in 1982. In 2007, the Village Board granted a special use permit approval to Rational Cooking Systems for the office-warehouse building. There was a previous pickleball user, Pickl'd Paddle, who had submitted plans and the case was scheduled to be heard by the Zoning Board in January 2025. However, the petitioner withdrew their application and that case did not move forward.

Surrounding Zoning and Land Uses:
North: B-4 Retail, Service, Motor Vehicle (La-Z-Boy Home Furnishing, Steinhafels Furniture)
South: B-3 Planned Office Business (Woodfield Lake Office Court)
East: B-3 Planned Office Business (American Center – North America Office Buildings)
West: B-3 Planned Office Business (Homewood Suites Hotel)

Compatibility with Surrounding Land Uses:
The proposed pickleball facility at this location is appropriate and compatible with the surrounding land uses, and will not have a negative impact. The building is also set back approximately 350 feet from American Lane.

Comprehensive Plan Designation:
The Village's Comprehensive Plan designates the subject property as office. The proposed use is permitted in the B-3 zoning district as a special use. Staff does not believe the proposed use will have

negative effects on the existing building if the special use is approved. The building has been vacant since 2021.

Parking:
Parking requirements for the subject property are as follows:

Use / Square Footage	Parking Rate	Required Parking
Proposed Pickleball Facility Dill Dinkers 9 pickleball courts Retail/Office 327 sq ft NFA Party Room 715 sq ft GFA	 4 spaces/court 4 spaces / 1,000 sq ft NFA 15 sq. ft. / person capacity (48) 30% of capacity	 36 spaces 1 space 14 spaces
Parking Required		**51 spaces**
Parking Provided		**76 spaces**
Parking Surplus		**25 spaces**

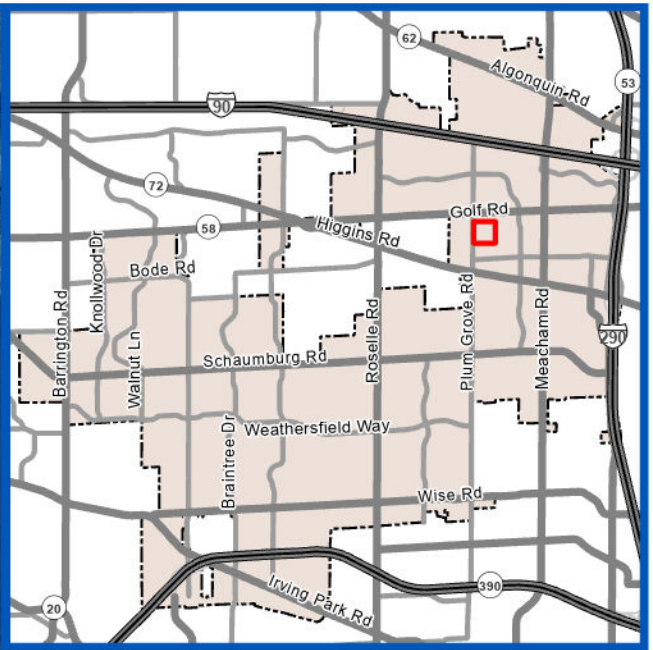
RECOMMENDATION
Staff has reviewed the petitioner's request and is supportive of the project. Therefore, staff recommends **approval** of a Special Use for a Pickleball Facility for Dill Dinkers, Case No. Z2510-03, subject to the following conditions:

1. A building permit, in accordance with the current regulations and requirements of the Village of Schaumburg, must be issued within one (1) year from the date of adoption of the enabling ordinance by the Village Board which authorized the development proposal.
2. The proposed floor/equipment plan has been accepted as preliminary by the Environmental Health Division. The plans will receive a much more detailed review during the commercial building permit process.
3. The Special Use shall be substantially in accordance with the Project Narrative received by the Community Development Department on August 21, 2025
4. Prior to the issuance of an occupancy permit, the petitioner must restore the site in accordance with the approved landscape plan as illustrated in the staff landscape exhibit dated August 20, 2025.
5. The following plans/exhibits shall be adopted as part of the governing ordinance:
   a. Proposed Floor Plan, Sheet A-101, prepared by Douglas Design, dated September 4, 2025, and received by the Community Development Department on September 5, 2025.
   b. Plat of Survey, Sheet 1 of 2, prepared by United Survey Service LLC, dated August 3, 2017, and received by Community Development Department on August 2, 2025.

c. Plat of Survey, Sheet 2 of 2, prepared by United Survey Service LLC, dated March 5, 2016 and received by Community Development Department on August 2, 2025.
d. Business Narrative, received by the Community Development Department on August 21, 2025.

pc: Petitioner
Owner





Subject Property

Z2510-03

DILL DINKERS

Special Use for a Pickleball Facility

0 80 160
Feet

VILLAGE OF SCHAUMBURG

895 American Lane

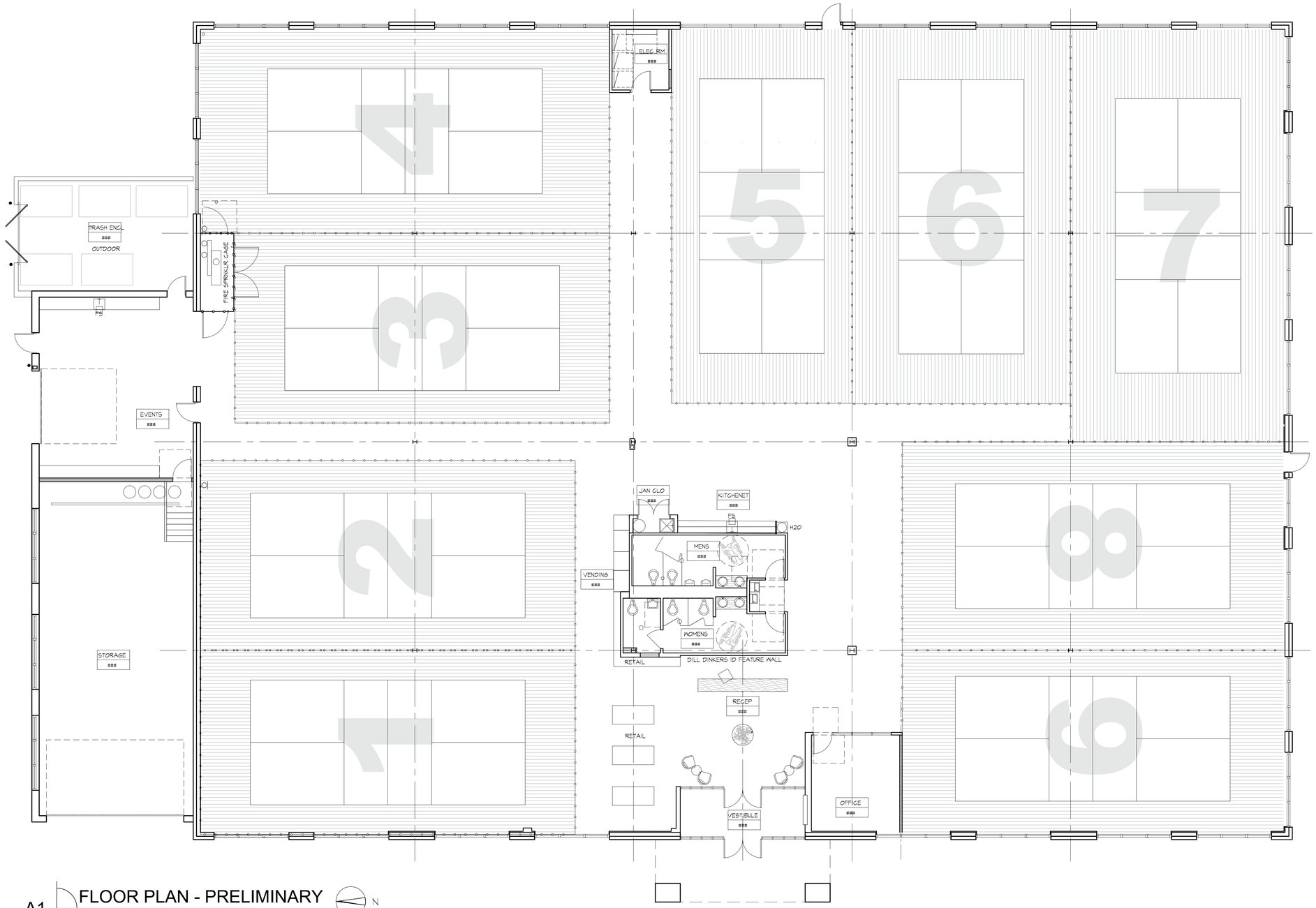
Prepared By:
Village of Schaumburg
Community Development Department

895 American Lane

Project Narrative:

Our intension is to open a pickleball franchise with 9 pickleball courts. There will be 10-12 employees. Operating hours will be 8 am – 10 pm. Buildout will be dictated according to franchise regulations. Project will be overseen by building owners and franchise. Customers will be required to make appointments ahead of time. We will also have tournaments, open plays, leagues, classes, fund raisers, corporate and private events.

Dill Dinkers offers indoor pickleball activities where players of all ages can come together to socialize and stay active. We work with Pickleball Central for our Pro Shops. They supply us with paddles, apparel and accessories on a consignment basis.



A1 FLOOR PLAN - PRELIMINARY

SCALE: 1/8" = 1'-0"

N

DILL DINKERS PICKLEBALL

895 AMEICAN LANE,
SCHAUMBURG IL 60173

REVISIONS

OWNER / APPLICANT:

EON COMPANIES
Attn: Mr George Bahramis
236 Waukegan Road
Glenview IL 60025
t. 847. 486. 0211

PRELIMINARY NOT FOR CONSTRUCTION

FLOOR PLAN

I HAVE PREPARED, OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS AND, TO THE BEST OF MY KNOWLEDGE AND BELIEF AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH THE ENVIRONMENTAL BARRIERS ACT [410 ILCS 25] THE ILLINOIS ACCESSIBILITY CODE (71 ILL. ADM. CODE 400) AND APPLICABLE BUILDING CODES.

\\...\dd+a - VARIOUS - ART Northlake\ARCHITECTURAL\...\...\...

Development Review Application

DEVR-25-48

Submitted On: Jul 4, 2025

Applicant

Patty Bahramis
847-486-0211
@ pc@eon-group.net

Primary Location

895 AMERICAN LN
Schaumburg, IL 60173

Pre-Application Contact

Have you spoken to a Village planner about this project

Yes

Who have you spoken to?

Parth Joshi

DEVR-25-48 (Z2510-03) / DILL DINKERS / 895 American Lane / Special Use for a Pickleball Facility

Applicant Information

Is Applicant the Property Owner?

Yes

Relationship of Applicant to Property

--

Site Information

Is this Residential, Commercial, Industrial or Mixed Use?

Industrial

PIN Number

07-14-200-044-0000 & 07-14-200-046-0000

Township of Subject Property?

Schaumburg

Approvals Requested

Setback Variation

--

Shopping Center Signage Plan Approval / Amendment

--

-

-

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

true

If Other, Describe

Special use & Entertainment use

Brief description of the request

Special use & Entertainment use

Project Staff

Type

Developer

If Other, Describe

--

Company Name

Eon Development, Inc.

Staff Name

George Bahramis

Staff Mailing Address

236 Waukegan Road Glenview, Illinois 60025

Staff Phone Number

312.437.5804

Staff Email

gjb@eon-group.net

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
November 12, 2025

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, Pat Riley, Rob Morreale, Glenn Szurgot, Jeff Mytych and Dhitu Bhagwakar
Member(s) Absent:	Patty Errera

A quorum was present.

Also Present:	Todd Wenger Landscape & Design Planner

Sworn in for testimony:	Parth Joshi Planning Manager	George Bahramis 895 American Lane Schaumburg

Mr. George Bahramis, representing the Petitioner, stated that the subject building has been vacant for four years, and they would like to open a pickle ball facility with a franchise out of Baltimore, MD, called Dill Dinkers. He added that they have sufficient parking.

Mr. Parth Joshi stated that the existing building is approximately 23,000 square feet. The Petitioner is proposing to use the space for nine indoor pickle ball courts, a small retail shop, offices and restrooms. An approximate 700 square-foot party room for small corporate gatherings and events is also being proposed. The Petitioner is proposing to use the space for a variety of events such as training, classes and leagues. The proposed hours of operation are 7 days per week from 8am – 10pm. Customers will be required to make appointments, but they may also occasionally have walk-ins. No exterior changes to the building are proposed at this time. Since the existing landscaping is not compliant, Staff had a landscape inspector do a mark-up of the missing landscaping. The Petitioner has been informed that they will be required to comply with the landscaping requirements as part of the occupancy permit. A condition pertaining to that is included in the Staff Report. There is a parking surplus of 25 spaces. Mr. Joshi said that Staff is supportive of the request and recommends approval.

Chairman Raimondi asked the Recording Secretary if all of the proper public notices were completed and she said, yes.

Chairman Raimondi asked if the public had any questions or concerns. There were none.

Chairman Raimondi asked the Board for their comments.

Messers. Morreale, Szurgot, Mytych, Dolbeare and Mr. Riley had no questions.

Ms. Veatch had no questions.

Mr. Bhagwakar asked if they will be selling food and beverages onsite. Mr. Bahramis said eventually, yes, and that customers will bring in their own food for private parties.

Chairman Raimondi asked if they plan to have big tournaments or any events that would require additional parking spaces. Mr. Bahramis said the tournaments would require more vehicles but added that next door, the previously occupied Experian property, has an empty lot. Chairman Raimondi said that they will have to make an agreement with the owner of that property. Mr. Bahramis said he would but doesn't foresee any big tournaments in the near future.

PUBLIC HEARING CLOSED

Mr. Szurgot made a motion, seconded by Mr. Morreale, to close the hearing. **MOTION CARRIED**

Mr. Dolbeare made a motion, seconded by Mr. Morreale, to recommend approval of a Special Use for a Pickleball Facility for Dill Dinkers located at 895 American Lane, Case No. Z2510-03 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 (1) year from the date of adoption of the enabling ordinance by the Village Board which authorized the development proposal.
2. The proposed floor/equipment plan has been accepted as preliminary by the Environmental Health Division. The plans will receive a much more detailed review during the commercial building permit process.
3. The Special Use shall be substantially in accordance with the Project Narrative received by the Community Development Department on August 21, 2025
4. Prior to the issuance of an occupancy permit, the petitioner must restore the site in accordance with the approved landscape plan as illustrated in the staff landscape exhibit dated August 20, 2025.
5. The following plans/exhibits shall be adopted as part of the governing ordinance:
    a. Proposed Floor Plan, Sheet A-101, prepared by Douglas Design, dated September 4, 2025, and received by the Community Development Department on September 5, 2025.
    b. Plat of Survey, Sheet 1 of 2, prepared by United Survey Service LLC, dated August 3, 2017, and received by Community Development Department on August 2, 2025.
    c. Plat of Survey, Sheet 2 of 2, prepared by United Survey Service LLC, dated March 5, 2016 and received by Community Development Department on August 2, 2025.
    d. Business Narrative, received by the Community Development Department on August 21, 2025.

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 - Absent
Mr. Jeff Mytych - Yes
Mr. Rob Morreale - Yes
Mr. Harry Raimondi - Yes

Mr. Pat Riley - Yes
Mr. Glenn Szurgot - Yes
Ms. Elizabeth Veatch - Yes

The Petitioner was advised that this recommendation will be forwarded to the Village Board for consideration at their meeting on Tuesday, 12/9/25.

ADJOURNMENT
The meeting was adjourned at 7:08pm.

Parth Joshi

Parth Joshi, AICP, Planning Manager
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 Health Recreation Facility, Site Plan Amendment and Sign Variations for Golden Corridor YMCA / 101 Barrington Road
12/09/25
Village Board

Presenter: Todd Wenger, PLA, ASLA, Senior Planner
Lead Department: Community Development

Executive Summary:

Case Title
Z2509-01 / Golden Corridor YMCA / 101 Barrington Road / Special Use for a Health Recreation Facility, Site Plan Amendment and Sign Variations

Hearing Date
November 12, 2025

Summary

The petitioner requests approval of a Special Use for a Health and Recreation Center, Site Plan Amendment, and Signage Variations for the Golden Corridor YMCA located at 101 Barrington Road within the Prairie Towne Center Shopping Center. The village's zoning code requires larger recreation facilities which are 4,000 square feet in size or larger to obtain Special Use Approval. The proposed YMCA will fill the previously approved 24-Hour Fitness and At Home tenant spaces, which are currently vacant. As proposed, the YMCA will have a combined square footage of approximately 131,654 square feet. The YMCA will offer athletic/fitness classes and sport leagues at this location.

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:
- Z2509-01 YMCA - Final Report.docx
- ZBA Submittal - Location Map - 2025.10.13.pdf
- ZBA Submittal - Business Narrative2 - 2025.10.13.pdf
- ZBA Submittal - Building Plans - 2025.10.13.pdf
- ZBA Submittal - Interior Rendering - 2025.10.13.pdf
- ZBA Submittal - Plat of Survey - 2025.10.13.pdf

- Z2509-01 Golden Corridor YMCA Application.pdf

PROJECT REVIEW GROUP REPORT

TO: ZONING BOARD OF APPEALS

PREPARED BY: Todd Wenger, PLA, ASLA
Senior Planner

HEARING DATE: November 12, 2025

DATE PREPARED: November 6, 2025

CASE NUMBER: Z2509-01

TITLE: Z2509-01 / GOLDEN CORRIDOR YMCA / 101 Barrington Road / Special Use for a Health Recreation Facility, Site Plan Amendment, and Sign Variations

BACKGROUND INFORMATION

Petitioner:	Mark Kluemper
Address of Petitioner:	Baker Barrios Architects 121 West Wacker Drive Chicago, IL 60601
Status of Petitioner:	Architect
Owner of Parcel:	RCG-Prairie PM, LLC
Address of Owner:	3060 Peachtree Road, Suite 400 Atlanta, GA 30305
Existing Zoning:	B-2 General Business District
Existing Land Use:	Vacant Commercial Building

Requested Actions:

- Special Use for a Health Recreation Center over 4,000 Square Feet in Size [Title 15, Chapter 154, Section 154.173 (B) of the Zoning Ordinance]
- Site Plan Amendment for Building Façade Modifications [Title 15, Chapter 154, Section 154.46 of the Zoning Ordinance]
- Sign Variation to Allow a Projecting Canopy Sign [Title 15, Chapter 155, Section 155.96(C)(4) of the Zoning Ordinance]
- Sign Variation to Allow an Additional Wall Sign [Title 15, Chapter 155, Section 155.96(A)(1) of the Zoning Ordinance]

ANALYSIS

Staff Discussion:

The petitioner requests approval of a Special Use for a Health and Recreation Center, Site Plan Amendment, and Signage Variations for the Golden Corridor YMCA located at 101 Barrington Road within the Prairie Towne Center Shopping Center. The proposed YMCA will fill the previously approved 24-Hour Fitness and At Home tenant spaces, which are currently vacant. The YMCA will offer athletic/fitness classes and sport leagues at this location. Other services include day camps during school breaks, etc.



The village's zoning code permits small health recreation facilities under 4,000 square feet in size but requires larger facilities which are 4,000 square feet in size or larger to obtain Special Use Approval. As proposed, the YMCA will have a combined square footage of approximately 131,654 square feet. The YMCA will have two distinct sections within the building. The north portion of the space (approximately 36,280 sq. ft.) mirrors the former 24-Hour Fitness workout facility. This space was previously fitted with bathrooms, locker rooms, offices, a pool, and workout spaces for the former tenant. These constructed amenities make it a perfect fit for the YMCA's programming. The southern portion of the space (approximately 95,374 sq. ft.) is the former At Home retail store. This large open retail area will be retrofitted with multi-sports (pickleball, soccer, basketball, and volleyball) courts, a running track, spectator seating, batting cages, golf simulators, as well as a small café area near the entrance. This section will also contain a small rehab clinic at the southeast corner. The rehab clinic will have a separate exterior entrance with interior access to the YMCA's workout equipment.

The hours of operation for activities are proposed to be the following:

- Monday – Thursday 6 a.m. to 9 p.m.
- Friday 6 a.m. to 8 p.m.
- Saturday 7 a.m. to 8 p.m.
- Sunday 7 a.m. to 6 p.m.

Staff believes that the proposed use is reasonable and compatible with other permitted recreational uses in multi-tenant commercial centers and in the B-2 Business District. Staff is supportive of the proposed use.

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 YMCA provides a space where youth, adults, and families can connect, grow and thrive through exercise and recreation. This use at this particular location makes logical sense and is desirable for the 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 use is compatible with surrounding uses and will not be detrimental to the health, safety, morals or general welfare of people residing or working in the vicinity or injurious to property values or improvements in the vicinity. The proposed YMCA use will provide expanded opportunities for health and recreation which are not currently available within 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 YMCA use will comply with the regulations and conditions specified in this chapter for such use.

Site Plan Amendment:

The petitioner is proposing only minimal changes to the exterior façade. The proposed changes include the addition of six new windows along the east façade and several new bike racks. The new windows will provide light into the multi-purpose rooms and the rehab clinic space. The proposed windows will generally match the existing windows along the west façade and blend with the existing architecture.

Signage Variations:

The petitioner has requested two different types of sign variations. The first variation is for a projecting sign above their north entrance canopy. The second variation is for an additional wall sign along their south entry.

The village prohibits canopy signage which projects above the canopy to which it is affixed.

> *"An awning or canopy sign shall not project higher than the top of the awning or canopy to which such sign is affixed."*

The proposed "Golden Corridor Family" sign above the northern entrance canopy facing Barrington Road projects approximately 10" above the canopy. However, if the signage was mounted on the adjacent wall, it would be difficult to see and partially blocked by the canopy itself. This canopy sign is in addition to the 57 sq. ft. "Y" logo wall sign. The projecting canopy sign helps direct pedestrian traffic to the correct entrance using a stylish and modest (only 13 sq. ft.) design approach.

The additional wall sign being requested is over the petitioner's south entry doors. These doors lead directly to the multi-use sport courts and running track which will operate differently from the workout/pool portion of the facility. Therefore, it is important to distinguish between these two entries. The "Sports Club" signage is approximately 144 sq. ft. The total of all combined signage equals 215 sq. ft. which is just over the allowed 200 sq. ft. limit.

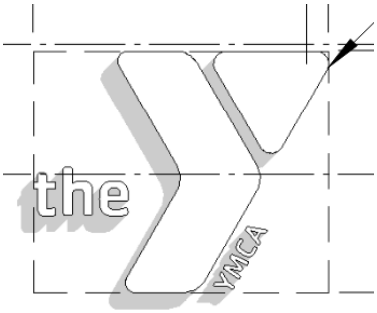
Staff is supportive of the request but is recommending conditions of approval to minimize sign clutter on the building as well as maintain consistency with the shopping center wall signage.

1. Total wall and canopy signs shall be a maximum of 215 square feet.
2. Wall signs for the building shall be individual channel letters.
3. If signs are illuminated, signs shall be internally illuminated.

Sign Design Analysis:

Wall Sign (North Entry)

Type:	Wall Sign
Items of Information:	One
Size of sign:	57 square feet
Height:	6'-10"
Length:	8'- 4-1/8"
Illumination:	Internally Illuminated
Color(s):	To Be Determined



Wall Sign (South Entry)

Type:	Wall Sign
Items of Information:	Two
Size of sign:	139.3 square feet
Height:	4'-0"
Length:	34'-10"
Illumination:	Internally Illuminated
Color(s):	To Be Determined



Canopy Sign (by North Entry)

Type:	Wall Sign
Items of Information:	Three
Size of sign:	12.7 square feet
Height:	10"
Length:	15'-3"
Illumination:	To Be Determined
Color(s):	To Be Determined



The Sign Ordinance lists five justifications for variations. Those justifications and their application to the requested variation are as follows:

The literal interpretation and strict application of the provisions and requirements of this chapter would cause "undue and unnecessary hardships" to the sign owner in such a way as to prevent the owner from displaying the sign as intended by the chapter.
The literal interpretation and strict application of the sign code would force the petitioner to place the projecting canopy sign on the building which would affect the sign's visibility and effectiveness. If the petitioner was not allowed to have an additional wall sign over their second entrance, it would cause confusion for visitors trying to find the sport court area.

The alleged hardship must be clearly exhibited and must be a result of an external influence of this chapter and not be self-imposed or created by any person having an interest in the property.
There is no evidence that the hardship has been self-created. The petitioner is trying to work with the existing architecture of the shopping center to avoid substantial façade work while maintaining the overall look of the center.

The requested variation will not be materially detrimental to nearby property owners.
Staff does not believe that the proposed sign variations will set a negative precedent or be materially detrimental to nearby property owners. The signs will be oriented towards Barrington Road.

The unique and unusual conditions applying to the specific building, parcel, or property upon which the sign is to be erected do not apply generally to other properties in the Village.
The projecting canopy sign and additional wall sign variations are a direct result of existing architecture. It is unusual to have such a large single tenant whose footprint encompasses two different entryways spaced far apart which operate independently. Additionally, the proposed signage is consistent with the spirit and intent of the village's sign code which is to enhance the economy, business, and industry of the village by promoting the reasonable, orderly, and effective display of signs.

The granting of the variation will not be contrary to the general objectives of this chapter regarding the size, number, and placement of signs so that they are not obtrusive; and to reduce clutter along the rights-of-way.
Staff believes that the requested variations are not contrary to the sign code and will not be obtrusive or add sign clutter. The projecting canopy sign and additional wall sign have been kept minimal in size. These signs will provide information for the general public and have been visibly located and appropriately sized for the building.

Staff believes that the sign variations requested help improve visibility and distinguish between the two distinct interior spaces. The signage is reasonable and in keeping with other variations granted. Staff is supportive of the petitioner's request.

Zoning History:

The subject parcel was originally annexed into the Village as a part of an approximately 480-acre parcel known as the Odlum Farm on March 11, 1986, under Ordinance No. 2613. On March 25, 1986, the Village Board adopted Ordinance No. 2621, rezoning the subject property from A- Agricultural District to B-2 General Retail Business District. On January 29, 1992, the Village Board adopted Ordinance No. 92-9, granting special use approval for an outdoor sales and service area as well as an auto center and Site Plan approval for K-Mart/Eagle Foods Shopping Center, now known as the Prairie Towne Center Shopping Center. On April 27, 1993, the Village Board adopted Ordinance No. 93-59, granting a special use for a Type "A" restaurant for a Little Caesars Pizza within the K-Mart store. Special Use approval was granted in 1994 for Pizza Hut (Case No. Z9405-01) for a Type "B" Restaurant. On June 26, 1996, the Village Board adopted Ordinance No. 96-54 granting a special use for a Type "A" restaurant and parking variation for Starbucks. In 2004, A Site Plan Amendment, Special Use, Building Height Variation, Parking Variation and Sign Variation were granted for Lowe's Home Improvements (Case No. Z0403-09). In 2018 Special Use approval was granted for Napoli Per Tutti (Case No. Z1802-05, Ordinance No. 18-044). Lastly, Special Use approval was granted in 2019 for 24-hour Fitness and At Home (Case No. Z1812-04, Ordinance No. 19-040). A Special Use Approval for a children's recreation center and parking variation was recently granted for Kid's Strong (Case No. Z2506-02, Ordinance No. 25-069).

Surrounding Zoning and Land Uses:

North: B-2 General Business District (Multi-Tenant Building Prairie Towne Center)
South: B-2 General Business District (Multi-Tenant Building Prairie Towne Center)
East: R6 Planned Unit Development (Town Place Ease Condominium Townhomes)
West: B-2 General Business District (Multi-Tenant Building Prairie Towne Center)

Compatibility with Surrounding Land Uses:

The proposed use is surrounded by several commercial retail and service uses. The proposed use offers a recreational use that is compatible with the surrounding commercial uses. The proposed YMCA center will not have a negative effect on the surrounding land uses.

Comprehensive Plan Designation:

The subject development is designated for General Commercial use in the Village Comprehensive Plan. General commercial is intended to accommodate larger shopping centers. Recreational uses are commonly located in large multi-tenant commercial centers. The proposed YMCA recreational center use is compatible and appropriate within this use designation.

Parking:

Parking for the Subject Property and Prairie Town Center Shopping Center is calculated as follows:

Use / Square Footage	**Parking Rate**	**Required Parking**
Proposed YMCA Health Recreation Facility 132,377 sq. ft. GFA 122,967 sq. ft. NFA		
9-multi-sport court (pickleball, volleyball, basketball) (28,200 sq. ft. NFA)	4 per each handball, racquetball or squash court	36 spaces
1,669 sq. ft. NFA	10 per 1,000 square feet of swimming pool water surface plus 1 per employee	17 spaces 3 spaces
28,313 sq. ft. NFA	2 per 1,000 square feet of weight or exercise room NFA	57 spaces
64,785 sq. ft. NFA	1 per 1,000 square feet of remaining indoor NFA.	65 spaces
Parking Required		**178 spaces**
Parking Provided		**345 spaces**
Outlot on Schaumburg Road Children's Recreation Center 3,855 sq. ft. NFA (exercise activity spaces) 300 sq. ft. NFA (office, employee room, storage)	25% of occupancy (100 capacity) 5 spaces per 1,000 sq. ft. of NFA	25 spaces 2 spaces
Retail and General Services 5,413 sq. ft. GFA 4,694 sq. ft. NFA	5 spaces /1,000 sq. ft. NFA	19 spaces
Type "B" Restaurant 1,088 sq. ft. GFA 979 sq. ft. NFA	6 spaces / 1,000 sq. ft. NFA	6 spaces
Type "C" Restaurant 3,165 sq. ft. GFA 1,365 sq. ft. NFA	12 spaces / 1,000 sq. ft. NFA	34 spaces

Anchor Store – Retail Space Kohl's 96,422 sq. ft. GFA 86,779 sq. ft. NFA	4 spaces / 1,000 sq. ft. NFA	386 spaces
Outlot A (SE Corner Schaumburg & Barrington) Retail 5,016 sq. ft. GFA 4,514 sq. ft. NFA	4 spaces / 1,000 sq. ft. NFA	23 spaces
Type "C" Restaurants 5,807 sq. ft. GFA 5,226 sq. ft. NFA	12 spaces / 1,000 sq. ft. NFA	63 spaces
Physical Therapy 2,508 sq. ft. GFA 2,257 sq. ft. NFA	5 spaces /1,000 sq. ft. NFA	11 spaces
Outlot B (Bank) 3,500 sq. ft. GFA 3,150 sq. ft. NFA	5 spaces/1,000 sq. ft. NFA	16 spaces
Outlot C (Barrington & Holmes Way) Retail 5,250 sq. ft. GFA 4,725 sq. ft. NFA	4 spaces/1,000 sq. ft. NFA	19 spaces
Type "A" Restaurant 1,750 sq. ft. GFA 1,575 sq. ft. NFA	16 spaces / 1,000 sq. ft. NFA	25 spaces
Total Parking Required		**807 spaces**
Total Parking Provided		**1,101 spaces**
Total Parking Surplus		**294 spaces**
Previous Variations Granted		**422 spaces**

Per section 154.123 of the Zoning code, a total of 178 parking spaces are required for the uses on the subject property. The subject property has a total of 345 parking spaces that are located west and south of the building. All the properties in the Prairie Town Center (including the subject property) are part of an Operation and Easement Agreement that allows for non-exclusive easement for parking and passage of vehicles on all properties. Excluding the subject property, a total of 807 parking spaces are required for all the other uses at the Prairie Town Shopping Center, and a total of 1,101 parking spaces are provided. Including the subject property, the Prairie Town Shopping Center has a parking surplus

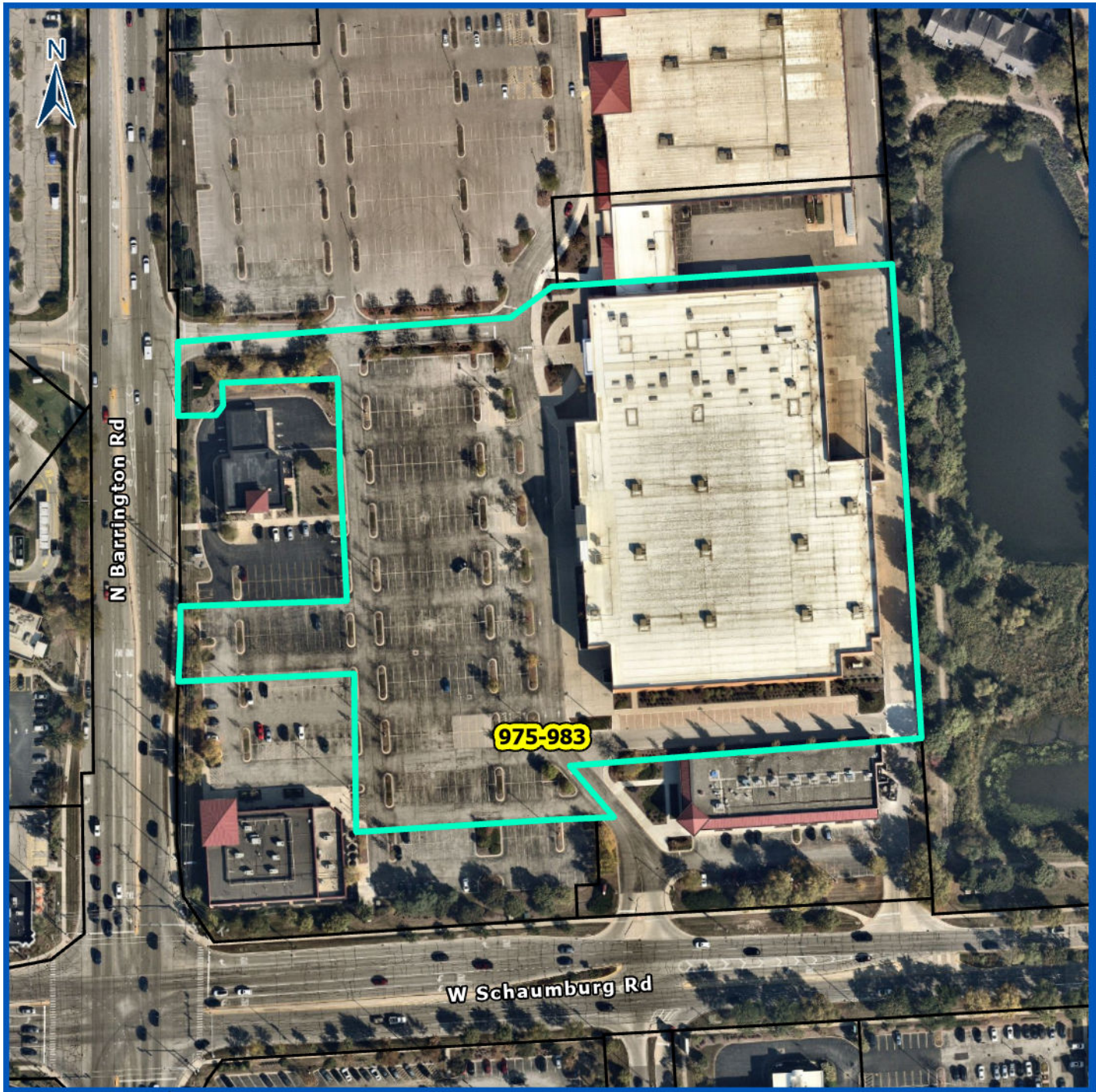
of 294 parking spaces. Given the mix of uses at this shopping center and the available parking, staff has no parking concerns.

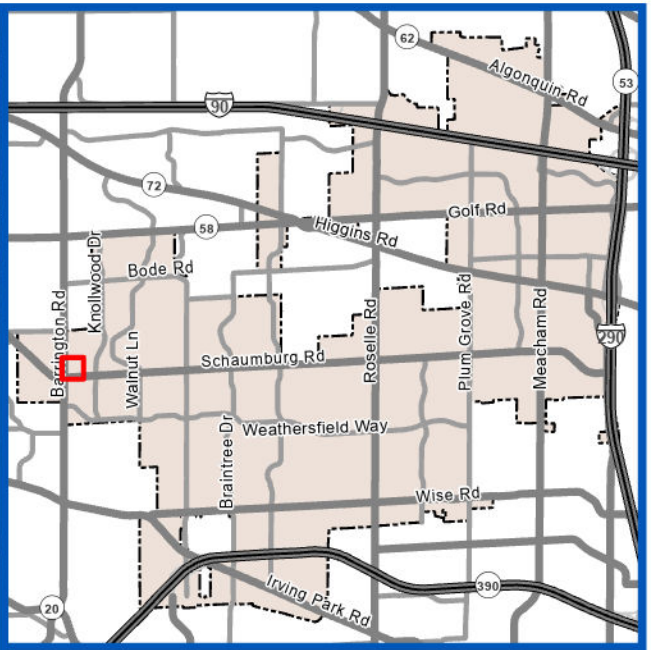
RECOMMENDATION

Staff has reviewed the petitioner's request and is supportive of the request. Therefore, staff recommends **approval** of a Special Use for a Health Recreation Facility, Site Plan Amendment, and Signage Variations for Golden Corridor YMCA, proposed to be located at 101 Barrington Road, Case No. Z2509-01, subject to the following conditions:

1. The proposed Golden Corridor YMCA shall remain in substantial conformance with the adopted business narrative.
2. A building permit, in accordance with the current regulations and requirements of the Village of Schaumburg, must be issued within one (1) year from the date of adoption of the enabling ordinance by the Village Board which authorized the development proposal. The development approvals granted herein, without need for further action by any Village board, commission or official, shall become null and void if no building permit is issued within the one (1) year requirement. The Village Board may, by motion and majority vote, extend the development approvals granted herein for periods of up to one (1) year upon the written request of the owner of the subject property or his authorized agent.
3. Separate Sign Permits are required for the installation of each canopy and wall signs.
4. All refuse and recycling bins must be stored in an adequately sized dumpster enclosure.
5. The proposed plans have been accepted as preliminary by the Environmental Health Division. The plans will receive a much more detailed review during the Building Permit process.
6. Establish an accessible ADA route to the door of the rehab entrance to the south, by providing a ramp or depressed curb, adjacent to the access aisle. Shift the two ADA parking spaces north by one parking space to ensure that the access aisle aligns with the front door.
7. Call out existing and proposed bike racks on the site plan and provide a data box on the site plan to show the number of existing bike parking spaces (23) and proposed number of bike parking spaces (6).
8. The following plans shall be adopted as part of the governing ordinance:
    a. Architectural Plans, Sheets 1-15, prepared by Baker Barrios Architects, dated October 13, 2025, and received by the Community Development Department on October 13, 2025.
    b. Interior Architectural Rendering, Sheet 1 of 1, prepared by Baker Barrios Architects, dated October 13, 2025, and received by the Community Development Department on November 4, 2025.
    c. Plat of Survey, Sheet 1 of 1, prepared by Jorgensen & Associates, received by the Community Development Department on October 13, 2025.
    d. Project Narrative, received by the Community Development Department on October 13, 2025.

pc: Petitioner
Owner of Property





Subject Property

Z2509-01

GOLDEN CORRIDOR YMCA

Special Use for a Health Recreation Facility, Site Plan Amendment, and Sign Variations

0 80 160
Feet

VILLAGE OF SCHAUMBURG

101 N. Barrington Road

Prepared By:
Village of Schaumburg
Community Development Department

YMCA Sports Complex & Fitness Center
A Premier Destination for Wellness, Sports, and Community Impact

---

🏟️ Facility Features – Sports Complex

- **Multi-Purpose Courts**
  Basketball, volleyball, pickleball for all ages.
- **Indoor Turf Field**
  Soccer, youth leagues, training programs.
- **Batting Cages & Pitching Tunnels**
  Skill development for baseball and softball.
- **Golf Simulators & Training Areas**
  Year-round access for all skill levels.
- **Walking/Jogging Track**
  Encircles the complex for fitness and leisure.
- **On-Site First Aid Stations**
  Ensuring safety throughout the facility.
- **Healthcare Partner Space**
  Chiropractic/orthopedic services on-site for injury prevention, recovery, and wellness.

🏋️ Facility Features – Fitness Center

- **Modern Strength & Cardio Equipment**
- **Group Exercise & Wellness Classes**
  Programs for all ages and fitness levels.
- **Aquatics Program**
  Swim lessons, lap swimming, water fitness classes.
- **School Days Off Programs**
  Safe, STEAM-enrichment care during school closures.

⚙️ Operations Overview

Business Hours:

- Monday – Thursday 6am – 9pm
- Friday 6am – 8pm
- Saturday 7am – 8pm
- Sunday 7am – 6pm

***** Sports Complex side could run until 11pm depending on tournaments and leagues and Fitness side has the potential to open earlier(5am).

Sports Complex:

- Year-round **leagues, clinics, and tournaments**
- **Training programs** for youth & adults
- **Facility rentals** for regional organizations

Fitness Center:

- **Daily group fitness classes & swim programs**
- **Personal training**
- Wellness initiatives in collaboration with healthcare partners

---

💼 **Economic & Tourism Impact**

- **Increased Tourism**
  Events and tournaments attract regional visitors.
- **Job Creation**
  Staff, instructors, coaches, healthcare professionals.
- **Local Economy Boost**
  More foot traffic to hotels, restaurants, and retail.
- **Community Value**
  Healthier lifestyles, youth development, and deeper community connections.

🌟 **Community Benefits**

- Inclusive, modern space for **recreation and wellness**
- Opportunities for **personal growth and family connection**
- Strengthening **Schaumburg's reputation** as a regional wellness leader

---

🚀 **Conclusion**

The **YMCA Sports Complex & Fitness Center** will:

- Deliver cutting-edge amenities for sports, fitness, and health.
- Create new **economic, social, and wellness value** for Schaumburg.
- Serve as a **model for integrated, inclusive community development**.

A place where youth, adults, and families can connect, grow, and thrive.

INTERIOR ALTERATIONS FOR:

GOLDEN CORRIDOR FAMILY YMCA

101 Barrington Road,
Schaumburg, IL 60194



DEVELOPMENT REVIEW - SPECIAL USE PACKAGE R1

OCT. 13, 2025

PROJECT TEAM INFORMATION:

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BAKER BARRIOS ARCHITECTS
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CHICAGO, IL 60601
PHONE: 872.208.9550

STRUCTURAL ENGINEER

CONSULTANT 5 FIRM
CONSULTANT 5 ADDRESS
CONSULTANT 5 ADDRESS
CONSULTANT 5 ADDRESS
CONSULTANT 5 PHONE

MEP-FP ENGINEER

CONSULTANT 4 FIRM
CONSULTANT 4 ADDRESS
CONSULTANT 4 ADDRESS
CONSULTANT 4 ADDRESS
CONSULTANT 4 PHONE

GENERAL CONTRACTOR

CONSULTANT 3 FIRM
CONSULTANT 3 ADDRESS
CONSULTANT 3 ADDRESS
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CONSULTANT 3 PHONE

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Δ	DATE	SUBMISSION
	10.13.2025	SPECIAL USE PACKAGE R1

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GOLDEN CORRIDOR FAMILY

GOLDEN CORRIDOR FAMILY YMCA

101 Barrington Road,
Schaumburg, IL 60194

PROJECT NO:
250252.00

COVER SHEET- SPECIAL USE

SHEET NUMBER:
G004

THE LINE SHOWN ABOVE IS 3" LONG ON ORIGINAL PAGE SIZE

INDEX OF DRAWINGS - GENERAL- SU

NUMBER	SHEET NAME	REV	REV DATE
G004	COVER SHEET- SPECIAL USE		
G005	SHEET INDEX- VOLUME 1- SPECIAL USE		
G011	CODE SUMMARY		
G077	BIKE RACK DETAIL		
G101	LIFE SAFETY PLAN- LEVEL 1		
G101.1	LIFE SAFETY- OCCUPANCY- LEVEL 1		
QTY: 6			

INDEX OF DRAWINGS - ARCHITECTURAL- SU

NUMBER	SHEET NAME	REV	REV DATE
ARCHITECTURAL DEMOLITION			
AD101	DEMOLITION PLAN- LEVEL 1		
ARCHITECTURAL SITE			
A090	ARCHITECTURAL SITE PLAN		
ARCHITECTURAL PLANS			
A101	FLOOR PLAN- LEVEL 1		
A101A	FLOOR PLAN- LEVEL 1- AREA A		
A101B	FLOOR PLAN- LEVEL 1- AREA B		
A101C	FLOOR PLAN- LEVEL 1- AREA C		
A101D	FLOOR PLAN- LEVEL 1- AREA D		
EXTERIOR ENVELOPE			
A201	EXTERIOR ELEVATIONS		
A211	ENLARGED EXTERIOR ELEVATIONS		
QTY: 9			

INDEX OF DRAWINGS - ELECTRICAL

NUMBER	SHEET NAME	REV	REV DATE

INDEX OF DRAWINGS - PLUMBING

NUMBER	SHEET NAME	REV	REV DATE

INDEX OF DRAWINGS - FIRE PROTECTION

NUMBER	SHEET NAME	REV	REV DATE

INDEX OF DRAWINGS - TELCOM

NUMBER	SHEET NAME	REV	REV DATE

INDEX OF DRAWINGS - STRUCTURAL

NUMBER	SHEET NAME	REV	REV DATE

INDEX OF DRAWINGS - MECHANICAL

NUMBER	SHEET NAME	REV	REV DATE

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Δ	DATE	SUBMISSION
	10.13.2025	SPECIAL USE PACKAGE R1

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GOLDEN CORRIDOR FAMILY

GOLDEN CORRIDOR FAMILY YMCA

101 Barrington Road,
Schaumburg, IL 60194

PROJECT NO:
250252.00

SHEET INDEX- VOLUME 1- SPECIAL USE

SHEET NUMBER:
G005

BUILDING CODE SUMMARY

1. PROJECT INFORMATION

PROJECT NAME:	**YMCA**
LOCATION:	**101 BARRINGTON ROAD SCHAUMBURG, IL 60194**
AHJ:	**VILLAGE OF SCHAUMBURG**
OWNER:	**GOLDEN CORRIDOR FAMILY YMCA**

2. APPLICABLE CODES

THE SCOPE OF WORK OUTLINED IN THIS DRAWING PACKAGE WAS DESIGNED IN COMPLIANCE WITH THE FOLLOWING CODES:

ACCESSIBILITY	2021 INTERNATIONAL BUILDING CODE, 2018 ILLINOIS ACCESSIBILITY CODE, 2017 ICC A117.1	
BUILDING	2021 INTERNATIONAL BUILDING CODE	WITH LOCAL AMENDMENTS
EXIST. BLDG	2021 INTERNATIONAL EXISTING BUILDING CODE	WITH LOCAL AMENDMENTS
ELECTRICAL	2020 NATIONAL ELECTRICAL CODE, NFPA 70	WITH LOCAL AMENDMENTS
ENERGY	2018 INTERNATIONAL ENERGY CONSERVATION CODE	WITH LOCAL AMENDMENTS
FIRE	2021 INTERNATIONAL FIRE CODE	WITH LOCAL AMENDMENTS
	2019 NFPA 13, 2019 NFPA 13R, 2019 NFPA 13D, 2019 NFPA 72	---
FUEL GAS	2021 INTERNATIONAL FUEL GAS CODE	WITH LOCAL AMENDMENTS
MECHANICAL	2021 INTERNATIONAL MECHANICAL CODE	WITH LOCAL AMENDMENTS
PLUMBING	2021 INTERNATIONAL PLUMBING CODE CH. 11-14, 2014 ILLINOIS PLUMBING CODE	WITH LOCAL AMENDMENTS

CODE CHECK BY:	**PROJECT MANAGER:**	**DOCUMENT PHASE:**	**DATE:**
	MARK KLUEMPER	SCHEMATIC DESIGN	2025.MM.DD
	ALAN MUI / MK	DESIGN DEVELOPMENT	2025.09.30
	ALAN MUI / MK	---	YYYY.MM.DD

3. USE AND OCCUPANCY CLASSIFICATION (CHAPTER 3)

A.	**CLASSIFICATION OF OCCUPANCIES**			**SECTION 302.1**
	PRIMARY USE:	GROUP A-4	ASSEMBLY	SECTION 303.5
	ADDITIONAL:	GROUP A-3	ASSEMBLY	SECTION 303.4
	ADDITIONAL:	---	---	---

B.	**INCIDENTAL USE AREAS**		**SECTION 508.2.5**
	AREA	REQUIRED	PROVIDED
	---	---	---
	---	---	---
	---	---	---

**PROVIDE AN AUTOMATIC FIRE-EXTINGUISHING SYSTEM. WHERE NO FIRE BARRIER IS REQUIRED, THE INCIDENTAL USE AREA SHALL BE SEPARATED BY CONSTRUCTION CAPABLE OF RESISTING THE PASSAGE OF SMOKE. DOORS SHALL BE SELF-CLOSING OR AUTOMATIC-CLOSING UPON DETECTION OF SMOKE. DOORS SHALL NOT HAVE AIR TRANSFER OPENINGS AND SHALL NOT BE UNDERCUT IN EXCESS OF THE CLEARANCE PERMITTED IN ACCORDANCE WITH NFPA 80.*

C.	**ACCESSORY USE AREAS**	**SECTION 508.2**
	BUSINESS & STORAGE	---

D.	**MIXED OCCUPANCY**	**SECTION 508.3.3**
	NON-SEPARATED	---

4. BUILDING DATA | AREA LIMITATIONS & CONSTRUCTION TYPES (CHAPTER 5)

A.	**PROPOSED CONSTRUCTION TYPE**		**CHAPTER 5**
	EXISTING TYPE I-B (GROUP A-4)		
	SPRINKLERED BUILDING	YES	PER NFPA 13 (903.3.1)

B.	**ALLOWABLE HEIGHT AND BUILDING AREAS**		**TABLE 503**
	1. ALLOWABLE HEIGHT	180' / 12 STORY	
	2. ALLOWABLE AREA	UL SF / FLOOR	
	3. PROPOSED HEIGHT	51'-9" / 1 STORY	
	4. PROPOSED AREA	133,381 SF / FLOOR	

C.	**AREA MODIFICATIONS**	**TABLE 506**
	A. INCREASE DUE TO SPRINKLER PER STORY	--- SF
	B. INCREASE DUE TO FRONTAGE	N/A
	TOTAL ALLOWED AREA PER FLOOR AFTER MODIFICATION	--- SF

D.	**AREA & HEIGHT SUMMARY**	
	HEIGHT (TO TOP OF ROOF)	26'-3"
	STORY	1 STORY

AREA OF PROPOSED BUILDING:			
	---	AREA (SF)	OCCUPANCY
	FIRST FLOOR	133,381 SF	ASSEMBLY, A-3 & A-4; BUSINESS
	TOTAL	**133,381 SF**	

5. FIRE RATED CONSTRUCTION REQUIREMENTS (CHAPTERS 6, 7 & 8)

A.	**STRUCTURAL MEMBER OR ELEMENT PROVIDED**	**TABLE 601**
		FIRE RESISTIVE TIME PERIOD
1.	STRUCTURAL FRAME:	2 HR
2.	EXTERIOR BEARING WALL:	2 HR
3.	INTERIOR BEARING WALL:	2 HR
4.	EXTERIOR NON-BEARING WALL:	
	(0' < 5' FIRE SEPARATION DISTANCE)	1 HR
	(5' < 10' FIRE SEPARATION DISTANCE)	1 HR
	(10' < 30' FIRE SEPARATION DISTANCE)	1 HR
	(OVER 30' FIRE SEPARATION DISTANCE)	0 HR
5.	FLOOR CONSTRUCTION:	2 HR
6.	ROOF CONSTRUCTION:	1 HR
7.	SHAFT ENCLOSURES:	2 HR
8.	MECHANICAL ROOMS:	---
9.	ELEVATOR EQUIPMENT ROOMS:	2 HR
10.	DWELLING SEPARATION:	1 HR

B.	**WALL OPENINGS**			**TABLE 705.8**
		OPENING PERMITTED % OF WALL		
1.	DISTANCE	UP, NS	UP, S	P
	0' < 3'	NP	NP	NP
	>3'-5'	NP	15%	15%
	>5'-10'	10%	25%	25%
	>10'-15'	15%	45%	45%
	>15'-20'	25%	75%	75%
	>20'-25'	45%	NL	NL
	>25'-30'	70%	NL	NL
	>30'	NL	NL	NL

UP = unprotected, S = sprinklered, NS = non-sprinklered P = protected

2.	REQUIRED FIRE RATING		TABLE 716.5
	TYPE OF ASSEMBLY	ASSEMBLY RATING	OPENING RATING
	SHAFT, EXIT ENCLOSURE & EXIT PASSAGE	2 HR	90 MIN.
	SHAFT, EXIT ENCLOSURE & EXIT PASSAGE	1 HR	60 MIN.
	OTHER FIRE BARRIERS	1 HR	45 MIN.
	FIRE PARTITIONS	1 HR	45 MIN.
	CORRIDOR WALLS	1 HR	20 MIN.
	OTHER PARTITIONS	1 HR	45 MIN.
	SMOKE BARRIERS	1 HR	20 MIN.

C.	**INTERIOR FINISH REQUIREMENTS**		**TABLE 803.11**
1.	SPACE	REQUIRED	
	EXIT ENCLOSURES & EXIT PASSAGEWAYS	CLASS B	
	CORRIDORS	CLASS B	
	ROOMS & ENCLOSED SPACES	CLASS C	
	INTERIOR FLOOR FINISH	CLASS II	804.4.2
2.	FIRE WALL RESISTANT RATING		TABLE 706.4
	3 HR		

6. FIRE PROTECTION SYSTEM REQUIREMENTS

			PER NFPA 10 (903.3.1)
A.	**AUTOMATIC SPRINKLER SYSTEM**	**PROVIDED**	
B.	**FIRE EXTINGUISHERS**		**SECTION 905.1**
1.	HAZARD	LIGHT	
2.	AREA PER EXTINGUISHER	3,000 SF	SECTION 907.2.1/907.2.2
3.	TRAVEL DISTANCE	75 FT	
C.	**STANDPIPE REQUIRED**	**---**	**TABLE 1004.1.1**
D.	**FIRE ALARM AND DETECTION SYSTEMS**	**PROVIDED**	

7. OCCUPANT LOAD FACTORS

A.	**USE**	**OLF**	**SECTION 1004**
	ASSEMBLY (UNCONCENTRATED)	15 NET	
	EXERCISE ROOMS	50 GROSS	
	BUSINESS	150 GROSS	
	POOL	50 GROSS	
	POOL DECK	15 GROSS	
	LOCKER ROOMS	50 GROSS	

8. MEANS OF EGRESS (CHAPTER 10)

A.	**COMMON PATH OF TRAVEL**	**75' MAX**	**SECTION 1016.1**
B.	**EXIT ACCESS TRAVEL DISTANCE**	**75' MAX**	
	EXIT ACCESS TRAVEL DISTANCE W/SPRINKLER	250' MAX	
C.	**DEAD END CORRIDOR**	**50' MAX**	

9. ENVIRONMENTAL DATA

A.	**WIND LOAD & RISK CATEGORY INFO**

B.	**SEISMIC LOAD DESIGN DATA**

	---

10. PARKING

A.	**REQUIRED PARKING**	**SCHAUMBURG CODE OF ORD. - TITLE 15 - CH. 151**	
	ATHLETIC OR HEALTH CLUBS	25% CAPACITY IN PERSONS	---

	TOTAL	546	**---**
B.	**PROVIDED PARKING**		---
	STANDARD	469	---
	ADA	16	---
	TOTAL	485	**---**

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Δ	DATE	SUBMISSION
	10.13.2025	SPECIAL USE PACKAGE R1

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TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE AND ABILITY, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES.

GOLDEN CORRIDOR FAMILY

GOLDEN CORRIDOR FAMILY YMCA

101 Barrington Road, Schaumburg, IL 60194

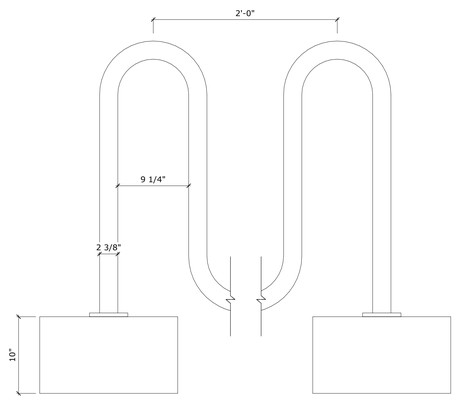
PROJECT NO:
250252.00

CODE SUMMARY

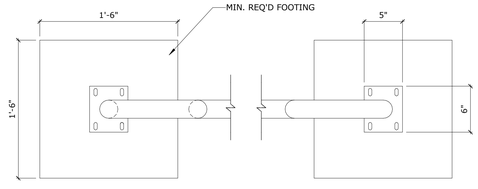
SHEET NUMBER:
G011

THE LINE SHOWN ABOVE IS 3 INCHES LONG ON ARCH D SHEETS ORIGINAL PAGE SIZE

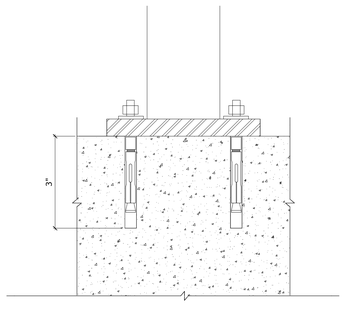
THE LINE SHOWN ABOVE IS
1 INCH LONG ON ORIGINAL PLOTS
SHEETS ORIGINAL PAGE SIZE



B1 **BIKE RACK - ELEVATION**
1 1/2" = 1'-0"



A1 **BIKE RACK - PLAN**
1 1/2" = 1'-0"



A3 **BIKE RACK - SURFACE MOUNT SECTION DTL**
6" = 1'-0"

Baker Barrios

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121 W WACKER DR, SUITE 2900
CHICAGO, IL 60601
872 208 9550

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BAKERBARRIOS.COM

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GOLDEN CORRIDOR FAMILY

GOLDEN CORRIDOR FAMILY YMCA

101 Barrington Road,
Schaumburg, IL 60194

PROJECT NO:
250252.00

BIKE RACK DETAIL

SHEET NUMBER:
G077

THE LINE SHOWN ABOVE IS 1" LONG ON ORIGINAL PLOT IF NOT SHEET IS ORIGINAL PAPER SIZE

PLUMBING FIXTURE REQUIREMENT SCHEDULE (2014 IL PLUMBING CODE)										
BUILDING	ASSEMBLY TYPE (2014 IL PLUMBING CODE)	OCCUPANTS	WATER CLOSETS			LAVATORIES		BATHING	DRINKING FOUNTAIN	SERVICE SINK
			MALE	URINALS	FEMALE	MALE	FEMALE			
		0								
101										
101	ASSEMBLY PLACES: SPORTS ARENAS, STADIUMS, CONVENTION HALLS, ETC	1792	4	5	9	3	3	--	1/RR (HI-LO)	1
101	OFFICE BUILDINGS/PUBLIC BUILDINGS	19	1	--	1	1	1	--	1 (HI-LO)	
141										
141	ASSEMBLY PLACES: SPORTS ARENAS, STADIUMS, CONVENTION HALLS, ETC	852	3	3	6	2	2	--	1/RR (HI-LO)	1
141	OFFICE BUILDINGS/PUBLIC BUILDINGS	8	1	--	1	1	1	--	1 (HI-LO)	

OCCUPANCY TYPES

- (IBC2021) ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM
- (IBC2021) ASSEMBLY- NO FIXED SEATS-UNCONCENTRATED
- (IBC2021) BUSINESS AREAS
- (IBC2021) EXERCISE ROOMS
- (IBC2021) LOCKER ROOMS
- (IBC2021) SKATING AND SWIMMING-DECK AREA
- (IBC2021) SKATING AND SWIMMING-RINK AND POOL AREA

AREA # 16 · AREA # 19 · AREA # 17 · AREA # 18 · AREA # 20 · AREA # 11 · AREA # 1 · AREA # 2A · AREA # 2B · AREA # 3A · AREA # 3B · AREA # 4 · AREA # 5 · AREA # 10 · AREA # 35

141 · 101

SOCCER PRACTICE AREA (SYNTHETIC TURF)

MULTI-SPORT COURT BASKETBALL / VOLLEYBALL / PICKLEBALL (WOOD FLOORING) 200 SEATS

MULTI-SPORT COURT BASKETBALL / VOLLEYBALL / PICKLEBALL (WOOD FLOORING) 300 SEATS

MULTI-SPORT CHAMPIONSHIP COURT BASKETBALL / VOLLEYBALL / PICKLEBALL (WOOD FLOORING) 480 SEATS

MULTI-SPORT COURT BASKETBALL / VOLLEYBALL / PICKLEBALL (WOOD FLOORING) 100 SEATS

MULTI-SPORT COURT BASKETBALL / VOLLEYBALL / PICKLEBALL (WOOD FLOORING) 100 SEATS

OVERALL DIAGONAL DIM. 401'-5 5/8"

EXIT SEPARATION DISTANCE 219'-7"

EXIT SEPARATION DISTANCE 294'-11"

AREA # 36 · AREA # 37 · AREA # 38 · AREA # 39 · AREA # 15 · AREA # 14 · AREA # 13 · AREA # 21 · AREA # 12 · AREA # 22 · AREA # 23 · AREA # 24 · AREA # 25 · AREA # 26 · AREA # 27 · AREA # 28 · AREA # 29 · AREA # 30 · AREA # 31 · AREA # 32 · AREA # 33 · AREA # 34

NEW STRIPING FOR ACCESSIBLE PARKING SPACES

EXISTING/NEW BICYCLE RACKS (UP TO 21 BIKES)

TRUE NORTH · PROJECT NORTH

A1 LIFE SAFETY PLAN- LEVEL 1
1/16" = 1'-0"

Baker Barrios

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the YMCA

GOLDEN CORRIDOR FAMILY

GOLDEN CORRIDOR FAMILY YMCA

101 Barrington Road,
Schaumburg, IL 60194

PROJECT NO:
250252.00

LIFE SAFETY PLAN- LEVEL 1

SHEET NUMBER:
G101

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LIFE SAFETY- OCCUPANCY- LEVEL 1

AREA #	NAME	TYPE NAME	AREA FUNCTION	AREA PER OCCUPANT	AREA	OCCUPANTS	EXITS REQUIRED
1	MULTI-SPORT COURTS	EXERCISE ROOM	(IBC2021) EXERCISE ROOMS	50 SF	76,958 SF	1531	4
2A	MULTI-PURPOSE 1	ASSEMBLY	(IBC2021) ASSEMBLY- NO FIXED SEATS- UNCONCENTRATED	15 SF	621 SF	82	1
2B	MULTI-PURPOSE 1	ASSEMBLY	(IBC2021) ASSEMBLY- NO FIXED SEATS- UNCONCENTRATED	15 SF	605 SF		1
3A	MULTI-PURPOSE 2	ASSEMBLY	(IBC2021) ASSEMBLY- NO FIXED SEATS- UNCONCENTRATED	15 SF	580 SF	72	1
3B	MULTI-PURPOSE 2	ASSEMBLY	(IBC2021) ASSEMBLY- NO FIXED SEATS- UNCONCENTRATED	15 SF	487 SF		1
4	MULTI-PURPOSE 3	ASSEMBLY	(IBC2021) ASSEMBLY- NO FIXED SEATS- UNCONCENTRATED	15 SF	1,090 SF	73	2
5	BATTING CAGES & GOLF SIM.	EXERCISE ROOM	(IBC2021) EXERCISE ROOMS	50 SF	3,248 SF	34	2
10	REHAB TENANT & RECEPTION	BUSINESS	(IBC2021) BUSINESS AREAS	150 SF	2,769 SF	19	1
11	FITNESS	EXERCISE ROOM	(IBC2021) EXERCISE ROOMS	50 SF	3,820 SF	77	2
12	OPEN FITNESS AREA	EXERCISE ROOM	(IBC2021) EXERCISE ROOMS	50 SF	17,364 SF	384	2
13	MULTI-PURPOSE CLASSROOM	EXERCISE ROOM	(IBC2021) EXERCISE ROOMS	50 SF	3,153 SF	64	2
14	OFFICES, BREAK ROOM, I.T., STORAGE	BUSINESS	(IBC2021) BUSINESS AREAS	150 SF	1,189 SF	8	1
15	MULTI-PURPOSE CLASSROOM	EXERCISE ROOM	(IBC2021) EXERCISE ROOMS	50 SF	1,207 SF	25	1
16	POOL	EXERCISE ROOM	(IBC2021) SKATING AND SWIMMING- RINK AND POOL AREA	50 SF	84 SF	2	1
17	POOL	EXERCISE ROOM	(IBC2021) SKATING AND SWIMMING- RINK AND POOL AREA	50 SF	1,585 SF	32	1
18	POOL DECK	EXERCISE ROOM	(IBC2021) SKATING AND SWIMMING- DECK AREA	15 SF	2,824 SF	189	2
19	LOCKER ROOM	EXERCISE ROOM	(IBC2021) LOCKER ROOMS	50 SF	2,107 SF	45	1
20	LOCKER ROOM	EXERCISE ROOM	(IBC2021) LOCKER ROOMS	50 SF	1,696 SF	34	1
21	RECEPTION	ASSEMBLY	(IBC2021) ASSEMBLY- NO FIXED SEATS- UNCONCENTRATED	15 SF	1,820 SF		2
22	BREAK ROOM	ASSEMBLY	(IBC2021) ASSEMBLY- NO FIXED SEATS- UNCONCENTRATED	15 SF	766 SF		2
23	MECHANICAL ROOM	MECHANICAL EQUIPMENT ROOM	(IBC2021) ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300 SF	129 SF		1
24	MEN'S BATHROOM	ACCESSORY	(IBC2021) ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300 SF	390 SF		1
25	UNISEX BATHROOM	ACCESSORY	(IBC2021) ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300 SF	76 SF		1
26	WOMEN'S BATHROOM	ACCESSORY	(IBC2021) ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300 SF	465 SF		1
27	ELECTRICAL ROOM	ELECTRICAL ROOM	(IBC2021) ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300 SF	101 SF		1
28	FIRST AID	EXERCISE ROOM	(IBC2021) EXERCISE ROOMS	50 SF	191 SF		1
29	OFFICE & RECEPTION	BUSINESS	(IBC2021) BUSINESS AREAS	150 SF	359 SF		1
30	VESTIBULE/CAFE	BUSINESS	(IBC2021) BUSINESS AREAS	150 SF	1,417 SF		1
31	PREP/STOCKROOM	BUSINESS	(IBC2021) BUSINESS AREAS	150 SF	407 SF		1
32	STORAGE	ACCESSORY STORAGE AREA	(IBC2021) ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300 SF	632 SF		1
33	SUPPORT	ACCESSORY	(IBC2021) ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300 SF	494 SF		1
34	FIRE RISER ROOM	FIRE RISER ROOM	(IBC2021) ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300 SF	432 SF		1
35	EXISTING ELECTRICAL ROOM	ELECTRICAL ROOM	(IBC2021) ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300 SF	560 SF		1
36	STORAGE	ACCESSORY STORAGE AREA	(IBC2021) ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300 SF	634 SF		1
37	COASHES/REFEREE LOUNGE, MEETING ROOM	ASSEMBLY	(IBC2021) ASSEMBLY- NO FIXED SEATS- UNCONCENTRATED	15 SF	637 SF		1
38	STORAGE	ACCESSORY STORAGE AREA	(IBC2021) ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300 SF	634 SF		1
39	MEP/JANITOR	ACCESSORY	(IBC2021) ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300 SF	122 SF		1
					131,654 SF	2671	

TRUE NORTH PROJECT NORTH

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GOLDEN CORRIDOR FAMILY

GOLDEN CORRIDOR FAMILY YMCA

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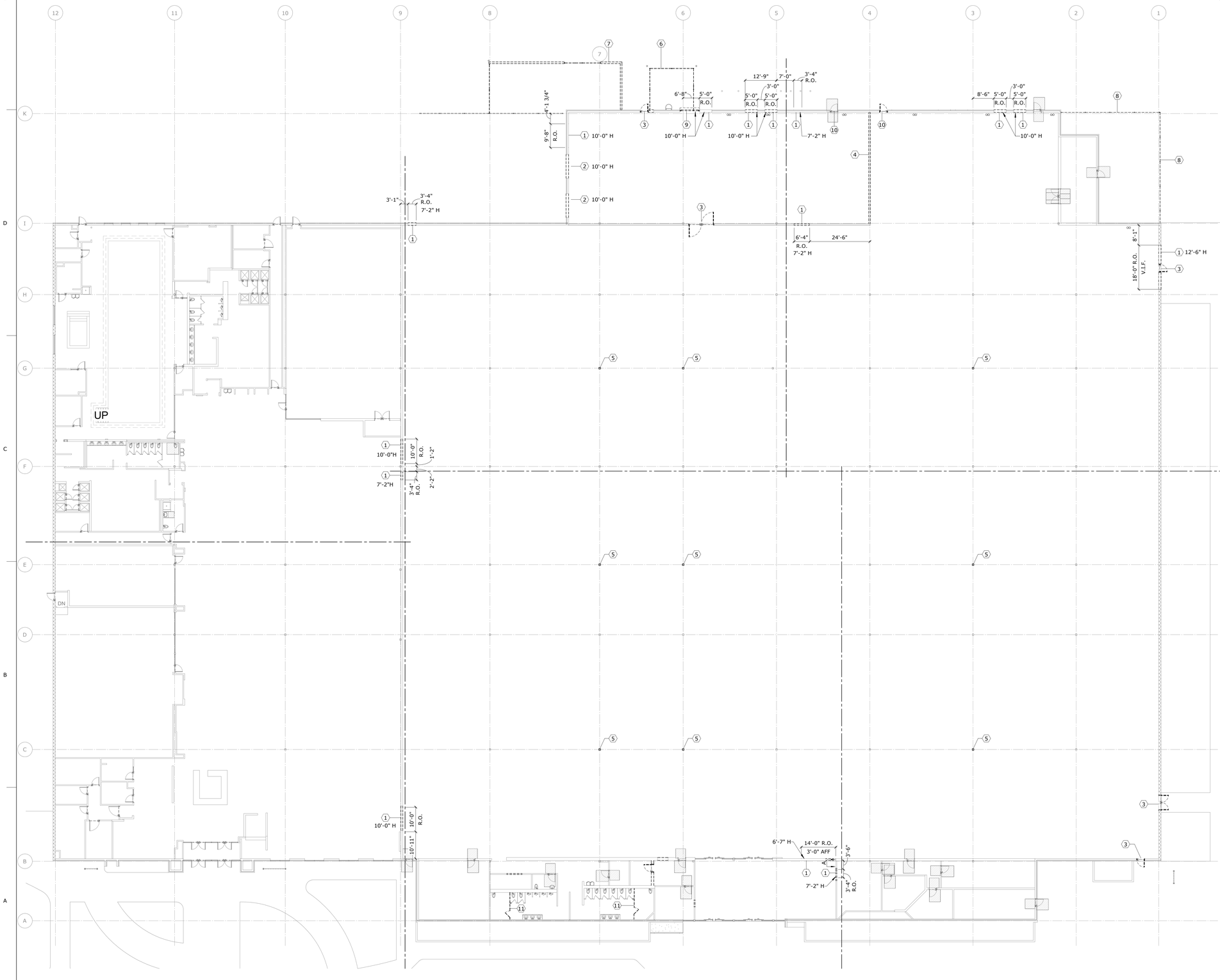
Schaumburg, IL 60194

PROJECT NO:
250252.00

LIFE SAFETY- OCCUPANCY- LEVEL 1

SHEET NUMBER:
G101.1



DEMOLITION NOTES BY NUMBER

NUMBER	NOTE
1	PORTION OF EXISTING WALL TO BE REMOVED.
2	EXISTING OVERHEAD DOOR AND PORTION OF WALL ABOVE TO BE REMOVED.
3	EXISTING DOOR TO BE REMOVED.
4	EXISTING WALL TO BE REMOVED.
5	EXISTING COLUMN TO BE REMOVED.
6	EXISTING LOADING DOCK RAMP TO BE REMOVED.
7	EXISTING GARBAGE ENCLOSURE WALL AND GATE TO BE REMOVED.
8	EXISTING CHAIN LINK FENCE TO BE REMOVED.
9	EXISTING OVERHEAD DOOR TO BE REMOVED. INFILL REMAINING AREA NOT OCCUPIED BY NEW BUILDING ELEMENTS.
10	EXISTING DOOR TO BE REMOVED AND INFILLED.
11	PORTION OF EXISTING TOILET PARTITION TO BE REMOVED.

DEMOLITION NOTES

DEMOLITION - ARCHITECTURE

1. THE BUILDING ENVELOPE SHALL BE MAINTAINED IN A WATER TIGHT CONDITION AT ALL TIMES.
2. ALL DOORS TO BE REMOVED ARE TO BE PUT IN STORAGE FOR FUTURE USE BY BUILDING OWNER. BUILDING OWNER IS TO DIRECT CONTRACTOR AS TO WHERE THESE ITEMS SHOULD BE STORED.

DEMOLITION - FINISHES

3. REMOVE EXISTING FINISHES WHERE NEW FINISHES ARE PROPOSED. SEE FINISH SCHEDULES, LEGENDS AND SHEETS.
4. PATCH AND REPAIR ALL AREAS WHERE A DEMOLISHED WALL INTERSECTS A REMAINING WALL. FINISH EXISTING WALL TO MATCH ADJACENT SURFACES, AND PREPARE WALL TO RECEIVE NEW FINISHES, AS DIRECTED BY FINISH PLANS, SCHEDULES, AND NOTES.

DEMOLITION - FIRE PROTECTION

5. ANY EXISTING TO REMAIN FIRE ASSEMBLIES DAMAGED DURING DEMOLITION SHALL BE REPAIRED TO MEET ORIGINAL FIRE PROTECTION REQUIREMENTS.

DEMOLITION - GENERAL

6. FIELD VERIFY ALL EXISTING CONDITION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES IN WRITING PRIOR TO ONSET OF DEMOLITION.
7. DEMOLITION/RESTORATION ITEMS MAY NOT BE ALL INCLUSIVE. THE DEMOLITIONCONTRACTOR IS TO REVIEW THE REQUIREMENTS OF NEW CONSTRUCTION AND IS TO COMPLETE ALL DEMOLITION/ RESTORATION, CUTTING, AND PATCHING NECESSARY TO ACHIEVE INTENDED NEW CONDITION AND QUALITY.
8. SELECTIVE DEMOLITION IS NOT INDICATED IN AREAS WHERE IT MAY BE NECESSARY TO DEMOLISH ALL OR PART OF AN EXISTING BUILDING COMPONENT TO GAIN ACCESS TO AREAS FOR TIE-IN TO BUILDING SYSTEMS, OR WHICH MAY BE REQUIRED TO INSTALL NEW CONSTRUCTION INDICATED ON THE DRAWINGS. DEMOLITION FOR THESE PURPOSES SHALL BE DONE AT NO ADDITIONAL COST TO THE OWNER, AND THE AREAS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION PRIOR TO BEGINNING CONSTRUCTION.
9. DEMOLITION WORK SHALL BE EXECUTED IN CONFORMANCE WITH THE LOCAL BUILDING CODES.
10. EXERCISE EXTREME CAUTION IN THIS DEMOLITION. COST OF REPAIR TO ANY ADJACENT CONDITIONS WHICH ARE DAMAGED AS A RESULT OF THIS DEMOLITION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
11. RELOCATION OF MATERIAL: RELOCATION OF ANY ITEMS INVOLVED IN THE PROJECT IS SUBJECT TO THE ABILITY TO DO SO WITHOUT PERMANENTLY DAMAGING OR MARRING THE ITEMS TO BE RELOCATED. IF RELOCATION OF ANY ITEM IS NOT POSSIBLE AS PRESCRIBED HEREIN, NEW MATERIALS SHALL BE SUBSTITUTED TO MATCH EXISTING. SAFELY STORE MATERIAL TO BE REUSED UNTIL TIME OF INSTALLATION.
12. CERTAIN ITEMS SUCH AS CUBICLE FURNITURE, ARE TO BE RETURNED TO THE BUILDING OWNER. COORDINATE WITH THE BUILDING OWNER WHICH ITEMS ARE TO BE RETURNED AND THE LOCATION SAID ITEMS ARE TO BE STORED.
13. ALL MATERIALS TO BE DISPOSED OF ARE TO BE DISPOSED OF BY THE CONTRACTOR OFF THE PROJECT SITE IN ACCORDANCE WITH LOCAL RESTRICTIONS UNLESS NOTED OTHERWISE HEREIN.
14. ALL AREAS SHALL BE KEPT IN A BROOM CLEAN CONDITION AT ALL TIMES.

DEMOLITION - MEP

15. PROVIDE ALL NECESSARY DEMOLITION FOR NEW PLUMBING, MECHANICAL, AND ELECTRICAL WORK AS REQUIRED. COORDINATE WITH CONSTRUCTION DOCUMENTS FOR NEW CONSTRUCTION.
16. SEE MECHANICAL,. ELECTRICAL, AND PLUMBING DRAWINGS FOR DEMOLITION OF UTILITIES AND MECHANICAL SYSTEMS.
17. ALL ELECTRICAL, MECHANICAL, PLUMBING, OR COMMUNICATION SERVICES LOCATED IN WALLS, CEILINGS, OR FLOORS TO BE REMOVED ARE TO BE CAPPED AND RELOCATED AS REQUIRED FOR NEW CONDITIONS AND IN ACCORDANCE WITH APPLICABLE CODES.
18. ALL ELECTRICAL, MECHANICAL, PLUMBING, OR COMMUNICATION SERVICES NOT BEING USED ARE TO BE CAPPED AND/OR REMOVED AS REQUIRED FOR NEW CONDITIONS AND IN ACCORDANCE WITH APPLICABLE CODES.
19. ALL PLUMBING LINES TO BE REMOVED ARE TO BE CUT BELOW THE SLAB OR ABOVE THE CEILING AND CAPPED. ADJACENT FINISHES ARE TO BE REPAIRED AS REQUIRED FOR FLUSH FINISH.

DEMOLITION - SITE

20. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREIN OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSES OF REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE EXECUTION OF THE WORK. INACTIVE OR ABANDONED UTILITIES SHALL BE CAPPED IN ACCORDANCE WITH LOCAL RESTRICTIONS. REMOVE INACTIVE SERVICES (PLUMBING, MECHANICAL, ELECTRICAL, ETC.) AS REQUIRED TO MAINTAIN OPERATION.
21. MAINTAIN COMPLETE SECURITY OF THE JOB SITE WHILE JOB IS IN PROGRESS AND UNTIL JOB IS COMPLETE.

DEMOLITION - STRUCTURAL

22. PROTECT ALL STRUCTURAL MEMBERS FROM DAMAGE.
23. DURING DEMOLITION, BRACE ALL EXISTING STRUCTURES AS NEEDED.
24. DO NOT CUT STRUCTURAL WORK IN A MANNER RESULTING IN A REDUCTION OF LOAD CARRYING CAPACITY OR LOAD/DEFLECTION RATIO. NOTIFY ARCHITECT OF ALL STRUCTURAL CUTS PRIOR TO EXECUTION TO OBTAIN APPROVAL.
25. IN ALL AREAS WHERE DEMOLITION CAUSES UNEVENNESS IN THE FLOOR DECK, PERFORM THE NECESSARY WORK REQUIRED TO PROVIDE A SMOOTH DECK PREPARED TO RECEIVE NEW FINISHES.

A1 **DEMOLITION PLAN- LEVEL 1**
1/16" = 1'-0"

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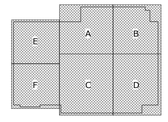
KEY PLAN:



GOLDEN CORRIDOR FAMILY

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101 Barrington Road, Schaumburg, IL 60194

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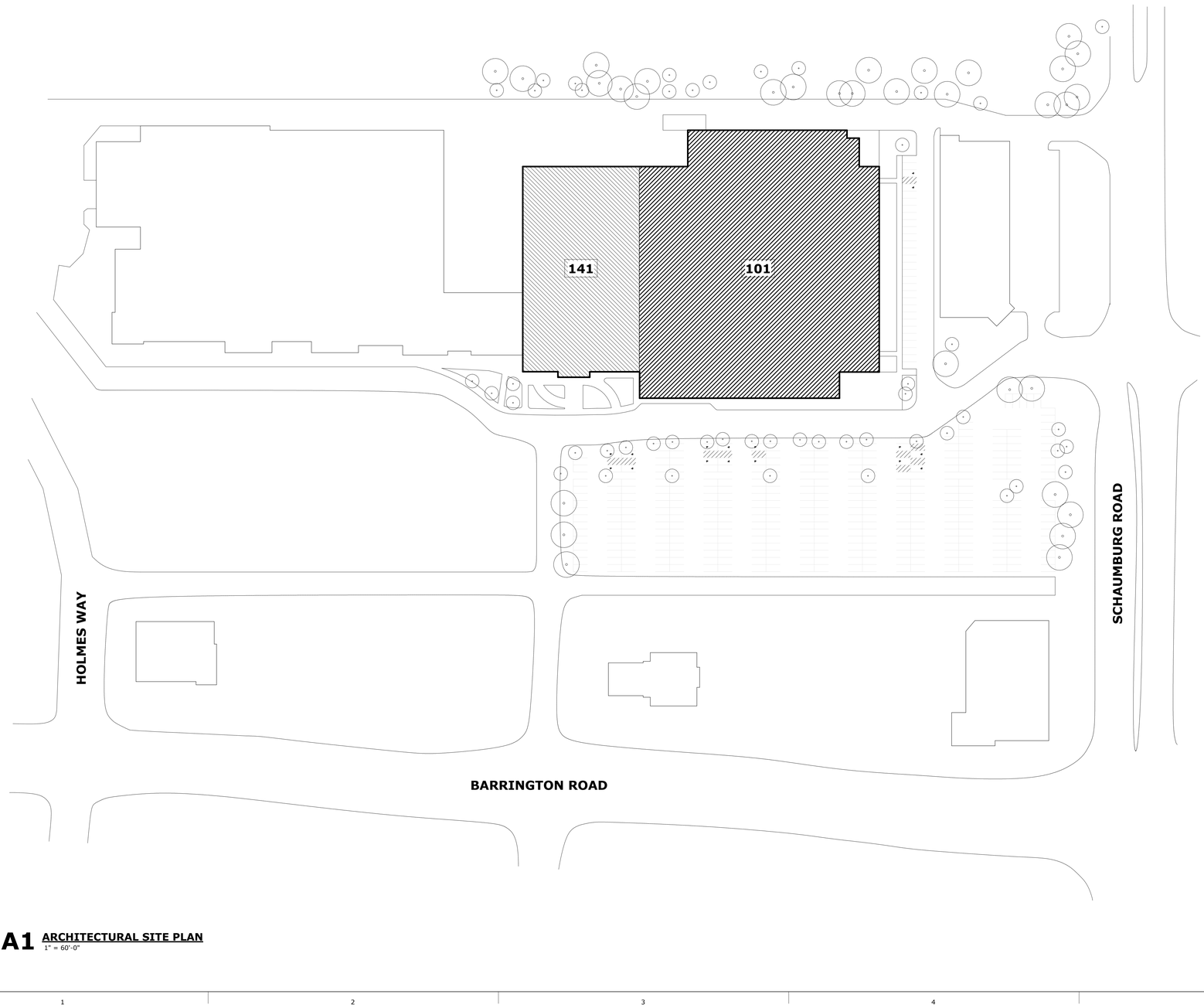
250252.00

DEMOLITION PLAN- LEVEL 1

SHEET NUMBER:
AD101

THE LINE SHOWN ABOVE IS 3" LONG ON ORIGINAL ARCH D SHEETS ORIGINAL PAGE SIZE

THE LINE SHOWN ABOVE IS
1" WHEN PLOTTED AT 24" X 36"
SHEETS ORIGINAL PAGE SIZE



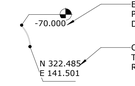
ARCHITECTURAL SITE PLAN GENERAL NOTES

1. THE ARCHITECTURAL SITE PLAN HAS BEEN PROVIDED FOR GENERAL REFERENCE PURPOSES ONLY. REFER TO CIVIL, ELECTRICAL, AND PLUMBING PLANS FOR PROJECT SPECIFIC INFORMATION WHICH INCLUDE BUT ARE LIMITED TO:
   A. PROPERTY LINE IDENTIFICATION
   B. SETBACK IDENTIFICATION
   C. BUILDING SITING (DIMENSIONED FROM PROPERTY LINE)
   D. UTILITY CONNECTIONS
   E. TRANSFORMER LOCATIONS
   F. STORM AND WASTE CONNECTIONS
   G. SITE LIGHTING
   H. SITE GRADING
   I. ADA/FHA SITE ACCESSIBILITY ROUTE REQUIREMENTS
   J. DUMPSTER ENCLOSURE LOCATION (IF APPLICABLE)
   K. GENERATOR LOCATION (IF APPLICABLE)
2. ANY SURVEY (IF PROVIDED HEREIN) WAS PERFORMED BY A REGISTERED AND LICENSED SURVEYOR. IT HAS BEEN PROVIDED FOR GENERAL INFORMATION PURPOSES ONLY. THE ARCHITECT DOES NOT ACCEPT RESPONSIBILITY OR LIABILITIES FOR ERRORS, OMISSIONS, OR OVERSIGHTS CONTAINED WITHIN SUCH SURVEY.
3. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES BELOW GRADE AND RELATED SERVICE CONNECTIONS WITH THE LOCAL UTILITY PROVIDERS.
4. THE CONTRACTOR SHALL COORDINATE REMOVAL, ABANDONMENT, OR RELOCATION OF EXISTING UTILITIES SHOWN ON CIVIL AND MEP/FP DRAWINGS WITH THE LOCAL SERVICE PROVIDERS.
5. WHEN IT IS NECESSARY TO INTERRUPT ANY EXISTING UTILITY SERVICE TO MAKE IMPROVEMENTS AND / OR A CONNECTION, A MINIMUM OF 48 HOURS ADVANCED NOTICE SHALL BE GIVEN TO THE OWNER. INTERRUPTION IN UTILITY SERVICE SHALL BE OF THE SHORTEST DURATION AS POSSIBLE IN ORDER TO COMPLETE THE REQUIRED WORK. ANY INTERRUPTION SHALL BE APPROVED BY THE UTILITY PROVIDER.
6. IN THE EVENT A UTILITY IS INTERRUPTED WITHOUT ADVANCED NOTICE AND APPROVAL, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES INCURRED BY THE OWNER. THE RECONNECTION OF UTILITIES SHALL BE MADE IMMEDIATELY.
7. THE CONTRACTOR SHALL PERFORM ALL WORK REQUIRED WITHIN THE PUBLIC RIGHT OF WAY IN ACCORDANCE WITH THE CIVIL ENGINEER'S DRAWINGS AND SPECIFICATIONS, AS WELL AS THE REQUIREMENTS OF THE LOCAL AUTHORITY HAVING JURISDICTION. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY REQUIRED PERMITS.
8. CONSTRUCTION ACCESS PARKING, OFFICES, EXTENT/SIZE OF STAGING AREA SHALL BE COORDINATED WITH THE OWNER'S ON-SITE REPRESENTATIVE.
9. NEW SIDEWALK CONSTRUCTION SHALL MEET ADA REQUIREMENTS
10. RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12 (8.33%)
11. SIDEWALKS AND CROSSWALKS MAXIMUM CROSS SLOPE SHALL BE 2.0%
12. WHERE SIDEWALKS INTERSECT CURBS, CONTRACTOR SHALL INSTALL AN ADA ACCESSIBLE RAMP WITH DETECTABLE WARNING STRIP.
13. SITE GRADING AND SIDEWALK CONSTRUCTION SHALL BE COMPLETED IN SUCH A MANNER TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING. SPECIAL CONSIDERATION SHALL BE MADE AT DOOR LOCATIONS.
14. THE CONTRACTOR SHALL REVIEW AND COORDINATE UNDERGROUND PIPING AND UTILITIES WITH THE STRUCTURAL ENGINEER'S FOUNDATION DRAWINGS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BRING TO THE ATTENTION OF THE ARCHITECT ANY DISCREPANCIES BETWEEN THE DRAWINGS.

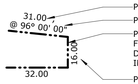
LEGEND- SITE PLANS

BUILDING ELEMENTS

- EXISTING PARTITION TO REMAIN
- TEMPORARY PARTITION
- PARTITION



- ELEVATION (MAY BE RELATIVE TO PROJECT BENCHMARK OR OTHER DATUM- REFER TO GENERAL NOTES
- COORDINATES AT POINT (MAY BE RELATIVE TO PROJECT BENCHMARK OR OTHER DATUM- REFER TO GENERAL NOTES)



- PROPERTY LINE LENGTH (IF TAGGED)
- PROPERTY LINE BEARING (IF TAGGED)
- PROPERTY LINES (TAGS MAY BE SHOWN FOR REFERENCE ONLY. REFER TO CIVIL DRAWINGS AND SURVEY FOR PROPERTY INFORMATION)
- PROPERTY LINE LENGTH (IF TAGGED)



- PARKING SPACES (ONE PER DIAGONAL LINE)
- PARKING ROW COUNT

A1 **ARCHITECTURAL SITE PLAN**
1" = 60'-0"

TRUE NORTH
PROJECT NORTH

SCALE: 1" = 60'
0' 30' 60' 120' 240'

Baker Barrios

CHICAGO
121 W WACKER DR, SUITE 2900
CHICAGO, IL 60601
872 208 9550

INFO@BAKERBARRIOS.COM
BAKERBARRIOS.COM

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TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE AND ABILITY, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES.

GOLDEN CORRIDOR FAMILY

GOLDEN CORRIDOR FAMILY YMCA

101 Barrington Road,
Schaumburg, IL 60194

PROJECT NO:
250252.00

ARCHITECTURAL SITE PLAN

SHEET NUMBER:
A090

THE LINE SHOWN ABOVE IS 1" LONG ON ORIGINAL ARCH D SHEETS ORIGINAL PAGE SIZE

N	FLOOR PLAN NOTES BY NUMBER
NUMBER	NOTE

EXISTING TRASH ENCLOSURE

EXISTING ROOF LADDER TO REMAIN

MULTI-PURPOSE ROOM 1 332

MULTI-PURPOSE ROOM 2 331

MULTI-PURPOSE ROOM 3 327

BATTING CAGE 1 328

BATTING CAGE 2 329

REHAB TENANT 330

EXIST. ELEC. ROOM 133

GOLF SIM. 335

GOLF SIM. 311

GOLF SIM. 333

GOLF SIM. 334

RESTROOM 338

REHAB RECEPTION 336

NEW STRIPING FOR ACCESSIBLE PARKING SPACES

POOL 190

MEN'S LOCKER ROOM 191

SPORTS COURT 192

STOR. 224

WOMEN'S LOCKER ROOM 193

MEP/JANITOR 210

UNISEX 212

AREA NOT IN SCOPE

COACHES/ REFEREE LOUNGE 225

MEETING ROOM 226

SPORT COURTS 221

MULTI-PURPOSE CLASSROOM 188

OPEN FITNESS AREA 186

MULTI-PURPOSE CLASSROOM 187

STOR. 223

OFFICE 194

OFFICE 195

I.T. 198

OFFICE 196

RECEPTION 201

BREAK ROOM 199

STOR. 200

EXISTING BICYCLE RACKS

BREAK ROOM 135

MECH. 171

UNISEX 170

MEN'S BATHROOM 136

ELEC. 173

WOMEN'S BATHROOM 137

FIRST AID 155

OFFICE 139

RECEPTION 138

6'-5" CLR.

VESTIBULE / CAFE 100

PREP / STOCKROOM 183

STOR. 153

STOR. 154

SUPPORT 152

FIRE RISER ROOM 185

EXISTING BICYCLE RACK

NEW BICYCLE RACKS

A1 FLOOR PLAN- LEVEL 1

1/16" = 1'-0"

TRUE NORTH

PROJECT NORTH

Baker Barrios

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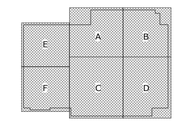
KEY PLAN:



GOLDEN CORRIDOR FAMILY

GOLDEN CORRIDOR FAMILY YMCA

101 Barrington Road,
Schaumburg, IL 60194

PROJECT NO.
250252.00

FLOOR PLAN- LEVEL 1

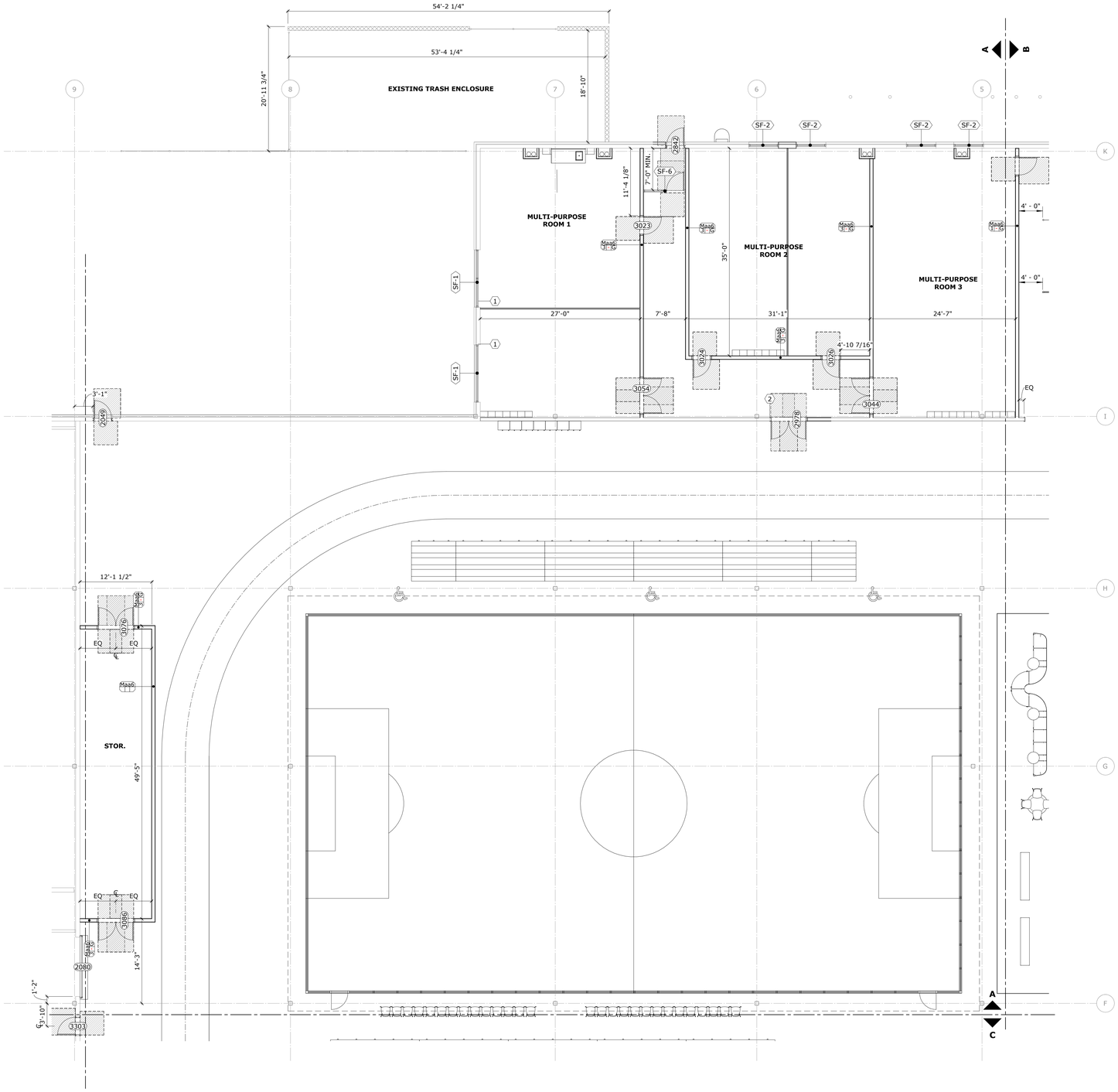
SHEET NUMBER:
A101

547

THE LINE SHOWN ABOVE IS 1 INCH LONG ON ORIGINAL SHEETS ORIGINAL PAGE SIZE

FLOOR PLAN NOTES BY NUMBER

NUMBER	NOTE
1	NEW STOREFRONT IN EXISTING OPENING. VERIFY FINAL LOCATION AND SIZE IN FIELD.
2	ALIGN WITH EDGE OF EXISTING OPENING.



A1 **FLOOR PLAN- LEVEL 1- AREA C**
1/8" = 1'-0"

TRUE NORTH PROJECT NORTH

Baker Barrios

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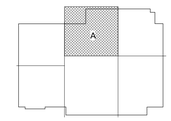


GOLDEN CORRIDOR FAMILY

GOLDEN CORRIDOR FAMILY YMCA

101 Barrington Road, Schaumburg, IL 60194

PROJECT NO.
250252.00

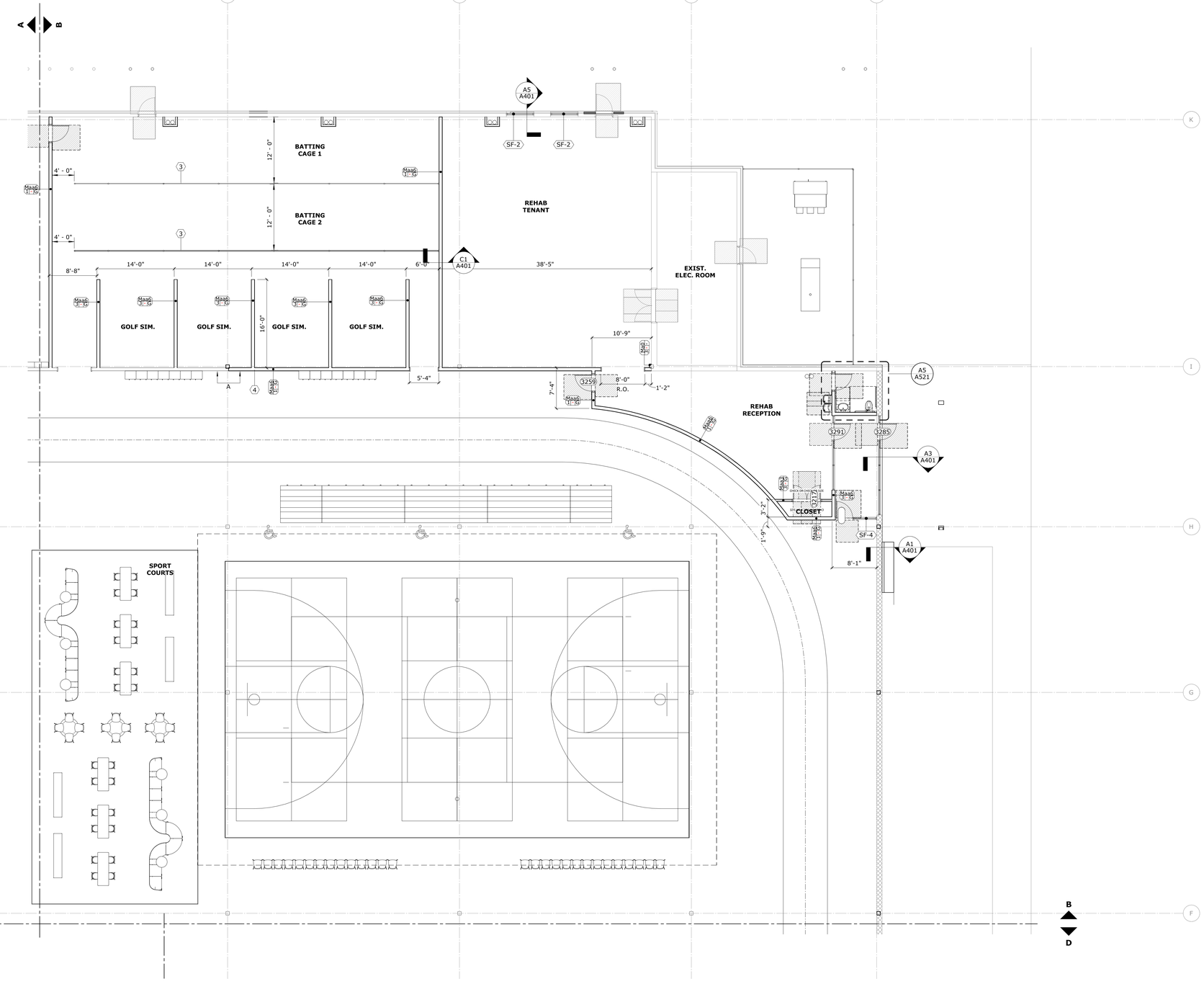
FLOOR PLAN- LEVEL 1- AREA A

SHEET NUMBER:
A101A

548

THE LINE SHOWN ABOVE IS 1" LONG ON ORIGINAL PLOT. IF NOT SHEET IS ORIGINAL PAPER SIZE

N	FLOOR PLAN NOTES BY NUMBER
NUMBER	NOTE
3	FLOOR-TO-CEILING WIRE MESH FENCING. REFER TO SPECS.
4	VERIFY CONSTRUCTION OF EXISTING ADJACENT WALL IN FIELD. NEW WALL TYPE TO MATCH AND ALIGN.



A1 **FLOOR PLAN- LEVEL 1- AREA D**
1/8" = 1'-0"

TRUE NORTH PROJECT NORTH

549

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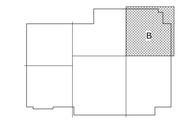

the YMCA

GOLDEN CORRIDOR FAMILY

GOLDEN CORRIDOR FAMILY YMCA

101 Barrington Road,
Schaumburg, IL 60194

PROJECT NO:
250252.00

FLOOR PLAN- LEVEL 1- AREA B

SHEET NUMBER:
A101B

THE LINE SHOWN ABOVE IS 1" LONG ON ORIGINAL PLOT. IF NOT, SHEET IS ORIGINAL PAPER SIZE.

N	FLOOR PLAN NOTES BY NUMBER
NUMBER	NOTE

2080
1'-2"
5'-10"
3303
SF-7
4'-2"
2249
COACHES/ REFEREE LOUNGE
SF-9
2257
49'-5"
20'-7 1/2"
SF-8
MEETING ROOM
2091
4'-2"
SF-7
25'-6"
12'-1 1/2"
0146
0153
EQ
EQ
STOR.
M.H.C. 1.5%
0163
2076
C3
A401
23'-0"
11'-5"
A
C
SPORT COURTS
BREAK ROOM
MECH.
UNISEX
MEN'S BATHROOM
WOMEN'S BATHROOM
ELEC.
FIRST AID
OFFICE
RECEPTION
VESTIBULE / CAFE
2185
B
E
C
D
A2
A521

A1 FLOOR PLAN- LEVEL 1- AREA E

1/8" = 1'-0"

TRUE NORTH
PROJECT NORTH

Baker Barrios

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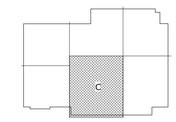

GOLDEN CORRIDOR FAMILY

GOLDEN CORRIDOR FAMILY YMCA

101 Barrington Road,
Schaumburg, IL 60194

PROJECT NO:
250252.00

FLOOR PLAN- LEVEL 1- AREA C

SHEET NUMBER:
A101C

550

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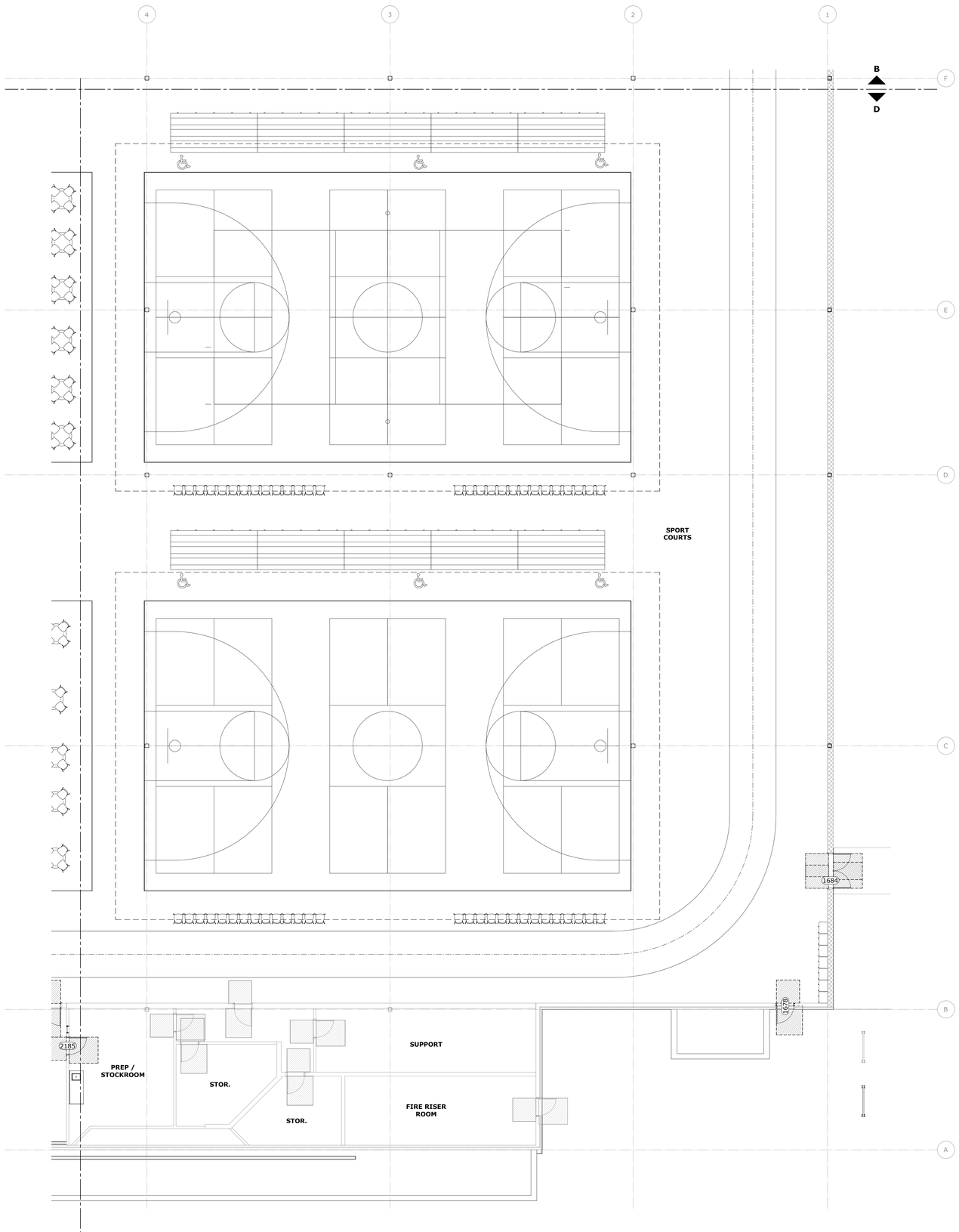

A1 **FLOOR PLAN- LEVEL 1- AREA F**
1/8" = 1'-0"

TRUE NORTH PROJECT NORTH

FLOOR PLAN NOTES BY NUMBER

NUMBER	NOTE

Baker Barrios

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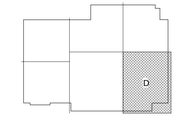


GOLDEN CORRIDOR FAMILY

GOLDEN CORRIDOR FAMILY YMCA

101 Barrington Road, Schaumburg, IL 60194

PROJECT NO.
250252.00

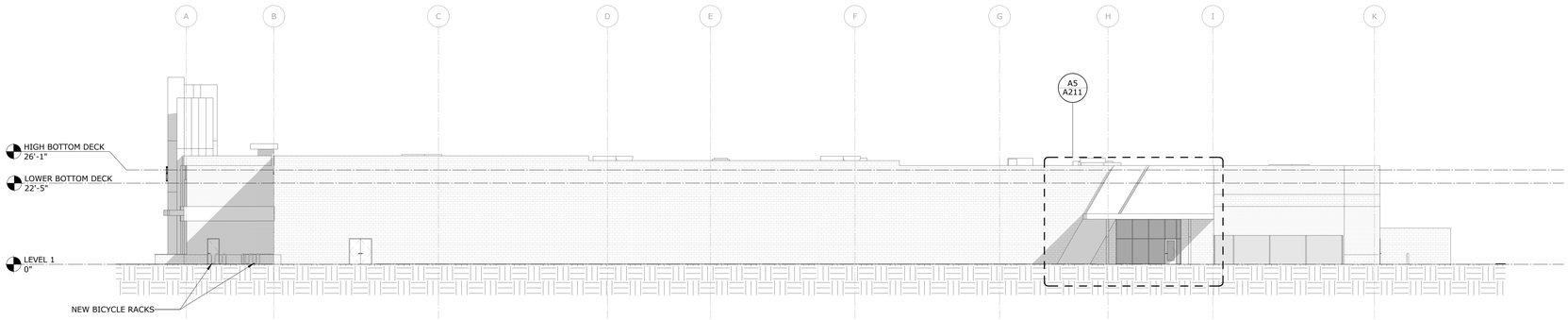
FLOOR PLAN- LEVEL 1- AREA D

SHEET NUMBER:
A101D

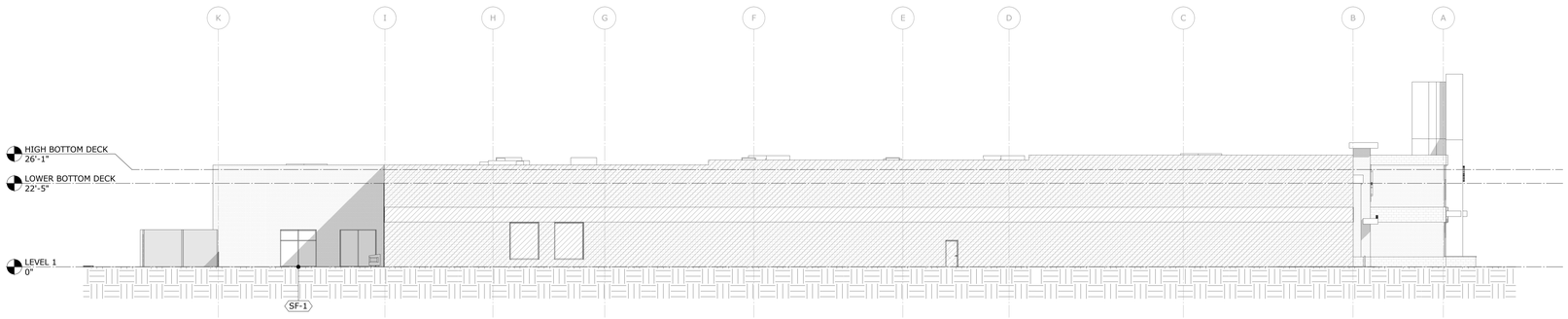
551

THE LINE SHOWN ABOVE IS 1" LONG ON ORIGINAL 22"X34" SHEETS ORIGINAL PAGE SIZE

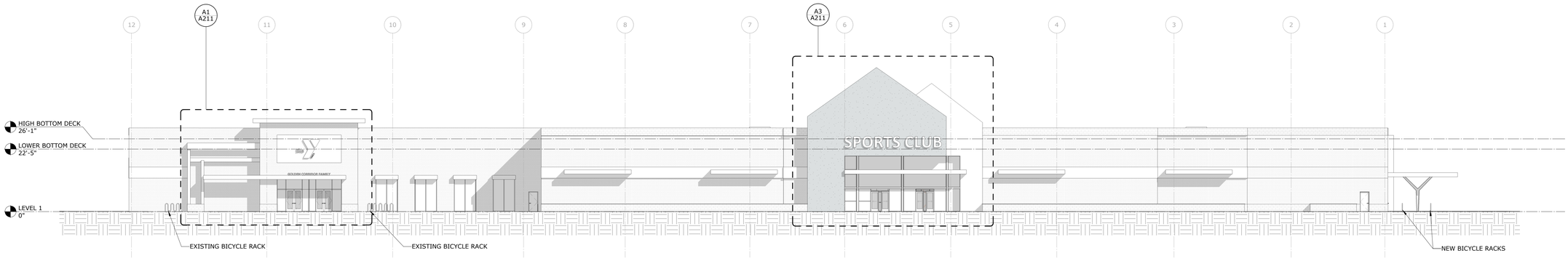
(N) ARCH- NOTE BY NUMBER- EXTERIOR ENVELOPE	
NUMBER	**NOTE**
1	SIGN BACKGROUND TO BE SMOOTH, WHITE FINISH
2	'Y' LOGO TO BE FOUR-COLOR DESIGN IN FLAT DECAL OR 2-COLOR DESIGN IN FLAT CUT-OUT OR CHANNEL LETTERS. TBD
3	SIGNAGE TO BE SET IN 'CACHET' FONT.
3	SIGNAGE TO BE SET IN 'CACHET' FONT.



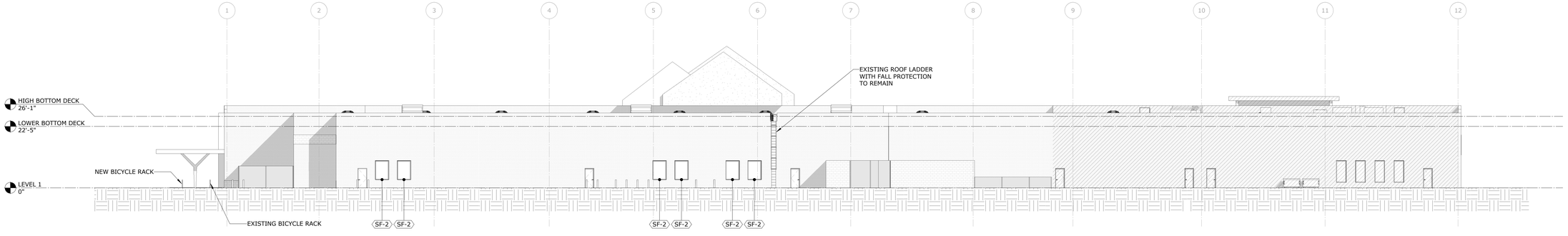
D1 ELEVATION- EXTERIOR- SOUTH
1/16" = 1'-0"



C1 ELEVATION- EXTERIOR- NORTH
1/16" = 1'-0"



B1 ELEVATION- EXTERIOR- WEST
1/16" = 1'-0"



A1 ELEVATION- EXTERIOR- EAST
1/16" = 1'-0"

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Δ	DATE	SUBMISSION
	10.13.2025	SPECIAL USE PACKAGE R1

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF BAKER BARRIOS ARCHITECTS, INC. AND WERE CREATED, EVOLVED, AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF BAKER BARRIOS ARCHITECTS, INC. WARNING: REPRODUCTION HEREOF IS A CRIMINAL OFFENSE UNDER 18 U.S.C. SEC. 506 UNAUTHORIZED REPRODUCTION OR DISTRIBUTION MAY RESULT IN MISAPPROPRIATION IN VIOLATION OF 1.C.24-3-31-1 ET. SEQ. AND OTHER LAWS. THE IDEAS, ARRANGEMENTS AND DESIGNS DISCLOSED HEREIN MAY BE PATENTED OR BE THE SUBJECT OF PENDING PATENT APPLICATION.

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE AND ABILITY, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES.

GOLDEN CORRIDOR FAMILY

GOLDEN CORRIDOR FAMILY YMCA

101 Barrington Road,
Schaumburg, IL 60194

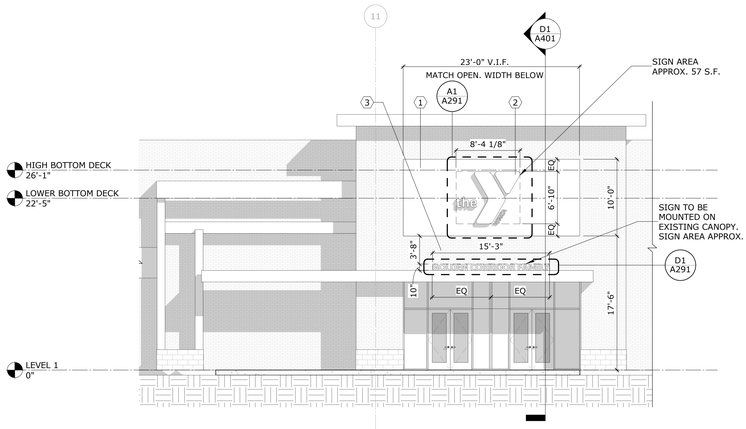
PROJECT NO.:
250252.00

EXTERIOR ELEVATIONS

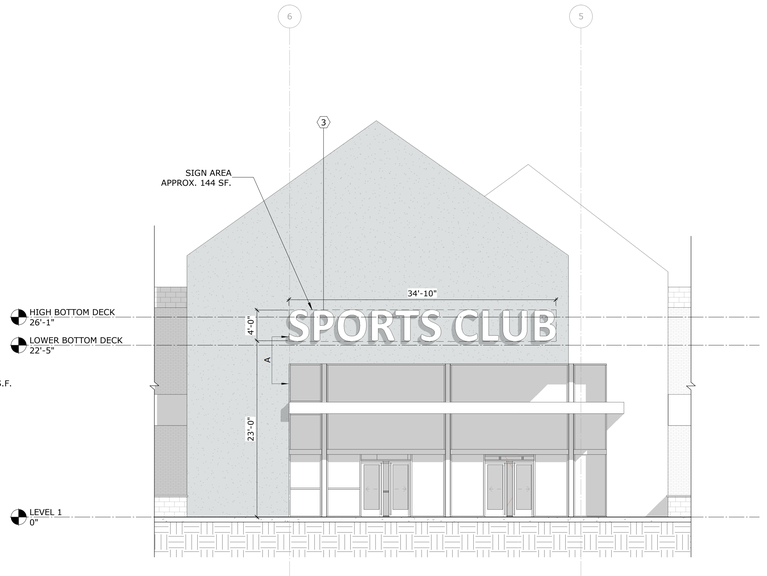
SHEET NUMBER:
A201

THE LINE SHOWN ABOVE IS 1/2" LONG ON ORIGINAL 24x36 SHEETS ORIGINAL PAPER SIZE

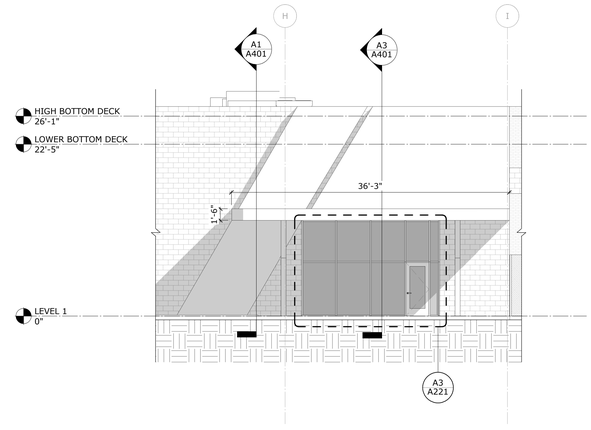
ⓝ	ARCH- NOTE BY NUMBER- EXTERIOR ENVELOPE
NUMBER	**NOTE**
1	SIGN BACKGROUND TO BE SMOOTH, WHITE FINISH
2	'Y' LOGO TO BE FOUR-COLOR DESIGN IN FLAT DECAL OR 2-COLOR DESIGN IN FLAT CUT-OUT OR CHANNEL LETTERS. TBD
3	SIGNAGE TO BE SET IN 'CACHET' FONT.
3	SIGNAGE TO BE SET IN 'CACHET' FONT.



A1 **ENLARGED EXTERIOR ELEVATION - YMCA ENTRANCE**
1/8" = 1'-0"



A3 **ENLARGED EXTERIOR ELEVATION - SPORTS CLUB ENTRANCE**
1/8" = 1'-0"



A5 **ENLARGED EXTERIOR ELEVATION - REHAB TENANT ENTRANCE**
1/8" = 1'-0"

Baker Barrios

CHICAGO
121 W WACKER DR, SUITE 2900
CHICAGO, IL 60601
872 208 9550

INFO@BAKERBARRIOS.COM
BAKERBARRIOS.COM

ARCH NAME
ARCH ##

NOT FOR CONSTRUCTION

△	DATE	SUBMISSION
	10.13.2025	SPECIAL USE PACKAGE R1

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF BAKER BARRIOS ARCHITECTS, INC., AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF BAKER BARRIOS ARCHITECTS, INC. WARNING: REPRODUCTION HEREOF IS A CRIMINAL OFFENSE UNDER 18 U.S.C. SEC. 506.UNAUTHORIZED DISCLOSURE MAY CONSTITUTE TRADE SECRET MISAPPROPRIATION IN VIOLATION OF 1.C.24-2-21-1 ET. SEQ. AND OTHER LAWS. THE IDEAS, ARRANGEMENTS AND DESIGNS DISCLOSED HEREIN MAY BE PATENTED OR BE THE SUBJECT OF PENDING PATENT APPLICATION.

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE AND ABILITY, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES.

GOLDEN CORRIDOR FAMILY

GOLDEN CORRIDOR FAMILY YMCA

101 Barrington Road,
Schaumburg, IL 60194

PROJECT NO:
250252.00

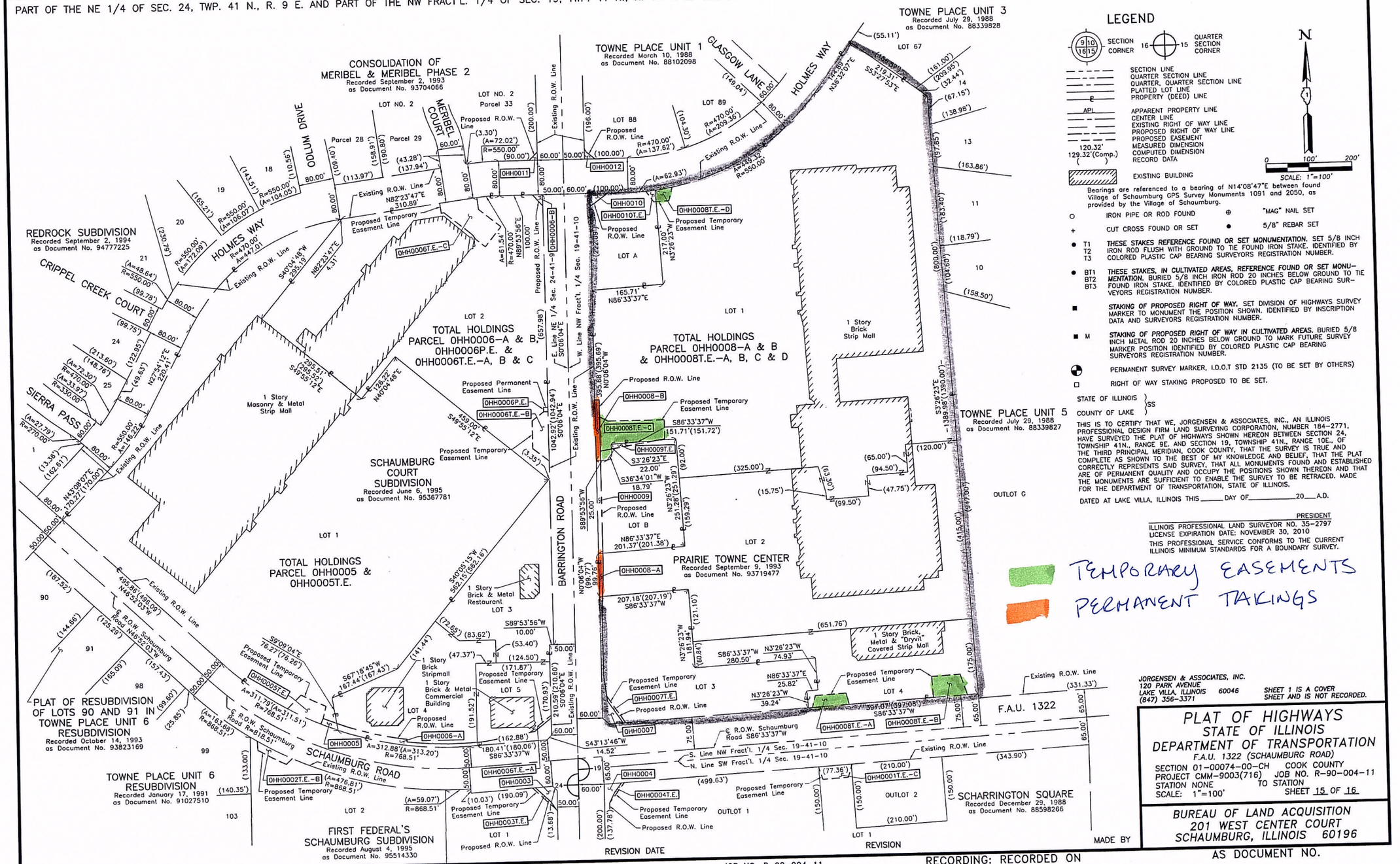
ENLARGED EXTERIOR ELEVATIONS

SHEET NUMBER:
A211

553


250252.00
10/03/2025
Baker Barrios

PART OF THE NE 1/4 OF SEC. 24, TWP. 41 N., R. 9 E. AND PART OF THE NW FRACT'L. 1/4 OF SEC. 19, TWP. 41 N., R. 10 E. OF THE 3RD. P.M., IN COOK COUNTY, ILLINOIS.



LEGEND

- SECTION CORNER
- QUARTER SECTION CORNER
- SECTION LINE
- QUARTER SECTION LINE
- QUARTER, QUARTER SECTION LINE
- PLATTED LOT LINE
- PROPERTY (DEED) LINE
- APL — APPARENT PROPERTY LINE
- CENTER LINE
- EXISTING RIGHT OF WAY LINE
- PROPOSED RIGHT OF WAY LINE
- PROPOSED EASEMENT
- 120.32' — MEASURED DIMENSION
- 129.32'(Comp.) — COMPUTED DIMENSION
- ( ) — RECORD DATA
- EXISTING BUILDING

N

0 100' 200'

SCALE: 1"=100'

Bearings are referenced to a bearing of N14°08'47"E between found Village of Schaumburg GPS Survey Monuments 1091 and 2050, as provided by the Village of Schaumburg.

- IRON PIPE OR ROD FOUND
- "MAG" NAIL SET
- CUT CROSS FOUND OR SET
- 5/8" REBAR SET
- T1, T2, T3 — **THESE STAKES REFERENCE FOUND OR SET MONUMENTATION.** SET 5/8 INCH IRON ROD FLUSH WITH GROUND TO TIE FOUND IRON STAKE. IDENTIFIED BY COLORED PLASTIC CAP BEARING SURVEYORS REGISTRATION NUMBER.
- BT1, BT2, BT3 — **THESE STAKES, IN CULTIVATED AREAS, REFERENCE FOUND OR SET MONUMENTATION.** BURIED 5/8 INCH IRON ROD 20 INCHES BELOW GROUND TO TIE FOUND IRON STAKE. IDENTIFIED BY COLORED PLASTIC CAP BEARING SURVEYORS REGISTRATION NUMBER.
- **STAKING OF PROPOSED RIGHT OF WAY.** SET DIVISION OF HIGHWAYS SURVEY MARKER TO MONUMENT THE POSITION SHOWN. IDENTIFIED BY INSCRIPTION DATA AND SURVEYORS REGISTRATION NUMBER.
- M — **STAKING OF PROPOSED RIGHT OF WAY IN CULTIVATED AREAS.** BURIED 5/8 INCH METAL ROD 20 INCHES BELOW GROUND TO MARK FUTURE SURVEY MARKER POSITION IDENTIFIED BY COLORED PLASTIC CAP BEARING SURVEYORS REGISTRATION NUMBER.
- PERMANENT SURVEY MARKER, I.D.O.T STD 2135 (TO BE SET BY OTHERS)
- RIGHT OF WAY STAKING PROPOSED TO BE SET.

STATE OF ILLINOIS } SS
COUNTY OF LAKE }

THIS IS TO CERTIFY THAT WE, JORGENSEN & ASSOCIATES, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM LAND SURVEYING CORPORATION, NUMBER 184-2771, HAVE SURVEYED THE PLAT OF HIGHWAYS SHOWN HEREON BETWEEN SECTION 24, TOWNSHIP 41N., RANGE 9E. AND SECTION 19, TOWNSHIP 41N., RANGE 10E., OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE PLAT CORRECTLY REPRESENTS SAID SURVEY, THAT ALL MONUMENTS FOUND AND ESTABLISHED ARE OF PERMANENT QUALITY AND OCCUPY THE POSITIONS SHOWN THEREON AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. MADE FOR THE DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS.

DATED AT LAKE VILLA, ILLINOIS THIS _____ DAY OF_____ 20___ A.D.

PRESIDENT

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2797
LICENSE EXPIRATION DATE: NOVEMBER 30, 2010

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

TEMPORARY EASEMENTS

PERMANENT TAKINGS

JORGENSEN & ASSOCIATES, INC.
120 PARK AVENUE
LAKE VILLA, ILLINOIS 60046
(847) 356-3371

SHEET 1 IS A COVER SHEET AND IS NOT RECORDED.

PLAT OF HIGHWAYS
STATE OF ILLINOIS
DEPARTMENT OF TRANSPORTATION

F.A.U. 1322 (SCHAUMBURG ROAD)
SECTION 01-00074-00-CH COOK COUNTY
PROJECT CMM-9003(716) JOB NO. R-90-004-11
STATION NONE TO STATION
SCALE: 1"=100' SHEET 15 OF 16

BUREAU OF LAND ACQUISITION
201 WEST CENTER COURT
SCHAUMBURG, ILLINOIS 60196

REVISION DATE | REVISION | MADE BY

RECORDING: RECORDED ON AS DOCUMENT NO.

ROUTE F.A.U. 1322 (SCHAUMBURG ROAD) | SECTION 01-00074-00-CH | COUNTY COOK | JOB NO. R-90-004-11

Development Review Application

DEVR-25-55

Submitted On: Aug 15, 2025

Applicant

Mark Kluemper
872-208-9550
@ mkluemper@bakerbarrios.com

Primary Location

101 N BARRINGTON RD
Schaumburg, IL 60194

Pre-Application Contact

Have you spoken to a Village planner about this project

Yes

Who have you spoken to?

Todd Wenger

Applicant Information

Is Applicant the Property Owner?

No

Relationship of Applicant to Property

Tenant's Architect

Property Owner Approval Confirmed

Yes

Z2509-01 / GOLDEN CORRIDOR YMCA / 101 Barrington Road / Special Use for a Health Recreation Facility, Site Plan Amendment, Parking Variation, and Sign Variations

Property Owner Information

Property Owner Name

RCG-Prairie PM, LLC, a Delaware limited liability company

Property Owner Street Address

3060 Peachtree Road, Suite 400

Property Owner City

Atlanta

Property Owner State

Georgia

Property Owner Zip Code

30305

Property Owner Phone Number

n/a

Property Owner Email

--

Site Information

Is this Residential, Commercial, Industrial or Mixed Use?

Commercial

PIN Number

07-19-105-012-0000

Township of Subject Property?

Schaumburg

Approvals Requested

Sign Variation

false

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

YMCA development of a new Sports Complex and Preschool, designed to serve as a hub for health, wellness, youth development, and community engagement. This will be renovating the existing fitness center and vacant warehouse at addresses 141 and 101 respectively.

Project Staff

Type

Architect

If Other, Describe

--

Company Name

Baker Barrios Architect

Staff Name

Alan Mui

Staff Mailing Address

121 W Wacker Dr, Chicago, IL 60601

Staff Phone Number

(872) 208 9555

Staff Email

amui@bakerbarrios.com

Type
Architect

If Other, Describe
--

Company Name
Baker Barrios Architect

Staff Name
Mark Kluemper

Staff Mailing Address
121 W Wacker Dr, Chicago, IL 60601

Staff Phone Number
(872) 208 9555

Staff Email
MKluemper@BakerBarrios.com

Type
Other

If Other, Describe
Tenant

Company Name
Golden Corridor Family Young Men’s Christian Association, an Illinois not-for-profit corporation

Staff Name
Doug Britt

Staff Mailing Address
50 N. McLean Blvd., Elgin, IL 60123

Staff Phone Number
847-888-7410

Staff Email
dougb@gcfymca.org

Type
Other

If Other, Describe
Tenant

Company Name
Golden Corridor Family Young Men’s Christian Association, an Illinois not-for-profit corporation

Staff Name
Joseph Russell

Staff Mailing Address
50 N. Mclean Blvd. Elgin, Illinois 60123

Staff Phone Number
608 208 7930

Staff Email
josephr@gcfymca.org

Applicants Signature

Please note that the project will not be reviewed until this application has been fully completed and all required plans and other materials have been satisfactorily submitted to the Community Development Department. Incomplete submittals may result in a delay in the zoning approval process. It is strongly suggested that the applicant schedule an appointment with the Community Development Department so that materials can be reviewed for accuracy and completeness prior to submittal. The deadline for submittals is Monday at noon.

In consideration of the information contained in this application as well as all supporting documentation, it is requested that approval be given to the requested actions.

Applicant Signature
true

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve a Plat of Subdivision and Consolidation, Plat of Easement, Site Plan Amendment, Variations: Landscape, Parking Setback and Fence for Experior Transport, LLC / 1001 W. Irving Park Road
12/09/25
Village Board

Presenter: Parth Joshi, AICP, Planning Manager
Lead Department: Community Development

Executive Summary:

Case Title
Z2508-05 / Experior Transport, LLC / 1001 W. Irving Park Road / Plat of Subdivision and Consolidation, Plat of Easement, Site Plan Amendment, Variations: Landscape, Parking Setback and Fence

Hearing Date
December 3, 2025

Summary
The petitioner requests approval of a site plan amendment for site and landscape modifications, plat of easement, and variations including landscape, parking setback, and fence for Experior Transport, herein referred to as Experior, located at 1001 W. Irving Park Road.

Recommended Action:

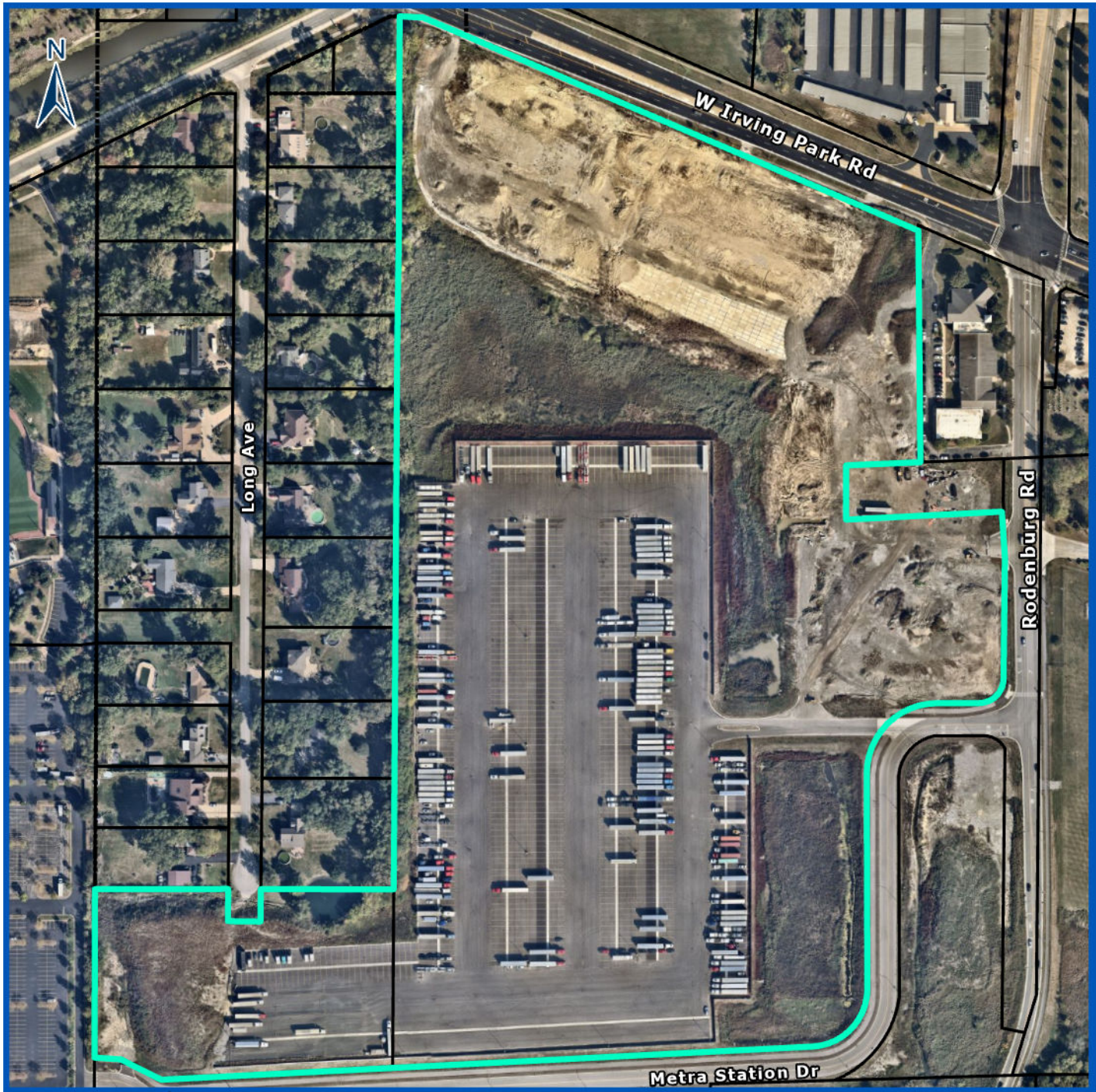
Staff Recommendation
Recommending Approval

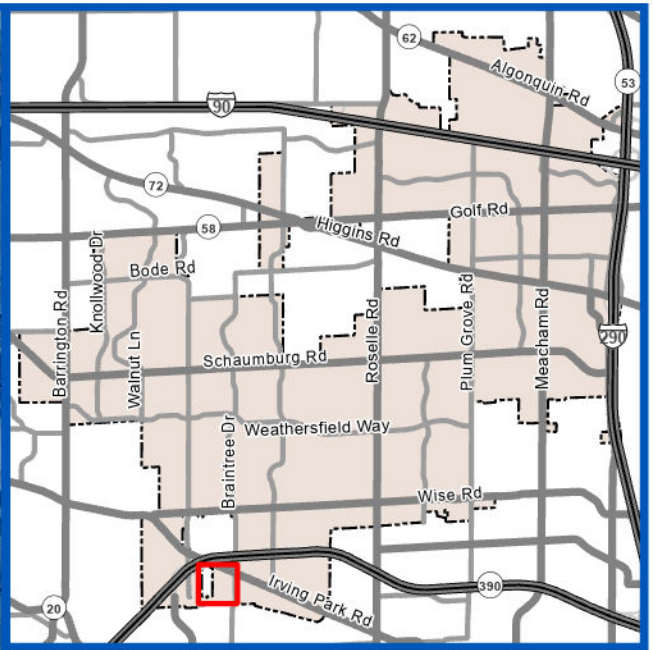
Vote
8 - 0 with one member(s) absent

If the Village Board concurs with the Zoning Board of Appeals' recommendation, they should approve the request as presented.

ATTACHMENTS:
- Location Map
- Project Narrative
- Experior Landscape Plan
- Plat of Easement
- Plat of Easement Experior Offsite
- Engineering Plans
- Plat of Subdivision
- Truck Turning Templates
- Architectural Plans

- BMP Plan Set
- Utility Easement Exhibit
- Z2508-05 Experior Transport Application.pdf
- Easement Agreement
- Ground Lease Agreement
- FINAL Z2508-05 - Experior PRG Report.docx
- FINAL Z2508-05 Experior Minutes 12-03-25.pdf





Subject Property

Z2508-05

Experior Transport

Site Plan Amendment, Plat of Easement, Variations: Landscape, Parking Setback and Fence

0 140 280
Feet

VILLAGE OF SCHAUMBURG

1001 W. IRVING PARK ROAD

Prepared By:
Village of Schaumburg
Community Development Department

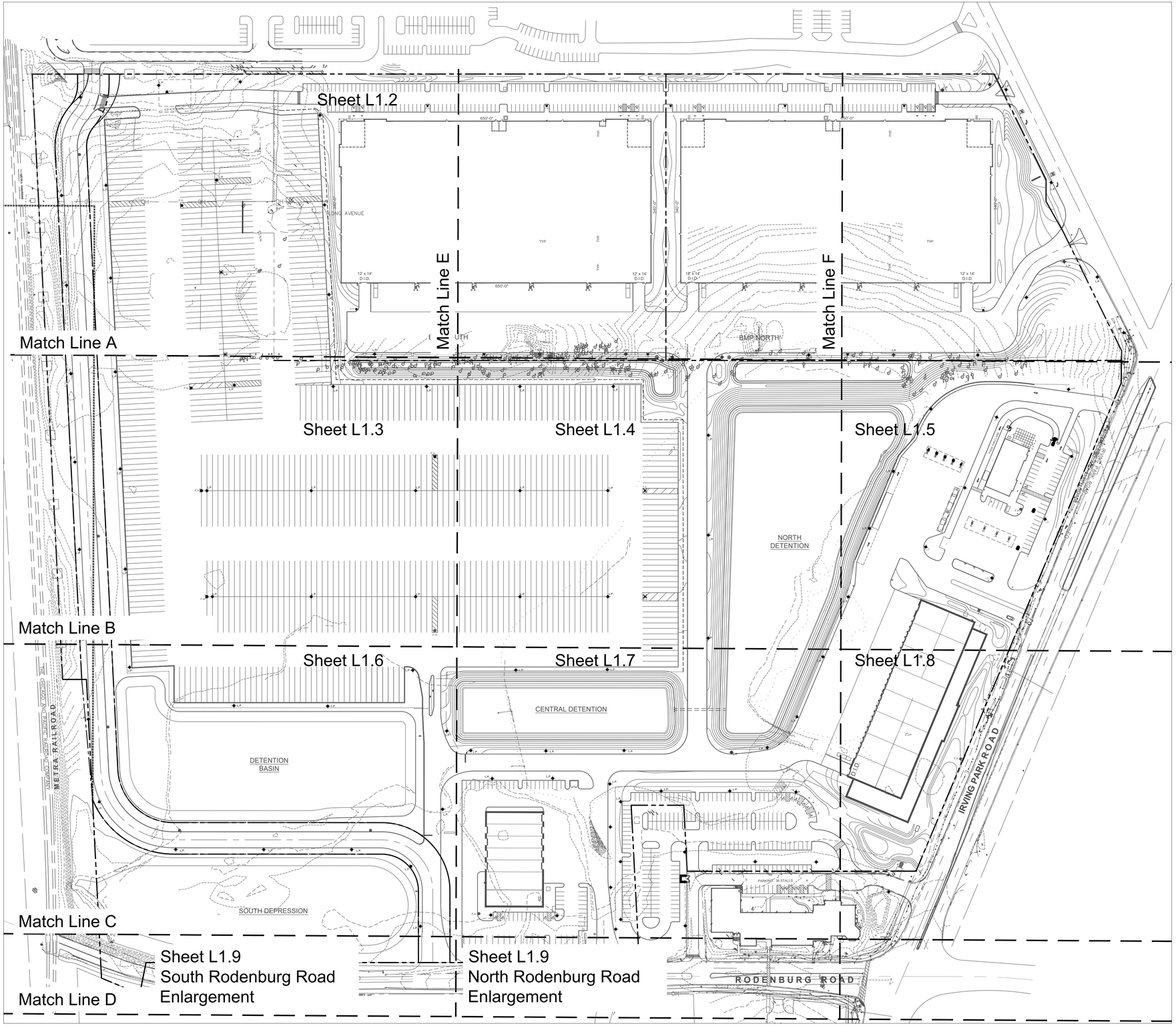
arete design studio ltd
architecture • planning • design

PROJECT NARRATIVE

Experior Logistics Site Changes
August 20, 2025

Experior Group, LLC is seeking site plan approval for various revisions to the site design associated with the development of the Long Avenue industrial project by Logistics Properties Company, LLC. The revisions are as follows:

- *Construction of access drive through*: Experior site to provide access from the east to Long Avenue development
- *Redevelopment of north depressional area into shared detention basin for Long Avenue and Experior:* Redevelopment requires modifying west slope/bank of basin
- *50' buffer west of truck parking lot:* Required to be developed as a bio-basin per recent M.W.R.D. storm water requirements
- *Grade changes along shared west property line with Long Avenue development*
- *Expansion of truck parking lot on east end of existing parking*: Due to a long term lease agreement with Logistics Properties Company, LLC, providing approximately 50 additional truck parking stalls
- *Modifications to utility design and installation along Irving Park Road:* Required to accommodate Long Avenue development
- *Relocation of existing west emergency access to truck parkiing lot from commuter road*



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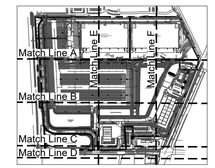
architecture • planning • design
13543 West 185th Street, Mokena, Illinois 60448
815.485.7333 arete-ltd.com

PROJECT

EXPERIOR LOGISTICS FACILITY

1001 West Irving Park Road
SCHAUMBURG, IL

uplandDesign ltd
Landscape Architecture & Park Planning
1250 W. 18th St, Chicago, Illinois 60608
24042 Lockport St, Plainfield, Illinois 60544
815-254-0091 www.uplandDesign.com



North

SCALE: 1" = 1,000'-0"
0 500' 1,000' 2,000' 3,000'

SHEET TITLE

Key Plan

SHEET NUMBER **L0.0**

DRAW / REVISION

MK/DW	Landscape Plan	16JULY2021
MK/DW	Landscape Plan	17JAN2022
MK/DW	Landscape Plan	18MAR2022
AJ/MO	Landscape Plan	08AUG2025
AJ/MO	Landscape Plan	10OCT2025

Project Number 1388
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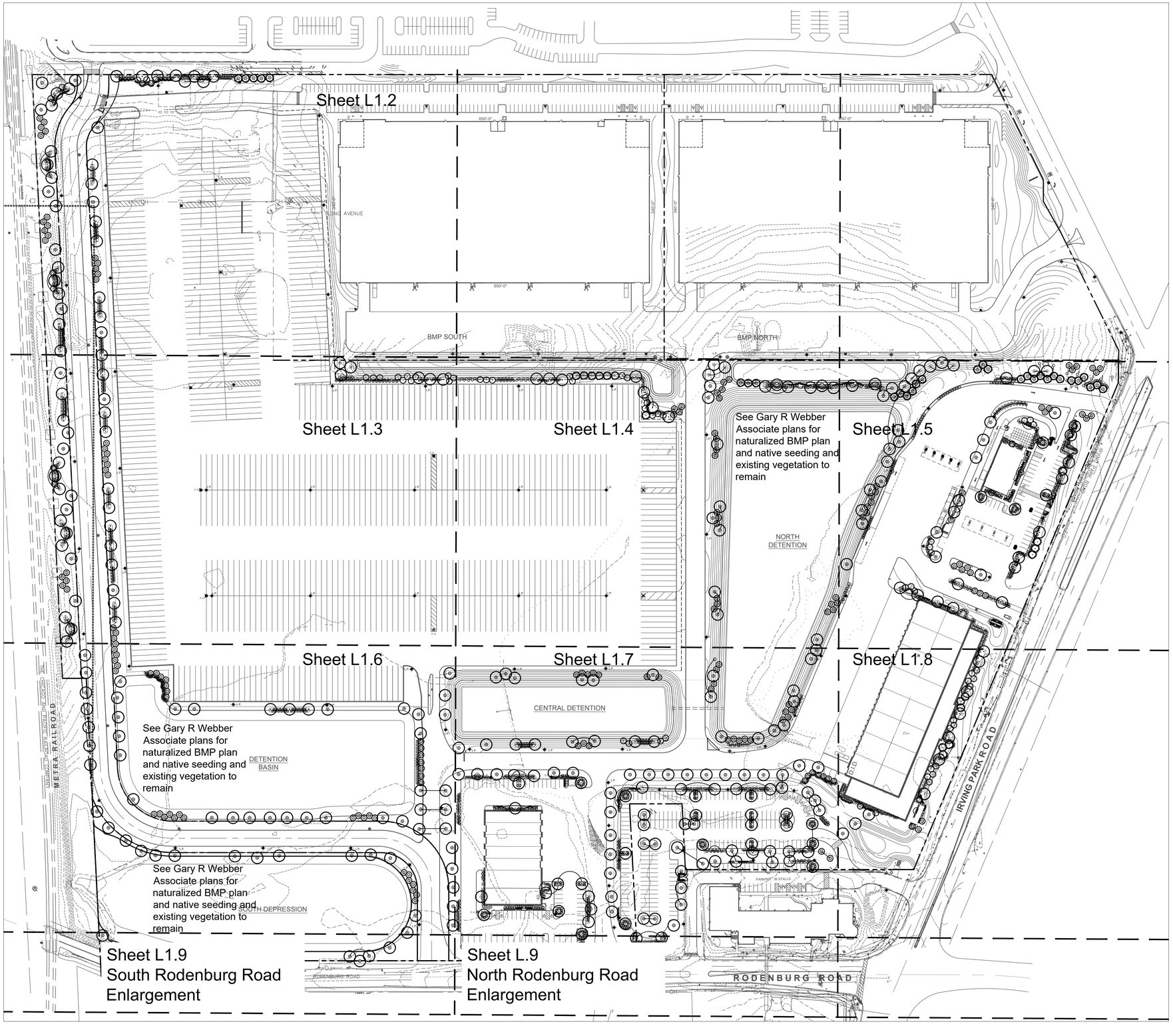
W:\1388-Long Avenue Warehouse Landscape Plan-Arete Design Studio\30-CD-files
PLOT: UPLAND 2020

GENERAL NOTES: LANDSCAPE

1. Notes indicated on grading plans shall pertain to landscape plans. Final grade of planting beds shall be as per grading plan.
2. The landscape contractor shall be responsible for making themselves familiar with all underground utilities and structures.
3. All existing plant material and trees shall be saved and protected unless otherwise noted. Contractor to protect new and existing trees and landscaping from damage and shall restore all areas disturbed as a result of construction.
4. Plant material shall be supplied from Northern Illinois nursery stock, shall be dug the planting season it is installed, and shall conform to the American Association of Nurseryman's standards.
5. Plant material shall be size and type specified. Substitution of plant material shall be on a case by case basis and approved in writing by the Owner's Representative. In no case shall plant material be smaller than indicated in the plans. All Plant substitutions shall be approved by the Village of Schaumburg prior to installation.
6. Do not willfully proceed with plantings as designed when it is obvious that obstructions and/or grade differences exist that may not have been known during the design process. Such conditions shall be immediately brought to the attention of the Owner's Representative.
7. All plant material shall be inspected and approved by the Village of Schaumburg prior to the installation of any and all plant material.
8. Plant locations shall be flagged in field with Owner's Rep. Final location of all plant material shall be subject to approval of the Owner's Representative prior to digging any holes. The landscape contractor is responsible for providing Owner's Representative with 48 hour minimum advance notice prior to planting.
9. Plants shall be watered on the day they are planted and maintained with watering until final acceptance of the project.
10. Apply a pre-emergent as per manufacturer's specification prior to installing mulch.
11. Beds and tree rings (6' diameter) shall have 3" of hardwood shredded mulch in a natural color applied and a 4" deep spade edge at lawn. Trees that are not located in beds, shall have a tree ring.
12. Landscape plant material shall be guaranteed for 12 months from final acceptance. Any plant 1/3 dead or more shall be replaced under the guarantee.
13. Contractor to prepare landscape beds by roto-tilling 2" of Mushroom Compost into new beds. Do not add compost nor roto-till within drip line of existing trees.
14. Lawn Seeding shall be under favorable weather conditions, and shall follow dates in specification.
15. Turf mixes shall be installed and lawn established at all disturbed areas.
16. Do not overseed into mulch beds and paving.
17. Contractor shall restore all areas disturbed as a result of construction.
18. An Annual Plant Community Monitoring Report shall be provided to the Village of Schaumburg Community Development Department for years 1, 2, and 3 following installation of plant material.
19. Tree species such as *Betula, Celtis, Crataegus, Fagus, Liriodendron, Platanus, Populus, Prunus, Pyrus, Quercus, and Taxodium* are considered "Spring Dig Only" trees. Contractor must have these trees ordered, accepted, and dug in early spring, for summer and fall landscape installation.
20. Quantities shown on the drawings and in the plant list are provided only for the contractor's convenience. The number of plant symbols shown on the drawings supercede all qualities provided. The Contractor shall verify all plant quantities on the drawings and notify the Landscape Architect of any discrepancies prior to installation. The contractor is responsible for installing all plants per the planting symbols shown on the drawings.



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PROJECT

EXPERIOR LOGISTICS FACILITY

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SCHAUMBURG, IL

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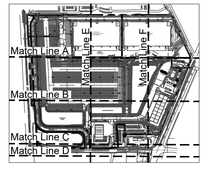

North
SCALE: 1" = 1,000'-0"
0 500' 1,000' 2,000' 3,000'

SHEET TITLE

Landscape Plan

SHEET NUMBER **L1.1**

DRAW / REVISION

MK/DW	Landscape Plan	16JULY2021
MK/DW	Landscape Plan	17JAN2022
MK/DW	Landscape Plan	18MAR2022
AJ/MO	Landscape Plan	08AUG2025
AJ/MO	Landscape Plan	10OCT2025

Project Number 1388
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W:\1388-Long Avenue Warehouse Landscape Plan-Arete Design Studio\30-CD-files
PLOT: UPLAND 2020

1 - Black Oak
6 - Dense Yew
1 - Black Oak
6 - Dense Yew
9 - Nordic Blue Juniper
13 - Little Devil Ninebark
1 - Chicagoland Hackberry
9 - Limelight Hydrangea
11 - Chicagoland Green Boxwood
1 - Northern Catalpa
9 - Dense Yew
12 - Pasture Rose
1 - Chicagoland Hackberry
11 - Amber Jubilee Ninebark
9 - Chicagoland Green Boxwood
5 - White Fir
Lawn
L.P.
F.H.
1 - American Beech
2 - Shagbark Hickory
17 - American Beautyberry
2 - Eastern Redbud
1 - American Beech
2 - American Beech
11 - Indigo Bush
7 - Chicagoland Green Boxwood
1 - Sycamore
12 - Pasture Rose
10 - Dense Yew
1 - Northern Catalpa
5 - Musclewood
1 - State Street Maple
5 - American Witchhazel
2 - American Beech
9 - New Jersey Tea
6 - Sea Green Juniper
1 - American Linden
1 - White Oak
6 - Sea Green Juniper
11 - Nordic Blue Juniper
1 - State Street Maple
1 - Shagbark Hickory
1 - Chinkapin Oak
1 - State Street Maple
1 - White Oak
6 - American Witchhazel
11 - Quick Fire Hydrangea
1 - White Oak
1 - Shagbark Hickory
5 - Thornless Cockspur Hawthorn
2 - American Beech
6 - Sea Green Juniper
9 - New Jersey Tea
1 - American Linden
6 - Sea Green Juniper
2 - Thornless Cockspur Hawthorn
1 - State Street Maple
11 - Dense Yew
1 - State Street Maple
1 - State Street Maple
2 - Shagbark Hickory
1 - White Oak
13 - Nordic Blue Juniper
13 - Pee Wee Hydrangea
11 - Amber Jubilee Ninebark
1 - Chinkapin Oak
MATCH LINE A
MATCH LINE E
12' x 14' D.I.D.

LEGEND
Shade Tree
Ornamental Tree
Evergreen Tree
Shrub

PLANT QUANTITIES

Currently Proposed - 08OCT2025		Previously Proposed - 22APR2022	
Deciduous Shade Trees	35	Deciduous Shade Trees	52
Evergreen Trees	5	Evergreen Trees	21
Ornamental Trees	25	Ornamental Trees	50
Shrubs	264	Shrubs	399

SCALE: 1" = 30'-0"
0 15' 30' 60' 90'

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PROJECT
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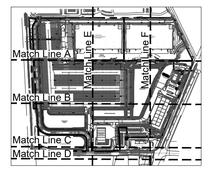

SCALE: 1" = 1,000'-0"
0 500' 1,000' 2,000' 3,000'

SHEET TITLE
Landscape Plan

SHEET NUMBER L1.2

DRAW / REVISION

MK/DW	Landscape Plan	16JULY2021
MK/DW	Landscape Plan	17JAN2022
MK/DW	Landscape Plan	18MAR2022
AJ/MO	Landscape Plan	08AUG2025
AJ/MO	Landscape Plan	10OCT2025

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PLOT: UPLAND 2020

MATCH LINE A

1 - Shagbark Hickory
9 - Taunton Yew
1 - Redmond Linden
11 - Redoiser Dogwood
1 - Black Oak
13 - Sea Green Juniper
13 - Tuff Stuff Red Hydrangea
1 - Bur Oak
1 - Black Oak
1 -Autumn Gold Ginkgo
9 - Dense Yew
1 - Shagbark Hickory
1 - Autumn Gold Ginkgo
1 - Chinkapin Oak
6 - Dense Yew
2 - Eastern Redbud
9 - Dwarf Korean Lilac
1 - Chinkapin Oak
6 - Dense Yew
2 - Shagbark Hickory
7 - Alleghany Serviceberry
1 - State Street Maple
1 - Autumn Gold Ginkgo
9 - Dense Yew
1 - Autumn Gold Ginkgo
1 - Chinkapin Oak
2 - Shagbark Hickory
1 - Bur Oak
6 - Dense Yew
9 - Dwarf Korean Lilac
11 - Amber Jubilee Ninebark
1 - Chinkapin Oak
6 - Dense Yew
1 - Bur Oak
9 - Taunton Yew
1 - State Street Maple
1 - Bur Oak
11 - Amber Jubilee Ninebark
5 - Ivory Silk Japanese Tree Lilac
1 - Redmond Linden
1 - American Beech
1 - Autumn Gold Ginkgo
9 - Dense Yew
1 - Autumn Gold Ginkgo
2 - Shagbark Hickory
6 - Dense Yew
9 - Dwarf Korean Lilac
1 - Chinkapin Oak
6 - Dense Yew

1 - Red Oak
1 - Shagbark Hickory
1 - Black Oak
5 - Nordic Blue Juniper
11 - Blackhaw Viburnum
5 - Nordic Blue Juniper
3 - Downy Hawthorn
5 - Sea Green Juniper
11 - Blackhaw Viburnum
5 - Sea Green Juniper
5 - Royal Raindrops Crabapple
6 - Carolina Allspice
1 - Red Maple
6 - Carolina Allspice
2 - Scarlet Oak
3 - Downy Hawthorn

MATCH LINE B

PLANT QUANTITIES

Currently Proposed - 08OCT2025		Previously Proposed - 22APR2022	
Deciduous Shade Trees	36	Deciduous Shade Trees	37
Evergreen Trees	0	Evergreen Trees	5
Ornamental Trees	25	Ornamental Trees	33
Shrubs	221	Shrubs	256

LEGEND

Shade Tree
Ornamental Tree
Evergreen Tree
Shrub

SCALE: 1" = 30'-0"
0 15' 30' 60' 90'

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PROJECT

EXPERIOR LOGISTICS FACILITY

1001 West Irving Park Road
SCHAUMBURG, IL

Match Line A
Match Line B
Match Line C
Match Line D
Match Line E
Match Line F

SCALE: 1" = 1,000'-0"
0 500' 1,000' 2,000' 3,000'

SHEET TITLE

Landscape Plan

SHEET NUMBER **L1.3**

DRAW / REVISION

MK/DW	Landscape Plan	16JULY2021
MK/DW	Landscape Plan	17JAN2022
MK/DW	Landscape Plan	18MAR2022
AJ/MO	Landscape Plan	08AUG2025
AJ/MO	Landscape Plan	10OCT2025

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PLOT: UPLAND 2020

MATCH LINE A

9 - Sea Green Juniper
3 - Eastern Redbud
11 - Redosier Dogwood
9 - Sea Green Juniper
1 - Shingle Oak
6 - Carolina Allspice
1- Shagbark Hickory
6 - Carolina Allspice
1 - Shingle Oak
2 - American Witchhazel
6 - Black Hills Spruce

Lawn

2 - American Witchhazel
1 - Shingle Oak
9 - Nordic Blue Juniper
2 - Princeton Elm
3 - Thornless Cockspur Hawthorn

4 - Sea Green Juniper
6 - Limelight Hydrangea
4 - Sea Green Juniper
1 - Chinkapin Oak
7 - Pagoda Dogwood

1 - Sycamore

1 - Chinkapin Oak

1 - Yellow Birch
4 - Autumn Brilliance Serviceberry

1 - Bald Cypress
3 - Autumn Brilliance Serviceberry
2 - Sycamore

Lawn

3 - Musclewood

2 - Exclamation London Planetree

3 - Black Hills Spruce

5 - Dense Yew
18 - American Beautyberry
2 - Mr. Poppins Winterberry
1 - Bald Cypress
10 - Spicebush
8 - Berry Poppins Winterberry
1 - Yellow Birch
15 - American Beautyberry
8 - Berry Poppins Winterberry

2 - Swamp White Oak
1 - Bald Cypress
10 - Spicebush
8 - Berry Poppins Winterberry
2 - Yellow Birch
1 - Exclamation London Planetree
5 - Allegheny Sericeberry

5 - American Filbert
1 - Yellow Birch

NORTH DETENTION

MATCH LINE B
MATCH LINE E
MATCH LINE F

L.P.
F.H.

PLANT QUANTITIES

Currently Proposed - 08OCT2025		Previously Proposed - 22APR2022	
Deciduous Shade Trees	24	Deciduous Shade Trees	24
Evergreen Trees	10	Evergreen Trees	10
Ornamental Trees	32	Ornamental Trees	32
Shrubs	148	Evergreen Shrubs	148

LEGEND

- L.P.
- Shade Tree
- Ornamental Tree
- Evergreen Tree
- Shrub

SCALE: 1" = 30'-0"
0 15' 30' 60' 90'

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PROJECT

EXPERIOR LOGISTICS FACILITY

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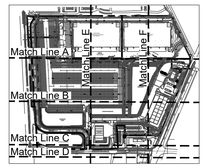

SCALE: 1" = 1,000'-0"
0 500' 1,000' 2,000' 3,000'

SHEET TITLE

Landscape Plan

SHEET NUMBER **L1.4**

DRAW / REVISION

MK/DW	Landscape Plan	16JULY2021
MK/DW	Landscape Plan	17JAN2022
MK/DW	Landscape Plan	18MAR2022
AJ/MO	Landscape Plan	08AUG2025
AJ/MO	Landscape Plan	10OCT2025

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PLOT: UPLAND 2020

MATCH LINE A

8 - Berry Poppins Winterberry
1 - Bald Cypress
9 - Buttonbush
2 - Swamp White Oak
6 - Norway Spruce
2 - Swamp White Oak
1 - Red Maple
1 - Yellow Birch
2 - Bald Cypress
1 - White Oak
10 - Limelight Hydrangea
1 - Black Oak
7 - Allegheny Serviceberry
2 - Heritage River Birch
1 - Black Oak
Lawn
10 - Limelight Hydrangea
1 - White Oak
2 - Redmond Linden
3 - Eastern Redbud
5 - American Beautyberry
9 - Sugar Baby Forsythia
18 - Dense Yew
MATCH LINE F

3 - Colorado Blue Spruce
2 - Red Maple
9 - Sea Green Juniper
Lawn
10 - Sea Green Juniper
9 - Dense Yew
7 - Pee Wee Hydrangea
7 - Pee Wee Hydrangea
1 - Chicagoland Hackberry
1 - Red Maple
11 - Sea Green Juniper
1 - Skyline Honeylocust
1 - Chicagoland Hackberry
PASS THRU LANE
Building Enlargement See Sheet 10.0
C-5108L
2 - Ivory Silk Japanese Tree Lilac
3 - Quick Fire Hydrangea
5 - Dense Yew
2 - Chicagoland Hackberry
3 - Quick Fire Hydrangea
11 - Emerald Green Arborvitae
1 - Espresso Kentucky Coffeetree
3 - Cranberry Cotoneaster
3 - Downy Hawthorn
6 - Chicagoland Green Boxwood
3 - Cranberry Cotoneaster
1 - Espresso Kentucky Coffeetree
5 - Thornless Cockspur Hawthorn
Lawn
12 - Taunton Yew
5 - Redosier Dogwood
7 - Taunton Yew
9 - Sugar Baby Forsythia
2 - Autumn Gold Ginkgo
5 - Redosier Dogwood
MATCH LINE B

3 - Pagoda Dogwood
1 - Espresso Kentucky Coffeetree
Lawn
11 - Cats Pajamas Catmint
Lawn
Lawn
Lawn
Lawn
F.H.

2 - Chinkapin Oak
6 - Autumn Brilliance Serviceberry
7 - Black Hills Spruce
1 - White Oak
12 - Blackhaw Viburnum
3 - Colorado Blue Spruce
13 - All That Glitters Arrowwood Viburnum
3 - Colorado Blue Spruce
3 - Eastern Redbud
20 - Double Play Artisan Spirea
5 - Quick Fire Hydrangea
2 - Espresso Kentucky Coffeetree
5 - Fire Chief Arborvitae
5 - Dense Yew
12 - Snow Hill Salvia & 13 - Butterfly Weed, mixed evenly
6 - Quick Fire Hydrangea
14 - Prairie Dropseed
5 - Taunton Yew
3 - Sonic Bloom Pink Weigela
1 - Bur Oak
5 - Sugar Baby Forsythia
23 - Fire Chief Arborvitae
1 - White Fir
4 - Dense Yew
1 - Skyline Honeylocust
10 - Fire Chief Arborvitae
9 - Miss Kim Lilac
1 - Green Mountain Silver Linden
6 - Grow Low Sumac
5 - Dense Yew
8 - Dark Horse Weigela
11 - Cat's Pajamas Catmint
5 - Blushing Knock Out Rose
10 - Jacob Cline Beebalm & 9 - Butterfly Weed, mixed evenly
10 - Jacob Cline Beebalm & 9 - Butterfly Weed, mixed evenly
5 - Blushing Knock Out Rose
5 - Dense Yew
1 - Bur Oak
3 - Sonic Bloom Pink Weigela
10 - Double Play Artisan Spirea
6 - Dense Yew
3 - Norway Spruce
7 - Miss Kim Lilac
1 - Espresso Kentucky Coffeetree
5 - Dense Yew
6 - Sugar Baby Forsythia
7 - Miss Kim Lilac
1 - Skyline Honeylocust
8 - Fire Chief Arborvitae
1 - Green Mountain Silver Linden
5 - Quick Fire Hydrangea
1 - Chicagoland Hackberry
7 - Dense Yew
3 - Kwanzan Flowering Cherry
7 - Dense Yew
1 - Chicagoland Hackberry
5 - Quick Fire Hydrangea
8 - Technito Arborvitae
3 - Sonic Bloom Pink Weigela
5 - Prairie Dropseed
4 - Dense Yew
10 - Double Red Knock Out Rose
5 - Prairie Dropseed
10 - Double Red Knock Out Rose
7 - Dense Yew
3 - Sonic Bloom Pink Weigela
7 - Taunton Yew
8 - Sonic Bloom Pink Weigela

LEGEND

- Shade Tree
- Ornamental Tree
- Evergreen Tree
- Shrub
- Perennial and Groundcover
- Ornamental Grass
- Lawn Seeding
- Emergent Plantings
- Wet Prairie Mix
- Full Sun - Part Shade Prairie Mix

PLANT QUANTITIES

Currently Proposed - 08OCT2025		Previously Proposed - 22APR2022	
Deciduous Shade Trees	44	Deciduous Shade Trees	44
Evergreen Trees	26	Evergreen Trees	26
Ornamental Trees	35	Ornamental Trees	35
Shrubs	480	Evergreen Shrubs	480
Perennials and Ornamental Grasses	99	Perennials and Ornamental Grasses	99

North
SCALE: 1" = 30'-0"
0 15' 30' 60' 90'

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PROJECT
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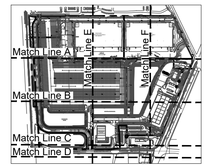

North
SCALE: 1" = 1,000'-0"
0 500' 1,000' 2,000' 3,000'

SHEET TITLE
Landscape Plan

SHEET NUMBER **L1.5**

DRAW / REVISION

MK/DW	Landscape Plan	16JULY2021
MK/DW	Landscape Plan	17JAN2022
MK/DW	Landscape Plan	18MAR2022
AJ/MO	Landscape Plan	08AUG2025
AJ/MO	Landscape Plan	10OCT2025

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PLOT: UPLAND 2020

MATCH LINE B

F.H.

METRA RAILROAD

1 - State Street Maple
1 - Heritage River Birch
9 - Royal Raindrops Crabapple
10 - Fire Chief Arborvitae
5 - Redosier Dogwood
10 - Dense Yew
7 - Golden Glory Cornelian Cherry Dogwood
15 - New Jersey Tea
5 - Redosier Dogwood
10 - Fire Chief Arborvitae

1 - Heritage River Birch
11 - Buttonbush
1 - Swamp White Oak
11 - Buttonbush
1 - Heritage River Birch

1 - White Oak
1 - Espresso Kentucky Coffeetree
1 - Bald Cypress

1 - Black Oak
1 - Princeton Elm
1 - White Oak
1 - Redmond Linden
1 - Princeton Elm

1 - Black Oak
1 - Scarlet Oak
1 - Redmond Linden
1 - Autumn Gold Ginkgo
1 - State Street Maple
1 - Swamp White Oak
1 - White Oak
1 - Black Oak
1 - Sugar Maple
1 - Bur Oak
1 - Redmond Linden
1 - Bur Oak
1 - Swamp White Oak
1 - Shingle Oak
1 - Bur Oak
1 - Yellow Birch
1 - Yellow Birch
1 - Exclamation London Planetree

11 - Taunton Yew
7 - Redosier Dogwood
11 - Taunton Yew
7 - Pagoda Dogwood
2 - Autumn Gold Ginkgo
2 - White Oak
2 - Princeton Elm
1 - Black Oak
1 - Swamp White Oak
5 - Autumn Brilliance Serviceberry
1 - Redmond Linden
7 - Eastern Redbud
1 - Sugar Maple
1 - Scarlet Oak
1 - Black Oak
1 - Swamp White Oak
1 - Chinkapin Oak
1 - Sugar Maple
1 - Sugar Maple
1 - Yellow Birch
1 - State Street Maple
1 - Bald Cypress
1 - Yellow Birch
1 - Redmond Linden
1 - Bur Oak
1 - State Street Maple
7 - Downy Hawthorn
1 - Princeton Elm
1 - White Oak
1 - White Oak
1 - White Oak
1 - Sugar Maple

Lawn
L.P.

DETENTION BASIN

SOUTH DEPRESSION

MATCH LINE C

MATCH LINE E

LEGEND

- Shade Tree
- Ornamental Tree
- Evergreen Tree
- Shrub
- Perennial and Groundcover
- Ornamental Grass
- Lawn Seeding
- Emergent Plantings
- Wet Prairie Mix
- Full Sun - Part Shade Prairie Mix

SCALE: 1" = 30'-0"
0 15' 30' 60' 90'

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PROJECT

EXPERIOR LOGISTICS FACILITY

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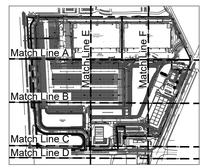
SCHAUMBURG, IL



North

SCALE: 1" = 1,000'-0"
0 500' 1,000' 2,000' 3,000'

SHEET TITLE

Landscape Plan

SHEET NUMBER **L1.6**

DRAW / REVISION

MK/DW	Landscape Plan	16JULY2021
MK/DW	Landscape Plan	17JAN2022
MK/DW	Landscape Plan	18MAR2022
AJ/MO	Landscape Plan	08AUG2025
AJ/MO	Landscape Plan	10OCT2025

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PLOT: UPLAND 2020

PLANT QUANTITIES

Currently Proposed - 08OCT2025		Previously Proposed - 22APR2022	
Deciduous Shade Trees	135	Deciduous Shade Trees	135
Evergreen Trees	0	Evergreen Trees	0
Ornamental Trees	59	Ornamental Trees	59
Shrubs	889	Evergreen Shrubs	889

MATCH LINE B

CENTRAL DETENTION

MAINTENANCE BUILDING

OFFICE/ SALE

EXISTING SOCCER FIELDS

EXISTING CHURCH

MATCH LINE C

MATCH LINE E

MATCH LINE F

LEGEND

- Shade Tree
- Ornamental Tree
- Evergreen Tree
- Shrub
- Perennial and Groundcover
- Ornamental Grass
- Lawn Seeding
- Emergent Plantings
- Wet Prairie Mix
- Full Sun - Part Shade Prairie Mix

SCALE: 1" = 30'-0"
0 15' 30' 60' 90'

SCALE: 1" = 1,000'-0"
0 500' 1,000' 2,000' 3,000'

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PROJECT

EXPERIOR LOGISTICS FACILITY

1001 West Irving Park Road
SCHAUMBURG, IL

SHEET TITLE

Landscape Plan

SHEET NUMBER **L1.7**

DRAW / REVISION

MK/DW	Landscape Plan	16JULY2021
MK/DW	Landscape Plan	17JAN2022
MK/DW	Landscape Plan	18MAR2022
AJ/MO	Landscape Plan	08AUG2025
AJ/MO	Landscape Plan	10OCT2025

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PLOT: UPLAND 2020

MATCH LINE B

U.P.

IRVING PARK ROAD

F.I.H.

lawn

Lawn

Lawn

MATCH LINE F

MATCH LINE C

- 1 - Princeton Elm
- 8 - Sonic Bloom Pink Weigela
- 1 - Bur Oak
- 7 - Dense Yew
- 5 - Royal Raindrops Crabapple
- 7 - Dense Yew
- 1 - State Street Maple
- 3 - White Fir
- 1 - Princeton Elm
- 5 - Dense Yew
- 3 - Kwanzan Flowering Cherry
- 5 - Dense Yew
- 1 - Bur Oak
- 14 - Sonic Bloom Pink Weigela
- 9 -Fire Chief Arborvitae
- 5 - Limelight Hydrangea
- 9 - Dense Yew
- 13 - Double Play Artisan Spirea
- 5 - Limelight Hydrangea
- 9 - Little Devil Ninebark
- 3 - White Fir
- 1 - State Street Maple
- 7 - Dense Yew
- 5 - Royal Raindrops Crabapple
- 7 - Dense Yew
- 7 - Sonic Bloom Pink Weigela
- 1 - Princeton Elm
- 10 - Dark Horse Weigela
- 1 - Eastern Redbud
- 5 - Dense Yew
- 5 - Blushing Knockout Rose
- 6 - Chicagoland Green Boxwood
- 3 - Sea Green Juniper
- 11 - Prairie Dropseed
- 4 - Dark Horse Weigela
- 2 - Kwanzan Flowering Cherry
- 6 - Prairie Dropseed
- 1 - Eastern Redbud
- 15 - Cat's Pajamas Catmint, 15 Jacob Cline Beebalm, & 15 Banana Cream Shasta Daisy, mixed evenly
- 5 - Dense Yew
- 5 - Limelight Hydrangea
- 7 - Green Mountain Boxwood
- 2 - Ivory Silk Japanese Tree Lilac
- 1 - White Oak
- 1 - Red Oak
- 1 - Autumn Gold Ginkgo

LEGEND

- Shade Tree
- Ornamental Tree
- Evergreen Tree
- Shrub
- Perennial and Groundcover
- Ornamental Grass
- Lawn Seeding
- Emergent Plantings
- Wet Prairie Mix
- Full Sun - Part Shade Prairie Mix

North

SCALE: 1" = 30'-0"

0 15' 30' 60' 90'

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PROJECT

EXPERIOR LOGISTICS FACILITY

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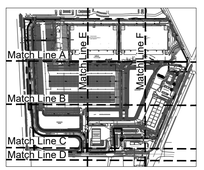

North

SCALE: 1" = 1,000'-0"

0 500' 1,000' 2,000' 3,000'

SHEET TITLE

Landscape Plan

SHEET NUMBER **L1.8**

DRAW / REVISION

MK/DW	Landscape Plan	16JULY2021
MK/DW	Landscape Plan	17JAN2022
MK/DW	Landscape Plan	18MAR2022
AJ/MO	Landscape Plan	08AUG2025
AJ/MO	Landscape Plan	10OCT2025

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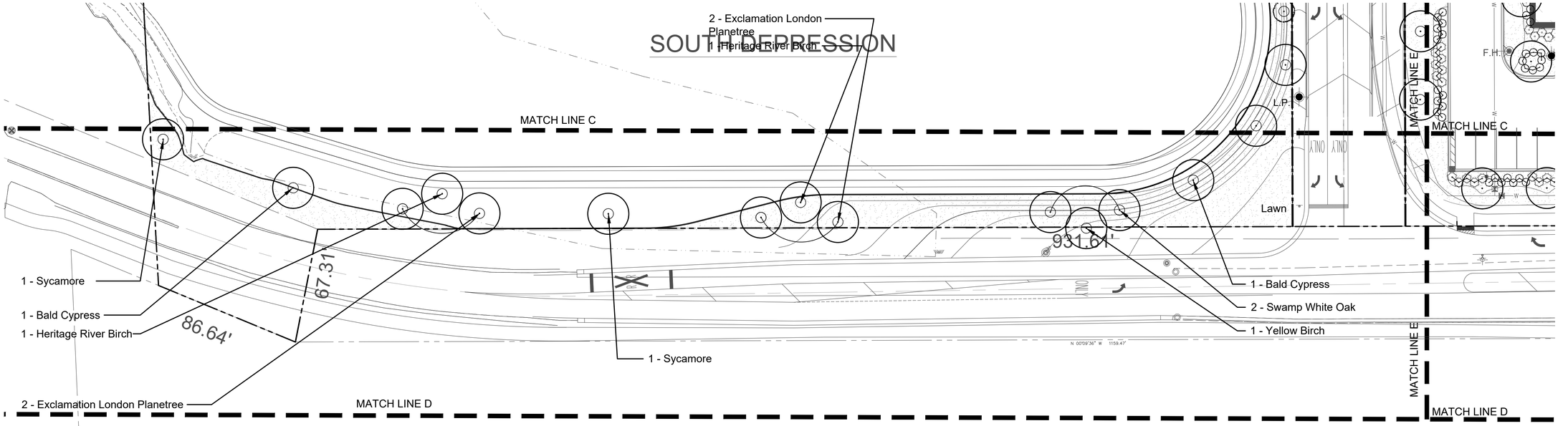
PLOT: UPLAND 2020

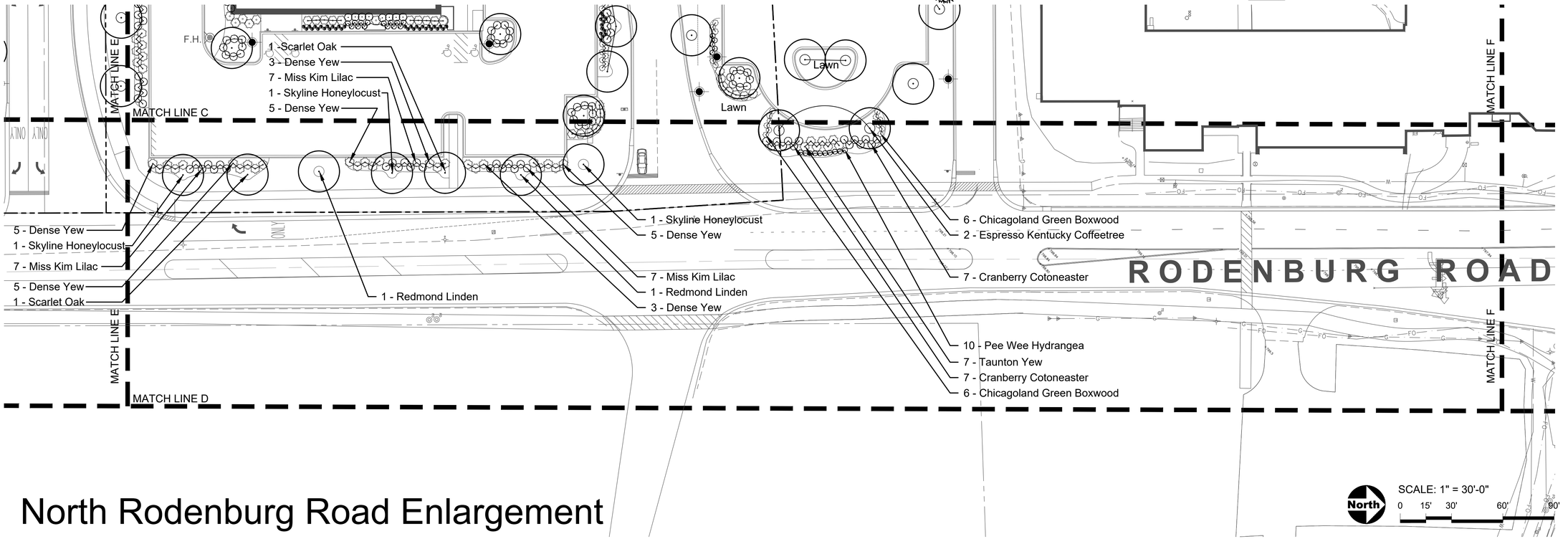


South Rodenburg Road Enlargement

SCALE: 1" = 30'-0"
0 15' 30' 60' 90'

LEGEND

- Shade Tree
- Ornamental Tree
- Evergreen Tree
- Shrubs
- Perennial and Groundcover
- Ornamental Grass
- Lawn Seeding
- Emergent Plantings
- Wet Prairie Mix
- Full Sun - Part Shade Prairie Mix



North Rodenburg Road Enlargement

SCALE: 1" = 30'-0"
0 15' 30' 60' 90'

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PROJECT

EXPERIOR LOGISTICS FACILITY

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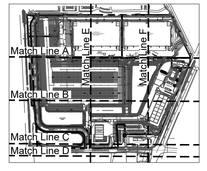

SCALE: 1" = 1,000'-0"
0 500' 1,000' 2,000' 3,000'

SHEET TITLE

Landscape Plan

SHEET NUMBER **L1.9**

DRAW / REVISION

MK/DW	Landscape Plan	16JULY2021
MK/DW	Landscape Plan	17JAN2022
MK/DW	Landscape Plan	18MAR2022
AJ/MO	Landscape Plan	08AUG2025
AJ/MO	Landscape Plan	10OCT2025

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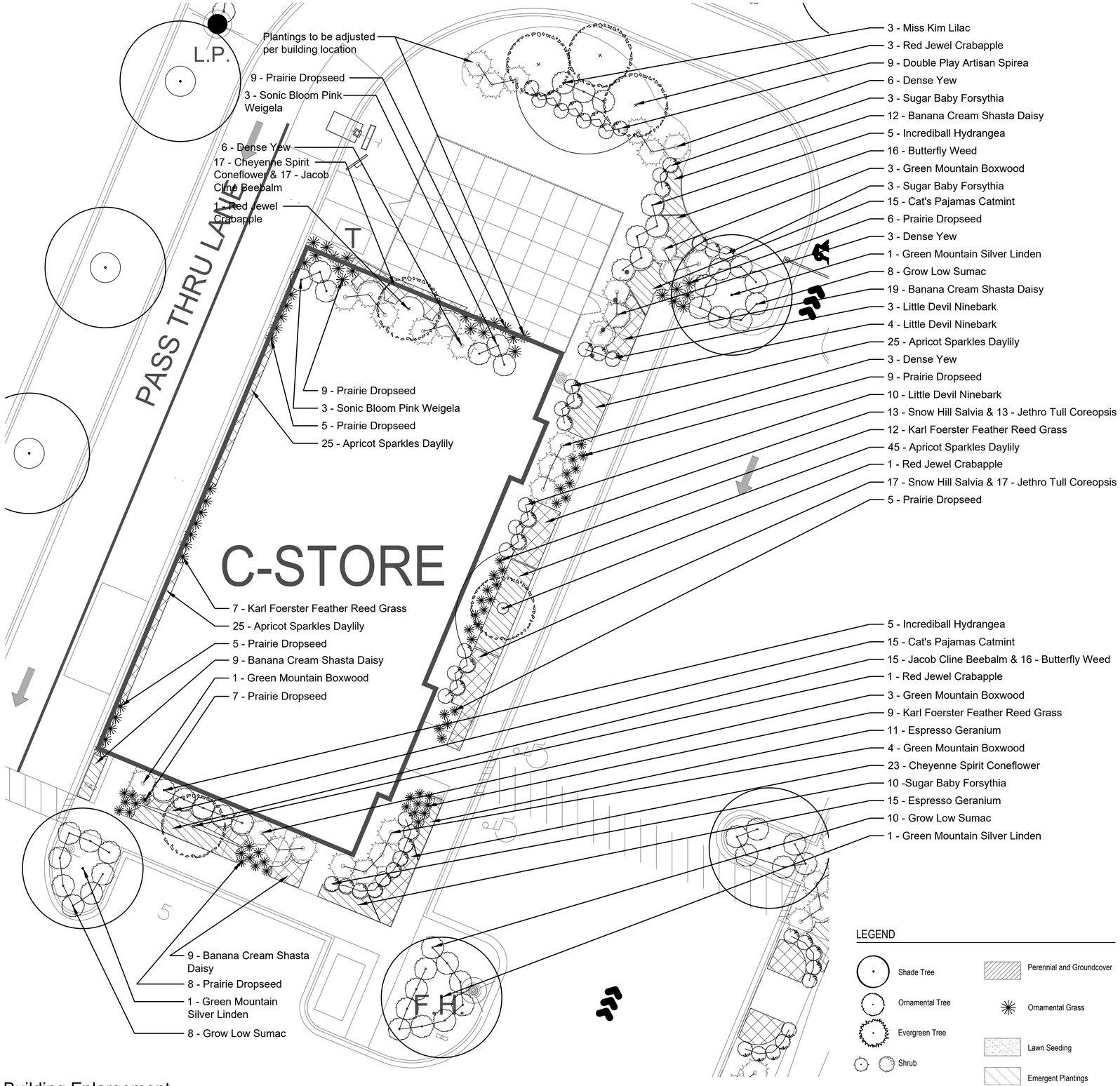
PLOT: UPLAND 2020



Building Enlargement

North

SCALE: 1" = 10'-0"

0 5' 10' 20' 30'

LEGEND

- Shade Tree
- Ornamental Tree
- Evergreen Tree
- Shrub
- Perennial and Groundcover
- Ornamental Grass
- Lawn Seeding
- Emergent Plantings
- Wet Prairie Mix
- Full Sun - Part Shade Prairie Mix

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PROJECT

EXPERIOR LOGISTICS FACILITY

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SCHAUMBURG, IL

uplandDesign ltd
Landscape Architecture & Park Planning
1250 W. 18th St, Chicago, Illinois 60608
24042 Lockport St, Plainfield, Illinois 60544
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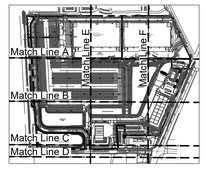

North

SCALE: 1" = 1,000'-0"

0 500' 1,000' 2,000' 3,000'

SHEET TITLE

Landscape Plan

SHEET NUMBER **L1.10**

DRAW / REVISION

MK/DW	Landscape Plan	16JULY2021
MK/DW	Landscape Plan	17JAN2022
MK/DW	Landscape Plan	18MAR2022
AJ/MO	Landscape Plan	08AUG2025
AJ/MO	Landscape Plan	10OCT2025

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PLOT: UPLAND 2020

OVERALL PLANT LIST:

Quantities shown on the drawings and in the plant list are provided only for the contractor's convenience. The number of plant symbols shown on the drawings supercede all qualities provided. The Contractor shall verify all plant quantities on the drawings and notify the Landscape Architect of any discrepancies prior to installation. The contractor is responsible for installing all plants per the planting symbols shown on the drawings.

QTY	SIZE	BOTANICAL NAME	COMMON NAME
Deciduous Shade Trees - Balled and Burlap			
12	2.5" cal.	*Acer miyabei 'State Street'*	State Street Maple
13	2.5" cal.	*Acer rubrum*	Red Maple
7	2.5" cal.	*Acer saccharum*	Sugar Maple
13	2.5" cal.	*Betula alleghaniesis*	Yellow Birch
9	2.5" cal.	*Betula nigra 'Cully'*	Heritage River Birch
11	2.5" cal.	*Catalpa speciosa*	Northern Catalpa
16	2.5" cal.	*Carya ovata*	Shagbark Hickory
10	2.5" cal.	*Celtis occidentalis 'Chicagoland'*	Chicagoland Hackberry
9	2.5" cal.	*Fagus grandifolia*	American Beech
18	2.5" cal.	*Ginkgo biloba 'Autumn Gold'*	Autumn Gold Ginkgo
24	2.5" cal.	*Gleditsia triacanthos inermis ' Skyline'*	Skyline Honeylocust
12	2.5" cal.	*Gymnocladus dioicus 'Espresso'*	Espresso Kentucky Coffeetree
8	2.5" cal.	*Platanus acerifolia 'Morton Circle'*	Exclamation London Planetree
5	2.5" cal.	*Platanus occidentalis*	Sycamore
16	2.5" cal.	*Quercus alba*	White Oak
15	2.5" cal.	*Quercus bicolor*	Swamp White Oak
6	2.5" cal.	*Quercus coccinea*	Scarlet Oak
9	2.5" cal.	*Quercus imbricaria*	Shingle Oak
11	2.5" cal.	*Quercus macrocarpa*	Bur Oak
23	2.5" cal.	*Quercus muhlenbergii*	Chinkapin Oak
11	2.5" cal.	*Quercus rubra*	Red Oak
12	2.5" cal.	*Quercus velutina*	Black Oak
10	2.5" cal.	*Taxodium distichum*	Bald Cypress
4	2.5" cal.	*Tilia americana*	American Linden
18	2.5" cal.	*Tilia americana 'Redmond'*	Redmond Linden
23	2.5" cal.	*Tilia tomentosa 'Green Mountain'*	Green Mountain Silver Linden
14	2.5" cal.	*Ulmus americana 'Princeton'*	Princeton Elm
339			
Evergreen Trees - Balled and Burlap			
12	6' Ht.	*Aibes concolor*	White Fir
9	6' Ht.	*Picea aibies*	Norway Spruce
17	6' Ht.	*Picea glauca var. densata*	Black Hills Spruce
9	6' Ht.	*Picea pungens 'Colorado Blue'*	Colorado Blue Spruce
47			
Ornamental Trees - Balled and Burlap			
25	6' Ht Multi-Stem	*Amelanchier x grandiflora 'Autumn Brilliance'*	Autumn Brilliance Serviceberry
14	6' Ht Multi-Stem	*Amelanchier laevis*	Alleghany Serviceberry
17	2.5" cal.	*Carpinus caroliniana*	Musclewood
24	6' Ht Multi-Stem	*Cercis canadensis*	Eastern Redbud
17	2.5" cal.	*Cornus alernifolia*	Pagoda Dogwood
7	2.5" cal.	*Cornus mas 'Golden Glory'*	Golden Glory Cornelian Cherry Dogwood
18	6' Ht Multi-Stem	*Corylus americana*	American Filbert
15	2.5" cal.	*Crataegus crusgalli v. inermis*	Thornless Cockspur Hawthorn
18	2.5" cal.	*Crataegus mollis*	Downy Hawthorn
15	6' Ht Multi-Stem	*Hamamelis virginiana*	American Witchhazel
7	6' Ht Multi-Stem	*Magnolia x soulangeana*	Saucer Magnolia
6	2.5" cal.	*Malus x 'Red Jewel'*	Red Jewel Crabapple
24	2.5" cal.	*Malas x 'Royal Raindrops'*	Royal Raindrops Crabapple
10	2.5" cal.	*Prunus serrulata 'Kwanzan'*	Kwanzan Flowering Cherry
10	2.5" cal.	*Syringia reticulata 'Ivory Silk'*	Ivory Silk Japanese Tree Lilac
227			

Evergreen Shrubs - Balled and Burlap or Pot			
18	24" ht. x 24" wt.	*Buxus x 'Green Mountain'*	Green Mountain Boxwood
51	24" ht. x 24" wt.	*Buxus x 'Glencoe'*	Chicagoland Green Boxwood
32	24" ht. x 24" wt.	*Ilex verticillata 'Berry Poppins'*	Berry Poppins Winterberry
2	24" ht. x 24" wt.	*Ilex verticillata 'Mr. Poppins'*	Mr. Poppins Winterberry
115	36" ht. x 36" wt.	*Juniperus chinensis 'Sea Green'*	Sea Green Juniper
74	36" ht. x 36" wt.	*Juniperus virginiana 'Blue Mountain'*	Nordic Blue Juniper
379	24" ht. x 24" wt.	*Taxus x media 'Densiformis'*	Dense Yew
103	24" ht. x 24" wt.	*Taxus x media 'Tauntonii'*	Taunton Yew
12	60" ht. x 18" wt.	*Thuja occidentalis 'Bailjohn'*	Technito Arborvitae
194	24" ht. x 24" wt.	*Thuja occidentalis 'Congabe'*	Fire Chief Arborvitae
11	60" ht. x 18" wt.	*Thuja occidentalis 'Smaragd'*	Emerald Green Arborvitae
991			
Deciduous Shrubs - Balled and Burlap or Pot			
11	36" ht. x 36" wt.	*Amorpha fruticosa*	Indigo Bush
48	24" ht. x 24" wt.	*Buddleia x 'Miss Ruby'*	Miss Ruby Butterfly Bush
55	24" ht. x 24" wt.	*Callicarpa americana*	American Beautyberry
24	36" ht. x 24" wt.	*Calycanthus floridus*	Carolina Allspice
33	24" ht. x 24" wt.	*Ceanothus americanus*	New Jersey Tea
31	36" ht. x 36" wt.	*Cephalanthus americanus*	Buttonbush
44	36" ht. x 36" wt.	*Cornus sericea*	Redosier Dogwood
52	24" ht. x 24" wt.	*Cotoneaster apiculatus*	Cranberry Cotoneaster
55	24" ht. x 24" wt.	*Forsythia x 'NIMBUS'*	Sugar Baby Forsythia
25	24" ht. x 24" wt.	*Hydrangea arborescens 'Abetwo'*	Incrediball Hydrangea
70	36" ht. x 24" wt.	*Hydrangea paniculata 'Limelight'*	Limelight Hydrangea
38	36" ht. x 24" wt.	*Hydrangea paniculata 'Quick Fire'*	Quick Fire Hydrangea
41	24" ht. x 24" wt.	*Hydrangea serrata 'SMNMAKTSR'*	Tuff Stuff Red Hydrangea
57	24" ht. x 24" wt.	*Hydrangea quercifolia 'Pee Wee'*	Pee Wee Hydrangea
20	36" ht. x 36" wt.	*Lindera benzoin*	Spicebush
68	36" ht. x 36" wt.	*Physocarpus opulifolius 'Amber Jubilee'*	Amber Jubilee Ninebark
39	24" ht. x 24" wt.	*Physocarpus opulifolius 'Donna May'*	Little Devil Ninebark
35	24" ht. x 24" wt.	*Rosa carolina*	Pasture Rose
15	24" ht. x 24" wt.	*Rosa 'Radyod'*	Blushing Knock Out Rose
20	24" ht. x 24" wt.	*Rosa 'Radtko'*	Double Red Knock Out Rose
57	24" ht. x 24" wt.	*Spiraea japonica 'Galen'*	Double Play Artisan Spirea
178	24" ht. x 24" wt.	*Sumac aromatica*	Grow Low Sumac
27	24" ht. x 24" wt.	*Syringa meyeri 'Palibin'*	Dwarf Korean Lilac
59	36" ht. x 36" wt.	*Syringa patula 'Miss Kim'*	Miss Kim Lilac
35	36" ht. x 24" wt.	*Viburnum dentatumn var. deamii 'SMVDLS'*	All That Glitters Arrowwood Viburnum
12	36" ht. x 36" wt.	*Viburnum prunifolium*	Blackhaw Viburnum
55	36" ht. x 24" wt.	*Weigela florida 'Bokrasopin'*	Sonic Bloom Pink Weigela
22	24" ht. x 24" wt.	*Weigela x 'Dark Horse'*	Dark Horse Weigela
1226			
Perennials - Pots (1 gallon pot)			
63		*Asclepias tuberosa*	Butterfly Weed
30		*Coreopsis'Jethro Tull'*	Jethro Tull Coreopsis
40		*Echinacea 'Cheyenne Spirit'*	Cheyenne Spirit Coneflower
26		*Geranium maculatum 'Espresso'*	Espresso Geranium
165		*Hemerocallis 'Apricot Sparkles'*	Apricot Sparkles Daylily
67		*Monarda didyma 'Jacob's Cline'*	Jacob Cline Beebalm
67		*Nepeta 'Cat's Pajamas'*	Cat's Pajamas Catmint
42		*Salvia nemorosa 'Snow Hill'*	Snow Hill Salvia
64		*Leucanthemum superbum 'Banana Cream'*	Banana Cream Shasta Daisy
564			
Ornamental Grasses - Pots (1 gallon pot)			
38		*Calamagrostis x acutiflora 'Karl Foester'*	Karl Foerster Feather Reed Grass
194		*Sporobolus heterolepis*	Prairie Dropseed
232			

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PROJECT

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SHEET TITLE

Landscape Plan

SHEET NUMBER L1.11

DRAW / REVISION

MK/DW	Landscape Plan	16JULY2021
MK/DW	Landscape Plan	17JAN2022
MK/DW	Landscape Plan	18MAR2022
AJ/MO	Landscape Plan	08AUG2025
AJ/MO	Landscape Plan	10OCT2025

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PLOT: UPLAND 2020

LAWN SEEDING SPECIFICATION:

SECTION 32 9219
LAWN SEEDING

1.0 GENERAL
- 1.1 Description
  - A. This work consists of complete construction of lawn areas including: finish grading, tilling, cleaning seed bed, seeding, blanket, fertilizing, weed control, and mowing.
- 1.2 Submittals
  - A. One seed tag for each seed type used on the site shall be saved and delivered to the Owner.

2.0 MATERIALS
- 2.1 Seed
  - A. Seed shall be delivered to the site in the original sacks as received from the producer, and each sack shall be tagged in accordance with the agricultural seed laws of the United States and the State of Illinois. Each sack shall be tagged showing the dealer's guarantee as to the year grown, percentage of purity, percentage of germination and the date of the test by which the percentages of purity and germination were determined. All seed sown shall have a date of test within six (6) months of the date of sowing.
  - B. Any seed delivered prior to use shall be stored in such a manner that it will be protected from damage by heat, moisture, rodents, or other causes.
  - C. The new turf areas shall have a uniform seed mixture of one of the approved mixes listed below or an approved equal:

    Field of Dreams Athletic Mixture by ConServ FS

    20% each of two of the following or equals:
    - Diva Kentucky Bluegrass
    - Rockstar or Blue Chip Plus Kentucky Bluegrass
    - Appalachian or Gateway Kentucky Bluegrass

    30% of each of two of the Following or equals:
    - Accent II Perennial Ryegrass
    - Panther H2O Perennial Ryegrass
    - Goalkeeper Perennial Ryegrass
    - Palmer III Perennial Ryegrass
    - Top Gun II Perennial Ryegrass

  - D. The renovation lawn area shall have a uniform seed mixture of one of the approved mixes listed below or an approved equal:

    Field of Dream Reseeder Mixture by ConServ FS

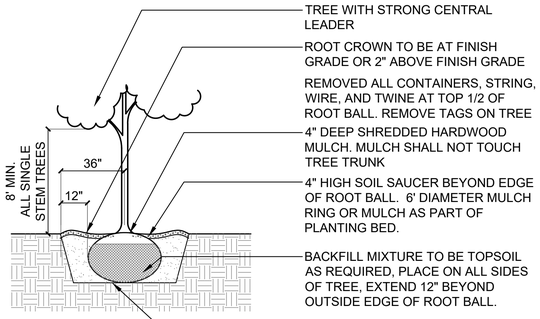
    25% each of two of the following or equals:
    - Diva Kentucky Bluegrass
    - Rockstar Kentucky Bluegrass
    - Blue Chip Kentucky Bluegrass
    - Appalachian Kentucky Bluegrass
    - Gateway Kentucky Bluegrass

    25% of each of two of the following or equals:
    - Accent Perennial Ryegrass
    - Top Gun perennial Ryegrass
    - Panther H2O perennial Ryegrass
    - Pennant H2O Perennial Ryegrass
    - Palmer III Perennial Ryegrass
- 2.2 Blanket
  - A. Blanket shall be excelsior for slopes greater than 1:4 and straw based on slopes less than 1:4. Both shall be woven so as to prevent flyaway of fibers. Blanket shall be of consistent thickness, with fibers evenly distributed throughout the entire area of the blanket. The top and bottom of each blanket shall be covered with photodegradable or biodegradable netting. Material shall not contain any weed seed or chemical additives. Blanket stakes shall be bio-degradable (not metal).
- 2.3 Fertilizer
  - A. Fertilizer shall be Nitrogen, Phosphorous and Potassium in the following mixes:
    1. New Seeding Areas: 13-25-12 with 30% of nitrogen in slow release formula
    2. Over-seed Areas: 22-3-11 with 50% of nitrogen in slow release formula

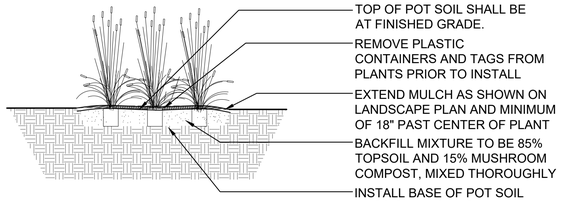
3.0 EXECUTION
- 3.1 Seeding Operations
  - A. Remove all debris, including large stones, roots and construction materials. Fill all depressions in lawn area with topsoil prior to top dressing operations. No debris may be buried in pits on the site.
  - B. Topsoil shall be applied at 6" depth. Topsoil may be blended with sand up to a ratio of 3 parts topsoil to 1 part sand to facilitate application. Contractor shall till; fine grade; remove all clumps, clay, sod clods, and undesirable materials. Seed bed shall be approved by Owner's representative before seeding.
  - C. Seed shall be applied at the rates listed below for a dense stand with a Brillion, slit seeder, or other mechanical seeder. For new seeded areas, the entire seed bed area shall be covered with bio-degradable blanket. All seed areas must be completely and uniformly covered. Re-seed areas shall have no blanket applied, unless the area is over 200 square feet or at the discretion of the Landscape Architect.
  - D. Seeding shall be installed between April 1 - June 15 or August 1 to November 1.
- 3.2 Seeding Rates
  - A. Seed shall be applied at the following rates - except if dormant seeding is completed in late fall, then rates to be doubled:

SeedRate per 1000 square feetField of Dreams Athletic Mix 4.5 poundsField of Dreams Reseeder Mix (over seed in Spring)2.5 pounds

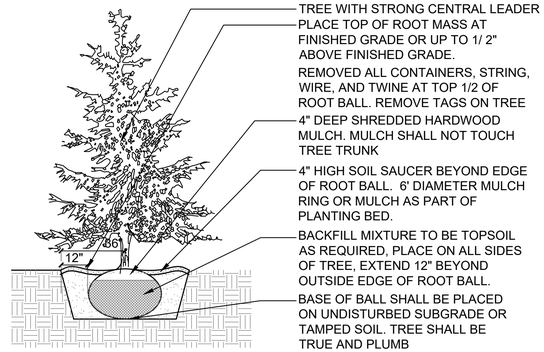
- 3.3 Fertilizing
  - A. NEW SEEDING AREAS: 1.5 pounds of nitrogen fertilizer shall be applied per 1,000 square feet of turf shall be applied at time of initial seeding. See 2.3 for fertilizer mix. It shall be applied evenly over the planting area.
  - B. RESEEDED AREAS: 0.75 pounds of nitrogen per 1,000 square feet shall be applied at time of overseeding, unless another amount is specified on plan. See 2.3 for fertilizer mix.
- 3.4 Repairs
  - A. The Contractor shall be responsible for the repair of any damage to existing lawns, which may result from his work, and such repairs shall be made swiftly in a thorough and workmanlike manner, with minimum inconvenience to the Owner and users of the site. Where lawn areas have been disturbed or damaged, the damaged lawn areas, ruts and depressions shall be cultivated, filled with topsoil, settled to proper grades and seeded. Repairs shall be made to the satisfaction of the Owner or Owner's representative.
- 3.5 Maintenance
  - A. It is the responsibility of the Contractor to maintain all seeded lawn areas; this may include cultivation, reseeding, fertilizing, watering, mowing, and the control of weeds until final acceptance has been granted. The Contractor shall mow the grass to a three -inch (3") height if it reaches a four-inch (4") height any time prior to final acceptance. The Owner's representative shall inspect the conditions of the stand to determine satisfaction or the need to improve the stand. Satisfaction is based on 95% coverage over the entire new seeding area and over-seed areas. Maintenance shall continue by the Contractor until acceptance has been granted.
- 3.6 Watering
  - A. Watering must be started immediately after the seed is installed. Watering should begin as soon as an area large enough to put down a sprinkler is ready.
  - B. Thoroughly soak the seed and the soil under the seed. It should be moist at least 2 inches deep. Corners shall be noted and may need to be hand watered to ensure full coverage.
  - C. After the first watering, water enough to keep the soil under the seed moist, but not muddy. In cool weather this may mean watering only every 3 or 4 days. In very hot weather, you may have to water daily. **Do not allow the seed or soil underneath to dry out between watering**.
  - D. In about two weeks the seed should have begun to knit to the soil underneath and the watering can be lessened to once or twice per week depending on the weather conditions.
  - E. If an irrigation system is in place, it is the responsibility of the Contractor to ensure that the system is working and is covering all new seed areas. This responsibility continues until the site is turned over to the owner.
  - F. Watering shall continue and be maintained by the contractor for at least 30 days beyond substantial completion. It is the contractor's responsibility to meet lawn establishment requirements - additional watering by contractor may be needed.



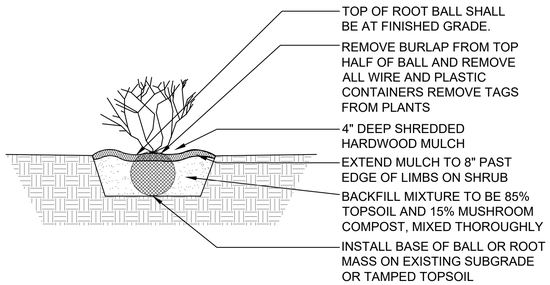
1 **Tree Installation**
SCALE: N.T.S. d-plant-tree_12



4 **Perennial & Ornamental Grass Installation**
SCALE: 1" = 1'-0" d-perennials



2 **Evergreen Installation**
SCALE: N.T.S. d-plant-evergreen_12



3 **Shrub Installation**
SCALE: N.T.S. d-plant-shrub_12

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SHEET TITLE
Landscape Plan

SHEET NUMBER **L1.12**

DRAW / REVISION

MK/DW	Landscape Plan	16JULY2021
MK/DW	Landscape Plan	17JAN2022
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AJ/MO	Landscape Plan	10OCT2025

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PLOT: UPLAND 2020

PLAT OF EASEMENT GRANT
FOR
SANITARY SEWER EASEMENT

LEGAL DESCRIPTION

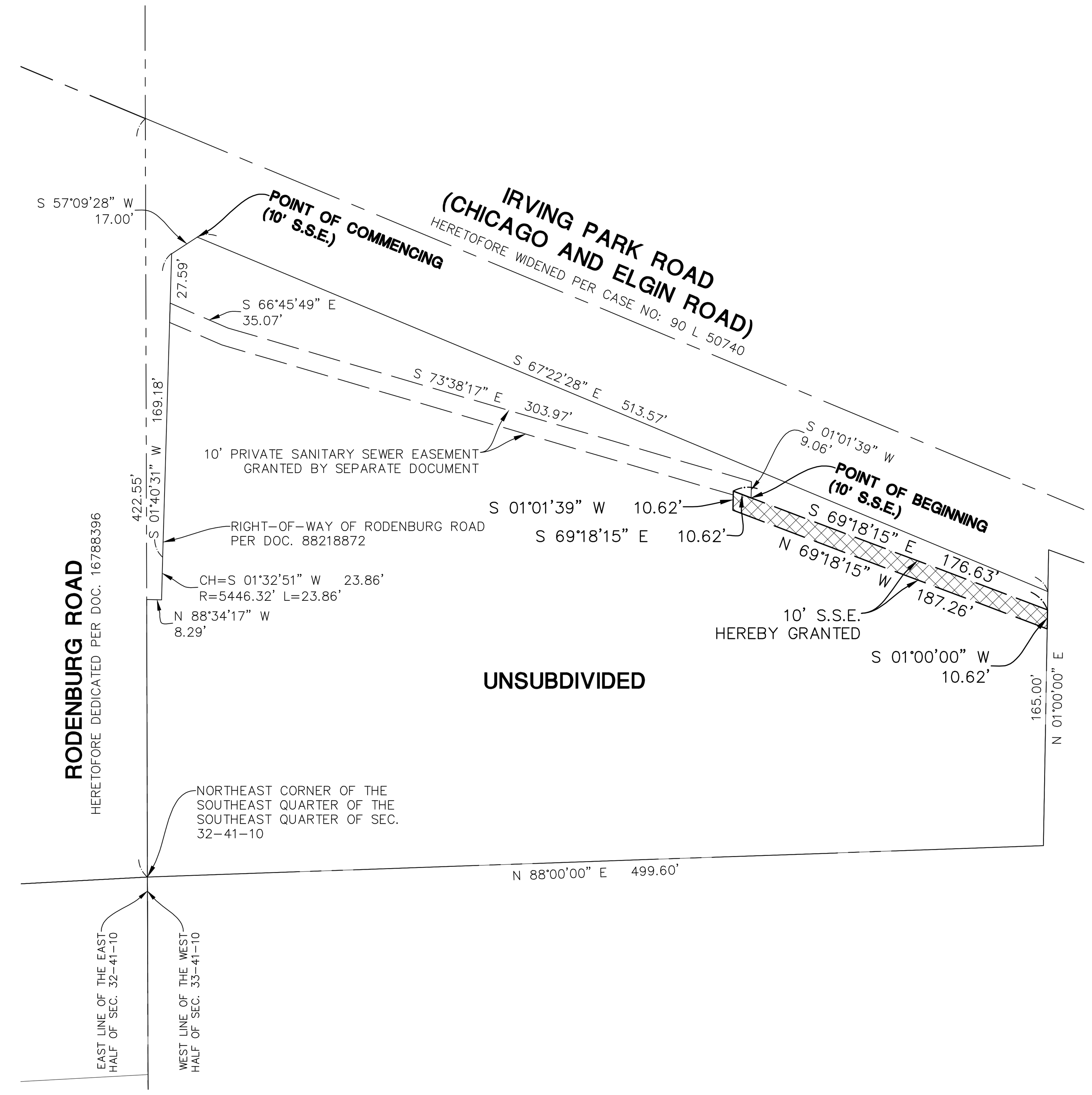
PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AND PART OF NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PLAT PREPARED FOR

EXPERIOR TRANSPORTATION
12161 S. CENTRAL AVE
ALSIP, IL 60803

SUBMITTED BY/RETURN TO

VILLAGE OF SCHAUMBURG
101 SCHAUMBURG COURT
SCHAUMBURG, ILLINOIS 60193



LEGEND

(solid line)	= EX. PROPERTY LINE
(dashed line)	= EX. EASEMENT LINE
(dash-dot line)	= EX. SECTION LINE
(heavy dashed line)	= PROP. SANITARY SEWER EASEMENT LINE
S.S.E.	= SANITARY SEWER EASEMENT
(0.00)	= RECORD DIMENSION
0.00	= MEASURED & LOT DIMENSION
(hatched box)	= 10' SANITARY SEWER EASEMENT "HEREBY GRANTED"

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

N

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE FINAL PLAT OF EXPERIOR LOGISTICS SUBDIVISION RECORDED AS DOCUMENT NUMBER 2306722044

GRANTOR'S LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41
NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN AND DESCRIBED AS FOLLOWS: AT WIT:
COMMENCING AT THE SOUTHEAST CORNER OF THE SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE AFORESAID SECTION 32; THENCE RUNNING SOUTH 88 DEGREES WEST IN DIVISION LINE 3 87/100 CHAINS TO STAKE; THENCE NORTH 1 DEGREES EAST 8 28/100 CHAINS TO A STAKE IN CENTER OF CHICAGO AND ELGIN ROAD; THENCE SOUTH 64 ½ DEGREES EAST IN CENTER OF ROAD 4 27/100 CHAINS TO STAKE IN SECTION LINE; THENCE SOUTH IN SECTION LINE 6 32/100 CHAINS TO THE PLACE OF BEGINNING, (EXCEPTING THEREFORM A STRIP OF LAND 26 ½ RODS LONG AND 1 ROD WIDE HERETOFORE CONVEYED BY WARRANTY DEED FROM CHRISTOPH KNIEF DATED DECEMBER 18, 1880 AND RECORDED DECEMBER 23, 1880 AS DOCUMENT 302905 IN BOOK 918 PAGE 626), IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS;
COMMENCING AT A POINT OF INTERSECTION OF THE WEST LINE OF SAID SECTION 33 AND THE CENTER LINE OF THE PUBLIC HIGHWAYS RUNNING NORTHWESTERLY TO ELGIN; THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION, A DISTANCE OF 25 RODS; THENCE EAST 30 RODS 4 FEET 8 INCHES TO A POINT 9 RODS 15 FEET SOUTH OF THE CENTER LINE OF SAID ELGIN ROAD; THENCE NORTH PARALLEL TO THE WEST LINE OF SAID SECTION 33 , A DISTANCE OF 9 RODS 15 FEET TO THE CENTER LINE OF SAID ELGIN ROAD; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF SAID ELGIN ROAD TO THE POINT OF BEGINNING; (EXCEPTING FROM THE FOREGOING DESCRIPTION THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SOUTHWEST 1/4 OF SAID SECTION 33; THENCE ON AN ASSUMED BEARING OF SOUTH 02 DEGREES 45 MINUTES 22 SECOND EAST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 912.81 FEET TO THE POINT OF BEGINNING; BEING ALSO THE CENTER OF ILLINOIS ROUTE 19 (IRVING PARK ROAD); THENCE CONTINUING SOUTH 02 DEGREES 45 MINUTES 22 SECONDS EAST ALONG SAID WEST LINE 268.20 FEET; THENCE NORTH 88 DEGREES 49 MINUTES 37 SECONDS EAST 8.92 FEET TO A POINT ON A 5446.32 FOOT RADIUS CURVE, THENCE ENTER OF CIRCLE OF SAID CURVE BEARS NORTH 88 DEGREES 49 MINUTES 37 SECONDS EAST FROM SAID POINT; THENCE NORTHERLY ALONG SAID CURVE 23.86 FEET, CENTRAL ANGLES 00 DEGREES 15 MINUTES 03 SECONDS; THENCE NORTH 00 DEGREES 55 MINUTES 19 SECONDS WEST 169.18 FEET; THENCE NORTH 54 DEGREES 33 MINUTES 34 SECONDS EAST 17.00 TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID ILLINOIS ROUTE 19; THENCE NORTH 20 DEGREES 02 MINUTES 27 SECONDS EAST 50.00 FEET TO THE CENTER LINE OF SAID ILLINOIS ROUTE 19; THENCE NORTH 69 DEGREES 57 MINUTES 33 SECONDS WEST ALONG SAID CENTER LINE 52.17 FEET TO THE POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT ST. JOHN EVANGELICAL LUTHERAN CHURCH OF SCHAUMBURG IS THE LEGAL OWNER OF ALL THE LAND DESCRIBED ON THE ATTACHED PLAT, AND HAS CAUSED SAID PROPERTY TO BE SURVEYED AND PLATTED FOR THE PURPOSE OF GRANTING CERTAIN EASEMENTS AS SHOWN HEREON.

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

ST. JOHN EVANGELICAL LUTHERAN CHURCH OF SCHAUMBURG
AN ILLINOIS NOT-FOR-PROFIT CORPORATION

BY: ______________________________

NAME: ______________________________

TITLE: ______________________________

NOTARY PUBLIC

STATE OF ILLINOIS)
) SS
COUNTY OF _________)

THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DOES HEREBY CERTIFY THAT ________________________, WHO SUBSCRIBED TO THE FOREGOING INSTRUMENT AS A(N) ______________________ OF ST. JOHN EVANGELICAL LUTHERAN CHURCH, APPEARED BEFORE ME THIS DAY, IN PERSON, AND ACKNOWLEDGED THAT S/HE SIGNED AND DELIVERED THE SAID INSTRUMENT AS HER/HIS OWN FREE AND VOLUNTARY ACT AND AS THE FREE, VOLUNTARY AND DULY AUTHORIZED ACT OF SAID ST. JOHN EVANGELICAL LUTHERAN CHURCH, FOR THE USES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _______________, 2025.

____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _________________

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
)S.S.
COUNTY OF COOK)

I,____________________________, COUNTY CLERK OF COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST ANY OF THE LAND INCLUDED IN THE DESCRIBED PROPERTY. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF COOK COUNTY, ILLINOIS,

THIS_________ DAY OF ______________________________, A.D., 20___.

____
COUNTY CLERK, COOK COUNTY, ILLINOIS

SURVEYOR'S NOTES

1. 1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
2. 2. THIS PLAT IS SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD HAVE NOT BEEN SHOWN.
3. 3. THIS PLAT WAS PREPARED FOR EXPERIOR TRANSPORTATION, LLC. EXISTING LOTS AND EASEMENTS HAVE BEEN SHOWN HEREON BASED ON THE REAL ESTATE MORTGAGE AND EASEMENT AGREEMENT RECORDED AS DOCUMENT NUMBER 1534434078.
4. MANHARD CONSULTING IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2027.

VILLAGE PLAN COMMISSION/ZONING BOARD OF APPEALS CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

APPROVED BY THE ZONING BOARD OF APPEALS OF THE VILLAGE OF SCHAUMBURG,

COOK COUNTY, ILLINOIS, THIS _____ DAY OF _______________, A.D., 20____.

BY: ____________________________________
CHAIRMAN

ATTEST: ____________________________________
SECRETARY

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

APPROVED BY THE PRESIDENT AND CITY BOARD OF THE VILLAGE OF SCHAUMBURG,

COOK COUNTY, ILLINOIS, THIS _____ DAY OF _________________, A.D., 20___

BY: ____________________________________
PRESIDENT

ATTEST: ____________________________________
VILLAGE CLERK

I, ________________________, VILLAGE CLERK OF THE VILLAGE OF SCHAUMBURG, ILLINOIS, DO HEREBY CERTIFY THAT THE ANNEXED PLAT WAS PRESENTED TO AND BY ORDINANCE DULY APPROVED BY THE VILLAGE BOARD OF THE

VILLAGE OF SCHAUMBURG, AT ITS MEETING HELD ON _____________, A.D. 20___. IN WITNESS WHEREOF I HAVE HEREUNTO SET THE SEAL OF THE VILLAGE OF SCHAUMBURG, ILLINOIS.

____
VILLAGE CLERK

SANITARY SEWER EASEMENT LEGAL DESCRIPTION

HEREBY GRANTED:

THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN AND DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHERN MOST CORNER OF THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF IRVING PARK ROAD (CHICAGO AND ELGIN ROAD) PER CASE NO: 90L50740 AND THE EAST LINE OF RODENBURG ROAD PER DOC. 88218872; THENCE SOUTH 57 DEGREES 09 MINUTES 28 SECONDS WEST ALONG SAID EAST LINE, 17.00 FEET; THENCE SOUTH 01 DEGREES 40 MINUTES 31 SECONDS WEST ALONG SAID EAST LINE, 27.59 FEET; THENCE SOUTH 66 DEGREES 45 MINUTES 49 SECONDS EAST, 35.07 FEET; THENCE SOUTH 73 DEGREES 38 MINUTES 17 SECONDS EAST, 303.97 FEET; THENCE SOUTH 01 DEGREES 01 MINUTES 39 SECONDS WEST, 9.06 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 69 DEGREES 18 MINUTES 15 SECONDS EAST, 176.63 FEET TO THE WEST LINE OF EXCEPTION PARCEL 3 RECORDED OCTOBER 3, 1917 PER DOCUMENT 6203474 IN BOOK 14514, PAGE 969; THENCE SOUTH 01 DEGREES 00 MINUTES 00 SECONDS WEST, 10.62 FEET; THENCE NORTH 69 DEGREES 18 MINUTES 15 SECONDS WEST, 187.26 FEET; THENCE NORTH 01 DEGREES 01 MINUTES 39 SECONDS EAST, 10.62 FEET; THENCE SOUTH 69 DEGREES 18 MINUTES 15 SECONDS EAST, 10.62 FEET TO SAID POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

SANITARY SEWER EASEMENT PROVISIONS

ST. JOHN HEREBY GRANTS AND CONVEYS TO THE VILLAGE, ITS SUCCESSORS AND ASSIGNS A PERPETUAL, NON-EXCLUSIVE EASEMENT (THE "EASEMENT") TO CONSTRUCT, INSTALL, LAY, RECONSTRUCT, REPAIR, REMOVE, REPLACE, INSPECT, MAINTAIN AND OPERATE UNDERGROUND TRANSMISSION AND DISTRIBUTION SYSTEMS AND LINES IN, UNDER, ACROSS, ALONG, AND UPON THE SURFACE OF THE EASEMENT AREA, INCLUDING, WITHOUT LIMITATION, ONE (1) 48" SANITARY MANHOLE AND ONE HUNDRED NINETY-TWO FEE (192') FEET OF 8" PVC SANITARY SEWER PIPE AND ALL NECESSARY FACILITIES APPURTENANT THERETO FOR THE PURPOSE OF SANITARY SEWER DRAINAGE (COLLECTIVELY, THE "FACILITIES"), TOGETHER WITH THE RIGHT TO ACCESS THE EASEMENT AREA FOR PERSONNEL AND EQUIPMENT NECESSARY AND REQUIRED FOR SUCH USES AND PURPOSES. THE VILLAGE, ITS SUCCESSORS, ASSIGNS AND PERMITTEES SHALL BE ALLOWED TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENTAL TO THE RIGHTS GRANTED HEREIN, AND THE RIGHT TO ENTER UPON THE ST. JOHN PROPERTY FOR ALL SUCH PURPOSES AS MAY BE REASONABLY REQUIRED WITH RESPECT TO THE EASEMENT. THE VILLAGE, AT ITS SOLE COST AND EXPENSE, SHALL MAINTAIN AND REPAIR (OR CAUSE TO BE MAINTAINED AND REPAIRED) THE FACILITIES LOCATED IN THE EASEMENT AREA.

PERMISSION TO RECORD

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

I, JAMES D. BAKER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO THE OWNERS REPRESENTATIVE TO RECORD THIS PLAT ON OR BEFORE DECEMBER 31, 2025. THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

DATED THIS 14TH DAY OF NOVEMBER, A.D. 2025.

FOR REVIEW ONLY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
LICENSE EXPIRES NOVEMBER 30, 2026

JAMES D. BAKER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
LINCOLNSHIRE, ILLINOIS

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

THIS IS TO CERTIFY THAT WE, MANHARD CONSULTING HAVE SURVEYED AND PLATTED THE ABOVE DESCRIBED PROPERTY FOR THE PURPOSE OF GRANTING CERTAIN EASEMENTS AS SHOWN HEREON, AND THAT THE PLAT DRAWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF SAID PROPERTY.

GIVEN UNDER MY HAND AND SEAL THIS 14TH DAY OF NOVEMBER, A.D., 2025.

FOR REVIEW ONLY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
LICENSE EXPIRES: NOVEMBER 30, 2026

JAMES D. BAKER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
LINCOLNSHIRE, ILLINOIS

DATE	REVISIONS	DRAWN BY

Manhard CONSULTING
One Overlook Point, Suite 290, Lincolnshire, IL 60069 ph:847.634.5550 fx:847.634.0095 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

SANITARY SEWER EASEMENT
VILLAGE OF SCHAUMBURG, ILLINOIS
PLAT OF EASEMENT GRANT

PROJ. MGR.: JDB
PROJ. ASSOC.: BSH
DRAWN BY: BSH
DATE: 11/14/25
SCALE: 1"=60'

SHEET 1 OF 1
EXP.SCIL01

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November 14, 2025 – 09:20 Dwg Name: P:\Expscil01\dwg\Surv\Final Drawings\Plat of Easement\EXPSCIL01-PUBLIC SANITARY SEWER EXHIBIT.dwg Updated By: bhurtado

PLAT OF EASEMENT GRANT

FOR

PUBLIC UTILITIES, STORMWATER MANAGEMENT AND ACCESS

PART OF LOT 1 IN EXPERIOR LOGISTICS SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

N

PROPOSED EASEMENTS

= PUBLIC UTILITY EASEMENT **HEREBY GRANTED**

= STORMWATER MANAGEMENT EASEMENT **HEREBY GRANTED**

= ACCESS EASEMENT **HEREBY GRANTED**

FAP ROUTE 426 (ELGIN-OHARE EXPRESSWAY)

RIGHT-OF-WAY WIDTH VARIES

FRONTAGE ROAD

SOUTHEASTERLY RIGHT-OF-WAY LINE OF FAP 426 (ELGIN-OHARE EXPRESSWAY) PER CONDEMNATION CASE NUMBER 90L50758

SOUTHEASTERLY RIGHT-OF-WAY LINE OF FAP 426 (ELGIN-OHARE EXPRESSWAY) PER CONDEMNATION CASE NUMBER 90L50760

15.00'

10.00'

PUBLIC UTILITY AND RECREATIONAL PATH EASEMENT PER DOCUMENT NUMBER 2306722044

IRVING PARK ROAD

PUBLIC UTILITY EASEMENT TO BE GRANTED BY SEPARATE DOCUMENT

PUBLIC UTILITY EASEMENT TO BE GRANTED BY SEPARATE DOCUMENT

PUBLIC UTILITY EASEMENT TO BE GRANTED BY SEPARATE DOCUMENT

UTILITY EASEMENT TO BE GRANTED BY SEPARATE DOCUMENT

PUBLIC UTILITY EASEMENT TO BE GRANTED BY SEPARATE DOCUMENT

UTILITY EASEMENT TO BE GRANTED BY SEPARATE DOCUMENT

PUBLIC UTILITY EASEMENT TO BE GRANTED BY SEPARATE DOCUMENT

STORMWATER MANAGEMENT EASEMENT **HEREBY GRANTED**

LOT 1
EXPERIOR LOGISTICS SUBDIVISION
RECORDED MARCH 8, 2023 AS DOCUMENT NUMBER 2306722044

STORMWATER MANAGEMENT EASEMENT PER DOCUMENT NUMBER 2306722044

LOT 1
PROPOSED LONG AVENUE ASSEMBLAGE SUBDIVISION

STORMWATER MANAGEMENT EASEMENT PER DOCUMENT NUMBER 2306722044

PUBLIC UTILITY EASEMENT TO BE GRANTED BY SEPARATE DOCUMENT

51.00'

ACCESS EASEMENT **HEREBY GRANTED**

51.00'

46.00'

15.50'

PUBLIC UTILITY EASEMENT **HEREBY GRANTED**

20.00'

20.00'

15.50'

PUBLIC UTILITY EASEMENT **HEREBY GRANTED**

20.00'

STORMWATER MANAGEMENT EASEMENT **HEREBY GRANTED**

PUBLIC UTILITY EASEMENT PER DOCUMENT NUMBER 2306722044

STORMWATER MANAGEMENT EASEMENT PER DOCUMENT NUMBER 2306722044

ACCESS EASEMENT **HEREBY GRANTED**

20.00'

20.00'

40.00'

STORMWATER MANAGEMENT EASEMENT **HEREBY GRANTED**

PUBLIC UTILITY EASEMENT PER DOCUMENT NUMBER 2306722044

UTILITY EASEMENT TO BE GRANTED BY SEPARATE DOCUMENT

SEE SHEET 2

August 7, 2025 - 18:42 Dwg Name: P:\Jobs\001\Gra\Surv\Final Drawings\Plat of Easement\LOPSCIL01-PE-DPSITE.dwg Updated By: ASlower

DRAWN BY
REVISIONS
DATE

Manhard CONSULTING
One Overlook Point, Suite 250, Lincolnshire, IL 60069 ph 847.634.5500 fx 847.634.0066 manhardcom
Civil Engineers • Surveyors • Water Resource Engineers • Water/Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

LOT 1 - EXPERIOR LOGISTICS SUBDIVISION

SCHAUMBURG, ILLINOIS

PLAT OF EASEMENT GRANT

PROJ. MGR.:	QH
PROJ. ASSOC.:	JDB
DRAWN BY:	AAS
DATE:	08/07/25
SCALE:	1"=60'

SHEET

1 OF 3

LOPSCIL01

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PLAT OF EASEMENT GRANT

FOR

PUBLIC UTILITIES, STORMWATER MANAGEMENT AND ACCESS

PART OF LOT 1 IN EXPERIOR LOGISTICS SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPOSED EASEMENTS

= PUBLIC UTILITY EASEMENT **HEREBY GRANTED**

= STORMWATER MANAGEMENT EASEMENT **HEREBY GRANTED**

= ACCESS EASEMENT **HEREBY GRANTED**

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

N

SEE SHEET 1

LOT 2
PROPOSED LONG AVENUE ASSEMBLAGE SUBDIVISION

LOT 1
EXPERIOR LOGISTICS SUBDIVISION
RECORDED MARCH 8, 2023 AS DOCUMENT NUMBER 2306722044

METRA STATION DRIVE
HERETOFORE DEDICATED PER DOCUMENT NUMBER 2306722045

OUTLOT B

CHICAGO AND PACIFIC RAILROAD COMPANY

UTILITY EASEMENT TO BE GRANTED BY SEPARATE DOCUMENT

PUBLIC UTILITY EASEMENT TO BE GRANTED BY SEPARATE DOCUMENT

STORMWATER MANAGEMENT EASEMENT HEREBY GRANTED

STORMWATER MANAGEMENT EASEMENT PER DOCUMENT NUMBER 2306722044 TO BE VACATED BY SEPARATE DOCUMENT

PUBLIC UTILITY EASEMENT HEREBY GRANTED

5' UTILITY EASEMENT PER DOCUMENT NUMBER 2429808014

ACCESS EASEMENT HEREBY GRANTED

PUBLIC UTILITY EASEMENT PER DOCUMENT NUMBER 2306722044

10' COMED EASEMENT PER DOCUMENT NUMBER 20981592

UTILITY EASEMENT PER DOCUMENT NUMBER 2429808014

10' COMED EASEMENT PER DOCUMENT NUMBER 21460576

STORMWATER MANAGEMENT EASEMENT PER DOCUMENT NUMBER 2306722044

ACCESS EASEMENT HEREBY GRANTED

20.00' 40.00' 10.00' 15.00' (267.00') 47.00' 5.00' 46.00' 66.00' 99.00' 50.00' 100.00'

Manhard CONSULTING
One Overlook Point, Suite 250, Lincolnshire, IL 60069 p:847.634.5500 f:847.634.0066
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners
manhard.com

DRAWN BY	REVISIONS	DATE

LOT 1 - EXPERIOR LOGISTICS SUBDIVISION
SCHAUMBURG, ILLINOIS
PLAT OF EASEMENT GRANT

PROJ. MGR.:	QH
PROJ. ASSOC.:	JDB
DRAWN BY:	AAS
DATE:	08/07/25
SCALE:	1"=60'

SHEET
2 OF 3
LOPSCIL01

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August 7, 2025 - 18:42 Dwg Name: P:\Lopsc\01\dwg\Survey\Final Drawings\Plat of Easement\LOPSCIL01-PE-OFFSITE.dwg Updated By: kShower

PLAT OF EASEMENT GRANT

FOR

PUBLIC UTILITIES, STORMWATER MANAGEMENT AND ACCESS

PART OF LOT 1 IN EXPERIOR LOGISTICS SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PLAT PREPARED FOR

LPC ACQUISITION COMPANY, LLC
191 NORTH WACKER DRIVE, SUITE 1700
CHICAGO, ILLINOIS 60606

SUBMITTED BY/RETURN TO

VILLAGE OF SCHAUMBURG
101 SCHAUMBURG COURT
SCHAUMBURG, ILLINOIS 60193

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE FINAL PLAT OF EXPERIOR LOGISTICS SUBDIVISION RECORDED AS DOCUMENT NUMBER 2306722044

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT EXPERIOR GROUP, LLC IS THE LEGAL OWNER OF ALL THE LAND DESCRIBED ON THE ATTACHED PLAT, AND HAS CAUSED SAID PROPERTY TO BE SURVEYED AND PLATTED FOR THE PURPOSE OF GRANTING CERTAIN EASEMENTS AS SHOWN HEREON.

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

EXPERIOR GROUP LLC,
AN ILLINOIS LIMITED LIABILITY COMPANY

BY: LYNX MANAGEMENT, INC.,
AN ILLINOIS CORPORATION, ITS MANAGER

BY: _____
NAME: TOMASZ DULIAN
ITS: PRESIDENT

NOTARY PUBLIC

STATE OF _____)
)SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE

AFORESAID, DO HEREBY CERTIFY THAT _____ WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS ANNEXED PLAT AS A FREE AND VOLUNTARY ACT FOR THE PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS _____ DAY OF _____, A.D., 2025.

_____
NOTARY PUBLIC

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
)S.S.
COUNTY OF COOK)

I,_____, COUNTY CLERK OF COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST ANY OF THE LAND INCLUDED IN THE DESCRIBED PROPERTY. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF COOK COUNTY, ILLINOIS,

THIS_____ DAY OF _____ A.D., 20____.

_____
COUNTY CLERK, COOK COUNTY, ILLINOIS

VILLAGE PLAN COMMISSION/ZONING BOARD OF APPEALS CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

APPROVED BY THE ZONING BOARD OF APPEALS OF THE VILLAGE OF SCHAUMBURG,

COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D., 20_____.

BY: _____
CHAIRMAN

ATTEST: _____
SECRETARY

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

APPROVED BY THE PRESIDENT AND CITY BOARD OF THE VILLAGE OF SCHAUMBURG,

COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D., 20____

BY: _____
PRESIDENT

ATTEST: _____
VILLAGE CLERK

I, _____, VILLAGE CLERK OF THE VILLAGE OF SCHAUMBURG, ILLINOIS, DO HEREBY CERTIFY THAT THE ANNEXED PLAT WAS PRESENTED TO AND BY ORDINANCE DULY APPROVED BY THE VILLAGE BOARD OF THE

VILLAGE OF SCHAUMBURG, AT ITS MEETING HELD ON _____, A.D. 20____ IN WITNESS WHEREOF I HAVE HEREUNTO SET THE SEAL OF THE VILLAGE OF SCHAUMBURG, ILLINOIS.

_____
VILLAGE CLERK

PUBLIC UTILITY EASEMENT PROVISIONS

A 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 SANITARY SEWER, WATER MAIN, STORM SEWER AND DRAINAGE IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN AS AND/OR LABELED AS (P.U.E. (PUBLIC UTILITY 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. OBSTRUCTIONS SHALL NOT BE PLACED IN A PUE WITHOUT THE PRIOR WRITTEN CONSENT OF THE RESPECTIVE UTILITY COMPANY. 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.

STORMWATER MANAGEMENT EASEMENT PROVISIONS

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

ACCESS EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO LOT 1 AND 2 IN LONG AVENUE ASSEMBLAGE SUBDIVISION AND LOT 1 IN EXPERIOR LOGISTICS SUBDIVISON, ALONG WITH FUTURE OWNERS, THE VILLAGE OF SCHAUMBURG, TOGETHER WITH THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO PROVIDE ACCESS OVER DRIVES, AND ALL PAVED SURFACES TO PROVIDE INGRESS AND EGRESS TO AND FROM THE SUBDIVIDED PROPERTY TO AND FROM PUBLIC RIGHT-OF-WAYS. THIS EASEMENT IS FOR ACCESS, INGRESS AND EGRESS PURPOSES ONLY AND DOES NOT GRANT VEHICULAR PARKING RIGHTS OR PRIVILEGES ON OR WITHIN ANY OF THE LOTS AND FUTURE LOTS WITHIN THIS SUBDIVISION. ADDITIONALLY, THIS EASEMENT MAY BE FURTHER GOVERNED BY A DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED SEPARATE FROM THIS PLAT.

GRANTOR'S LEGAL DESCRIPTION

LOT 1 IN EXPERIOR LOGISTICS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER, SECTION 32, TOWNSHIP 41 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 8, 2023 AS DOCUMENT 2306722044, IN COOK COUNTY, ILLINOIS.

SURVEYOR'S NOTES

1. 1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
2. 2. THIS PLAT IS SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD HAVE NOT BEEN SHOWN.
3. 3. THIS PLAT WAS PREPARED FOR LPC ACQUISITION COMPANY, LLC. EXISTING LOTS AND EASEMENTS HAVE BEEN SHOWN HEREON BASED ON THE FINAL PLAT OF EXPERIOR LOGISTICS SUBDIVISION RECORDED AS DOCUMENT NUMBER 2306722044.
4. MANHARD CONSULTING IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2027.

PERMISSION TO RECORD

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

I, JAMES D. BAKER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO THE OWNERS REPRESENTATIVE TO RECORD THIS PLAT ON OR BEFORE DECEMBER 31, 2025. THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

DATED THIS 8TH DAY OF AUGUST, A.D. 2025.

FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
LICENSE EXPIRES NOVEMBER 30, 2026

JAMES D. BAKER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
LINCOLNSHIRE, ILLINOIS

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

THIS IS TO CERTIFY THAT WE, MANHARD CONSULTING HAVE SURVEYED AND PLATTED THE ABOVE DESCRIBED PROPERTY FOR THE PURPOSE OF GRANTING CERTAIN EASEMENTS AS SHOWN HEREON, AND THAT THE PLAT DRAWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF SAID PROPERTY.

GIVEN UNDER MY HAND AND SEAL THIS 8TH DAY OF AUGUST, A.D., 2025.

FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
LICENSE EXPIRES: NOVEMBER 30, 2026

JAMES D. BAKER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
LINCOLNSHIRE, ILLINOIS

DRAWN BY | REVISIONS | DATE

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LOT 1 - EXPERIOR LOGISTICS SUBDIVISION
SCHAUMBURG, ILLINOIS
PLAT OF EASEMENT GRANT

PROJ. MGR.: QH
PROJ. ASSOC.: JDB
DRAWN BY: AAS
DATE: 08/07/25
SCALE: N/A

SHEET 3 OF 3
LOPSCIL01

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August 7, 2025 - 10:59 Dwg Name: P:\Jobs\001\dwg\Surv\Final Drawings\Plat of Easement\LOPSCIL01-PE-OPTSITE.dwg Updated By: ASchuver

Preliminary Improvements for

LONG AVENUE ASSEMBLAGE

SW CORNER OF IRVING PARK ROAD AND FRONTAGE ROAD EAST
VILLAGE OF SCHAUMBURG, ILLINOIS

STANDARD SYMBOLS

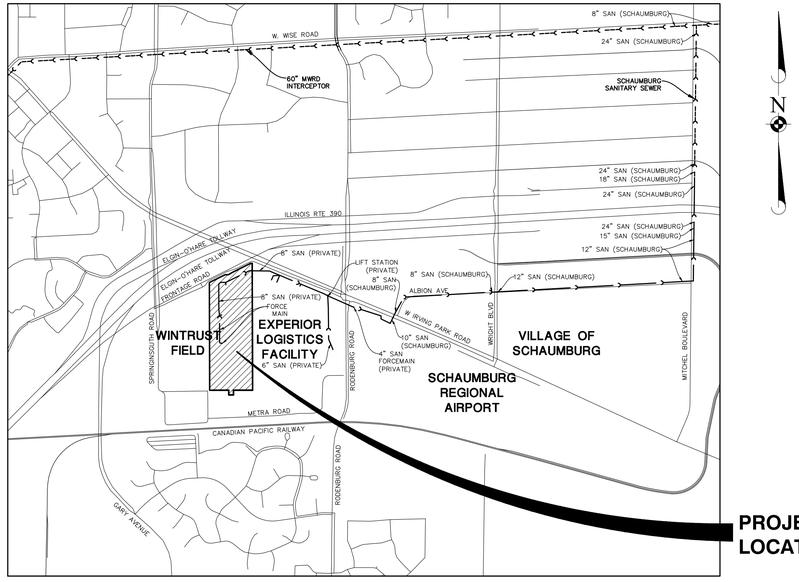
08-01-16

EXISTING		PROPOSED
	STORM SEWER	
	SANITARY SEWER	
	COMBINED SEWER	
FM	FORCEMAIN	FM
	DRAINTILE	
W	WATER MAIN	W
E	ELECTRIC	E
G	GAS	G
T	TELEPHONE	T
OH	OVERHEAD WIRES	OH
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	STORM INLET	
	CLEANOUT	
	HAY BALES	
	RIP RAP	
	VALVE IN VAULT	
	VALVE IN BOX	
	FIRE HYDRANT	
	BUFFALO BOX	
	FLARED END SECTION	
	STREET LIGHT	
	SUMMIT / LOW POINT	S/L
795.20 / 790.25	RIM ELEVATION / INVERT ELEVATION	795.25 / 790.20
	DITCH OR SWALE	
	DIRECTION OF FLOW	
	OVERFLOW RELIEF SWALE	
764	1 FOOT CONTOURS	764
	CURB AND GUTTER	
	DEPRESSED CURB AND GUTTER	
	REVERSE CURB AND GUTTER	
	SIDEWALK	
	DETECTABLE WARNINGS	
	PROPERTY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	MAIL BOX	
	SIGN	
	TRAFFIC SIGNAL	
	POWER POLE	
	GUY WIRE	
	GAS VALVE	
	HANDHOLE	
E	ELECTRICAL EQUIPMENT	
T	TELEPHONE EQUIPMENT	
	CHAIN–LINK FENCE	
250.00	SPOT ELEVATION	792.8 G
	BRUSH/TREE LINE	
16"	DECIDUOUS TREE WITH TRUNK DIA. IN INCHES (TBR)	16"
25'	CONIFEROUS TREE WITH HEIGHT IN FEET (TBR)	25'
S	SILT FENCE	S
	RETAINING WALL	
	WETLAND	

ABBREVIATIONS

08-01-16

ADJ	ADJUST	F/L	FLOW LINE	R.O.W.	RIGHT–OF–WAY
AGG.	AGGREGATE	FM	FORCE MAIN	RCP	REINFORCED CONCRETE PIPE
ARCH	ARCHITECT	G	GROUND	REM	REMOVAL
B.A.M.	BITUMINOUS AGGREGATE MIXTURE	G/F	GRADE AT FOUNDATION	REV	REVERSE
B–B	BACK TO BACK	GW	GUY WIRE	RR	RAILROAD
B/C	BACK OF CURB	HDWL	HEADWALL	RT	RIGHT
B/P	BOTTOM OF PIPE	HH	HANDHOLE	SAN	SANITARY
B/W	BACK OF WALK	HWL	HIGH WATER LEVEL	SF	SQUARE FOOT
B–BOX	BUFFALO BOX	HYD	HYDRANT	SHLD.	SHOULDER
BIT.	BITUMINOUS	INL	INLET	SL	STREET LIGHT
BM	BENCHMARK	INV	INVERT	SMH	SANITARY MANHOLE
B.O.	BY OTHERS	IP	IRON PIPE	ST	STORM
C.E.	COMMERCIAL ENTRANCE	LT	LEFT	STA.	STATION
CB	CATCH BASIN	MAX.	MAXIMUM	STD	STANDARD
℄	CENTERLINE	MB	MAILBOX	SW	SIDEWALK
CMP	CORRUGATED METAL PIPE	M/E	MEET EXISTING	SY	SQUARE YARDS
CNTRL	CONTROL	MH	MANHOLE	TBR	TO BE REMOVED
CO	CLEANOUT	MIN.	MINIMUM	T	TELEPHONE
CONC.	CONCRETE	NWL	NORMAL WATER LEVEL	T–A	TYPE A
CY	CUBIC YARD	P.E.	PRIVATE ENTRANCE	T/C	TOP OF CURB
D	DITCH	PC	POINT OF CURVATURE	T/F	TOP OF FOUNDATION
DIA.	DIAMETER	PCC	POINT OF COMPOUND CURVE	T/P	TOP OF PIPE
DIP	DUCTILE IRON PIPE	PGL	PROFILE GRADE LINE	T/W	TOP OF WALK
DIWM	DUCTILE IRON WATER MAIN	PI	POINT OF INTERSECTION	T/WALL	TOP OF WALL
DS	DOWNSPOUT	P	PROPERTY LINE	TEMP	TEMPORARY
DT	DRAIN TILE	PP	POWER POLE	TRANS	TRANSFORMER
E	ELECTRIC	PROP.	PROPOSED	V.B.	VALVE BOX
E–E	EDGE TO EDGE	PT	POINT OF TANGENCY	VCP	VITRIFIED CLAY PIPE
ELEV.	ELEVATION	PVC	POLYVINYL CHLORIDE PIPE	V.V.	VALVE VAULT
E/P	EDGE OF PAVEMENT	PVC	POINT OF VERTICAL CURVATURE	WL	WATER LEVEL
EX.	EXISTING	PVI	POINT OF VERTICAL INTERSECTION	WM	WATER MAIN
F.O.	FIELD ENTRANCE	PVT	POINT OF VERTICAL TANGENCY		
F–F	FACE TO FACE	P	PAVEMENT		
F.F.	FINISHED FLOOR	P.U.D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT		
FES	FLARED END SECTION	R	RADIUS		



PROJECT LOCATION

LOCATION MAP
1"=1000'

INDEX OF SHEETS

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2	INDEX OF SHEETS
3	EXISTING CONDITIONS AND DEMOLITION PLAN – A
4	EXISTING CONDITIONS AND DEMOLITION PLAN – B
5	EXISTING CONDITIONS AND DEMOLITION PLAN – C
6	EXISTING CONDITIONS AND DEMOLITION PLAN – D
7	OVERALL SITE PLAN
8	SITE DIMENSIONAL AND PAVING PLAN – A
9	SITE DIMENSIONAL AND PAVING PLAN – B
10	SITE DIMENSIONAL AND PAVING PLAN – C
11	SITE DIMENSIONAL AND PAVING PLAN – D
12	GRADING PLAN – A
13	GRADING PLAN – B
14	GRADING PLAN – C
15	GRADING PLAN – D
16	OVERALL UTILITY PLAN
17	UTILITY PLAN – A
18	UTILITY PLAN – B
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20	UTILITY PLAN – D
21	SOIL EROSION AND SEDIMENT CONTROL PLAN – NORTH
22	SOIL EROSION AND SEDIMENT CONTROL PLAN – SOUTH
23	SOIL EROSION AND SEDIMENT CONTROL PLAN – DETAILS
24	CONSTRUCTION DETAILS
25	CONSTRUCTION DETAILS
26	CONSTRUCTION DETAILS
27	CONSTRUCTION DETAILS AND MWRD GENERAL NOTES
28	CONSTRUCTION SPECIFICATIONS

NOTE:

THE BOUNDARY LINES AND TOPOGRAPHY FOR THIS PROJECT ARE BASED ON A FIELD SURVEY COMPLETED BY MANHARD CONSULTING ON MAY 22, 2025. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY MANHARD CONSULTING AND THE CLIENT IN WRITING OF ANY DIFFERING CONDITIONS.

1

Contact the Metropolitan Water Reclamation District of Greater Chicago 2 days before starting work.

P (708) 588-4055
E WMOJobStart@mwrd.org

DEVELOPER

LOGISTICS PROPERTY COMPANY
191 NORTH WACKER DRIVE
CHICAGO, IL
(708) 667–6940

ARCHITECT/PLANNER

ARETE DESIGN STUDIO LTD.
13543 WEST 185TH ST
MOKENA, IL
(815) 485–7333

BENCHMARKS:

SOURCE BENCHMARK: (NGS PID:MF0059)
DISK IN EAST SIDE OF SQUARE FLAG POLE BASE, SOUTHWEST CORNER OF IRVING PARK RD & RODENBURG RD, 35.9FT NORTHEAST OF SOUTHEASTERLY BUILDING CORNER OF SAINT JOHNS CHURCH.

ELEVATION=796.16 DATUM=NAVD88–GEOID 18

SITE BENCHMARK #1:
SET CUT SQUARE IN NORTH SIDE OF LIGHTPOLE BASE, 4TH LIGHTPOLE WEST OF ENTRANCE TO SAINT JOHNS CHURCH, SOUTH SIDE OF IRVING PARK ROAD.

ELEVATION=803.13 DATUM=NAVD88–GEOID 18

SITE BENCHMARK #3:
SOUTHWEST ARROWBOLT OF FIRE HYDRANT LOCATED APPROXIMATELY 69 FEET SOUTHEASTERLY OF THE CENTERLINE OF PAVEMENT OF EASTBOUND FRONTAGE ROAD FOR FAP ROUTE 426 (ELGIN–OHARE EXPRESSWAY) AND APPROXIMATELY 856 FEET SOUTHWESTERLY OF THE CENTERLINE OF PAVEMENT OF IRVING PARK ROAD AS MEASURED ALONG THE CENTERLINE OF EASTBOUND FRONTAGE ROAD FOR FAP ROUTE 426 (ELGIN–OHARE EXPRESSWAY).

ELEVATION=815.84 DATUM=NAVD88–GEOID 18

SITE BENCHMARK #4:
SOUTHWEST ARROWBOLT OF FIRE HYDRANT LOCATED APPROXIMATELY 27 FEET SOUTHEASTERLY OF THE CENTERLINE OF PAVEMENT OF EASTBOUND FRONTAGE ROAD FOR FAP ROUTE 426 (ELGIN–OHARE EXPRESSWAY) AND APPROXIMATELY 324 FEET SOUTHWESTERLY OF THE CENTERLINE OF PAVEMENT OF IRVING PARK ROAD AS MEASURED ALONG THE CENTERLINE OF EASTBOUND FRONTAGE ROAD FOR FAP ROUTE 426 (ELGIN–OHARE EXPRESSWAY).

ELEVATION=810.59 DATUM=NAVD88–GEOID 18

UTILITY CONTACTS

ELECTRIC	WATER
COMED 350 S. 2ND STREET ELGIN, IL 60123 847–608–2382 CONTACT: JAYVEE ROLDAN III	VILLAGE OF SCHAUMBURG 714 S PLUM GROVE ROAD SCHAUMBURG, IL 60193–1899 847–923–6612 CONTACT: BRIAN WAGNER
GAS	
NICOR 1011 WILEY ROAD SCHAUMBURG, IL 60173 847–598–4006 CONTACT: RYAN PATTERMAN	
SEWER	
VILLAGE OF SCHAUMBURG 714 S PLUM GROVE ROAD SCHAUMBURG, IL 60193–1899 847–923–6612 CONTACT: BRIAN WAGNER	

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LONG AVENUE ASSEMBLAGE
VILLAGE OF SCHAUMBURG, ILLINOIS
TITLE SHEET

PROJ. MGR.:	QDH
PROJ. ASSOC.:	NAH
DRAWN BY:	NAH
DATE:	08/08/2025
SCALE:	1"=1000'

SHEET 1 OF 28

LOP.SCIL01

062-068508
LICENSED PROFESSIONAL ENGINEER OF ILLINOIS
10/8/2025
EXP. 11/30/27
SEAL

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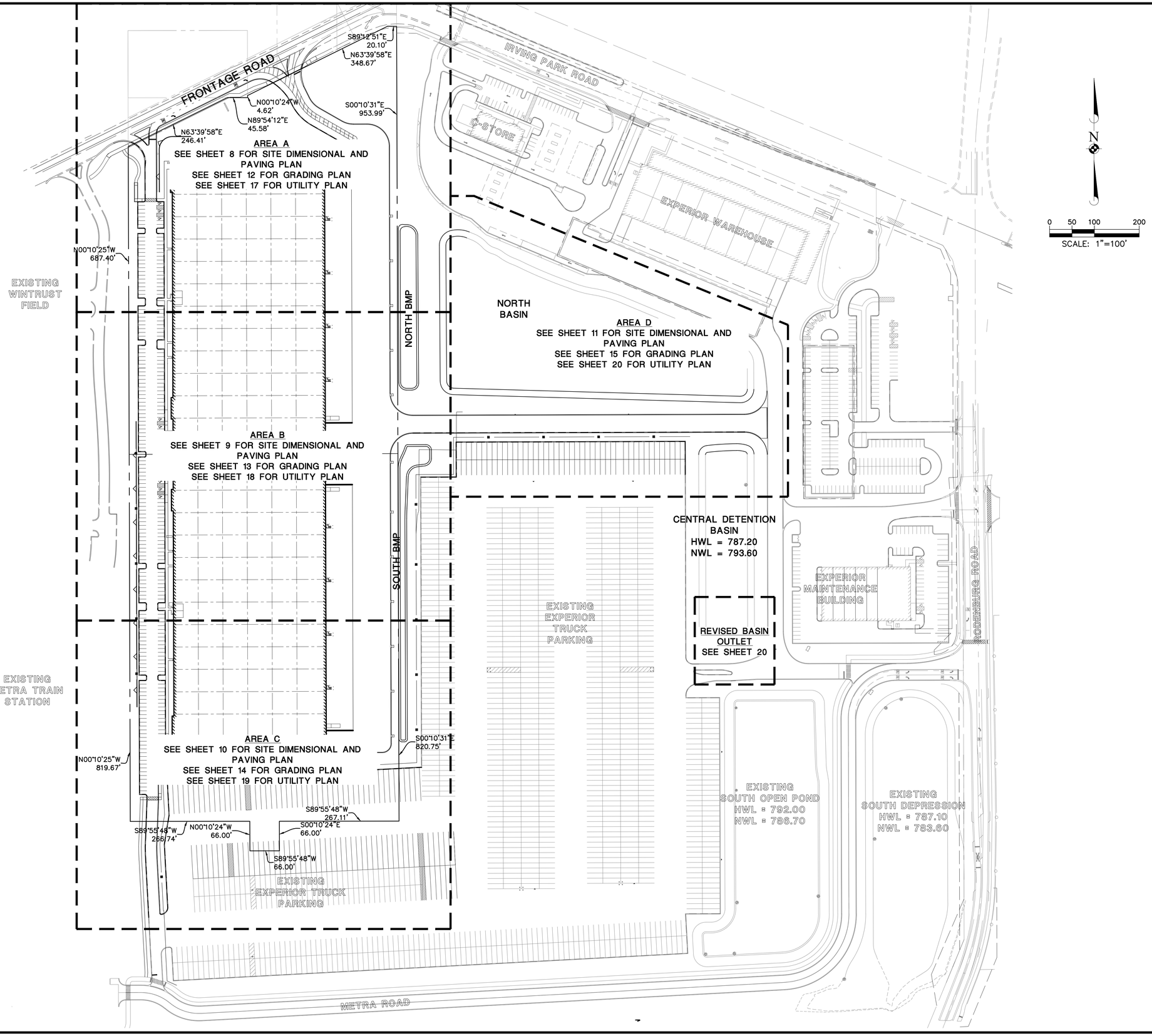
October 3, 2025 - 13:49 Dwg Name: P:\Logistics\Drawing\Eng\Preliminary\Plan Set\1 TITLE.dwg, Updated By: NHarrington



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LONG AVENUE ASSEMBLAGE

VILLAGE OF SCHAUMBURG, ILLINOIS

INDEX OF SHEETS

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PROJ. ASSOC.:	NAH
DRAWN BY:	NAH
DATE:	08/08/2025
SCALE:	1"=100'

SHEET **2** OF **28**

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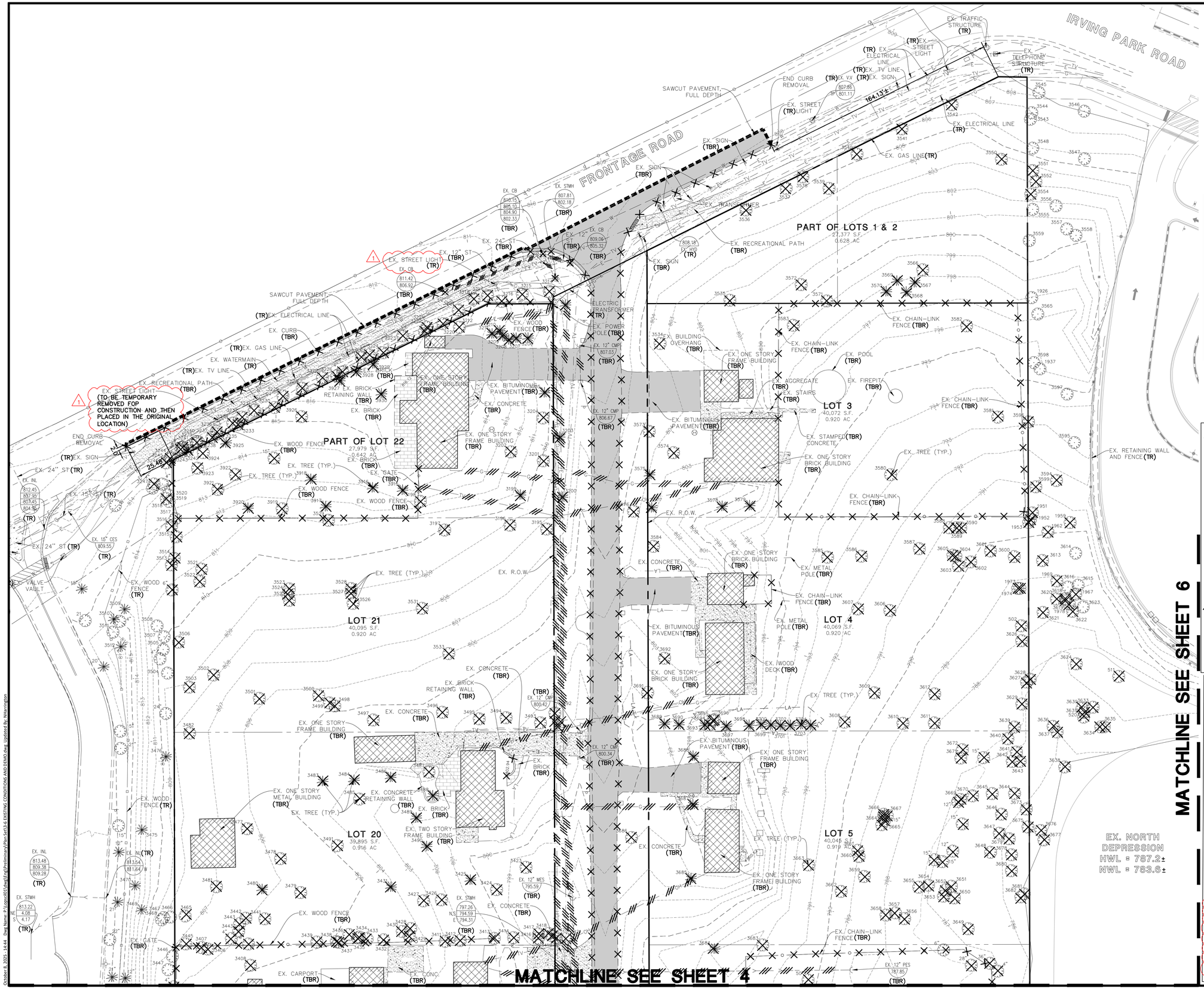

0 15 30 60

SCALE: 1"=30'

KEY MAP

TREE PRESERVATION NOTES:

1. SEE TREE PRESERVATION PLAN BY UPLAND FOR TREE REMOVALS. IN THE EVENT OF A CONFLICT, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND CIVIL ENGINEERING FOR RESOLUTION BEFORE TREES ARE REMOVED.

DEMOLITION LEGEND

- BITUMINOUS PAVEMENT AND BASE TO BE REMOVED
- CONCRETE PAVEMENT AND BASE TO BE REMOVED
- BUILDING TO BE REMOVED
- SAWCUT LINE
- FENCE, RETAINING WALL, RAILROAD TIES, POLES, CURB AND GUTTER, ETC. TO BE REMOVED
- UTILITY STRUCTURE TO BE REMOVED
- UTILITY LINE REMOVAL, FILL OR ABANDONMENT (REFER TO SPECIFICATIONS)
- TREE TO BE REMOVED
- (TBR) TO BE REMOVED
- (TR) TO REMAIN

EXISTING CONDITIONS AND DEMOLITION NOTES:

1. EXISTING CONDITIONS AND DEMOLITION PLAN REPRESENT SITE CONDITIONS AS OF MAY 22, 2025. CONTRACTOR SHALL INSPECT SITE PRIOR TO BIDDING WORK TO VERIFY ACTUAL FIELD CONDITIONS AS PORTIONS OF THE DEMOLITION WORK MAY HAVE SINCE BEEN COMPLETED. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLETE ALL DEMOLITION WORK AS PER PLANS TO PREPARE THE SITE FOR CONSTRUCTION OF PROPOSED IMPROVEMENTS.
2. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
3. THE CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, REMOVAL AND DISPOSAL (IN A LOCATION APPROVED BY ALL JURISDICTIONAL GOVERNING ENTITIES) OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, ROAD, PARKING LOTS, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THESE PLANS CAN BE CONSTRUCTED. ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
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6. ALL EXISTING WATER WELLS SHALL BE SEALED AND/OR REMOVED IN ACCORDANCE WITH THE STATE OF ILLINOIS DEPARTMENT OF PUBLIC HEALTH, RULE XI-A, SEALING OF THE WELL AND/OR REMOVAL SHALL BE WITNESSED BY THE VILLAGE OF SCHAUMBURG.

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LONG AVENUE ASSEMBLAGE

VILLAGE OF SCHAUMBURG, ILLINOIS

EXISTING CONDITIONS AND DEMOLITION PLAN - A

PROJ MGR.:	QDH
PROJ ASSOC.:	NAH
DRAWN BY:	NAH
DATE:	08/08/2025
SCALE:	1"=30'

SHEET 3 OF 28

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EXISTING NORTHWEST

MATCHLINE SEE SHEET 3

MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 5

EX. NORTH DEPRESSION
HWL = 787.2±
NWL = 783.6±

LOT 19
40,016 S.F.
0.919 AC

LOT 18
40,050 S.F.
0.919 AC

LOT 17
40,092 S.F.
0.920 AC

LOT 16
39,998 S.F.
0.919 AC

ROW
150,004 S.F.
2.984 AC

EX. VACANT R.O.W.

LOT 6
40,107 S.F.
0.921 AC

LOT 7
39,958 S.F.
0.917 AC

EXISTING EAST
459,044 S.F.
10.537 AC

LOT 8
40,041 S.F.
0.919 AC

LOT 9
48,881 S.F.
1.122 AC

PART OF LOT 10 NORTH
40,163 S.F.
0.921 AC

N

0 15 30 60
SCALE: 1"=30'

KEY MAP

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DATE	REVISIONS	DRAWN BY
10-08-25	REVISED PER VILLAGE COMMENTS	NAH

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LONG AVENUE ASSEMBLAGE
VILLAGE OF SCHAUMBURG, ILLINOIS
EXISTING CONDITIONS AND DEMOLITION PLAN - B

PROJ. MGR.:	QDH
PROJ. ASSOC.:	NAH
DRAWN BY:	NAH
DATE:	08/08/2025
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SHEET
4 OF 28
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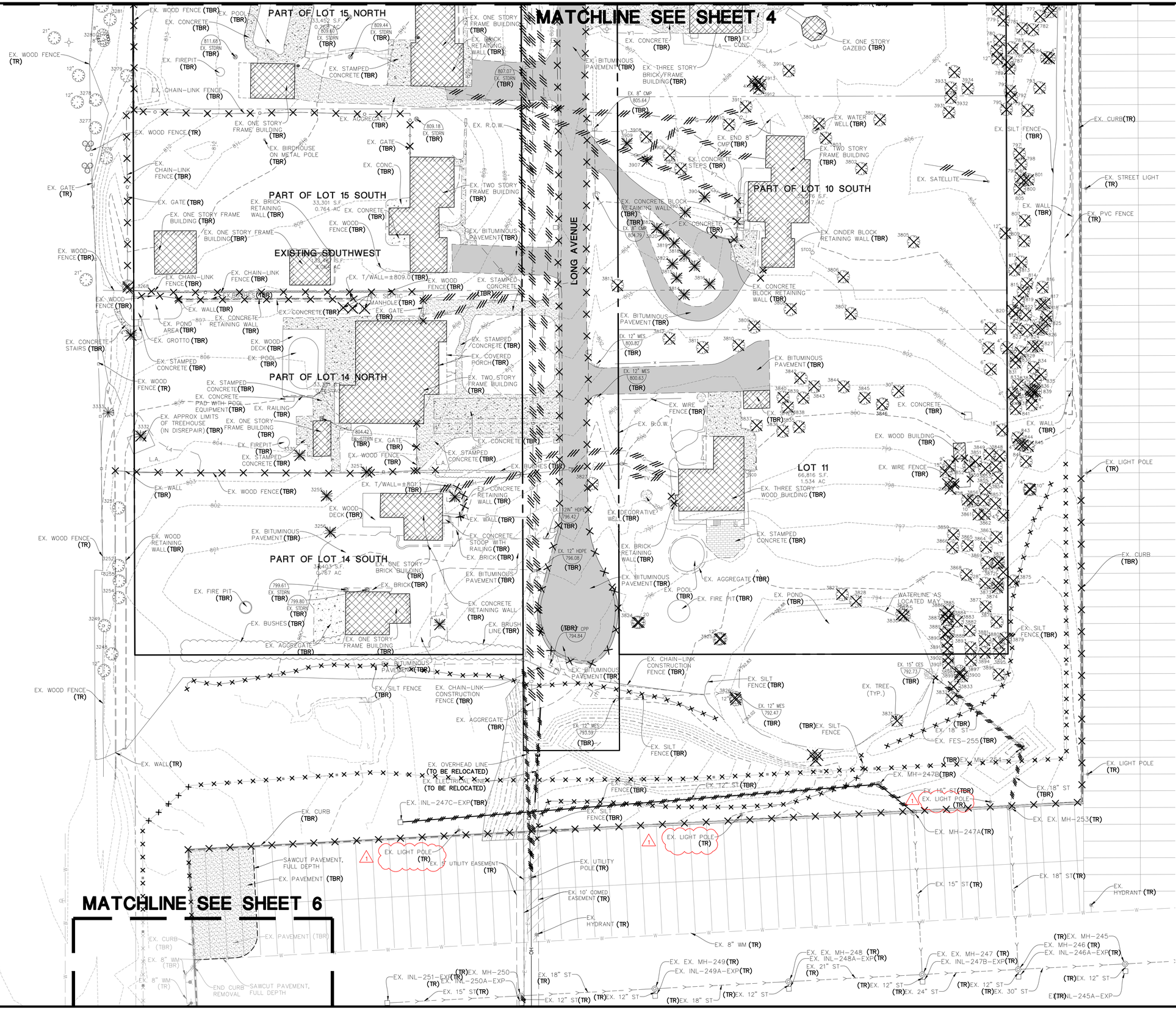
October 8, 2025 - 14:44 Dwg Name: P:\Lopsc\001\dwg\Eng\Preliminary\Plan Set\13-E EXISTING CONDITIONS AND DEMO.dwg Updated By: Nmarrington



KEY MAP

TREE PRESERVATION NOTES:

1. SEE TREE PRESERVATION PLAN BY UPLAND FOR TREE REMOVALS. IN THE EVENT OF A CONFLICT, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND CIVIL ENGINEERING FOR RESOLUTION BEFORE TREES ARE REMOVED.

DEMOLITION LEGEND

- BITUMINOUS PAVEMENT AND BASE TO BE REMOVED
- CONCRETE PAVEMENT AND BASE TO BE REMOVED
- BUILDING TO BE REMOVED
- SAWCUT LINE
- FENCE, RETAINING WALL, RAILROAD TIES, POLES, CURB AND GUTTER, ETC. TO BE REMOVED
- UTILITY STRUCTURE TO BE REMOVED
- UTILITY LINE REMOVAL, FILL OR ABANDONMENT (REFER TO SPECIFICATIONS)
- TREE TO BE REMOVED
- (TBR) TO BE REMOVED
- (TR) TO REMAIN

EXISTING CONDITIONS AND DEMOLITION NOTES:

1. EXISTING CONDITIONS AND DEMOLITION PLAN REPRESENT SITE CONDITIONS AS OF MAY 22, 2025. CONTRACTOR SHALL INSPECT SITE PRIOR TO BIDDING WORK TO VERIFY ACTUAL FIELD CONDITIONS AS PORTIONS OF THE DEMOLITION WORK MAY HAVE SINCE BEEN COMPLETED. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLETE ALL DEMOLITION WORK AS PER PLANS TO PREPARE THE SITE FOR CONSTRUCTION OF PROPOSED IMPROVEMENTS.
2. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
3. THE CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, REMOVAL AND DISPOSAL (IN A LOCATION APPROVED BY ALL JURISDICTIONAL GOVERNING ENTITIES) OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, ROAD, PARKING LOTS, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THESE PLANS CAN BE CONSTRUCTED. ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
4. REFER TO SPECIFICATIONS SHEET FOR DEMOLITION NOTES.
5. PRIOR TO CONSTRUCTION, THE DEMOLITION CONTRACTOR SHALL IDENTIFY THE LIMITS OF (1) EXISTING SEPTIC SYSTEMS AND ABANDON/REMOVE THEM TO THE STANDARDS OF THE MWRD, LOCAL HEALTH DEPARTMENT, AND OTHER LOCAL GOVERNING AGENCIES.
6. ALL EXISTING WATER WELLS SHALL BE SEALED AND/OR REMOVED IN ACCORDANCE WITH THE STATE OF ILLINOIS DEPARTMENT OF PUBLIC HEALTH, RULE XI-A, SEALING OF THE WELL AND/OR REMOVAL SHALL BE WITNESSED BY THE VILLAGE OF SCHAUMBURG.

DRAWN BY	DATE	REVISIONS
NAH		
	10-08-25	REVISED PER VILLAGE COMMENTS

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Construction Managers • Environmental Scientists • Landscape Architects • Planners

LONG AVENUE ASSEMBLAGE
VILLAGE OF SCHAUMBURG, ILLINOIS
EXISTING CONDITIONS AND DEMOLITION PLAN - C

PROJ. MGR.:	QDH
PROJ. ASSOC.:	NAH
DRAWN BY:	NAH
DATE:	08/08/2025
SCALE:	1"=30'

SHEET 5 OF 28

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October 8, 2025 - 14:44 Dwg Name: P:\Lopsc\093\dwg\Eng\Preliminary\Plan Set\3-6 EXISTING CONDITIONS AND DEMO.dwg Updated By: Nkarrington

MATCHLINE SEE SHEET 3

MATCHLINE SEE SHEET 4

MATCHLINE SEE SHEET 5

EX. 12" ST (TR)
EX. MH-20 (TR)
EX. 15" ST (TR)
EX. MH-19 (TR)
EX. INL-19A (TR)P
EX. 15" ST (TR)
EX. CB-18 (TR)
EX. INL-18A (TR)P
EX. 24" ST (TR)
EX. CB-17 (TR)
EX. INL-17A (TR)P
EX. INL-15A (TR)P
EX. CB-15 (TR)
(TR) EX. CB-14
(TR) EX. CB-13
EX. CB-12 (TR)
EX. CB-11 (TR)
EX. CB-10 (TR)
(TR) EX. 24" ST
(TR) EX. 42" ST
EX. CB-5 (TR)
(TR) EX. 12" ST
EX. 12" ST (TR)
EX. CB-121 (TR)
(TR) EX. FES-5
EX. INL-122-EXP (TR)

EX. NORTH DEPRESSION
HWL = 787.2±
NWL = 783.6±
VOLUME PROVIDED = 21.27 AC-FT

EX. NORTH DEPRESSION
HWL = 787.2±
NWL = 783.6±
VOLUME PROVIDED = 21.27 AC-FT

EXPERIOR INTERNAL ACCESS ROAD

EX. DUAL 36" FLARED END SECTIONS (TBR)

EXPERIOR TRUCK PARKING ENTRANCE

DETAIL A

EX. CURB (TBR)
EX. PAVEMENT (TBR)
EX. 8" WM (TBR)
EX. 8" WM (TR)
END CURB REMOVAL
SAWCUT PAVEMENT, FULL DEPTH
EX. LIGHT POLE (TR)
EXPERIOR PARKING
METRA ROAD

DETAIL B

EX. LIGHT POLE (TO BE RELOCATED)
EX. INL-216A-EXP (TBR)
EX. PVC FENCE (TO BE RELOCATED)
EX. CURB (TBR)
EX. LIGHT POLE (TO BE RELOCATED)
EX. INL-215A-EXP (TBR)
EX. LIGHT POLE (TO BE RELOCATED)
EX. INL-208A-EXP (TBR)
EX. 12" ST (TBR) (FILL BOTH ENDS WITH 2' MINIMUM OF FLOWABLE FILL)
EX. 12" ST (TBR) (FILL BOTH ENDS WITH 2' MINIMUM OF FLOWABLE FILL)
(TBR) EX. 15" ST (FILL BOTH ENDS WITH 2' MINIMUM OF FLOWABLE FILL)
END CURB REMOVAL
57.5'
END FENCE REMOVAL
SAWCUT PAVEMENT, FULL DEPTH
EX. MH-216 (TR)
EX. INL-216B-EXP (TR)
EX. 15" ST (TR)
(TR) EX. MH-215
EX. INL-215B-EXP (TR)
EX. PAVEMENT (TBR)
(TR) EX. INL-208B-EXP
(TR) EX. MH-208
SAWCUT PAVEMENT, FULL DEPTH
EX. BOLLARDS (4) (TO BE RELOCATED)
(TR) EX. 21" ST
EX. PERMEABLE PAVEMENT SIGN (TO BE RELOCATED)
(TO BE RELOCATED) EX. HYD
EX. BOLLARDS (4) (TO BE RELOCATED)
EX. PERMEABLE PAVEMENT SIGN (TO BE RELOCATED)
(TR) EX. 18" ST
EX. INL-238A-EXP (TR)
EX. INL-238-EXP (TR)
EX. LIGHT POLE (TO BE RELOCATED)
EX. HYD (TO BE RELOCATED)
EX. LIGHT POLE (TO BE RELOCATED)
EX. MH-214 (TR)
(TR) EX. MH-207

EX. FENCE (TBR)
36.64'
142.02'
EX. STREET LIGHT (TO BE RELOCATED)
EX. CURB AND GUTTER (TBR)
21.81'
EX. INL-117-EXP (TR)
(TR) EX. 12" ST
(TR) EX. CB-116
(TR) EX. FES-118
(TR) EX. RCB-117
(TR) EX. 30" ST
(TR) EX. 12" ST

N

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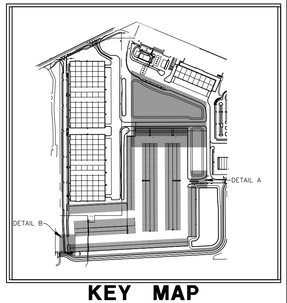
SCALE: 1"=30'



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DATE	REVISIONS	DRAWN BY
10-08-25	1 REVISED PER VILLAGE COMMENTS	NAH

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LONG AVENUE ASSEMBLAGE
VILLAGE OF SCHAUMBURG, ILLINOIS
EXISTING CONDITIONS AND DEMOLITION PLAN - D

PROJ. MGR.:	QDH
PROJ. ASSOC.:	NAH
DRAWN BY:	NAH
DATE:	08/08/2025
SCALE:	1"=30'

SHEET 6 OF 28

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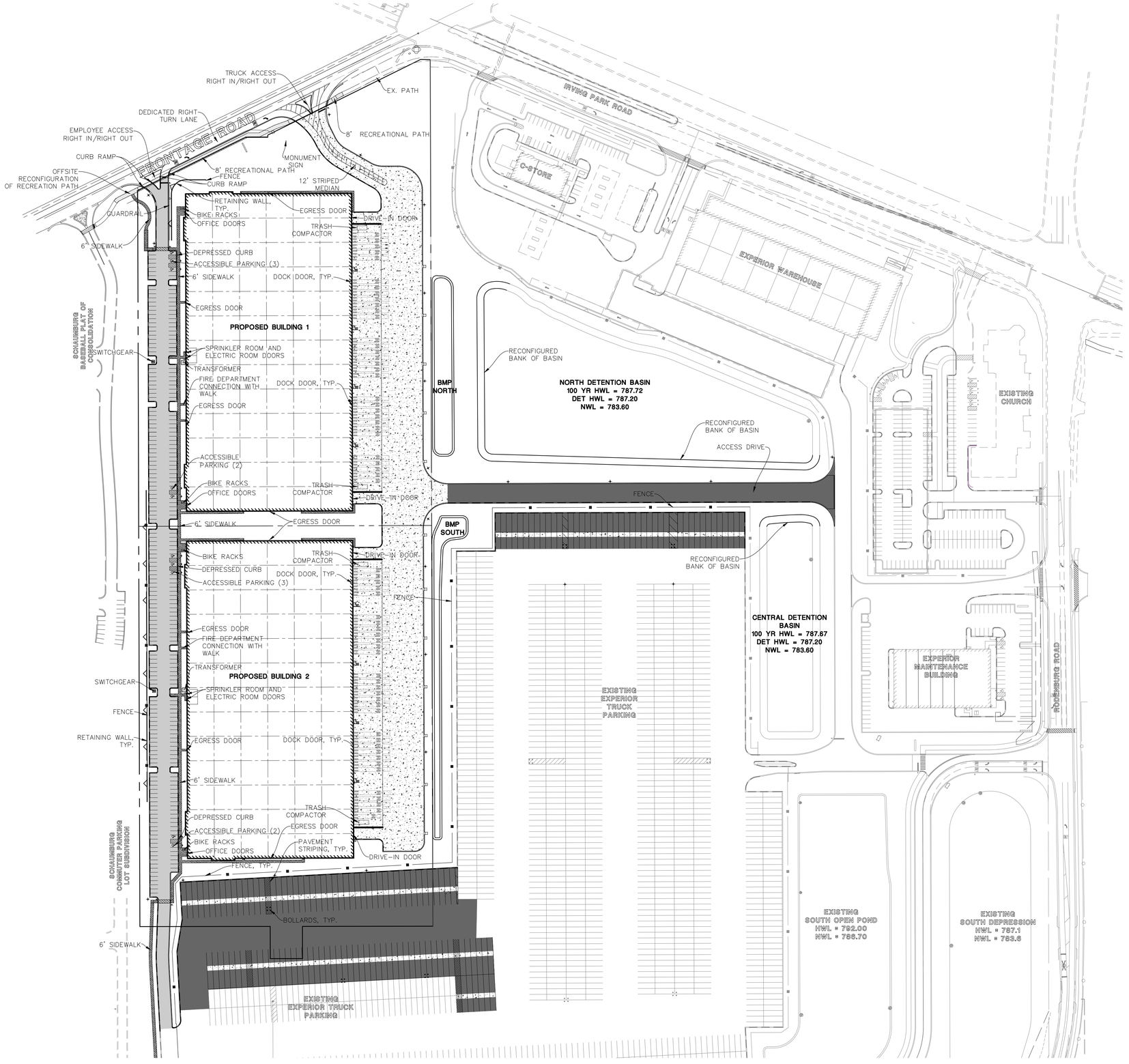
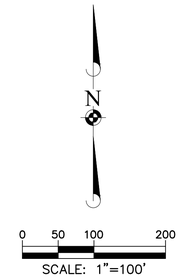
October 8, 2025 - 14:44 Dwg Name: P:\Jobs\2011\dwg\Eng\Preliminary\Plan Set\13-6 EXISTING CONDITIONS AND DEMO.dwg Updated By: NHorrington





SITE DIMENSIONAL AND PAVING NOTES:

1. ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING FOUNDATION UNLESS NOTED OTHERWISE.
2. ALL PROPOSED CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.
3. ALL CURB RADII SHALL BE 3' MEASURED TO FACE OF CURB UNLESS NOTED OTHERWISE.
4. TIE ALL PROPOSED CURB AND GUTTER TO EXISTING CURB AND GUTTER WITH 2–#6 BARS x 18" LONG DOWELED INTO EXISTING CURB.
5. BUILDING DIMENSIONS AND ADJACENT PARKING HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. BUILDING DIMENSIONS SHOWN SHOULD NOT BE USED FOR CONSTRUCTION LAYOUT OF BUILDING.
6. IMPROVEMENTS ADJACENT TO BUILDING, IF SHOWN, SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, FENCES, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS AND DETAILS.
7. LOCATION OF PRIVATE SIDEWALKS SHALL BE COORDINATED WITH PROPOSED DOORWAY. CONTRACTOR TO VERIFY ACTUAL BUILDING PLAN LOCATIONS WITH ARCHITECT/DEVELOPER PRIOR TO CONSTRUCTING THE SIDEWALKS.
8. ALL ROADWAY AND PARKING LOT SIGNAGE, STRIPING, SYMBOLS, ETC. SHALL BE IN ACCORDANCE WITH LATEST JURISDICTIONAL GOVERNMENTAL ENTITY DETAILS.
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10. PROVIDE DEPRESSED CURB AND RAMP AT ALL HANDICAP ACCESSIBLE SIDEWALK AND PATH LOCATIONS PER FEDERAL AND STATE STANDARDS.
11. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1–800–892–0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
12. ALL ROADWAY AND PARKING LOT IMPROVEMENTS SHALL BE COMPLETED IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS, LATEST EDITION.

SITE DATA

SITE AREA	22.74 ACRES
STANDARD PARKING PROVIDED	266 SPACES
ACCESSIBLE PROVIDED	10 SPACES
TOTAL PARKING PROVIDED	276 SPACES
PARKING RATIO	1.57 SPACES/1000 S.F.
NET TRUCK PARKING PROVIDED	47 SPACES

PAVEMENT LEGEND

STANDARD DUTY PAVEMENT
1 1/2" BITUMINOUS SURFACE COURSE, HOT–MIX ASPHALT, MIX D, N50
2 1/2" BITUMINOUS BINDER COURSE, HOT–MIX ASPHALT, IL–12.5, N50
10" AGGREGATE BASE COURSE, TYPE B

HEAVY DUTY ASPHALT PAVEMENT
2" BITUMINOUS SURFACE COURSE, HOT–MIX ASPHALT, MIX D, N50
4" BITUMINOUS BINDER COURSE, HOT–MIX ASPHALT, IL–19, N50
10" AGGREGATE BASE COURSE, TYPE B

RECREATIONAL PATH
3" HOT MIX ASPHALT SURFACE COARSE
6" AGGREGATE BASE COURSE GRADE 9 CRUSHED STONE W/ FINES

CONCRETE PAVEMENT
8" PORTLAND CEMENT CONCRETE PAVEMENT W/ 6 X 6 W1.4 WWF
4" COMPACTED AGGREGATE BASE, TYPE B

CONCRETE SIDEWALK
5" PORTLAND CEMENT CONCRETE
4" COMPACTED AGGREGATE BASE COURSE, TYPE B

ALL PAVEMENT SECTIONS SUBJECT TO FINAL DESIGN BY GEOTECHNICAL ENGINEER, TYPICAL SECTIONS SHOWN.

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10–08–25	REVISED PER VILLAGE COMMENTS	NAH

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LONG AVENUE ASSEMBLAGE
VILLAGE OF SCHAUMBURG, ILLINOIS
OVERALL SITE PLAN

PROJ. MGR.:	QDH
PROJ. ASSOC.:	NAH
DRAWN BY:	NAH
DATE:	08/08/2025
SCALE:	1"=100'

SHEET
7 OF 28
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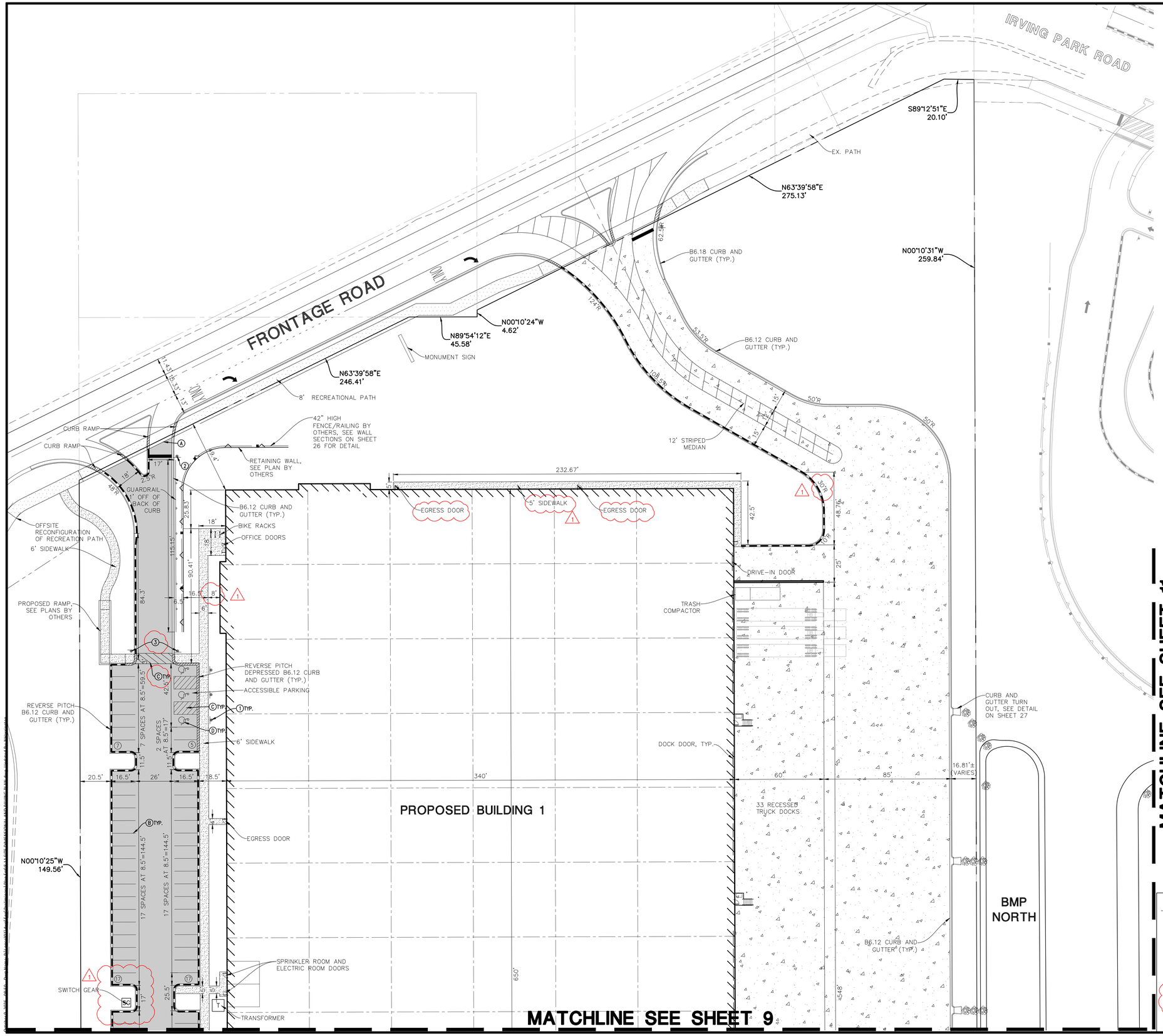
October 3, 2025 - 10:10 Dwg Name: P:\Lopsc\001\dwg\Eng\Preliminary\Plan Set\7 OVERALL SITE PLAN.dwg Updated By: NHarrington



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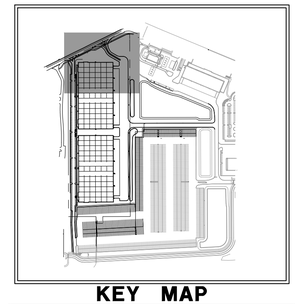
SCALE: 1"=30'



KEY MAP

SITE DIMENSIONAL AND PAVING NOTES:

1. ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING FOUNDATION UNLESS NOTED OTHERWISE.
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3. ALL CURB RADII SHALL BE 3' MEASURED TO FACE OF CURB UNLESS NOTED OTHERWISE.
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PAVEMENT MARKING LEGEND

- (A) 24" WHITE STOP BAR
- (B) 4" YELLOW LINE
- (C) 4" YELLOW DIAGONAL AT 45° SPACED 2' O.C. W/ 4" YELLOW BORDER
- (D) HC STALL MARKINGS

SIGN LEGEND

- (1) R7-8 HANDICAP PARKING SIGN
- (2) R1-1 STOP SIGN
- (3) W11-1 PEDESTRIAN CROSSING SIGN

PAVEMENT LEGEND

STANDARD DUTY PAVEMENT
1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
2 1/2" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-12.5, N50
10" AGGREGATE BASE COURSE, TYPE B

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3" HOT MIX ASPHALT SURFACE COURSE
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10-08-25	REVISED PER VILLAGE COMMENTS	NAH

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LONG AVENUE ASSEMBLAGE
VILLAGE OF SCHAUMBURG, ILLINOIS
SITE DIMENSIONAL AND PAVING PLAN - A

PROJ. MGR.:	ODH
PROJ. ASSOC.:	NAH
DRAWN BY:	NAH
DATE:	08/08/2025
SCALE:	1"=30'

SHEET 8 OF 28

LOP.SCIL01

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MATCHLINE SEE SHEET 8

MATCHLINE SEE SHEET 11

MATCHLINE SEE SHEET 10

REVERSE PITCH B6.12 CURB AND GUTTER (TYP.)

9 SPACES AT 8.5'=76.5'

N00°10'25"W 149.93'

FIRE DEPARTMENT CONNECTION WITH WALK

EGRESS DOOR

PROPOSED BUILDING 1

650'

340'

DOCK DOOR, TYP.

33 RECESSED TRUCK DOCKS

548'

60'

85'

BMP NORTH

CURB AND GUTTER TURN OUT, SEE DETAIL ON SHEET 27

16.82'± VARIES

20.5' 16.5' 26' 16.5' 18.5'

8'

28 SPACES AT 8.5'=238'

19 SPACES AT 8.5'=153'

REVERSE PITCH B6.12 CURB AND GUTTER (TYP.)

END OF RETAINING WALL

TYP. ACCESSIBLE PARKING

REVERSE PITCH DEPRESSED B6.12 CURB AND GUTTER (TYP.)

BIKE RACKS

TRASH COMPACTOR

DRIVE-IN DOOR

ACCESS EASEMENT

ACCESS DRIVE

42" HIGH FENCE/RAILING BY OTHERS, SEE WALL SECTIONS ON SHEET 26 FOR DETAIL

5' SIDEWALK

OFFICE DOORS

129.33'

110.33'

6' SIDEWALK

42.5'

25.5'

REVERSE PITCH DEPRESSED B6.12 CURB AND GUTTER (TYP.)

ACCESSIBLE PARKING

REVERSE PITCH B6.12 CURB AND GUTTER (TYP.)

PROPOSED BUILDING 2

17 SPACES AT 8.5'=144.5'

RETAINING WALL, DESIGN BY OTHERS

42" HIGH FENCE/RAILING BY OTHERS, SEE WALL SECTIONS ON SHEET 26 FOR DETAIL

TRANSFORMER

SWITCH GEAR

SPRINKLER ROOM AND ELECTRIC ROOM DOORS

BMP SOUTH

EXISTING EXPERIOR TRUCK PARKING

8" TALL FENCE, (TYP.)

10'

51'R

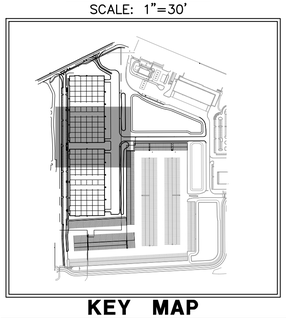
89'

16.83'± VARIES

N

0 15 30 60

SCALE: 1"=30'



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5. BUILDING DIMENSIONS AND ADJACENT PARKING HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. BUILDING DIMENSIONS SHOWN SHOULD NOT BE USED FOR CONSTRUCTION LAYOUT OF BUILDING.
6. IMPROVEMENTS ADJACENT TO BUILDING, IF SHOWN, SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, FENCES, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS AND DETAILS.
7. LOCATION OF PRIVATE SIDEWALKS SHALL BE COORDINATED WITH PROPOSED DOORWAY. CONTRACTOR TO VERIFY ACTUAL BUILDING PLAN LOCATIONS WITH ARCHITECT/DEVELOPER PRIOR TO CONSTRUCTING THE SIDEWALKS.
8. ALL ROADWAY AND PARKING LOT SIGNAGE, STRIPING, SYMBOLS, ETC. SHALL BE IN ACCORDANCE WITH LATEST JURISDICTIONAL GOVERNMENTAL ENTITY DETAILS.
9. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
10. PROVIDE DEPRESSED CURB AND RAMP AT ALL HANDICAP ACCESSIBLE SIDEWALK AND PATH LOCATIONS PER FEDERAL AND STATE STANDARDS.
11. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.

PAVEMENT MARKING LEGEND

- (A) 24" WHITE STOP BAR
- (B) 4" YELLOW LINE
- (C) 4" YELLOW DIAGONAL AT 45° SPACED 2' O.C. W/ 4" YELLOW BORDER
- (D) HC STALL MARKINGS

SIGN LEGEND

- (1) R7-8 HANDICAP PARKING SIGN
- (2) R1-1 STOP SIGN
- (3) W11-1 PEDESTRIAN CROSSING SIGN

PAVEMENT LEGEND

STANDARD DUTY PAVEMENT
1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
2 1/2" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-12.5, N50
10" AGGREGATE BASE COURSE, TYPE B

CONCRETE PAVEMENT
8" PORTLAND CEMENT CONCRETE PAVEMENT W/ 6 X 6 W1.4 WWF
4" COMPACTED AGGREGATE BASE, TYPE B

CONCRETE SIDEWALK
5" PORTLAND CEMENT CONCRETE
4" COMPACTED AGGREGATE BASE COURSE, TYPE B

HEAVY DUTY ASPHALT PAVEMENT
2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
4" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50
10" AGGREGATE BASE COURSE, TYPE B

ALL PAVEMENT SECTIONS SUBJECT TO FINAL DESIGN BY GEOTECHNICAL ENGINEER, TYPICAL SECTIONS SHOWN.

DATE	REVISIONS	DRAWN BY
		NAH
10-08-25	1 REVISED PER VILLAGE COMMENTS	

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LONG AVENUE ASSEMBLAGE
VILLAGE OF SCHAUMBURG, ILLINOIS
SITE DIMENSIONAL AND PAVING PLAN - B

PROJ. MGR.:	QDH
PROJ. ASSOC.:	NAH
DRAWN BY:	NAH
DATE:	08/08/2025
SCALE:	1"=30'

SHEET 9 OF 28

LOP.SCIL01

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October 9, 2025 - 08:50 Dwg Name: P:\Loppc\031\Dwg\Eng\Preliminary\Plan Set\B-11 SITE DIMENSIONAL AND PAVING PLAN.dwg Updated By: NHarrington

MATCHLINE SEE SHEET 9

MATCHLINE SEE SHEET 11

PROPOSED BUILDING 2

650'

340'

N00°10'25"W
125.41'

N00°10'25"W
125.25'

N00°10'31"W
1514.90'

RETAINING WALL DESIGN BY OTHERS

42" HIGH FENCE/RAILING BY OTHERS, SEE WALL SECTIONS ON SHEET 26 FOR DETAIL

END OF RETAINING WALL

REVERSE PITCH B6.12 CURB AND GUTTER (TYP.)

CROSS ACCESS EASEMENT

EGRESS DOOR

DOCK DOOR, TYP.

33 RECESSED TRUCK DOCKS

CURB AND GUTTER TURN OUT, SEE DETAIL ON SHEET 27

BMP SOUTH

8" TALL FENCE, (TYP.)

TRASH COMPACTOR

DRIVE-IN DOOR

REVERSE PITCH B6.12 CURB AND GUTTER (TYP.)

B6.12 CURB AND GUTTER (TYP.)

EXISTING EXPERIOR TRUCK PARKING

16 SPACES AT 8.5'=144.5'

15 SPACES AT 8.5'=127.5'

30 SPACES AT 8.5'=255'

16 SPACES AT 8.5'=144.5'

16 SPACES AT 8.5'=136'

6' SIDEWALK

5' SIDEWALK

REVERSE PITCH DEPRESSED B6.12 CURB AND GUTTER (TYP.)

ACCESSIBLE PARKING

BIKE RACKS

OFFICE DOORS

EGRESS DOOR

EGRESS DOOR

251.67'

PAVEMENT STRIPING, TYP.

MEET EXISTING PAVEMENT, TYP.

CURB RAMP

B6.12 CURB AND GUTTER (TYP.)

BOLLARDS, TYP.

33 SPACES AT 11.5'=379.5'

15 SPACES AT 11.5'=172.5'

N89°55'48"E
267.11'

S89°55'48"W
266.74'

N00°10'24"W
66.00'

S00°10'24"E
66.00'

S89°55'48"W
66.00'

REVERSE PITCH B6.12 CURB AND GUTTER (TYP.)

6' SIDEWALK

36 SPACES AT 11.5'=414'

7 SPACES AT 11.5'=80.5'

6 SPACES AT 11.5'=69'

6 SPACES AT 11.5'=69'

BOLLARDS, TYP.

MEET EXISTING PAVEMENT, TYP.

EXISTING EXPERIOR TRUCK PARKING

MEET EXISTING PAVEMENT

ACCESS EASEMENT

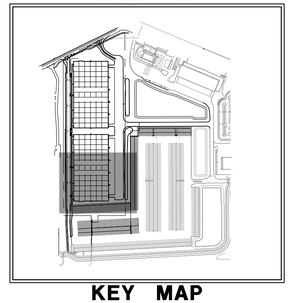
524'R

408'R

N

0 15 30 60

SCALE: 1"=30'



KEY MAP

06-01-16

SITE DIMENSIONAL AND PAVING NOTES:

1. ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING FOUNDATION UNLESS NOTED OTHERWISE.
2. ALL PROPOSED CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.
3. ALL CURB RADII SHALL BE 3' MEASURED TO FACE OF CURB UNLESS NOTED THERWISE.
4. TIE ALL PROPOSED CURB AND GUTTER TO EXISTING CURB AND GUTTER WITH 2-#6 BARS x 18" LONG DOWELED INTO EXISTING CURB.
5. BUILDING DIMENSIONS AND ADJACENT PARKING HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. BUILDING DIMENSIONS SHOWN SHOULD NOT BE USED FOR CONSTRUCTION LAYOUT OF BUILDING.
6. IMPROVEMENTS ADJACENT TO BUILDING, IF SHOWN, SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, FENCES, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS AND DETAILS.
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9. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
10. PROVIDE DEPRESSED CURB AND RAMP AT ALL HANDICAP ACCESSIBLE SIDEWALK AND PATH LOCATIONS PER FEDERAL AND STATE STANDARDS.
11. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.

PAVEMENT MARKING LEGEND

- (A) 24" WHITE STOP BAR
- (B) 4" YELLOW LINE
- (C) 4" YELLOW DIAGONAL AT 45° SPACED 2' O.C. W/ 4" YELLOW BORDER
- (D) HC STALL MARKINGS

SIGN LEGEND

- (1) R7-8 HANDICAP PARKING SIGN
- (2) R1-1 STOP SIGN
- (3) W11-1 PEDESTRIAN CROSSING SIGN

PAVEMENT LEGEND

STANDARD DUTY PAVEMENT
1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
2 1/2" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-12.5, N50
10" AGGREGATE BASE COURSE, TYPE B

HEAVY DUTY ASPHALT PAVEMENT
2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
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ALL PAVEMENT SECTIONS SUBJECT TO FINAL DESIGN BY GEOTECHNICAL ENGINEER, TYPICAL SECTIONS SHOWN.

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DATE	REVISIONS	DRAWN BY
10-08-25	REVISED PER VILLAGE COMMENTS	NAH

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Construction Managers • Environmental Scientists • Landscape Architects • Planners
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ph 630.591.8000 fx 630.591.8585 manhard.com

LONG AVENUE ASSEMBLAGE
VILLAGE OF SCHAUMBURG, ILLINOIS
SITE DIMENSIONAL AND PAVING PLAN - C

PROJ. MGR.:	QDH
PROJ. ASSOC.:	NAH
DRAWN BY:	NAH
DATE:	08/08/2025
SCALE:	1"=30'

SHEET 10 OF 28

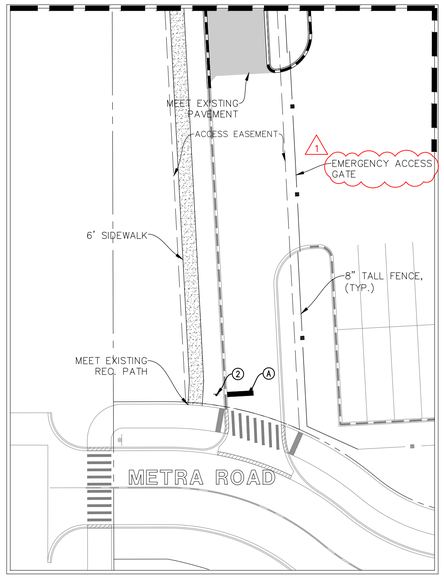
LOP.SCIL01

October 9, 2025 08:50 Dwg Name: P:\Projects\013.dwg\Eng\Preliminary\Plan Set\9-11 SITE DIMENSIONAL AND PAVING PLAN.dwg Updated By: NHarrington

MATCHLINE SEE SHEET 8

EXPERIOR LOGISTICS FACILITY

SEE SHEET 10



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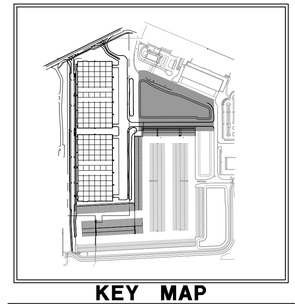

KEY MAP

MATCHLINE SEE SHEET 9

NORTH DETENTION BASIN
100 YR HWL = 787.72
DET HWL = 787.20
NWL = 783.60

B6.12 CURB AND GUTTER (TYP.)

ACCESS DRIVE

50'R

MEET EXISTING PAVEMENT

ACCESS EASEMENT

REVERSE PITCH DEPRESSED B6.12 CURB AND GUTTER (TYP.)

40'

8' TALL FENCE (TYP.)

20'

DEPRESSED B6.12 CURB AND GUTTER (TYP.)

50'R

15'

30

B TYP.

39'

5'

10'

24'

74'

BOLLARDS, TYP.

11.5'

30 SPACES AT 11.5'=356.5'

17.25'

12 SPACES AT 11.5'=138'

CENTRAL DETENTION BASIN
100 YR HWL = 787.67
DET HWL = 787.20
NWL = 793.60

CROSS ACCESS EASEMENT

06-01-16

SITE DIMENSIONAL AND PAVING NOTES:

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1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
2 1/2" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-12.5, N50
10" AGGREGATE BASE COURSE, TYPE B

HEAVY DUTY ASPHALT PAVEMENT
2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
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CONCRETE PAVEMENT
8" PORTLAND CEMENT CONCRETE PAVEMENT W/ 6 X 6 W1.4 WWF
4" COMPACTED AGGREGATE BASE, TYPE B

CONCRETE SIDEWALK
5" PORTLAND CEMENT CONCRETE
4" COMPACTED AGGREGATE BASE COURSE, TYPE B

ALL PAVEMENT SECTIONS SUBJECT TO FINAL DESIGN BY GEOTECHNICAL ENGINEER, TYPICAL SECTIONS SHOWN.

DATE	REVISIONS	DRAWN BY
	1 10-08-25 REVISED PER VILLAGE COMMENTS	NAH

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LONG AVENUE ASSEMBLAGE
VILLAGE OF SCHAUMBURG, ILLINOIS
SITE DIMENSIONAL AND PAVING PLAN - D

PROJ. MGR.:	QDH
PROJ. ASSOC.:	NAH
DRAWN BY:	NAH
DATE:	08/08/2025
SCALE:	1"=30'

SHEET 11 OF 28

LOP.SCIL01

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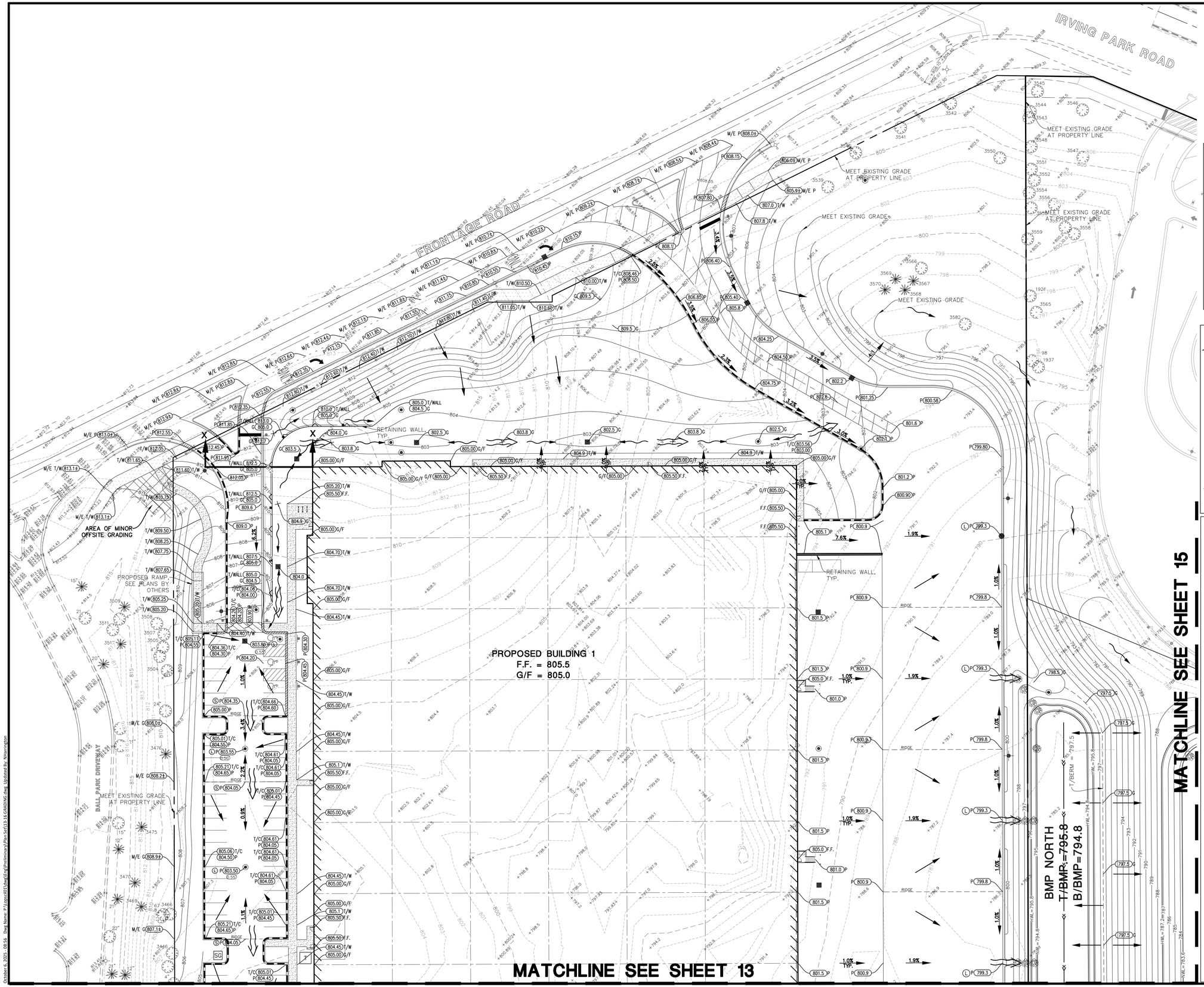
October 9, 2025 - 08:50 Dwg Name: P:\Lopscil01\dwg\Eng\Preliminary\Plan Set\8-11 SITE DIMENSIONAL AND PAVING PLAN.dwg Updated By: Nnarrington



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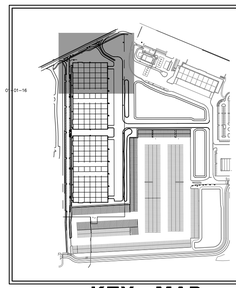
SCALE: 1"=30'



KEY MAP

GRADING PLAN LEGEND

764	PROPOSED 1 FOOT CONTOURS
792.8 G	PROPOSED SPOT ELEVATION
F.F.	PROPOSED FINISHED FLOOR ELEVATION
G/F	PROPOSED GRADE AT FOUNDATION
P	PROPOSED PAVEMENT ELEVATION
T/C	PROPOSED TOP OF CURB
T/W	PROPOSED TOP OF WALK
T/WALL	PROPOSED TOP OF WALL
M/E	MEET EXISTING
G	PROPOSED GROUND GRADE OR GROUND AT BASE OF RETAINING WALL
	PROPOSED DITCH OR SWALE
	PROPOSED DIRECTION OF FLOW
	OVERFLOW RELIEF SWALE
RIDGE	PROPOSED RIDGE LINE
0.2'	PROPOSED DEPTH OF PONDING
	RETAINING WALL
(L)	PROPOSED SWALE LOW POINT
(S)	PROPOSED SWALE SUMMIT

GRADING NOTES:

1. RETAINING WALL DESIGN TO BE PROVIDED BY OTHERS.
2. PAVEMENT SLOPES THROUGH HANDICAP ACCESSIBLE PARKING AREAS SHALL BE 2.00% MAXIMUM IN ANY DIRECTION.
3. ALL HANDICAP RAMPS SHALL BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2.00% OR LESS.
4. MEET EXISTING GRADE AT PROPERTY LIMITS UNLESS NOTED OTHERWISE.
5. CONTRACTOR SHALL REFER TO THE SOIL EROSION AND SEDIMENT CONTROL PLAN AND DETAILS FOR CONSTRUCTION SCHEDULING AND EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO BEGINNING GRADING OPERATIONS.
6. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
7. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
8. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
9. ALL UNPAVED AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE 6 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
10. EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS AS PREPARED BY MANHARD CONSULTING ON MAY 22, 2025. CONTRACTOR SHALL FIELD CHECK EXISTING ELEVATIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
11. TRANSITIONS FROM DEPRESSED CURB TO FULL HEIGHT CURB SHALL BE TAPERED AT 2H:1V UNLESS OTHERWISE NOTED.
12. EXCAVATION, GRADING, AND COMPACTION TO BE COMPLETED IN ACCORDANCE WITH RECOMMENDATIONS OF GEOTECHNICAL REPORT.

DATE	REVISIONS	DRAWN BY
10-08-25	1 REVISED PER VILLAGE COMMENTS	NAH

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LONG AVENUE ASSEMBLAGE
VILLAGE OF SCHAUMBURG, ILLINOIS
GRADING PLAN - A

PROJ. MGR.:	QDH
PROJ. ASSOC.:	NAH
DRAWN BY:	NAH
DATE:	08/08/2025
SCALE:	1"=30'

SHEET 12 OF 28

LOP.SCIL01

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October 6, 2025 - 08:56 Dwg Name: P:\Locs\001\dwg\Eng\Preliminary\Plan Set\13-16 GRADING.dwg Updated By: NHarrington

MATCHLINE SEE SHEET 12

PROPOSED BUILDING 1
F.F. = 805.5
G/F = 805.0

PROPOSED BUILDING 2
F.F. = 805.0
G/F = 804.5

AREA OF MINOR OFFSITE GRADING TO ALLOW DRAINAGE OVER CURB TO PARKING LOT

MEET EXISTING GRADE AT PROPERTY LINE

RETAINING WALL, TYP.

BMP NORTH
T/BMP=795.8
B/BMP=794.8

BMP SOUTH
T/BMP=795.8
B/BMP=794.8

MATCHLINE SEE SHEET 15

MEET EXISTING GRADE AT TOP OF CURB

MATCHLINE SEE SHEET 14

N

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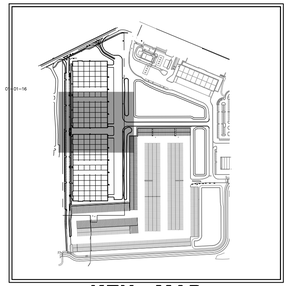
SCALE: 1"=30'



KEY MAP

GRADING PLAN LEGEND

764	PROPOSED 1 FOOT CONTOURS
792.8 G	PROPOSED SPOT ELEVATION
F.F.	PROPOSED FINISHED FLOOR ELEVATION
G/F	PROPOSED GRADE AT FOUNDATION
P	PROPOSED PAVEMENT ELEVATION
T/C	PROPOSED TOP OF CURB
T/W	PROPOSED TOP OF WALK
T/WALL	PROPOSED TOP OF WALL
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	PROPOSED DITCH OR SWALE
	PROPOSED DIRECTION OF FLOW
	OVERFLOW RELIEF SWALE
RIDGE	PROPOSED RIDGE LINE
0.5'	PROPOSED DEPTH OF PONDING
	RETAINING WALL
L	PROPOSED SWALE LOW POINT
S	PROPOSED SWALE SUMMIT

GRADING NOTES:

1. RETAINING WALL DESIGN TO BE PROVIDED BY OTHERS.
2. PAVEMENT SLOPES THROUGH HANDICAP ACCESSIBLE PARKING AREAS SHALL BE 2.00% MAXIMUM IN ANY DIRECTION.
3. ALL HANDICAP RAMPS SHALL BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2.00% OR LESS.
4. MEET EXISTING GRADE AT PROPERTY LIMITS UNLESS NOTED OTHERWISE.
5. CONTRACTOR SHALL REFER TO THE SOIL EROSION AND SEDIMENT CONTROL PLAN AND DETAILS FOR CONSTRUCTION SCHEDULING AND EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO BEGINNING GRADING OPERATIONS.
6. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
7. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
8. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
9. ALL UNPAVED AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE 6 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
10. EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS AS PREPARED BY MANHARD CONSULTING ON MAY 22, 2025. CONTRACTOR SHALL FIELD CHECK EXISTING ELEVATIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
11. TRANSITIONS FROM DEPRESSED CURB TO FULL HEIGHT CURB SHALL BE TAPERED AT 2H:1V UNLESS OTHERWISE NOTED.
12. EXCAVATION, GRADING, AND COMPACTION TO BE COMPLETED IN ACCORDANCE WITH RECOMMENDATIONS OF GEOTECHNICAL REPORT.

DATE	REVISIONS	DRAWN BY
10-08-25	REVISED PER VILLAGE COMMENTS	NAH

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LONG AVENUE ASSEMBLAGE
VILLAGE OF SCHAUMBURG, ILLINOIS
GRADING PLAN - B

PROJ. MGR.:	QDH
PROJ. ASSOC.:	NAH
DRAWN BY:	NAH
DATE:	08/08/2025
SCALE:	1"=30'

SHEET
13 OF 28
LOP.SCIL01

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October 6, 2025 - 08:56 Dwg Name: P:\Projects\011dwg\Engr\Preliminary\Plan Set\13-16 GRADING.dwg Updated By: NHarrington

MATCHLINE SEE SHEET 13

PROPOSED BUILDING 2
F.F. = 805.0
G/F = 804.5

BMP SOUTH
T/BMP=795.38
B/BMP=794.8

MEET EXISTING GRADE AT TOP OF CURB

MEET EXISTING GRADE AT PROPERTY LINE

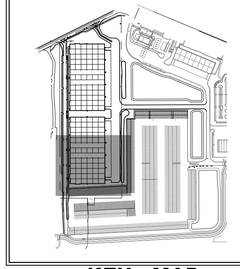
MEET EXISTING GRADE AT EDGE OF PAVEMENT

RETAINING WALL, TYP.

N

0 15 30 60

SCALE: 1"=30'



KEY MAP

GRADING PLAN LEGEND

764	PROPOSED 1 FOOT CONTOURS
792.8 G	PROPOSED SPOT ELEVATION
F.F.	PROPOSED FINISHED FLOOR ELEVATION
G/F	PROPOSED GRADE AT FOUNDATION
P	PROPOSED PAVEMENT ELEVATION
T/C	PROPOSED TOP OF CURB
T/W	PROPOSED TOP OF WALK
T/WALL	PROPOSED TOP OF WALL
M/E	MEET EXISTING
G	PROPOSED GROUND GRADE OR GROUND AT BASE OF RETAINING WALL
	PROPOSED DITCH OR SWALE
	PROPOSED DIRECTION OF FLOW
	OVERFLOW RELIEF SWALE
RIDGE	PROPOSED RIDGE LINE
0.57	PROPOSED DEPTH OF PONDING
	RETAINING WALL
L	PROPOSED SWALE LOW POINT
S	PROPOSED SWALE SUMMIT

06-01-16

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DRAWN BY	REVISIONS	DATE
NAH	1 COMMENTS PER VILLAGE REVISED	10-08-25

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LONG AVENUE ASSEMBLAGE

VILLAGE OF SCHAUMBURG, ILLINOIS

GRADING PLAN - C

PROJ. MGR.:	QDH
PROJ. ASSOC.:	NAH
DRAWN BY:	NAH
DATE:	08/08/2025
SCALE:	1"=30'

SHEET 14 OF 28

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MATCHLINE SEE SHEET 12

MEET EXISTING GRADE

MATCHLINE SEE SHEET 13

SEE SHEET 14

T/W 801.80
799.85 P
800.05 P
RIDGE
799.7± P (S)
799.7± EX. P
799.0± EX. P
MEET EXISTING GRADE AT PAVEMENT
MEET EXISTING GRADE AT EDGE OF PAVEMENT
T/W 801.80
T/W (800.40)
T/W (800.45)
M/E P 804.88
M/E P 805.00
METRA ROAD

N

0 15 30 60

SCALE: 1"=30'



KEY MAP

GRADING PLAN LEGEND

764	PROPOSED 1 FOOT CONTOURS
792.8 G	PROPOSED SPOT ELEVATION
F.F.	PROPOSED FINISHED FLOOR ELEVATION
G/F	PROPOSED GRADE AT FOUNDATION
P	PROPOSED PAVEMENT ELEVATION
T/C	PROPOSED TOP OF CURB
T/W	PROPOSED TOP OF WALK
T/WALL	PROPOSED TOP OF WALL
M/E	MEET EXISTING
G	PROPOSED GROUND GRADE OR GROUND AT BASE OF RETAINING WALL
	PROPOSED DITCH OR SWALE
	PROPOSED DIRECTION OF FLOW
	OVERFLOW RELIEF SWALE
RIDGE	PROPOSED RIDGE LINE
0.5'	PROPOSED DEPTH OF PONDING
	RETAINING WALL
(L)	PROPOSED SWALE LOW POINT
(S)	PROPOSED SWALE SUMMIT

GRADING NOTES:

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A

B

NORTH DETENTION BASIN
100-YEAR HWL = 787.72
DET. HWL = 787.20
NWL = 783.60

NWL=783.6
HWL=787.2
MEET EXISTING EDGE OF PAVEMENT
MEET EXISTING EDGE OF PAVEMENT
RIDGE
CENTRAL DETENTION BASIN
100-YEAR HWL = 787.67
DET. HWL = 787.20
NWL = 783.60

DRAWN BY	DATE	REVISIONS
NAH		
	10-08-25	REVISED PER VILLAGE COMMENTS

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LONG AVENUE ASSEMBLAGE
VILLAGE OF SCHAUMBURG, ILLINOIS
GRADING PLAN - D

PROJ. MGR.:	QDH
PROJ. ASSOC.:	NAH
DRAWN BY:	NAH
DATE:	08/08/2025
SCALE:	1"=30'

SHEET
15 OF 28
LOP.SCIL01

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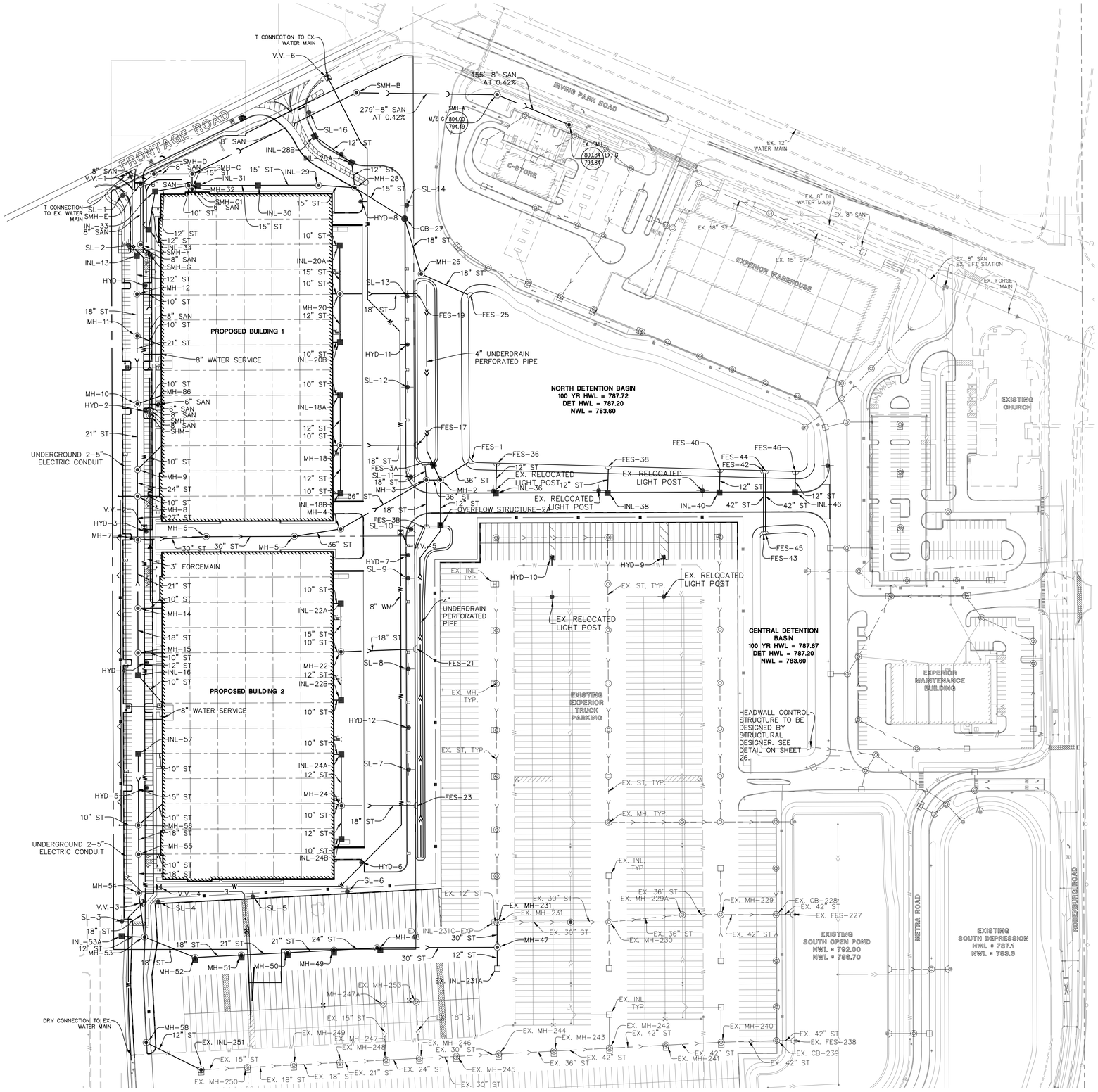
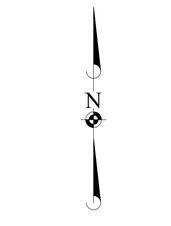
October 6, 2025 - 08:56 Dwg Name: P:\Lopp\001\dwg\Eng\Preliminary\Plan Set\13-16 GRADING.dwg Updated By: Nharrington





06-01-16

UTILITY NOTES:

1. ALL UTILITY DIMENSIONS ARE TO CENTER OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS AND ADJACENT UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1–800–892–0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
4. ROUTING OF GAS, ELECTRIC AND TELEPHONE SERVICES IF SHOWN ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE BASED UPON FINAL REVIEW AND APPROVAL BY RESPECTIVE UTILITY COMPANIES AND OWNER. CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY AND COORDINATE FINAL LOCATIONS FOR ALL UTILITY SERVICES PRIOR TO START OF CONSTRUCTION.
5. CONTRACTOR SHALL EXCAVATE AND VERIFY ALL EXISTING SEWER, WATER MAIN AND DRY UTILITY LOCATIONS, SIZES, CONDITIONS & ELEVATIONS AT PROPOSED POINTS OF CONNECTION AND CROSSINGS PRIOR TO ANY UNDERGROUND CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS.
6. LIGHTING AND UNDERGROUND CABLE IF SHOWN ON PLANS ARE FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR SPECIFICATIONS AND DETAILS.
7. THE CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF ALL EXISTING STRUCTURES TO PROPOSED FINISH GRADES.
8. CONTRACTOR TO VERIFY LOCATION, SIZES, AND ELEVATION OF ALL BUILDING SERVICE LOCATIONS WITH ARCHITECTURAL PLANS.
9. AT LOCATIONS WHERE WATER MAIN CROSSES BENEATH OR LESS THAN 18" ABOVE A SEWER, PROVIDE WATER MAIN PROTECTION PER STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION.
10. ELEVATIONS GIVEN FOR STORM SEWER STRUCTURES LOCATED IN CURB LINE ARE PAVEMENT ELEVATIONS.
11. ALL WATER MAIN SHALL BE 5'–6" BELOW FINISHED GRADE TO TOP OF MAINS UNLESS NOTED OTHERWISE.
12. ALL EXISTING UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT ELEVATION OR LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES.
13. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HERE ON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED.
14. ALL SANITARY AND STORM SEWER LENGTHS SHOWN ARE CENTER OF MANHOLE TO CENTER OF MANHOLE OR STORM MANHOLE TO FES.
15. PROVIDE CONCRETE COLLAR FOR ALL DRAINAGE STRUCTURES IN PAVEMENT, NOT ADJACENT TO CURB. SEE CONCRETE COLLAR DETAIL ON DETAIL SHEET.
16. CONTRACTOR SHALL CORE AND BOOT ALL PIPE ENTRANCES TO EXISTING SANITARY MANHOLES.
17. EXTERNAL CHIMNEY SEALS ARE REQUIRED ON PROPOSED AND ADJUSTED EXISTING SANITARY MANHOLES.
18. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
19. ALL D.I. WATERMAIN FITTINGS SHALL BE WRAPPED.

1

20. ALL WATER MAIN SHUTDOWNS SHALL BE COORDINATED WITH THE VILLAGE OF SCHAUMBURG ENGINEERING AND PUBLIC WORKS DEPARTMENT (EPW). EPW WILL INVESTIGATE SHUTDOWNS PRIOR TO SCHEDULED CONSTRUCTION TO ENSURE THAT VALVES ARE FUNCTIONING PROPERLY. CONTRACTOR SHALL CONTACT EPW DISPATCH LINE (847–923–6612) A MINIMUM OF SEVEN WORKING DAYS PRIOR TO SHUTDOWN TO SCHEDULE THE PRE–SHUTDOWN INVESTIGATION.
21. CONTRACTOR SHALL CONTACT EPW A MINIMUM OF 48 HOURS PRIOR TO SHUTDOWN TO CONFIRM SCHEDULE AND DETAILS OF SHUTDOWN. DEPENDING ON THE NUMBER OF EXISTING BUSINESSES SERVICED BY THE AFFECTED WATER MAIN, SPECIAL CIRCUMSTANCES (NIGHT SHUTDOWN) MAY BE REQUIRED.

DATE	REVISIONS	DRAWN BY

IRVING PARK ROAD

FRONTAGE ROAD SW

PROPOSED BUILDING 1

MATCHLINE SEE SHEET 18

MATCHLINE SEE SHEET 20

BMP NORTH

DRY CONNECT TO EX. 12" WM

V.V.-6

EX. STREETLIGHT

EX. VV 907.86 TP 801.11

CONTRACTOR TO LOCATE AND POTHOLE EXISTING UTILITIES. NOTIFY ENGINEER OF ANY CONFLICTS.

20' OFFSITE VILLAGE UTILITY EASEMENT

20' VILLAGE UTILITY EASEMENT

SMH-B 803.00 M/E G 795.66

279'-8" ST AT 0.42%

SL-16

INL-28B 805.40 P 801.70

8" DI WM

INL-28A 802.20 P 798.19

90'-12" ST AT 3.88%

SL-15

364'-8" ST AT 0.42%

EX. GAS LINE

EX. ELECTRIC LINE

EX. TELECOMMUNICATIONS LINE

EX. 12" WM

33'-8" ST AT 0.42%

SMH-F 801.85 P 797.65

SMH-D 801.84 G 797.51

76'-8" ST AT 0.42%

SMH-C 801.40 G 797.19 W 797.21 S 797.19 NE

INL-31 802.50 G 798.50

120'-15" ST AT 0.42%

INL-30 802.50 G 798.00

120'-15" ST AT 0.58%

MCL-P-ST-MH

INL-29 802.50 797.30

56'-12" ST AT 3.36%

73'-15" ST AT 1.10%

MH-28 802.10 P 798.50

116'-15" ST AT 1.38%

SL-14

CB-27 799.30 P 794.90

115'-18" ST AT 1.66%

HYD-8

67'-12" ST AT 1.56%

30'-6" ST AT 1.77%

18'-15" ST AT 1.38%

120'-8" ST AT 0.42%

SL-1

8" DI WM

INL-33 803.50 G 799.80

MH-32 G 802.90 SI 799.00 E 798.75

SMH-C1 801.76 G 797.74

6'-6" ST AT 1.00%

13'-10" PVC AT 1.00% MIN.

77'-12" PVC AT 1.00% MIN.

EX. 24" ST

EX. INL 812.46 807.95 807.45 804.96

EX. 15" CES 809.55

EX. 24" ST

UNDERGROUND 2-5" ELECTRIC CONDUIT, SEE DESIGN BY OTHERS, TYP.

INL-34 804.00 G 800.30

SMH-F 802.37 798.16

27'-8" ST AT 0.44%

SL-2

SMH-G 803.35 P 798.28

INL-13 P 803.80 800.10

15' UTILITY EASEMENT

VILLAGE UTILITY EASEMENT

76'-12" ST AT 0.53%

HYD-

MH-12 P 803.55 N 799.70 E 799.85 S 799.30

48'-10" PVC AT 1.00% MIN.

83'-18" ST AT 0.36%

26' 24' 13' 11.75' 23.25'

296'-8" ST AT 0.44%

8" DI WM

52'-10" PVC AT 1.00% MIN.

MH-11 P 803.50 N 799.00 E 799.80 S 799.00

COMBINED 8" WATER SERVICE

SPRINKLER ROOM

ELECTRIC ROOM

ELECTRIC HANDHOLE, TYP.

SWITCH GEAR PAD, 6'X6'

ELECTRIC TRANSFORMER PAD, 8'X8'

135'-21" ST AT 0.30%

EX. INL 813.48 809.38 809.28

EX. INL 813.54 811.64 W

EX. STMH 813.22 NE 4.08 S 4.17

15'-10" PVC AT 1.00% MIN.

INL-20A 801.30 P 797.60 W 797.30 S

15'

96'-15" ST AT 0.57%

MH-20 801.30 P 796.75 N 796.75 S 797.60 W 796.60 E

96'-12" ST AT 0.89%

INL-20B 801.30 797.60

HYD-11

153'-18" ST AT 1.05%

SL-13

20' VILLAGE UTILITY EASEMENT

8" DI WM

STORMWATER MANAGEMENT EASEMENT

MH-26 799.80 G 793.00 N 788.00 SE

107'-18" ST AT 4.11%

FES-19 795.00

STORMWATER MANAGEMENT EASEMENT PER DOCUMENT NUMBER 2306722044

FES-25 783.60

4" UNDERDRAIN PERFORATED PIPE AT 0.00%

N

0 15 30 60

SCALE: 1"=30'

KEY MAP

06-01-16

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		NAH
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LONG AVENUE ASSEMBLAGE

VILLAGE OF SCHAUMBURG, ILLINOIS

UTILITY PLAN - A

PROJ. MGR.:	QDH
PROJ. ASSOC.:	NAH
DRAWN BY:	NAH
DATE:	08/08/2025
SCALE:	1"=30'

SHEET 17 OF 28

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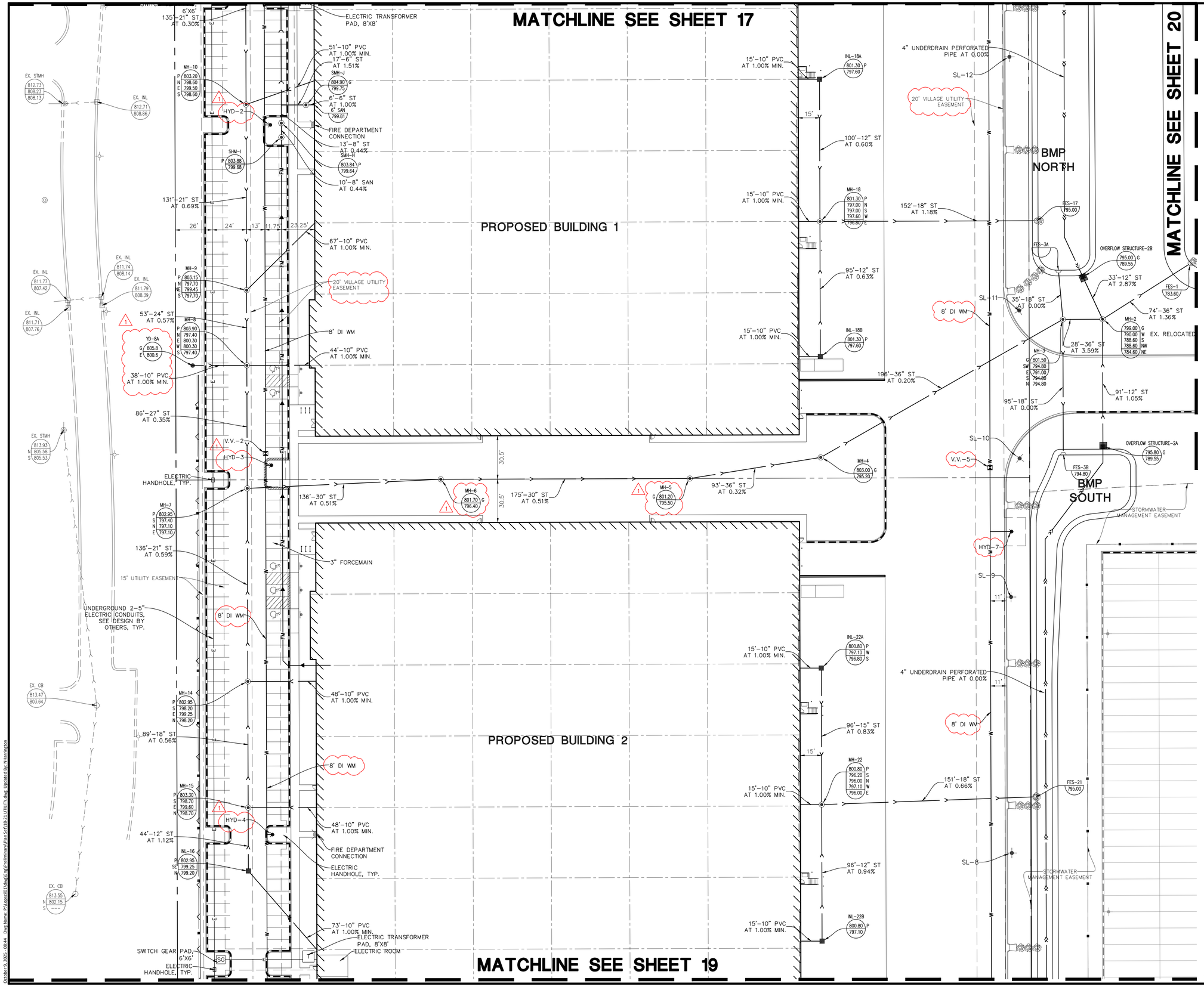
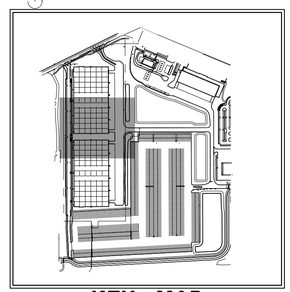


KEY MAP



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LONG AVENUE ASSEMBLAGE
VILLAGE OF SCHAUMBURG, ILLINOIS
UTILITY PLAN - B

PROJ. MGR.:	QDH
PROJ. ASSOC.:	NAH
DRAWN BY:	NAH
DATE:	08/08/2025
SCALE:	1"=30'

SHEET
18 OF 28
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MATCHLINE SEE SHEET 18

MATCHLINE SEE SHEET 11

PROPOSED BUILDING 2

BMP SOUTH

SPRINKLER ROOM
COMBINED 8" WATER SERVICE

INL-57 P 802.95 E 799.20 S 798.90

142'-15" ST AT 0.35%

UNDERGROUND 2 – 5" ELECTRIC CONDUITS, SEE DESIGN BY OTHERS, TYP.

HYD-5
8' DI WM

20' VILLAGE UTILITY EASEMENT

39'-10" PVC AT 1.00% MIN.

YD-56A G 804.8 E 801.8

MH-56 P 802.95 N 798.40 NE 799.10 W 799.10 S 798.40

58'-18" ST AT 0.69%

15' UTILITY EASEMENT

MH-55 P 803.55 N 798.00 E 799.20 S 798.00

77'-18" ST AT 1.04%

MH-54 P 803.00 797.20

V.V.-4

V.V.-3

88'-18" ST AT 1.14%

SL-3

45'-12" ST AT 3.96%

INL-53A G 801.20 798.00

MH-53 P 800.50 796.20

48'-10" PVC AT 1.00% MIN.

64'-10" PVC AT 1.00% MIN.

44'-10" PVC AT 1.00% MIN.

15'-10" PVC AT 1.00% MIN.

16'-10" PVC AT 1.00% MIN.

15'-10" PVC AT 1.00% MIN.

INL-24A 800.80 P 797.10

102'-12" ST AT 0.59%

MH-24 800.80 P 796.50 S 796.50 N 797.10 W 796.40 E

66'-12" ST AT 0.91%

INL-24B 800.80 P 797.10

HYD-12
8' DI WM

SL-7

8" WM

4" UNDERDRAIN PERFORATED PIPE AT 0.00%

151'-18" ST AT 0.93%

FES-23 795.00

20' VILLAGE UTILITY EASEMENT

HYD-6
8' DI WM

SL-6

SL-5

SL-4

EX. MH, TYP.

EX. MH, TYP.

24" ST

EX. MH-231 P 795.60 788.35

50'-30" ST AT 0.20%

MH-47 P 795.50 788.45

42'-12" ST AT 5.80%

EX. INL-231A P 794.90 790.90

232'-30" ST AT 0.15%

STORMWATER MANAGEMENT EASEMENT

20' VILLAGE UTILITY EASEMENT

UNDERGROUND 2 – 5" ELECTRIC CONDUITS, SEE DESIGN BY OTHERS, TYP.

EXISTING OVERHEAD ELECTRIC LINES TO REROUTED UNDERGROUND

PROPOSED UTILITY POLE LOCATION

108'-18" ST AT 1.85%

OVERHEAD ELECTRIC LINE

MH-51 P 797.15 W 792.40 S 793.10 E 792.40

92'-18" ST AT 1.96%

5'-12" ST AT 2.00%

MH-52 P 798.55 W 794.20 S 794.50 E 794.20

INL-52A P 798.55 794.60

5'-12" ST AT 2.00%

INL-51A P 797.15 793.20

92'-21" ST AT 1.31%

MH-50 P 795.75 W 791.20 S 791.40 E 791.20

92'-21" ST AT 1.74%

5'-12" ST AT 2.00%

INL-50A P 795.75 791.50

MH-49 P 794.35 W 789.60 S 789.80 E 789.60

92'-24" ST AT 0.87%

5'-12" ST AT 2.00%

INL-49A P 794.35 789.90

MH-48 P 794.10 788.80

5'-12" ST AT 2.00%

INL-48A P 794.10 788.90

STORMWATER MANAGEMENT EASEMENT

STORMWATER MANAGEMENT EASEMENT PER DOCUMENT NUMBER 2306722044 TO BE VACATED

20' OFFSITE VILLAGE UTILITY EASEMENT

8' DI WM

EX. 5' UTILITY EASEMENT

EX. LIGHT POLE

EX. UNDERGROUND ELECTRIC LINE

EX. 10' COMED EASEMENT

EX. OVERHEAD ELECTRIC LINE

EX. LIGHT POLE

EX. LIGHT POLE

EX. MH-247A

EX. LIGHT POLE

EX. MH-253

EX. 15" ST

EX. 18" ST

EX. HYDRANT

EX. 8" WM

20' OFFSITE VILLAGE UTILITY EASEMENT

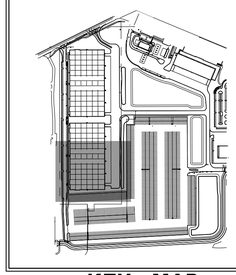
MH-58 P 799.50 795.80

EX. 8" WM

N

0 15 30 60

SCALE: 1"=30'



KEY MAP

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LONG AVENUE ASSEMBLAGE

VILLAGE OF SCHAUMBURG, ILLINOIS

UTILITY PLAN - C

PROJ MGR.: QDH
PROJ ASSOC.: NAH
DRAWN BY: NAH
DATE: 08/08/2025
SCALE: 1"=30'

SHEET 19 OF 28

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MATCHLINE SEE SHEET 17

MATCHLINE SEE SHEET 18

SEE SHEET 19

CENTRAL DETENTION BASIN
100 YR HWL = 787.67
DET HWL = 787.20
NWL = 783.60

HEADWALL CONTROL STRUCTURE, SEE DETAIL ON SHEET 26

UTILITY EASEMENT

MH-58
P 799.50
795.80

EX. 8" WM

DRY CONNECTION TO EX. 8" WM

EX. HYD

EX. LIGHT POLE

EX. VALVE VAULT

122'-12" ST AT 1.64%

EX. 15" ST

EX. INL-251
P 797.35
793.80

EX. 12" ST

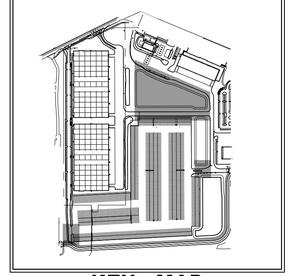
EX. INL-251A-EXP

EX. 8" WM

METRA ROAD

N

0 15 30 60
SCALE: 1"=30'



KEY MAP

NORTH DETENTION BASIN
100 YR HWL = 787.72
DET HWL = 787.20
NWL = 783.60

STORMWATER MANAGEMENT EASEMENT PER DOCUMENT NUMBER 2306722044

FES-35 783.60
FES-37 783.60
FES-39 783.60
FES-41 783.60
FES-43 783.60
FES-45 783.60

60'-12" ST AT 7.34%
53'-12" ST AT 5.47%
46'-12" ST AT 3.04%
41'-12" ST AT 3.36%

LIGHT POLE
EX. RELOCATED LIGHT POLE
EX. RELOCATED LIGHT POLE
EX. RELOCATED LIGHT POLE

INL-36
795.00 P
788.00

INL-38
793.35 P
786.50

INL-40
792.40 P
785.00

INL-46
791.00 P
785.00

127'-42" ST AT 0.00%
127'-42" ST AT 0.00%

EX. 12" ST
EX. MH-216
EX. INL-216B-EXP

EX. 15" ST
EX. MH-215
EX. INL-215B-EXP
EX. 12" ST

EX. INL-208B-EXP
EX. MH-208
EX. 12" ST

20' VILLAGE UTILITY EASEMENT

HYD-10
6" WM

HYD-9
6" WM

EX. 21" ST
EX. 18" ST

EX. 8" WM

EX. MH-214
EX. MH-207

EX. RELOCATED LIGHT POLE
EX. RELOCATED LIGHT POLE

FES-42 783.60
FES-44 783.60

CENTRAL DETENTION BASIN
100 YR HWL = 787.67
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12" ST
UNDER

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LONG AVENUE ASSEMBLAGE
VILLAGE OF SCHAUMBURG, ILLINOIS
UTILITY PLAN - D

PROJ. MGR.:	QDH
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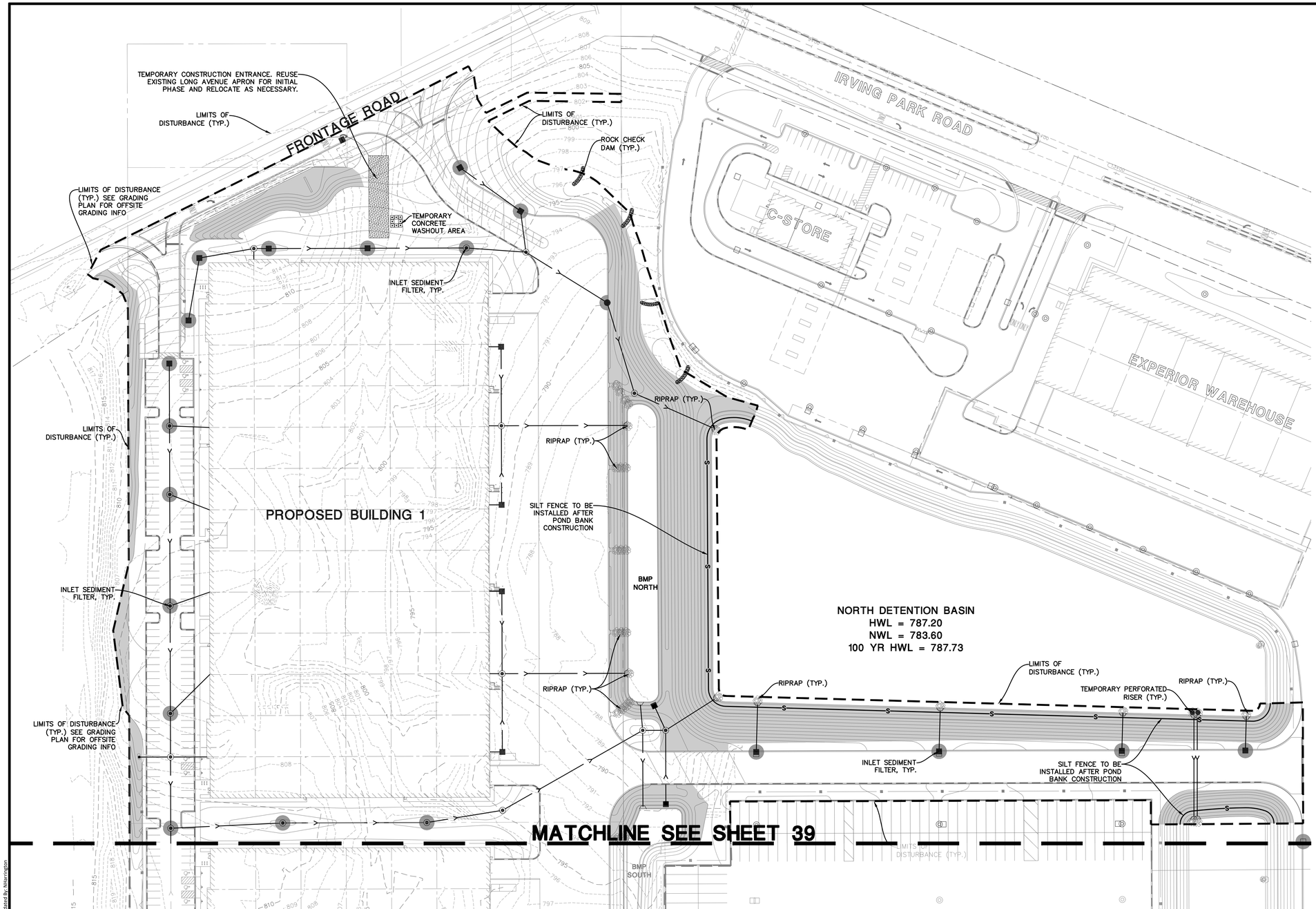


03-07-24

SOIL EROSION AND SEDIMENTATION CONTROL GENERAL NOTES:

1. ALL VEGETATIVE AND STRUCTURAL EROSION CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE "ILLINOIS URBAN MANUAL".
2. MAINTENANCE AND REPLACEMENT OF EROSION CONTROL ITEMS, WHEN DIRECTED BY THE OWNER, SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT.
3. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OR GREATER, OR EQUIVALENT SNOWFALL. WHEN THE SNOW MELTS AND THERE IS POTENTIAL FOR EROSION. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF SAID MEASURES SHALL BE MADE IMMEDIATELY. FOR SITES DISCHARGING DEWATERING WATER, AN INSPECTION MUST BE CONDUCTED DURING THE DISCHARGE, ONCE PER DAY ON WHICH THE DISCHARGE OCCURS AND DOCUMENTED AND KEPT IN THE SWPPP BOOKLET.
4. INSTALL ALL PERIMETER SILT FENCING PRIOR TO ANY CLEARING OR GRADING. ONSITE SEDIMENT CONTROL MEASURES AS SHOWN AND SPECIFIED BY THIS EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE CONSTRUCTED AND FUNCTIONAL PRIOR TO INITIATING CLEARING, GRADING, STRIPPING, EXCAVATION OR FILLING ACTIVITIES ON THE SITE.
5. STORM WATERS FALLING ON THE ENTIRE SITE SHALL BE DIVERTED INTO THE DETENTION BASIN, PRIOR TO BEGINNING MASS EXCAVATION, THE CONTRACTOR SHALL CONSTRUCT DITCHES, SWALES, SEDIMENTATION TRAPS AND SILTATION CONTROL MEASURES AS REQUIRED TO INTERCEPT SURFACE WATERS BEFORE THEY FLOW ONTO ADJACENT PROPERTY AND CONVEY THEM TO THE DETENTION BASIN.
6. STABILIZATION OF DISTURBED AREAS MUST BE INITIATED IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE, OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. STABILIZATION OF DISTURBED AREAS MUST BE INITIATED WITHIN 1 WORKING DAY OF PERMANENT OR TEMPORARY CESSATION OF EARTH DISTURBING ACTIVITIES AND SHALL BE COMPLETED AS SOON AS POSSIBLE BUT NOT LATER THAN 14 DAYS FROM THE INITIATION OF STABILIZATION WORK IN AN AREA.
7. TEMPORARY SEED MIXTURE SHALL BE APPLIED AT 64 LBS/ACRE.
8. INLET PROTECTION SHALL BE INSTALLED UNDER THE GRATING OF EACH DRAINAGE STRUCTURE.
9. STABILIZATION OF TOPSOIL STOCKPILES SHALL BE INITIATED IMMEDIATELY UPON COMPLETION UNLESS THEY WILL BE DISTURBED WITHIN FOURTEEN (14) CALENDAR DAYS. STABILIZATION OF STOCKPILES MUST BE INITIATED WITHIN 1 WORKING DAY OF PERMANENT OR TEMPORARY CESSATION OF EARTH DISTURBING ACTIVITIES AND SHALL BE COMPLETED AS SOON AS POSSIBLE BUT NOT LATER THAN 14 DAYS FROM THE INITIATION OF STABILIZATION WORK IN AN AREA. ALL SOIL STORAGE PILES SHALL BE PROTECTED FROM EROSION WITH SILT FENCE ON THE DOWN SLOPE SIDE OF THE PILES.
10. DEWATERING DISCHARGES SHALL BE ROUTED THROUGH A SEDIMENT CONTROL (e.g. SEDIMENT TRAP OR BASIN, PUMPED WATER FILTER BAG) DESIGNED TO MINIMIZE DISCHARGES WITH VISUAL TURBIDITY. THE DISCHARGE SHALL NOT INCLUDE VISIBLE FLOATING SOLIDS OR FOAM. THE DISCHARGE MUST NOT CAUSE THE FORMATION OF A VISIBLE SHEEN ON THE WATER SURFACE, OR VISIBLE OILY DEPOSITS ON THE BOTTOM OR SHORELINE OF THE RECEIVING WATER. AN OIL–WATER SEPARATOR OR SUITABLE FILTRATION DEVISE SHALL BE USED TO TREAT OIL, GREASE, OR OTHER SIMILAR PRODUCTS IF DEWATERING WATER IS FOUND TO OR EXPECTED TO CONTAIN THESE MATERIALS. TO THE EXTENT FEASIBLE, USE WELL VEGETATED (e.g. GRASSY OR WOODED), UPLAND AREAS OF THE SITE TO INFILTRATE DEWATERING WATER BEFORE DISCHARGE. USING RECEIVING WATERS AS PART OF THE TREATMENT AREA IS PROHIBITED. TO MINIMIZE DEWATERING RELATED EROSION AND RELATED SEDIMENT DISCHARGES, USE STABLE, EROSION RESISTANT SURFACES (e.g. WELL–VEGETATED GRASSY AREAS, CLEAN FILTER STONE, GEOTEXTILE UNDERLAYMENT) TO DISCHARGE FROM DEWATERING CONTROLS. DO NOT PLACE DEWATERING CONTROLS, SUCH AS PUMPED WATER FILTER BAGS ON STEEP SLOPES (15% OR GREATER IN GRADE. BACKWASH WATER (WATER USED TO BACKWASH/CLEAN ANY FILTERS USED AS PART OF STORMWATER TREATMENT) MUST BE PROPERLY TREATED OR HAULED OFF–SITE FOR DISPOSAL. DEWATERING TREATMENT DEVICES SHALL BE PROPERLY MAINTAINED.
11. DUST CONTROL SHALL BE PERFORMED ON A DAILY BASIS USING WATER DISPERSED FROM A TRUCK MOUNTED TANK WITH STANDARD DISCHARGE HEADER TO PROVIDE A UNIFORM RATE OF APPLICATION.
12. TEMPORARY GRAVEL CONSTRUCTION ENTRANCES SHALL BE MAINTAINED, ADJUSTED OR RELOCATED AS NECESSARY TO PREVENT SEDIMENT FROM BEING TRACKED ONTO PUBLIC ROADWAYS. ANY SEDIMENT REACHING A PUBLIC ROAD SHALL BE REMOVED BY SHOVELING OR STREET CLEANING BEFORE THE END OF EACH WORKING DAY.
13. ANY LOOSE MATERIAL THAT IS DEPOSITED IN THE FLOW LINE OF ANY GUTTER OR DRAINAGE STRUCTURE DURING CONSTRUCTION OPERATIONS SHALL BE REMOVED AT THE CLOSE OF EACH WORKING DAY.
14. OVERLAND FLOW SHALL BE DIRECTED TO THE DETENTION BASIN PRIOR TO LEAVING THE SITE.
15. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE CLIENT OR OTHER JURISDICTIONAL GOVERNMENTAL ENTITIES.
16. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH ALL JURISDICTIONAL GOVERNMENTAL AGENCY REQUIREMENTS WITHIN 30 DAYS OF FINAL STABILIZATION.

LEGEND

- TEMPORARY SILT FENCE (PERIMETER EROSION BARRIER)
- TEMPORARY SILT DIKE
- EROSION CONTROL BLANKET (NORTH AMERICAN GREEN DS 75) (SEEDING PER LANDSCAPE PLAN)
- TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
- TEMPORARY STORM STRUCTURE PROTECTION
- TEMPORARY CULVERT INLET PROTECTION
- TEMPORARY PERFORATED RISER
- PAVEMENT DRAINAGE FLOW
- SWALE DRAINAGE FLOW
- LIMITS OF DISTURBANCE/CONSTRUCTION

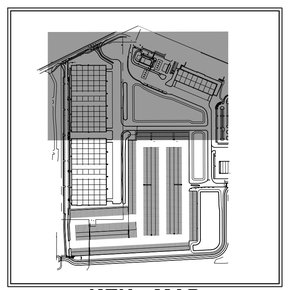
09-01-16

CONSTRUCTION SEQUENCE:

1. INSTALL SILT FENCE AT LOCATIONS AS INDICATED ON THE PLANS.
2. PROVIDE STABILIZED CONSTRUCTION ENTRANCE.
3. CONSTRUCT TEMPORARY DITCHES, SWALES, SEDIMENT TRAPS AND/OR BASINS.
4. STRIP EXISTING TOPSOIL FROM PROPOSED LIMITS OF DISTURBANCE AND STOCKPILE WHERE SHOWN ON PLANS.
5. PROVIDE SILT FENCE AROUND THE BASE OF THE STOCKPILES.
6. CONSTRUCT STORMWATER MANAGEMENT (DETENTION) FACILITIES TO SUB–GRADE AND INSTALL OUTLET PIPES.
7. COMPLETE TOPSOIL PLACEMENT AND PERMANENT SEEDING AND SODDING OF STORMWATER MANAGEMENT FACILITIES.
8. CUT AND FILL SITE TO PLAN SUB–GRADE.
9. CONSTRUCT UNDERGROUND IMPROVEMENTS, i.e. SANITARY SEWER WATERMAIN AND STORM SEWER**, ETC.
10. CONSTRUCT PAVEMENT IMPROVEMENTS PER PLAN.
11. COMPLETE CONSTRUCTION OF SITE WITH PERMANENT STABILIZATION.
12. REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES.

** INSTALL INLET PROTECTION AROUND DRAINAGE STRUCTURES AS CONSTRUCTED.

"THESE EROSION CONTROL PLANS ARE A PORTION OF THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA) TOTAL REQUIREMENTS FOR A COMPLETE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AS REQUIRED BY THE GENERAL NPDES PERMIT NO. ILR10. CLIENT AND/OR CONTRACTOR WILL BE RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE GENERAL NPDES PERMIT AND COMPILATION OF THE COMPLETE SWPPP."



KEY MAP

DATE	REVISIONS	DRAWN BY
10-08-25	REVISED PER VILLAGE COMMENTS	NAH

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330 East Butterfield Road, Suite 600, Lombard, IL 60148 ph 630.691.8200 fx 630.691.8585 manhard.com
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LONG AVENUE ASSEMBLAGE
VILLAGE OF SCHAUMBURG, ILLINOIS
SOIL EROSION AND SEDIMENT CONTROL PLAN - NORTH

PROJ. MGR.:	QDH
PROJ. ASSOC.:	NAH
DRAWN BY:	NAH
DATE:	08/08/2025
SCALE:	1"=60'

SHEET 21 OF 28
LOP.SCIL01

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October 2, 2025 - 16:52 Dwg Name: P:\Projects\031\Dwg\Eng\Preliminary\Plan Set\22-24 SESCP.dwg Updated By: NHarrington

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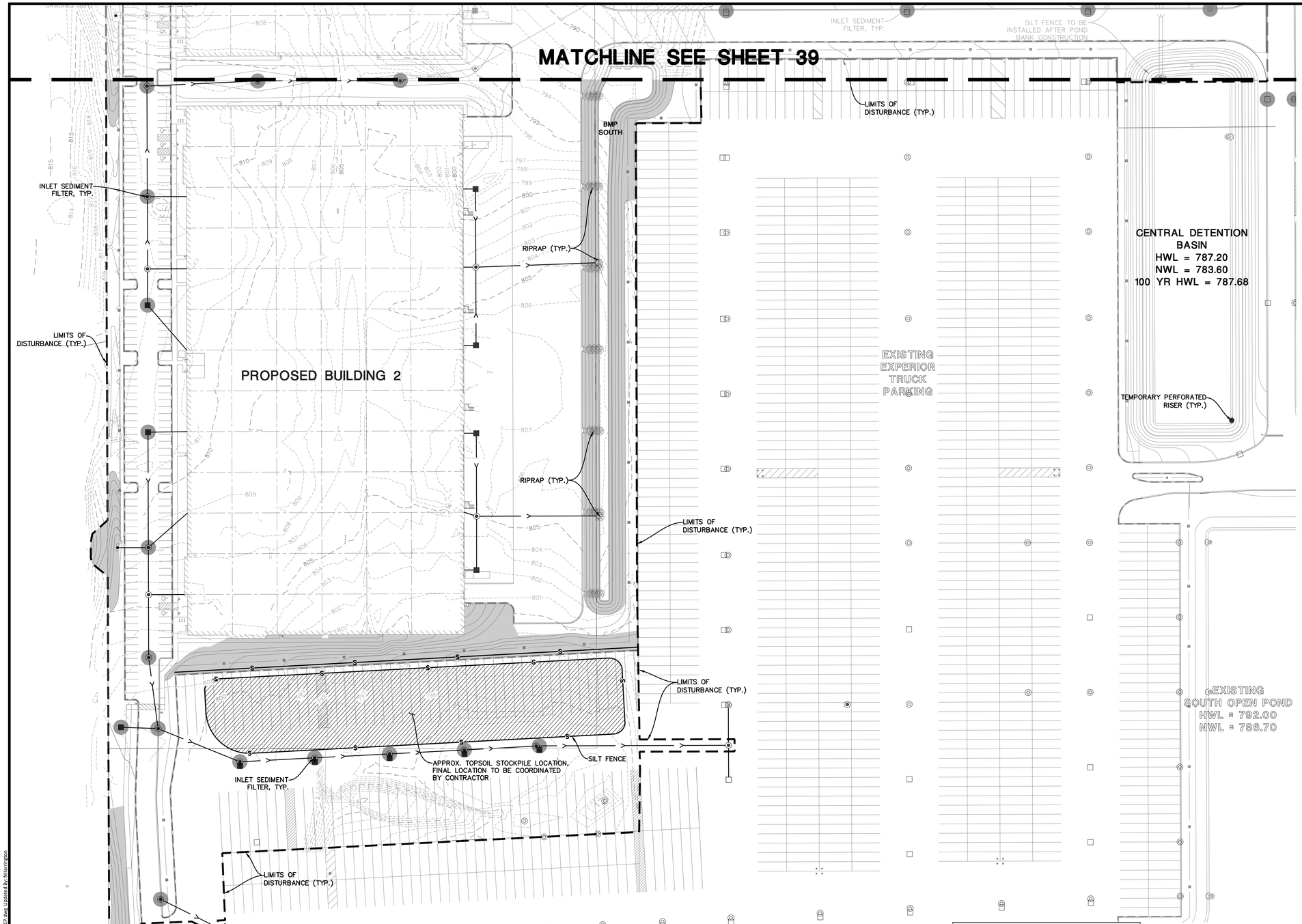

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- SWALE DRAINAGE FLOW
- LIMITS OF DISTURBANCE/CONSTRUCTION

16-01-16

CONSTRUCTION SEQUENCE:

1. INSTALL SILT FENCE AT LOCATIONS AS INDICATED ON THE PLANS.
2. PROVIDE STABILIZED CONSTRUCTION ENTRANCE.
3. CONSTRUCT TEMPORARY DITCHES, SWALES, SEDIMENT TRAPS AND/OR BASINS.
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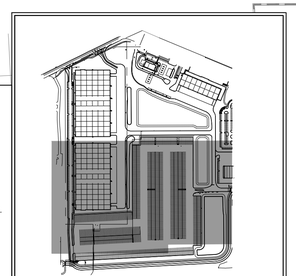
10. CONSTRUCT PAVEMENT IMPROVEMENTS PER PLAN.
11. COMPLETE CONSTRUCTION OF SITE WITH PERMANENT STABILIZATION.
12. REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES.

** INSTALL INLET PROTECTION AROUND DRAINAGE STRUCTURES AS CONSTRUCTED.



KEY MAP

"THESE EROSION CONTROL PLANS ARE A PORTION OF THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA) TOTAL REQUIREMENTS FOR A COMPLETE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AS REQUIRED BY THE GENERAL NPDES PERMIT NO. ILR10. CLIENT AND/OR CONTRACTOR WILL BE RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE GENERAL NPDES PERMIT AND COMPILATION OF THE COMPLETE SWPPP."

03-07-24

SOIL EROSION AND SEDIMENTATION CONTROL GENERAL NOTES:

1. ALL VEGETATIVE AND STRUCTURAL EROSION CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE "ILLINOIS URBAN MANUAL".
2. MAINTENANCE AND REPLACEMENT OF EROSION CONTROL ITEMS, WHEN DIRECTED BY THE OWNER, SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT.
3. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OR GREATER, OR EQUIVALENT SNOWFALL, WHEN THE SNOW MELTS AND THERE IS POTENTIAL FOR EROSION. ANY NECESSARY REPAIRS OR CLEANUP TO MAINAIN THE EFFECTIVENESS OF SAID MEASURES SHALL BE MADE IMMEDIATELY. FOR SITES DISCHARGING DEWATERING WATER, AN INSPECTION MUST BE CONDUCTED DURING THE DISCHARGE, ONCE PER DAY ON WHICH THE DISCHARGE OCCURS AND DOCUMENTED AND KEPT IN THE SWPPP BOOKLET.
4. INSTALL ALL PERIMETER SILT FENCING PRIOR TO ANY CLEARING OR GRADING. ONSITE SEDIMENT CONTROL MEASURES AS SHOWN AND SPECIFIED BY THIS EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE CONSTRUCTED AND FUNCTIONAL PRIOR TO INITIATING CLEARING, GRADING, STRIPPING, EXCAVATION OR FILLING ACTIVITIES ON THE SITE.
5. STORM WATERS FALLING ON THE ENTIRE SITE SHALL BE DIVERTED INTO THE DETENTION BASIN, PRIOR TO BEGINNING MASS EXCAVATION, THE CONTRACTOR SHALL CONSTRUCT DITCHES, SWALES, SEDIMENTATION TRAPS AND SILTATION CONTROL MEASURES AS REQUIRED TO INTERCEPT SURFACE WATERS BEFORE THEY FLOW ONTO ADJACENT PROPERTY AND CONVEY THEM TO THE DETENTION BASIN.
6. STABILIZATION OF DISTURBED AREAS MUST BE INITIATED IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE, OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. STABILIZATION OF DISTURBED AREAS MUST BE INITIATED WITHIN 1 WORKING DAY OF PERMANENT OR TEMPORARY CESSATION OF EARTH DISTURBING ACTIVITIES AND SHALL BE COMPLETED AS SOON AS POSSIBLE BUT NOT LATER THAN 14 DAYS FROM THE INITIATION OF STABILIZATION WORK IN AN AREA.
7. TEMPORARY SEED MIXTURE SHALL BE APPLIED AT 64 LBS/ACRE.
8. INLET PROTECTION SHALL BE INSTALLED UNDER THE GRATING OF EACH DRAINAGE STRUCTURE.
9. STABILIZATION OF TOPSOIL STOCKPILES SHALL BE INITIATED IMMEDIATELY UPON COMPLETION UNLESS THEY WILL BE DISTURBED WITHIN FOURTEEN (14) CALENDAR DAYS. STABILIZATION OF STOCKPILES MUST BE INITIATED WITHIN 1 WORKING DAY OF PERMANENT OR TEMPORARY CESSATION OF EARTH DISTURBING ACTIVITIES AND SHALL BE COMPLETED AS SOON AS POSSIBLE BUT NOT LATER THAN 14 DAYS FROM THE INITIATION OF STABILIZATION WORK IN AN AREA. ALL SOIL STORAGE PILES SHALL BE PROTECTED FROM EROSION WITH SILT FENCE ON THE DOWN SLOPE SIDE OF THE PILES.
10. DEWATERING DISCHARGES SHALL BE ROUTED THROUGH A SEDIMENT CONTROL (e.g. SEDIMENT TRAP OR BASIN, PUMPED WATER FILTER BAG) DESIGNED TO MINIMIZE DISCHARGES WITH VISUAL TURBIDITY. THE DISCHARGE SHALL NOT INCLUDE VISIBLE FLOATING SOLIDS OR FOAM. THE DISCHARGE MUST NOT CAUSE THE FORMATION OF A VISIBLE SHEEN ON THE WATER SURFACE, OR VISIBLE OILY DEPOSITS ON THE BOTTOM OR SHORELINE OF THE RECEIVING WATER. AN OIL-WATER SEPARATOR OR SUITABLE FILTRATION DEVISE SHALL BE USED TO TREAT OIL, GREASE, OR OTHER SIMILAR PRODUCTS IF DEWATERING WATER IS FOUND TO OR EXPECTED TO CONTAIN THESE MATERIALS. TO THE EXTENT FEASIBLE, USE WELL VEGETATED (e.g. GRASSY OR WOODED), UPLAND AREAS OF THE SITE TO INFILTRATE DEWATERING WATER BEFORE DISCHARGE. USING RECEIVING WATERS AS PART OF THE TREATMENT AREA IS PROHIBITED. TO MINIMIZE DEWATERING RELATED EROSION AND RELATED SEDIMENT DISCHARGES, USE STABLE, EROSION RESISTANT SURFACES (e.g. WELL-VEGETATED GRASSY AREAS, CLEAN FILTER STONE, GEOTEXTILE UNDERLAYMENT) TO DISCHARGE FROM DEWATERING CONTROLS. DO NOT PLACE DEWATERING CONTROLS, SUCH AS PUMPED WATER FILTER BAGS ON STEEP SLOPES (15% OR GREATER IN GRADE. BACKWASH WATER (WATER USED TO BACKWASH/CLEAN ANY FILTERS USED AS PART OF STORMWATER TREATMENT) MUST BE PROPERLY TREATED OR HAULED OFF-SITE FOR DISPOSAL. DEWATERING TREATMENT DEVICES SHALL BE PROPERLY MAINTAINED.
11. DUST CONTROL SHALL BE PERFORMED ON A DAILY BASIS USING WATER DISPERSED FROM A TRUCK MOUNTED TANK WITH STANDARD DISCHARGE HEADER TO PROVIDE A UNIFORM RATE OF APPLICATION.
12. TEMPORARY GRAVEL CONSTRUCTION ENTRANCES SHALL BE MAINTAINED, ADJUSTED OR RELOCATED AS NECESSARY TO PREVENT SEDIMENT FROM BEING TRACKED ONTO PUBLIC ROADWAYS. ANY SEDIMENT REACHING A PUBLIC ROAD SHALL BE REMOVED BY SHOVELING OR STREET CLEANING BEFORE THE END OF EACH WORKING DAY.
13. ANY LOOSE MATERIAL THAT IS DEPOSITED IN THE FLOW LINE OF ANY GUTTER OR DRAINAGE STRUCTURE DURING CONSTRUCTION OPERATIONS SHALL BE REMOVED AT THE CLOSE OF EACH WORKING DAY.
14. OVERLAND FLOW SHALL BE DIRECTED TO THE DETENTION BASIN PRIOR TO LEAVING THE SITE.
15. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE CLIENT OR OTHER JURISDICTIONAL GOVERNMENTAL ENTITIES.
16. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH ALL JURISDICTIONAL GOVERNMENTAL AGENCY REQUIREMENTS WITHIN 30 DAYS OF FINAL STABILIZATION.

DATE	REVISIONS	DRAWN BY
10-08-25	REVISED PER VILLAGE COMMENTS	NAH

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LONG AVENUE ASSEMBLAGE

VILLAGE OF SCHAUMBURG, ILLINOIS

SOIL EROSION AND SEDIMENT CONTROL PLAN - SOUTH

PROJ. MGR.:	QDH
PROJ. ASSOC.:	NAH
DRAWN BY:	NAH
DATE:	08/08/2025
SCALE:	1"=60'

SHEET 22 OF 28

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VILLAGE OF SCHAUMBURG
EROSION AND SEDIMENT CONTROL NOTES

1. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL, LATEST EDITION.

2. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CONSTRUCTION OR DISTURBANCE OF THE SITE. THE MEASURES MAY HAVE TO BE ADJUSTED TO MEET FIELD CONDITIONS DURING CONSTRUCTION. ANY MEASURES, IN ADDITION TO THOSE OUTLINED IN THE PLANS AND WHICH ARE DEEMED NECESSARY BY THE VILLAGE, SHALL BE IMPLEMENTED IMMEDIATELY BY THE DEVELOPER.

3. REGULAR INSPECTION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES MUST BE PROVIDED BY THE DEVELOPER. INSPECTIONS SHOULD OCCUR WEEKLY, AND AFTER ANY RAINFALL GREATER THAN 1/2". ANY NON-FUNCTIONING SEDIMENT CONTROL MEASURES OR DAMAGED DEVICES THAT ARE FOUND DURING INSPECTION SHALL BE REPAIRED OR REPLACED IMMEDIATELY THE DEVELOPER SHALL BE RESPONSIBLE FOR ANY SEDIMENT WHICH LEAVES THE PROPERTY, AND THE DEVELOPER IS ALSO RESPONSIBLE FOR MAINTENANCE OF ALL SEDIMENT CONTROL MEASURES UNTIL THE SITE IS PERMANENTLY STABILIZED.

4. ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS SHALL BE PROTECTED TO PREVENT TRACKING OF DEBRIS, DIRT, AND MUD ONTO ADJACENT STREETS, PARKING LOTS, OR PROPERTIES. ANY DEBRIS, DIRT, OR MUD THAT REACHES AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, OR PARKING AREA SHALL BE PROMPTLY REMOVED, AND TRANSPORTED TO A PROPER DISPOSAL AREA.

5. ALL SEDIMENT MUST BE PREVENTED FROM ENTERING ANY PUBLIC OR PRIVATE STORM DRAINAGE SYSTEM. REUSABLE INLET FILTER BASKETS (FLEXSTORM, CATCHALL, OR EQUIVALENT), SEDIMENT BASINS, AND WATER FILTERING BAGS, SHALL BE PROVIDED AS NEEDED.

6. ALL DRAINAGE SWALES SHALL BE SODDED. AREAS OR EMBANKMENTS HAVING SLOPES STEEPER THAN OR EQUAL TO 3H:1V, AND APPROVED BY THE VILLAGE, SHALL BE STABILIZED WITH SOD, MATTING, OR EROSION BLANKET IN COMBINATION WITH APPROPRIATE SEEDING.

7. TOPSOIL STOCKPILES SHALL BE LOCATED TO AVOID EROSION OF STOCKPILE ONTO NEIGHBORING PROPERTIES OR INTO RESTORED PROJECT AREAS. STOCKPILES SHALL BE LOCATED SO THAT A DRAINAGE SWALE IS LOCATED BETWEEN THE STOCKPILE AND ANY DOWNSTREAM PROPERTIES. IF A STOCKPILE IS TO REMAIN IN PLACE FOR MORE THAN 14 DAYS, IT MUST BE SEEDED AND BLANKETED TO MINIMIZE SOIL EROSION BY BOTH WIND AND WATER.

8. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING A SEPARATE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FROM THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY WHENEVER 1 ACRE OR MORE OF PROPERTY IS DISTURBED. FOR DEVELOPMENTS OVER 1 ACRE, THE DEVELOPER MUST ALSO PREPARE AND MAINTAIN A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AT THE PROJECT SITE, ALONG WITH THE NPDES PERMIT. FOR DEVELOPMENTS LESS THAN 1 ACRE, A SEDIMENT AND EROSION CONTROL PLAN MUST BE MAINTAINED BY THE DEVELOPER.

9. DISTURBED AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN 14 CALENDAR DAYS OF THE END OF ACTIVE HYDROLOGIC DISTURBANCE, OR REDISTURBANCE.

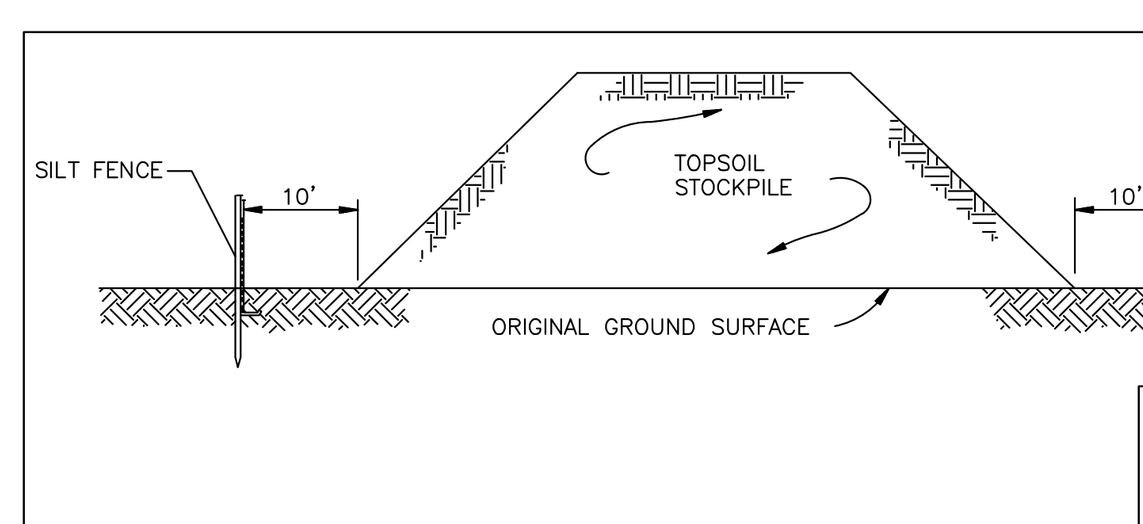
10. IF DEWATERING SERVICES ARE USED, ADJACENT PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION. DISCHARGES FROM CONSTRUCTION DEWATERING SHALL BE ROUTED THROUGH AN EFFECTIVE SEDIMENT CONTROL MEASURE SUCH AS A SEDIMENT TRAP, A SEDIMENT BASIN, OR ANY OTHER APPROPRIATE MEASURE.

SOIL PROTECTION CHART

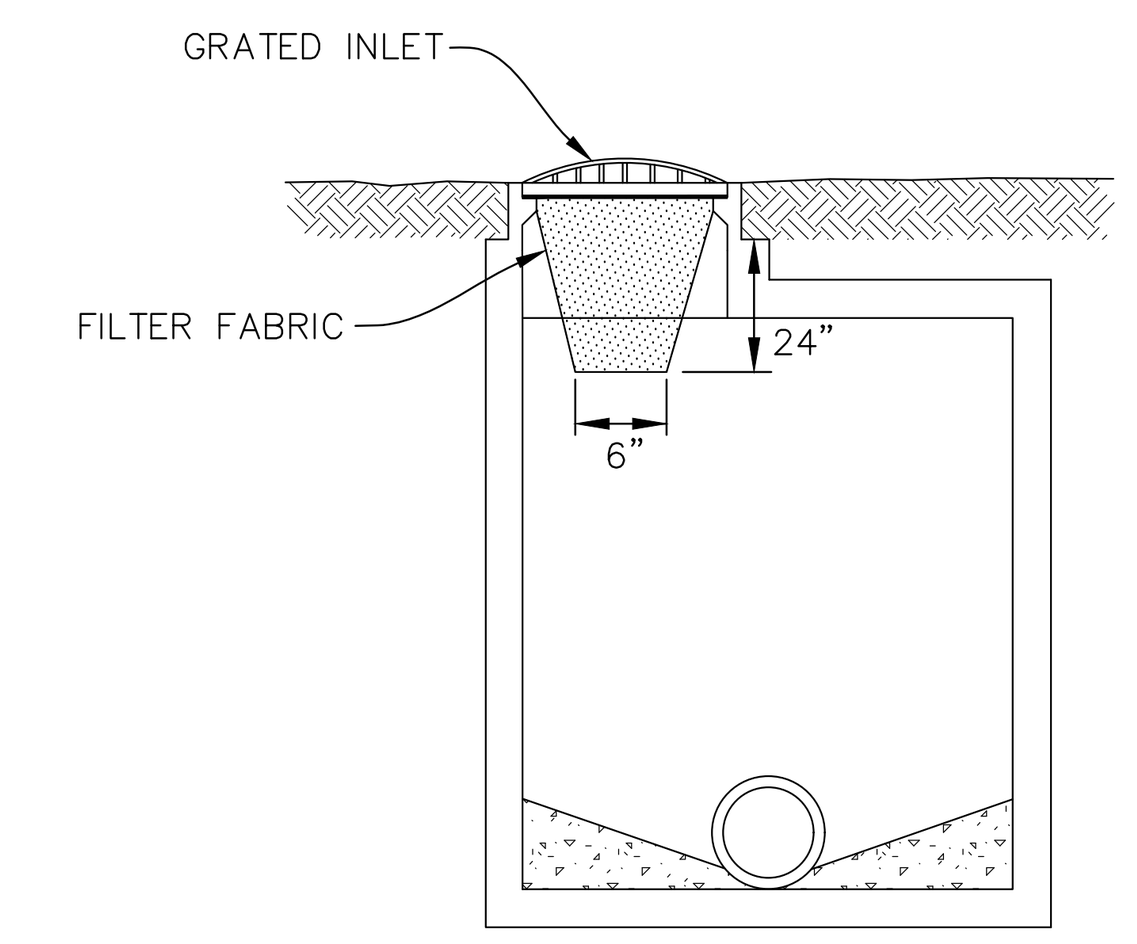
STABILIZATION CHART	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
PERMANENT SEEDINGS			A→	→	→	* →	* →	→	* →			
DORMANT SEEDINGS	B→	→	→								B→	→
TEMPORARY SEEDINGS			C→	→	→	→	→	→	→			
TEMPORARY SEEDINGS	D→	→	→	→	→	→	→	→	→	→	→	→
SODDING			E** →	→	→	→	→	→	→			
MULCHING	F→	→	→	→	→	→	→	→	→	→	→	→

A – KENTUCKY BLUEGRASS 90 LBS./AC. MIXED WITH PERENNIAL RYEGRASS 30 LBS./AC.
B – KENTUCKY BLUEGRASS 135 LBS./AC. MIXED WITH PERENNIAL RYEGRASS 45 LBS./AC. 2 TONS STRAW MULCH PER ACRE
C – SPRING OATS
D – WHEAT OR CEREAL RYE
E – SOD (NURSERY GROWN KENTUCKY BLUEGRASS)
F – STRAW MULCH 2 TONS PER ACRE
* IRRIGATION NEEDED DURING JUNE, JULY AND SEPTEMBER
** IRRIGATION NEEDED FOR 2–3 WEEKS AFTER SODDING

NOTE: THIS CHART IS A GUIDE TO ASSISTS THE CONTRACTOR IN UNDERSTANDING OPTIONS FOR SOIL STABILIZATION. THE LANDSCAPE PLAN SHALL TAKE PRECEDENCE OVER THIS CHART. ANY CONFLICT SHALL BE DISCUSSED WITH THE LANDSCAPE ARCHITECT PRIOR TO THE START OF CONSTRUCTION.

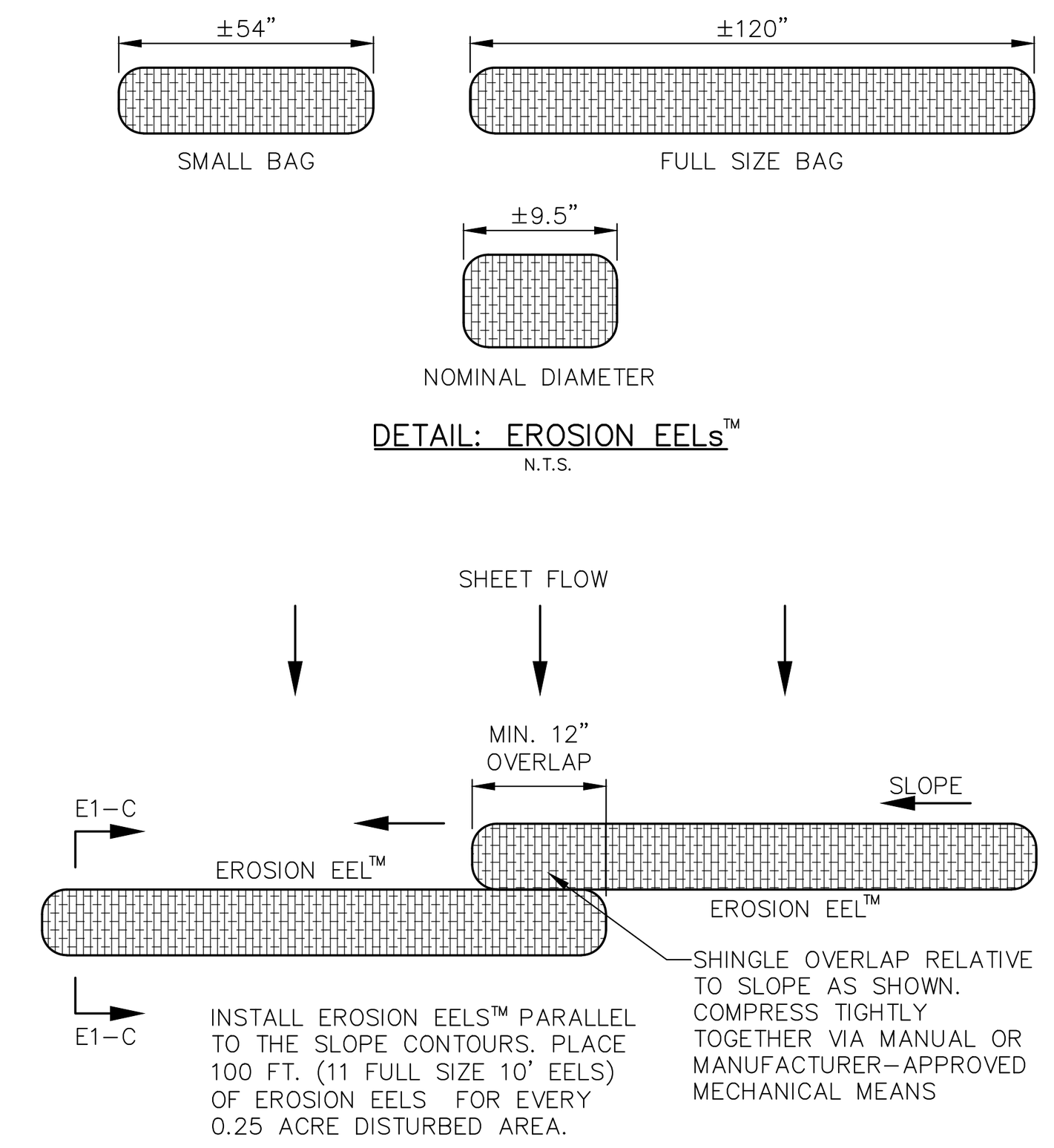


TEMPORARY TOPSOIL STOCKPILE
04-01-13 MCL



NOTE:
1. CONTRACTOR HAS THE OPTION OF USING A MANUFACTURED PRODUCT SUCH AS DANDY BAG, IPP INLET FILTER, FLEXSTORM OR APPROVED EQUAL.
2. FOR CURB STRUCTURES, CONTRACTOR HAS THE OPTION OF USING A MANUFACTURED PRODUCT SUCH AS DANDY CURB SACK OR APPROVED EQUAL.

06-01-15
FILTER BASKET INLET SEDIMENT FILTER
EC-ST-FB-INLETPROTECT

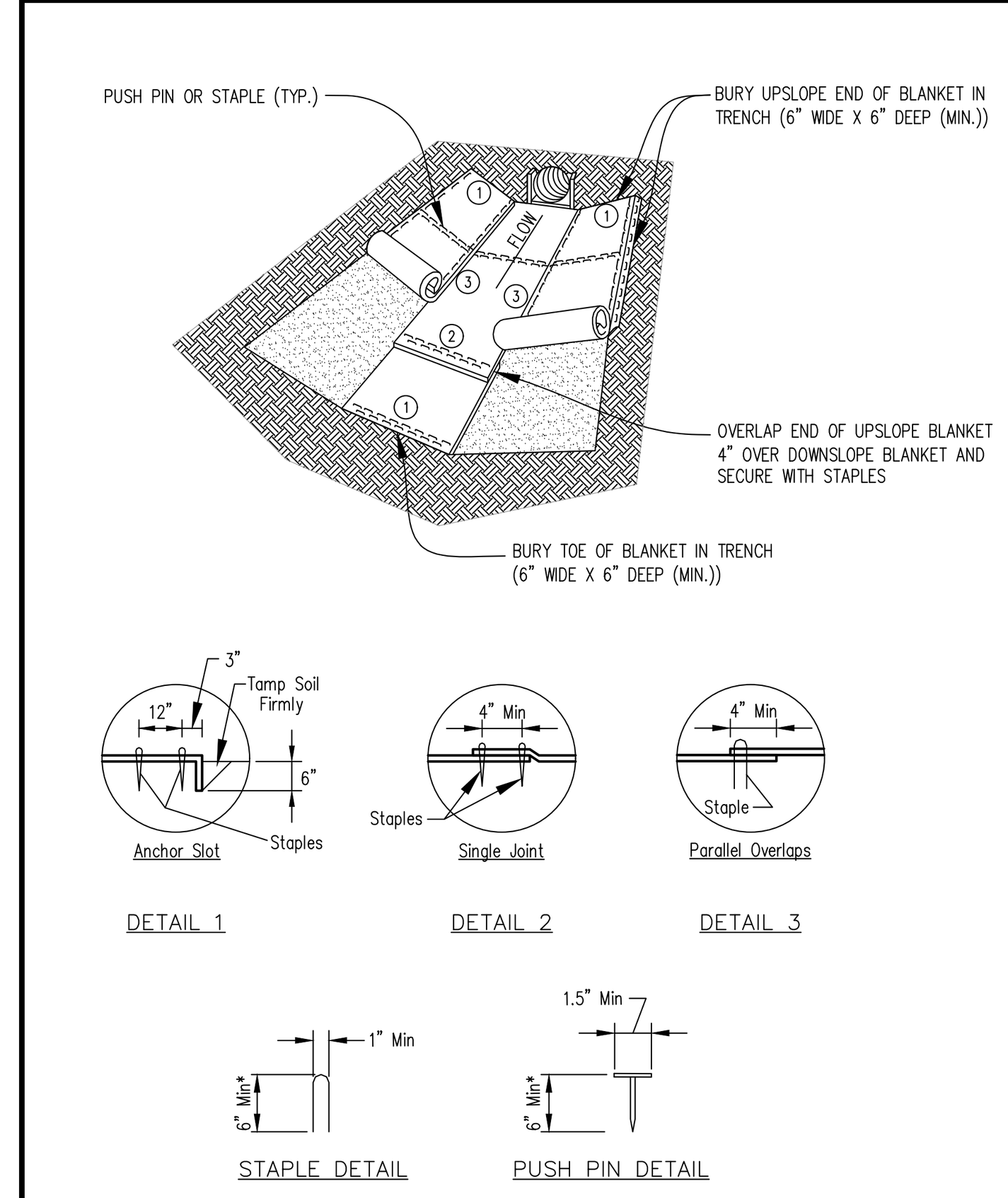


INSTALLATION FOR INTERCEPTING SHEET FLOW PERPENDICULAR TO FLOW PATH – PLAN VIEW

NOTE:
EROSION EELs™ SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURES'S RECOMMENDATIONS.

06-01-15
TYPICAL EROSION EEL
S-EC-EEL

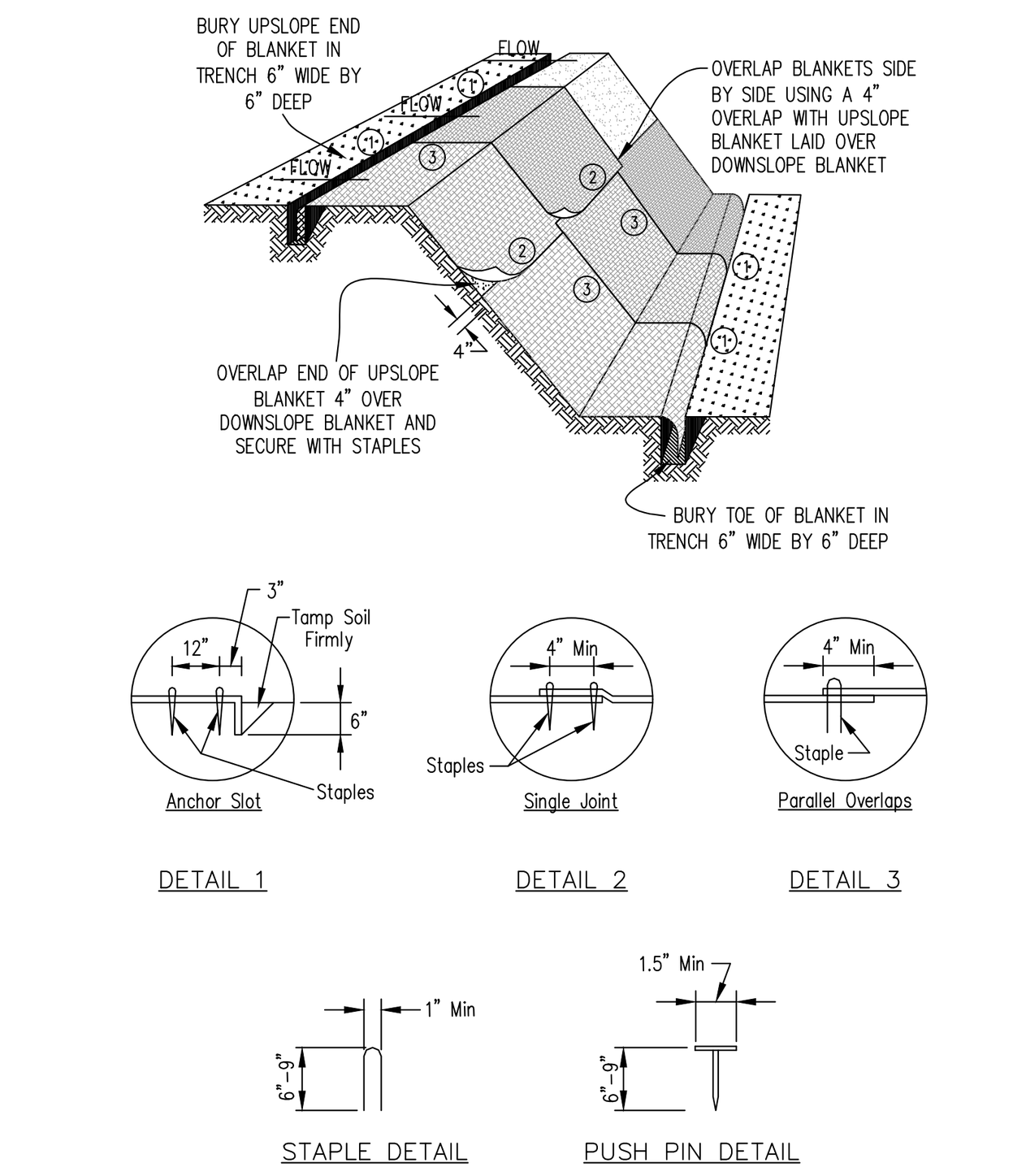
EROSION CONTROL BLANKET – TURF REINFORCEMENT MAT (TRM)



*Note:
1. For sandy soil conditions, staple or push pin shall be a minimum 8 inches.

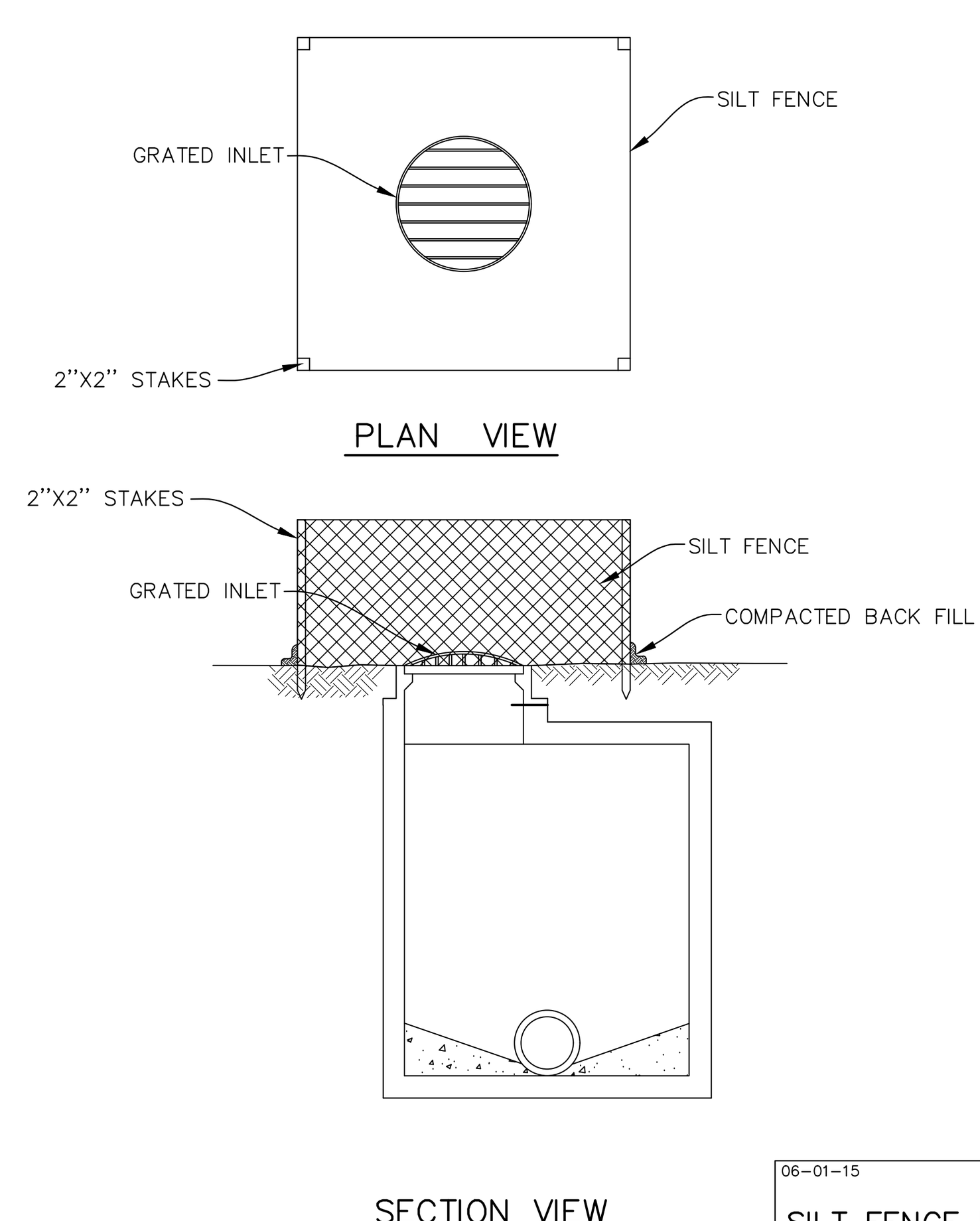
REFERENCE
Project
Designed — Date
Checked — Date
Approved — Date
STANDARD DWG. NO. IUM-531
SHEET 1 OF 1
DATE 02-22-11

AUTOCAD2006

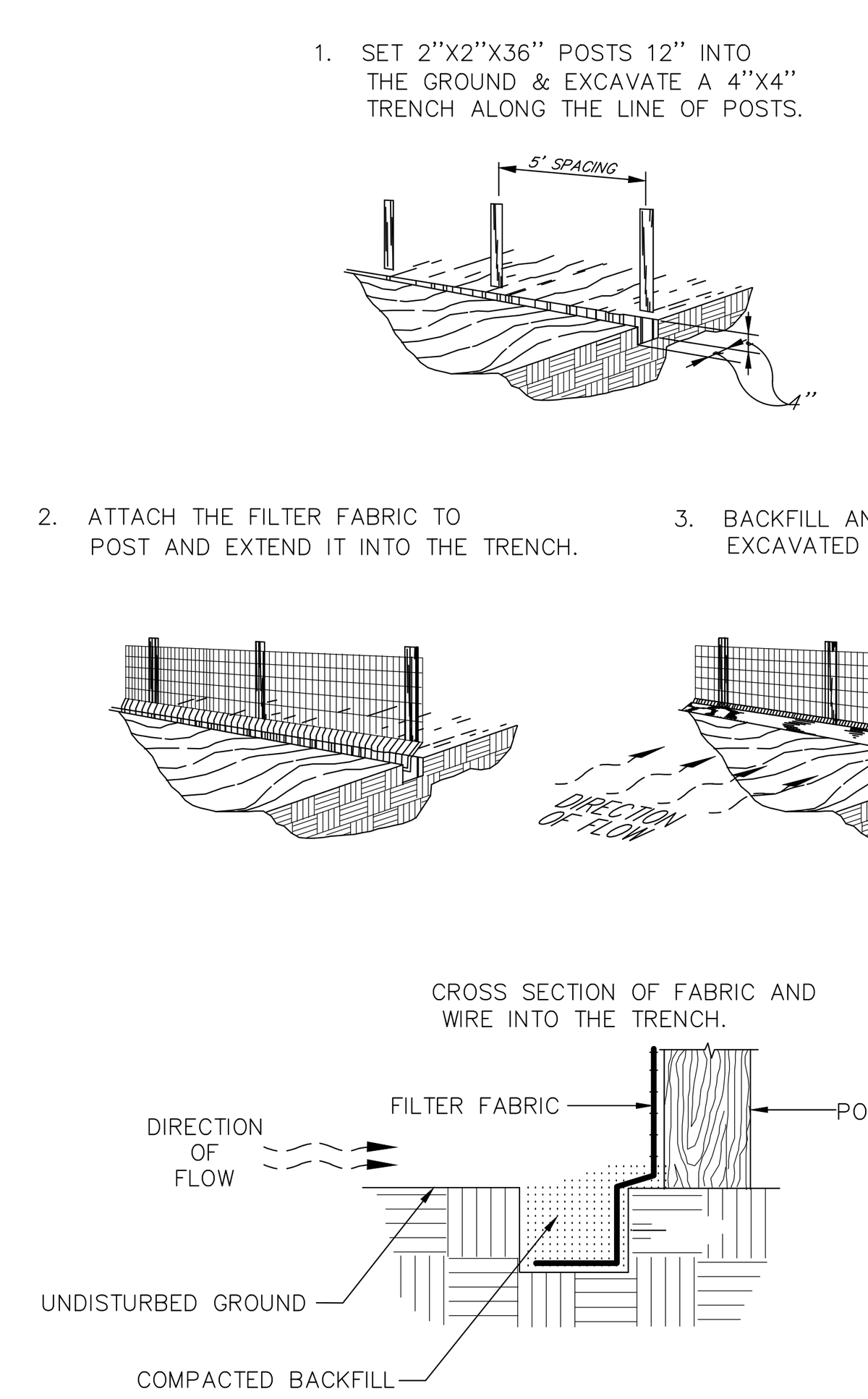


NOTES:
1. Staples shall be placed in a diamond pattern at 2 per s.y. for stiched blankets. Non-stiched shall use 4 staples per s.y. of material. This equates to 200 staples with stiched blanket and 400 stapels with non-stiched blanket per 100 s.y. of material.
2. Staple or push pin lengths shall be selected based on soil type and conditions. (minimum staple length is 6")
3. Erosion control material shall be placed in contact with the soil over a prepared seedbed.
4. All anchor slots shall be stapled at approximately 12" intervals.

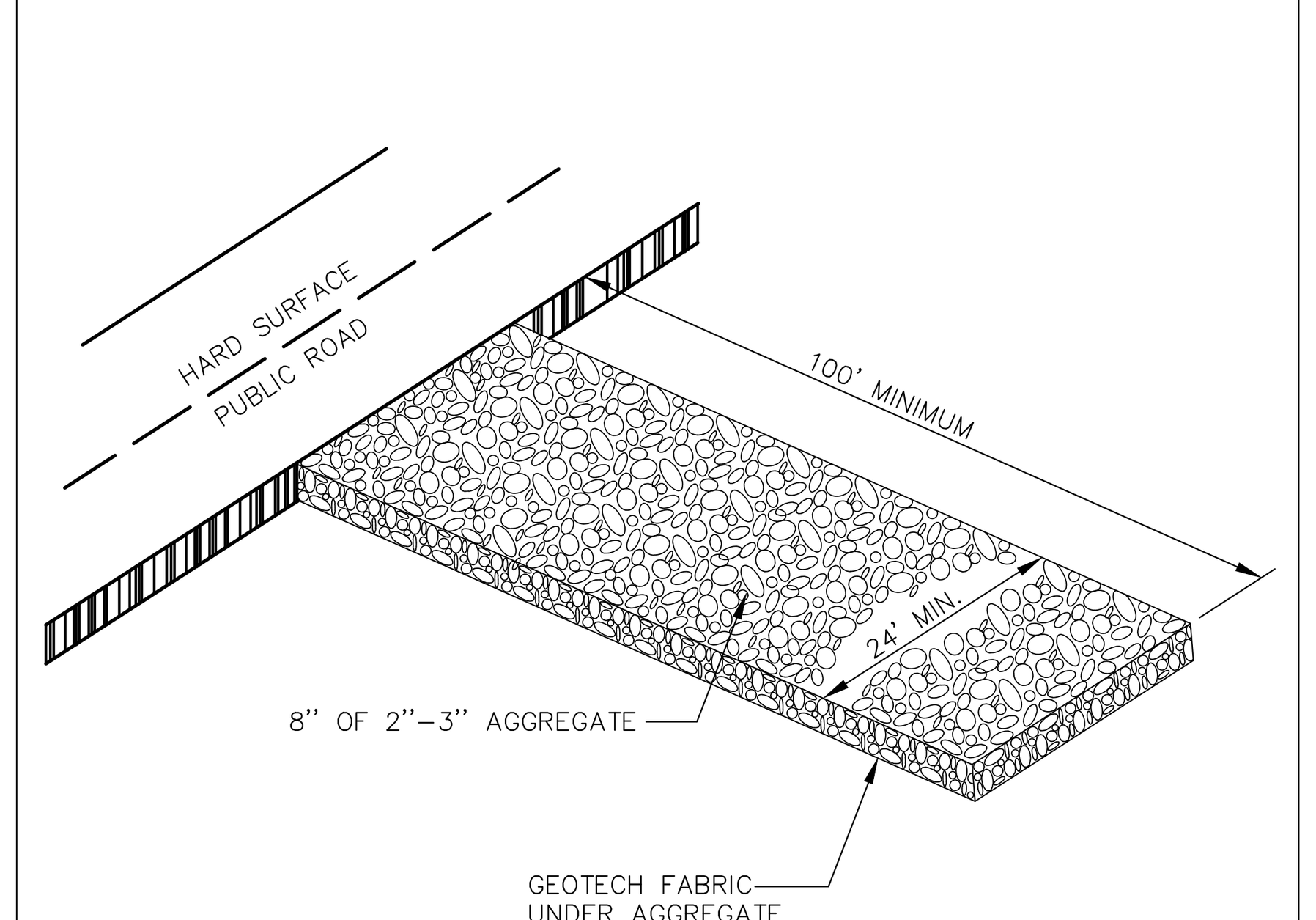
IUM-530
EROSION CONTROL BLANKET INSTALLATION DETAILS
Drawn B. JOHNSON 11/08



06-01-15
SILT FENCE INLET SEDIMENT FILTER (NON-PAVEMENT)
S-EC-SF-INLETPROTECT



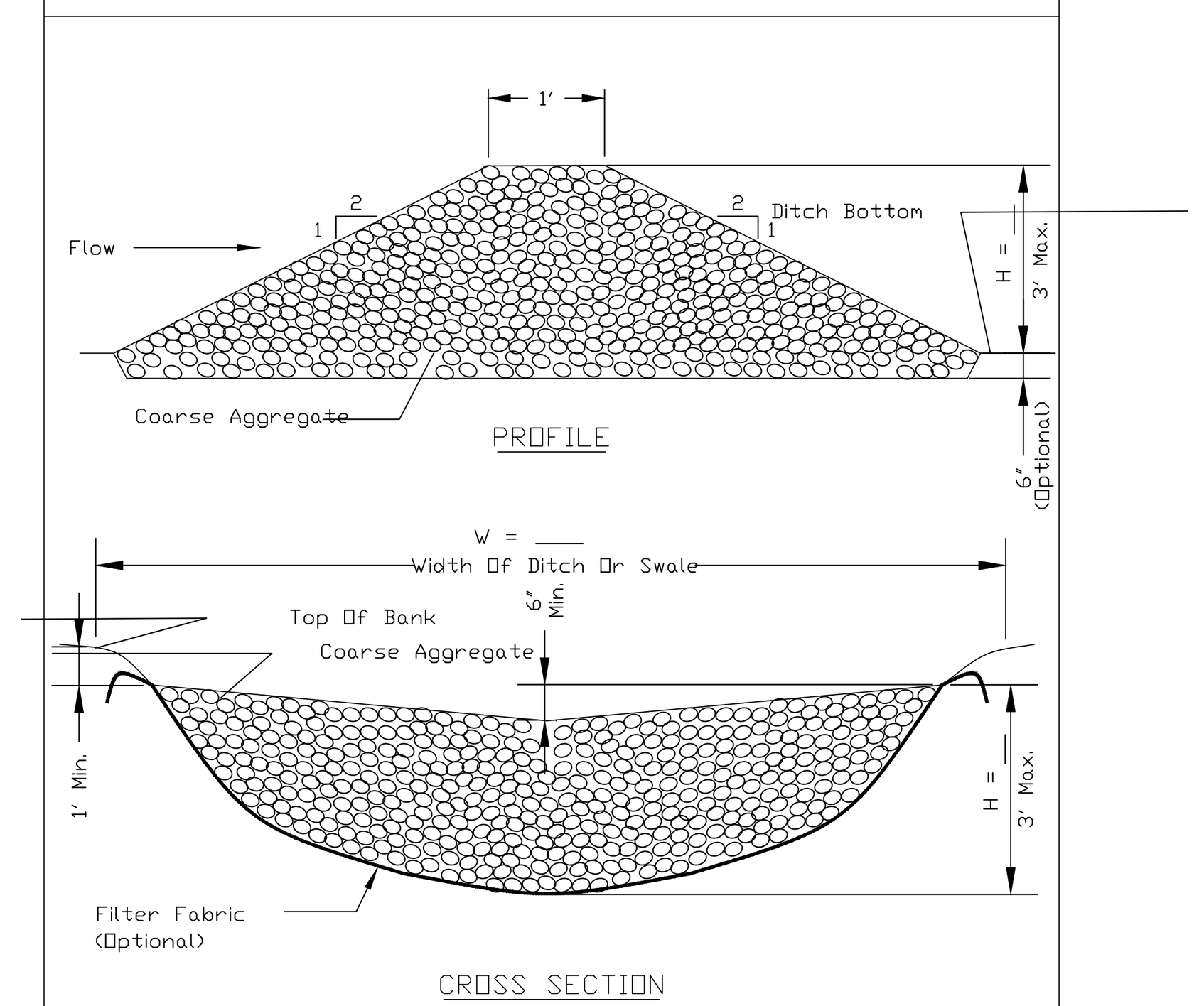
06-01-17
SILT FENCE DETAIL
S-EC-SILT FENCE



NOTE:
PERIODIC TOP DRESSING OF THE CONSTRUCTION EXIT MAY BE REQUIRED TO PREVENT TRACK OUT.

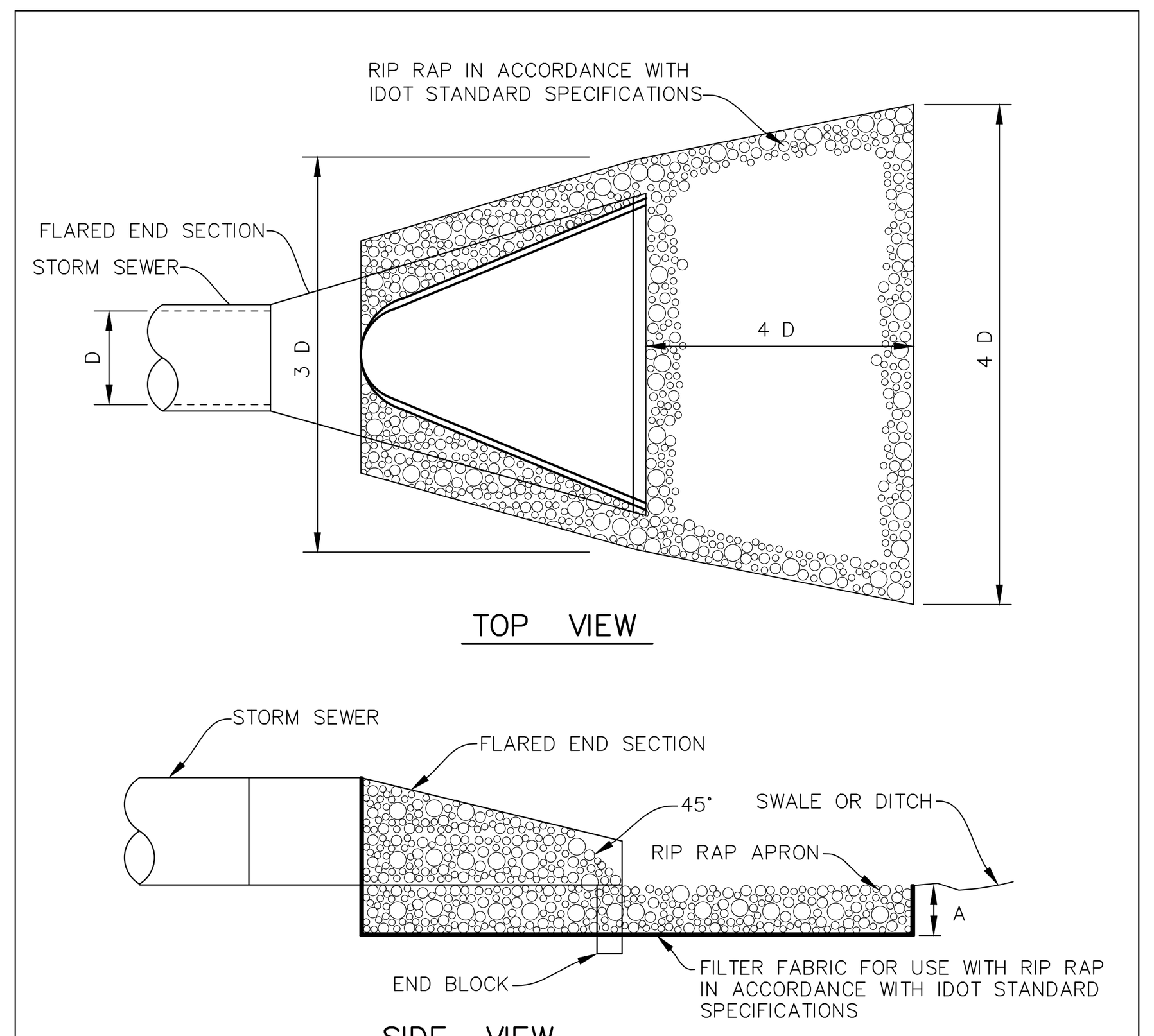
06-01-15
GRAVEL CONSTRUCTION ACCESS DETAIL
S-EC-CONST-ENTRANCE

ROCK CHECK DAM – COARSE AGGREGATE



NOTES:
1. Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table 1 or 2, Class I, II, or IV and shall be placed over the cleared area prior to the placing of rock.
2. Coarse aggregate shall meet one of the following IDOT gradations, CA-1, CA-2, CA-3, or CA-4 and be placed according to construction specification 25 ROCKFILL using placement Method 1 and Class III compaction.
3. For added stability, the base of the dam may be keyed 6 inches into the
4. soil.
5. See plans for spacing of dams and H dimensions.
6. Drainage area to each dam shall be less than 2 acres.
Use ROCK CHECK DAM-RIPRAP IL-605R for drainage areas of 2 to 10 acres.

REFERENCE
Project
Designed — Date
Checked — Date
Approved — Date
NRCS Natural Resources Conservation Service
STANDARD DWG. NO. IL-605CA
SHEET 1 OF 1
DATE 1-29-99



06-01-15
RIP RAP DETAIL (DISCHARGE TO DITCH)
S-ST-RIPRAP-DITCH

RIP-RAP

PIPE DIAMETER (IN.) D	STONE RIP-RAP: QUALITY DESIGNATION	GRADATION NUMBER RR	MINIMUM THICKNESS (IN.) A	MINIMUM LENGTH (FT.) 4D	WEIGHT RANGE (#)	WEIGHT AVERAGE (#)	SIZE AVERAGE (IN.)	BEDDING: MINIMUM THICKNESS (IN.)
12"	B	3	8"	4'	1–50	10	4.5"	N/A
15"	B	3	8"	5	1–50	10	4.5"	N/A
18"	B	4	16"	6'	1–150	40	7"	6"
21"	B	4	16"	7'	1–150	40	7"	6"
24"	B	4	16"	8'	1–150	40	7"	6"
27"	B	4	16"	9'	1–150	40	7"	6"
30"	B	4	16"	10'	1–150	40	7"	6"
36"	B	5	22"	12'	3–400	90	10"	8"
42"	B	5	22"	14'	3–400	90	10"	8"
48"	B	6	26"	16'	6–600	170	12"	10"
54"	B	6	26"	18'	6–600	170	12"	10"
60"	B	6	26"	20'	6–600	170	12"	10"
72"	B	6	26"	24'	6–600	170	12"	10"

NOTE:
1. FOR PIPE LARGER THAN 72" A SPECIAL DESIGN OF RIP-RAP OR APRON IS REQUIRED.
2. REFER TO I.D.O.T. SPECIFICATIONS AND STANDARDS FOR BEDDING GRADTION.

06-01-15
STONE RIP RAP DETAIL
S-ST-RIPRAP-STONE

SHOULD A CONFLICT ARISE BETWEEN MANHARD DETAILS AND THE VILLAGE DETAILS, THE VILLAGE DETAILS SHALL TAKE PRECEDENCE.

DATE	REVISIONS	DRAWN BY
1 10-08-25	REVISED PER VILLAGE COMMENTS	NAH

Manhard CONSULTING
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Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

LONG AVENUE ASSEMBLAGE
VILLAGE OF SCHAUMBURG, ILLINOIS
SOIL EROSION AND SEDIMENT CONTROL PLAN - DETAILS

PROJ. MGR.: QDH
PROJ. ASSOC.: NAH
DRAWN BY: NAH
DATE: 08/08/2025
SCALE: 1"=60'

SHEET 23 OF 28
LOP.SCIL01

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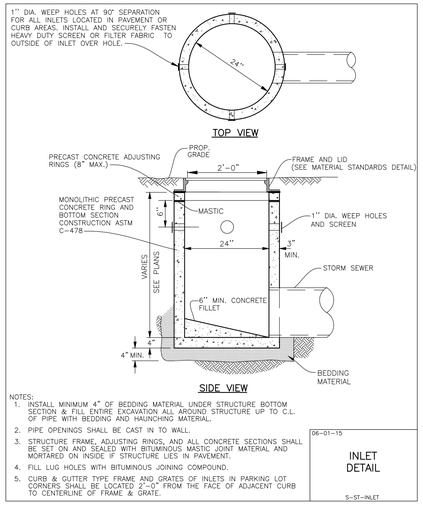
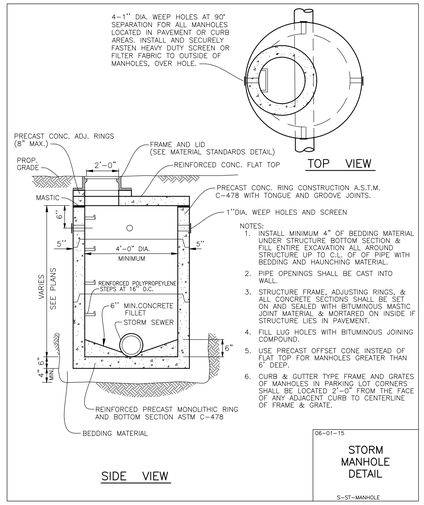
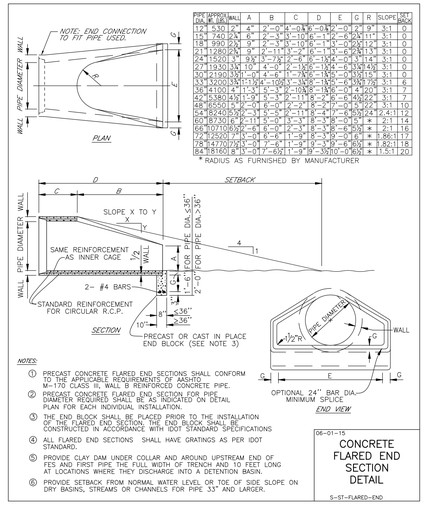
October 2, 2025 - 16:52 Dwg Name: P:\Lopscil01\dwg\Eng\Preliminary\Plan Set\22-24 SESCP.dwg Updated By: NHarrington

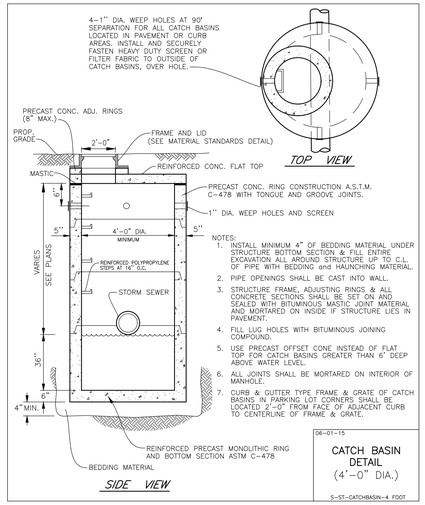


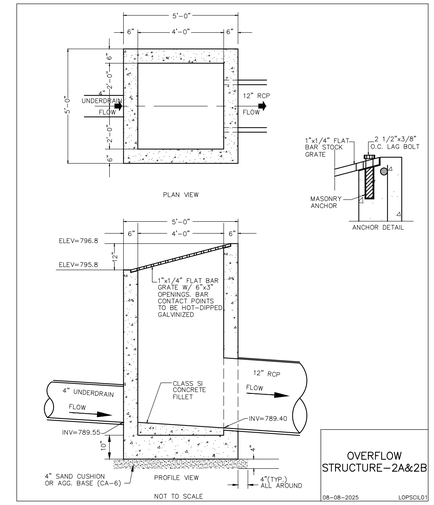


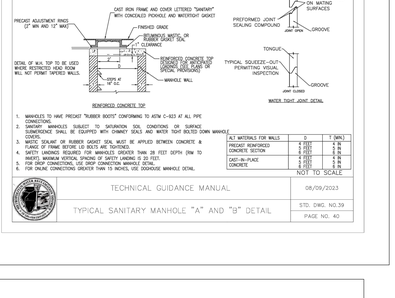


PIPE (APPROX. DIA. IN INCHES)	WALL	A	B	C	D	E	G	R	SLOPE	QTY BLOCK
12	5.30	12"	4"	2'-0"	9 1/2"	0'-8 1/2"	0'-1"	2' 9"	3:1	0
15	7.40	12"	6"	2'-0"	10 1/2"	0'-10"	0'-1 1/2"	0'-2 3/4"	3:1	0
18	9.90	12"	9"	2'-3"	9'-10 1/2"	0'-11"	0'-2 3/4"	3'-0"	3:1	0
21	12.60	12"	9"	2'-11"	9'-10 1/2"	0'-11"	0'-2 3/4"	3'-3"	3:1	0
24	15.20	12"	9"	3'-5"	9'-10 1/2"	0'-11"	0'-3 1/4"	3'-6"	3:1	0
27	19.00	12"	10"	4'-0"	9'-10 1/2"	0'-11"	0'-3 1/4"	3'-9"	3:1	0
30	21.90	12"	10"	4'-6"	9'-10 1/2"	0'-11"	0'-3 1/4"	4'-0"	3:1	0
33	25.00	12"	12"	5'-0"	9'-10 1/2"	0'-11"	0'-3 1/4"	4'-3"	3:1	0
36	28.00	12"	12"	5'-6"	9'-10 1/2"	0'-11"	0'-3 1/4"	4'-6"	3:1	6
36	41.00	12"	12"	5'-6"	13'-6"	0'-11"	0'-3 1/4"	4'-6"	3:1	7
42	53.80	14"	9"	5'-3"	21'-11"	1'-2"	0'-6 1/4"	5'-2"	3:1	7
48	65.00	15"	9"	6'-0"	22'-0"	1'-2"	0'-7 1/2"	5'-9"	3:1	10
54	82.40	23"	9"	7'-5"	21'-11"	1'-8"	0'-8"	6'-2"	4:1	12
60	97.50	18"	9"	8'-11"	21'-11"	1'-8"	0'-9"	6'-8"	4:1	14
66	107.00	18"	9"	9'-6"	21'-11"	1'-8"	0'-9"	7'-2"	4:1	16
72	125.00	19"	9"	10'-6"	21'-11"	1'-8"	0'-9"	7'-8"	4:1	17
78	147.00	24"	9"	11'-6"	21'-11"	1'-8"	0'-9"	8'-2"	4:1	18
84	181.60	24"	9"	13'-0"	21'-11"	1'-8"	0'-9"	8'-8"	4:1	20

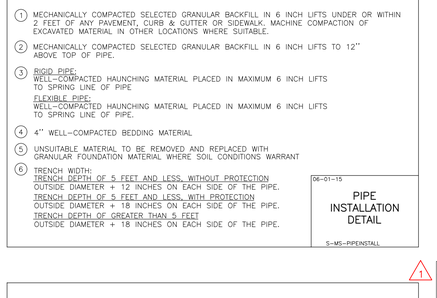
* RADIUS AS FURNISHED BY MANUFACTURER

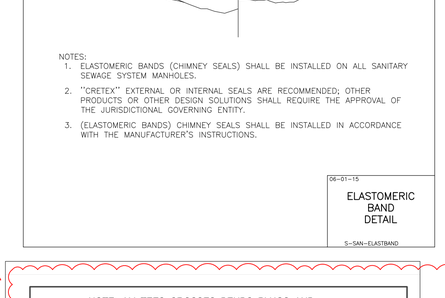


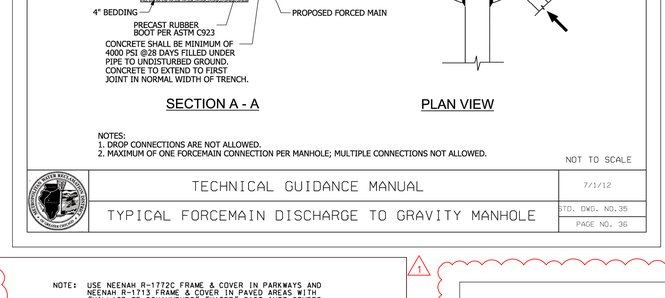




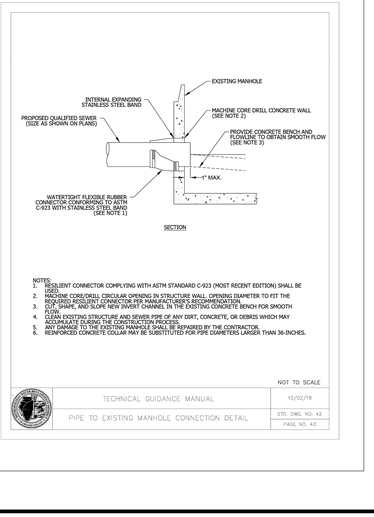
ALT MATERIALS FOR WALLS	D	T (MIN.)
PRECAST REINFORCED CONCRETE SECTION	4' (1) 5' (1) 6' (1)	4.76" 5.24" 5.76"
CAST-IN-PLACE CONCRETE	4' (1) 5' (1) 6' (1)	4.76" 5.24" 5.76"

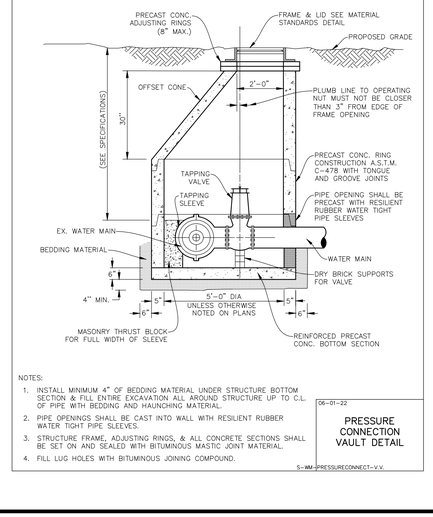


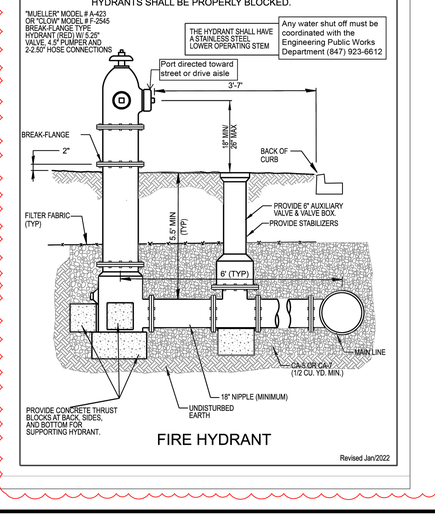


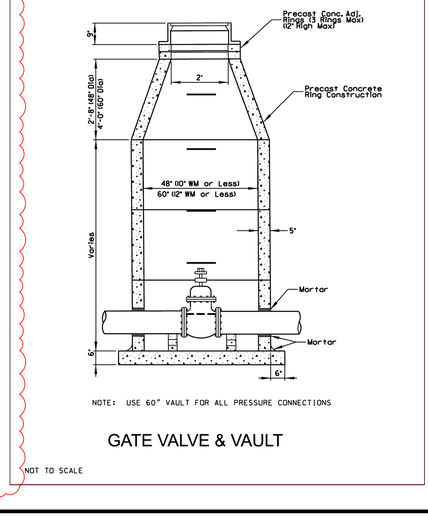


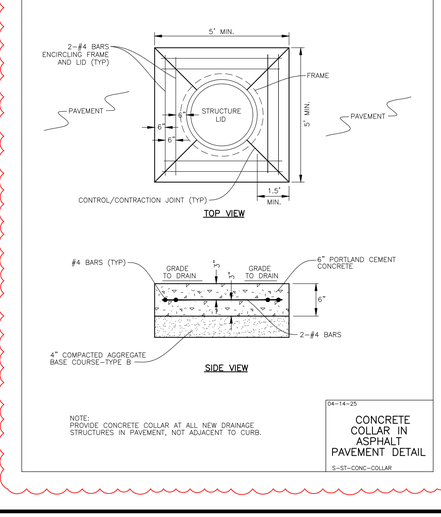
SHOULD A CONFLICT ARISE BETWEEN MANHARD DETAILS AND THE VILLAGE/MWRD DETAILS, THE VILLAGE/MWRD DETAILS SHALL TAKE PRECEDENCE.











| DRAWN BY | | |

VILLAGE OF SCHAUMBURG
STANDARD ENGINEERING NOTES

1. THE COMMUNITY DEVELOPMENT DEPARTMENT MUST BE NOTIFIED ONE BUSINESS DAY PRIOR TO EACH INSPECTION AT 847.923.4420. A MINIMUM NOTICE OF THREE BUSINESS DAYS IS REQUIRED BY THE ENGINEERING AND PUBLIC WORKS DEPARTMENT, 847.895.7100, FOR A WATER MAIN SHUT DOWN IN A COMMERCIAL AREA.

2. TREE PROTECTION FENCING MUST BE INSTALLED, INSPECTED, AND APPROVED BY THE VILLAGE PRIOR TO THE ISSUANCE OF A LAND DEVELOPMENT PERMIT. THE FENCING MUST BE MAINTAINED FOR THE DURATION OF THE SITE WORK.

3. A SEPARATE ELECTRICAL PERMIT MUST BE OBTAINED FROM THE COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO INSTALLING ANY SITE LIGHTING. THE ELECTRICAL SYSTEM MUST BE APPROVED AS PART OF THE ELECTRICAL PERMIT FOR THE SITE LIGHTING. THE DETAILED PHOTOMETRICS AND EXTERIOR LIGHT POLE LOCATIONS MUST BE APPROVED AS PART OF THE LAND DEVELOPMENT PERMIT.

4. THE CONTRACTOR SHALL INDEMNIFY THE VILLAGE, AND THEIR AGENTS, ETC. FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, TESTING, AND OPERATION OF ALL WORK ASSOCIATED WITH THIS PROJECT.

5. THE CONTRACTOR IS RESPONSIBLE FOR HAVING A SET OF THE "APPROVED" LAND DEVELOPMENT PERMIT PLANS ON THE JOB SITE DURING CONSTRUCTION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR MAKING ANY NECESSARY COPIES OF THE "APPROVED"PLANS FOR ALL SUBCONTRACTORS PERFORMING SITE WORK.

6. THE CONTRACTOR IS TO VERIFY THE LOCATION, DEPTH, AND INVERT OF ALL EXISTING UTILITIES AND FACILITIES PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING PUBLIC OR PRIVATE UTILITIES, OR THE RELOCATION OF ANY EXISTING UTILITIES TO FACILITATE THE INSTALLATION OF THE NEW SITE WORK. THE CONTRACTOR MUST NOTIFY THE DESIGN ENGINEER IMMEDIATELY OF ANY DISCREPANCIES WITH THE PLANS AND ANY EXISTING UTILITIES. NO WORK IS TO BE DONE UNTIL THE DISCREPANCY IS RESOLVED.

7. ACCESS TO THE SITE, AND TO WITHIN 100 FEET OF ANY BUILDING, SHALL BE PROVIDED FOR EMERGENCY VEHICLES AT ALL TIMES VIA A 20 FOOT WIDE APPROVED ALL-WEATHER ROAD. AN APPROVED WATER SUPPLY SHALL BE AVAILABLE WITHIN 100 FEET OF ANY BUILDING PRIOR TO DELIVERY OF ANY COMBUSTIBLE MATERIALS TO THE SITE.

8. NO HOLES ARE TO BE LEFT OPEN IN THE PAVEMENT OR PARKWAY OVER ANY HOLIDAY, WEEKEND, OR AFTER 3 PM ON THE DAY PRECEDING ANY HOLIDAY OR ANY WEEKEND.

9. ALL EXISTING PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAWCUT FULL-DEPTH ALONG THE LIMITS OF PROPOSED REMOVAL BEFORE COMMENCEMENT OF THE PAVEMENT REMOVAL.

10. ALL PUBLIC RIGHT-OF-WAY AREAS THAT ARE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED WITH 4" OF TOPSOIL AND SOD. SEEDING WILL NOT BE PERMITTED IN THESE AREAS.

11. ALL PAVING, SUBGRADE PREPARATION, CURBING, AND SIDEWALK CONSTRUCTION SHALL CONFORM TO THE ILLINOIS DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AND THE "SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS", LATEST EDITIONS.

12. NO ASPHALT WORK IS ALLOWED BETWEEN NOVEMBER 1ST AND APRIL 1ST WITHOUT THE WRITTEN PERMISSION FROM THE VILLAGE ENGINEER.

13. ANY TEMPORARY OR PERMANENT EXTERIOR SITE FENCING, INCLUDING FENCING FOR DUMPSTER ENCLOSURES, REQUIRES A SEPARATE PERMIT FROM THE COMMUNITY DEVELOPMENT DEPARTMENT. DEMOLITION OF EXISTING BUILDINGS ALSO REQUIRES A SEPARATE PERMIT FROM THE COMMUNITY DEVELOPMENT DEPARTMENT.

14. ALL BITUMINOUS CONCRETE USED FOR SURFACE, BINDER AND BASE COURSES IS TO HAVE A MARSHALL STABILITY OF 1700. ALL PORTLAND CEMENT CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3500 PSI AT 14 DAYS.

15. PRIOR TO PLACING ANY PAVEMENT MATERIAL, THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY PREPARING AND COMPACTING THE SUBGRADE. THE REQUIRED PROOF ROLL MUST BE WITNESSED BY THE VILLAGE. NO PAVEMENT MATERIAL IS TO BE PLACED ON A WET OR SOFT SUBGRADE. IF THIS CONDITION EXISTS, THE CONTRACTOR IS TO STOP WORK AND IMMEDIATELY NOTIFY THE VILLAGE. NO ADDITIONAL PAVEMENT WORK SHALL BE DONE UNTIL THE PROBLEM IS CORRECTED.

16. ALL CURBS CONSTRUCTED OVER A UTILITY TRENCH SHALL BE REINFORCED WITH TWO #5 REBARS FOR A LENGTH OF 20 FEET CENTERED OVER THE TRENCH. SIDEWALKS SHALL BE TREATED IN THE SAME MANNER USING THREE #5 REBARS.

17. ALL SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS" LATEST EDITION.

18. THE CONTRACTOR SHALL NOT INSTALL ANY SANITARY SEWER PIPE OR STRUCTURES UNTIL HE HAS A COPY OF THE PERMIT AND PERMIT DRAWINGS ISSUED BY THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) ON THE JOB SITE. THIS MAY ALSO APPLY TO STORM SEWER AND/OR DETENTION FACILITIES IF INCLUDED IN THE MWRD PERMIT.

19. ALL MANHOLES AND VALVE VAULTS SHALL HAVE THE "VILLAGE OF SCHAUMBURG" AND "WATER," "STORM SEWER," OR "SANITARY SEWER" CAST INTO THE LID. ALL OPEN LIDS OR GRATES SHALL HAVE THE WORDS "DRAINS TO RIVER, DUMP NO WASTE" PERMANENTLY INSCRIBED.

20. BAND-SEAL CONNECTORS SHALL BE USED TO JOIN PIPES OF DIFFERENT MATERIALS.

21. USE CA-6 TRENCH BACKFILL, COMPACTED TO 95% OF MODIFIED PROCTOR, UNDER AND WITHIN A 1:1 SLOPE FROM THE BOTTOM OF ALL PAVEMENT, CURBS AND SIDEWALK.

22. A WATER QUALITY DEVICE, STORMCEPTOR, CDS, OR EQUIVALENT, SHALL BE INSTALLED AS REQUIRED BY THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND AS SHOWN ON THE APPROVED PLANS.

23. ALL WATER MAIN PIPE 4" AND LARGER SHALL BE DUCTILE IRON PIPE CLASS 52 CONFORMING TO ANSI A21.51 WITH CEMENT LINING UNLESS OTHERWISE APPROVED BY THE VILLAGE ENGINEER. ALL WATER SERVICE LINES 3" AND SMALLER SHALL BE TYPE K COPPER, UNLESS OTHERWISE NOTED.

24. ALL WATER LINES ARE TO BE PRESSURE TESTED AND CHLORINATED PER THE REQUIREMENTS OF THE VILLAGE OF SCHAUMBURG. ALSO, THE MINIMUM COVER FOR ALL WATER MAINS AND SERVICE LINES IS 5.5 FEET.

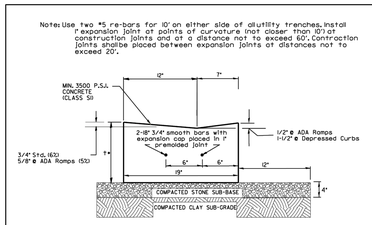
25. FIRE SERVICE MAINS AND LEAD IN CONNECTIONS TO SYSTEM RISERS ARE REQUIRED TO BE COMPLETELY FLUSHED BEFORE MAKING THE CONNECTION TO THE SPRINKLER PIPING. (NFPA 13, 1999 ED, 10-2.1.) THE FIRE PREVENTION BUREAU SHALL BE NOTIFIED 24 HOURS IN ADVANCE TO WITNESS THE FLUSH AT 847.985.4452. A SEPARATE INSPECTION FEE IS ALSO REQUIRED AT THE TIME THE LAND DEVELOPMENT PERMIT IS ISSUED.

26. UPON COMPLETION OF THE PROJECT, THE DEVELOPER SHALL PROVIDE FINAL "RECORD DRAWINGS" (1 MYLAR SEPIA REPRODUCIBLE, SIGNED AND SEALED BY THE ENGINEER) OF ALL UTILITIES WHICH INCLUDE THE LOCATIONS AND ELEVATIONS OF ALL MAINS, SERVICE LINES, STRUCTURES, PAVED AREAS, SITE GRADING, STREET LIGHTS AND CABLES, AND CURBS, MONUMENTS, AS SPECIFIED IN ITEM #27, SHALL ALSO BE SHOWN. FINAL RECORD DRAWINGS MUST ALSO INCLUDE A STATE PLANE COORDINATE SYSTEM TIE-IN. IN ADDITION TO THE DRAWINGS, AN ELECTRONIC FILE (IN DWG OR DGN FORMAT) OF THE RECORD DRAWINGS MUST BE SUBMITTED ON CD-ROM.

27. ALL PLATS THREE ACRES OR LARGER REQUIRE CONCRETE MONUMENTS COMPLETE WITH THE VILLAGE OF SCHAUMBURG CAP AND SHALL BE PLACED AT LOCATIONS TO BE DETERMINED BY THE VILLAGE ENGINEER. MONUMENTS SHALL BE IN ACCORDANCE WITH THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND SHALL BE SHOWN ON THE RECORD DRAWINGS.

1

Note: Use two #5 re-bars for 10' on either side of all utility trenches. Install 1" expansion joint at points of curvature that closer than 10' at construction joints and at a distance not to exceed 60'. Contraction joints shall be placed between expansion joints at distances not to exceed 20'.

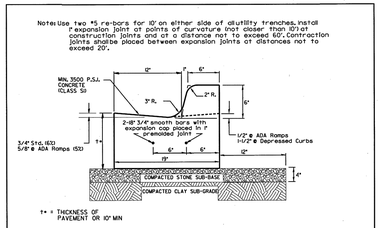


6.12 DEPRESSED CURB

NOT TO SCALE

Revised April/2018

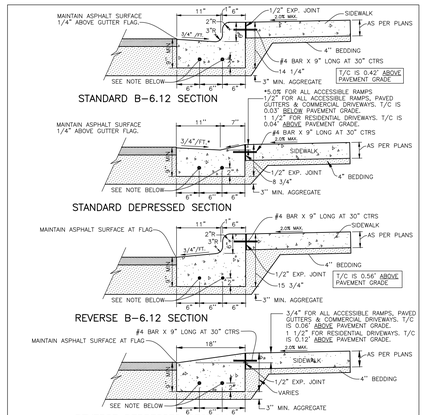
Note: Use two #5 re-bars for 10' on either side of all utility trenches. Install 1" expansion joint at points of curvature that closer than 10' at construction joints and at a distance not to exceed 60'. Contraction joints shall be placed between expansion joints at distances not to exceed 20'.



COMBINATION CURB & GUTTER
TYPE B-6.12

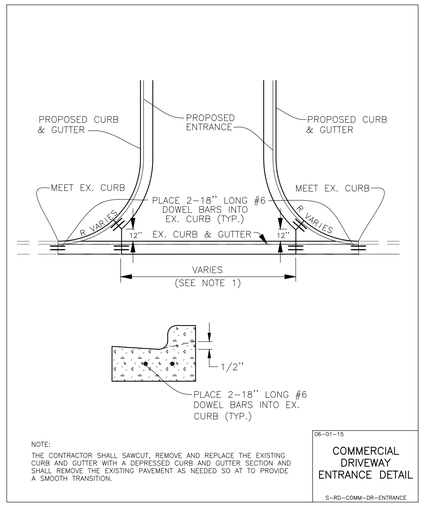
NOT TO SCALE

Revised April/2018



NOTES:
1. EXPANSION JOINTS TO BE LOCATED AT HIGH POINTS, UTILITY STRUCTURES, CURB RETURNS, COLD JOINTS OR 50' MAX. (SEE DETAIL)
2. CONTRACTION JOINTS ARE TO BE SAW CUT 2" DEEP AT 20' INTERVALS MAX. ALONG CURB, 5' INTERVALS MAX. FOR SIDEWALK.
3. INSTALL 2-#4 DEFORMED BARS X 10'-0" LONG OVER ALL TRENCHES.
4. TRANSITION CURB AND GUTTER AS NECESSARY TO MEET DRAINAGE STRUCTURE FRAME AND GRATE
5. IF CURB & GUTTER & SIDEWALK ARE POURED MONOLITHICALLY, NO #4x9" LONG REINFORCING BARS ARE REQUIRED.

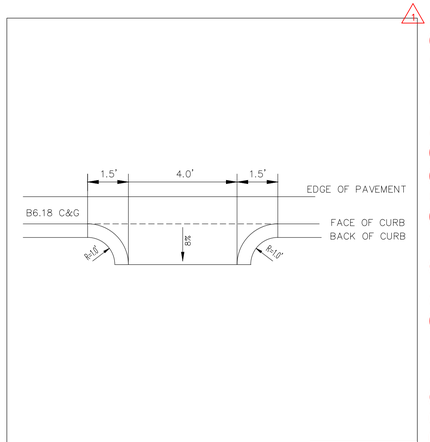
12-01-25
MODIFIED B-6.12 CURB & GUTTER W/ADJACENT SIDEWALK DETAIL
S-RD-B612-CURB-SW2



NOTE:
THE CONTRACTOR SHALL SAWCUT, REMOVE AND REPLACE THE EXISTING CURB AND GUTTER WITH A DEPRESSED CURB AND GUTTER SECTION AND SHALL REMOVE THE EXISTING PAVEMENT AS NEEDED SO AT TO PROVIDE A SMOOTH TRANSITION.

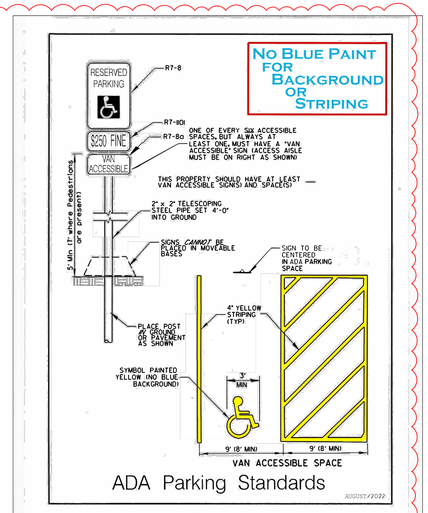
06-01-15
COMMERCIAL DRIVEWAY ENTRANCE DETAIL
S-RD-COMM-DR-ENTRANCE

1



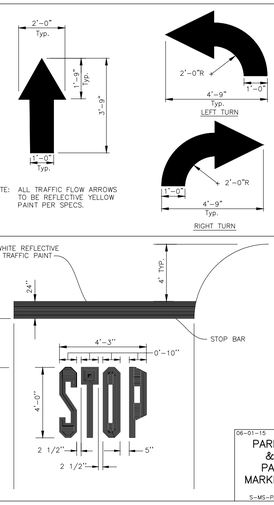
TYPICAL CURB & GUTTER TURNOUT

08/08/2025 LOP.SCIL01

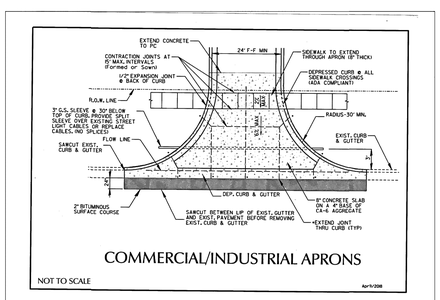


ADA Parking Standards

AUGUST/2022



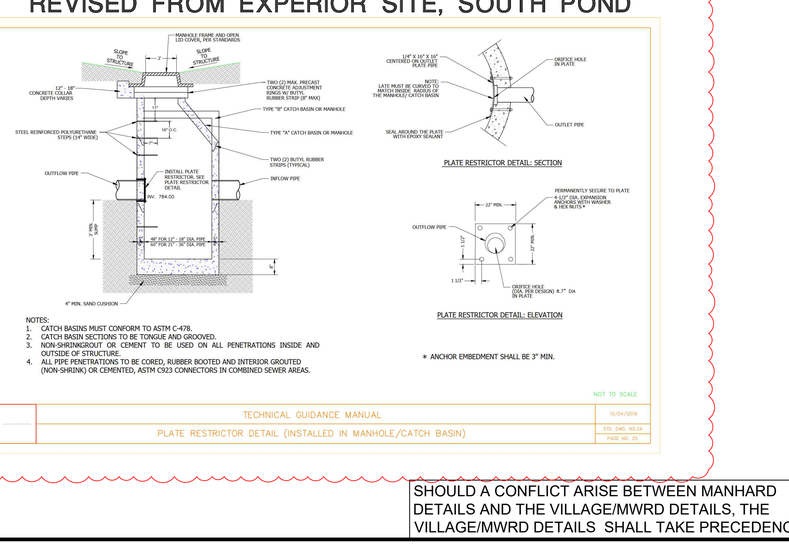
06-01-15
PARKING LOT & DRIVE PAVEMENT MARKING DETAIL
S-MS-PAVMARKING



COMMERCIAL/INDUSTRIAL APRONS

NOT TO SCALE

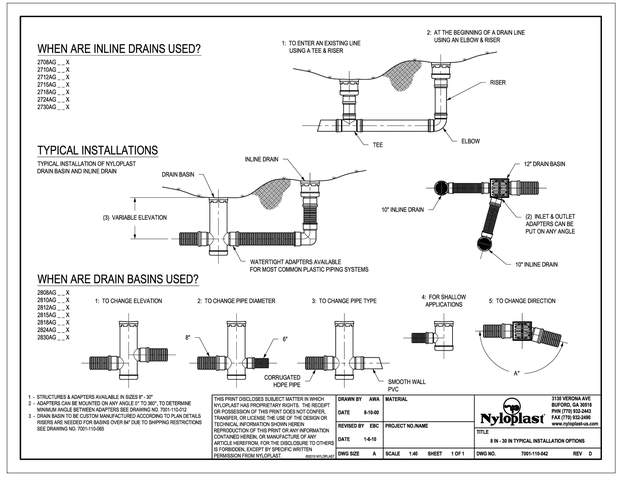
Apr/2018



NOTES:
1. CATCH BASINS MUST CONFORM TO ASTM C-478.
2. CATCH BASIN SECTIONS TO BE TONGUE AND GROOVED.
3. NON-SHRINKGROUT OR CEMENT TO BE USED ON ALL PENETRATIONS INSIDE AND OUTSIDE OF STRUCTURE.
4. ALL PIPE PENETRATIONS TO BE CORED, RUBBER BOOTED AND INTERIOR GROUTED (NON-SHRINK) OR CEMENTED, ASTM C923 CONNECTORS IN COMBINED SEWER AREAS.

NOT TO SCALE

TECHNICAL GUIDANCE MANUAL	10/04/2019
PLATE RESTRICTOR DETAIL (INSTALLED IN MANHOLE/CATCH BASIN)	STD. DWG. NO.24
	PAGE NO. 25



SHOULD A CONFLICT ARISE BETWEEN MANHARD DETAILS AND THE VILLAGE/MWRD DETAILS, THE VILLAGE/MWRD DETAILS SHALL TAKE PRECEDENCE.

DATE	REVISIONS	DRAWN BY
10-08-25	1 REVISED PER VILLAGE COMMENTS	NAH

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LONG AVENUE ASSEMBLAGE
VILLAGE OF SCHAUMBURG, ILLINOIS
CONSTRUCTION DETAILS

PROJ. MGR.: QDH
PROJ. ASSOC.: NAH
DRAWN BY: NAH
DATE: 08/08/2025
SCALE: N.T.S.

SHEET
25 OF 28
LOP.SCIL01

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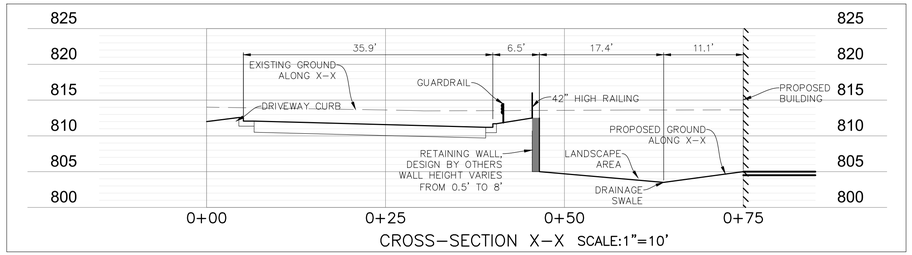
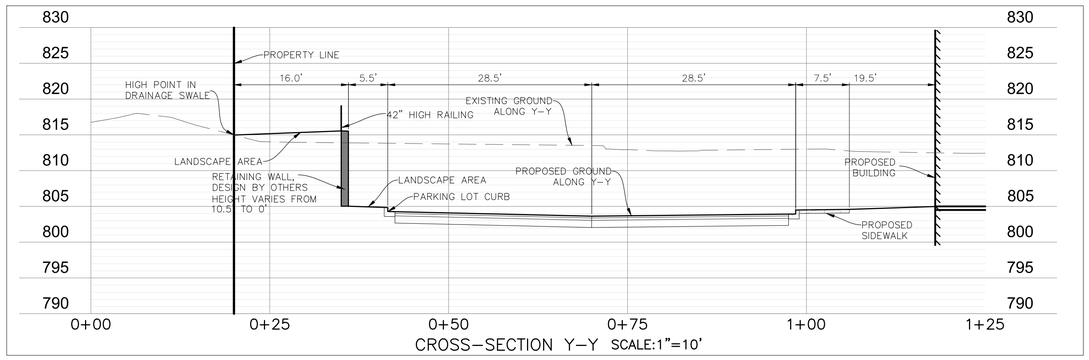
October 8, 2025 - 14:44 Dwg Name: P:\Lopsc\051\dwg\Eng\Preliminary\Plan Set\24 CONSTRUCTION DETAILS.dwg Updated By: NHarrington

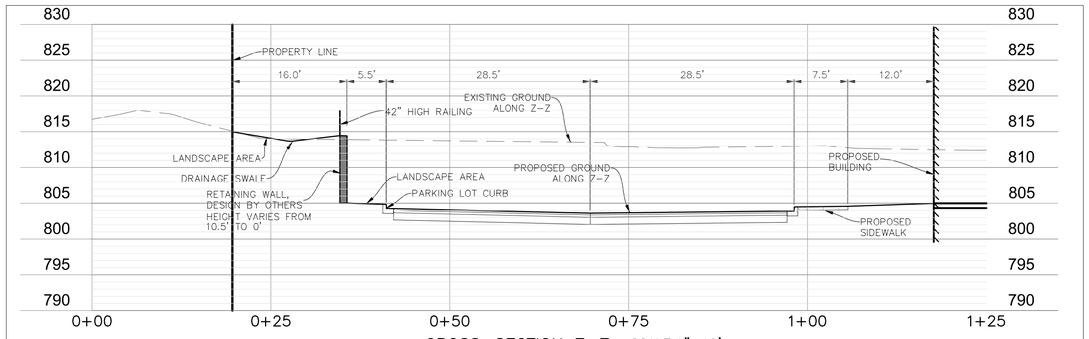
REPRESENTATIVE RETAINING WALL CROSS SECTIONS



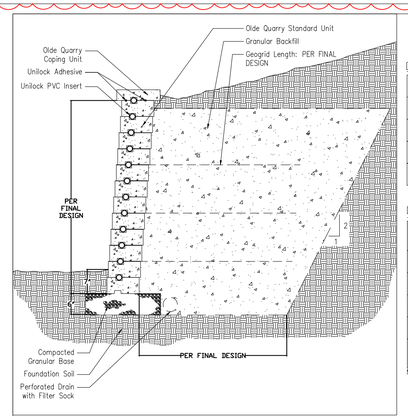
CROSS–SECTION X–X SCALE:1"=10'



CROSS–SECTION Y–Y SCALE:1"=10'



CROSS–SECTION Z–Z SCALE:1"=10'



Design Specific Geometric Information

Retaining Wall System	Olde Quarry	Geogrid Type and Manufacturer	Stradagrid
Maximum Height	SEE GRADING PLAN	Minimum Geogrid LTDS kN/m (lb/ft)	SG200
Maximum Slope Above Wall	14°	Maximum Slope Below Wall	None
Max. Surcharge Above Wall kPa (lb/sq.ft)	None	Depth of Embedment mm (in)	153 (6)
Batter of Wall	4°	Compacted Base Dimension mm (in)	500 X 150 (21 X 6)

Design Specific Soil Information

	Soil Region				
	Infill	Retained	Foundation	Base	Drainage
Description (by USCS)	GW	N/A	CL	GW	GP
Effective Internal Friction Angle	37°	N/A	28°	37°	NR
Moist Unit Weight kN/cu.m (lb/cu.ft)	22 (140)	N/A	20 (127)	22 (140)	NR
Effective Cohesion kPa (lb/sq.ft)	NR	N/A	NR	NR	NR
Soil Notes	Placed in 150mm (6in) lifts and compacted to 95% SPD.	Must be undisturbed dense soil or well compacted engineered fill.	The ultimate bearing capacity must exceed 144kPa (3000lb/sq.ft)	Well graded, crushed, non frost susceptible granular soil compacted to 98% SPD.	Free draining,crushed granular 19mm (3/4in) clear stone, 300mm (12 in) thick minimum.

NR – Not Required

Note: Poor site conditions can affect the stability of the structure. Consult a qualified professional engineer to determine site specific construction details.

REPRESENTATIVE DETAIL ONLY, FINAL WALL TO BE DESIGN/BUILD BY CONTRACTOR. CONTRACTOR MAY PROVIDE APPROPRIATE ALTERNATE FOR OWNER/ENGINEER APPROVAL

UNILOCK®
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CLEVELAND • BOSTON

Olde Quarry™
Geogrid Retaining Wall

REPRESENTATIVE RETAINING WALL FOR NORTHWEST OF BUILDING 1 ENTRANCE

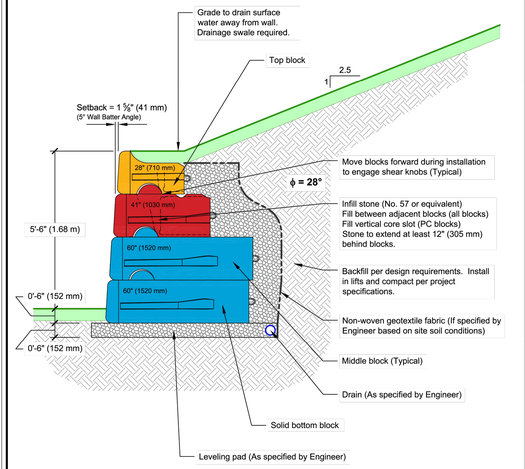
1

ϕ = 28° | SILTY SAND or CLAYEY SAND

LOAD CONDITION C | 1:2.5 BACK SLOPE, NO LIVE LOAD SURCHARGE, NO TOE SLOPE

4 BLOCK HIGH SECTION
(1) 28" (710 mm) Block
(1) 41" (1030 mm) Block
(2) 60" (1520 mm) Blocks

PRELIMINARY
Professional Engineering Design Required for Construction



This drawing is for reference only. Determination of the suitability and/or manner of use of any details contained in this document is the sole responsibility of the design engineer of record. Final project designs, including all construction details, shall be prepared by a licensed professional engineer using the actual conditions of the proposed site. Final wall design must address both internal and external drainage and all modes of wall stability.

DRAWN BY:	C. Kruger	TITLE:	**Preliminary Wall Section**
APPROVED BY:	J. Johnson		Silty Sand or Clayey Sand, **ϕ = 28°**
DATE:	June 10, 2015		1 : 2.5 Back Slope, No Live Load Surcharge, No Toe Slope
SHEET:	1 of 1	FILE:	C_28_B_60_72_cad.dwg

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REPRESENTATIVE RETAINING WALL FOR WEST PROPERTY LINE

DRAWN BY	DATE	REVISIONS
NAH		
	10-08-25	1 REVISED PER VILLAGE COMMENTS

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LONG AVENUE ASSEMBLAGE
VILLAGE OF SCHAUMBURG, ILLINOIS
CONSTRUCTION DETAILS

PROJ. MGR.:	QDH
PROJ. ASSOC.:	NAH
DRAWN BY:	NAH
DATE:	08/08/2025
SCALE:	1"=XX'

SHEET
26 OF 28
LOP.SCIL01

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October 8, 2025 - 14:44 Dwg Name: P:\Projects\013 Dwg\Eng\Preliminary\Plan Set\24 CONSTRUCTION DETAILS.dwg Updated by: NHarrington

A. REFERENCED SPECIFICATIONS

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:
   * STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT SS) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   * STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   * VILLAGE OF SCHAUMBURG MUNICIPAL CODE;
   * THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) WATERSHED MANAGEMENT ORDINANCE AND TECHNICAL GUIDANCE MANUAL;
   * IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

B. NOTIFICATIONS

1. THE MWRD LOCAL SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK (CALL 708-588-4055 OR SEND EMAIL NOTIFICATION WITH PROJECT NAME, LOCATION AND PERMIT NUMBER TO WMOJOBSTART@MWRD.ORG).
2. THE VILLAGE OF SCHAUMBURG ENGINEERING DEPARTMENT AND PUBLIC MUST BE NOTIFIED AT LEAST 24 HRS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO EACH PHASE OF WORK. CONTRACTOR SHALL DETERMINE ITEMS REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION OR EACH WORK PHASE.
3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS OF UTILITIES AND FOR THEIR PROTECTION DURING CONSTRUCTION. IF EXISTING UTILITIES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED. CALL J.U.L.I.E. AT 1-800-892-0123.

C. GENERAL NOTES

1. ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
2. MWRD, THE MUNICIPALITY AND THE OWNER OR OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS.
3. THE CONTRACTOR(S) SHALL INDEMNIFY THE OWNER, ENGINEER, MUNICIPALITY, MWRD, AND THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, OR TESTING OF THIS WORK ON THE PROJECT.
4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY MWRD AND THE MUNICIPALITY UNLESS CHANGES ARE APPROVED BY MWRD, THE MUNICIPALITY, OR AUTHORIZED AGENT. THE CONSTRUCTION DETAILS, AS PRESENTED ON THE PLANS, MUST BE FOLLOWED. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED ON THE IMPROVEMENTS INDICATED ON THE PLANS.
5. THE LOCATION OF VARIOUS UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND REPRESENT THE BEST KNOWLEDGE OF THE ENGINEER. VERIFY LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING THE CONSTRUCTION OPERATIONS.
6. ANY EXISTING PAVEMENT, SIDEWALK, DRIVEWAY, ETC., DAMAGED DURING CONSTRUCTION OPERATIONS AND NOT CALLED FOR TO BE REMOVED SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
7. MATERIAL AND COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY, MWRD, AND OWNER.
8. THE UNDERGROUND CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO NOTIFY ALL INSPECTION AGENCIES.
9. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS DISTURBED DURING CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION.
10. RECORD DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER AS SOON AS UNDERGROUND IMPROVEMENTS ARE COMPLETED. FINAL PAYMENTS TO THE CONTRACTOR SHALL BE HELD UNTIL THEY ARE RECEIVED. ANY CHANGES IN LENGTH, LOCATION OR ALIGNMENT SHALL BE SHOWN IN RED. ALL WYES OR BENDS SHALL BE LOCATED FROM THE DOWNSTREAM MANHOLE. ALL VALVES, B-BOXES, TEES OR BENDS SHALL BE TIED TO A FIRE HYDRANT.

D. SANITARY SEWER

1. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY POLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS.
2. A WATER-TIGHT PLUG SHALL BE INSTALLED IN THE DOWNSTREAM SEWER PIPE AT THE POINT OF SEWER CONNECTION PRIOR TO COMMENCING ANY SEWER CONSTRUCTION. THE PLUG SHALL REMAIN IN PLACE UNTIL REMOVAL IS AUTHORIZED BY THE MUNICIPALITY AND/OR MWRD AFTER THE SEWERS HAVE BEEN TESTED AND ACCEPTED.
3. DISCHARGING ANY UNPOLLUTED WATER INTO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLUSHING OF LINES FOR THE DEFLECTION TEST SHALL BE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE MUNICIPALITY OR MWRD.
4. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (LATEST EDITION).
5. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER SYSTEM.
6. ALL DOWNSPOUTS AND FOOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.
7. ALL SANITARY SEWER PIPE MATERIALS AND JOINTS (AND STORM SEWER PIPE MATERIALS AND JOINTS IN A COMBINED SEWER AREA) SHALL CONFORM TO THE FOLLOWING:

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
VITRIFIED CLAY PIPE	ASTM C-700	ASTM C-425
REINFORCED CONCRETE SEWER PIPE	ASTM C-76	ASTM C-443
CAST IRON SOIL PIPE	ASTM A-74	ASTM C-564
DUCTILE IRON PIPE	ANSI A21.51	ANSI A21.11
POLYVINYL CHLORIDE (PVC) PIPE		
6-INCH TO 15-INCH DIAMETER SDR 26	ASTM D-3034	ASTM D-3212
18-INCH TO 27-INCH DIAMETER F/DY=.46	ASTM F-679	ASTM D-3212
HIGH DENSITY POLYETHYLENE (HDPE)	ASTM D-3350	ASTM D-3261,F-2620 (HEAT FUSION)
	ASTM D-3035	ASTM D-3212,F-477 (GASKETED)
WATER MAIN QUALITY PVC		
4-INCH TO 36-INCH	ASTM D-2241	ASTM D-3139
4-INCH TO 12-INCH	AWWA C900	ASTM D-3139
14-INCH TO 48-INCH	AWWA C905	ASTM D-3139

THE FOLLOWING MATERIALS ARE ALLOWED ON A QUALIFIED BASIS SUBJECT TO DISTRICT REVIEW AND APPROVAL PRIOR TO PERMIT ISSUANCE. A SPECIAL CONDITION WILL BE ADDED TO THE PERMIT WHEN THE PIPE MATERIAL BELOW IS USED FOR SEWER CONSTRUCTION OR A CONNECTION IS MADE.

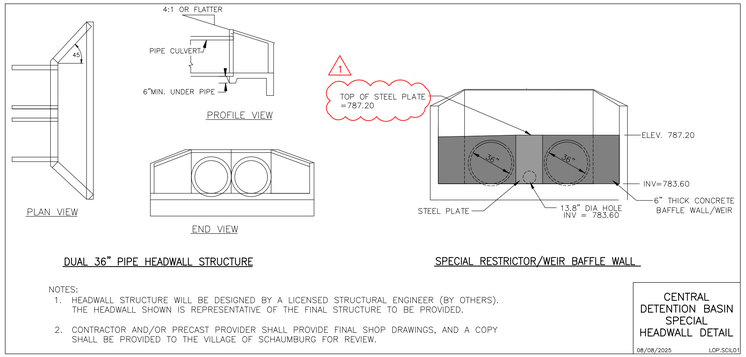
PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
POLYPROPYLENE (PP) PIPE		
12-INCH TO 24-INCH DOUBLE WALL	ASTM F-2736	D-3212, F-477
30-INCH TO 60-INCH TRIPLE WALL	ASTM F-2764	D3212, F-477

8. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE ¼ " TO 1" IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO ¼ THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INCHES NOR MORE THAN EIGHT (8) INCHES. MATERIAL SHALL BE CA-7, CA-11 OR CA-13 AND SHALL BE EXTENDED AT LEAST 12" ABOVE THE TOP OF THE PIPE WHEN USING PVC.
9. NON-SHEAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPES OF DISSIMILAR PIPE MATERIALS.
10. ALL MANHOLES SHALL BE PROVIDED WITH BOLTED, WATERTIGHT COVERS. SANITARY LIDS SHALL BE CONSTRUCTED WITH A CONCEALED PICKHOLE AND WATERTIGHT GASKET WITH THE WORD "SANITARY" CAST INTO THE LID.
11. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED:
    a) A CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOLS ("SHEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUBWYE SADDLE OR HUB-TEE SADDLE.
    b) REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.
    c) WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.
12. WHENEVER A SANITARY/COMBINED SEWER CROSSES UNDER A WATERMAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATERMAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN SANITARY/COMBINED SEWERS AND WATERMAINS SHALL BE MAINTAINED UNLESS THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18" VERTICAL SEPARATION; OR THE SEWER IS LAID IN THE SAME TRENCH WITH THE WATERMAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH, KEEPING A MINIMUM 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATER MAIN, THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN STANDARDS OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.
13. ALL EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED. ABANDONED TANKS SHALL BE FILLED WITH GRANULAR MATERIAL OR REMOVED.
14. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES, AND SHALL BE CAST IN PLACE OR PRE-CAST REINFORCED CONCRETE.
15. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE PRECAST "RUBBER BOOTS" THAT CONFORM TO ASTM C-923 FOR ALL PIPE CONNECTIONS. PRECAST SECTIONS SHALL CONSIST OF MODIFIED GROOVE TONGUE AND RUBBER GASKET TYPE JOINTS.
16. ALL ABANDONED SANITARY SEWERS SHALL BE PLUGGED AT BOTH ENDS WITH AT LEAST 2 FEET LONG NON-SHRINK CONCRETE OR MORTAR PLUG.
17. EXCEPT FOR FOUNDATION/FOOTING DRAINS PROVIDED TO PROTECT BUILDINGS, OR PERFORATED PIPES ASSOCIATED WITH VOLUME CONTROL FACILITIES, DRAIN TILES/FIELD TILES/UNDERDRAINS/PERFORATED PIPES ARE NOT ALLOWED TO BE CONNECTED TO OR TRIBUTARY TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS IN COMBINED SEWER AREAS. CONSTRUCTION OF NEW FACILITIES OF THIS TYPE IS PROHIBITED; AND ALL EXISTING DRAIN TILES AND PERFORATED PIPES ENCOUNTERED WITHIN THE PROJECT AREA SHALL BE PLUGGED OR REMOVED, AND SHALL NOT BE CONNECTED TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS.
18. A BACKFLOW PREVENTER IS REQUIRED FOR ALL DETENTION BASINS TRIBUTARY TO COMBINED SEWERS. REQUIRED BACKFLOW PREVENTERS SHALL BE INSPECTED AND EXERCISED ANNUALLY BY THE PROPERTY OWNER TO ENSURE PROPER OPERATION, AND ANY NECESSARY MAINTENANCES SHALL BE PERFORMED TO ENSURE FUNCTIONALITY. IN THE EVENT OF A SEWER SURCHARGE INTO AN OPEN DETENTION BASIN TRIBUTARY TO COMBINED SEWERS, THE PERMITTEE SHALL ENSURE THAT CLEAN UP AND WASH OUT OF SEWAGE TAKES PLACE WITHIN 48 HOURS OF THE STORM EVENT.

E. EROSION AND SEDIMENT CONTROL

1. THE CONTRACTOR SHALL INSTALL THE EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
2. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL PRIOR TO HYDROLOGIC DISTURBANCE OF THE SITE.
3. ALL DESIGN CRITERIA, SPECIFICATIONS, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL.
4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
5. INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
   a) UPON COMPLETION OF INITIAL EROSION AND SEDIMENT CONTROL MEASURES, PRIOR TO ANY SOIL DISTURBANCE.
   b) ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.
6. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE CO-PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.
7. A STABILIZED MAT OF CRUSHED STONE MEETING THE STANDARDS OF THE ILLINOIS URBAN MANUAL SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. PAVEMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.
8. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND SHALL BE INSTALLED PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITIES INVOLVING CONCRETE.
9. MORTAR WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ADDITION TO CONCRETE WASHOUT FACILITIES FOR ANY BRICK AND MORTAR BUILDING ENVELOPE CONSTRUCTION ACTIVITIES.
10. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN. VOLUME CONTROL FACILITIES SHALL NOT BE USED AS TEMPORARY SEDIMENT BASINS.
11. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) DAYS.
12. ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE-ROW OF SILT FENCE (OR EQUIVALENT).
13. VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
14. SOIL STOCKPILES SHALL, AT A MINIMUM, BE PROTECTED WITH PERIMETER SEDIMENT CONTROLS. SOIL STOCKPILES SHALL NOT BE PLACED IN FLOOD PROTECTION AREAS OR THEIR BUFFERS.
15. EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET.
16. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES.
17. THE CONTRACTOR SHALL EITHER REMOVE OR REPLACE ANY EXISTING DRAIN TILES AND INCORPORATE THEM INTO THE DRAINAGE PLAN FOR THE DEVELOPMENT. DRAIN TILES CANNOT BE TRIBUTARY TO A SANITARY OR COMBINED SEWER. DRAIN TILES ALLOWED IN COMBINED SEWER AREA FOR GREEN INFRASTRUCTURE PRACTICES.
18. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE SITE INSPECTOR MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.
19. THE CONTRCTOR SHALL BE RESPONSIBLE FOR TRENCH DEWATERING AND EXCAVATION FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, WATERMAINS AS WELL AS THEIR SERVICES AND OTHER APPURTENANCES. ANY TRENCH DEWATERING, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DEWATERING INTO A SUMP PIT, FILTER BAG OR EXISTING VEGETATED UPSLOPE AREA. SEDIMENT LADEN WATERS SHALL NOT BE DISCHARGE TO WATERWAYS, FLOOD PROTECTION AREAS OR THE COMBINED SEWER SYSTEM.
20. ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.
21. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED ON A YEAR-ROUND BASIS DURING CONSTRUCTION AND ANY PERIODS OF CONSTRUCTION SHUTDOWN UNTIL PERMANENT STABILIZATION IS ACHIEVED.
22. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION.
23. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, SITE INSPECTOR, OR MWRD.

	TECHNICAL GUIDANCE MANUAL	10/13/2022
	MWRD GENERAL NOTES	STD. DWG. NO.18
		PAGE NO. 19

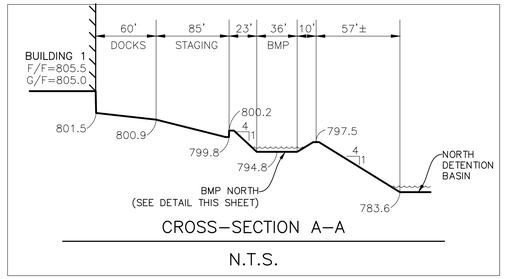


DUAL 36" PIPE HEADWALL STRUCTURE

SPECIAL RESTRICTOR/WEIR BAFFLE WALL

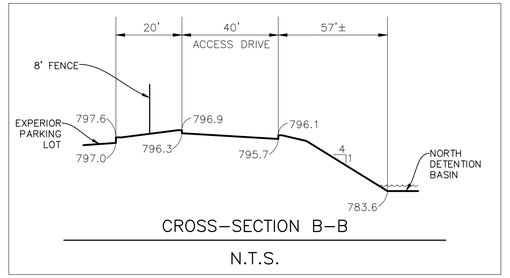
NOTES:
1. HEADWALL STRUCTURE WILL BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER (BY OTHERS). THE HEADWALL SHOWN IS REPRESENTATIVE OF THE FINAL STRUCTURE TO BE PROVIDED.
2. CONTRACTOR AND/OR PRECAST PROVIDER SHALL PROVIDE FINAL SHOP DRAWINGS, AND A COPY SHALL BE PROVIDED TO THE VILLAGE OF SCHAUMBURG FOR REVIEW.

CENTRAL DETENTION BASIN SPECIAL HEADWALL DETAIL
08/08/2025 LOP.SCIL01



CROSS-SECTION A-A

N.T.S.



CROSS-SECTION B-B

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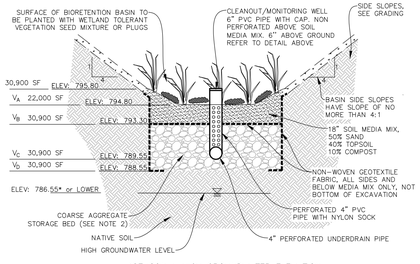

*SEASONAL HIGH GROUNDWATER ELEVATION TO BE VERIFIED BY GEOTECHNICAL ENGINEER

*TABLE REPRESENTS THE SUM OF THE NORTH AND SOUTH BMP BIORETENTION FACILITIES

VOLUME TYPE	SURFACE AREA	DEPTH	POROSITY	STORAGE VOLUME	VOLUME PROVIDED
V_A : SURFACE STORAGE	30,900 SF	1.00	1.00	1.00 X V_A	26,450 C.F.
V_B : SOIL MEDIA MIX	22,000 SF	1.50	0.25	0.50 X 0.25 X V_B	5,794 C.F.
V_C : COARSE AGGREGATE (ABOVE INVERT)	30,900 SF	3.75	0.30	0.50 X 0.30 X V_C	17,381 C.F.
V_D : COARSE AGGREGATE (BELOW INVERT)	30,900 SF	1.00	0.30	0.30 X V_D	9,270 C.F.
				TOTAL	58,895 CF

NOTES:
1. NON-WOVEN GEOTEXTILE FABRIC SHALL MEET REQUIREMENTS OF IUM MATERIAL SPECIFICATION 592, TABLE 2, CLASS II, WITH AN APPARENT OPENING SIZE OF 0.30MM.
2. STONE STORAGE OPTIONS ARE IDOT CA-1, CA-3, CA-7, DISTRICT VULCAN MIX, OR APPROVED ALTERNATE. NO RECYCLED MATERIALS ARE ALLOWED.
3. MINIMUM UNDERDRAIN BEDDING OF 2 INCHES, MAXIMUM OF 12 INCHES.

NORTH/SOUTH BMP BIORETENTION FACILITY DETAIL
11/29/17 UPS.HOL01

DATE	REVISIONS	DRAWN BY
10-08-25	REVISED PER VILLAGE COMMENTS	NAH

Manhard CONSULTING
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Civil Engineers • Environmental Scientists • Landscape Architects • Planners
Construction Managers • Water Resource Engineers • Surveyors

LONG AVENUE ASSEMBLAGE
VILLAGE OF SCHAUMBURG, ILLINOIS
CONSTRUCTION DETAILS AND MWRD GENERAL NOTES

PROJ. MGR.: QDH
PROJ. ASSOC.: NAH
DRAWN BY: NAH
DATE: 08/08/2025
SCALE: N.T.S.

SHEET
27 OF 28
LOP.SCIL01

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October 8, 2025 - 14:44 Dwg Name: P:\Logos\01\Java\Eng\Preliminary\Plan Set\24 CONSTRUCTION DETAILS.dwg Updated By: Nstarrington

06-01-16

MANHARD CONSULTING STANDARD SPECIFICATIONS

GENERAL CONDITIONS

CONTRACTOR acknowledges and agrees that the use and reliance of these Plans and Specifications is sufficient consideration for CONTRACTOR'S covenants stated herein.

DEFINITION OF TERMS

a. "CLIENT" shall mean LOGISTICS PROPERTY COMPANY, which is the person or entity with whom Manhard Consulting has contracted with to prepare Civil Engineering PLANS and SPECIFICATIONS.

b. "ENGINEER" shall mean Manhard Consulting, a Civil Engineering consultant on the subject project.

c. "PLANS and SPECIFICATIONS" shall mean the Civil Engineering PLANS and SPECIFICATIONS prepared by the ENGINEER, which may be a part of the contract documents for the subject project.

d. "CONTRACTOR" shall mean any person or entity performing any work described in the PLANS and SPECIFICATIONS.

e. "JURISDICTIONAL GOVERNMENTAL ENTITY" shall mean any municipal, county, state or federal unit of government from whom an approval, permit and/or review is required for any aspect of the subject project.

INTENT OF THE PLANS AND SPECIFICATIONS

The intent of the PLANS and SPECIFICATIONS is to set forth certain requirements of performance, type of equipment and structures, and standards of materials and construction. They may also identify labor and materials, equipment and transportation necessary for the proper execution of the work but are not intended to be infinitely determined so as to include minor items obviously required as part of the work. The PLANS and SPECIFICATIONS require new material and equipment unless otherwise indicated, and to require complete performance of the work in spite of omissions of specific references to any minor component part. It is not intended, however, that materials or work not covered by or properly inferred from any heading, branch, class or trade of the SPECIFICATIONS shall be supplied unless distinctly so noted. Materials or work described in words, which so applied have a well-known technical or trade meaning, shall be held to refer to such recognized standards.

INTERPRETATION OF PLANS AND SPECIFICATIONS

a. The CLIENT and/or CONTRACTOR shall promptly report any errors or ambiguities in the PLANS and SPECIFICATIONS to the ENGINEER. Questions as to meaning of PLANS and SPECIFICATIONS shall be interpreted by the ENGINEER, whose decision shall be final and binding on all parties concerned.

b. The ENGINEER will provide the CLIENT with such information as may be required to show revised or additional details of construction.

c. Should any discrepancies or conflicts on the PLANS or SPECIFICATIONS be discovered either prior to or after award of the contract, the ENGINEER's attention shall be called to the same before the work is begun thereon and the proper corrections made. Neither the CLIENT nor the CONTRACTOR may take advantage of any error or omissions in the PLANS and SPECIFICATIONS. The ENGINEER will provide information when errors or omissions are discovered.

GOVERNING BODIES

All works herein proposed shall be completed in accordance with all requirements of any JURISDICTIONAL GOVERNMENTAL ENTITY, and all such pertinent laws, directives, ordinances and the like shall be considered to be a part of these SPECIFICATIONS. If a discrepancy is noted between the PLANS and SPECIFICATIONS and requirements of any JURISDICTIONAL GOVERNMENTAL ENTITY, the CLIENT and/or the CONTRACTOR shall immediately notify the ENGINEER in writing.

LOCATION OF UNDERGROUND FACILITIES AND UTILITIES

When the PLANS and SPECIFICATIONS include information pertaining to the location of existing underground facilities and utilities (including but not limited to water mains, sanitary sewers, storm sewers, electric, telephone, gas and cable TV lines), such information represents only the opinion of the ENGINEER as to the approximate location and elevation of such facilities and utilities. At the locations wherein detailed positions of these facilities and utilities become necessary to the new construction, including all points of connection, the CONTRACTOR shall furnish all labor and tools to verify or definitely establish the horizontal location, elevation, size and material (if appropriate) of the facilities and utilities. The CONTRACTOR shall notify the ENGINEER at least 48 hours prior to construction if any discrepancies in existing utility information or conflicts with existing utilities exist. The ENGINEER assumes no responsibility whatever with respect to the sufficiency or accuracy of the information shown on the PLANS and SPECIFICATIONS relative to the location of underground facilities and utilities, nor the manner in which they are removed or adjusted.

It shall be the CONTRACTOR's responsibility prior to construction, to notify all Utility Companies of the intent to begin construction and to verify the actual location of all such facilities and utilities. The CONTRACTOR shall also obtain from the respective Utility Companies the working schedules for removing or adjusting these facilities.

UNSUITABLE SOILS

The PLANS have been prepared by the ENGINEER based on the assumption that all soils on the project are suitable to support the proposed improvements shown. The CLIENT or CONTRACTOR shall immediately notify the ENGINEER if he discovers or encounters an obstruction that prevents the installation of the improvement according to the line and grades shown on the PLANS.

PROTECTION OF TREES

All trees that are not to be removed shall be protected from damage. Trees shall not be removed unless requested to do so in writing by the CLIENT.

NOTIFICATION OF OWNERS OF FACILITIES AND UTILITIES

The CONTRACTOR shall notify all applicable Jurisdictional Governmental Entities or utility companies, i.e., water, sewer, electric, telephone, gas and cable TV prior to beginning any construction so that said entity or company can establish the location and elevation of underground pipes, conduits or cables adjoining or crossing proposed construction.

TRAFFIC CONTROL

The CONTRACTOR shall provide when required by any JURISDICTIONAL GOVERNMENTAL ENTITY, all signs, equipment, and personnel necessary to provide for safe and efficient traffic flow in all areas where the work will interrupt, interfere or cause to change in any form, the conditions of traffic flow that existed prior to the commencement of any portions of the work. The CLIENT may, at his discretion, require the CONTRACTOR to furnish traffic control under these or other circumstances where in his opinion it is necessary for the protection of life and property. Emergency vehicle access shall be maintained at all times. Unless authorized by the CLIENT or CLIENT's construction representative, all existing access points shall be maintained at all times by the CONTRACTOR. The need for traffic control shall be anticipated by the CLIENT.

WORK AREA

The CONTRACTOR, his agents and employees and their employees and all equipment, machinery and vehicles shall confine their work within the boundaries of the project or work area specified by the Client. The CONTRACTOR shall be solely liable for damage caused by him or his agents and employees and their equipment, machinery and vehicles on adjacent property or areas outside designated work areas.

UTILITY POLES

It shall be the responsibility of the CONTRACTOR to arrange for the relocation or bracing of existing utility poles that may be within the working limits of this contract. It is expressly understood that all work and costs connected with the maintenance of these utility poles, their temporary relocations, etc., shall be the responsibility of the CLIENT or the CONTRACTOR.

RESTORATION

It is the intent of these SPECIFICATIONS that clean-up and final restoration shall be performed immediately upon completion of each phase of the work, both inside and outside the Project, or when so directed by the CLIENT so that these areas will be restored as nearly as possible to their original condition or better, and shall include but not be limited to, restoration of maintained lawns and rights-of-way, roadways, driveways, sidewalks, ditches, bushes, hedges, trees, shrubs, fences, mailboxes, sewers, drain tiles, water mains, etc.

CLEANING UP

The CONTRACTOR shall at all times keep the premises free from accumulations of waste material or rubbish caused by his employees or work, and at the completion of the work he shall remove all his rubbish, tools, scaffolding and surplus materials and shall leave his work "broom clean" or its equivalent, unless more exactly specified.

ROAD CLEANING

The CONTRACTOR shall maintain roadways adjoining the project site free from mud and debris at all times. If mud and/or debris is carried onto the roadways from vehicles entering onto the highway from either the CONTRACTOR's trucks, his employees' vehicles, or his material suppliers, the CONTRACTOR shall immediately remove said mud and/or debris.

SAFETY AND PROTECTION

The CONTRACTOR shall be solely and completely responsible for the conditions of the job site, including safety of all persons and property during performance of the work. This requirement shall apply continuously and not be limited to normal working hours. The CONTRACTOR shall comply with all applicable Laws and Regulations relating to the safety of persons or property, or to the protection of persons or property from damage, injury, or loss; and shall erect and maintain all necessary safeguards for such safety and protection. CONTRACTOR's duties and responsibilities for safety and for protection of the work shall continue until such time as all work is completed and the CLIENT has notified CONTRACTOR that the work is acceptable. The duties of the ENGINEER do not include review of the adequacy of either the CONTRACTOR's or the general public's safety in, on, or near the construction site.

HOLD HARMLESS

To the fullest extent permitted by law, any CONTRACTOR; material supplier or other entity by use of these plans and specifications hereby waives any right of contribution and agrees to indemnify, defend, save and hold harmless the CLIENT and ENGINEER and its agents, employees and consultants from and against all manner of claims, causes, causes of action, damages, losses and expenses, including but not limited to, attorneys' fees arising out of, resulting from or in connection with the performance of any work, pursuant to or with respect to these plans and specifications. However, this indemnity shall not be construed to indemnify ENGINEER, its consultants, agents or employees against its own negligence.

Claims, damages, losses and expenses as these words are used in the Agreement shall mean and include, but not be limited to (1) injury or damage occurring by reason of the failure of or use or misuse of any hoist, riggings, blocking, scaffolding or any and all other kinds of items of equipment, whether or not the same be owned, furnished or loaned by any part or entity, including any contractor; (2) all attorneys' fees and costs incurred in bringing an action to enforce the provisions of this indemnity; (3) costs for time expended by the indemnified party and its employees, at its usual rates plus costs or travel, long distance telephone and reproduction of documents and (4) consequential damages.

In any and all claims against the CLIENT or ENGINEER or any of their agents or employees and consultants by any party, including any employee of the CONTRACTOR or any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation shall not be limited in any way by any limitation on the amount of type of damages, compensation or benefits payable by or for the CONTRACTOR or any Subcontractor under workers' or workmen's compensation acts, disability benefit acts or other employee benefit acts or any insurance maintained by CONTRACTOR or any Subcontractor or any other party.

INSURANCE

Any party using or relying on these plans, including any contractor, material supplier, or other entity shall obtain, (prior to commencing any work) general public liability insurance insuring against all damages and claims for any bodily injuries, death or property damage arising out of any work, including the construction work provided for in these plans, and shall name the CLIENT and ENGINEER and its consultants, agents and representatives as additional insureds to the limits of such insurance policies; provided that any party using or relying on these plans having obligations to maintain specific insurance by reason of any agreement with CLIENT or any CONTRACTOR or ENGINEER shall provide evidence and certificates of insurance as required by such contract or agreement. Such insurance must contain a clause stating that the insurance is primary coverage for ENGINEER and ENGINEER's other applicable coverage is considered secondary. Policies shall contain a waiver of subrogation against Manhard and Client. Such insurance shall not limit any liability of any party providing work or services or providing materials.

THIRD PARTY BENEFICIARY

Manhard Consulting, the ENGINEER, is intended to be a third party beneficiary of this willing agreement and requirement.

DETAILED SPECIFICATIONS

I. DEMOLITION

The CONTRACTOR shall coordinate with respective utility companies prior to the removal and/or relocation of utilities. The CONTRACTOR shall coordinate with the utility company concerning portions of work which may be performed by the Utility Company's forces and any fees which are to be paid to the utility company for their services. The CONTRACTOR is responsible for paying for all fees and charges.

Should removal and/or relocation activities damage features indicated to remain, the CONTRACTOR shall provide new materials/structures in accordance with the contract documents. Except for materials designed to be relocated on this plan, all other construction materials shall be new.

Prior to demolition occurring, all erosion control devices are to be installed.

All existing utility lines and conduits located under proposed buildings shall be removed and properly backfilled. All utility lines and conduits located under drives, on-site roads, parking lots or sidewalks shall be filled with a flowable backfill and end plugged. All existing structures shall be removed. All existing utility lines located under landscape areas shall be left in place and plugged at all structures.

The CONTRACTOR is responsible for demolition, removal and disposal (in a location approved by all JURISDICTIONAL GOVERNING ENTITIES) of all structures, pads, walls, flumes, foundations, road, parking lots, drives, drainage structures, utilities, etc., such that the improvements shown on these plans can be constructed. All demolition work shall be in accordance with all applicable federal, state and local requirements. All facilities to be removed shall be undercut to suitable material and brought to grade with suitable compacted fill material per the specifications.

The CONTRACTOR is responsible for obtaining all permits required for demolition and disposal.

Electrical, telephone, cable, water, fiber optic cable and/or gas lines needing to be removed shall be coordinated by the CONTRACTOR with the affected utility company.

CONTRACTOR must protect the public at all times with fencing, barricades, enclosures, and other appropriate best management practices.

Continuous access shall be maintained for surrounding properties at all times during demolition.

All fire access lanes within the project area shall remain in service, clean of debris, and accessible for use by emergency vehicles.

The CONTRACTOR shall coordinate water main work with the Fire Department and the JURISDICTIONAL GOVERNING ENTITY to plan the proposed improvements and to ensure adequate fire protection is available to the facility and site throughout this specific work and through all phases of construction. CONTRACTOR shall be responsible for any required water main shut offs with the JURISDICTIONAL GOVERNING ENTITY during construction. Any costs associated with water main shut offs will be the responsibility of the CONTRACTOR and no extra compensation will be provided.

CONTRACTOR shall maintain all existing parking areas, sidewalks, drives, etc. clear and free from any construction activity and/or material to ensure easy and safe pedestrian and vehicular traffic to and from the site. CONTRACTOR shall coordinate/phase all construction activity within proximity of the building and utility interruptions with the facility manager to minimize disturbance and inconvenience to facility operations.

CONTRACTOR may limit saw-cut and pavement removal to only those areas where it is required as shown on these construction plans, however if any damage is incurred on any of the surrounding pavement, etc. the CONTRACTOR shall be responsible for ITS removal and repair.

Any existing wells encountered shall be exposed and sealed 3' below proposed finish grade by the CONTRACTOR in accordance with Section 920.120 (latest edition) of the Illinois Water Well Construction Code, Department of Public Health, and all applicable local rules and regulations. CONTRACTOR is responsible for obtaining all permits required by JURISDICTIONAL GOVERNMENTAL ENTITIES for abandoning existing wells.

Any existing septic tanks and grease traps encountered shall have all liquids and solids removed and disposed of by a licensed commercial hauler in accordance with JURISDICTIONAL GOVERNING ENTITY regulations, and the tank and grease traps shall then be filled with suitable materials or removed from the site and disposed of by the CONTRACTOR.

Voids left by any item removed under any proposed building, pavement, walk, etc. or within 24" thereof shall be filled and compacted with suitable materials by the CONTRACTOR.

The CONTRACTOR shall be responsible for the disconnection of utility services to the existing buildings prior to demolition of the buildings.

Any material containing asbestos found within existing structures shall be removed from the site and disposed of off-site by the CONTRACTOR in accordance with County, State and Federal regulations.

CONTRACTOR shall develop and implement a daily program of dust control and shall submit and obtain JURISDICTIONAL GOVERNING ENTITY approval of dust control procedures prior to demolition of any structures. Modification of dust control procedures shall be performed by the CONTRACTOR to the satisfaction of the JURISDICTIONAL GOVERNING ENTITY as requested.

The CONTRACTOR shall coordinate all demolition with the JURISDICTIONAL GOVERNING ENTITY and CLIENT to ensure protection and maintenance of sanitary sewer and water utilities as necessary and to provide stormwater conveyance until new facilities are constructed, tested and placed into operation.

The locations of all existing utilities shown on this plan have been determined from the best information available and are given for the convenience of the CONTRACTOR and are not to be interpreted as the exact location, or as the only obstacles that may occur on the site. The ENGINEER assumes no responsibility for their accuracy. Prior to the start of any demolition activity, the CONTRACTOR shall notify the utility companies for location of existing utilities and shall verify existing conditions and proceed with caution around any anticipated features.

The CONTRACTOR is responsible for removing the existing irrigation system in the areas of proposed improvements. The contractor shall cap the existing irrigation system to remain such that the remaining system shall continue to function properly.

The parking lot shall be completed in sections such that it does not interrupt the facility operations. The CONTRACTOR shall coordinate with the construction manager for work to be performed.

II. EARTHWORK

STANDARDS

This work shall be completed in conformance with the applicable sections of the Standard Specifications for Road and Bridge Construction, Department of Transportation, State of Illinois, latest edition except as modified below.

SOIL BORING DATA

Copies of results of soil boring and reports, if such borings were taken by the CLIENT in the vicinity of the proposed construction site, should be made available by the CLIENT to the CONTRACTOR. These borings are presented for whatever purpose the CONTRACTOR chooses to make of them. The ENGINEER makes no representation or warranty regarding the number, location, spacing or depth of borings taken, nor of the accuracy or reliability of the information given in the results thereof.

Further, the ENGINEER does not assume responsibility for the possibility that during construction, the soil and groundwater condition may be different than indicated. Neither does the ENGINEER assume responsibility for variations of soil and groundwater at location between borings. The CONTRACTOR is required to make its own borings, explorations and observations to determine soil and groundwater conditions.

EARTHWORK CALCULATIONS AND CROSS SECTIONS

The CONTRACTOR understands that any earthwork calculations, quantities or cross sections that have been furnished by the ENGINEER are for information only and are provided without any guarantee by the CLIENT or ENGINEER whatsoever as to their sufficiency or accuracy. CONTRACTOR warrants that he has performed his own subsurface investigations as necessary and his own calculations and cross sections to determine site soil conditions and earthwork volumes. The ENGINEER makes no representation or guarantee regarding earthwork quantities or that the earthwork for this project will balance due to the varying field conditions, changing soil types, allowable construction to tolerances and construction methods that are beyond the control of the ENGINEER.

CLEARING, GRUBBING AND TREE REMOVAL

The site shall be cleared, grubbed, and trees and stumps removed where designated on the PLANS. Trees designated to remain shall be protected from damage.

TOPSOIL STRIPPING

Upon completion of demolition, clearing, grubbing and tree removal, all topsoil shall be stripped from under all buildings and pavements areas, and other areas necessary to complete the work. Topsoil stripped shall be placed in stockpiles in locations as designated by the CLIENT.

TOPSOIL RESPREAD

Upon completion of roadway and/or parking lot improvements and installation of underground utilities a minimum of six inches (6") of topsoil shall be respread over all unpaved areas which have been disturbed by earthwork construction, except building pads and other designated areas, which shall be kept free from topsoil.

SEEDING

Upon completion of topsoil respread, the CONTRACTOR shall apply seed and fertilizer to all respread areas in accordance with IDOT standards or as designated on landscape drawings and specifications provided by the CLIENT.

SODDING

Upon completion of topsoil respread, the CONTRACTOR shall install sod to all areas designated on the plans or as designated on the landscape drawings and specifications provided by the CLIENT.

***EXCAVATION AND EMBANKMENT**

Upon completion of topsoil stripping, all excavation and embankments shall be completed as shown on the PLANS. All suitable excavated materials shall be hauled, placed (moisture conditioned if necessary) and compacted in the embankment areas. The CONTRACTOR shall include all dewatering, temporary ditching and culverts necessary to complete the excavation and embankment.

Specifically included in the scope of Excavation and Embankments is grading and shaping of all cut or fill areas including swales and ditches; handling of sewer spoil, etc., and all work required to provide proper drainage at the end of each working day and upon completion of a section.

The CONTRACTOR shall be responsible for the excavation of all swales and ditches and for the excavation or filling of the roads, building pads and parking lots within the work limits to lines & grades shown on the plans. He shall be responsible for obtaining compaction in accordance with the minimum values listed in the table below for all embankments unless more stringent values are listed in the soils report or are approved by the CLIENT, and to use any method approved by the CLIENT necessary to obtain this compaction (i.e., soil fabric or any undercutting that may be required).

Type Material	Percent Compaction Standard	Pavement & Floor Slabs	Grass Areas
Sandy Soils	Modified Proctor	95%	90%
Clayey Soils	Standard Proctor	95%	90%

The CONTRACTOR shall notify the CLIENT if proper compaction cannot be obtained so that the CLIENT may determine what remedial measures may be needed.

A soils testing firm employed by the CLIENT shall determine which soils are unsuitable. Materials in their natural state being defined as unsuitable that would be suitable material if moisture conditioned, shall be conditioned by the CONTRACTOR and used as suitable embankment material or hauled from the site.

For purposes of definition, unsuitable material shall be as follows unless determined otherwise by the Soils Engineer:

1. Any soil whose optimum moisture content exceeds 25%.
2. Any cohesive soil with an unconfined compressive strength of 1.5 tons per square foot or less.
3. Any soil whose silt content exceeds 60% by weight.
4. Any soil whose maximum density is less than 100 pounds per cubic foot.
5. Any soil containing organic, deleterious, or hazardous material.

Ditches and swales are to be excavated to the lines and grades indicated on the PLANS. All suitable materials excavated from the ditches shall be used in construction of the embankments.

The CONTRACTOR shall notify the CLIENT immediately upon encountering groundwater during excavation. If in the opinion of the CLIENT or the JURISDICTIONAL GOVERNING ENTITY this condition necessitates the installation of perforated drain tile bedded in washed gravel or open storm sewer joints wrapped with fabric, the CONTRACTOR shall install the same.

During excavation and embankment, grades may be adjusted to achieve an overall site earthwork balance. The CONTRACTOR shall cooperate fully with the CLIENT in adjustment of grades, construction methods and placement of material to meet the above goals and shall immediately advise CLIENT if he believes that the earthwork will not balance.

It is the intent of these PLANS that storm waters falling on the site be diverted into sedimentation / detention basins during construction. The CONTRACTOR shall construct and maintain any temporary ditches or swales that are necessary to accomplish this prior to beginning mass excavation.

EROSION CONTROL

Suitable erosion control practices shall be maintained by the CONTRACTOR in accordance with Illinois Urban Manual and all applicable Soil Erosion and Sedimentation Control ordinances and the PLANS.

UNDERCUTTING DURING EARTHWORK

If the subgrade cannot be dried adequately by discing as outlined above for placement of material to planned grades and if the CLIENT determines that the subgrade does not meet the standards set forth above, the CLIENT may require undercutting.

MISCELLANEOUS CONTRACT ITEMS

The following items may be required at the CLIENT's option, as indicated on the PLANS or as required by the JURISDICTIONAL GOVERNING ENTITY:

(1) **GEOTEXTILE FABRIC**

Geotextile fabric or approved equal shall be provided in areas as designated by the CLIENT, as indicated on the PLANS or as required by the JURISDICTIONAL GOVERNING ENTITY where proper compaction of embankments over existing soft soils is not possible. Geotextile fabric shall meet the material specifications of and shall be installed in accordance with the above standards.

(2) **EROSION CONTROL BLANKET**

Erosion control blanket or approved equal shall be provided in areas as designated by the CLIENT, as indicated on the PLANS or as required by the JURISDICTIONAL GOVERNING ENTITY for the stabilization of disturbed areas. Erosion control blanket shall meet the material specifications of and shall be installed in accordance with the above standards, the Illinois Urban Manual and/or the details shown on the PLANS.

III. UNDERGROUND IMPROVEMENTS

A. GENERAL

STANDARDS

All underground improvements shall be constructed and tested in accordance with the Standard Specifications for Water and Sewer Construction in Illinois and Standard Specifications for Road and Bridge Construction, Department of Transportation, State of Illinois, latest edition. In the event of conflicting guidelines, the more restrictive shall govern.

SELECTED GRANULAR BACKFILL

Selected Granular Backfill shall be required for all sewer and water main trenches lying under existing or proposed streets, driveways, parking lots and within 24" thereof, and where noted on PLANS. All material placed in such trenches shall be in accordance with the above standards.

MANHOLES, CATCH BASIN, INLETS & VALVE VAULTS

All Manholes, Catch Basins, Inlets, and Valve Vaults shall be constructed of reinforced precast concrete ring construction with tongue and groove joints in conformance with the latest revision of ASTM designation C-478. All joints between sections and frames (except sanitary manholes, see Section IIIB Manholes, below) shall be sealed with mastic type bituminous jointing compound. CONTRACTOR shall remove all excess mastic on inside of structure and butter joints with mortar. Manholes are to have offset cones except that no cone shall be used on storm manholes 6'-0" deep or less in which case a reinforced concrete flat top section shall be used, and Valve Vaults shall have concentric cones. Only concrete adjustment rings will be permitted where necessary and shall be limited to two adjustment rings totaling not more than 8" in height. All manholes and catch basin steps shall be copolymer polypropylene with continuous ½" steel reinforcement as manufactured by MA Industries, or approved equal.

AUGER/BORING AND CASING

INTENTIONALLY OMITTED

AUGER (OPEN BORE)

INTENTIONALLY OMITTED

HORIZONTAL AND VERTICAL SEPARATION OF WATER AND SEWER MAINS

Horizontal and vertical separation of water and sewer mains shall be in accordance with Standard Specifications for Water and Sewer Construction in Illinois Section 41-2.01A and 41-2.01B and Standard Drawing 18, 19, 20, 21, 22, 23 and 24.

STRUCTURE ADJUSTMENTS

Structures shall be adjusted to the finished grade as shown on PLANS.

B. SANITARY SEWERS AND APPURTENANCES

***SANITARY SEWER PIPE**

Sanitary sewer pipe including building services, shall conform to the following:

(1) Polyvinyl Chloride (PVC) Sewer Pipe shall conform to ASTM D3034 (4-inch thru 15-inch) or ASTM F679 (18-inch thru 48-inch) minimum SDR 26 with flexible elastomeric seal gasket gasketed joints conforming to ASTM D3212 and F477.

Sanitary sewers shall include bedding and backfilling.

MANHOLES*

Manholes shall be constructed in conformance with Section IIIA Manholes, etc. above. The concrete base and bottom section shall be constructed of precast reinforced concrete monolithically cast sections including benches, pipe connection and invert flow lines. Manhole frame and lids shall be Neenah R-1772 or approved equal, with lids imprinted "SANITARY", with recessed pick holes. All manholes in the Village Right of Way or Easements shall have the "Village of Schaumburg" and "Sanitary" cast into the lid. Manhole joints between adjustment rings and frames and between manhole sections shall be set on preformed plastic gasket consisting of a homogeneous blend of refined hydrocarbon resins and plasticizing compounds reinforced with inert mineral filler to provide a water tight seal. All pipe connection openings shall be precast with resilient rubber watertight pipe sleeves. A 10" elastomeric band (chimney seal) shall be installed extending from the manhole top to the manhole frame as shown on detail. Manholes shall include steps, frame & grate, bedding, and trench backfill.

FOUNDATION, BEDDING AND HAUNCHING

Foundation, Bedding and Haunching shall be wet coarse aggregate or moist fine aggregate in accordance with the above standards and placed as shown on the detail.

TESTING

Sanitary sewers shall be air tested and tested for deflection in accordance with the requirements of Section 31-1.12 "TESTING AND INSPECTION FOR ACCEPTANCE OF SANITARY SEWERS" of the Standard Specifications for Water and Sewer Construction in Illinois or the JURISDICTIONAL GOVERNING ENTITY, whichever is more restrictive. In addition, a televised inspection of the completed sanitary sewers shall be conducted and a copy of the videotape and report furnished to the JURISDICTIONAL GOVERNING ENTITY.

All sanitary manholes are to be tested for water tightness in accordance with ASTM C969 "Standard Practice for Infiltration and Exfiltration Acceptance Testing of Installed Precast Concrete Pipe Sewer Lines", or ASTM C1244 "Standard Test Method for Concrete Sewer Manholes by the Negative Pressure (Vacuum) Test".

SERVICES

A wye branch or "tee" and sanitary service line, properly plugged and sealed shall be constructed as shown on the PLANS. The ends of all services shall be marked with a 4"x4" post extending 36" above grade and painted red. The CONTRACTOR shall keep accurate records of all Wye or Tee locations as measured from the downstream manhole as well as the service lengths and furnish same to CLIENT.

RISERS

INTENTIONALLY OMITTED

DROP MANHOLE CONNECTIONS

Drop manhole connections to existing manholes shall be constructed according to the PLANS and the detail.

***SANITARY SEWER FORCE MAIN**

Sanitary sewer force main shall conform to the following:

(1) Polyvinyl Chloride (PVC) Pressure Pipe conforming to the latest revision of ANSI/AWWA C900, Class 150 with integral bell and flexible elastomeric gasket joints conforming to ASTM F477.

Force mains shall have a minimum of five feet six inches (5'-6") of cover and shall include bedding and trench backfill. Poured or monolithic concrete thrust blocks are required to brace all tees, plugs, caps, and bends of 11 1/4 degree deflection or greater.

Upon completion of installation, force mains are to be plugged and pressure tested at 2 times the working pressure or total dynamic head for a period of 10 minutes, with no loss of pressure or as required by the JURISDICTIONAL GOVERNING ENTITY, whichever is more stringent.

TELEVISION INSPECTION

Upon completion of construction a television inspection of the sanitary sewer system shall be performed on all portions of the sewer if required by the JURISDICTIONAL GOVERNING ENTITY. Videotapes and written report of all television inspections shall be provided to the CLIENT. The form of report and type and format of the videotape shall be approved by the JURISDICTIONAL GOVERNING ENTITY.

All sewers and appurtenances shall be cleaned prior to inspection and testing required by this section.

All defects and corrective work required as the result of television inspection shall be performed by the CONTRACTOR without delay. All dips, cracks, leaks, improperly sealed joints and departures from approved grades and alignment shall be repaired by removing and replacing the involved sections of pipe. Upon completion thereof, the sewer shall be retested and such further inspection made as may appear warranted by the CLIENT.

MISCELLANEOUS

All floor drains shall be connected to the sanitary sewer.

C. WATER MAINS AND APPURTENANCES

***WATER MAIN PIPE (3" AND LARGER)**

Water main pipe shall conform to the following:

(1) Ductile iron pipe shall be per ANSI/AWWA C151/A21.51, Thickness Class 52, minimum 150 psi working pressure, cement lined in accordance with ANSI/AWWA C104/A21.4, with "push on" type joints.(2) Pipe shall have external metallic zinc-based coating with finishing layer topcoast applied according to ISO Standard 8179-1, latest edition. The mass of the zinc applied shall be 200 g/m² of the surface area.

Installation shall be in accordance with ANSI/AWWA C600 (Ductile Iron). All water main shall have mechanical joint cast iron or ductile iron fittings with Mechanical Joints and "Megalug" retaining glands, and cement lined per ANSI A21.4. All mechanical joint fittings shall use stainless steel nuts and bolts. Both Ductile Iron Pipe watermain and fitting shall be wrapped in 8-mil Polyethylene wrap.

Polywrap shall be installed around all buried water main piping, fitting and valves. Encasement of piping shall be V-bio Enhanced Polyethylene film in tube or sheet in accordance with ANSI/AWWA C105/A21.5.

Poured or monolithic concrete thrust blocks are required to brace all tees, plugs, caps, and bends of 11 1/4 degree deflection or greater. Minimum cover for all water mains, including services, shall be 5'-6" from the finished grade. Water main shall include bedding and backfilling.

WATER VALVES

All valves shall be resilient wedge gate valves conforming to the latest revision of ANSI/AWWA C515, with a rated working pressure of 200 psi in accordance with JURISDICTIONAL GOVERNING ENTITY requirements, except that butterfly valves conforming to ANSI/AWWA C504 shall be constructed on all water mains 16" diameter and larger. Valves shall be non-rising stem and shall close by turning clockwise.

VALVE VAULTS*

Valve vaults shall be constructed in conformance with Section IIIA Manholes, etc. above. Frame and lids shall be as approved by the JURISDICTIONAL GOVERNING ENTITY and shall be imprinted "WATER". All valves in the Village Right of Way or Easements shall have the "Village of Schaumburg" and "Water" cast into the lid.

VALVE BOXES

INTENTIONALLY OMITTED

FIRE HYDRANTS

Fire Hydrants shall be per JURISDICTIONAL GOVERNING ENTITY requirements. All fire hydrants shall be located as shown on the PLANS and shall be painted in a manner acceptable to the JURISDICTIONAL GOVERNING ENTITY after installation and shall be adjusted to final grade.

TAP, STOPS AND BOX

INTENTIONALLY OMITTED

SMALL WATER SERVICES (2" DIAMETER OR LESS)

INTENTIONALLY OMITTED

DISINFECTION

Disinfections shall meet all of the requirements of the State of Illinois, Environmental Protection Agency, Public Water Supplies Division. The safe quality of the water supply shall be demonstrated by bacteriological analysis of samples collected at sampling taps on at least two consecutive days following disinfection of the mains and copies of the said report submitted to the JURISDICTIONAL GOVERNING ENTITY and the CLIENT.

PRESSURE TEST

Allowable leakage, test pressure and duration shall be as per the requirements of the JURISDICTIONAL GOVERNING ENTITY.

PRESSURE CONNECTION TO EXISTING WATER MAIN

The CONTRACTOR shall maintain system pressure on existing water main at all times. Existing water main shall be located and material excavated, and valve basin slab and main supports installed. The existing water main shall be cleaned and the exterior disinfected prior to installing the tapping tee (material to conform to AWWA C110). The tapping valve shall be installed (valve to conform to AWWA C500) and the pressure tap completed in accordance with the detail on the plans. Valve shall be constructed in conformance with the detail. Payment for pressure connection to existing water main shall include disinfection, tapping valve and tee, valve vault, frame and lid, bedding, and trench backfill.

DRY CONNECTION TO EXISTING WATER MAIN

A dry connection to existing water main shall include a connection to an existing water main stub where shown on the PLANS. The CONTRACTOR shall obtain approval of the JURISDICTIONAL GOVERNING ENTITY to shut down any main, including submittal of a schedule of the time of shut off and the time the line will be returned to service. All mains shut down that are opened to atmosphere must be disinfected prior to returning main into service.

POLYETHYLENE ENCASEMENT (FOR DUCTILE IRON WATER MAIN ONLY)

The CLIENT, or JURISDICTIONAL GOVERNING ENTITY may request that portions of the water main be enclosed in a polyethylene encasement in accordance with ANSI/AWWA C105/A21.5 should soil conditions so warrant its use.

FOUNDATION, BEDDING AND HAUNCHING

Foundation, Bedding and Haunching shall be wet coarse aggregate or moist fine aggregate in accordance with the above standards and placed as shown on the detail.

TRACER WIRE

INTENTIONALLY OMITTED

D. STORM SEWERS AND APPURTENANCES

***STORM SEWER PIPE**

Storm sewer pipe shall conform to the following:

(1) Reinforced concrete pipe minimum Class IV in conformance with the latest revision of ASTM designation C76 with C443 flexible gasket joints, except that bituminous mastic joints may be used in grass areas.

(2) Polyvinyl Chloride (PVC) Pipe: ASTM D3034 (4-inch thru 15-inch) or ASTM F679 (18-inch thru 36-inch), rated SDR 35, continually marked with manufacturer's name, pipe size, cell classification, SDR rating. Joints shall be flexible elastomeric seals conforming to ASTM D3212.

Precast tees, bends, and manholes may be used if permitted by the JURISDICTIONAL GOVERNMENTAL ENTITY.

Storm sewer shall include bedding and trench backfill.

MANHOLES, INLETS & CATCH BASINS*

Manholes, Inlets and Catch Basins shall be constructed in conformance with Section IIIA Manholes, etc. above. The space between connecting pipes and the wall of the manhole shall be completely filled with non-shrink hydraulic cement mortar. Frames and lids shall be Neenah or approved equal unless specified otherwise on the PLANS. All frames and grates shall be provided such that the flange fully covers the opening plus 2" of the structure as a minimum. * Provide **"Vane"** Type frame & grate for all structures located in curb where gradient exceed 2.0%. Manholes shall include steps, frame & grate, bedding and trench backfill.

All manholes in the Village Right of Way or Easements shall have the "Village of Schaumburg" and "Storm" cast into the lid. All open storm sewer lids or grates shall have the words "Drains to River, Dump No Waste" permanently inscribed.

FLARED END SECTION

Flared end sections shall be pre-cast reinforced concrete flared end section with an end block cast separate as per the Illinois Department of Transportation Standard 542301 and shall be installed where shown on the PLANS. All flared end sections for storm sewers 12" in diameter and larger shall be installed with a grating per Standard 542311 and/or as detailed on the PLANS. Work shall include end block.

RIP RAP

Stone rip rap consisting of pieces of "A" quality stone 4" to 8" in diameter shall be furnished and installed in accordance with IDOT Specifications and shall be placed where shown on the plans, to a minimum thickness of 12" and a width as indicated on the plans. Broken concrete or concrete blocks will not be acceptable.

FOUNDATION, BEDDING AND HAUNCHING

Foundation, Bedding and Haunching shall be wet coarse aggregate or moist fine aggregate in accordance with the above standards and placed as shown on the detail.

UNDERDRAINS

Pipe underdrains shall be corrugated flexible plastic pipe conforming to AASHTO Designation M252 perforated corrugated polyethylene pipe (PE) with a smooth interior of the diameter indicated on the PLANS and wrapped in a soil filter fabric supplied and installed by the CONTRACTOR. Perforations may be circular or slotted, but shall provide a minimum inlet area of 1.0 square inch per 2.0 linear feet of pipe. CONTRACTOR shall submit fabric and pipe catalogue Specifications for approval by the CLIENT. CONTRACTOR shall bed and backfill the underdrain in one of the following IDOT gradations of aggregate (CA-5, CA-7, CA-11, CA-14 or CA-15).

MISCELLANEOUS

(1) All existing field drainage tile or storm sewers encountered or damaged during construction shall either be restored to their original condition, properly rerouted and/or connected to the storm sewer system.

(2) Footing drains shall be connected to sump pumps or discharged directly into storm sewers. Footing drains or drainage tile shall not be connected to the sanitary sewer.

CONNECTION FOR STORM SERVICE TO STORM MAIN

INTENTIONALLY OMITTED

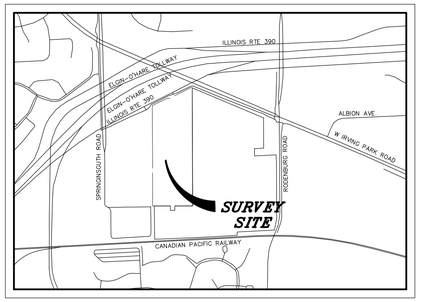
IV. ROADWAY AND PARKING LOT IMPROVEMENTS

STANDARDS

Work shall be completed in accordance with the applicable sections of the Standard Specifications for Road and Bridge Construction, Department of Transportation, State of Illinois, latest edition (hereinafter referred to collectively as the "Standard Specifications") except as modified below and except that payment will be defined as detailed in the contract documents between the CLIENT and the CONTRACTOR. Supplementing the Standard Specifications shall be the applicable sections of the latest editions of the "Supplemental Specifications and Recurring Special

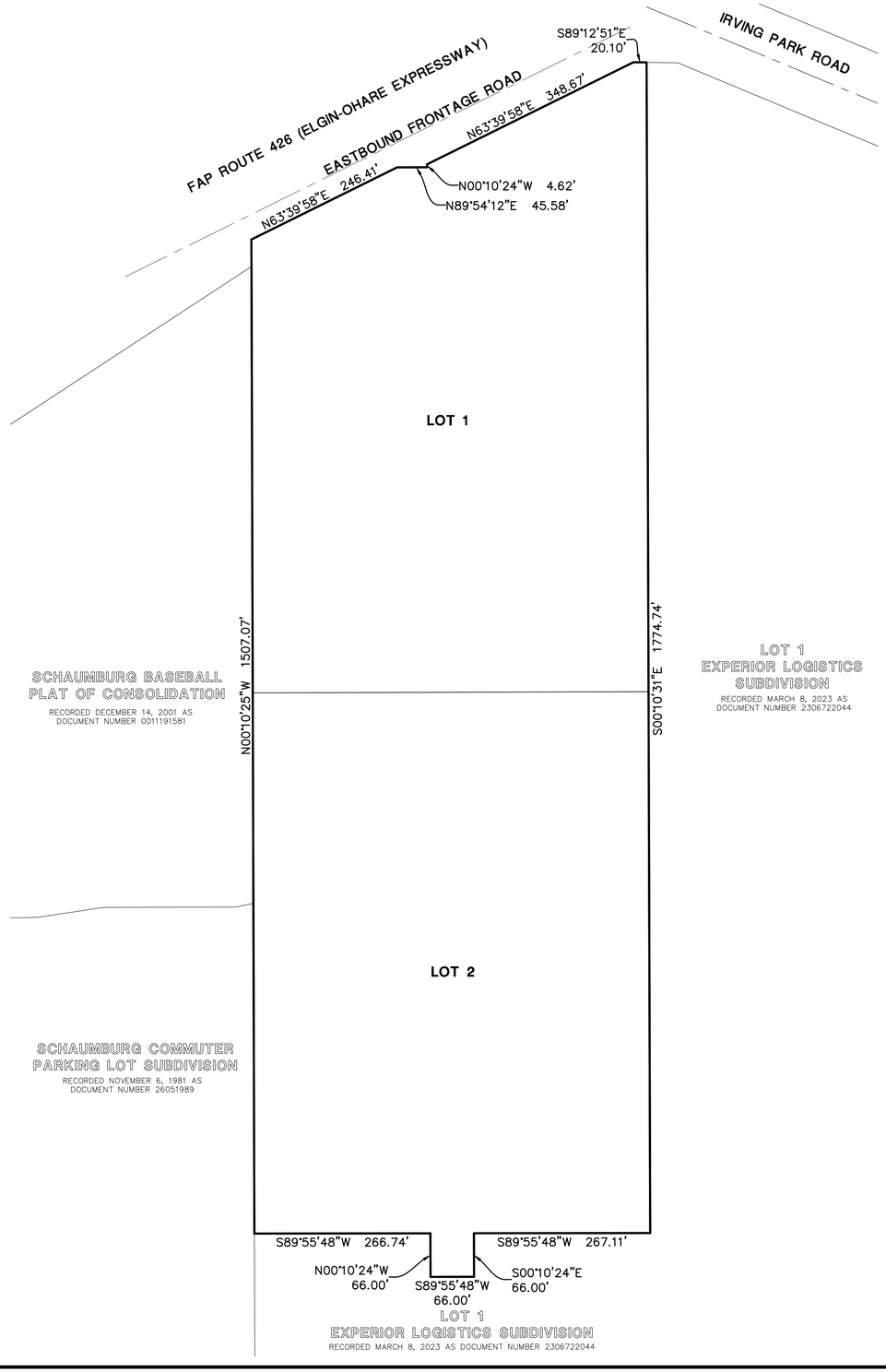
FINAL PLAT
OF
LONG AVENUE ASSEMBLAGE SUBDIVISION

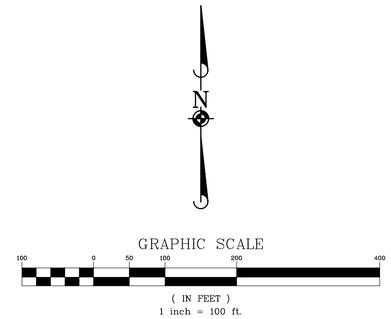
BEING A RESUBDIVISION OF LOTS 3 THROUGH 11, 14 THROUGH 21, PART OF LOT 1, 2 AND 22, PART OF LONG AVENUE AND FENZ AVENUE IN FENZ ACRES SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS



LOCATION MAP

NOT TO SCALE





SUBMITTED BY/RETURN TO

VILLAGE OF SCHAUMBURG
101 SCHAUMBURG COURT
SCHAUMBURG, ILLINOIS 60193

OWNER/DEVELOPER

LPC ACQUISITION COMPANY, LLC
191 NORTH WACKER DRIVE, SUITE 1700
CHICAGO, ILLINOIS 60606

ENGINEER

QUINTEN HOOGENBOOM, PE
MANHARD CONSULTING
333 E BUTTERFIELD ROAD, SUITE 600
LOMBARD, ILLINOIS 60148
630-691-8500

LAND SURVEYOR

JAMES D. BAKER, PLS
MANHARD CONSULTING
ONE OVERLOOK POINT, SUITE 290
LINCOLNSHIRE, ILLINOIS 60069
847-634-5550

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

EXISTING PIN'S

LOT NUMBER	PIN
LOT 22	07-32-400-007-0000
LOT 21	07-32-400-008-0000
LOT 20	07-32-400-009-0000
LOT 1 (PART)	07-32-405-002-0000
LOT 2 (PART)	07-32-405-001-0000
LOT 19	07-32-400-010-0000
LOT 3	07-32-405-003-0000
LOT 18	07-32-400-011-0000
LOT 4	07-32-405-004-0000
LOT 17	07-32-400-012-0000
LOT 5	07-32-405-005-0000
LOT 16	07-32-400-013-0000
LOT 6	07-32-405-006-0000
LOT 15 (N 1/2)	07-32-403-008-0000
LOT 7	07-32-405-007-0000
LOT 15 (S1/2)	07-32-403-009-0000
LOT 8	07-32-405-008-0000
LOT 14 (N 1/2)	07-32-403-006-0000
LOT 9	07-32-405-009-0000
LOT 14 (S1/2)	07-32-403-007-0000
LOT 10 (N 150')	07-32-405-015-0000
LOT 10 (S 133') AND LOT 11 (N 27')	07-32-405-016-0000
LOT 11 (EXCEPT N 27')	07-32-405-018-0000

EXISTING PROPERTY AREA

LOT AREA = 860,463 SQUARE FEET (19.754 ACRES)
RIGHT-OF-WAY =130,004 SQUARE FEET (2.984 ACRES)
TOTAL AREA = 990,467 SQUARE FEET (22.738 ACRES)

PROPOSED PROPERTY AREA

LOT 1 = 494,120 SQUARE FEET (11.343 ACRES)
LOT 2 = 496,347 SQUARE FEET (11.395 ACRES)
TOTAL AREA = 990,467 SQUARE FEET (22.738 ACRES)

SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES.)
2. THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.
3. AS PART OF THE REDEVELOPMENT THERE ARE EASEMENTS THAT ARE TO BE VACATED VIA SEPARATE DOCUMENT. SAID EASEMENTS HAVE BEEN SHOWN AND NOTED HEREON ON SHEET 2 AND 3 AND NOT SHOWN ON SHEETS 4 AND 5.
4. THIS PLAT OF SUBDIVISION SHALL BE FURTHER SUBJECT TO DECLARATION(S) RECORDED AS SEPARATE DOCUMENT(S).
5. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. MANHARD CONSULTING IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2027.

SHEET INDEX

SHEET 1:	OVERALL SITE AND SITE DATA
SHEETS 2-3:	EXISTING LOTS AND EASEMENT DETAILS
SHEET 4-5:	PROPOSED LOT AND EASEMENT DETAILS
SHEET 6:	CERTIFICATES AND EASEMENT PROVISIONS

DATE	REVISIONS	DRAWN BY
10/08/25	REVISED PER VILLAGE REVIEW	AAS

Manhard CONSULTING
One Overlook Point, Suite 290, Lincolnshire, IL 60069 p:847.634.5550 f:847.634.0066 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

LONG AVENUE ASSEMBLAGE SUBDIVISION
SCHAUMBURG, ILLINOIS
FINAL PLAT OF SUBDIVISION

PROJ. MGR.: QH
PROJ. ASSOC.: JDB
DRAWN BY: AAS
DATE: 08/07/25
SCALE: 1"=100'

SHEET 1 OF 6

LOPSCIL01

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608

FINAL PLAT
OF
LONG AVENUE ASSEMBLAGE SUBDIVISION

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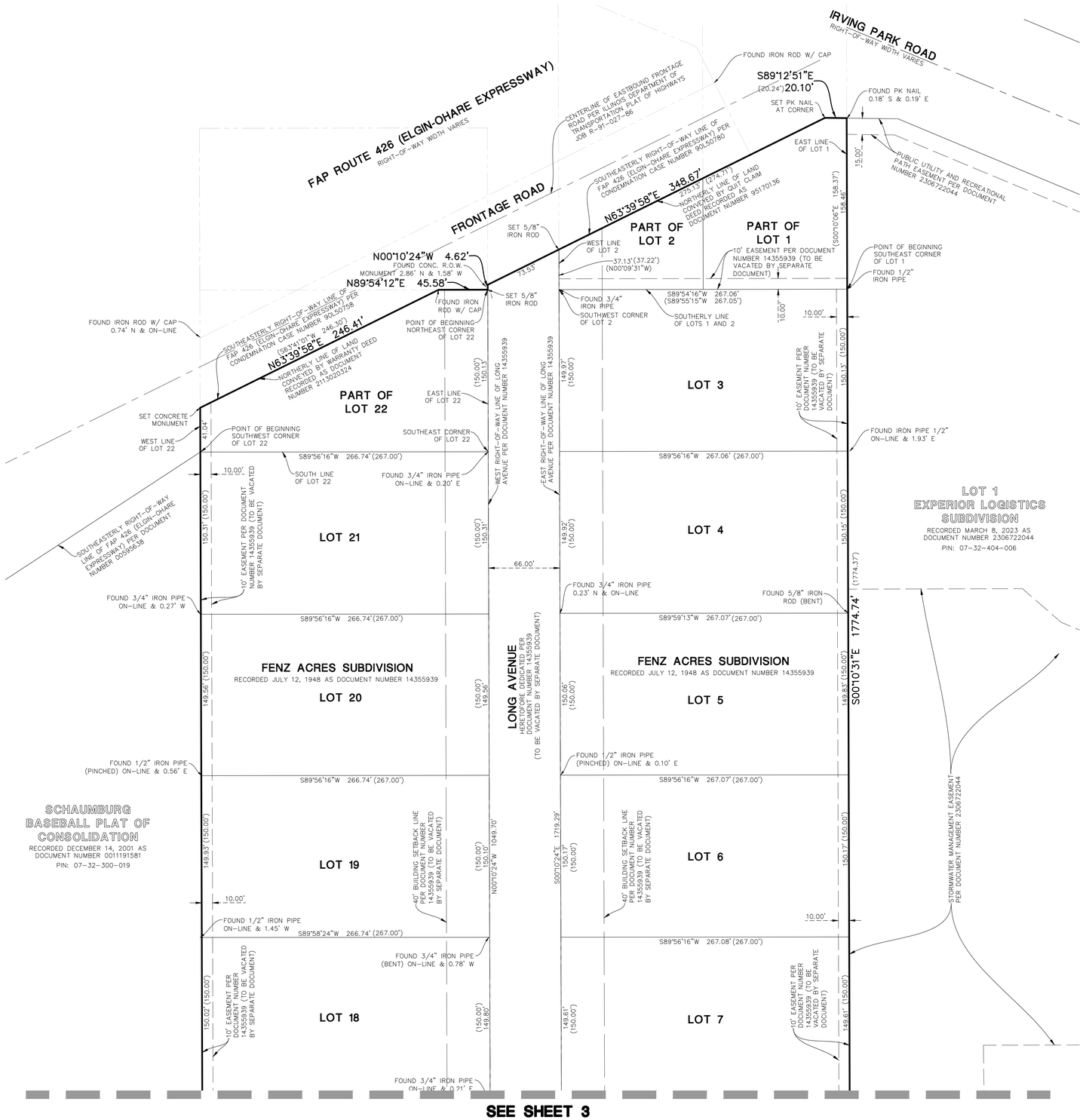

SEE SHEET 3

N

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

DATE	REVISIONS	DRAWN BY
10/08/25	REVISED PER VILLAGE REVIEW	AAS

Manhard CONSULTING
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LONG AVENUE ASSEMBLAGE SUBDIVISION
SCHAUMBURG, ILLINOIS
FINAL PLAT OF SUBDIVISION

PROJ. MGR.: QH
PROJ. ASSOC.: JDB
DRAWN BY: AAS
DATE: 08/07/25
SCALE: 1"=50'

SHEET
2 OF 6
LOPSCIL01

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October 7, 2025 - 10:44 Dwg Name: P:\Projects\01\data\Surv\Final Drawings\Plat of Subdivision\Final Plat\V02-03-LOPSCIL01-FP.dwg Updated By: ASnaver

FINAL PLAT
OF
LONG AVENUE ASSEMBLAGE SUBDIVISION

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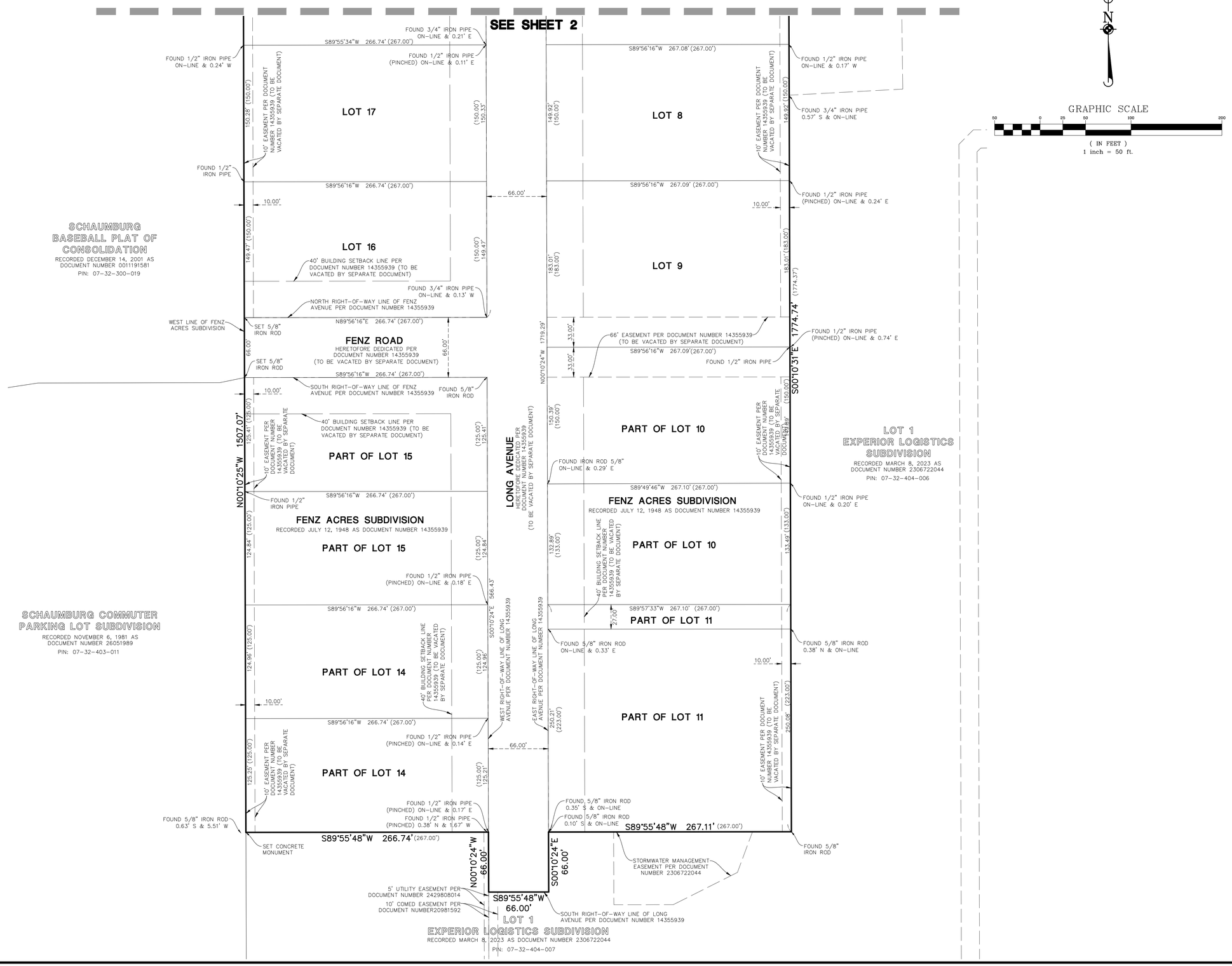

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GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
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LONG AVENUE ASSEMBLAGE SUBDIVISION
SCHAUMBURG, ILLINOIS
FINAL PLAT OF SUBDIVISION

PROJ. MGR.: QH
PROJ. ASSOC.: JDB
DRAWN BY: AAS
DATE: 05/22/25
SCALE: 1"=50'

SHEET 3 OF 6
LOPSCIL01

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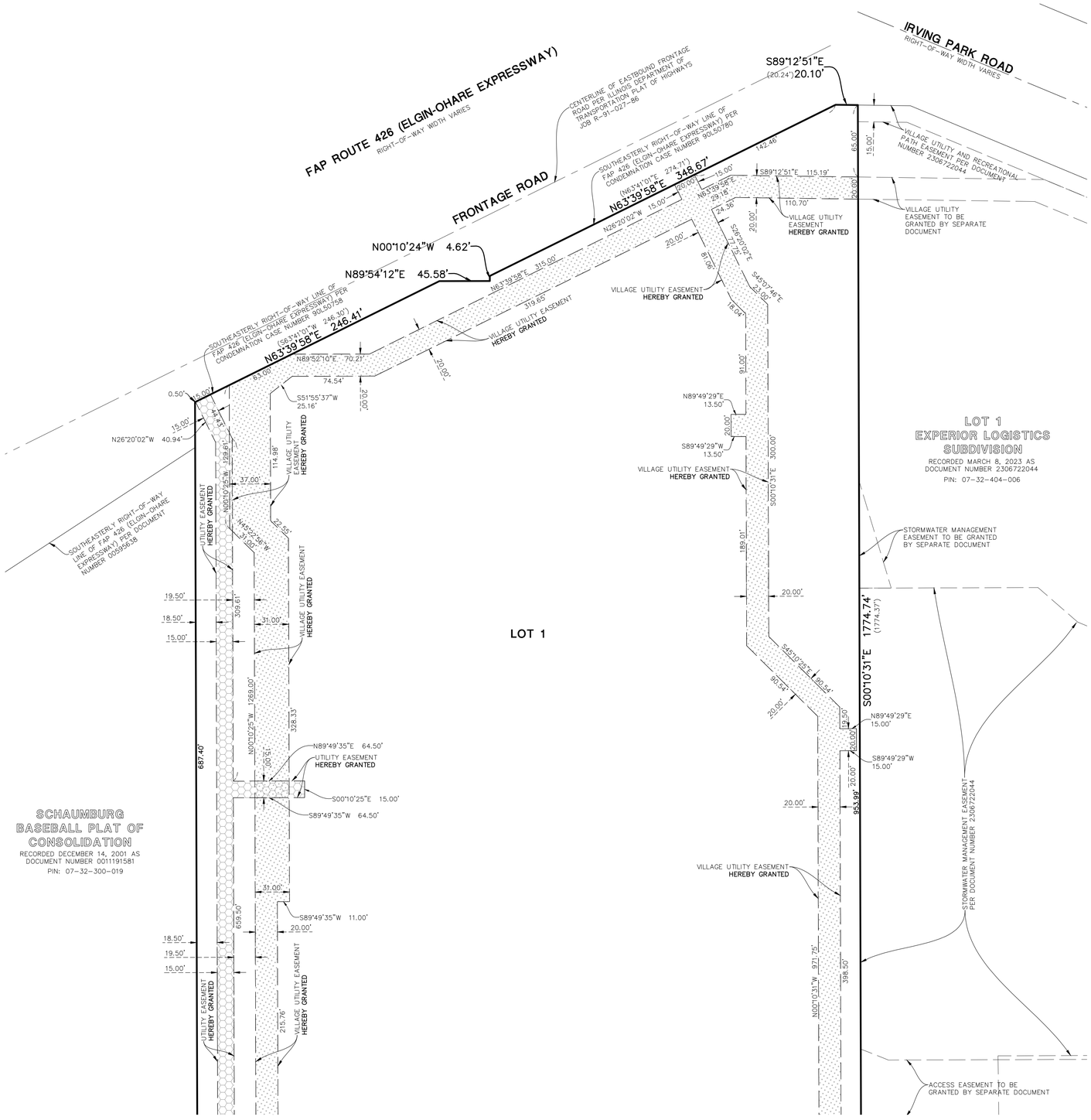
October 7, 2025 - 16:44 Dwg Name: P:\Projects01\Vara\Sara\Final Drawings\Visit of Subdivision\Final Plat\V22-03-LOPSCIL01-FP.dwg Updated By: ASlower

FINAL PLAT
OF
LONG AVENUE ASSEMBLAGE SUBDIVISION

BEING A RESUBDIVISION OF LOTS 3 THROUGH 11, 14 THROUGH 21, PART OF LOT 1, 2 AND 22, PART OF LONG AVENUE AND FENZ AVENUE IN FENZ ACRES SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS



SEE SHEET 5

N

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

PROPOSED EASEMENTS

= VILLAGE UTILITY EASEMENT **HEREBY GRANTED**

= UTILITY EASEMENT **HEREBY GRANTED**

= CROSS ACCESS EASEMENT **HEREBY GRANTED**

PROPOSED BLANKET EASEMENT

A BLANKET CROSS ACCESS AND SHARED PARKING EASEMENT IS **HEREBY GRANTED** OVER ALL PAVED SURFACES WITHIN LOT 1 AND LOT 2

DATE	REVISIONS	DRAWN BY
10/08/25	REVISED PER VILLAGE REVIEW	AAS

Manhard CONSULTING
One Overlook Point, Suite 250, Lincolnshire, IL 60069 ph 847.634.5500 fx 847.634.0066 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

LONG AVENUE ASSEMBLAGE SUBDIVISION

SCHAUMBURG, ILLINOIS

FINAL PLAT OF SUBDIVISION

PROJ. MGR.: QH
PROJ. ASSOC.: JDB
DRAWN BY: AAS
DATE: 08/07/25
SCALE: 1"=50'

SHEET
4 OF 6
LOPSCIL01

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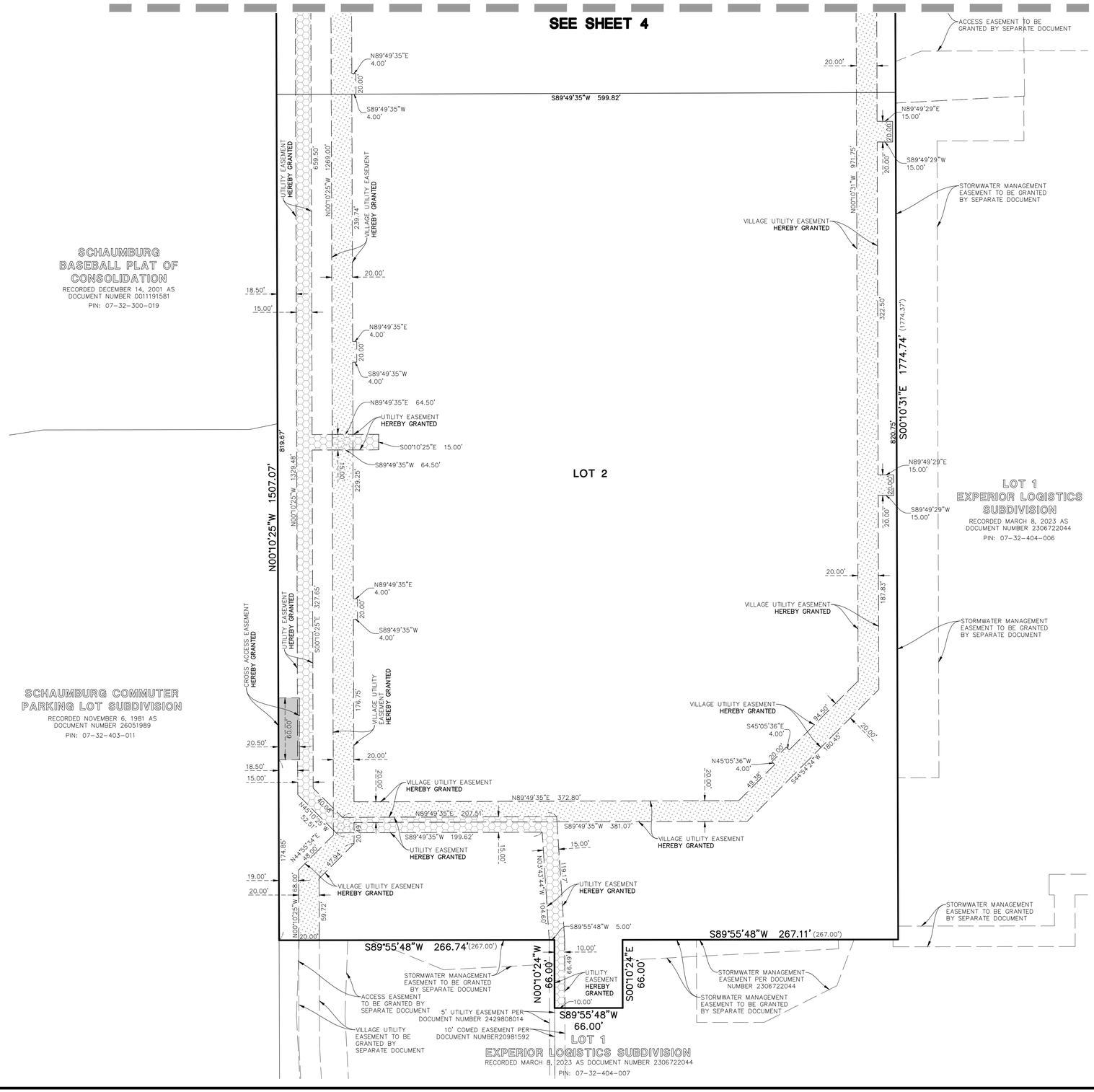
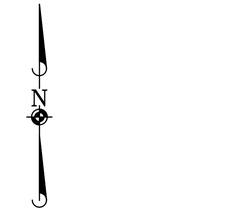
October 8, 2025 - 14:12 Dwg Name: P:\Projects\01\Vara\Sorx\Final Drawings\Plat of Subdivision\Final Plat\V04-01-LOPSCIL01-PS.dwg Updated By: AShaver

FINAL PLAT
OF
LONG AVENUE ASSEMBLAGE SUBDIVISION

BEING A RESUBDIVISION OF LOTS 3 THROUGH 11, 14 THROUGH 21, PART OF LOT 1, 2 AND 22, PART OF LONG AVENUE AND FENZ AVENUE IN FENZ ACRES SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS





PROPOSED EASEMENTS

= VILLAGE UTILITY EASEMENT **HEREBY GRANTED**

= UTILITY EASEMENT **HEREBY GRANTED**

= CROSS ACCESS EASEMENT **HEREBY GRANTED**

PROPOSED BLANKET EASEMENT

A BLANKET CROSS ACCESS AND SHARED PARKING EASEMENT IS **HEREBY GRANTED** OVER ALL PAVED SURFACES WITHIN LOT 1 AND LOT 2

DRAWN BY	REVISIONS	DATE
AAS	REVISED PER VILLAGE REVIEW	10/08/25

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Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

LONG AVENUE ASSEMBLAGE SUBDIVISION
SCHAUMBURG, ILLINOIS
FINAL PLAT OF SUBDIVISION

PROJ. MGR.: QH
PROJ. ASSOC.: JDB
DRAWN BY: AAS
DATE: 05/22/25
SCALE: 1"=50'

SHEET 5 OF 6
LOPSCIL01

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October 8, 2025 - 14:12 Dwg Name: P:\Projects\01\Data\Survey\Final Drawings\Plat of Subdivision\Final Plat\04-05-LOPSC-01-PS.dwg Updated By: AShaver

FINAL PLAT
OF
LONG AVENUE ASSEMBLAGE SUBDIVISION

BEING A RESUBDIVISION OF LOTS 3 THROUGH 11, 14 THROUGH 21, PART OF LOT 1, 2 AND 22, PART OF LONG AVENUE AND FENZ AVENUE IN FENZ ACRES SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

UPON RECORDING MAIL TO:

VILLAGE OF SCHAUMBURG
101 SCHAUMBURG COURT
SCHAUMBURG, ILLINOIS 60193

SEND TAX BILL TO:

LPC ACQUISITION COMPANY, LLC
191 NORTH WACKER DRIVE, SUITE 1700
CHICAGO, ILLINOIS 60606

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT LPC ACQUISITION COMPANY, LLC IS THE LEGAL OWNER OF THE LAND DESCRIBED ON THE ATTACHED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND THE PLATTED AS SHOWN BY THE PLAT FOR THE USES AND PURPOSES INDICATED THEREON AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THIS IS TO ALSO CERTIFY THAT THE UNDERSIGNED, AS OWNER OF THE PROPERTY DESCRIBED AS THE LONG AVENUE ASSEMBLAGE SUBDIVISION AND LEGALLY DESCRIBED ON THE PLAT OF THE SAME NAME, HAVE DETERMINED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIE.

LOT NUMBER(S)	SCHOOL DISTRICT
ALL	GRADE SCHOOL DISTRICT NO. 54 HIGH SCHOOL DISTRICT NO. 211 JUNIOR COLLEGE DISTRICT NO. 512

DATED THIS ______ DAY OF ______________________, A.D., 20___.

BY: ______________________________________

____
PRINTED NAME AND TITLE

OWNER'S NAME AND ADDRESS

LPC ACQUISITION COMPANY, LLC
191 NORTH WACKER DRIVE, SUITE 1700
CHICAGO, ILLINOIS 60606

NOTARY PUBLIC

STATE OF ______________)
) SS
COUNTY OF _____________)

I, ________________________, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT LPC ACQUISITION COMPANY, LLC WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS ANNEXED PLAT AS A FREE AND VOLUNTARY ACT FOR THE PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS ____ DAY OF ___________, A.D., 20___.

____
NOTARY PUBLIC

DRAINAGE STATEMENT

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR 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 BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS 8TH DAY OF OCTOBER, A.D., 2025.

BY: ____________________________
OWNER/ATTORNEY

____
PRINTED NAME AND TITLE

____
QUINTEN HOOGENBOOM, P.E.
MANHARD CONSULTING
333 E BUTTERFIELD ROAD, SUITE 600
LOMBARD, ILLINOIS 60148

VILLAGE PLAN COMMISSION/ZONING BOARD OF APPEALS CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

APPROVED BY THE ZONING BOARD OF APPEALS OF THE VILLAGE OF SCHAUMBURG,

COOK COUNTY, ILLINOIS, THIS _____ DAY OF _______________, A.D., 20____.

BY: ______________________________________
CHAIRMAN

ATTEST: ______________________________________
SECRETARY

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

APPROVED BY THE PRESIDENT AND CITY BOARD OF THE VILLAGE OF SCHAUMBURG,

COOK COUNTY, ILLINOIS, THIS _____ DAY OF _________________, A.D., 20___

BY: ______________________________________
PRESIDENT

ATTEST: ______________________________________
VILLAGE CLERK

I, ________________________, VILLAGE CLERK OF THE VILLAGE OF SCHAUMBURG, ILLINOIS, DO HEREBY CERTIFY THAT THE ANNEXED PLAT WAS PRESENTED TO AND BY ORDINANCE DULY APPROVED BY THE VILLAGE BOARD OF THE

VILLAGE OF SCHAUMBURG, AT ITS MEETING HELD ON _____________, A.D. 20___. IN WITNESS WHEREOF I HAVE HEREUNTO SET THE SEAL OF THE VILLAGE OF SCHAUMBURG, ILLINOIS.

____
VILLAGE CLERK

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
)S.S.
COUNTY OF COOK)

I,__________________________, COUNTY CLERK OF COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST ANY OF THE LAND INCLUDED IN THE DESCRIBED PROPERTY. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF COOK COUNTY, ILLINOIS,

THIS_________ DAY OF ______________________________, A.D., 20___.

____
COUNTY CLERK, COOK COUNTY, ILLINOIS

CROSS ACCESS AND SHARED PARKING EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO LOT 1 AND 2 IN LONG AVENUE ASSEMBLAGE SUBDIVISION, THE VILLAGE OF SCHAUMBURG, THE OWNERS OF ALL LOTS AND FUTURE LOTS WITHIN THIS SUBDIVISION, TOGETHER WITH THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO PROVIDE ACCESS OVER DRIVES, AND ALL PAVED SURFACES TO PROVIDE INGRESS AND EGRESS TO AND FROM THE SUBDIVIDED PROPERTY TO AND FROM PUBLIC RIGHT-OF-WAYS. THIS EASEMENT IS FOR ACCESS, INGRESS AND EGRESS PURPOSES AND GRANTS VEHICULAR PARKING RIGHTS OR PRIVILEGES ON OR WITHIN ANY OF THE LOTS AND FUTURE LOTS WITHIN THIS SUBDIVISION. ADDITIONALLY, THIS EASEMENT MAY BE FURTHER GOVERNED BY A DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED SEPARATE FROM THIS PLAT.

VILLAGE UTILITY EASEMENT PROVISIONS

A 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 SANITARY SEWER, WATER MAIN, STORM SEWER AND DRAINAGE IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN AS AND/OR LABELED AS (V.U.E. (VILLAGE UTILITY 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. OBSTRUCTIONS SHALL NOT BE PLACED IN A VUE WITHOUT THE PRIOR WRITTEN CONSENT OF THE RESPECTIVE UTILITY COMPANY. 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.

UTILITY EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH UTILITY SERVICES IS HEREBY RESERVED FOR AND GRANTED TO: COMMONWEALTH EDISON, COMCAST CABLE, NICOR GAS AND AT&T TELEPHONE, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, HEREIN AFTER REFERRED TO AS "UTILITY COMPANIES". UTILITY COMPANIES SHALL HAVE THE RIGHT TO INSTALL, OPERATE, MAINTAIN, AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH UTILITY SERVICES AND PUBLIC LIGHTING, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN AS A UTILITY EASEMENT (UE) AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT. UTILITY COMPANIES SHALL HAVE THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED IN THE UE WITHOUT THE PRIOR WRITTEN CONSENT OF THE RESPECTIVE UTILITY COMPANY. 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.

COMMONWEALTH EDISON AND AT&T EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO:

COMMONWEALTH EDISON COMPANY
AND
AT&T ILLINOIS, A.K.A. SBC, AMERITECH ILLINOIS,
A.K.A. ILLINOIS BELL TELEPHONE COMPANY, GRANTEES,

THEIR RESPECTIVE LICENSEES, SUCCESSORS, AND ASSIGNS, JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION), WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH IN SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2, AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPORTIONMENT TO THE SEPARATELY OWNED LOTS, PARCEL OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING" AND "COMMON AREA". THE TERM "COMMON AREA OR AREAS", AND "COMMON ELEMENTS" INCLUDES REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING. SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL OR RETENTION POND OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

NICOR GAS COMPANY EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NORTHERN ILLINOIS GAS COMPANY, AN ILLINOIS CORPORATION, DOING BUSINESS AS NICOR GAS COMPANY ("NICOR GAS") ITS SUCCESSORS AND ASSIGNS TO INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE AND REMOVE, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THIS PLAT MARKED "UTILITY EASEMENT", "GAS EASEMENT", "COMMON AREA OR AREAS" AND STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, AND THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, AND TO SERVE OTHER PROPERTY, ADJACENT OR OTHERWISE, AND THE RIGHT TO REMOVE OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, TREES, BUSHES, ROOTS AND FENCES, AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER NICOR GAS COMPANY FACILITIES OR IN, UPON OR OVER THE PROPERTY IDENTIFIED ON THIS PLAT FOR UTILITY PURPOSES WITHOUT THE PRIOR WRITTEN CONSENT OF NICOR GAS COMPANY. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THAT MEANING SET FORTH FOR SUCH TERM IN SECTION 605/2(E) OF THE "CONDOMINIUM PROPERTY ACT" (ILLINOIS COMPILED STATUTES, CH. 765, SEC. 605/2(E), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, INCLUDING REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PROPERTY, EVEN THOUGH SUCH AREAS MAY BE DESIGNATED ON THIS PLAT BY OTHER TERM

PERMISSION TO RECORD

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

I, JAMES D. BAKER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO THE VILLAGE OF SCHAUMBURG TO RECORD THIS PLAT ON OR BEFORE DECEMBER 31, 2025. THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

DATED THIS 8TH DAY OF OCTOBER, A.D. 2025.

FOR REVIEW ONLY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
LICENSE EXPIRES NOVEMBER 30, 2026

JAMES D. BAKER
ILLINOIS PROFESSIONAL LAND SURVEYOR
NO. 3648
LINCOLNSHIRE, ILLINOIS

SURVEYORS CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

THIS IS TO DECLARE THAT THE PROPERTY DESCRIBED HEREON WAS SURVEYED AND SUBDIVIDED BY MANHARD CONSULTING, UNDER THE SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION:

LOTS 3 THROUGH 11 AND LOTS 14 THROUGH 21 IN FENZ ACRES, BEING A SUBDIVISION OF THE EAST 600 FEET MEASURED AT RIGHT ANGLES WITH THE EAST LINE OF THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHERLY OF THE RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL, AND PACIFIC RAILROAD, LYING SOUTHERLY OF THE CENTERLINE OF THE PUBLIC HIGHWAY, KNOWN AS IRVING PARK ROAD, ACCORDING TO THE PLAT THEREOF RECORDED JULY 12, 1948 AS DOCUMENT 14355939, IN COOK COUNTY, ILLINOIS.

AND

THAT PART OF LOTS 1 AND 2 IN SAID FENZ ACRES SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89 DEGREES 54 MINUTES 16 SECONDS WEST, ALONG THE SOUTHERLY LINE OF SAID LOTS 1 AND 2, A DISTANCE OF 267.06 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 37.13 FEET TO THE NORTHERLY LINE OF THE PARCEL CONVEYED BY DOCUMENT NUMBER 95170136; THENCE NORTH 63 DEGREES 39 MINUTES 58 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 275.13 FEET; THENCE SOUTH 89 DEGREES 12 MINUTES 51 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 20.10 FEET TO THE EASTERLY LINE OF SAID LOT 1; THENCE SOUTH 00 DEGREES 10 MINUTES 31 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 158.46 FEET TO THE POINT OF BEGINNING.

AND

THAT PART OF LOT 22 IN SAID FENZ ACRES SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 22; THENCE NORTH 00 DEGREES 10 MINUTES 25 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 22, A DISTANCE OF 41.04 FEET TO THE NORTHERLY LINE OF THE PARCEL CONVEYED BY DOCUMENT NUMBER 2113020324; THENCE NORTH 63 DEGREES 39 MINUTES 58 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 246.41 FEET TO THE NORTH LINE OF SAID LOT 22; THENCE NORTH 89 DEGREES 54 MINUTES 12 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 45.58 FEET TO THE NORTHEAST CORNER OF SAID LOT 22; THENCE SOUTH 00 DEGREES 10 MINUTES 24 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 22, A DISTANCE OF 150.13 FEET TO THE SOUTHEAST CORNER OF SAID LOT 22; THENCE SOUTH 89 DEGREES 56 MINUTES 16 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 22, A DISTANCE OF 266.74 FEET TO THE POINT OF BEGINNING.

AND

THAT PART OF LONG AVENUE AND FENZ ROAD DEDICATED BY FENZ ACRES SUBDIVISION RECORDED JULY 12, 1948 AS DOCUMENT 14355939, IN COOK COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 22; THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID LONG AVENUE, A DISTANCE OF 4.62 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF FAP 426 (ELGIN-OHARE EXPRESSWAY) PER CONDEMNATION CASE 90L50780; THENCE NORTH 63 DEGREES 39 MINUTES 58 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 73.53 FEET TO ITS INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID LONG AVENUE; THENCE SOUTH 00 DEGREES 10 MINUTES 24 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 1719.29 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID LONG AVENUE; THENCE SOUTH 89 DEGREES 55 MINUTES 48 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 66.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID LONG AVENUE; THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 566.43 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID FENZ AVENUE; THENCE SOUTH 89 DEGREES 56 MINUTES 16 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 266.74 FEET TO THE WEST LINE OF SAID FENZ ACRES SUBDIVISION; THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 66.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID FENZ AVENUE; THENCE NORTH 89 DEGREES 56 MINUTES 16 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 266.74 FEET TO AFORESAID WEST LINE OF LONG AVENUE; THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 1049.70 FEET TO THE POINT OF BEGINNING;

SUBDIVIDED PROPERTY CONTAINS 22.738 ACRES, MORE OR LESS AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

THIS IS ALSO TO DECLARE THAT THE PROPERTY AS DESCRIBED ON THE ANNEXED PLAT LIES WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF SCHAUMBURG, COOK COUNTY, ILLINOIS WHICH HAS ADOPTED A VILLAGE PLAN AND IS EXERCISING THE SPECIAL POWER AUTHORIZED BY 65 ILCS 5, SECTION 11-12-6.

5/8" DIAMETER BY 24" LONG IRON RODS WILL BE SET AT ALL SUBDIVISION CORNERS, LOT CORNERS, POINTS OF CURVATURE AND POINTS OF TANGENCY IN COMPLIANCE WITH ILLINOIS STATUTES AND APPLICABLE ORDINANCES, UNLESS OTHERWISE NOTED.

THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FIRM COMMUNITY PANEL NUMBER 17031C0330J WITH AN EFFECTIVE DATE OF AUGUST 19, 2008 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AN AREA WHICH HAS NOT BEEN PRINTED (ZONE X, AREA OF MINIMAL FLOOD HAZARD). ACCORDING TO FEMA, "THIS MEANS THE ENTIRE AREA OF THE PANEL IS IN A SINGLE FLOOD ZONE, THEREFORE FEMA CHOSE TO ECONOMIZE AND NOT CREATE A PRINTABLE IMAGE FOR THIS LOCATION."

GIVEN UNDER MY HAND AND SEAL THIS 8TH DAY OF OCTOBER, A.D. 2025.

FOR REVIEW ONLY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
LICENSE EXPIRES NOVEMBER 30, 2026

DESIGN FIRM PROFESSIONAL REGISTRATION
NO. 184003350-EXPIRES APRIL 30, 2027

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATE OF FIELD SURVEY: MAY 22, 2025

JAMES D. BAKER
ILLINOIS PROFESSIONAL LAND SURVEYOR
NO. 3648
LINCOLNSHIRE, ILLINOIS

DATE	REVISIONS	DRAWN BY
10/08/25	REVISED PER VILLAGE REVIEW	AAS

Manhard CONSULTING LTD
One Overlook Point, Suite 290, Lincolnshire, IL 60069 ph:847.634.5550 fx:847.634.0095 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

LONG AVENUE ASSEMBLAGE SUBDIVISION
SCHAUMBURG, ILLINOIS
FINAL PLAT OF SUBDIVISION

PROJ. MGR.: QH
PROJ. ASSOC.: JDB
DRAWN BY: AAS
DATE: 08/07/25
SCALE: N/A

SHEET 6 OF 6
LOPSCIL01

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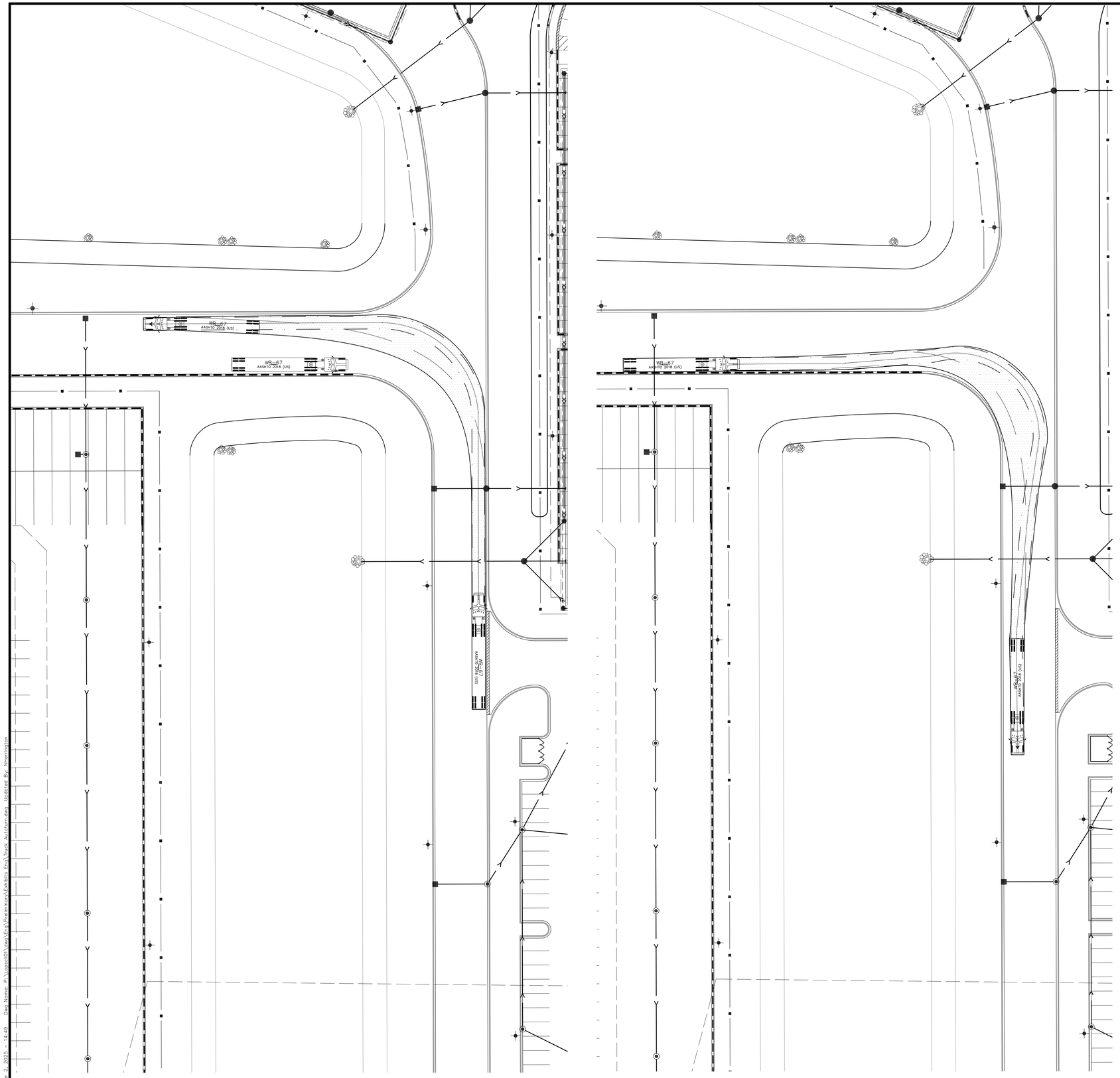

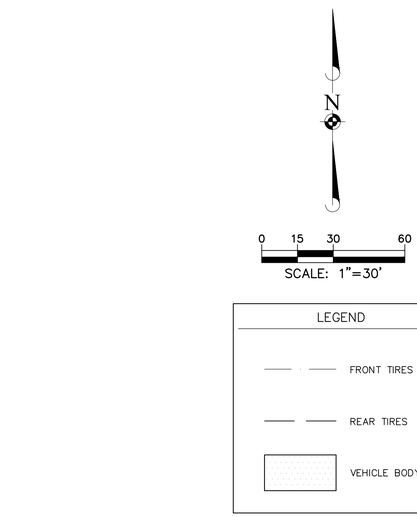

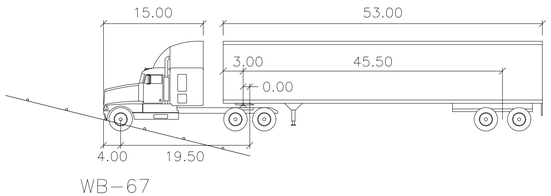

WB-67

feet

Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.5
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		

DRAWN BY

REVISIONS

DATE

Manhard CONSULTING
303 East Butterfield Road, Suite 600, Lombard, IL 60148 ph 630.691.8200 fx 630.691.8585 manhard.com
Civil Engineers • Water Resource Engineers • Structural Engineers • Mechanical Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

LONG AVENUE ASSEMBLAGE

VILLAGE OF SCHAUMBURG, ILLINOIS

TRUCK ACCESS DRIVE

PROJ. MGR.:	ODH
PROJ. ASSOC.:	NAH
DRAWN BY:	NAH
DATE:	10/08/25
SCALE:	1"=10'

SHEET

1 OF 1

LOP.SCIL01

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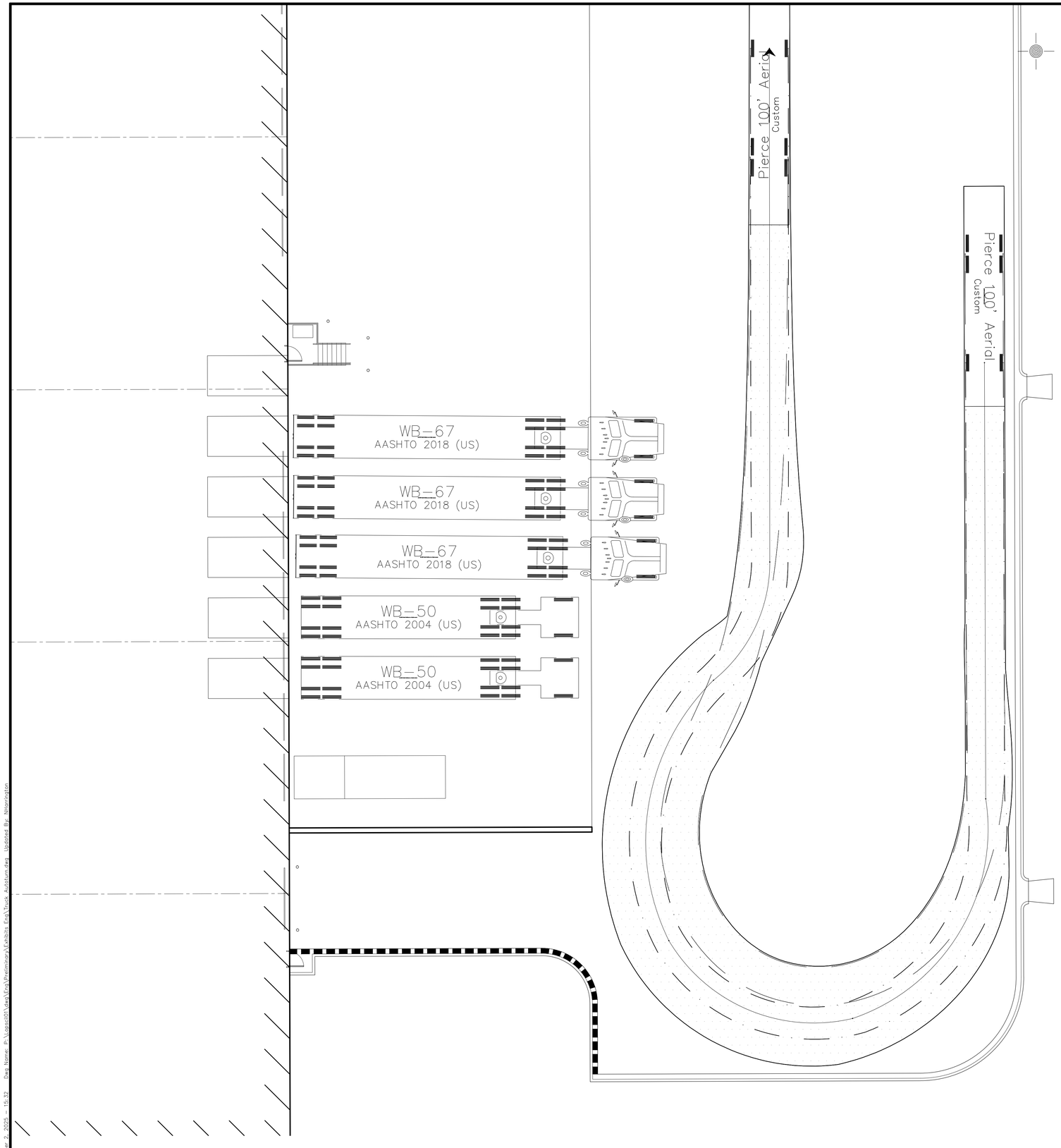
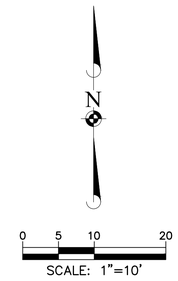
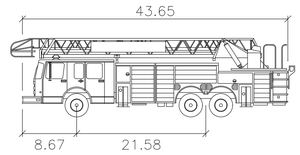
October 2, 2025 - 14:49 Dwg Name: P:\Jobs\001\Eng\Engineering\Exhibits Eng\Truck Autoturn.dwg Updated By: kharrington







Pierce 100' Aerial

feet

Width	: 8.00
Track	: 7.50
Lock to Lock Time	: 6.0
Steering Angle	: 63.5

LEGEND

- FRONT TIRES
- REAR TIRES
- VEHICLE BODY

DRAWN BY	DATE	REVISIONS	
NAH	10/08/25	REVISED PER VILLAGE COMMENTS	

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LONG AVENUE ASSEMBLAGE

VILLAGE OF SCHAUMBURG, ILLINOIS

FIRETRUCK U-TURN

PROJ. MGR.:	QDH
PROJ. ASSOC.:	
DRAWN BY:	NAH
DATE:	08-07-2025
SCALE:	1"=10'

SHEET

3 OF 3

LOP.SCIL01

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LONG AVE. DEVELOPMENT

SCHAUMBURG, ILLINOIS 60803

ZONING M-1

FOR:

LOGISTICS PROPERTY COMPANY, LLC.

LOGISTICS® PROPERTY CO

191 NORTH WACKER DRIVE,
SUITE 1700
CHICAGO, IL 60606
CELL: 773-401-4733

ARCHITECT & PLANNER:

arete design studio ltd
architecture • planning • design
13543 West 185th Street, Mokena, Illinois 60448
815.485.7333 arete-ltd.com

DRAWING SHEET INDEX

CS	COVER SHEET
SP-1	PROPOSED SITE PLAN
EXH-1	SITE CHARACTER AERIAL AND DETAILS
FP-1	PROPOSED FLOOR PLAN BDLG. 1
EL-1	BUILDING ELEVATIONS BDLG. 1
EL-2	BUILDING ELEVATIONS BDLG. 1
EL-1R	BUILDING RENDER ELEVATION BDLG. 1
EL-2R	BUILDING RENDER ELEVATION BDLG. 1
FP-1	PROPOSED FLOOR PLAN BDLG. 2
EL-1	BUILDING ELEVATIONS BDLG. 2
EL-2	BUILDING ELEVATIONS BDLG. 2
EL-1R	BUILDING RENDER ELEVATION BDLG. 2
EL-2R	BUILDING RENDER ELEVATION BDLG. 2
EXH-2	SITE LINE STUDY
E-1.0	PHOTOMETRIC PLAN
E-1.1	PHOTOMETRIC PLAN
E-1.2	ELECTRICAL LIGHT FIXTURES
E-1.3	ELECTRICAL LIGHT FIXTURES

CIVIL ENGINEER:

Manhard CONSULTING

DRAWING SHEET INDEX

1	TITLE SHEET
2	INDEX OF SHEETS
3	EXISTING CONDITIONS AND DEMOLITION PLAN - A
4	EXISTING CONDITIONS AND DEMOLITION PLAN - B
5	EXISTING CONDITIONS AND DEMOLITION PLAN - C
6	EXISTING CONDITIONS AND DEMOLITION PLAN - D
7	OVERALL SITE PLAN
8	SITE DIMENSIONAL AND PAVING PLAN - A
9	SITE DIMENSIONAL AND PAVING PLAN - B
10	SITE DIMENSIONAL AND PAVING PLAN - C
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12	GRADING PLAN - A
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16	OVERALL UTILITY PLAN
17	UTILITY PLAN - A
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20	UTILITY PLAN - D
21	SOIL EROSION AND SEDIMENT CONTROL PLAN - NORTH
22	SOIL EROSION AND SEDIMENT CONTROL PLAN - SOUTH
23	SOIL EROSION AND SEDIMENT CONTROL PLAN - DETAILS
24	CONSTRUCTION DETAILS
25	CONSTRUCTION DETAILS
26	CONSTRUCTION DETAILS
27	CONSTRUCTION DETAILS AND MWRD GENERAL NOTES
28	CONSTRUCTION SPECIFICATIONS

STORMWATER SUMMARY:
STORMWATER EXECUTIVE SUMMARY OCTOBER 2025

1 OF 1	EXISTING DRAINAGE EXHIBIT
1 OF 1	PROPOSED DRAINAGE EXHIBIT

DRAWING SHEET INDEX

FIRE TRUCK AUTOTURN EXHIBIT:

3 OF 3	FIRE TRUCK U-TURN

TRUCK DRIVE AUTOTURN EXHIBIT:

1 OF 1	TRUCK ACCESS DRIVE

PLAT OF SUBDIVISION:

1 OF 6	OVERALL SITE AND SITE DATA
2 OF 6	EXISTING LOTS AND EASEMENT DETAILS
3 OF 6	EXISTING LOTS AND EASEMENT DETAILS
4 OF 6	PROPOSED LOT AND EASEMENT DETAILS
5 OF 6	PROPOSED LOT AND EASEMENT DETAILS
6 OF 6	CERTIFICATES AND EASEMENT PROVISIONS

UTILITY EXHIBIT - PUBLIC VS PRIVATE:

1 OF 1	UTILITY EXHIBIT - PUBLIC VS PRIVATE

WETLAND DETERMINATION REPORT:
WETLAND DETERMINATION REPORT: MAY 29, 2025

LANDSCAPE ARCHITECT:

uplandDesign ltd
Landscape Architecture & Park Planning
1250 W 18th St, Chicago, Illinois 60608
24042 Lockport St, Plainfield, Illinois 60544
815-254-0091 www.uplandDesign.com

DRAWING SHEET INDEX

TREE PRESERVATION PLAN:

T2.0	TREE PRESERVATION PLAN
T2.1	TREE PRESERVATION PLAN - NORTH
T2.2	TREE PRESERVATION PLAN - CENTER
T2.3	TREE PRESERVATION PLAN - SOUTH
T2.4	TREE SURVEY - TAGGED TREE LIST
T2.5	TREE SURVEY - TAGGED TREE LIST

LANDSCAPE PLAN:

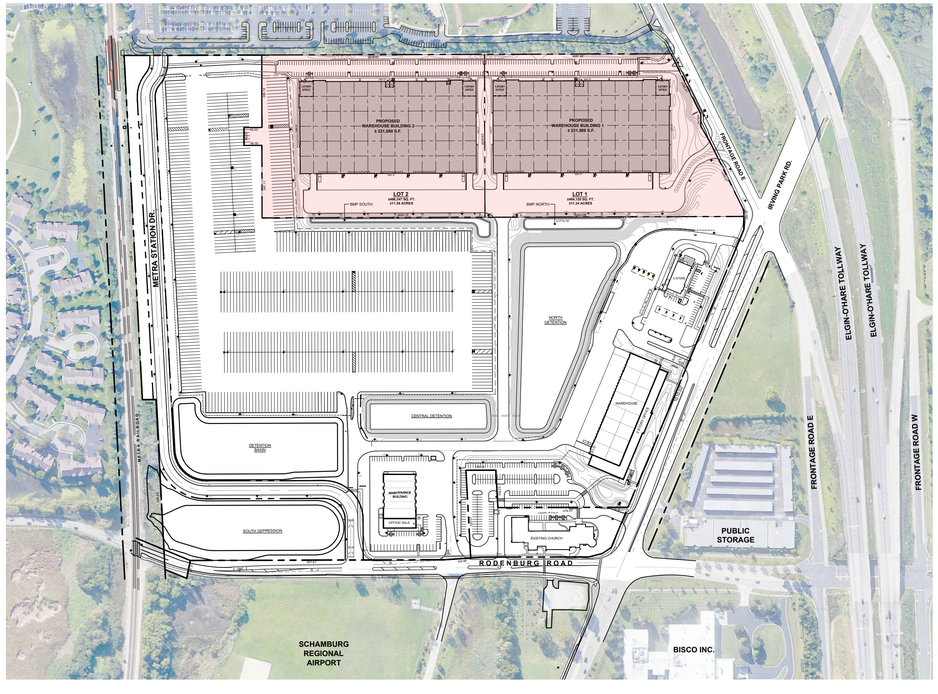
L2.0	LANDSCAPE PLAN
L2.1	LANDSCAPE PLAN
L2.2	LANDSCAPE PLAN
L2.3	LANDSCAPE PLAN
L2.4	LANDSCAPE PLAN
L2.5	LANDSCAPE PLAN
L2.6	LANDSCAPE PLAN
L2.7	LANDSCAPE PLAN

WETLAND CONSULTANT:

GRWA
GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PH: 630-668-7197

DRAWING SHEET INDEX

0	COVER SHEET
1	NATURALIZED BMP PLAN
2	NATURALIZED BMP PLAN
3	MANAGEMENT EXHIBIT
4	NATURALIZED BMP SPECIFICATIONS



LOCATION MAP
SCALE: NTS

NORTH

PROJECT DATA:

LOT 1 AREA: ±494,120 SQ. FT. ±11.34 ACRES

WAREHOUSE BUILDING 1:

ALLOCATED OFFICE: 5,500 S.F. (GROSS AREA)

WAREHOUSE: 216,080 S.F. (GROSS AREA)
TOTAL AREA: 221,580 S.F. (GROSS AREA)

PARKING REQUIREMENTS:

	REQUIRED	PROVIDED
PROJECTED OFFICE AREA		
5/1000 <5,500 S.F.	28 STALLS	28 STALLS
WAREHOUSE		
1/1000 <10,000 S.F.	10 STALLS	10 STALLS
1/2000 <206,080 S.F.	103 STALLS	100 STALLS
TOTAL :	141 STALLS	138 STALLS

PROVIDED 138 STALLS
PER CROSS ACCESS AND SHARED PARKING EASEMENT

DEVIATION REQUIRED 6 STALLS

BICYCLE PRKG. OFFICE	5 SPACES	5 SPACES
BICYCLE PRKG. WAREHOUSE	5 SPACES	5 SPACES

BUILDING SETBACKS:

	REQUIRED	PROVIDED
FRONT AND CORNER YARDS	30'-0"	49'-5"
		94'-0"
SIDE YARDS (SOUTH)	15'-0"	30'-6"
DEVIATION REQ. PER IBC 2021 SECTION 507.4		29'-6"
REAR YARDS	15'-0"	161'-10"

PARKING SETBACKS:

	REQUIRED	PROVIDED
FRONT AND CORNER YARDS	25'-0"	118'-11"
		20'-0"
SIDE YARDS	NOT REQD.	----
REAR YARDS	5'-0"	16'-4"

PROPOSED BLDG. HEIGHT : 44'-0"
ALLOWED BLDG. HEIGHT 45'-0"

DEVIATION REQUIRED OF 12" AT THE OFFICE CORNERS

POTENTIAL LOADING DOCKS 33

FLOOR AREA RATIO:
WAREHOUSE BUILDING 1 ±221,580 SQ.FT.
LOT 1 AREA ±494,120 SQ. FT.
ACTUAL FLOOR AREA RATIO: 44.8%
ALLOWED MAX. FAR: 45.0%

LOT COVERAGE:
WAREHOUSE BUILDING 1 ±221,580 SQ.FT.
LOT 1 AREA ±494,120 SQ. FT.
LOT COVERAGE: 44.8%
ALLOWED LOT COVERAGE: 45.0%

LOT 2 AREA: ±496,347 SQ. FT. ±11.39 ACRES

WAREHOUSE BUILDING 2:

ALLOCATED OFFICE: 5,500 S.F. (GROSS AREA)

WAREHOUSE: 216,080 S.F. (GROSS AREA)
TOTAL AREA: 221,580 S.F. (GROSS AREA)

PARKING REQUIREMENTS:

	REQUIRED	PROVIDED
PROJECTED OFFICE AREA		
5/1000 <5,500 S.F.	28 STALLS	28 STALLS
WAREHOUSE		
1/1000 <10,000 S.F.	10 STALLS	10 STALLS
1/2000 <206,080 S.F.	103 STALLS	100 STALLS
TOTAL:	141 STALLS	138 STALLS

PROVIDED 138 STALLS
PER CROSS ACCESS AND SHARED PARKING EASEMENT

DEVIATION REQUIRED SEE NOTE LOT 1 PARKING DATA

BICYCLE PRKG. OFFICE	5 SPACES	5 SPACES
BICYCLE PRKG. WAREHOUSE	5 SPACES	5 SPACES

BUILDING SETBACKS:

	REQUIRED	PROVIDED
FRONT AND CORNER YARDS	30'-0"	94'-0"
SIDE YARDS (SOUTH)	15'-0"	135'-6"
SIDE YARDS (NORTH)	15'-0"	30'-6"
DEVIATION REQ. PER IBC 2021 SECTION 507.4		29'-6"
REAR YARDS	15'-0"	161'-10"

PARKING SETBACKS:

	REQUIRED	PROVIDED
FRONT AND CORNER YARDS	25'-0"	20'-0
SIDE YARDS	NOT REQD.	----
REAR YARDS	5'-0"	16'-4"

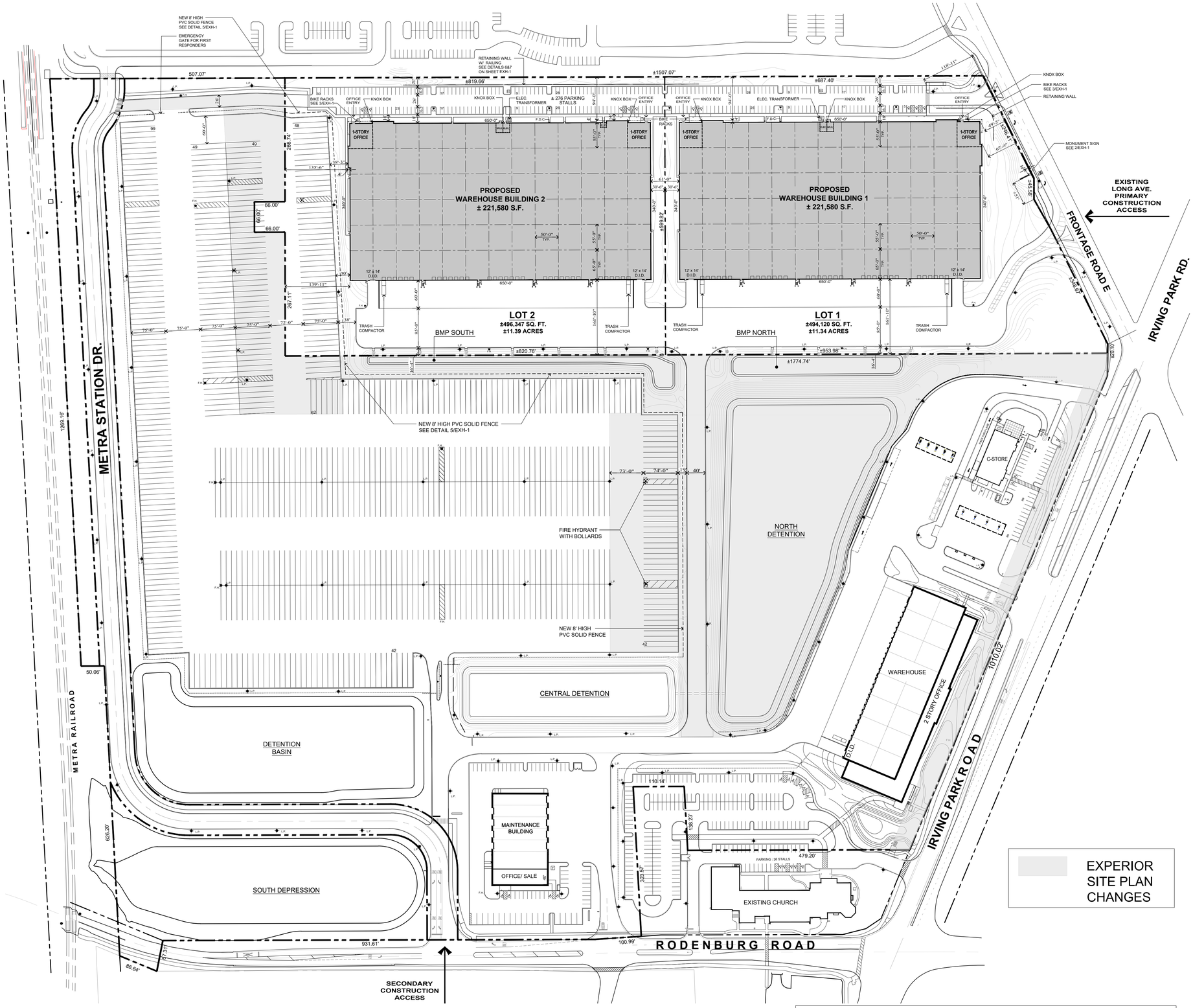
PROPOSED BLDG. HEIGHT : 44'-0"
ALLOWED BLDG. HEIGHT 45'-0"

DEVIATION REQUIRED OF 12" AT THE OFFICE CORNERS

POTENTIAL LOADING DOCKS 33

FLOOR AREA RATIO:
WAREHOUSE BUILDING 2 ±221,580 SQ.FT.
LOT 2 AREA ±496,347 SQ. FT.
ACTUAL FLOOR AREA RATIO: 44.6%
ALLOWED MAX. FAR: 45.0%

LOT COVERAGE:
WAREHOUSE BUILDING 2 ±221,580 SQ.FT.
LOT 2 AREA ±496,347 SQ. FT.
LOT COVERAGE: 44.6%
ALLOWED LOT COVERAGE: 45.0%



SITE PLAN

SCALE: 1" = 100'-0"

0 100' 200'

NORTH

EXPERIOR SITE PLAN CHANGES

SITE PLAN NOTES:

- PROVIDE KNOX BOXES AT EACH OFFICE ENTRANCE AND AT THE SPRINKLER ROOMS SEE SITE PLAN SP-1 AND BUILDING ELEVATIONS EL-1 & EL-2
- PROVIDE FIRE ALARM ANNUNCIATOR PANELS AT EACH OFFICE ENTRANCE.

ARCHITECT/ PLANNER:
arete design studio ltd
architecture • planning • design
13543 West 185th Street, Mokena, Illinois 60448
815.485.7333 arete-ltd.com

CIVIL ENGINEER:
Manhard CONSULTING
333 EAST BUTTERFIELD RD.
SUITE 600
LOMBARD, IL 60148

PROPOSED SITE PLAN

LONG AVE. WAREHOUSE BUILDINGS

SCHAUMBURG, IL

FOR:

LOGISTICS PROPERTY COMPANY, LLC

LOGISTICS PROPERTY CO
191 NORTH WACKER DRIVE,
SUITE 1700
CHICAGO, IL 60606
CELL: 773-401-4733

REAL ESTATE SERVICES:
DAVID HAIGH
EXECUTIVE VICE PRESIDENT
INDUSTRIAL SERVICES
NAIHiffman
ONE OAKBROOK TERRACE,
SUITE 400
OAKBROOK TERRACE, IL 60181
CELL: 630-525-0649

SP-1

PROJECT #: 24031
DATE: 06/04/24
REVISIONS: 10/08/25
SCALE: AS NOTED

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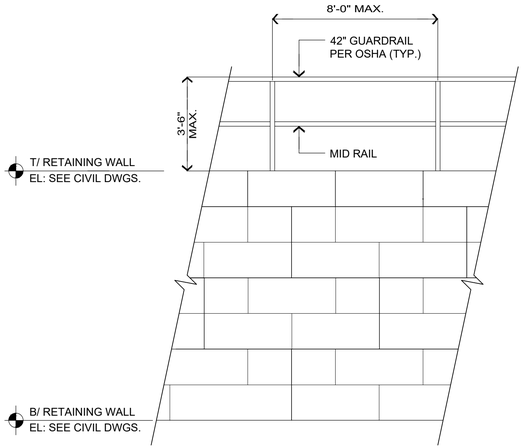
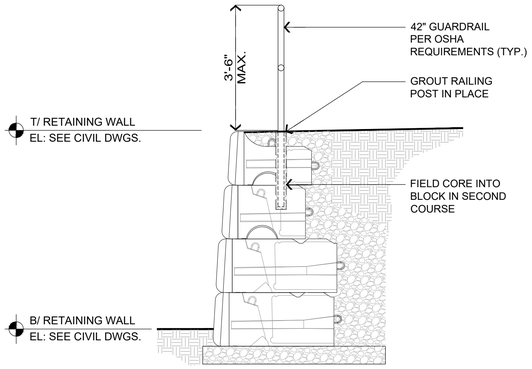


7 RETAINING WALL/ GUARDRAIL ELEVATION

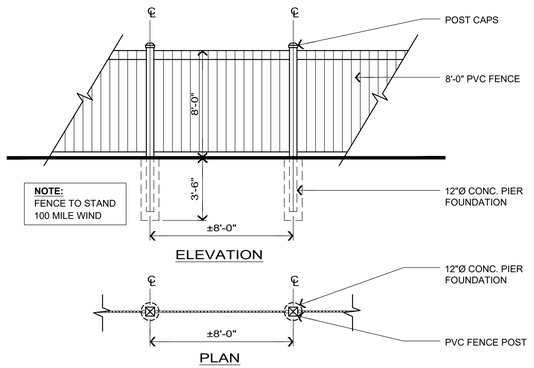
SCALE: N.T.S.



6 GUARDRAIL CONNECTION DETAIL

SCALE: N.T.S.

NOTE:
LOCATION OF SCREEN FENCE ILLUSTRATED ON SITE PLAN IS APPROXIMATE, FINAL LOCATION WILL BE DETERMINE ACCORDING TO CIVIL ENGINEERING DESIGN



5 PROPOSED FENCE DETAIL

SCALE: 1' = 1/4"

0' 8' 16'



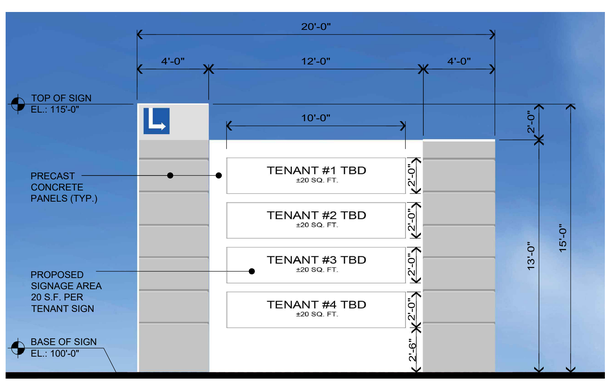
4 REPRESENTATIVE FENCE IMAGE

SCALE: N.T.S.



3 BIKE RACK EXAMPLE

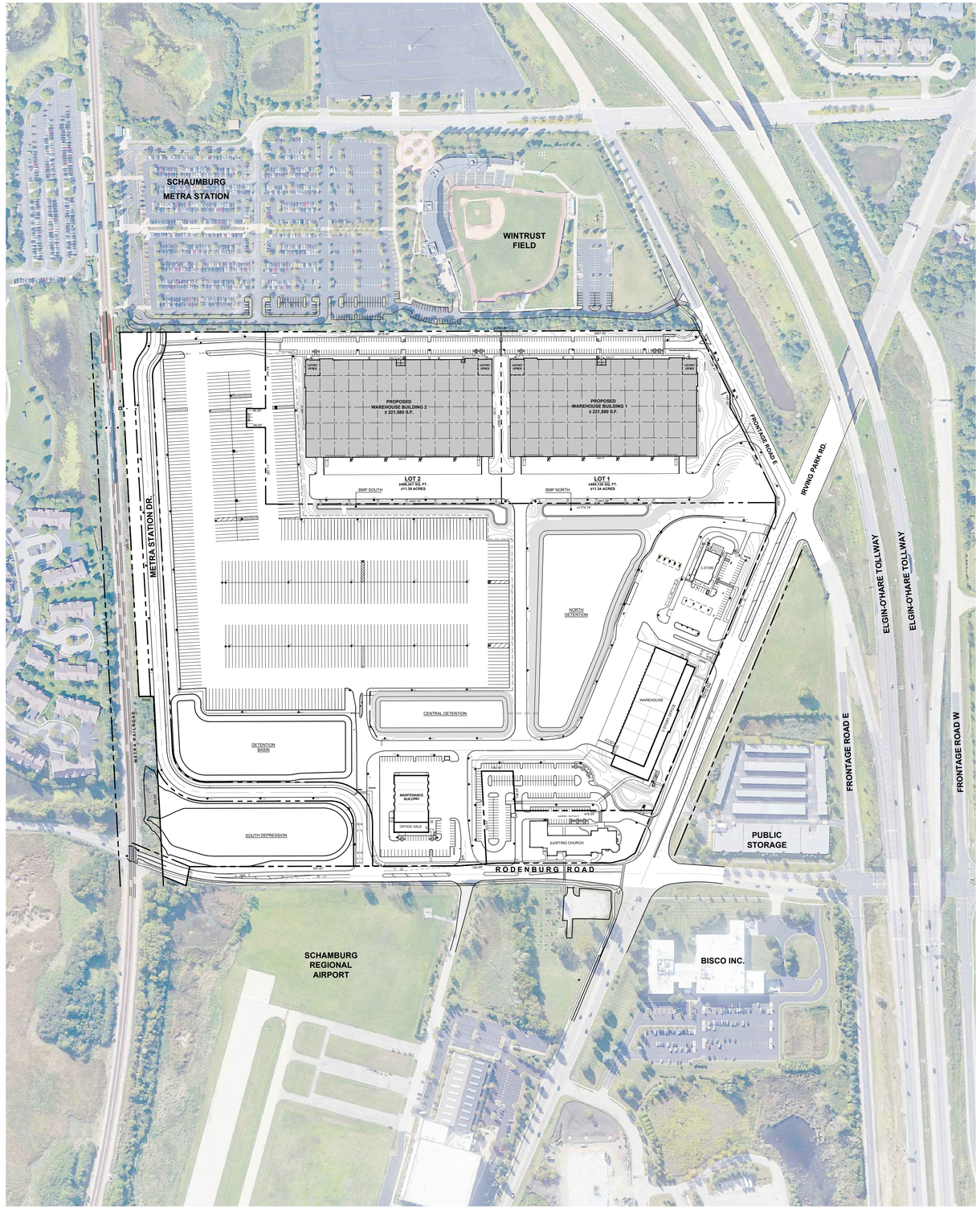
SCALE: N.T.S.



2 MONUMENT SIGN

SCALE: 1' = 1/4"

0' 8' 16'



1 SITE CHARACTER AERIAL

SCALE: 1" = 200'-0"

NORTH

ARCHITECT/ PLANNER:
arete design studio ltd
architecture • planning • design
13543 West 185th Street, Mokena, Illinois 60448
815.485.7333 arete-itd.com

CIVIL ENGINEER:
Manhard CONSULTING
333 EAST BUTTERFIELD RD.
SUITE 600
LOMBARD, IL 60148

SITE CHARACTER AERIAL AND DETAILS

LONG AVE. WAREHOUSE BUILDINGS

SCHAUMBURG, IL

FOR:

LOGISTICS PROPERTY COMPANY, LLC

LOGISTICS PROPERTY CO
191 NORTH WACKER DRIVE,
SUITE 1700
CHICAGO, IL 60606
CELL: 773-401-4733

REAL ESTATE SERVICES:
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EXECUTIVE VICE PRESIDENT
INDUSTRIAL SERVICES
NAI Hiffman
ONE OAKBROOK TERRACE,
SUITE 400
OAKBROOK TERRACE, IL 60181
CELL: 630-525-0649

EXH-1

PROJECT #: 24031
DATE: 06/04/24
REVISIONS: 10/08/25
SCALE: AS NOTED

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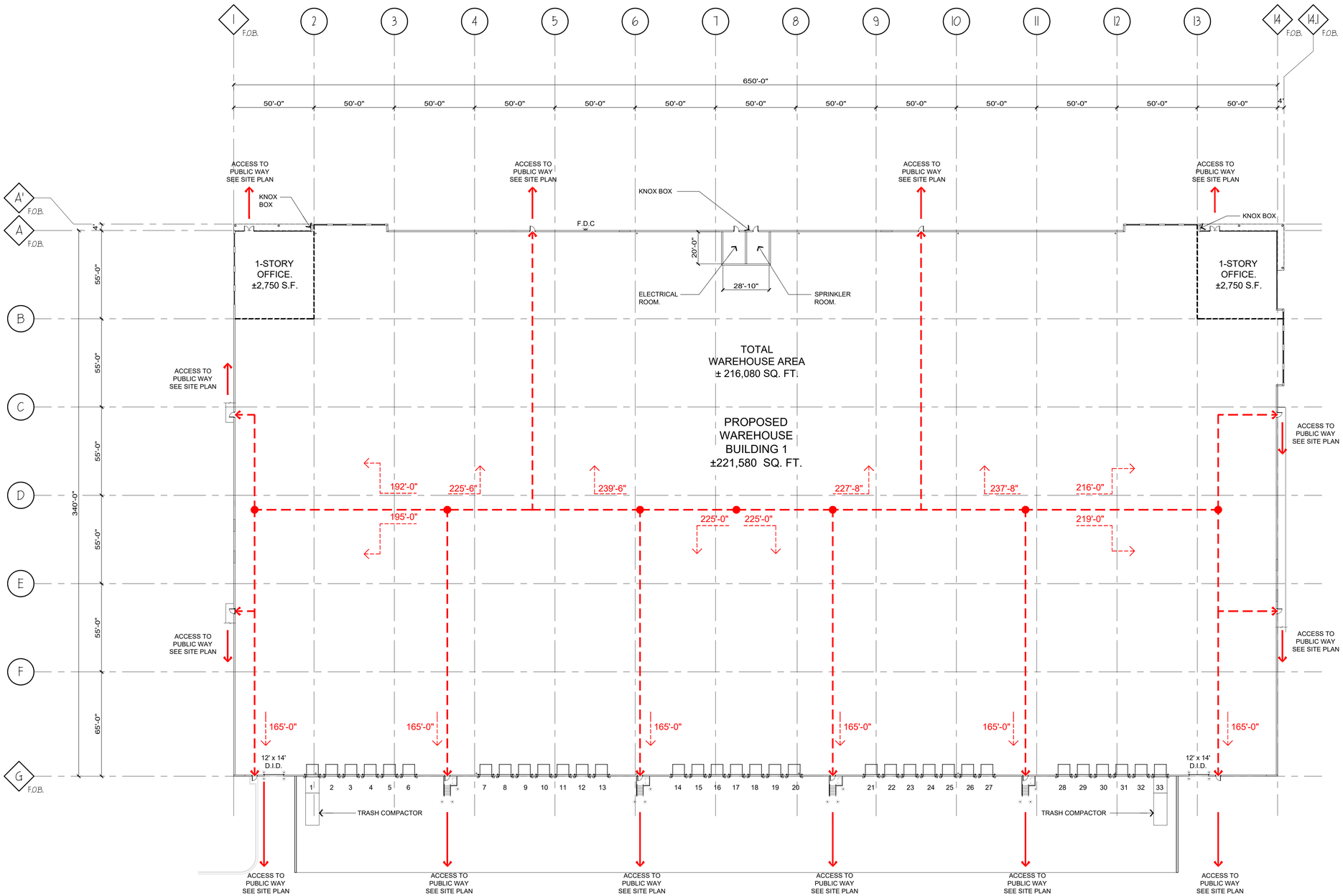

(2021 INTERNATIONAL BUILDING CODE)

OCCUPANCY CLASSIFICATION & USE (CHAPTER 3)

S-1 OCCUPANCY, MODERATE-HAZARD STORAGE

GENERAL BUILDING HEIGHTS AND AREAS (CHAPTER 5)

TABLE 504.3 ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE:

OCCUPANCY CLASSIFICATION	SYSTEM	TYPE OF CONSTRUCTION	ALLOWABLE BUILDING HEIGHT
S	SPRINKLER ESFR SYSTEM	II-B	75

MEANS OF EGRESS (CHAPTER 10)

TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

FUNCTION OF SPACE	AREA (S.F.)		OCCUPANT LOAD FACTOR		OCCUPANT LOAD
BUSINESS AREAS	5,500 S.F.	÷	150 GROSS	=	37
WAREHOUSE AREAS	216,080 S.F.	÷	500 GROSS	=	432
SUM TOTALS:	221,580 S.F.				469 MAX

SECTION 1005 MEANS OF EGRESS SIZING

OCCUPANT LOAD		MEANS OF EGRESS CAPACITY FACTOR OF 0.15" (1005.3.2)		TOTAL OPENING WIDTH REQUIRED
469	x	.15	=	70.35"

NUMBER OF DOORS PROVIDED		OPENING WIDTH PER DOOR		TOTAL OPENING WIDTH PROVIDED
14	x	32"	=	448"

36" WIDE EXIT DOOR (32" CLEAR OPENING) / .15 = 213 OCCUPANTS / DOOR

SECTION 106.3.3 EGRESS BASED ON OCCUPANT LOAD

3 MINIMUM PER TABLE 1006.3.3

SECTION 1010.1.1 SIZE OF DOORS

THE MINIMUM WIDTH OF EACH DOOR OPENING SHALL BE SUFFICIENT FOR THE OCCUPANT LOAD THEREOF AND SHALL PROVIDE A CLEAR WIDTH OF 32 INCHES.

SECTION 1017 EXIT ACCESS TRAVEL DISTANCE

MAXIMUM EXIT ACCESS TRAVEL DISTANCE
(PER TABLE 1017.2)
S-1 OCCUPANCY 250'-0"

PLUMBING OCCUPANT LOAD PER IL PLUMBING CODE 890.810

OCCUPANCY PERSON IN S. F.	AREA (S.F.) OCCUPANTS		FLOOR AREA PER		DESIGN NUMBER	PLUMBING FIXTURES REQUIRED (MEN)	PLUMBING FIXTURES REQUIRED (WOMEN)
OFFICE AREAS	5,500 S.F.	÷	200 GROSS	=	28	1WC, 1 LAV	1WC, 1 LAV
WAREHOUSE AREAS	216,080 S.F.	÷	400 GROSS	=	540	2WC, 1 URINAL, 3 LAV	3WC, 3 LAV
SUM TOTALS:	221,580 S.F.				568 MAX	3 WC, 1 URINAL, 4 LAV	4WC, 4 LAV

FLOOR PLAN

SCALE: 1/32" = 1'-0"

NORTH

PLAN KEY
EXIT ACCESS TRAVEL DISTANCE IN LINEAR FEET

NOTE:
DESIGN EXIT CAPACITY AT ALL EXIT DOORS = 240 PERSONS
(32" CLEAR DOOR WIDTH DIVIDED BY 0. 15" / PERSON = 213 PERSONS)

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SUITE 600
LOMBARD, IL 60148

WAREHOUSE BUILDING 1

PROPOSED FLOOR PLAN

LONG AVE. WAREHOUSE BUILDINGS

SCHAUMBURG, IL

FOR:

LOGISTICS PROPERTY COMPANY, LLC
LOGISTICS PROPERTY CO
191 NORTH WACKER DRIVE,
SUITE 1700
CHICAGO, IL 60606
CELL: 773-401-4733

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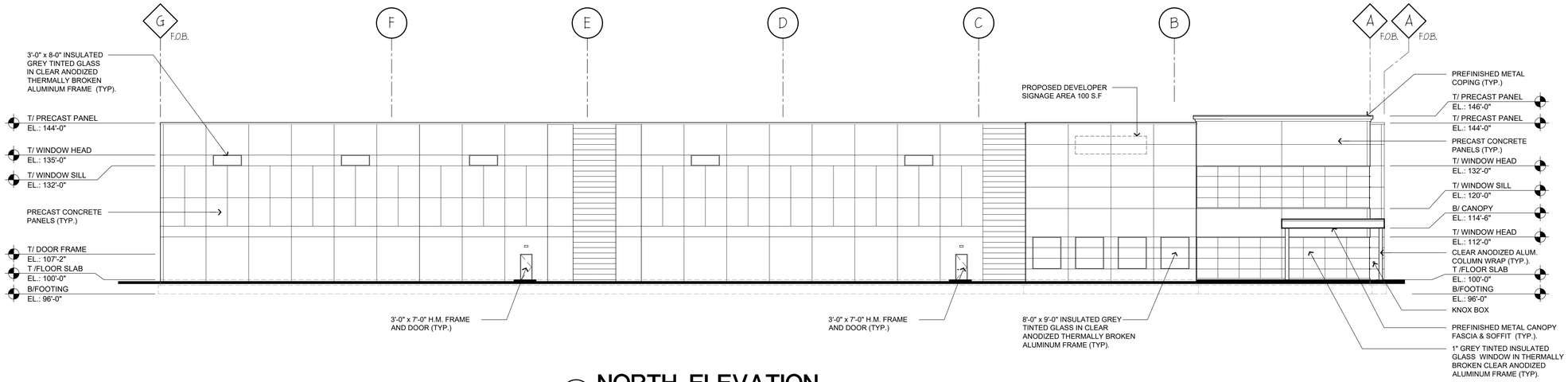
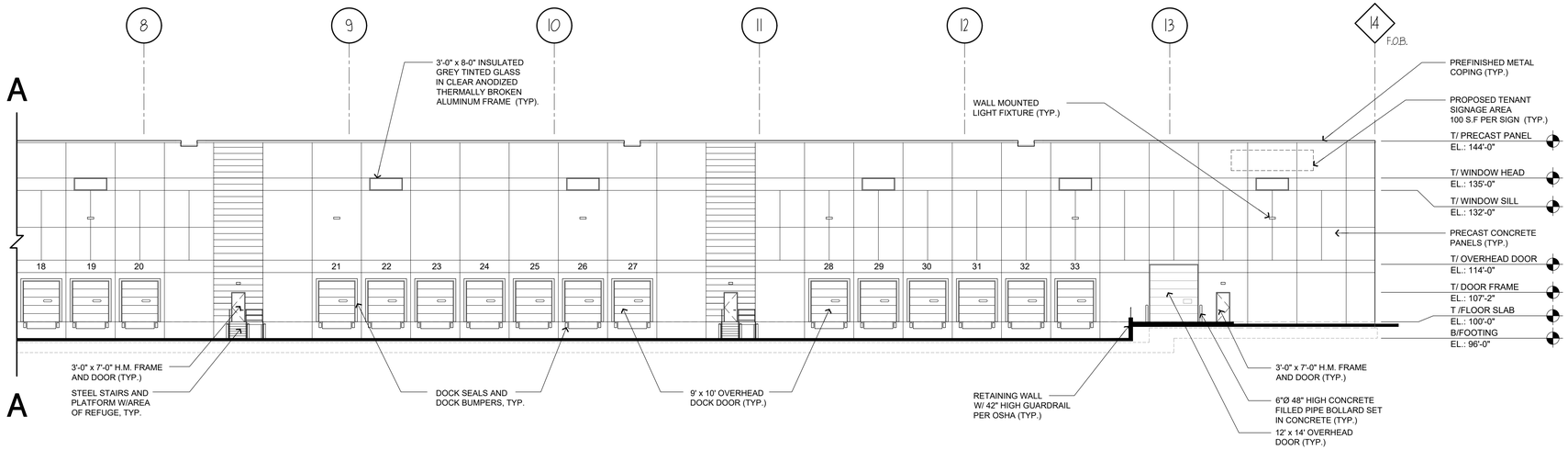


3 NORTH ELEVATION

SCALE: 1/16" = 1'-0"

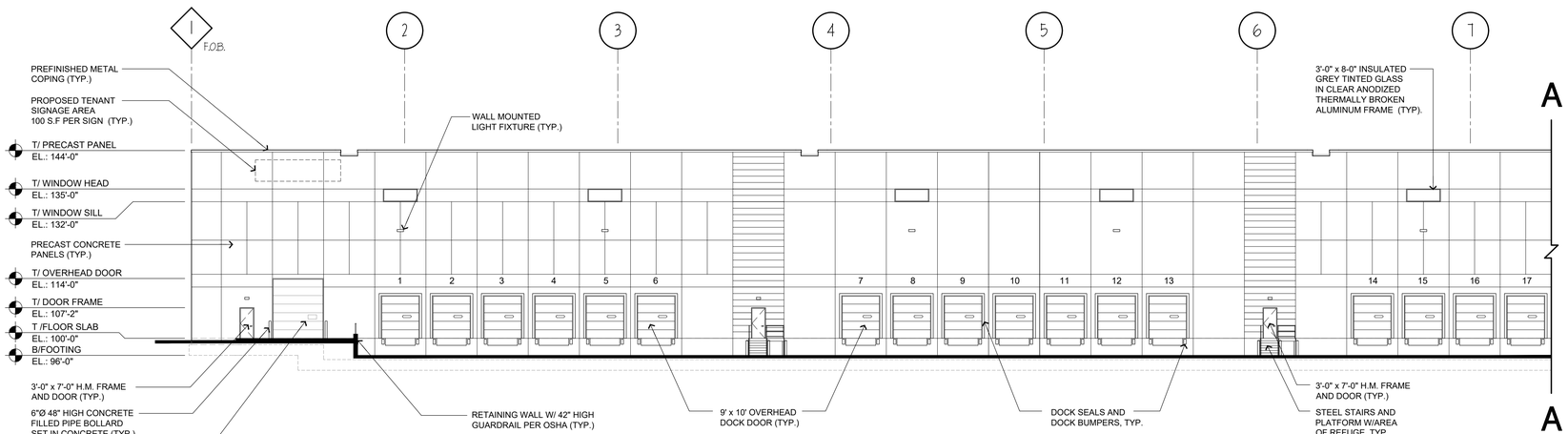
0 16' 32'



2 EAST ELEVATION B

SCALE: 1/16" = 1'-0"

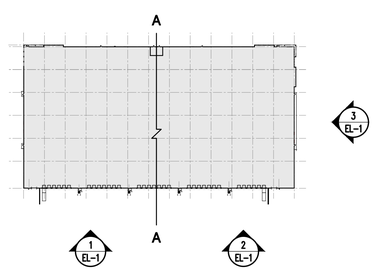
0 16' 32'



1 EAST ELEVATION A

SCALE: 1/16" = 1'-0"

0 16' 32'



KEY PLAN

SCALE: N.T.S.

NORTH

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CIVIL ENGINEER:
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SUITE 600
LOMBARD, IL 60148

WAREHOUSE BUILDING 1

BUILDING ELEVATIONS

LONG AVE. WAREHOUSE BUILDINGS

SCHAUMBURG, IL

FOR:

LOGISTICS PROPERTY COMPANY, LLC

LOGISTICS PROPERTY CO

191 NORTH WACKER DRIVE,
SUITE 1700
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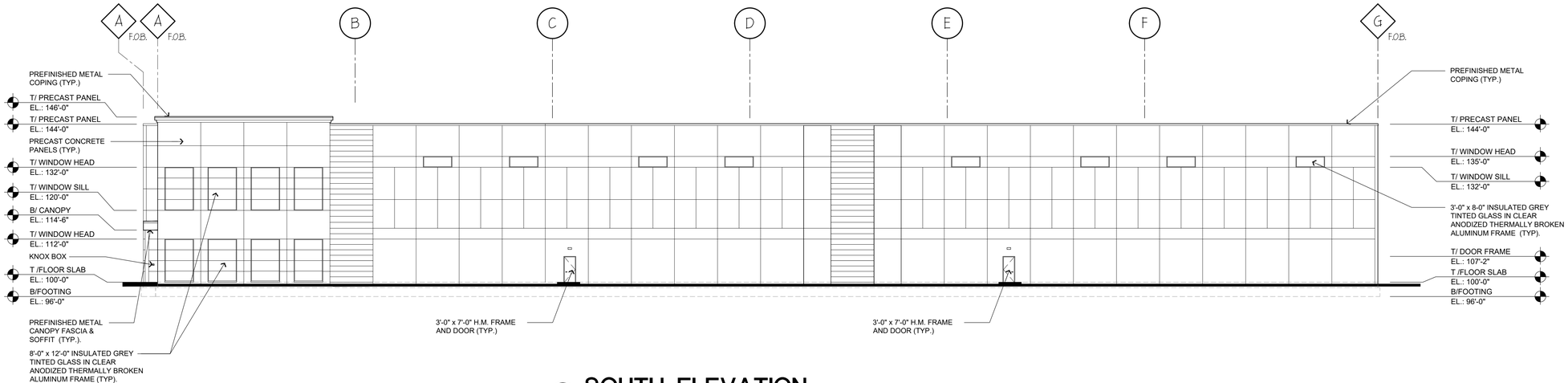
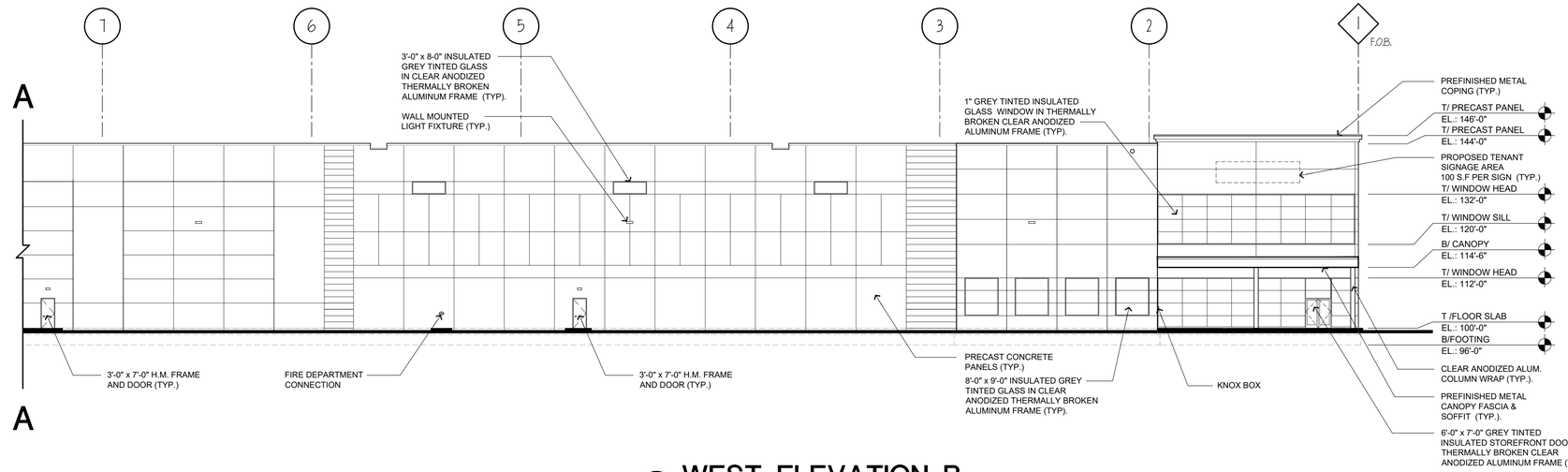


3 SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

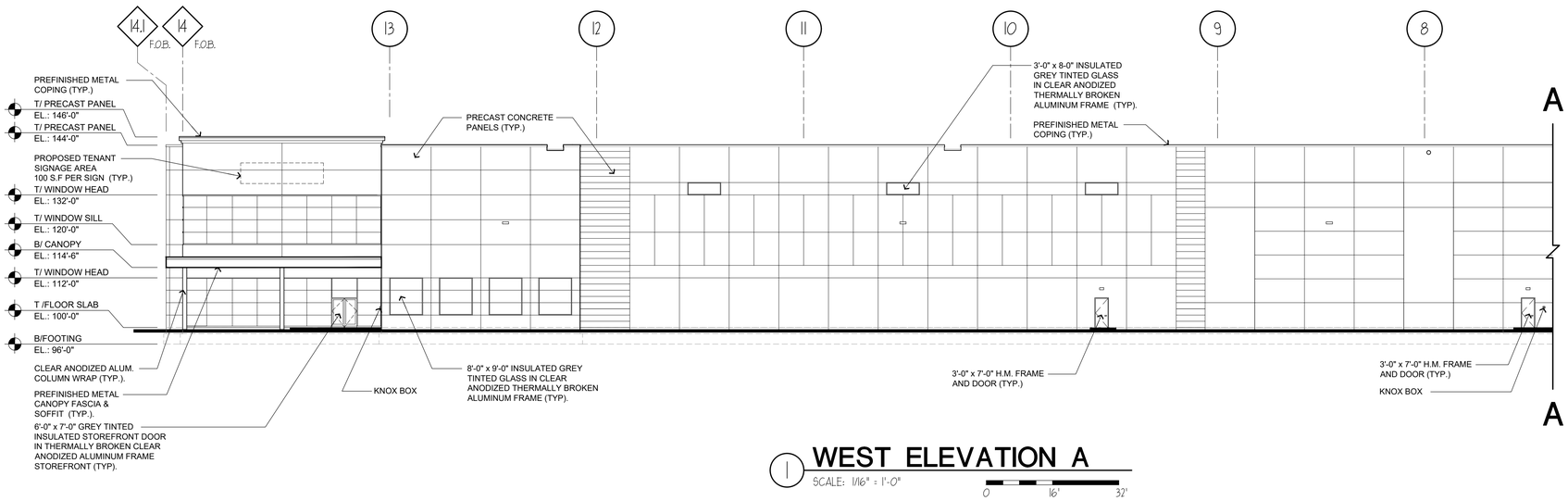
0 16' 32'



2 WEST ELEVATION B

SCALE: 1/16" = 1'-0"

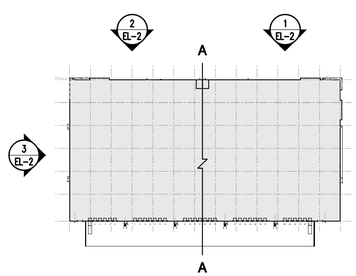
0 16' 32'



1 WEST ELEVATION A

SCALE: 1/16" = 1'-0"

0 16' 32'



KEY PLAN

SCALE: N.T.S.

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WAREHOUSE BUILDING 1

BUILDING ELEVATIONS

LONG AVE. WAREHOUSE BUILDINGS

SCHAUMBURG, IL

FOR:

LOGISTICS PROPERTY COMPANY, LLC

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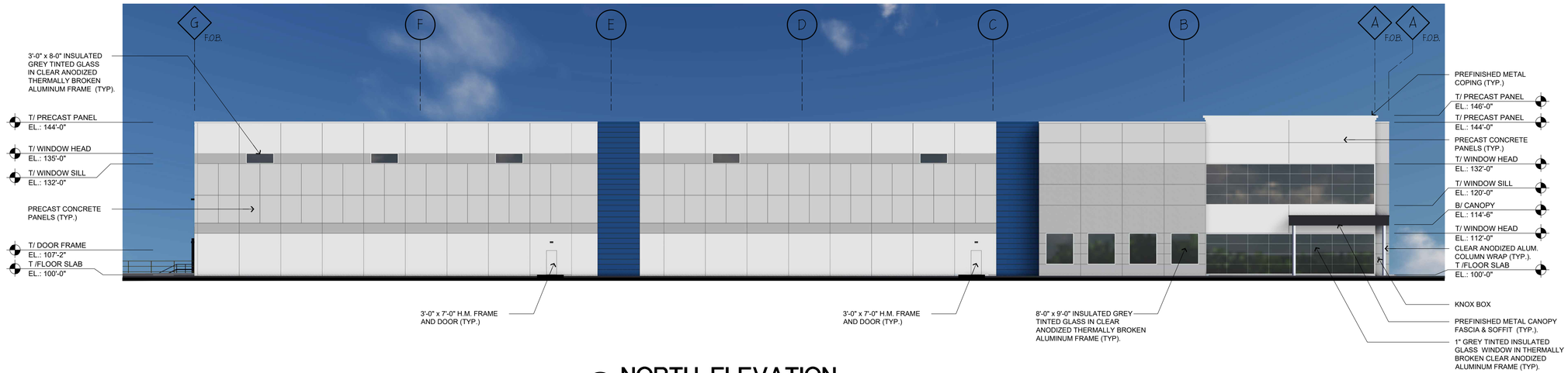
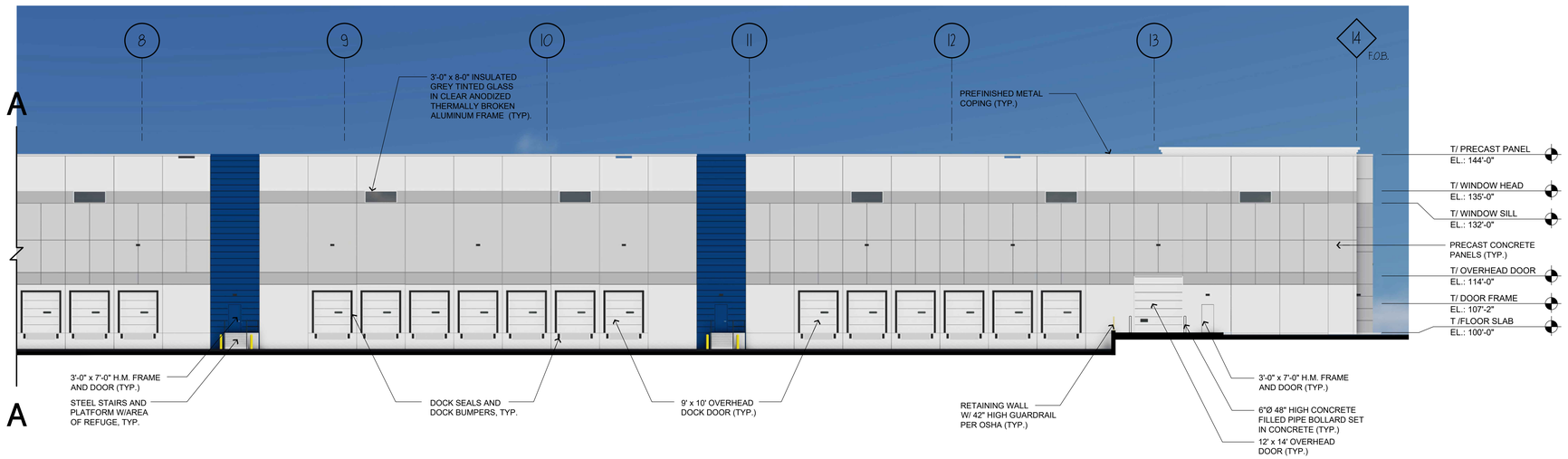


3 NORTH ELEVATION

SCALE: 1/16" = 1'-0"

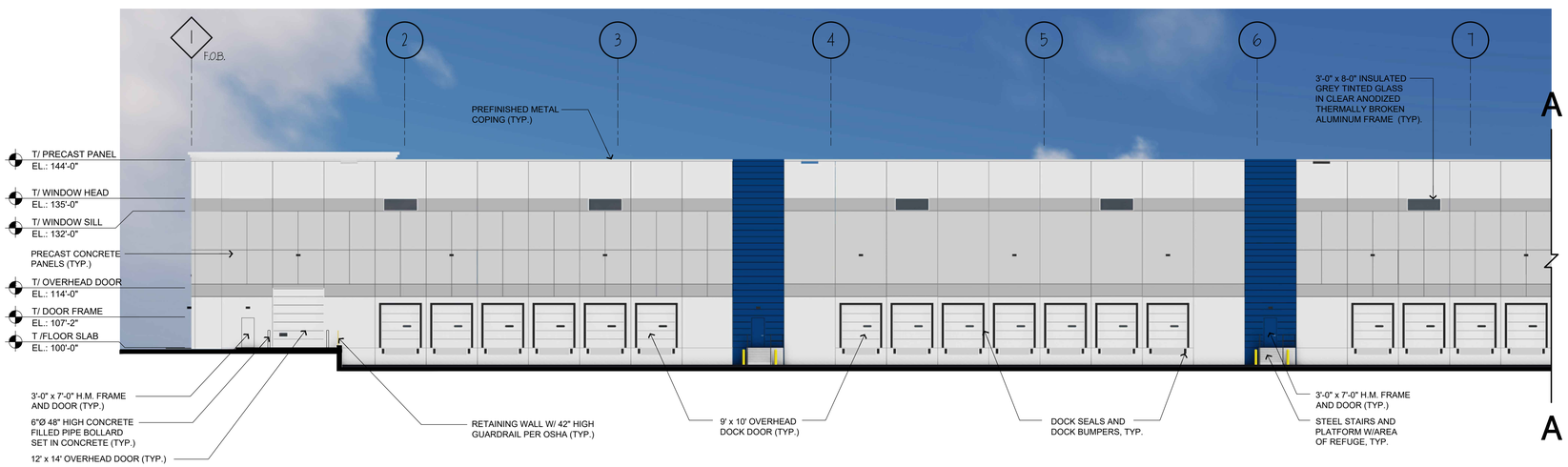
0 16' 32'



2 EAST ELEVATION B

SCALE: 1/16" = 1'-0"

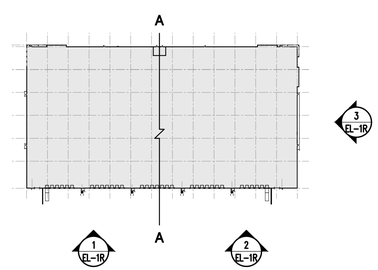
0 16' 32'



1 EAST ELEVATION A

SCALE: 1/16" = 1'-0"

0 16' 32'



KEY PLAN

SCALE: N.T.S.

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WAREHOUSE BUILDING 1

RENDERED BUILDING ELEVATIONS

LONG AVE. WAREHOUSE BUILDINGS

SCHAUMBURG, IL

FOR:

LOGISTICS PROPERTY COMPANY, LLC

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191 NORTH WACKER DRIVE,
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3 SOUTH ELEVATION

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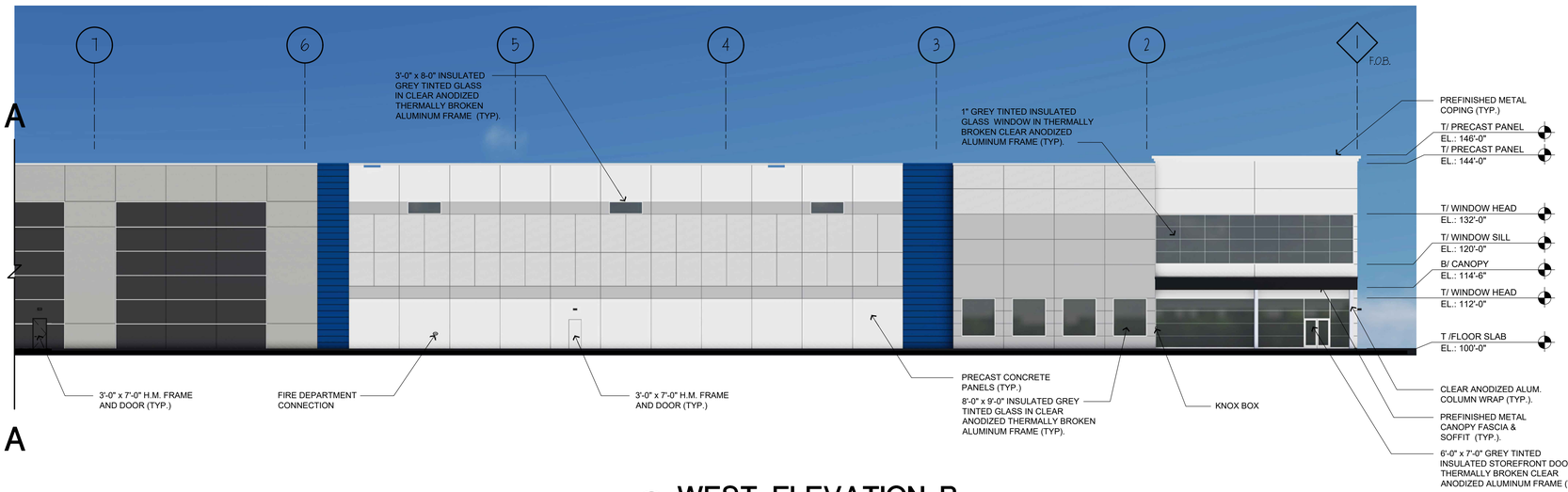
0 16' 32'



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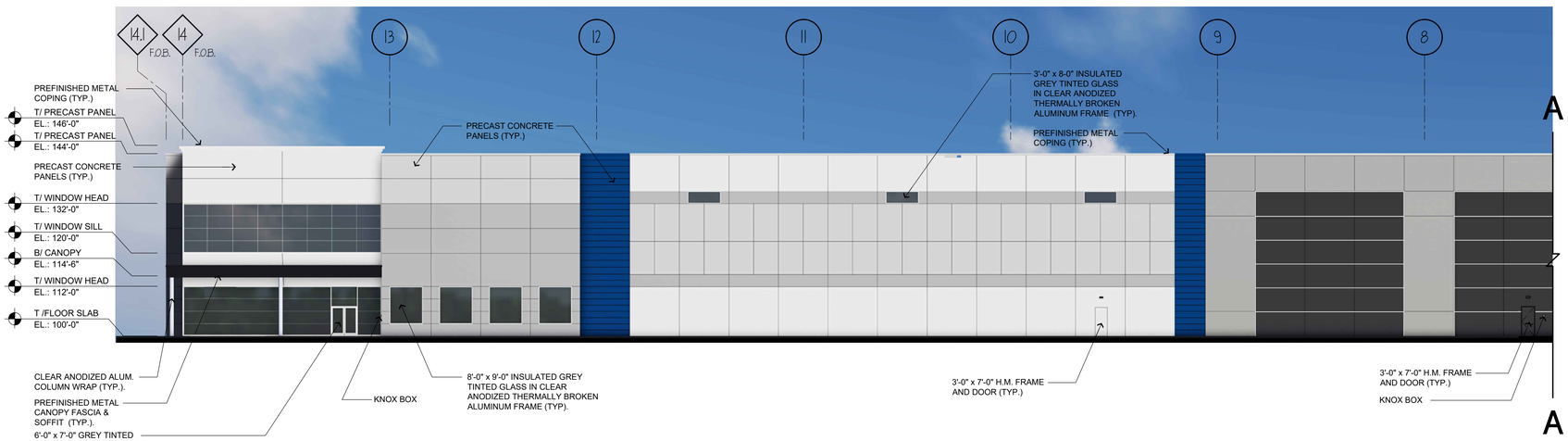
0 16' 32'



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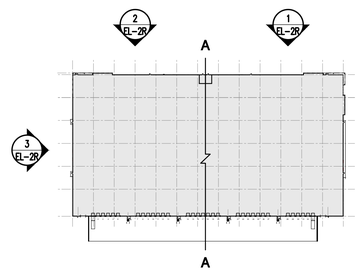

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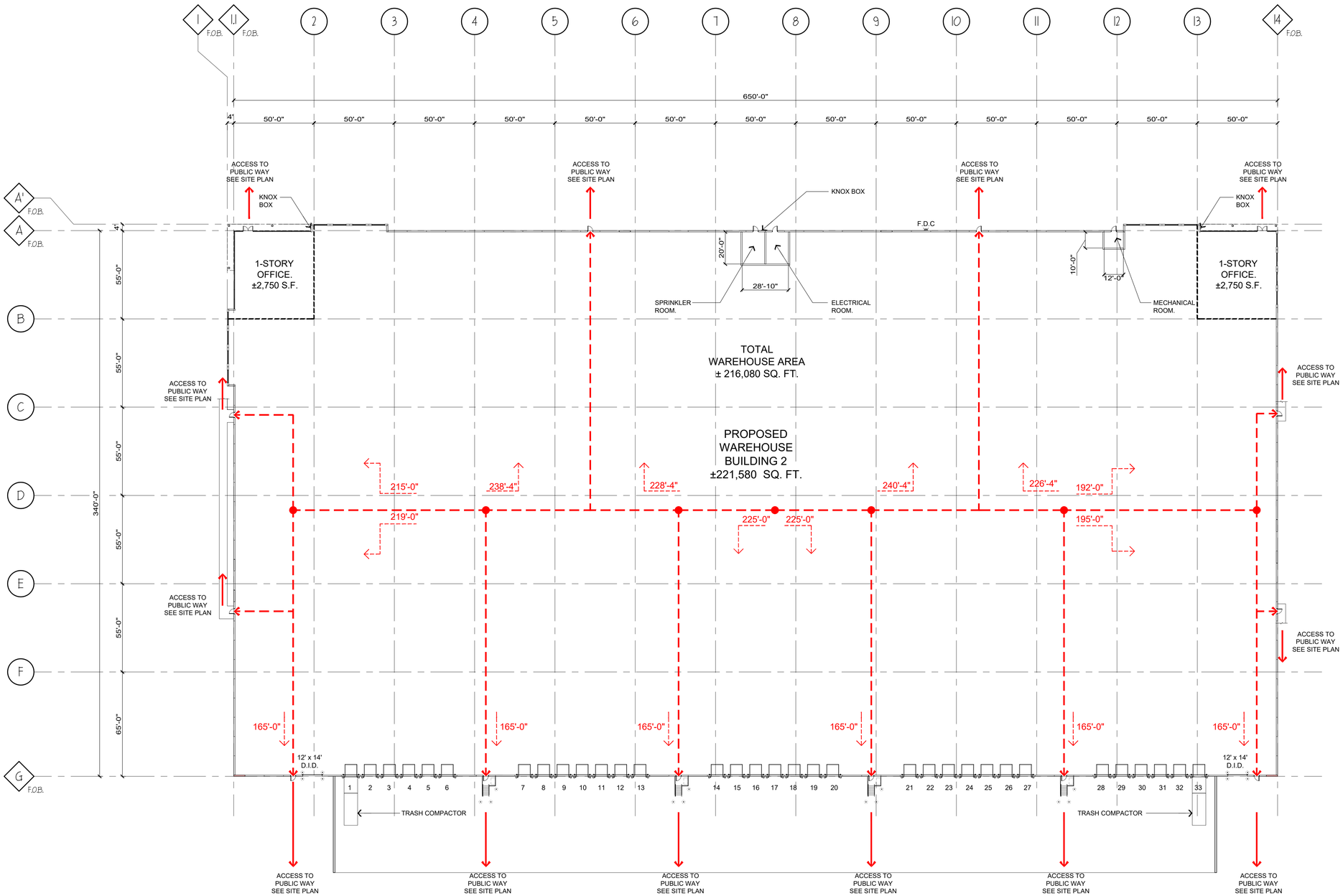

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OCCUPANCY CLASSIFICATION & USE (CHAPTER 3)

S-1 OCCUPANCY, MODERATE-HAZARD STORAGE

GENERAL BUILDING HEIGHTS AND AREAS (CHAPTER 5)

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OCCUPANCY CLASSIFICATION	SYSTEM	TYPE OF CONSTRUCTION	ALLOWABLE BUILDING HEIGHT
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MEANS OF EGRESS (CHAPTER 10)

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SECTION 106.3.3 EGRESS BASED ON OCCUPANT LOAD

3 MINIMUM PER TABLE 1006.3.3

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SECTION 1017 EXIT ACCESS TRAVEL DISTANCE

MAXIMUM EXIT ACCESS TRAVEL DISTANCE
(PER TABLE 1017.2)
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PLUMBING OCCUPANT LOAD PER IL PLUMBING CODE 890.810

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SUM TOTALS:	221,580 S.F.				568 MAX	3 WC, 1 URINAL, 4 LAV	4WC, 4 LAV

FLOOR PLAN

SCALE: 1/32" = 1'-0"

NORTH

PLAN KEY
EXIT ACCESS TRAVEL DISTANCE IN LINEAR FEET

NOTE:
DESIGN EXIT CAPACITY AT ALL EXIT DOORS = 240 PERSONS
(32" CLEAR DOOR WIDTH DIVIDED BY 0. 15" / PERSON = 213 PERSONS)

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SUITE 600
LOMBARD, IL 60148

WAREHOUSE BUILDING 2

PROPOSED FLOOR PLAN

LONG AVE. WAREHOUSE BUILDINGS

SCHAUMBURG, IL

FOR:

LOGISTICS PROPERTY COMPANY, LLC
LOGISTICS PROPERTY CO
191 NORTH WACKER DRIVE,
SUITE 1700
CHICAGO, IL 60606
CELL: 773-401-4733

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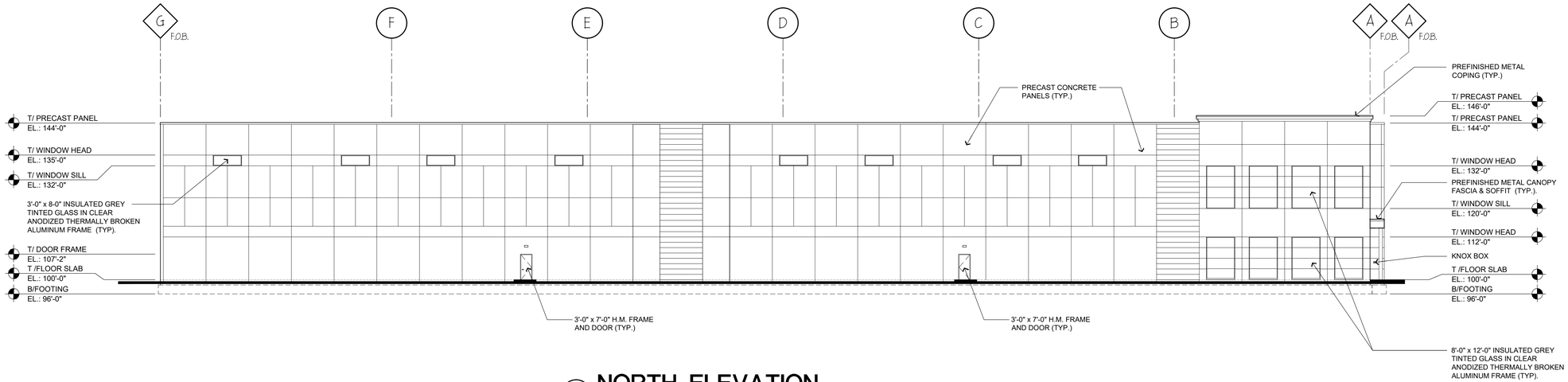
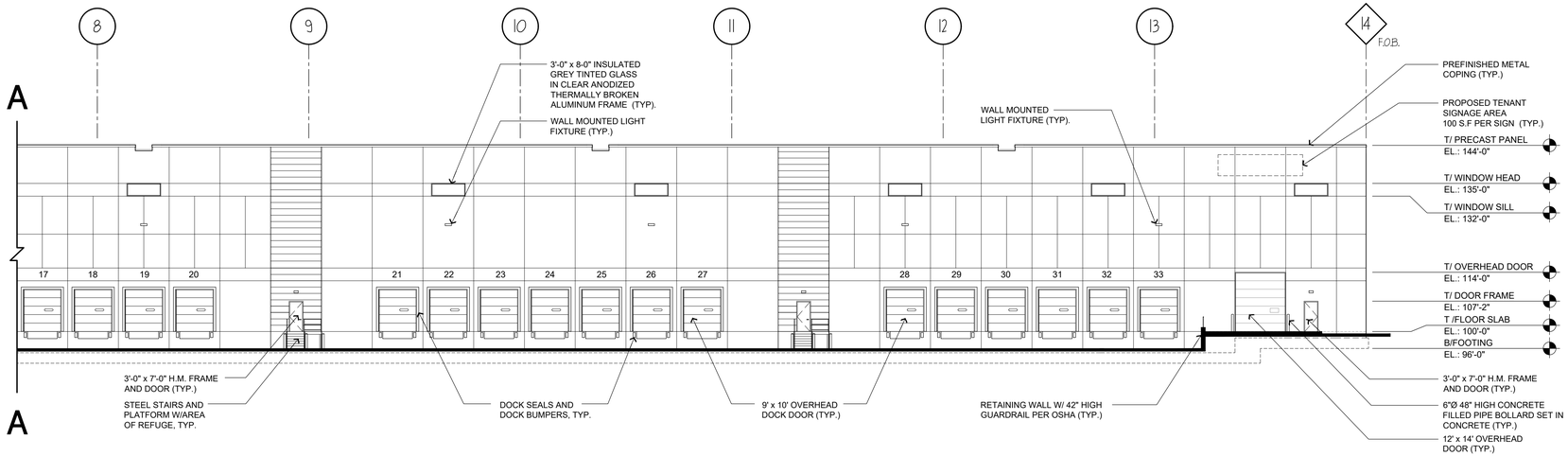


3 NORTH ELEVATION

SCALE: 1/16" = 1'-0"

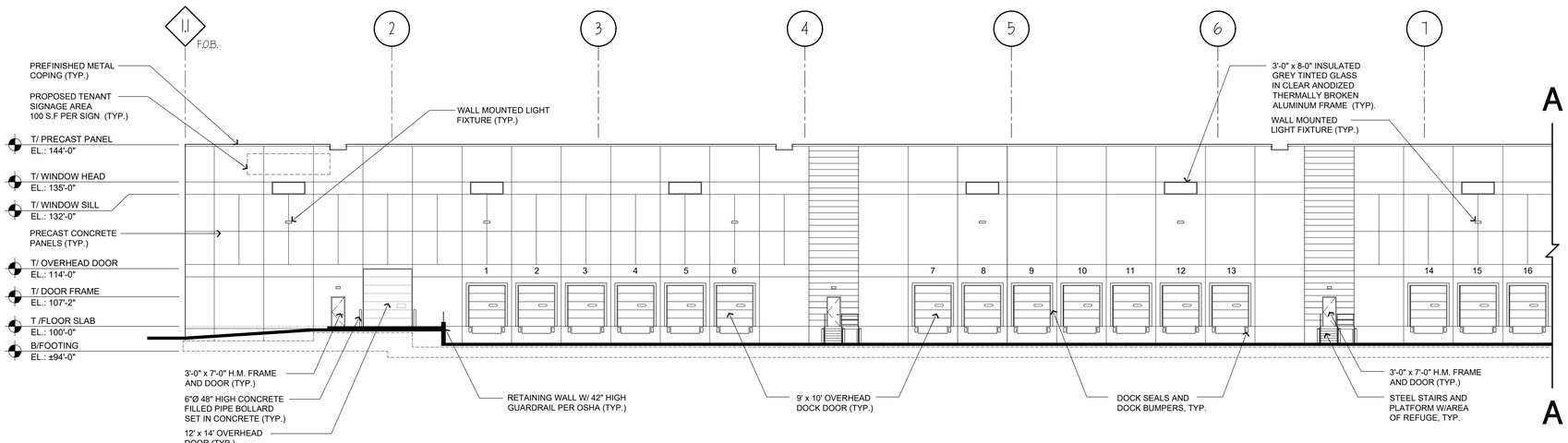
0 16' 32'



2 EAST ELEVATION B

SCALE: 1/16" = 1'-0"

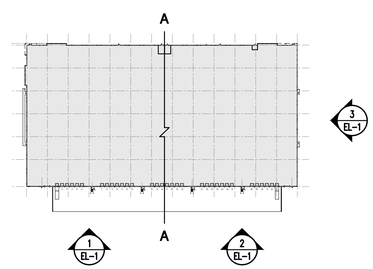
0 16' 32'



1 EAST ELEVATION A

SCALE: 1/16" = 1'-0"

0 16' 32'



KEY PLAN

SCALE: N.T.S.

NORTH

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SUITE 600
LOMBARD, IL 60148

WAREHOUSE BUILDING 2

BUILDING ELEVATIONS

LONG AVE.
WAREHOUSE
BUILDINGS
SCHAUMBURG, IL

FOR:

LOGISTICS PROPERTY COMPANY, LLC
LOGISTICS PROPERTY CO
191 NORTH WACKER DRIVE,
SUITE 1700
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CELL: 773-401-4733

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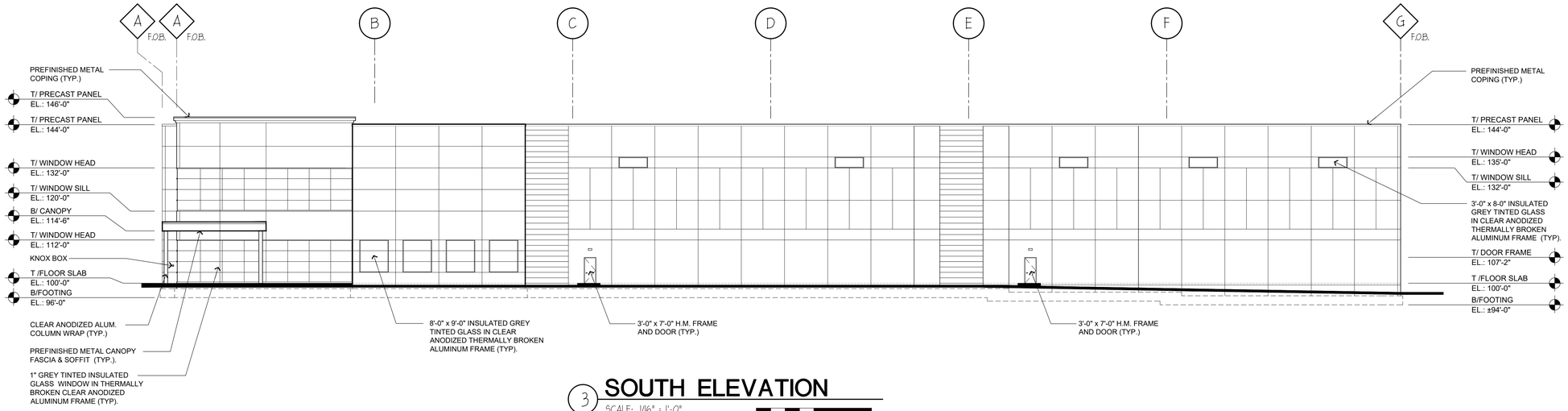
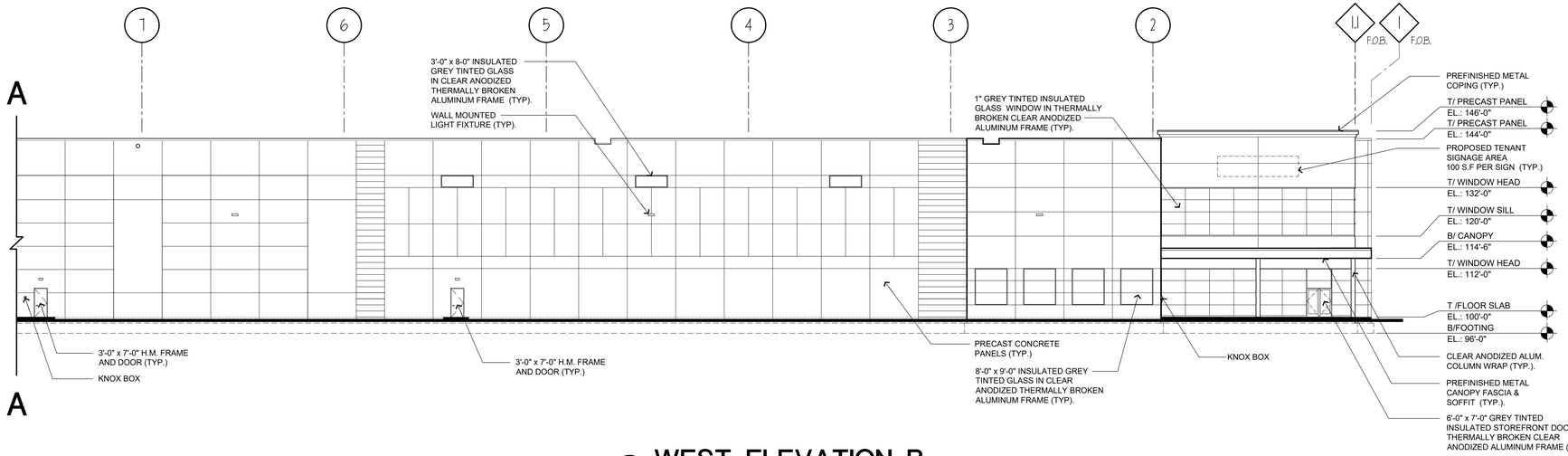


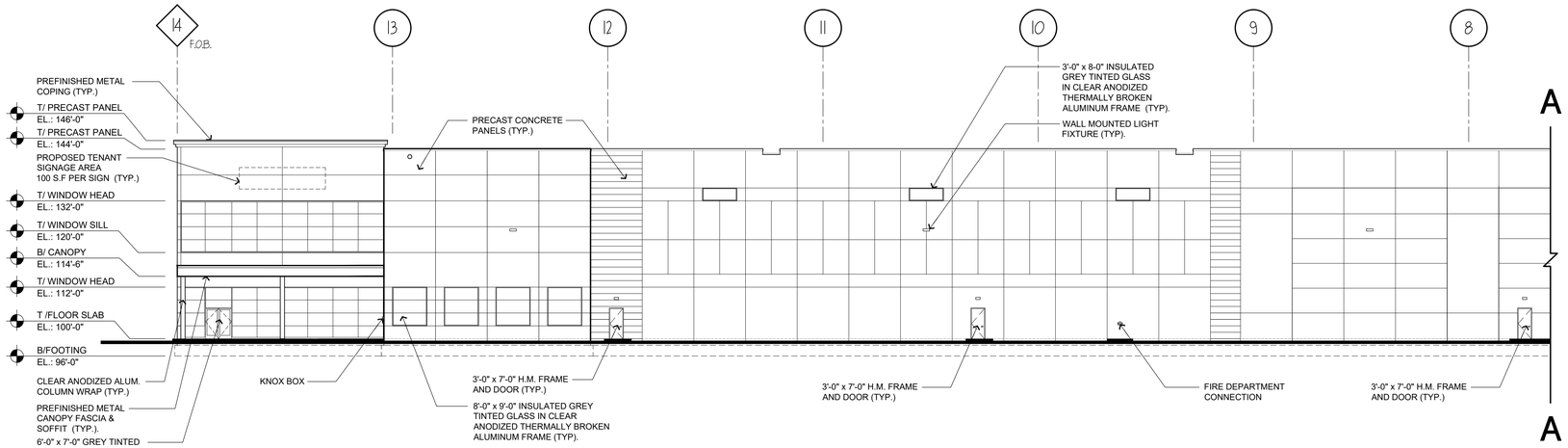
3 **SOUTH ELEVATION**

SCALE: 1/16" = 1'-0"



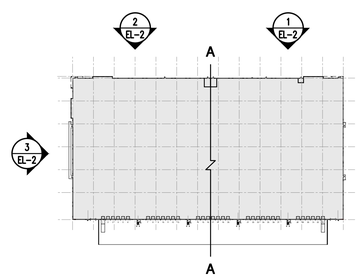
2 **WEST ELEVATION B**

SCALE: 1/16" = 1'-0"



1 **WEST ELEVATION A**

SCALE: 1/16" = 1'-0"



KEY PLAN

SCALE: N.T.S.

NORTH

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SUITE 600
LOMBARD, IL 60148

WAREHOUSE BUILDING 2

BUILDING ELEVATIONS

LONG AVE.
WAREHOUSE
BUILDINGS
SCHAUMBURG, IL

FOR:

LOGISTICS PROPERTY COMPANY, LLC
LOGISTICS PROPERTY CO
191 NORTH WACKER DRIVE,
SUITE 1700
CHICAGO, IL 60606
CELL: 773-401-4733

REAL ESTATE SERVICES:
DAVID HAIGH
EXECUTIVE VICE PRESIDENT
INDUSTRIAL SERVICES
NAI Hiffman
ONE OAKBROOK TERRACE,
SUITE 400
OAKBROOK TERRACE, IL 60181
CELL: 630-525-0649

EL-2

PROJECT #: 24031
DATE: 06/04/24
REVISIONS: 10/08/25
SCALE: AS NOTED

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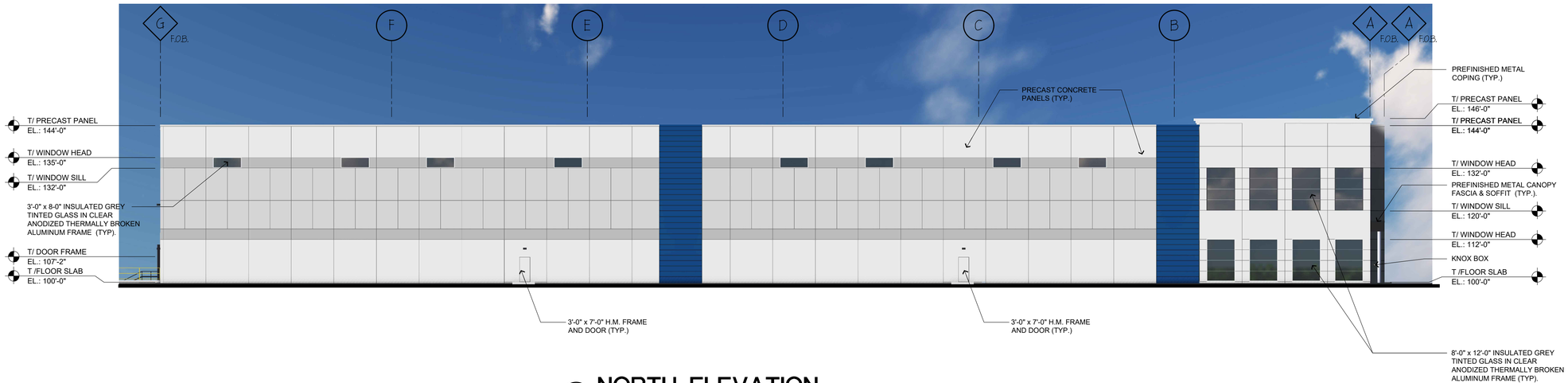
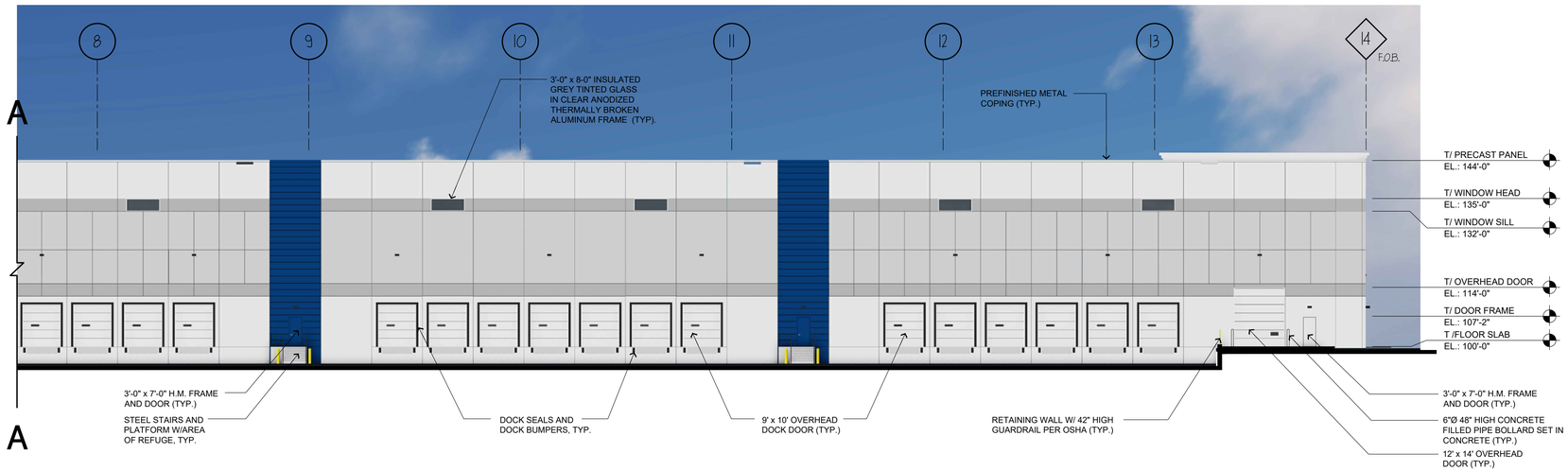


3 NORTH ELEVATION

SCALE: 1/16" = 1'-0"

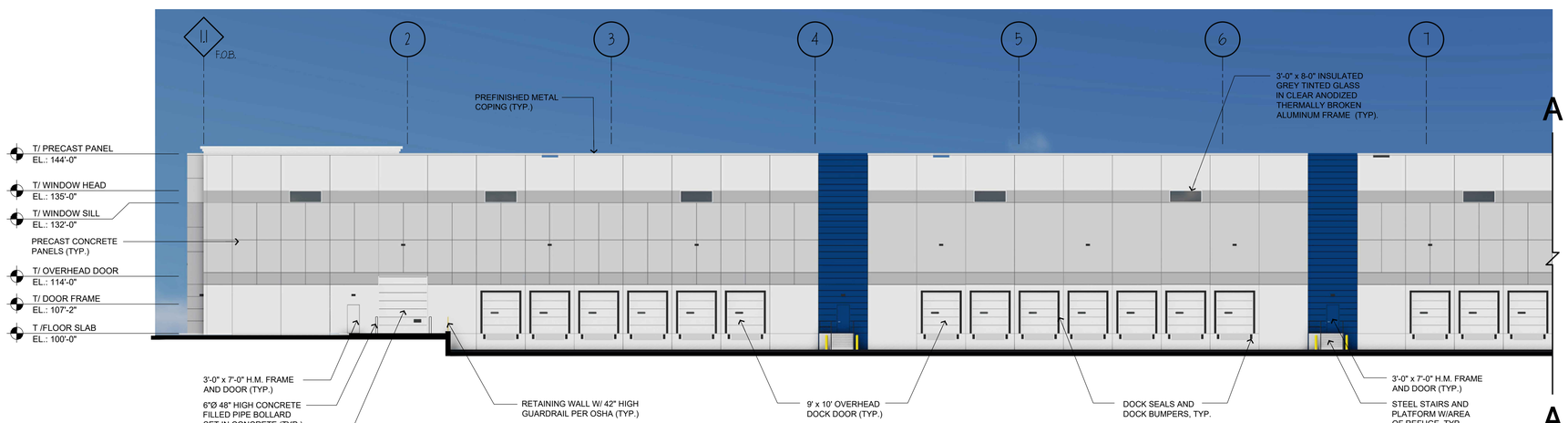
0 16' 32'



2 EAST ELEVATION B

SCALE: 1/16" = 1'-0"

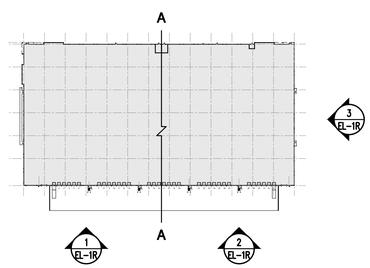
0 16' 32'



1 EAST ELEVATION A

SCALE: 1/16" = 1'-0"

0 16' 32'



KEY PLAN

SCALE: N.T.S.

NORTH

ARCHITECT/ PLANNER:
arete design studio ltd
architecture • planning • design
13543 West 185th Street, Mokena, Illinois 60448
815.485.7333 arete-itd.com

CIVIL ENGINEER:
Manhard CONSULTING
333 EAST BUTTERFIELD RD.
SUITE 600
LOMBARD, IL 60148

WAREHOUSE BUILDING 2

RENDERED BUILDING ELEVATIONS

LONG AVE. WAREHOUSE BUILDINGS

SCHAUMBURG, IL

FOR:

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EL-1R

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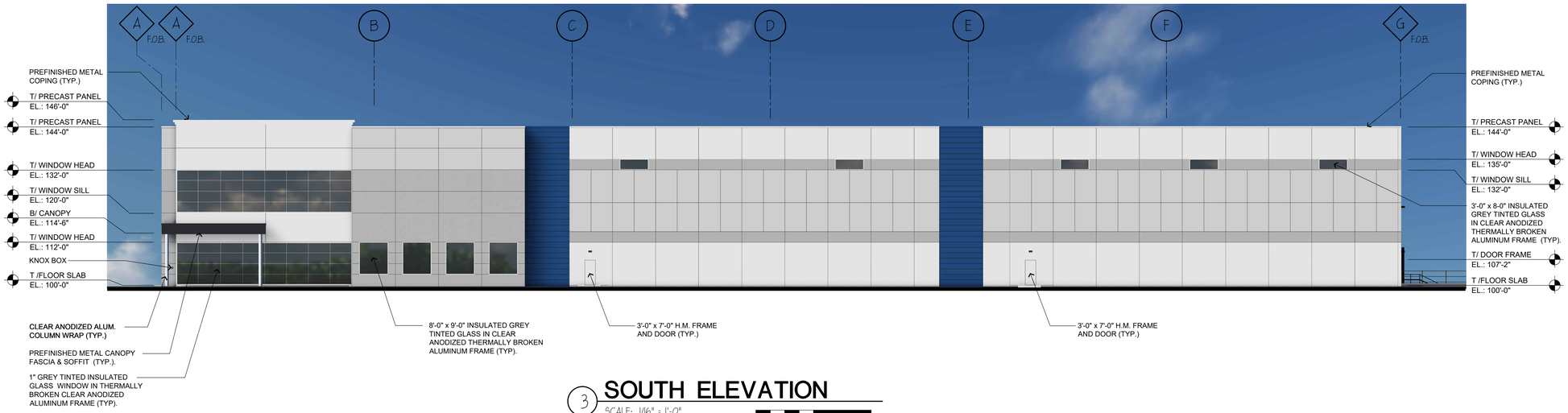
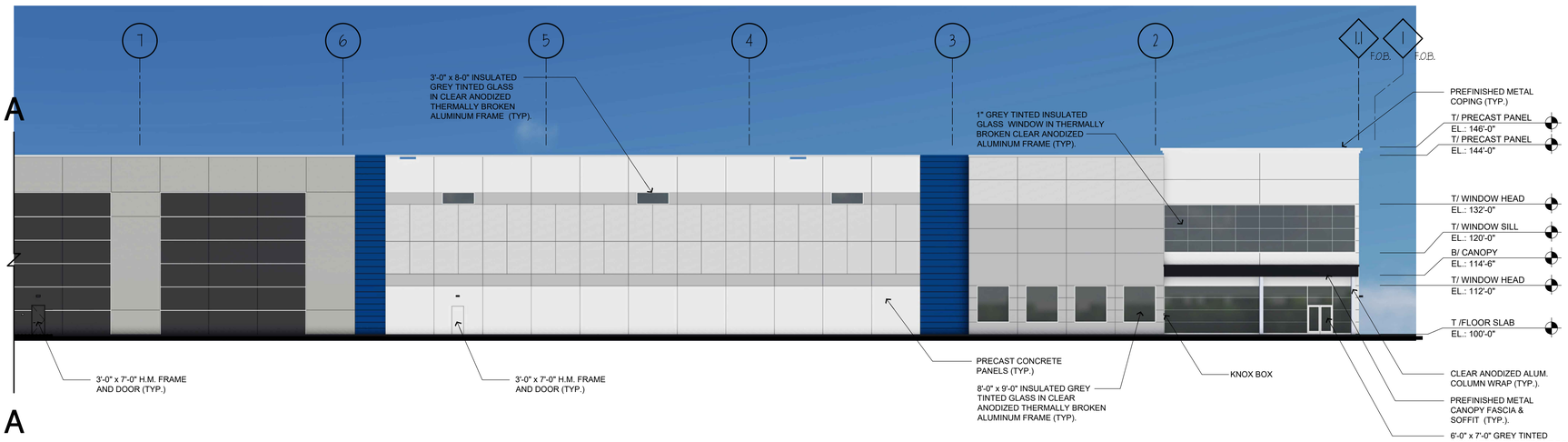


3 SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

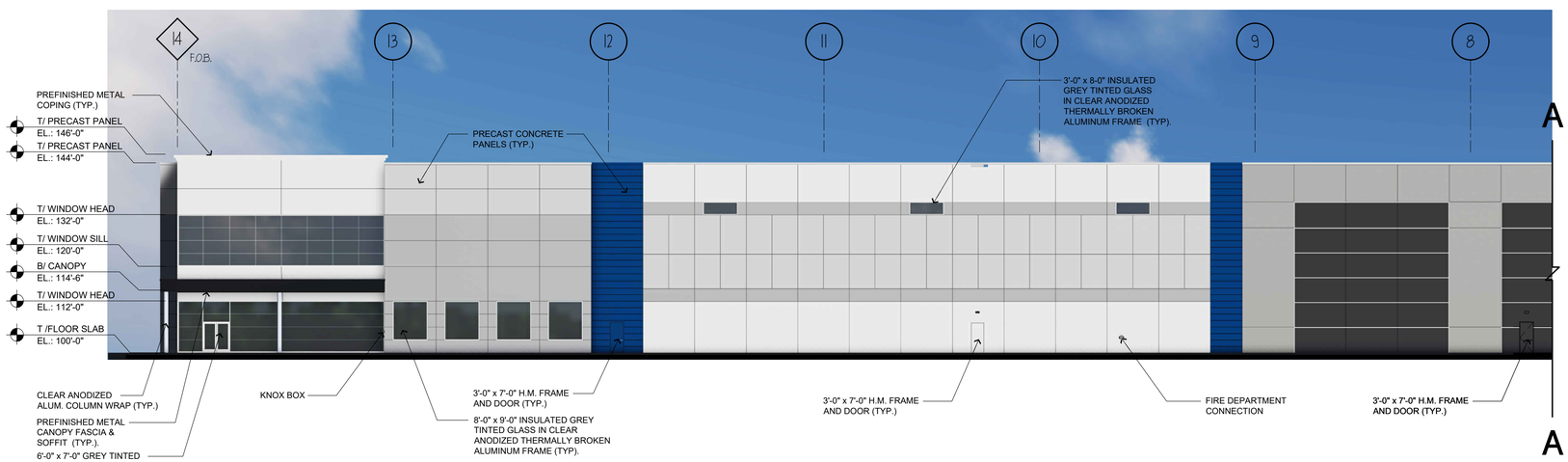
0 16' 32'



2 WEST ELEVATION B

SCALE: 1/16" = 1'-0"

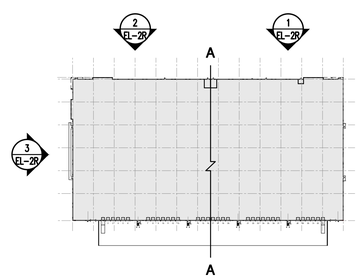
0 16' 32'



1 WEST ELEVATION A

SCALE: 1/16" = 1'-0"

0 16' 32'



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CIVIL ENGINEER:
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WAREHOUSE BUILDING 2

RENDERED BUILDING ELEVATIONS

LONG AVE.
WAREHOUSE BUILDINGS
SCHAUMBURG, IL

FOR:

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LOGISTICS PROPERTY CO
191 NORTH WACKER DRIVE, SUITE 1700
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EL-2R

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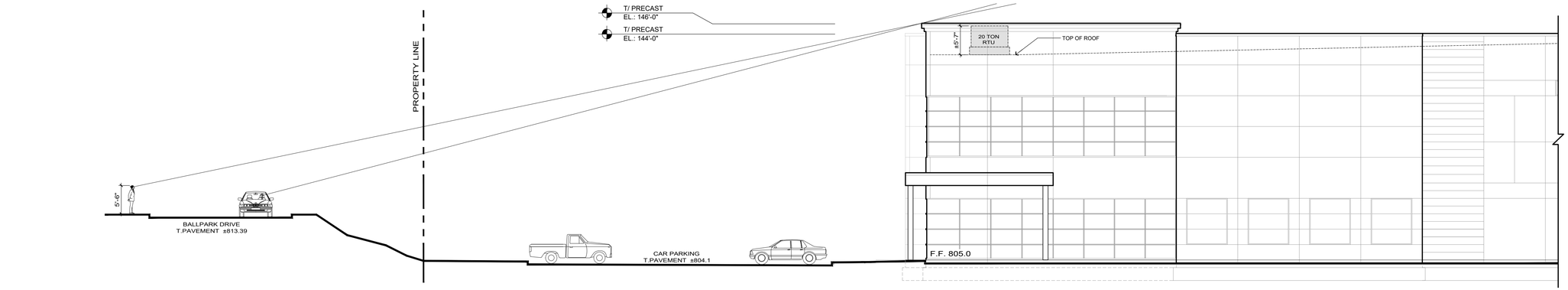
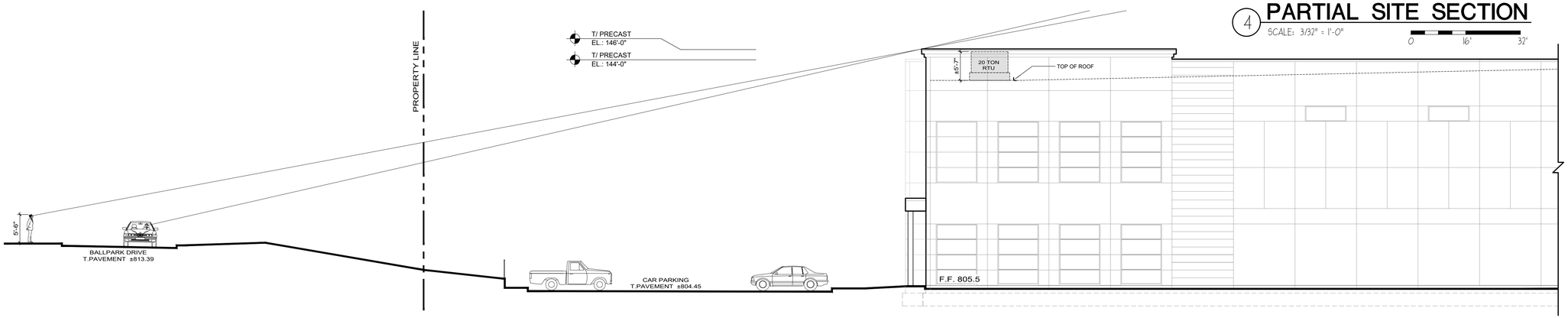


4 PARTIAL SITE SECTION

SCALE: 3/32" = 1'-0"

0 16' 32'



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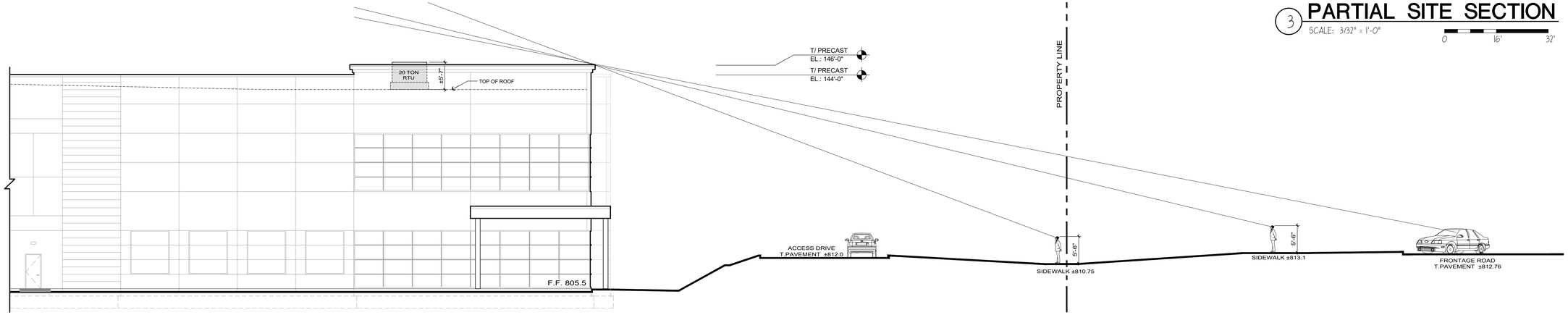
SCALE: 3/32" = 1'-0"

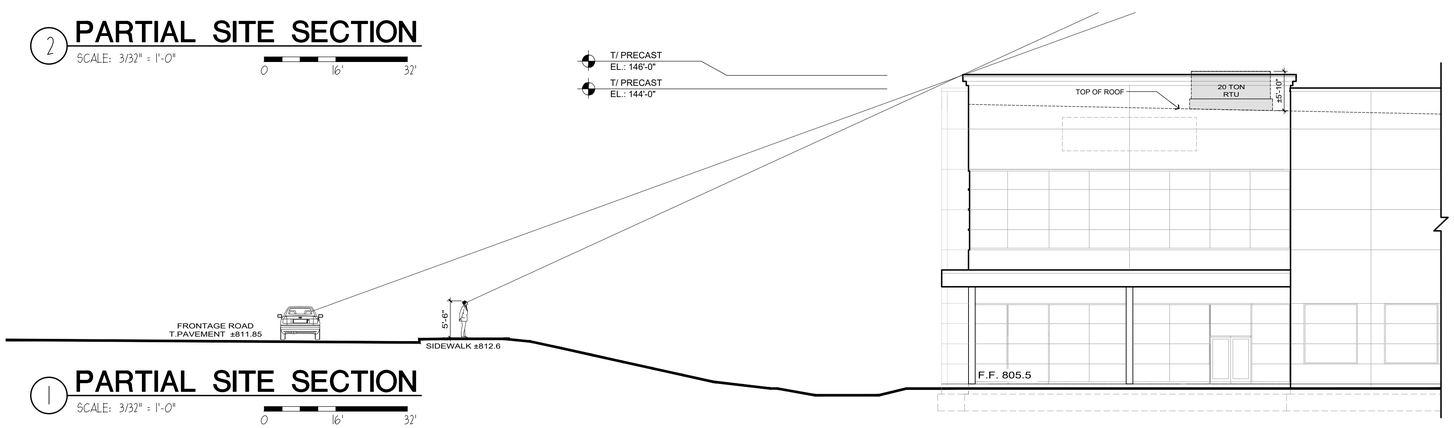
0 16' 32'



2 PARTIAL SITE SECTION

SCALE: 3/32" = 1'-0"

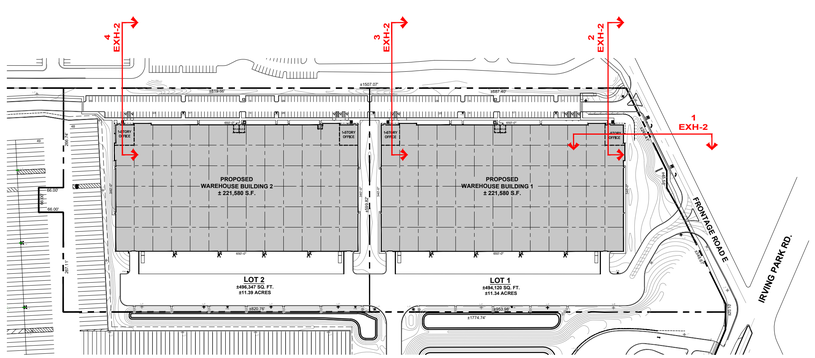
0 16' 32'



1 PARTIAL SITE SECTION

SCALE: 3/32" = 1'-0"

0 16' 32'



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CIVIL ENGINEER:

Manhard CONSULTING

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SITE LINE STUDY

LONG AVE. WAREHOUSE BUILDINGS

SCHAUMBURG, IL

FOR:

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EXH-2

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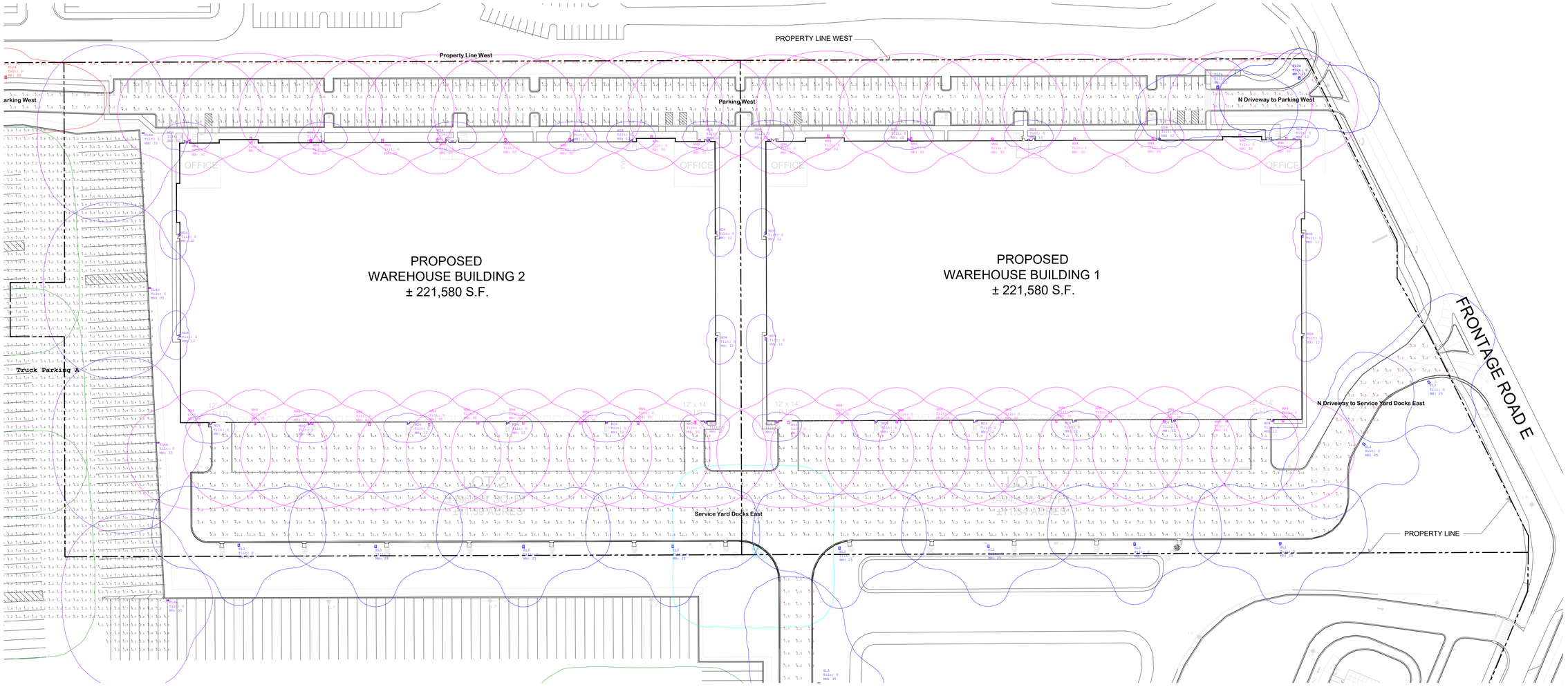


PHOTOMETRIC PLAN

SCALE: 1" = 60'-0"

NORTH

Luminaire Schedule - DB Lighting										
Label	Qty	Symbol	Arrangement	[MANUFAC]	Description	Lumens	Watts	LLF	Arm	Tilt
MD4	31		Single	SIGNIFY	GWS-A01-830-T3M	1503	10.2	0.950	0	0°
SL2s	2		Single	SIGNIFY	OPF-L-A20-830-T2M-HIS	28266	247.49	0.950	1	0°
SL3	13		Single	SIGNIFY	OPF-L-A24-750-T3M	51620	298.17	0.950	1	0°
SL3s	2		Single	SIGNIFY	OPF-L-A21-830-T3M-HIS	30027	259.79	0.950	1	0°
SL4m	4		Single	SIGNIFY	OPF-L-A30-830-T4M	54962	392.88	0.950	1	0°
SL5	2		Single	SIGNIFY	OPF-L-A30-830-T5W	54161	392.88	0.950	1	0°
SL5-2	5		Back-Back	SIGNIFY	OPF-L-A30-830-T5W	108322	785.76	0.950	1	0°
WM4	37		Single	SIGNIFY	OPF-L-A16-830-T4M	30319	194.62	0.950	0	0°

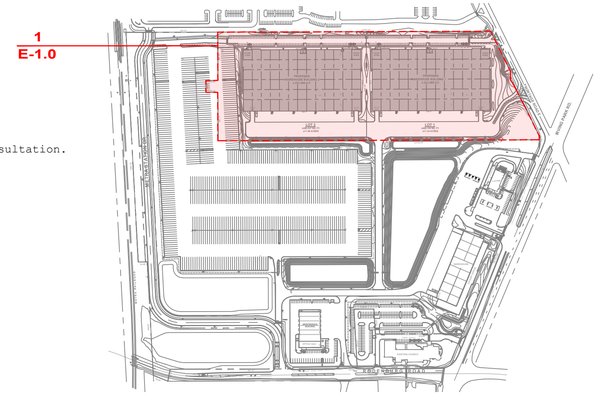
Calculation Summary - DB Lighting									
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z
E Driveway to Service Yard Docks East	Illuminance	Fc	2.10	5.8	0.7	3.00	8.29	0
N Driveway to Parking West	Illuminance	Fc	7.97	10.6	4.1	1.94	2.59	0
N Driveway to Service Yard Docks East	Illuminance	Fc	4.38	11.3	1.6	2.74	7.06	0
Parking West	Illuminance	Fc	2.86	6.6	1.0	2.86	6.60	0
Property Line West	Illuminance	Fc	0.50	0.9	0.0	N.A.	N.A.	N.A.
S Driveway to Parking West	Illuminance	Fc	2.08	4.6	0.7	2.97	6.57	0
Service Yard Docks East	Illuminance	Fc	3.50	12.7	1.3	2.69	9.77	0
Truck Parking A	Illuminance	Fc	2.09	8.6	0.6	3.48	14.33	0
Truck Parking B	Illuminance	Fc	1.57	5.8	0.5	3.14	11.60	0

NOTES:

1. The calculated results of this lighting simulation represent a prediction of system performance and are not guaranteed.
2. Actual measured results may vary from the anticipated performance and are subject to means and conditions which are beyond the control of DB Lighting Consultation.
3. Illumination values shown (in foot-candles) are horizontal at grade level based on MH:XX = Mounting Height.
4. Calculation points are Horizontal at Grade level on an 15' x 15' spacing
5. Per fixture isolines shown represent 0.25 fc and is for reference only
6. Light Poles shall be located at least 3'-0" from edge of pavement.
7. Light Pole foundation shall be no more than 4 inches above grade.

PHOTOMETRIC PLAN BY:

Chicago Lightworks
505 Warrenville Rd.
Suite 101
Lisle, IL 60532



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PHOTOMETRIC PLAN

LONG AVE. WAREHOUSE BUILDINGS

SCHAUMBURG, IL

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E-1.0

PROJECT #: 24031
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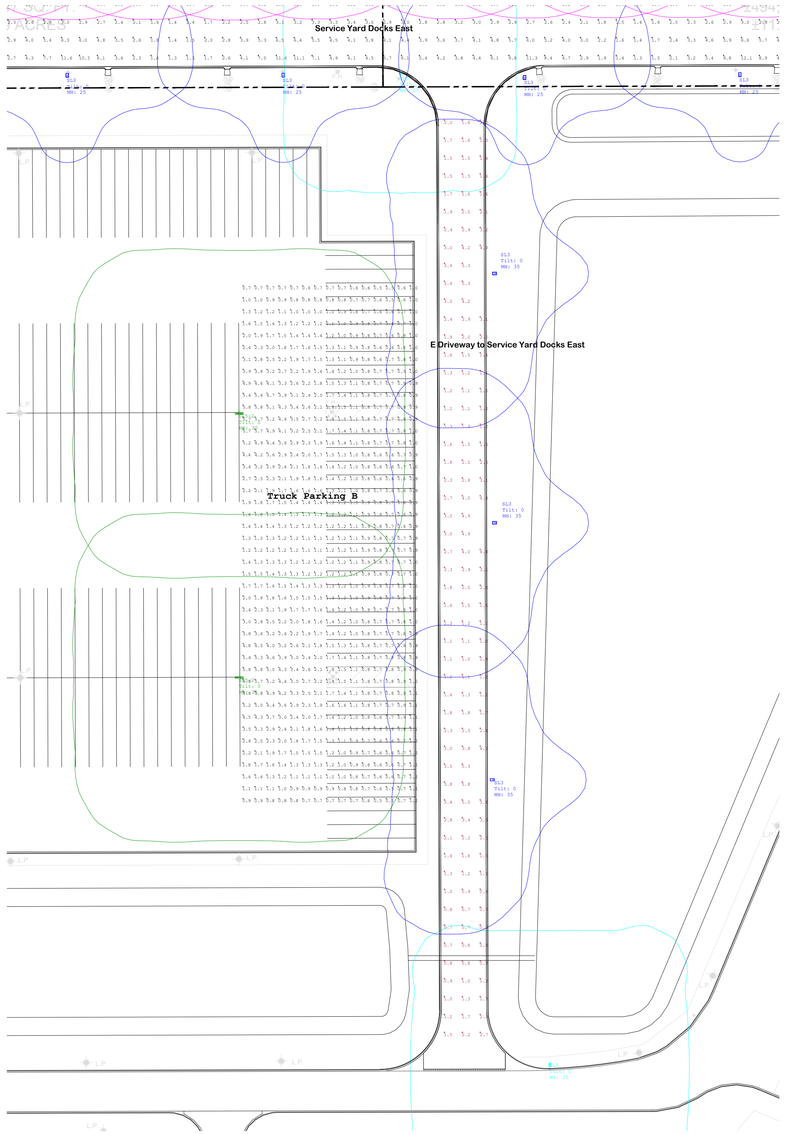
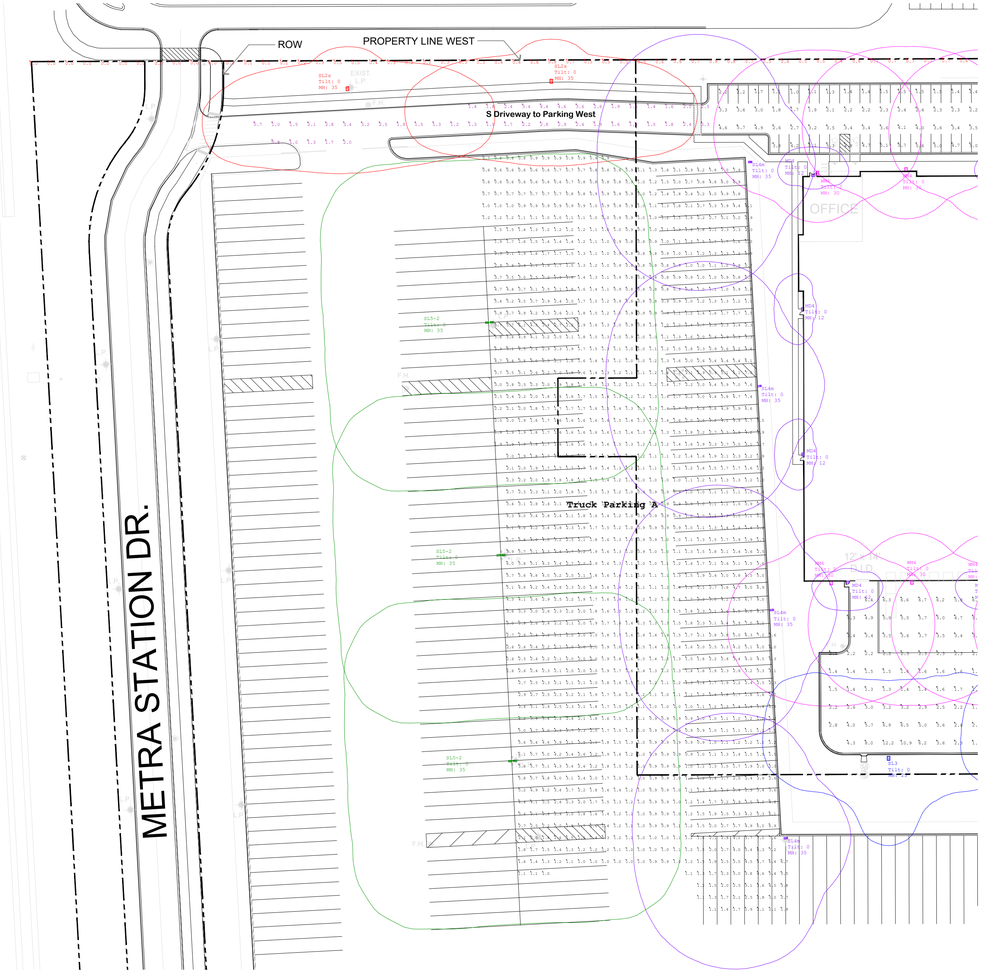


2 PHOTOMETRIC PLAN

SCALE: 1" = 60'-0"

NORTH



1 PHOTOMETRIC PLAN

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Property Line West	Illuminance	Fc	0.50	0.9	0.0	N.A.	N.A.	N.A.
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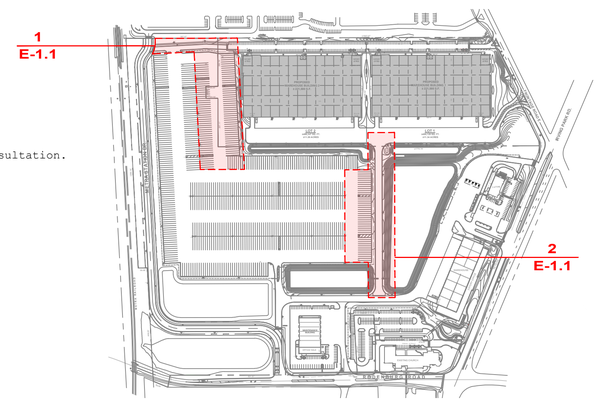

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GARDCO

Site and Area

OptiForm

OPF-L Large



Gardco OptiForm site and area luminaires are available in three sizes: small, medium and large. Featuring the latest in LED technology, OptiForm achieves up to 192 lumens per watt. Eleven optical distributions are available, suitable for a range of outdoor lighting applications. OptiForm features a unique mounting system with a two-piece housing for hassle-free installation. Mounting options include a standard arm, mast arm, and wall mount bracket. Service Tag is standard feature with every OptiForm luminaire, providing maintenance or upgrade assistance throughout the life of the product.

Project:
Location:
Cat.No:
Type:
Lamps: Qty:
Notes:

Ordering guide

example: OPF-L-A36-840-T4M-AR1-240-BL50-L3-TR7-BZ

Luminaire	Configuration (nom. lumens)		Color Temperature	Distribution		Mounting	Voltage
OPF-L							
OPF-L OptiForm Large Area	A16 35,000 lumens A17 38,000 lumens A18 41,000 lumens A19 45,000 lumens A20 47,000 lumens A21 49,000 lumens A22 52,000 lumens A23 54,000 lumens A24 57,000 lumens A25 60,000 lumens A26 63,000 lumens	A28 66,000 lumens A29 69,000 lumens A30 72,000 lumens A32 75,000 lumens A33 78,000 lumens A34 81,000 lumens A35 84,000 lumens A36 87,000 lumens A37 90,000 lumens A38 93,000 lumens A39 96,000 lumens	827 80CRI 2700K 830 80CRI 3000K 840 80CRI 4000K 727 70CRI 2700K 730 70CRI 3000K 740 70CRI 4000K 750 70CRI 5000K	AFR Autoform row T2M Type 2 medium T3M Type 3 medium T4M Type 4 medium T4W Type 4 wide T5N Type 5 narrow T5M Type 5 medium T5W Type 5 wide	LCL LED corner optic left LCR LED corner optic right BLC Back light control WAL Wall mount MOD* Mounting orders separately	AR1** Arm mount (standard) MAST Mast arm WM Wall mount SM* Mounting orders separately	120 120V 208 208V 240 240V 277 277V 347 347V 480 480V UNV 120-277V HVU 347-480V

Dimming Controls	Sensing	Options (electrical, mechanical, etc)	Finish

The following options include 0-10V Driver

none	0-10V dimming driver	L3 PIR sensor, 8.1 lens (Required if BL50 is selected)	
DLEA[1]	Dimming leads externally accessible (controls by others)	L7 PIR sensor, 81 lens (Required if BL50 is selected)	
FAWU[2]	Field adjustable wattage selector		
BLSD[3]	Bi-level with motion sensor		

The following options include SR/DALI Driver

WAP[4,5]	Wireless Interact (includes SR driver and SR receptacle)	H5 High (20'-40' mounting height) sensor, black color housing	
SRDR[4,5]	SR driver connected to Zhaga socket (D4i)	H6 High (20'-40' mounting height) sensor, white color housing	

DynaDimmer: Automatic Profile Dimming

CS50[6]	Security 50% dimming, 7 hours
CM50[6]	Medium 50% dimming, 8 hours
CS30[6]	Security 30% dimming, 7 hours
CM30[6]	Medium 30% dimming, 8 hours

None	Surge protector 10kV standard	**SP2** Surge protector 20kV (option)	
FS1[7]	Single fuse (120, 277, or 347VAC)	**FS2**[7] Double fuse (208, 240, or 480V)	
PCB[8,9]	Photocontrol button connected to 0-10V driver		
TR5	5-pin twist lock receptacle connected to 0-10V driver		
TR7	7-pin twist lock receptacle connected to 0-10V compliant driver		
TLP[9]	7-pin twist lock receptacle connected to DALI compliant driver w/ 3-pin Photocell		
BAC[10]	Meets the requirements of the Buy American Act of 1933 (BAA)		

Standard textured finish

BK	Black
WH	White
BZ	Bronze
DG	Dark Gray
MG	Medium Gray

Customer specified

CC	Special optional color or RAL, (requires factory quote)
SC	Special color + Clear Powder Coat (must supply color chip, requires factory quote)

1. Extended leadtime applies. Consult factory for details.
2. Mounts to a square pole with knockout for .4-5" OD round pole.
3. Mounts to a horizontal 2-3/8" OD x 6" long tenon.
4. Must be ordered with mounting accessory. Photocell option (TR7) must be selected with mounting accessory. See Page 3 for options.
5. Not available with other dimming control options (mutually exclusive).
6. Not available with motion sensor (physical restriction).
7. Must be specified with a motion sensor lens (L2 or L3).
8. Not available with PCB, TR5.
9. Must be specified with a motion sensor LM, L8, HW, H8.
10. Not available in 347, 480, or HVU.
11. Must specify input voltage.
12. Not available with TR7, TLP.
13. OPF-RMB accessory recommended for retrofit applications.
14. Consult factory for shielding for with TSM and TSW.
15. Failure to properly select the "BAC" suffix could result in you receiving product that is not BAA compliant and subject to penalties under the BAA. The BAA is a federal law which, hereunder does not address (i) the applicability of, or availability of a waiver under, the Trade Agreements Act, or (ii) the "Buy America" domestic content requirements imposed by other federal laws, including stimulus legislation, governing infrastructure funds administered by the Department of Transportation or other federal agencies.

interact

DARKSKY APPROVED

DLC LISTED

DLC LISTED

cULus

OPF-L OptiForm large

Site & area luminaire

Shielding Accessory Kits (order separately)

OPF -L-HS-4' Internal house side shields. For optic Types T2M, T3M, and T5N. qty 4
OPF-L-HS-T5-4' Internal house side shield for optic types T4M and T4W. qty 4
OPF-L-HS-SN/SP* Internal house side shield for optic types T5M and T5W. qty 4
* Standard Internal house shields (HS) can be used for rotated optics

Luminaire Accessories (order separately)

Pole Mount Fusing

FP1* Pole mount single fuse (120V, 277V, or 347V)
FP2* Pole mount double fuse (208V, 240V, or 480V)
FP3* Pole mount double fuse canadian double pull (208V, 240V, or 480V)

Photocell Accessories

PA005 Shorting cap

Mountings (boxed and shipped separately)

Must choose Mounting Ordered Separately (MOS) selection for mounting option of luminaire. Useful for attachment of arm to pole prior to luminaire installation. (*) Must specify finish

Standard Arm

OPF-AR1-(F)*? Standard arm mount
OPF-AR1-TR7-(F)*? Standard arm mount with 7-pin (TR7) receptacle

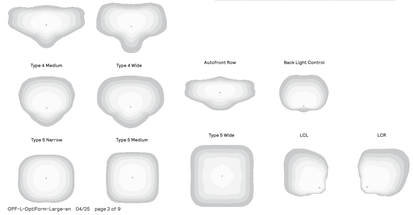
Wall Mount

OPF-WAL-(F) Wall mount bracket
OPF-WAL-TR7-(F) Wall mount with 7-pin (TR7) receptacle

Mast Arm

OPF-MAR-(F)* Mast arm mount
OPF-MAR-TR7-(F)* Mast arm mount with 7-pin (TR7) receptacle

Optical Distributions



Mounting Accessories

OPF-RMB Retrofit Mounting Bolster Plate for attaching OptiForm to existing poles. Recommended for retrofit applications.

OPF-RPA Round Pole Adapter. Fits to 3"- 3.9" O.D. pole. Painted black.

Pole Top Fitters

(F) Must specify finish

FTF2 - Pole top fitter fits 2 3/8" - 2 1/2" OD x 4" depth tenon

FTF2-1-90-(F) 1 luminaire at 90°
FTF2-2-90-(F) 2 luminaires at 90°
FTF2-3-90-(F) 3 luminaires at 90°
FTF2-4-90-(F) 4 luminaires at 90°
FTF2-2-180-(F) 2 luminaires at 180°
FTF2-3-120-(F) 3 luminaires at 120°

FTF3 - Pole top fitter fits 3-1/2" OD x 6" depth tenon

FTF3-1-90-(F) 1 luminaire at 90°
FTF3-2-90-(F) 2 luminaires at 90°
FTF3-3-90-(F) 3 luminaires at 90°
FTF3-4-90-(F) 4 luminaires at 90°
FTF3-2-180-(F) 2 luminaires at 180°
FTF3-3-120-(F) 3 luminaires at 120°

Predicted Lumen Depreciation Data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to operating conditions. Values in (L) for predicted lumen output (TM-21) or Fixture depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published L_{70} hours limited to 6 times actual LED test hours

Ambient Temp°C	Calculated L_{70} Hours	L_{70} per TM-21	Lumen Maintenance % at 60,000 hrs
25°C	>100,000 hours	>102,000 hours	98%

OPF-L OptiForm large

Site & area luminaire

OPF-L Area Optic Lumen values

Performance Package	System Watts	Distribution Type	70 CRI 3000K Lumen Output	70 CRI 3000K BUG Rating	70 CRI 3000K Efficacy (LPW)	70 CRI 4000K Lumen Output	70 CRI 4000K BUG Rating	70 CRI 4000K Efficacy (LPW)	70 CRI 5000K Lumen Output	70 CRI 5000K BUG Rating	70 CRI 5000K Efficacy (LPW)
A16	195	T2M	34055	B4-U0-G4	175	36004	B4-U0-G4	185	36004	B4-U0-G4	185
		T3M	33793	B4-U0-G4	174	35736	B4-U0-G4	184	35736	B4-U0-G4	184
		T4M	34238	B3-U0-G5	176	36197	B3-U0-G4	186	36197	B3-U0-G4	186
		T5M	34290	B5-U0-G3	181	37309	B5-U0-G3	192	37309	B5-U0-G3	192
		AFR	35272	B4-U0-G4	181	37290	B4-U0-G4	192	37290	B4-U0-G4	192
		T4W	32598	B3-U0-G5	167	34464	B3-U0-G5	177	34464	B3-U0-G5	177
		T5N	35041	B5-U0-G3	180	37047	B5-U0-G3	190	37047	B5-U0-G3	190
		T5W	33739	B5-U0-G4	173	35669	B5-U0-G4	183	35669	B5-U0-G4	183
		LCL	18529	B2-U0-G3	95	19589	B2-U0-G3	101	19589	B2-U0-G3	101
		LCR	18529	B2-U0-G3	95	19589	B2-U0-G3	101	19589	B2-U0-G3	101
		BLC	23745	B1-U0-G4	122	25104	B1-U0-G4	129	25104	B1-U0-G4	129
A17	210	T2M	35876	B4-U0-G4	171	37928	B4-U0-G4	180	37928	B4-U0-G4	180
		T3M	35590	B4-U0-G4	169	37626	B4-U0-G4	179	37626	B4-U0-G4	179
		T4M	36068	B3-U0-G4	171	38133	B3-U0-G4	181	38133	B3-U0-G4	181
		T5M	37177	B5-U0-G3	177	39305	B5-U0-G4	187	39305	B5-U0-G4	187
		AFR	37158	B4-U0-G4	177	39284	B4-U0-G4	187	39284	B4-U0-G4	187
		T4W	34342	B3-U0-G5	163	36307	B3-U0-G5	173	36307	B3-U0-G5	173
		T5N	36915	B5-U0-G3	176	39028	B5-U0-G3	186	39028	B5-U0-G3	186
		T5W	35543	B5-U0-G4	169	37577	B5-U0-G4	179	37577	B5-U0-G4	179
		LCL	19519	B2-U0-G3	93	20637	B2-U0-G3	98	20637	B2-U0-G3	98
		LCR	19519	B2-U0-G3	93	20637	B2-U0-G3	98	20637	B2-U0-G3	98
		BLC	25015	B1-U0-G4	119	26446	B1-U0-G4	126	26446	B1-U0-G4	126
A18	223	T2M	37982	B4-U0-G4	170	40155	B4-U0-G4	180	40155	B4-U0-G4	180
		T3M	37679	B4-U0-G4	169	39835	B4-U0-G4	178	39835	B4-U0-G4	178
		T4M	38185	B3-U0-G4	171	40371	B3-U0-G4	181	40371	B3-U0-G4	181
		T5M	39359	B5-U0-G4	176	41612	B5-U0-G4	186	41612	B5-U0-G4	186
		AFR	39339	B4-U0-G4	176	41590	B4-U0-G4	186	41590	B4-U0-G4	186
		T4W	36357	B3-U0-G5	163	38438	B3-U0-G5	172	38438	B3-U0-G5	172
		T5N	39082	B5-U0-G3	175	41319	B5-U0-G3	185	41319	B5-U0-G3	185
		T5W	37629	B5-U0-G4	169	39782	B5-U0-G4	178	39782	B5-U0-G4	178
		LCL	20665	B2-U0-G3	93	21848	B2-U0-G3	98	21848	B2-U0-G3	98
		LCR	20665	B2-U0-G3	93	21848	B2-U0-G3	98	21848	B2-U0-G3	98
		BLC	26483	B1-U0-G4	119	27998	B1-U0-G4	125	27998	B1-U0-G4	125
A19	235	T2M	39792	B4-U0-G4	169	42069	B4-U0-G4	179	42069	B4-U0-G4	179
		T3M	39474	B4-U0-G4	168	41733	B4-U0-G4	177	41733	B4-U0-G4	177
		T4M	40005	B3-U0-G5	170	42295	B3-U0-G5	180	42295	B3-U0-G5	180
		T5M	41235	B5-U0-G4	175	43595	B5-U0-G4	185	43595	B5-U0-G4	185
		AFR	41214	B4-U0-G4	175	43572	B4-U0-G4	185	43572	B4-U0-G4	185
		T4W	38090	B3-U0-G5	162	40270	B3-U0-G5	171	40270	B3-U0-G5	171
		T5N	40945	B5-U0-G4	174	43288	B5-U0-G4	184	43288	B5-U0-G4	184
		T5W	39422	B5-U0-G4	168	41679	B5-U0-G4	177	41679	B5-U0-G4	177
		LCL	21650	B3-U0-G3	92	22889	B3-U0-G3	97	22889	B3-U0-G3	97
		LCR	21650	B2-U0-G3	92	22889	B2-U0-G3	97	22889	B2-U0-G3	97
		BLC	27745	B1-U0-G4	118	29333	B1-U0-G4	125	29333	B1-U0-G4	125

OPF-L OptiForm large

Site & area luminaire

OPF-L Area Optic Lumen values (cont'd)

Performance Package	System Watts	Distribution Type	70 CRI 3000K Lumen Output	70 CRI 3000K BUG Rating	70 CRI 3000K Efficacy (LPW)	70 CRI 4000K Lumen Output	70 CRI 4000K BUG Rating	70 CRI 4000K Efficacy (LPW)	70 CRI 5000K Lumen Output	70 CRI 5000K BUG Rating	70 CRI 5000K Efficacy (LPW)
A20	247	T2M	41679	B4-U0-G4	168	44064	B4-U0-G4	178	44064	B4-U0-G4	178
		T3M	41347	B4-U0-G4	167	43713	B4-U0-G4	177	43713	B4-U0-G4	177
		T4M	41903	B3-U0-G5	169	44301	B3-U0-G5	179	44301	B3-U0-G5	179
		T5M	43191	B5-U0-G4	175	45662	B5-U0-G4	185	45662	B5-U0-G4	185
		AFR	43169	B4-U0-G4	174	45639	B4-U0-G4	184	45639	B4-U0-G4	184
		T4W	39897	B4-U0-G5	161	42180	B4-U0-G5	170	42180	B4-U0-G5	170
		T5N	42887	B5-U0-G4	173	45341	B5-U0-G4	183	45341	B5-U0-G4	183
		T5W	41292	B5-U0-G4	167	43655	B5-U0-G4	176	43655	B5-U0-G4	176
		LCL	22677	B3-U0-G3	92	23975	B3-U0-G3	97	23975	B3-U0-G3	97
		LCR	22677	B2-U0-G3	92	23975	B2-U0-G3	97	23975	B2-U0-G3	97
		BLC	29081	B1-U0-G4	117	30724	B1-U0-G4	124	30724	B1-U0-G4	124
A21	260	T2M	43501	B4-U0-G4	167	45991	B4-U0-G4	177	45991	B4-U0-G4	177
		T3M	43154	B4-U0-G5	166	45624	B4-U0-G5	176	45624	B4-U0-G5	176
		T4M	43735	B3-U0-G5	168	46238	B3-U0-G5	178	46238	B3-U0-G5	178
		T5M	45079	B5-U0-G4	174	47659	B5-U0-G4	183	47659	B5-U0-G4	183
		AFR	45056	B4-U0-G4	173	47634	B4-U0-G4	183	47634	B4-U0-G4	183
		T4W	41641	B4-U0-G5	160	44024	B4-U0-G5	169	44024	B4-U0-G5	169
		T5N	44762	B5-U0-G4	172	47323	B5-U0-G4	182	47323	B5-U0-G4	182
		T5W	43097	B5-U0-G4	166	45564	B5-U0-G4	175	45564	B5-U0-G4	175
		LCL	23668	B3-U0-G3	91	25023	B3-U0-G3	96	25023	B3-U0-G3	96
		LCR	23668	B2-U0-G3	91	25023	B2-U0-G3	96	25023	B2-U0-G3	96
		BLC	30351	B1-U0-G4	117	32067	B1-U0-G4	123	32067	B1-U0-G4	123
A22	273	T2M	45438	B4-U0-G4	167	48038	B4-U0-G4	176	48038	B4-U0-G4	176
		T3M	45075	B4-U0-G5	165	47665	B4-U0-G5	175	47665	B4-U0-G5	175
		T4M	45682	B3-U0-G5	168	48296	B3-U0-G5	177	48296	B3-U0-G5	177
		T5M	47086	B5-U0-G4	173	49781	B5-U0-G4	183	49781	B5-U0-G4	183
		AFR	47062	B4-U0-G4	173	49755	B4-U0-G4	183	49755	B4-U0-G4	183
		T4W	43495	B4-U0-G5	160	45984	B4-U0-G5	169	45984	B4-U0-G5	169
		T5N	46764	B5-U0-G4	172	49430	B5-U0-G4	181	49430	B5-U0-G4	181
		T5W	45016	B5-U0-G5	165	47592	B5-U0-G5	175	47592	B5-U0-G5	175
		LCL	24722	B3-U0-G3	91	26137	B3-U0-G3	96	26137	B3-U0-G3	96
		LCR	24722	B2-U0-G3	91	26137	B2-U0-G3	96	26137	B2-U0-G3	96
		BLC	31682	B1-U0-G4	116	33495	B1-U0-G4	123	33495	B1-U0-G4	123
A23	266	T2M	47490	B4-U0-G4	166	50208	B4-U0-G4	176	50208	B4-U0-G4	176
		T3M	47111	B4-U0-G5	165	49808	B4-U0-G5	174	49808	B4-U0-G5	174
		T4M	47745	B4-U0-G5	167	50478	B4-U0-G5	177	50478	B4-U0-G5	177
		T5M	49213	B5-U0-G4	172	52029	B5-U0-G4	182	52029	B5-U0-G4	182
		AFR	49187	B4-U0-G4	172	52002	B4-U0-G4	182	52002	B4-U0-G4	182
		T4W	45459	B4-U0-G5	159	48061	B4-U0-G5	168	48061	B4-U0-G5	168
		T5N	48866	B5-U0-G4	171	51663	B5-U0-G4	181	51663	B5-U0-G4	181
		T5W	47049	B5-U0-G5	165	49742	B5-U0-G5	174	49742	B5-U0-G5	174
		LCL	25839	B3-U0-G4	90	27317	B3-U0-G4	96	27317	B3-U0-G4	96
		LCR	25839	B2-U0-G4	90	27317	B2-U0-G4	96	27317	B2-U0-G4	96
		BLC	33113	B1-U0-G4	116	35008	B1-U0-G4	122	35008	B1-U0-G4	122

OPF-L OptiForm large

Site & area luminaire

OPF-L Area Optic Lumen values (cont'd)

Performance Package	System Watts	Distribution Type	70 CRI 3000K Lumen Output	70 CRI 3000K BUG Rating	70 CRI 3000K Efficacy (LPW)	70 CRI 4000K Lumen Output	70 CRI 4000K BUG Rating	70 CRI 4000K Efficacy (LPW)	70 CRI 5000K Lumen Output	70 CRI 5000K BUG Rating	70 CRI 5000K Efficacy (LPW)
A24	298	T2M	49218	B4-U0-G4	165	52034	B4-U0-G4	175	52034	B4-U0-G4	175
		T3M	48825	B4-U0-G5	164	51619	B4-U0-G5	173	51619	B4-U0-G5	173
		T4M	49482	B4-U0-G5	166	52313	B4-U0-G5	175	52313	B4-U0-G5	175
		T5M	51003	B5-U0-G4	171	53921	B5-U0-G4	181	53921	B5-U0-G4	181
		AFR	50976	B5-U0-G4	171	53894	B5-U0-G4	181	53894	B5-U0-G4	181
		T4W	47113	B4-U0-G5	158	49809	B4-U0-G5	167	49809	B4-U0-G5	167
		T5N	50644	B5-U0-G4	170	53542	B5-U0-G4	180	53542	B5-U0-G4	180
		T5W	48761	B5-U0-G5	164	51551	B5-U0-G5	173	51551	B5-U0-G5	173
		LCL	26778	B3-U0-G4	90	28311	B3-U0-G4	95	28311	B3-U0-G4	95
		LCR	26778	B2-U0-G4	90	28311	B2-U0-G4	95	28311	B2-U0-G4	95
		BLC	34317	B1-U0-G4	115	36281	B2-U0-G4	122	36281	B2-U0-G4	122
A25	311	T2M	51001	B5-U0-G4	164	53920	B5-U0-G4	173	53920	B5-U0-G4	173
		T3M	50594	B4-U0-G5	163	53490	B4-U0-G5	172	53490	B4-U0-G5	172
		T4M	51275	B4-U0-G5	165	54209	B4-U0-G5	174	54209	B4-U0-G5	174
		T5M	52851	B5-U0-G4	170	55875	B5-U0-G4	180	55875	B5-U0-G4	180
		AFR	52824	B5-U0-G4	170	55847	B5-U0-G4	179	55847	B5-U0-G4	179
		T4W	48820	B4-U0-G5	157	51614	B4-U0-G5	166	51614	B4-U0-G5	166
		T5N	52479	B5-U0-G4	169	55482	B5-U0-G4	178	55482	B5-U0-G4	178
		T5W	50528	B5-U0-G5	162	53419	B5-U0-G5	172	53419	B5-U0-G5	172
		LCL	27749	B3-U0-G4	89	29337	B3-U0-G4	94	29337	B3-U0-G4	94
		LCR	27749	B2-U0-G4	89	29337	B2-U0-G4	94	29337	B2-U0-G4	94
		BLC	35561	B1-U0-G4	114	37596	B2-U0-G5	121	37596	B2-U0-G5	121
A26	324	T2M	52814	B5-U0-G4	163	55837	B5-U0-G4	172	55837	B5-U0-G4	172
		T3M	52393	B4-U0-G5	162	55391	B4-U0-G5	171	55391	B4-U0-G5	171
		T4M	53098	B4-U0-G5	164	56126	B4-U0-G5	173	56126	B4-U0-G5	173
		T5M	54730	B5-U0-G4	169	57862	B5-U0-G4	178	57862	B5-U0-G4	178
		AFR	54702	B5-U0-G4	169	57832	B5-U0-G4	178	57832	B5-U0-G4	178
		T4W	50556	B4-U0-G5	156	53449	B4-U0-G5	165	53449	B4-U0-G5	165
		T5N	54344	B5-U0-G4	168	57455	B5-U0-G4	177	57455	B5-U0-G4	177
		T5W	52324	B5-U0-G5	161	55318	B5-U0-G5	171	55318	B5-U0-G5	171
		LCL	28735	B3-U0-G4	89	30380	B3-U0-G4	94	30380	B3-U0-G4	94
		LCR	28735	B3-U0-G4	89	30380	B3-U0-G4	94	30380	B3-U0-G4	94
		BLC	36825	B2-U0-G5	114	38932	B2-U0-G5	120	38932	B2-U0-G5	120
A27	337	T2M	54641	B5-U0-G4	162	57768	B5-U0-G5	171	57768	B5-U0-G5	171
		T3M	54205	B4-U0-G5	161	57308	B4-U0-G5	170	57308	B4-U0-G5	170
		T4M	54935	B4-U0-G5	163	58078	B4-U0-G5	172	58078	B4-U0-G5	172
		T5M	56623	B5-U0-G4	168	59864	B5-U0-G4	177	59864	B5-U0-G4	177
		AFR	56594	B5-U0-G5	168	59833	B5-U0-G5	177	59833	B5-U0-G5	177
		T4W	52305	B4-U0-G5	155	55298	B4-U0-G5	164	55298	B4-U0-G5	164
		T5N	56224	B5-U0-G4	167	59442	B5-U0-G4	176	59442	B5-U0-G4	176
		T5W	54134	B5-U0-G5	160	57232	B5-U0-G5	170	57232	B5-U0-G5	170
		LCL	29729	B3-U0-G4	88	31431	B3-U0-G4	93	31431	B3-U0-G4	93
		LCR	29729	B3-U0-G4	88	31431	B3-U0-G4	93	31431	B3-U0-G4	93
		BLC	38099	B2-U0-G5	113	40279	B2-U0-G5	119	40279	B2-U0-G5	119

OPF-L OptiForm large

Site & area luminaire

OPF-L Area Optic Lumen values (cont'd)

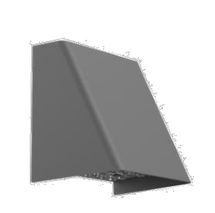
Performance Package	System Watts	Distribution Type	70 CRI 3000K Lumen Output	70 CRI 3000K BUG Rating	70 CRI 3000K Efficacy (LPW)	70 CRI 4000K Lumen Output	70 CRI 4000K BUG Rating	70 CRI 4000K Efficacy (LPW)	70 CRI 5000K Lumen Output	70 CRI 5000K BUG Rating	70 CRI 5000K Efficacy (LPW)
A28	350	T2M	56342	B5-U0-G5	161	59566	B5-U0-G5	170	59566	B5-U0-G5	170
		T3M	55892	B4-U0-G5	160	59091	B4-U0-G5	169	59091	B4-U0-G5	169
		T4M	56644	B4-U0-G5	162	59886	B4-U0-G5	171	59886	B4-U0-G5	171
		T5M	58385	B5-U0-G4	167	61727	B5-U0-G4	176	61727	B5-U0-G4	176
		AFR	58355	B5-U0-G4	167	61695	B5-U0-G5	176	61695	B5-U0-G5	176
		T4W	53933	B4-U0-G5	154	57019	B4-U0-G5	163	57019	B4-U0-G5	163
		T5N	57974	B5-U0-G4	165	61292	B5-U0-G4	175	61292	B5-U0-G4	175
		T5W	55819	B5-U0-G5	159	59013	B5-U0-G5	168	59013	B5-U0-G5	168
		LCL	30655	B3-U0-G4	88	32409	B3-U0-G4	93	32409	B3-U0-G4	93
		LCR	30655	B3-U0-G4	88	32409	B3-U0-G4	93	32409	B3-U0-G4	93
		BLC	39284	B2-U0-G5	112	41533	B2-U0-G5	119	41533	B2-U0-G5	119
A29	378	T2M	59894	B5-U0-G5	159	63322	B5-U0-G5	168	63322	B5-U0-G5	168
		T3M	59418	B4-U0-G5	157	62817	B4-U0-G5	166	62817	B4-U0-G5	166
		T4M	60216	B4-U0-G5	159	63662	B4-U0-G5	169	63662	B4-U0-G5	169
		T5M	62066	B5-U0-G5	164	65618	B5-U0-G5	174	65618	B5-U0-G5	174
		AFR	62034	B5-U0-G5	164	65585	B5-U0-G5	174	65585	B5-U0-G5	174
		T4W	57333	B4-U0-G5	152	60614	B4-U0-G5	161	60614	B4-U0-G5	161
		T5N	61629	B5-U0-G4	163	65156	B5-U0-G4	173	65156	B5-U0-G4	173
		T5W	59338	B5-U0-G5	157	62734	B5-U0-G5	166	62734	B5-U0-G5	166
		LCL	32587	B3-U0-G4	86	34452	B3-U0-G4	91	34452	B3-U0-G4	91
		LCR	32587	B3-U0-G4	86	34452	B3-U0-G4	91	34452	B3-U0-G4	91
		BLC	41761	B2-U0-G5	111	44151	B2-U0-G5	117	44151	B2-U0-G5	117
A30	393	T2M	61735	B5-U0-G5	157	65268	B5-U0-G5	166	65268	B5-U0-G5	166
		T3M	61243	B4-U0-G5	156	64747	B4-U0-G5	165	64747	B4-U0-G5	165
		T4M	62066	B4-U0-G5	158	65618	B4-U0-G5	167	65618	B4-U0-G5	167
		T5M	63974	B5-U0-G5	163	67635	B5-U0-G5	172	67635	B5-U0-G5	172
		AFR	63941	B5-U0-G5	163	67600	B5-U0-G5	172	67600	B5-U0-G5	172

GARDCO

Wall Mount

GeoForm

GWS LED wall sconce



Geoform wedge small LED wall sconce GWS features a compact geometric design that will complement a range of architectural styles. GeoForm wedge small features specialized, highly efficient optics which balance low glare with excellent performance. Type 2, 3 and 4 optical distributions are available with up to 5500 lumens. A diffuse lens option is also available for over doorway applications. Emergency battery backup option provides path-of-egress illumination. Multiple control options, including wireless Interact Pro outdoor, further enhance energy savings.

Project:
Location:
Cat.No:
Type:
Lamps: Qty:
Notes:

Ordering guide

example: GWS-A01-830-T2M-120-BK

Luminaire	Configuration (nom. lumens)	Color Temperature	Distribution	Voltage	Dimming Controls[2]	Electrical	Options	Finish
GWS								
GWS GeoForm Wedge Small	**A01**[1] 1,500 lumens **A02**[1] 2,500 lumens **A03** 4,000 lumens **A04** 5,000 lumens **A05** 6,000 lumens	**830** 80CRI 3000K **840** 80CRI 4000K **740** 70CRI 4000K **750** 70CRI 5000K	**T2M** Type 2 **T3M** Type 3 **T4M** Type 4 **DFL** Diffusing lens	**120** 120V **208** 208V **240** 240V **277** 277V **UNV** 120-277V **347** 347V **480** 480V **HVU** 347-480V	**none** Leave blank (0-10V dimming driver standard) **DLEA**[2] Dimming Leads Externally Accessible (controls by others) **FAWS**[2] Field Adjustable Wattage Selector	**none** Leave blank (10kV kA surge protection standard) **SP2** Surge Protector 20kV/10kA **FS1** Single Fuse (120, 277, or 347VAC) **FS2** Double Fuse (208V, 240V, or 480V) **PCB**[3] Photocontrol Button (120-277V)	**none** Leave blank **EM**[1] Emergency Battery Pack (0-40°C) **BAC**[4] Meets the requirements of the Buy American Act of 1933 (BAA)	**Textured** **BK** Black **WH** White **BZ** Bronze **DG** Dark Gray **MG** Medium Gray **Customer specified** **OC** Specify optional color or RAL, contact factory **SC** Special Color (must supply color chip, requires factory quote)

1. Only available from 120-277V, or in UNV.
2. Only one option can be selected from Dimming Controls column.
3. Only available from 120-277V, must specify voltage.
4. Failure to properly select the "BAC" suffix could result in you receiving product that is not BAA compliant product with no recourse for an RMA or refund. This BAC designation hereunder does not address (i) the applicability of, or availability of a waiver under, the Trade Agreements Act, or (ii) the "Buy America" domestic content requirements imposed on states, localities, and other non-federal entities as a condition of receiving funds administered by the Department of Transportation or other federal agencies.
5. Consult Signify to confirm whether specific accessories are BAA-compliant.

Luminaire Accessories (order separately)[5]

GF-WS-BK Wall Mounted Box for surface conduit, painted black
GF-INV Inversion Mounting kit (required with inverted mounting)

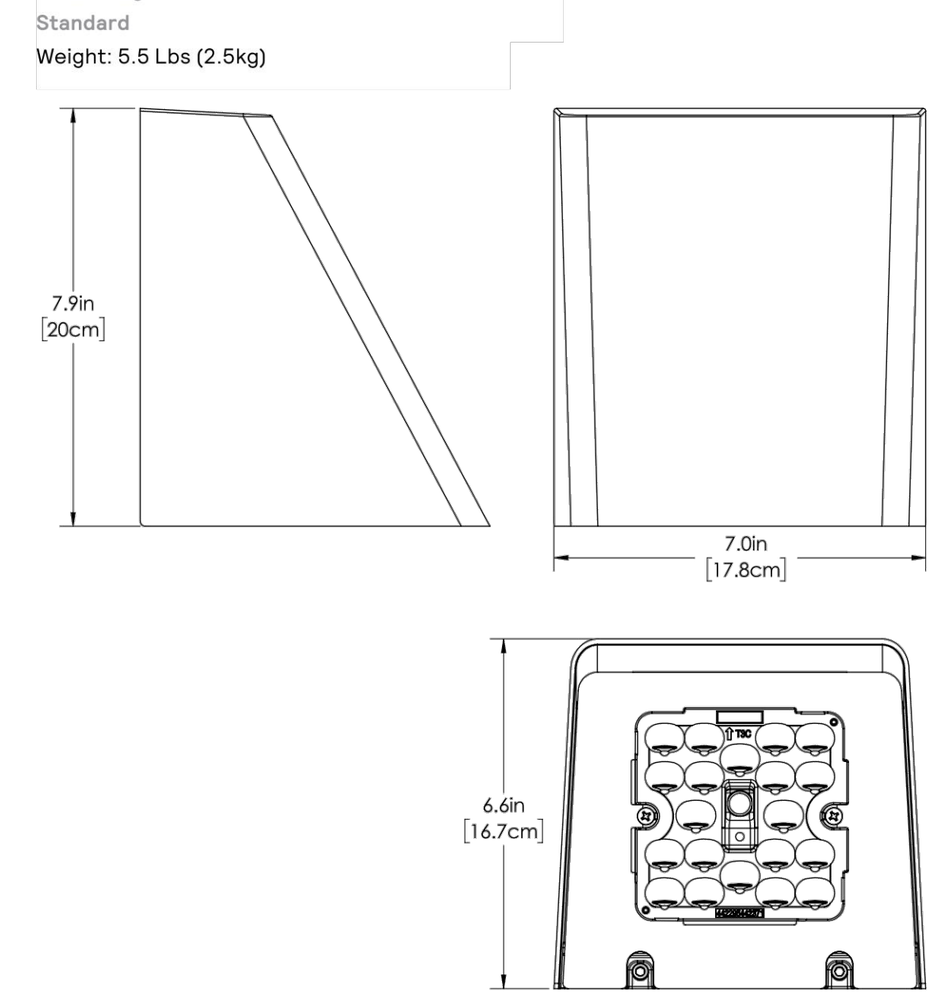
DARKSKY APPROVED Reduces light pollution Certified by DarkSky.org

DLC LISTED PREMIUM

GWS GeoForm wedge small
Wall sconce

Dimensions

GWS Wedge
Standard
Weight: 5.5 Lbs (2.5kg)

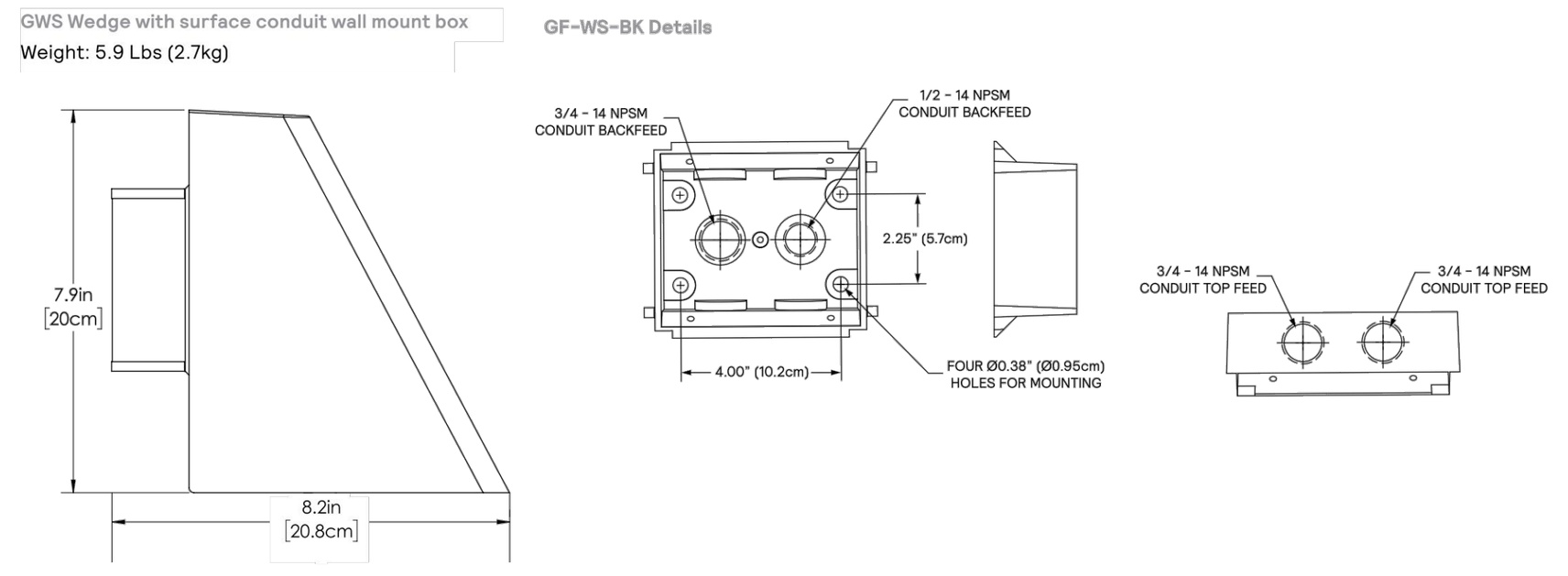


Accessory details

Surface mount conduit box (GF-WS-BK)

GWS Wedge with surface conduit wall mount box
Weight: 5.9 Lbs (2.7kg)

GF-WS-BK Details



GWS GeoForm wedge small
Wall sconce

GWS Lumen values

3000K, 80CRI

Ordering Code	CCT	CRI	Average System Wattage	Type 2M Lumen Output	Type 2M BUG Rating	Type 2M Efficacy (LPW)	Type 3M Lumen Output	Type 3M BUG Rating	Type 3M Efficacy (LPW)	Type 4M Lumen Output	Type 4M BUG Rating	Type 4M Efficacy (LPW)
GWS-A01-830	3000	80	10	1483	B1-U0-G1	145	1503	B1-U0-G1	147	1467	B0-U0-G1	144
GWS-A02-830	3000	80	17	2478	B1-U0-G1	147	2511	B1-U0-G1	149	2452	B1-U0-G1	145
GWS-A03-830	3000	80	25	3522	B1-U0-G1	143	3570	B1-U0-G1	145	3485	B1-U0-G1	142
GWS-A04-830	3000	80	34	4601	B1-U0-G1	137	4664	B1-U0-G1	139	4553	B1-U0-G1	136
GWS-A05-830	3000	80	41	5501	B2-U0-G2	134	5575	B2-U0-G2	136	5443	B1-U0-G1	132

4000K, 80CRI

Ordering Code	CCT	CRI	Average System Wattage	Type 2M Lumen Output	Type 2M BUG Rating	Type 2M Efficacy (LPW)	Type 3M Lumen Output	Type 3M BUG Rating	Type 3M Efficacy (LPW)	Type 4M Lumen Output	Type 4M BUG Rating	Type 4M Efficacy (LPW)
GWS-A01-840	4000	80	10	1537	B1-U0-G1	151	1558	B1-U0-G1	153	1521	B0-U0-G1	149
GWS-A02-840	4000	80	17	2569	B1-U0-G1	152	2604	B1-U0-G1	154	2542	B1-U0-G1	151
GWS-A03-840	4000	80	25	3652	B1-U0-G1	148	3701	B1-U0-G1	150	3613	B1-U0-G1	147
GWS-A04-840	4000	80	34	4771	B1-U0-G1	142	4835	B2-U0-G2	144	4721	B1-U0-G1	141
GWS-A05-840	4000	80	41	5703	B2-U0-G2	139	5780	B2-U0-G2	141	5643	B1-U0-G2	137

4000K, 70CRI

Ordering Code	CCT	CRI	Average System Wattage	Type 2M Lumen Output	Type 2M BUG Rating	Type 2M Efficacy (LPW)	Type 3M Lumen Output	Type 3M BUG Rating	Type 3M Efficacy (LPW)	Type 4M Lumen Output	Type 4M BUG Rating	Type 4M Efficacy (LPW)
GWS-A01-740	4000	70	10	1732	B1-U0-G1	170	1756	B1-U0-G1	172	1714	B1-U0-G1	168
GWS-A02-740	4000	70	17	2895	B1-U0-G1	171	2934	B1-U0-G1	174	2865	B1-U0-G1	170
GWS-A03-740	4000	70	25	4115	B1-U0-G1	167	4171	B1-U0-G1	170	4072	B1-U0-G1	166
GWS-A04-740	4000	70	34	5376	B2-U0-G2	160	5449	B2-U0-G2	163	5320	B1-U0-G1	159
GWS-A05-740	4000	70	41	6427	B2-U0-G2	156	6514	B2-U0-G2	158	6359	B1-U0-G2	155

5000K, 70CRI

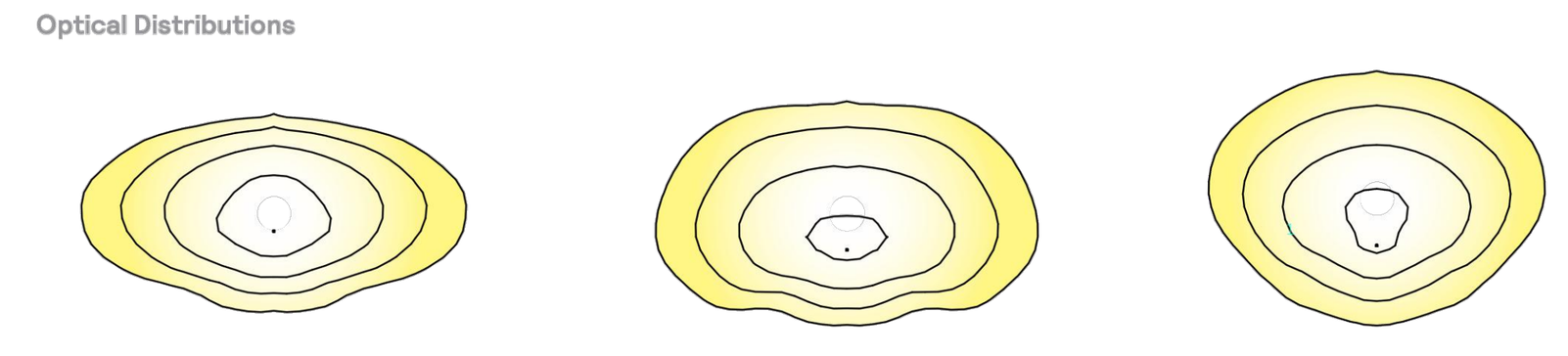
Ordering Code	CCT	CRI	Average System Wattage	Type 2M Lumen Output	Type 2M BUG Rating	Type 2M Efficacy (LPW)	Type 3M Lumen Output	Type 3M BUG Rating	Type 3M Efficacy (LPW)	Type 4M Lumen Output	Type 4M BUG Rating	Type 4M Efficacy (LPW)
GWS-A01-750	5000	70	10	1663	B1-U0-G1	163	1686	B1-U0-G1	165	1646	B1-U0-G1	161
GWS-A02-750	5000	70	17	2780	B1-U0-G1	165	2818	B1-U0-G1	167	2751	B1-U0-G1	163
GWS-A03-750	5000	70	25	3952	B1-U0-G1	161	4005	B1-U0-G1	163	3910	B1-U0-G1	159
GWS-A04-750	5000	70	34	5163	B2-U0-G2	154	5233	B2-U0-G2	156	5109	B1-U0-G1	153
GWS-A05-750	5000	70	41	6172	B2-U0-G2	150	6255	B2-U0-G2	152	6107	B1-U0-G2	149

LED Wattage and Lumen Values (Emergency Mode)

Ordering Code	CCT	CRI	Avg. System Wattage (W)	Type 2 Lumen Output	Type 2 BUG Rating	Type 3 Lumen Output	Type 3 BUG Rating	Type 4 Lumen Output	Type 4 BUG Rating	DFL Lumen Output	DFL BUG Rating
GWS-A01/2/3/4/5-830-x-EM	3000	80	6	856	B0-U0-G0	868	B0-U0-G0	847	B0-U0-G1	717	B1-U0-G0
GWS-A01/2/3/4/5-840-x-EM	4000	80	6	887	B0-U0-G0	899	B0-U0-G0	878	B0-U0-G1	743	B1-U0-G0
GWS-A01/2/3/4/5-740-x-EM	4000	70	6	1000	B0-U0-G0	1014	B0-U0-G0	990	B0-U0-G1	838	B1-U0-G0
GWS-A01/2/3/4/5-750-x-EM	5000	70	6	960	B0-U0-G0	973	B0-U0-G0	950	B0-U0-G1	804	B1-U0-G0

GWS GeoForm wedge small
Wall sconce

Optical Distributions



Type 2 Type 3 Type 4

Specifications

Construction

Main body housing and door frame made of low copper die cast aluminum alloy for a high resistance to corrosion. Removable die cast backplate to allow access to driver or other electronic components for servicing. The housing acts as the main heat sinking component, for maximum thermal dissipation. Giving the freedom to have a clean minimalist aesthetic design while allowing it to house emergency battery backup equipment and various other options. Luminaire housing rated to IP65, tested in accordance to Section 9 of IEC 60598-1.

IK Rating IK08 high impact resistance rating for both the housing and optics

IP Rating IP65 rated luminaire with IP66 rated light engine

Light engine

Electrical components are RoHS compliant, IP66 sealed light engine equipped LEDs tested by ISO 17025-2005 accredited lab in accordance with IESNA LM-80 guidelines in compliance with EPA ENERGY STAR, extrapolations in accordance with IESNA TM-21. Metal core board ensures greater heat transfer and longer lifespan.

LED Module

LED PCBA made of 20 LEDs populated on aluminum metal clad board for optimal thermal dissipation ensuring long LED life.

Optical System

Composed of high performance UV stabilized optical grade polymer refractor lenses to achieve desired distribution optimized to get maximum spacing, target lumens and a superior lighting uniformity. Performance tested per LM-63, LM-79 and TM-15 (IESNA) certifying its photometric performance. 0% uplight and U0 per IESNA TM-15.

Mounting

Mounting is achieved through integral back plate that features a hook and lock quick mount plate that secures with two set screws from bottom of luminaire. Mounting plate is located in the center of the luminaire body. Luminaire ships fully assembled, ready to install. GeoForm requires a mounting kit accessory for use of inverted luminaires. Mounting kit includes Safety Cable and hardware. GeoForm with Precision Plus optics are suitable for damp locations only when inverted.

Installation

GeoForm features an integral hook on its mounting plate which allows a single installer to perform wiring without assistance. See installation instructions for complete details.

Control options

0-10V dimming (DLEA): Access to 0-10V dimming leads supplied through back of luminaire (for secondary dimming controls by others). Cannot be used with other control options.

Field Adjustable Wattage Selector (FAWS): Luminaire equipped with the ability to manually adjust the wattage in the field to reduce total luminaire lumen output and light levels. Comes pre-set to the highest position lumen output selected. Use chart below to estimate reduction in lumen output desired. Cannot be used with other control options or motion response.

FAWS Position	Percent of Typical Lumen Output
1	25%
2	50%
3	55%
4	65%
5	75%
6	80%
7	85%
8	90%
9	95%
10	100%

Note: Typical value accuracy +/- 5%

Emergency Battery Backup (EM): Emergency battery packs included integral to the luminaire, allowing for a consistent look between emergency and non-emergency luminaires. Emergency is suitable for use in ambient temperature conditions from 0°C (32°F) to 40°C (104°F) designed to have a secondary driver with relay to immediately detect AC power loss to power luminaire for a minimum of 90 minutes from the time power is lost. Available with 120-277V, or 'UNV' only.

Electrical

Driver: Driver efficiency (>90% standard). 120-480V available (restrictions apply). Open/short circuit protection. 0-10V dimming driver down to 10% standard. RoHS compliant.

Button Photocontrol (PCB): Button style design for internal luminaires mounting applications. The photocontrol is constructed of a high impact UV stabilized polycarbonate housing. Rated voltage of 120V or 208-277V with a load rating of 1000 VA. The photocell will turn on with 1-4Fc of ambient light.

Surge protection (SP2): Each luminaire is provided as standard with surge protector tested in accordance with ANSI/IEEE C62.45 per ANSI/ IEEE C62.41.2 Scenario I Category C High Exposure 10kV/5kA waveforms for Line Ground, Line Neutral and Neutral Ground, and in accordance with U.S. DOE (Department of Energy) MSSLC (Municipal Solid-State Street Lighting Consortium) Model Specification for LED Roadway Luminaires Appendix D Electrical Immunity High Test Level 10kV / 5kA. Optional 20kV is available for additional protection.

GWS GeoForm wedge small
Wall sconce

Specifications (cont'd)

Listings

UL/cUL listed to the UL 1598 standard, suitable for wet locations when mounted downward facing. Also listed for damp locations when inverted upward facing when mounted in covered ceiling application. Suitable for use in ambient temperatures from -40° to 40°C (-40° to 104°F). All GeoForm configurations are qualified under Design Lights Consortium® Premium category. Consult DLC Qualified Products List on Specific Classifications and for more details. CCTs 3000K and warmer are IDA Dark Sky Approved. FCC Compliant.

Finish

Each standard color luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) textured polyester powder coat finish. The surface treatment achieves a minimum of 1000 hours for salt spray resistant finish in accordance with testing performed and per ASTM B117 standard. Standard colors include bronze (BZ), black (BK), white (WH), dark gray (DGY), and medium gray (MGY). Consult factory for specs on optional or custom colors.

Service Tag

Each individual luminaire is uniquely identifiable, thanks to the Service tag application. With a simple scan of a QR code, placed on the inside of the mast door, you gain instant access to the luminaire configuration, making installation and maintenance operations faster and easier, no matter what stage of the luminaire's lifetime. Just download the APP and register your product right away. For more details visit: signify.com

Warranty

GeoForm luminaires feature a 5-year limited warranty. See signify.com/warranties for complete details and exclusions.

Predicted Lumen Depreciation Data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions. L_{70} is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published L_{70} hours limited to 6 times actual LED test hours

Ambient Temperature °C	Drive current	L_{70} per TM-21	Lumen Maintenance % at 60,000 hrs
25°C	up to 1200 mA	>102,000 hours	>91%

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architecture • planning • design
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CIVIL ENGINEER:
Manhard CONSULTING
333 EAST BUTTERFIELD RD.
SUITE 600
LOMBARD, IL 60148

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SUITE 1700
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CELL: 773-401-4733

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EXECUTIVE VICE PRESIDENT
INDUSTRIAL SERVICES
NAI Hiffman
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SUITE 400
OAKBROOK TERRACE, IL 60181
CELL: 630-525-0649

E-1.3

PROJECT #: 24031
DATE: 06/04/24
REVISIONS: 10/08/25
SCALE: AS NOTED

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Naturalized BMP Plan

Experior Logistics Facility

Schaumburg, Illinois

October 10th, 2025

CONSULTANTS:

NATIVE LANDSCAPE ARCHITECT:

GARY R. WEBER ASSOCIATES, INC
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187

CIVIL ENGINEER:

MANHARD CONSULTING, LTD.
700 SPRINGER DR.
LOMBARD, ILLINOIS 60148

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LOCATION MAP

SCALE: 1"= 500'

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
0	COVER SHEET
1	NATURALIZED BMP PLAN
2	NATURALIZED BMP PLAN
3	MANAGEMENT EXHIBIT
4	NATURALIZED BMP SPECIFICATIONS

GENERAL NOTES

1. Contractor shall verify underground utility lines and is responsible for any damage.
2. Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
3. Material quantities shown are for contractors convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
4. Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.
5. Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work.
6. See General Conditions and Specifications for landscape work for additional requirements.

Temporary Cover Crop

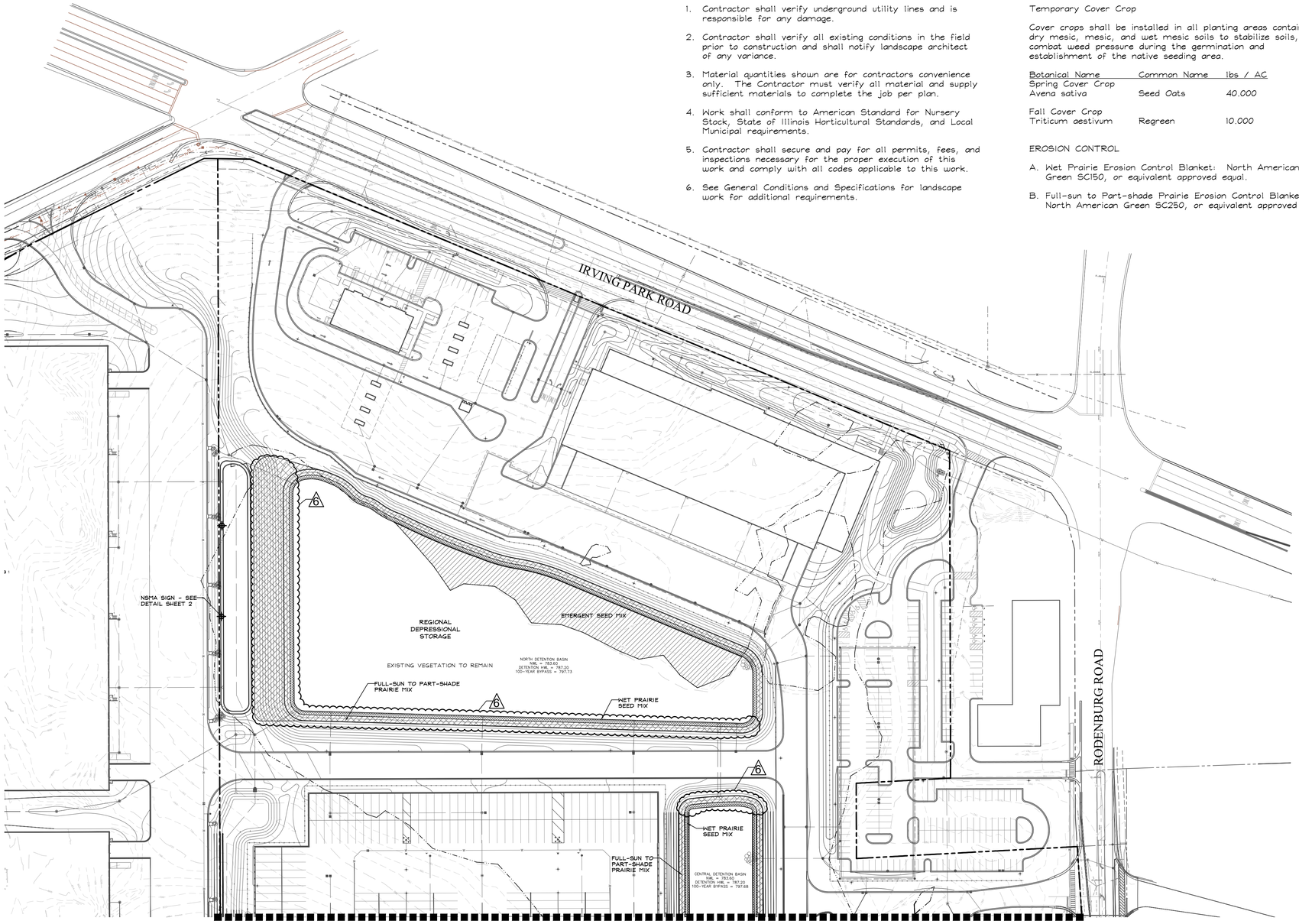
Cover crops shall be installed in all planting areas containing dry mesic, mesic, and wet mesic soils to stabilize soils, and combat weed pressure during the germination and establishment of the native seeding area.

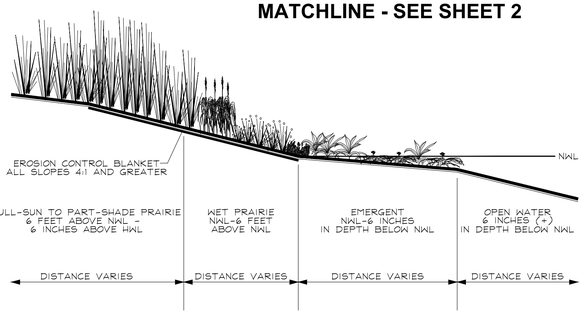
Botanical Name	Common Name	lbs / AC
Spring Cover Crop		
Avena sativa	Seed Oats	40.000
Fall Cover Crop		
Triticum aestivum	Regreen	10.000

EROSION CONTROL

A. Wet Prairie Erosion Control Blanket: North American Green SC150, or equivalent approved equal.

B. Full-sun to Part-shade Prairie Erosion Control Blanket: North American Green SC250, or equivalent approved equal.





PLANT COMMUNITY SECTION
NOT TO SCALE

0 40' 80' 160' 240'
SCALE: 1"=80'

NORTH

NATIVE AREA QUANTITIES

Key	Qty.	Description
	4.80 AC.	EMERGENT SEED MIX
	1.15 AC.	WET PRAIRIE SEED MIX
	2.24 AC.	FULL-SUN TO PART-SHADE PRAIRIE SEED MIX
	5	NATURALIZED STORMWATER MANAGEMENT AREA SIGN

NATIVE SEED MIXTURES 2.1.B

Emergent Plantings
Basin bottom where specified

Botanical Name	Common Name	lb/ac	Plugs/ac
Acorus americanus	Sweet Flag	0.500	500
Alisma subcordatum	Water Plantain	1.250	500
Eleocharis obtusa	Blunt Spike Rush	0.375	
Eleocharis palustris	Marsh Spike Rush	0.375	
Glyceria grandis	Reed Manna Grass	0.375	
Hibiscus laevis	Rose Mallow	0.250	
Iris virginica shrevei	Blue Flag	0.500	500
Juncus effusus	Common Rush	0.500	
Leersia Oryzoides	Rice Cut Grass	1.250	
Pontederia Cordata	Pickerelweed	0.250	500
Sagittaria latifolia	Common Arrowhead	1.250	
Scirpus acutus	Hardstem Bulrush	0.250	500
Scirpus pungens	Chairmakers Rush	0.250	500
Scirpus validus	Great Bulrush	0.250	500
Sparganium eurycarpum	Bur Reed	1.000	500
Bolboschoenus fluviatilis	River Bulrush		1,500
Total Emergent Seed Mix		8.625	
Total Emergent Plugs			5,500

Wet Prairie Mix
NWL to 6" above NWL

Botanical Name	Common Name	lb/ac
Grasses and Sedges		
Agrostis gigantea	Red Top Grass	0.500
Agrostis stolonifera	Bent Grass	1.000
Carex Bebbii	Bebbs Sedge	0.250
Carex scoparia	Pointed Broom Sedge	0.250
Carex stipata	Awlfruited Sedge	0.063
Carex vulpinoidea	Brown Fox Sedge	1.000
Eleocharis obtusa	Blunt Spike Rush	0.015
Elymus virginicus	Virginia Rye	3.000
Glyceria striata	Fowl Manna Grass	0.125
Juncus effusus	Soft Rush	0.050
Juncus torreyi	Torreys Rush	0.006
Leersia oryzoides	Rice Cut Grass	0.250
Panicum virgatum	Switch Grass	2.000
Schoenoplectus tabernaemontani	Great Bulrush	0.063
Scirpus atrovirens	Dark Green Rush	0.625
Scirpus pendulus	Red Bulrush	0.031
Total Grasses and Sedges		9.228
Asclepias incarnata	Swamp Milkweed	0.250
Boehmeria cylindrica	False Nettle	0.063
Clematis virginiana	Virgin's Bower	0.015
Helenium autumnale	Sneezeweed	0.063
Lycopus americanus	Common Water Horehound	0.125
Penthorum sedoides	Ditch Stonecrop	0.006
Rudbeckia laciniata	Green Coneflower	0.063
Teucrium canadensis	Germander	0.031
Verbena hastata	Blue Vervain	0.250
Total Wildflowers/Broadleaves:		0.866
Total Wet Prairie Mix		10.094

Full-sun to Part-shade Prairie Mix
NWL to 6" above NWL

Botanical Name	Common Name	lb/ac
Grasses and Sedges		
Andropogon gerardii	Big Bluestem	2.000
Carex Bicknellii	Bicknells Sedge	0.188
Carex grisea	Wood Gray Sedge	0.031
Carex Sprengelii	Sprengels Sedge	0.031
Elymus hystrix	Bottlebrush Grass	0.063
Elymus villosus	Silky Rye	0.125
Elymus virginicus	Virginia Rye	4.000
Panicum virgatum	Switch Grass	0.500
Schizachyrium scoparium	Little Bluestem	2.000
Total Grasses and Sedges		8.938
Total Wildflowers/Broadleaves:		
Asclepias syriaca	Common Milkweed	0.063
Asclepias tuberosa	Butterfly Weed	0.500
Baptisia lactea {B alba macrophylla}	White Indigo	0.063
Coreopsis tripteris	Tall Coreopsis	0.094
Desmodium canadense	Showy Ticktrefoil	0.094
Euthamia graminifolia {Solidago g}	Grass Leaf Goldenrod	0.063
Gentiana alba {G. flavida}	Pale Gentian	0.063
Glyceria striata	Fowl Manna Grass	0.063
Heliopsis helianthoides	Early Sunflower	0.125
Juncus dudleyi	Dudleys Rush	0.125
Lespedeza capitata	Round-headed Bush Clover	0.130
Monarda fistulosa	Wild Bergamot	0.094
Solidago ridgida	Stiff Goldenrod	0.063
Pycnanthemum tenuifolium	Slender Mt Mint	0.031
Pycnanthemum virginianum	Common Mt Mint	0.063
Rudbeckia hirta	Blackeyed Susan	0.125
Rudbeckia subtomentosa	Sweet Coneflower	0.125
Rudbeckia triloba	Browneyed Susan	0.250
Solidago juncea	Early Goldenrod	0.015
Solidago ulmifolia	Elmleaf Goldenrod	0.188
Symphyotrichum drummondii	Drummonds Aster	0.063
Symphyotrichum shortii	Shorts Aster	0.063
Symphyotrichum urophyllum	Arrowleaf Aster	0.063
Tradescantia ohiensis	Ohio Spiderwort	0.046
Vernonia missurica	Missouri ironweed	0.046
Zizia aurea	Golden Alexander	0.063
Total Wildflowers/Broadleaves:		2.680
Total Full-sun to Part-shade Prairie Mix		11.618

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815.485.7333 arete-ltd.com

EXPERIOR LOGISTICS FACILITY

1001 WEST IRVING PARK ROAD
SCHAUMBURG, ILLINOIS

NATURALIZED BMP PLAN

7	10.10.2025
6	8.08.2025
5	5.25.2022
4	4.12.2022
3	2.10.2022
2	2.04.2022
1	1.17.2022

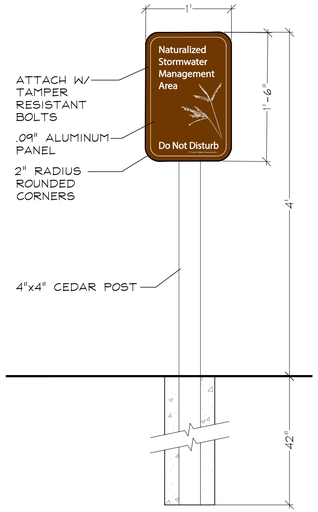
REVISIONS

DATE	8.17.2021
PROJECT NO.	ET1801
DRAWN	LRP
CHECKED	ELR
SHEET NO.	

1 OF 4

811 Know what's below. Call before you dig.

635



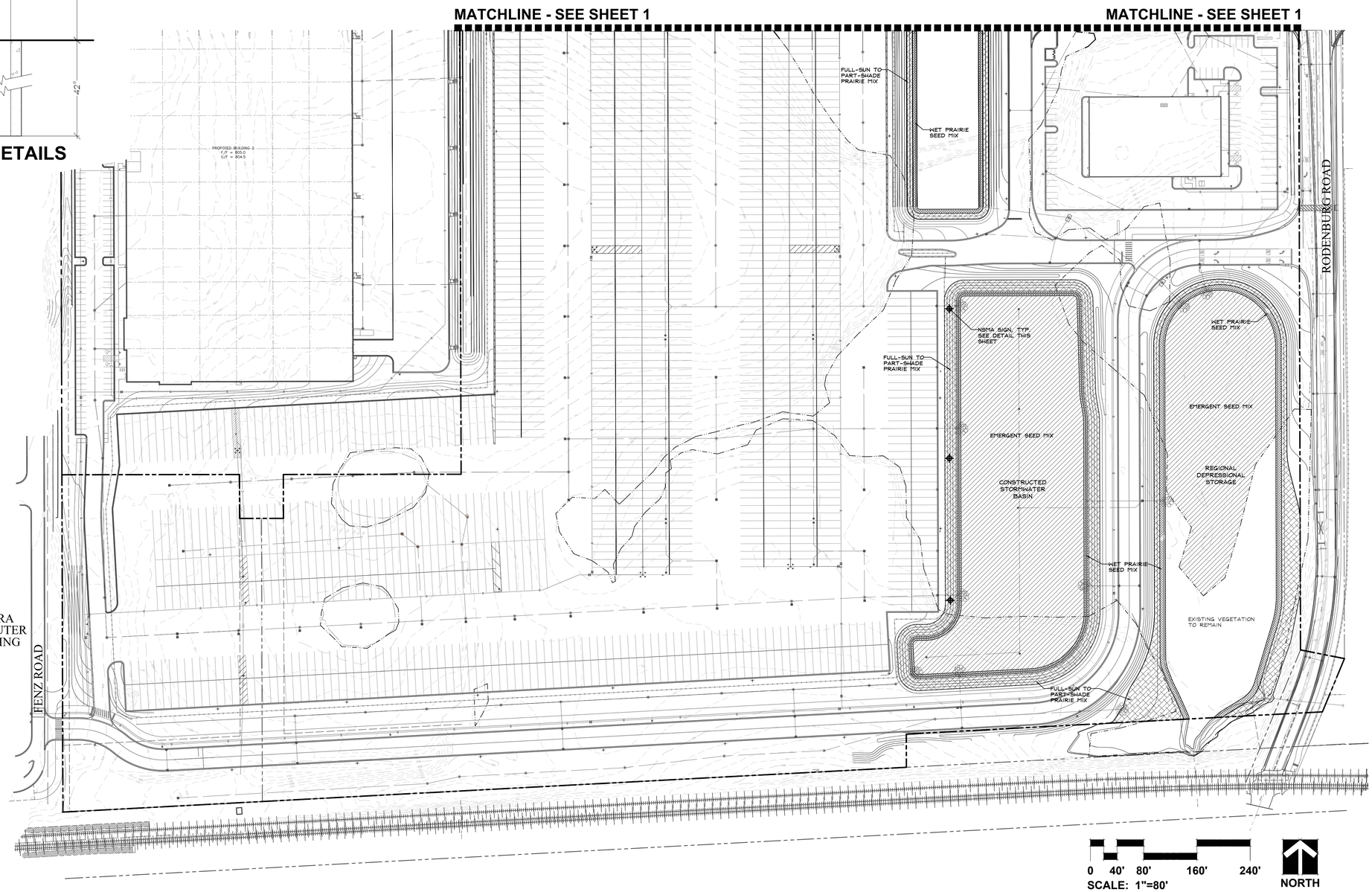
NSMA SIGN DETAILS
NOT TO SCALE

SIGN NOTES:

1. SIGN BACKGROUND COLOR:
   C=40, M=70, Y=100, K=28
   SIGN FONT AND GRAPHIC COLOR: WHITE
2. FONT STYLE: MYRIAD PRO
   FONT SIZE: 116 PT.
3. SIGN ARTWORK SHALL BE PROVIDED BY GARY R. WEBER ASSOCIATES, INC.
4. CONTRACTOR TO SUBMIT SHOP DRAWING AND COLOR SAMPLE FOR THE STORMWATER MANAGEMENT AREA SIGN FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO FABRICATION AND INSTALLATION.

NATIVE AREA LEGEND

Key	Description
	EMERGENT SEED MIX
	WET PRAIRIE SEED MIX
	FULL-SUN TO PART-SHADE PRAIRIE SEED MIX
	NATURALIZED STORMWATER MANAGEMENT AREA SIGN



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SHEET NO.	

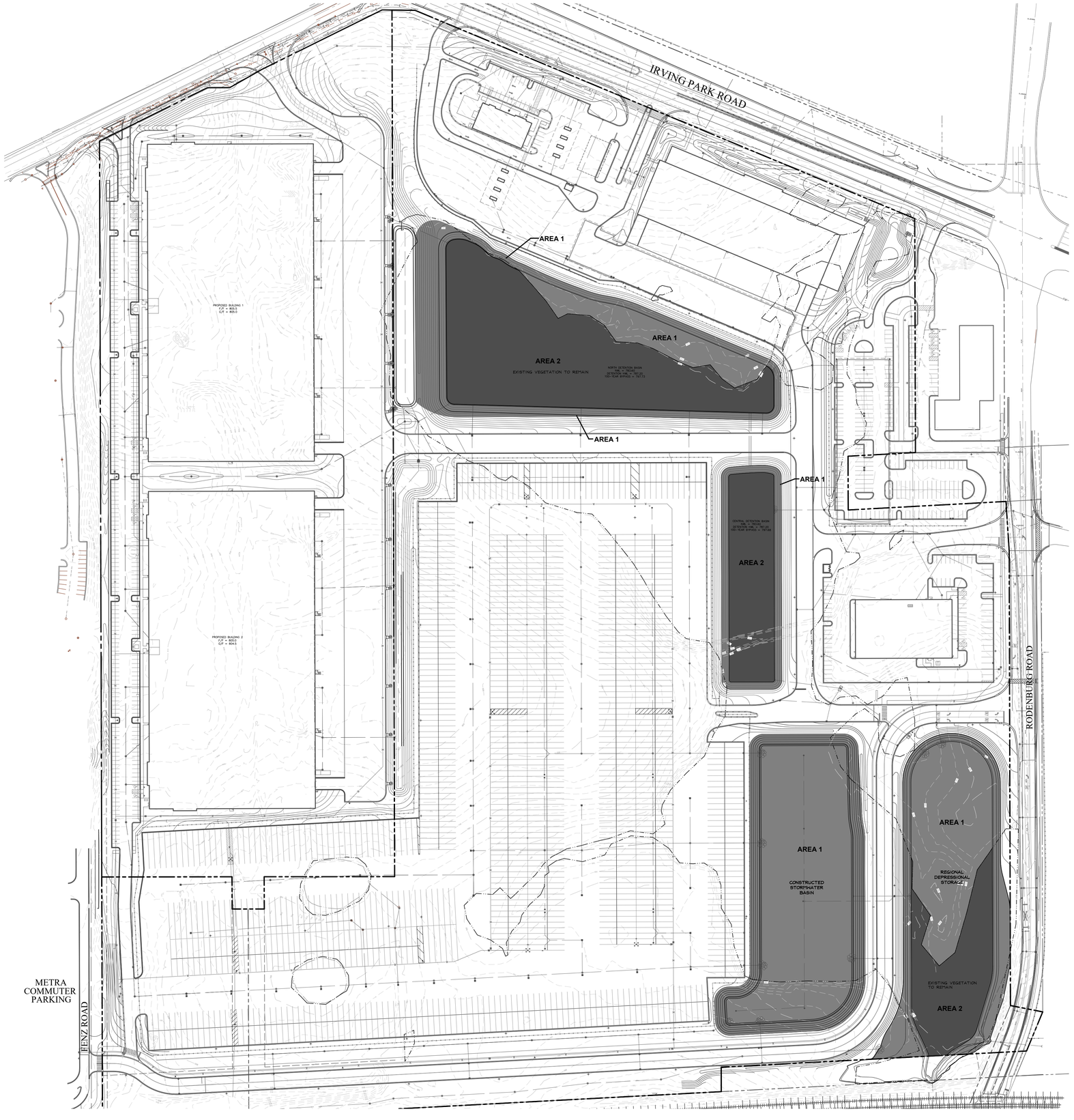
2 OF 4

811 Know what's below. Call before you dig.

XREFS

PLOT CONFIG

636



MANAGEMENT LEGEND

Key	Qty.	Description
	7.59 AC.	AREA 1 - SHALL MEET THE REQUIREMENTS OF "SEEDED NATIVE AREA MAINTENANCE (3-YR PERIOD", "ANNUAL MONITORING (3-YR PERIOD)", AND "LONG-TERM MONITORING" AS SPECIFIED ON SHEET 4 OF 4
	4.55 AC.	AREA 2 - SHALL MEET THE REQUIREMENTS OF "EXISTING NATIVE AREA MAINTENANCE (3-YR PERIOD", "ANNUAL MONITORING (3-YR PERIOD)", AND "LONG-TERM MONITORING" AS SPECIFIED ON SHEET 4 OF 4

0 50' 100' 200' 300'
SCALE: 1"=100'

NORTH

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REVISIONS	

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PROJECT NO.	ET1801
DRAWN	LRP
CHECKED	ELR
SHEET NO.	3 OF 4

XREFS:
PLOT CONFIG:

NATIVE LANDSCAPE WORK PART 1 - GENERAL

1.1 DESCRIPTION OF WORK

The work shall consist of furnishing, transporting and installing all seeds, plants and other materials required for:

1. The establishment of seeded areas for restored wetland areas within development.
2. The provision of post-planting management as specified herein;
3. Any remedial operations necessary in conformance with the plans as specified in this document;
4. Permits which may be required.

1.2 QUALITY ASSURANCE

A. Work shall conform to State of Illinois Horticultural Standards and local municipal requirements.

B. Quality Control Procedures:

1. Ship landscape materials with certificates of inspection as required by governmental authorities. Comply with governing regulations applicable to landscape materials.

2. Do not make substitutions. If specified landscape material is not obtainable, submit to Landscape Architect proof of non-availability and proposal for use of equivalent material.

3. Analysis and Standards: Package standard products with manufacturers certified analysis.

1.3 SUBMITTALS

A. Planting Schedule

Submit three (3) copies of the proposed planting schedule showing dates for each type of planting

B. Maintenance Instruction - Landscape Work

Submit two (2) copies of typewritten instructions recommending procedures to be established by the Owner for the maintenance of landscape work for one full year. Submit prior to expiration of required maintenance periods.

Instructions shall include: watering, fertilizing, spraying, mulching and pruning for plant material and trimming groundcover. Instructions for watering, fertilizing and mowing grass areas shall be provided ten (10) days prior to request for inspection for final acceptance. Landscape Architect shall receive copies of all instructions when issued.

C. Submit two (2) copies of soil test of existing topsoil with recommendations for soil additive requirement to Landscape Architect for review and written approval.

D. Submit two (2) samples of shredded hardwood bark mulch, erosion control blankets, and all other products and materials as specified on plans to Landscape Architect for review and written approval.

E. Nursery packing lists indicating the species and quantities of material installed must be provided to the Owner and/or City upon request.

1.4 JOB CONDITIONS

A. Examine and evaluate grades, soils and water levels. Observe the conditions under which work is to be performed and notify Landscape Architect of unsatisfactory conditions. Do not proceed with the work until unsatisfactory conditions have been corrected in an acceptable manner.

B. Utilities: Review underground utility location maps and plans; notify local utility location service; demonstrate an awareness of utility locations; and certify acceptance of liability for the protection of utilities during course of work. Contractor shall be responsible for any damage to utilities or property.

C. Excavation: When conditions detrimental to plant growth are encountered such as rubble fill, adverse drainage conditions or obstructions, notify Landscape Architect before planting.

LANDSCAPE WORK PART 2 - PLANT MATERIALS

2.1 NATIVE PLANTING MIXTURES

Provide fresh, clean, new crop of the species and proportions as specified. Native seed and live plant material shall be obtained from a reputable supplier (approved by Landscape Architect) that has collected from sources east of the Mississippi River within the same EPA Level III Ecoregion as the project site (Central Corn Belt Plains). Any material sourced from outside this ecoregion must be approved by the Landscape Architect prior to installation.

It is the sole responsibility of the Native Landscape Contractor to provide approved seed that meets industry-standard PLS requirements.

Plant substitutions shall be approved by the Village of Schaumburg prior to installation.

A. Temporary Cover Crop:

Cover crops shall be installed in all planting areas containing dry mesic, mesic, and wet mesic soils to, stabilize soils, and combat weed pressure during the germination and establishment of the native seeding area.

For spring plantings use Seed Oats at the specified rate below:

Botanical Name	Common Name	lbs /AC.
Avena sativa	Seed Oats	40.000

For fall or dormant plantings, use Regreen at the specified rates below:

Botanical Name	Common Name	lbs /AC
Triticum aestivum	Regreen	10.000

B. See Native Seed Mixture Table (Sheet 1)

2.2 PLANTING SOIL MIXTURE

Provide planting soil mixture consisting of clean uncompacted topsoil (stockpiled at site) for all planting pits, perennial, annual and groundcover areas. Topsoil shall be conditioned based on any recommendations resulting from the soil test in 1.3.C.

2.3 EROSION CONTROL

A. Wet Prairie Erosion Control Blanket: North American Green SC150, or equivalent approved equal.

B. Full-sun to Part-shade Prairie Erosion Control Blanket: North American Green SC250, or equivalent approved equal.

LANDSCAPE WORK PART 3 - EXECUTION

3.1 PLANTING SCHEDULE

At least thirty (30) days prior to the beginning of work in each area, submit a planting schedule for approval by the Landscape Architect.

3.2 INVASIVE VEGETATION REMOVAL

1. Invasive species include, but are not limited to common reed (Phragmites australis), and Teasel (Dipsacus sp.)

2. Scrape the top 6"of soil within the removal area. Scraping to this depth will remove rhizomes discourage regrowth of invasive species noted above. This should be conducted with low ground pressure equipment. Care should be taken prevent machinery from disturbing ground outside the limits noted above. Scraped soils should be properly disposed of, or incorporated into development use. Scraped soil shall not be stored, or incorporated into work within the stormwater areas.

3. Following scraping, allow the exposed, existing seed bed to germinate for 3-4 weeks. Sediment control measures, such as silt fence, may be implemented to prevent exposed soil from reaching other parts of the stormwater areas.

4. Spray germinated vegetation with an aquatic-safe herbicide. Herbicide shall be applied by a trained and licensed operator and is limited to the invasive removal area.

5. Allow 2 weeks for re-growth. Apply second herbicide treatment if necessary.

6. Allow 2 weeks for growth of remaining seed bank. Lightly cultivate the existing vegetation to a depth of not to exceed 2". Allow an additional 2 weeks for turned vegetation to wither and die.

3.3 NATIVE SEED INSTALLATION

A. Ground Preparation

1. The standard period for planting prairie seed shall be from April 1 to May 15 or November 1 to just before the first frost. Seeding outside of these timeframes must be approved by the landscape architect. Native seed must have at least 60 days of growth prior to frost.

2. Dormant seeding in winter is possible if soil conditions allow and shall be seeded between September 15th - December 31st. Dormant seeding should be done over bare or mostly bare ground.

3. The Native Landscape Contractor shall be responsible for performing all work necessary to achieve and maintain an acceptable seedbed prior to seeding. All areas must be properly prepared before seeding begins. Equipment having low unit pressure ground contact shall be utilized within the planting areas.

4. The Contractor shall till soil to a depth of four (4) inches within areas designated for native seed mixes after completion of subgrade. When conditions are such that satisfactory results are not likely to be obtained, the work will be suspended and shall resume only when conditions are appropriate. Undulation or irregularities in the surface that would interfere with the operations or maintenance shall be leveled before the next operation.

5. If present, compacted soils shall be disked or raked prior to seeding. Remedial measures may involve ripping from 12 to 18 inches of the soil horizon prior to disking.

6. Prior to seeding, planting areas shall have at least twelve (12) inches of clean un-compacted topsoil. Spread approximately ½the thickness of required topsoil over loosened subgrade. Work into top of loosened subgrade to create a transition layer, then spread remainder of topsoil. Clumps, clods, stones over 2" diameter, roots and other extraneous matter shall be removed and disposed of legally off-site.

7. Soil shall be loose and friable without compaction of top soil (4-12"depth) or prepared subsoil depth (8-16"depth). Contractor shall be responsible for remediating any compact areas within native planting zones prior to beginning seeding or planting.

8. Granular mycorrhizal inoculants shall be installed with the seed mix at a rate of 40lbs/ acre. Inoculant can be banded under seed, worked into seed or added into spray tanks. Mix thoroughly into the upper four (4) inches of topsoil. Native areas shall not receive fertilizer.

B. Seed Installation

1. The Contractor shall be solely responsible for the proper handling and storage of the seed according to the best seed handling and storage practices, including fungicide treatments and stratification considerations. The Contracor shall make no compensation for damage to the seed because of improper storage, cleaning, threshing, or screening operations.

2. Seed shall be drop-seeded by a rangeland type dropseeder designed to plant native grass and for seed (such as the Belco Greenscape 600-4s Conservation seeder). Seed shall be installed in at least two separate runs where each application of seed shall overlap the previous application by one half (1/2) the weight to insure double coverage of seeded areas. Each planting run shall overlap by a minimum of 6 inches. Some seed species require exposure of sunlight for germination, these species shall be planted separately, after dropseeding, utilizing the broadcasting method.

3. For areas where site conditions preclude the use of specialized equipment, seed may be installed through hand broadcasting and followed by light raking. Other methods of seed installation may be used with prior approval from the Landscape Architect.

4. Prior to starting work, all seeding equipment shall be calibrated and adjusted to sow seeds at the proper seeding rate. In general, the optimum seeding depth is 0.25 inch below the soil surface. Areas where the seed has not been incorporated into the soil to the proper depths will not be accepted, and no compensation for materials or labor for the rejected work will be made by the Owner.

5. Seeding and soil tracking/firming shall not be done during periods of rain, severe drought, high winds, excessive moisture, frozen ground, or other conditions that preclude satisfactory results.

6. Wet mesic areas shall be planted, and seed allowed to germinate (if possible), prior to flooding with significant amounts of water.

7. After the seeding operation is completed, install erosion control blanket per manufacturer's specifications.

8. Whenever possible, the General Contractor shall utilize equipment having low unit pressure ground contract within planting areas.

9. Emergent plugs shall be planted in natural groupings within designed areas containing saturated soils or shallow inundation. Plants within groupings shall be planted at 2 foot centers. If Soils is exposed, seed can be implimented in lieu of plugs.

10. Emergent plugs shall not be planted less than the specified rate and shall be protected with goose exclosures surrounding all natural groupings of plugs. Goose Protection to be added at contractors discretion.

3.4 INITIAL MAINTENANCE

A. Begin maintenance immediately after planting, continuing until final acceptance. A minimum of thirty (30) days.

B. Maintain planted and seeded areas by watering, rolling/regrading, replanting and implementing erosion control as required to establish vegetation free of eroded or bare areas.

C. Native Planting areas are to be mowed only once per spring during the initial three year establishment period.

3.5 NATIVE LANDSCAPED AREAS CONTINUED MONITORING & MAINTENANCE

SEEDED NATIVE AREA MAINTENANCE (3-YR PERIOD): Seeded Areas for Constructed Stormwater Basin and Depressional Storage Area as shown on the Landscape Plan

A. Mowing shall be conducted in accordance with all applicable codes and by personnel with appropriate training in safety and use of the machinery. Mowing shall commence during late May/early June and subsequently four weeks apart or anytime a large number of weedy species begins to flower. Mowing shall be timed in a manner that prevents viable seed from bein produced on site. Mowing shall be conducted with a conventional rotary mower, sickle type mower, or a flail type mower. To reduce thatch, at no time shall more than 6 inches (height) of vegetation be cut in a pass. Applicant shall ensure that cut materials are not allowed to drop seed or smother desired vegetation. On slopes that are too steep to mow, around structures, and in areas that are too wet to mow, mowing shall be conducted with the use of a hand-held brush cutter or weed-wacker only. Damage to landscape material or other structures shall be replaced/repaired by the Applicant.

1. First Growing Season: Native plantings shall be kept under 12 inches. Recommend budgeting for 5 mowings
2. Second Growing Season: Native planting areas shall be spot mown targeting non-native/ weedy species. If non-native/weedy species are dominant, native planting areas shall be kept mown at under 18 inches. Recommend budgeting for 3 mowings
3. Third Growing Season: Native planting areas shall be spot mown targeting non-native/ weedy species. If non-native/weedy species are dominant, native planting areas shall be kept mown at under 18 inches.

B. Herbicide application must be conducted by the Applicant on a consistent basis and must respond to seasonal weather and to the life cycle of each target species.

1. Spot Herbicide Applications - Small scattered populations or individual specimens of undesirable species shall be controlled with spot herbicide applications. Large-scale colonization shall not be allowed.
   a. Backpack Spray Treatments - Applicants shall utilize a 3-5 gallon backpack style sprayer such as Solo, SP2, Field King, or acceptable substitution
   b. Hand-wicking - IN areas of high-quality native vegetation where desirable species are directly adjacent to targeted plants or where the growth habit of the target plant makes it impossible to avoid off-target damage, the appropriate herbicide shall be selectively hand wiped onto the target plant utilizing a sponge-wicking applicator or a saturated cloth glove.

2. Broadcast Herbicide Applications - On a larger site where a broad-scale application is needed because large colonies of the target species have become established, broadcast applications by large tank-equipped spray-gun, all terrain vehicle or tractor may be utilized to treat undesirable species.
   a. Broad-spectrum Herbicide Broadcast Application - Large tank-equipped ATV equipped with a boom-sprayer to apply large amounts of glyphosate which will kill all vegetation
   b. Selective Herbicide Broadcast Application - Large tank-equipped ATV equipped with a boom-sprayer to apply large amounts of a selective herbicide resulting in kill of targeted species

3. Treatment of Woody Species - The applicant shall conduct woody species herbicide treatments to all re-sprouts, re-growth, or other remaining live plants of all non-native or aggressive native woody species throughout stewardship operations until performance criteria have been achieved.
   a. Woody species treatment during the growing season may be foliar application using an appropriate herbicide. Damage to surrounding vegetation due to re-sprout treatment shall be repaired by the Applicant
   b. Woody species treatment during the dormant season may be applied with cut-stem and/or basal bark application using appropriate herbicide. Damage to surrounding vegetation due to re-sprout treatment shall be repaired by the Applicant
   c. Chain saws, brush clearing saws, handsaw, and loopers may be used. Small walk behind mower-type brush cutters may be used with written approval by Village Ecologist and must not result in rutting or pitting of soil
   d. Cut woody target species shall be treated with an herbicide mixture after cutting
   e. Basal bark treatment shall be applied to species 1-inch or less at the base. Herbicide shall be applied directly to the tree trunk, around the entire circumference, at 6 inches above the soil until thoroughly wet. Application shall occur during dormancy.
   f. Wherever possible, application shall be accomplished by utilizing wick or sponge type applicators.
   g. All cuttings longer than 2-ft in length or larger than 1-inch in diameter shall be removed from the project site or burned on site in accordance with this document. Smaller cuttings and debris from shredding maybe left on site to decompose or be consumed by prescribed fire (if applicable). Cutting and debris shall not be allowed to accumulate to a depth that will smother existing native species.

4. Annual inspections shall occur to remove debris and litter from the native areas. Stormwater structures shall be inspected for sediment buildup and debris.

Outlet Control Structure
- Inspect restrictor and remove debris if clogged or discharge reduced
- Remove accumulated sediment at outlet
- Scour and erosion at outlet, repair and reseed
- Any ice damage to outlet of pipe, repair if necessary

Storm Inlets/Manholes/Catch Basins
- Remove accumulated leaves and other debris from grates
- Reset covers/lids on as-needed basis
- Remove accumulated sediment from bottom of catch basin when 25% of sump is filled.

Storm Sewers/Culverts
- Storm sewers shall be checked for siltation deposits at inlets, outlets, and within the conduit, clean out as necessary
- Restore riprap at outfalls if erosion is observed
- Replant and reseed any eroded areas

5. Annual Maintenance and Monitoring Schedule - Constructed Stormwater Basin and Regional Depressional Storage Areas

Management Task							Year					
Debris Management							Monthly					
ACTIVITY	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Site Visit	X	X	X	X	X	X	X	X	X	X	X	X
Debris Management	X	X	X	X	X	X	X	X	X	X	X	X

Management Task							Year					
Vegetation Management							Monthly					
ACTIVITY	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
WEED CONTROL					X				X			
NATIVE OVERSEEDING				X	X						X	X
SIDE SLOPE MOWING					X							
ALGAE TREATMENT AND REMOVAL								X	X		X	
CATTAIL TREATMENT AND REMOVAL								X	X		X	
PRESCRIBED BURNS *				X	X					X	X	

***NOTE: IF PRESCRIBED BURNING IS TO BE CONDUCTED, PROPER PERMITS SHALL BE SECURED AND THE SCHAUMBURG AIRPORT SHALL BE NOTIFIED TWO DAYS IN ADVANCE.**

EXISTING VEGETATION MAINTENANCE (3-YR PERIOD): Areas within the central and southeast Depressional Storage Basins that are ungraded and unplanted as shown on the Landscape Plan

A. Initial maintenance shall target species present within Depressional Storage Areas as noted in section 3.2.

B. Annual maintenance shall target cattails and manage to a degree where a dominant monoculture is not observed.
   a. Cattails shall be treated with an aquatic safe version of glyophosphate herbicide (such as RodeoTM/) towards the end of the growing season (August or September) so that the herbicide will translocate into the roots and effectively prevents regrowth.

ANNUAL MONITORING (3-YR PERIOD)

A. Monitoring

An annual monitoring report will be submitted to the Village of Schaumburg by January 31st/ following each monitoring year. The report will contain the native floristic analysis (FQA), representative photographs, a summary of the year's management activities, and include a review of progress in meeting goals and performance standards.

Vegetation Monitoring will be conducted using a search and meander method for years 1-3. A minimum of two (2) site visits shall be completed during the growing season. Data will be summarized by the plant community. Additional visits may be necessary. The work shall be considered 100% complete after the year three performance criteria have been satisfied and approval has been given in writing by the Village.

3.7 PERFORMANCE CRITERIA

A. AREA 1: New Native Planting Area Performance Criteria:

1. 1st/ Full Growing Season: 90% of cover crop shall be established. There shall be no bare areas greater than two (2) square feet in seeded areas. At least 25% of vegetation coverage shall be native, non-invasive species.

2. 2nd/ Full Growing Season: All areas with the exception of emergent zones shall exhibit full vegetative cover. At least 50% of the vegetation coverage shall be native, non-invasive species.

3. 3rd/ full growing season: For all newly planted areas,at least 75% of vegetation coverage shall be native, non-invasive species.

4. Non-native species in planted areas shall include the following:

American Silver-Berry (*Elaeagnus commutata*)	Japanese Bristle Grass (*Setaria aberi*)
Asian Bittersweet (*Celastrus orbiculatu s*)	JapaneseHoneysuckle (*Lonicera japonica*)
Garden Bird's-Foot-Trefoil (*Lotus corniculatus*)	Japanese Hop (*Humulus japonica*)
Black Locust (*Robinia pseudoacacia*)	Japanese-Knotweed (*Reynoutria japonica*)
Bull Thistle (*Cirsium vulgare*)	Japanese Stilt Grass (*Microstegium vimineum*)
Lesser Burrdock (*Arctium minus*)	Leafy Spurge (*Euphorbia esula*)
Canadian Goldenrod (*Solidago canadensis*)	Littleleaf Linden (*Tilia cordata*)
Canadian Thistle (*Cirsium arvense*)	Morrow's Honeysuckle (*Lonicera morrowi i*)
Chinese Yam (*Discorea oppositifolia*)	Nodding Plumeless-Thistle (*Carduus nutans*)
Common Reed (*Phragmites australis*)	Privet (*Ligustrum spp.*)
Crack Willow (*Salix fragilis*)	Purple Loosestrife (*Lythrum salicaria*)
Creeping-Jenny (*Lysimachia nummularia*)	Ragweed (*Ambrosia spp.*)
Crownvetch (*Securigera varia*)	Rambler Rose (*Rosa multiflora*)
Curly Pondweed (*Potamageton crispus*)	Red/White Clover (*Trifollium spp.*)
Dames Rocket (*Hesperis matronalis*)	Reed Canary Grass (*Phalaris arundinacea*)
Eurasian-Buttercup (*Ficaria verna*)	Russian Olive (*Elaeagnus angustifolia*)
Eurasian Water-Milfoil (*Myriophyllum spicatum*)	Sandbar Willow (*Salix interior*)
European Barberry (*Berberis vulgaris*)	Showy Fly-Honeysuckle (*Lonicera x bella*)
European Buckthorn (*Rhamnus cathartica*)	Spotted knapweed (*Centaurea stoebe subsp. micranthos*)
Garlic-Mustard (*Alliaria petiolata*)	Teasel (*Dipsacus spp.*)
Giant Hogweed (*Heracleum mantegazzianum*)	Twinsisters (*Lonicera tatarica*)
Glossy False Buckthorn (*Frangula alnus*)	Watercress (*Nasturtium officinale*)
Greater Flowering-Rush (*Butomus umbellatus*)	Wild Parsnip (*Pastinaca sativa*)

5. Since cattails are a large component of the undisturbed portion of existing vegetation and off-site adjacent wetlands, cattail coverage shall be managed to constituent no more than 50% of the planting zone.

6. Continued monitoring and maintenance will exceed 3 years if the above-mentioned performance criteria is not met.

B. AREA 2: Regional Depressional Storage Areas:

Existing Wetland Vegetation Criteria: This shall apply to all depressional storage areas that contain existing wetland vegetation as shown on the management exhibit.

It is estimated that approximately 50-60% of the existing depressional storage areas are dominated by Cattail (Typha) species. In an attempt to maintain the natural features of the resource, maintenance will be focused on the areas within or near newly graded slopes. Following construction activities, within these areas, the natural regeneration of Typha in likely to occur. A pre-planting cattail control will be conducted if any cattails are present. Once the newly graded areas are planted, per the landscaping plan, aggressive cattail control will be required to ensure plant establishment. See control method in Section 3.4.B

Annual Management: Typha will be managed to a point that a monoculture is not observed. The overall eradication of the species is not the intent however reducing the Typha dominance is the goal. The newly planted areas will have specific management tasks and performance goals including targeted species to control as noted above.

3.6 LONG-TERM MONITORING

The Owner shall be responsible for the maintenance of the native areas in perpetuity once contractor performance standards are met. Basic maintenance is required to preserve the aesthetic value and function of the naturalized areas on a long-term basis. The Long -Term Maintenance Plan includes guidelines and schedules for burning, mowing, application of herbicide, debris/litter removal and inspection schedule for storm structures and sediment removal. The recommended annual maintenance schedule to be utilized by the owner is outlined in the tables below.

Task	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	Notes
2.1 General Maintenance/Clean Up									
SITE ASSESSMENT	X						X		Site is assessed in spring/fall to determine if any changes or repairs needed.
DEBRIS REMOVAL	X	X							Removal fo windblown debris.
INLET/OUTLET CLEANING	X		X		X			X	Removal of accumulated sediments in structures
2.2 Vegetation Mainteance									
WEED CONTROL		X				X			Spot spray as necessary.
NATIVE OVERSEEDING									As necessary with dormant seeding preferred.
SIDE SLOPE MOWING		X							Side slopes should be mown mid-May.
CATTAIL TREATMENT AND REMOVAL					X	X		X	Can be removed in winter during ice-cover.
ALGAE TREATMENT AND REMOVAL									As necessary.
PERSCRIBED BURN *	X	X					X	X	

3.7 CLEAN UP AND PROTECTION

A. During landscape work, store materials and equipment where directed. Keep pavements clean and work areas and adjoining areas in an orderly condition.

B. Protect landscape work and materials from damage due to landscape operations, operations by other trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged landscape work as directed by Landscape Architect

811 Know what's below. Call before you dig.

GRWA
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815.485.7333 arete-ltd.com

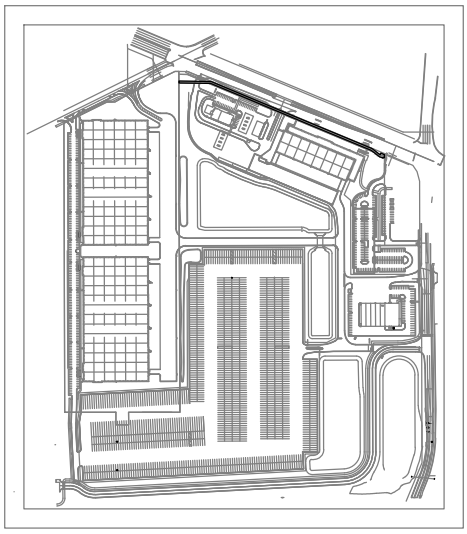
EXPERIOR LOGISTICS FACILITY
1001 WEST IRVING PARK ROAD
SCHAUMBURG, ILLINOIS
NATURALIZED BMP SPECIFICATIONS

7	10.10.2025
6	8.08.2025
5	5.25.2022
4	4.12.2022
3	2.10.2022
2	2.04.2022
1	1.17.2022
REVISIONS	

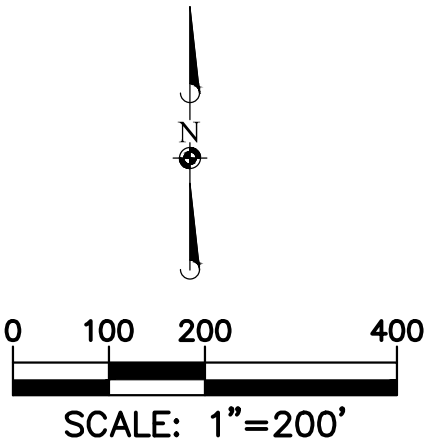
DATE	8.17.2021
PROJECT NO.	ET1801
DRAWN	LRP
CHECKED	ELR
SHEET NO.	

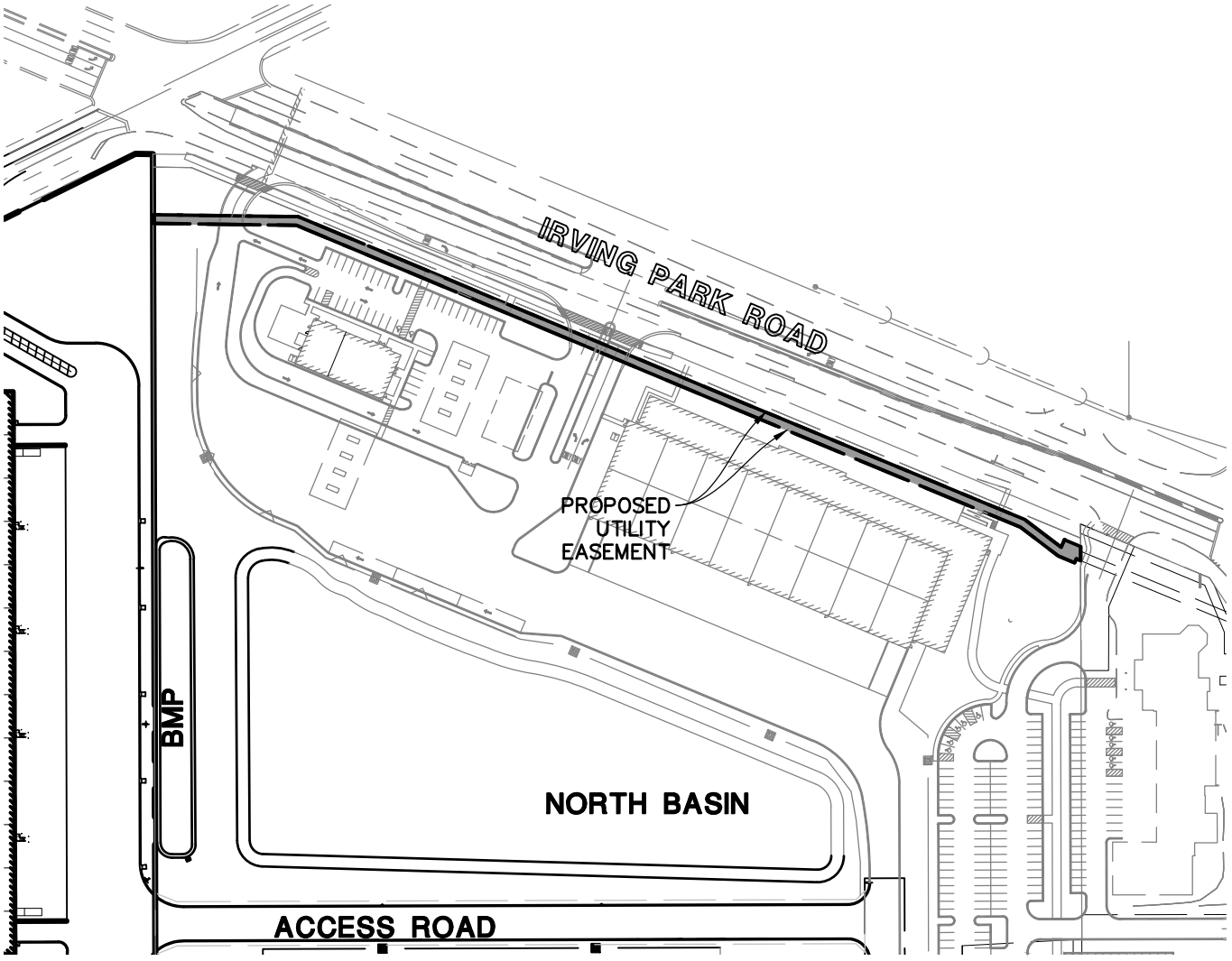
4 OF 4

XREFS:
PLOT CONFIG:



KEY MAP





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Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

LONG AVENUE DEVELOPMENT
VILLAGE OF SCHAUMBURG, ILLINOIS
UTILITY EASEMENT

PROJ. MGR.:	QDH
DRAWN BY:	NAH
DATE:	08-18-2025
SCALE:	1"=200'

SHEET
EXHIBIT A-8
LOPSCIL01

Dwg Name: P:\Lopscil01\dwg\Eng\Preliminary\Exhibits Eng\Proposed Easements.dwg Updated By: NHarrington 12:26

Development Review Application

DEVR-25-57

Submitted On: Aug 21, 2025

Applicant

Charles Smith
815.980.0670
@ csmith@arete-ltd.com

Primary Location

1001 W IRVING PARK RD
Schaumburg, IL 60193

Pre-Application Contact

Have you spoken to a Village planner about this project

Yes

Who have you spoken to?

Parth Joshi

Z2508-05 / EXPERIOR TRANSPORT, LLC / 1001 W. Irving Park Road / Plat of Subdivision and Consolidation, Plat of Easement, Site Plan Amendment, Variations: Landscape, Parking Setback and Fence

Applicant Information

Is Applicant the Property Owner?

No

Relationship of Applicant to Property

Architect & Planner

Property Owner Approval Confirmed

Yes

Property Owner Information

Property Owner Name

Experior Group LLC

Property Owner Street Address

12161 S Central Ave.

Property Owner City

Alsip

Property Owner State

IL

Property Owner Zip Code

60803

Property Owner Phone Number

(773) 870-1860

Property Owner Email

tom@goexperior.com

Site Information

Is this Residential, Commercial, Industrial or Mixed Use?

Industrial

PIN Number

07-32-404-006-0000

Township of Subject Property?

Schaumburg

Approvals Requested

Setback Variation

--

Shopping Center Signage Plan Approval / Amendment

--

-

-

Site Plan Amendment

--

Plat of Easment

true

Plat of Vacation

--

Plat of Subdivision

--

Plat of Dedication

--

Plat of Consolidation

false

PUD Site Plan Approval

--

PUD Amendment

--

Valet - Regular

--

Valet - Special Event

--

PUD Special Use Amendment

--

PUD Administrative Amendment

--

Fence Variation

--

Variation - Other

false

Brief description of the request

Site plan, civil and landscape revision for approval associated with LPC'S Development of Long Ave.
See shaded area on SP-1 dated 08.20.2025

Plat Information

Acreage - Plat

60.43

Project Staff

Type

Architect

If Other, Describe

--

Company Name

Arete Design Studio Ltd.

Staff Name

Charles E Smit

Staff Mailing Address

13543 185th St, Mokena, IL 60448

Staff Phone Number

(815)980-0670

Staff Email

csmith@arete-ltd.com

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

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.

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.

Applicant Signature

true

This document prepared by
and after recording mail to:

Elizabeth O'Brien
Levenfeld Pearlstein, LLC
120 S. Riverside Plaza, Suite 1800
Chicago, Illinois 60606

EASEMENT AGREEMENT[1]

THIS EASEMENT AGREEMENT (this "Easement Agreement") is made as of the _____ day of _____, 2025 (the "Effective Date"), by and between Experior Group LLC, an Illinois limited liability company and Experior Schaumburg LLC, an Illinois limited liability company (individually and collectively, "Grantor") and LPC Acquisition Company, LLC, a Delaware limited liability company ("Grantee"). Grantor and Grantee are sometimes referred to herein individually as a "Party" and collectively as the "Parties," as the context may require.

RECITALS:

A. Grantee is the owner of a certain parcel of real property in the City of Schaumburg ("City"), County of Cook ("County"), State of Illinois ("State") which parcel is legally described on **Exhibit A-1** attached to and made a part of this Easement Agreement (the "Grantee Parcel").

B. Grantor is the owner of a certain parcel of real property located at 1001 W Irving Park Rd, Schaumburg, IL 60193 in the City which parcel is legally described on **Exhibit A-2** attached to and made a part of this Easement Agreement (the "Grantor Parcel"). Each of the Grantee Parcel and Grantor Parcel may be referred to herein as a "Parcel", or collectively the "Parcels". The Parcels are depicted on the site plan attached to this Easement Agreement as **Exhibit B** (the "Site Plan").

C. Grantor desires to grant to Grantee certain perpetual, non-exclusive pedestrian and vehicular ingress and egress easement rights over and across, and a perpetual easement to access and use, that certain portion of the Grantor Parcel legally described on **Exhibit C** and depicted on **Exhibit C-1** ("Easement Area 1") on the terms and conditions set forth herein.

D. Grantor desires to grant to Grantee certain perpetual, non-exclusive pedestrian and vehicular ingress and egress easement rights over and across, and a perpetual easement to

---

[1] ***Note to draft: In terms of signing and recording, the goal would be to have this signed and deposited with the title company prior to completing diligence on the site, with a joint instruction to the title company to record upon closing. In the event LPC does not acquire the Grantee Parcel, the terms and conditions of this Agreement shall null and void. This note is to be deleted immediately prior to recording.***

access and use, that certain portion of the Grantor Parcel legally described on **Exhibit D** and depicted on **Exhibit D-1** ("Easement Area 2") on the terms and conditions set forth herein.

E. Grantor desires to grant to Grantee perpetual non-exclusive stormwater management drainage easement rights over, across and upon that certain portion of the Grantor Parcel legally described on **Exhibit E** and depicted on **Exhibit E-1** ("Easement Area 3") on the terms and conditions set forth herein.

F. Grantor desires to grant to Grantee certain perpetual, non-exclusive pedestrian and vehicular ingress and egress easement rights over and across, and a perpetual easement to access and use, that certain portion of the Grantor Parcel legally described on **Exhibit F** and depicted on **Exhibit F-1** ("Easement Area 4") on the terms and conditions set forth herein.

G. Grantor desires to grant to Grantee certain perpetual, non-exclusive pedestrian and vehicular ingress and egress easement rights over and across, and a perpetual easement to access and use, that certain portion of the Grantor Parcel legally described on **Exhibit G** and depicted on **Exhibit G-1** ("Easement Area 5") on the terms and conditions set forth herein. Easement Area 1, Easement Area 2, Easement Area 3, Easement Area 4, and Easement Area 5 are sometimes individually and collectively referred to herein as "Easement Area(s)".

The Parties desire to make further agreements and covenants that shall be binding upon the Parcels, on the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the foregoing recitals, which are hereby incorporated into this Easement Agreement and made a material part hereof, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Grantor Grant of Easement 1. Subject to the provisions set forth in this Easement Agreement, Grantor hereby grants to Grantee and Grantee's Permittees (defined below), for the benefit of the Grantee Parcel, a perpetual, irrevocable, non-exclusive easement, appurtenant to the Grantee Parcel, over, across and upon Easement Area 1 for the purpose of pedestrian and vehicular (including trucking) ingress and egress to and from the Grantee Parcel to the Metra access road that connects with Rodenburg Road. So that Grantee may enjoy the benefit of this easement, Grantee covenants to complete an asphalt drive area ("Drive Area") located in Easement Area 1. Grantor hereby grants a temporary, appurtenant, non-exclusive easement in and through the Grantor Parcel ("Temporary Construction Easement") that is reasonably necessary for the purpose of constructing the Drive Area. Grantee shall give Grantor at least seven (7) days' prior written notice of the commencement of construction affecting Easement Area 1. The Temporary Construction Easement shall be effective as of the Effective Date and shall terminate automatically upon the date access is no longer needed for the construction of the Drive Area referenced herein. Upon termination of this Temporary Construction Easement, Grantee shall promptly remove all personal property, equipment, and materials not incorporated into the work from the Temporary Construction Easement area. Once built, Grantor shall not alter Easement Area 1 without the prior written consent of Grantee. If the Grantee Parcel is

hereinafter divided into two (2) or more parcels, by separation of ownership, then the rights and burdens of the easement rights granted pursuant to this Section 1 shall inure to the benefit of and be binding upon each party owning a part thereof.

2. Grantor Grant of Easement 2. Subject to the provisions set forth in this Easement Agreement, Grantor hereby grants to Grantee and Grantee's Permittees for the benefit of the Grantee Parcel, a perpetual, irrevocable, non-exclusive easement, appurtenant to the Grantee Parcel, over, across and upon Easement Area 2 for the purpose of pedestrian and vehicular (including trucking) ingress and egress to and from the Grantee Parcel for the purpose of access to the internal ring road that connects with Rodenburg Road. So that Grantee may enjoy the benefit of this easement, Grantee covenants to complete an asphalt Drive Area located in Easement Area 2. Grantor hereby grants a Temporary Construction Easement that is reasonably necessary for the purpose of constructing the Drive Area within Easement Area 2. Grantee shall give Grantor at least seven (7) days' prior written notice of the commencement of construction affecting the Easement Area 2. The Temporary Construction Easement shall be effective as of the Effective Date and shall terminate automatically upon the date access is no longer needed for the construction of the Drive Area referenced herein. Upon termination of this Temporary Construction Easement, Grantee shall promptly remove all personal property, equipment, and materials not incorporated into the work from the Temporary Construction Easement area. If the Grantee Parcel is hereinafter divided into two (2) or more parcels, by separation of ownership, then the rights and burdens of the easement rights granted pursuant to this Section 2 shall inure to the benefit of and be binding upon each party owning a part thereof.

3. Grantor Grant of Easement 4. Subject to the provisions set forth in this Easement Agreement, Grantor hereby grants to Grantee and Grantee's Permittees, for the benefit of the Grantee Parcel, a perpetual, irrevocable, non-exclusive easement, appurtenant to the Grantee Parcel, over, across and upon Easement Area 4 for the purpose of pedestrian and vehicular (including trucking) ingress and egress to and from the Grantee Parcel for the purpose of access to the internal ring road that connects with Rodenburg Road. If the Grantee Parcel is hereinafter divided into two (2) or more parcels, by separation of ownership, then the rights and burdens of the easement rights granted pursuant to this Section 3 shall inure to the benefit of and be binding upon each party owning a part thereof.

4. Drainage and Stormwater Management Easement. Grantor hereby gives, grants, bargains, sells and conveys to Grantee a perpetual, permanent, non-exclusive, drainage and stormwater management easement consisting of a stormwater outfall and stormwater management pond for drainage and detention/retention purposes over, under, upon, through, and across the real property more particularly described in **Exhibit E** attached hereto and incorporated herein ("Drainage and Stormwater Management Easement Area") with full authority to enter, construct, operate and maintain, as Grantee may deem necessary, a drainage ditch, pipes, detention/retention area or facility over, under and upon the Drainage and Stormwater Management Easement Area, which may be required for the full enjoyment of the rights herein granted ("Drainage and Stormwater Management Easement"). Grantor hereby grants a Temporary Construction Easement that is reasonably necessary for the purpose of constructing the facilities contemplated by this Section 4. Grantee shall give Grantor at least seven (7) days' prior written notice of the commencement of construction affecting the Drainage and Stormwater Management Easement area. The Temporary Construction Easement shall be effective as of the Effective Date and shall terminate automatically upon the date access is no longer needed for the

construction of the facilities referenced herein. Upon termination of this Temporary Construction Easement, Grantee shall promptly remove all personal property, equipment, and materials not incorporated into the work from the Temporary Construction Easement area. Grantee may use the Drainage and Stormwater Management Easement Area for constructing, maintaining, operating, repairing, and replacing drainage facilities, conveying stormwater runoff, accessing the Drainage and Stormwater Management Easement Area for inspection and maintenance, preventing obstruction or interference with the natural or designed flow of stormwater, or for any activity that will not adversely affect the operation, functionality and structural integrity of the drainage facilities. Grantor shall not construct or place any structure, fence, landscaping, or other obstruction within the Drainage and Stormwater Management Easement Area, alter the grade or drainage pattern, or interfere with Grantee's access or use of the easement without express written consent of Grantee, which may be withheld in its sole but reasonable discretion. In connection with the foregoing, it has been determined by the engineer for Grantee that certain wetlands maintenance within the Drainage and Stormwater Management Easement Area is required ("Wetlands Maintenance"). Grantor shall manage and complete the Wetlands Maintenance over a period of four (4) years after the Effective Date hereof. Grantee shall reimburse to Grantor fifty percent (50%) of the agreed upon costs of the annual Wetlands Maintenance within thirty (30) days after delivery to Grantee of the actual invoice therefor. In addition to the foregoing, Grantee at Grantee's sole cost and expense shall re-plant any invasive plantings in the Drainage and Stormwater Management Easement Area disturbed by Grantee's construction, maintenance, operations, repairs, and replacements to the drainage facilities, as determined by Grantee's engineer in its reasonable professional capacity.

5. Grantor Grant of Easement 5. Grantor hereby grants and conveys to Grantee, its successors and assigns, a perpetual, non-exclusive easement (the "Lift Station Easement") over, under, upon, and across that portion of Easement Area 5 for the limited purposes of (i) connecting Grantee's sanitary sewer facilities to the existing private lift station located thereon (together with the related facilities, the "Lift Station"), (ii) transmitting wastewater through the Lift Station, and (iii) accessing, inspecting, maintaining, repairing, and replacing Grantee's connection facilities within Easement Area 5. Grantor shall, as soon as practicable, dedicate the Lift Station to the local municipality or utility authority ("Dedication"). If such Dedication occurs, the easement granted hereby shall automatically be deemed amended so that Grantee's rights continue with the municipality or utility authority as the new owner/operator of the Lift Station. In consideration of the foregoing grant of Lift Station Easement Grantee shall within thirty (30) days after the Dedication pay to Grantor an amount equal to One Hundred Thousand and 00/100 Dollars ($100,000). In addition to the foregoing Grantee shall be responsible for (x) the cost and expense of constructing and installing its initial tie-in to the Lift Station, and (y) the actual hard costs of any modifications to the Lift Station required by the Village of Schaumburg arising out of the Dedication. Until the Dedication Grantor shall, at its sole cost and expense, operate, maintain, repair, and replace the Lift Station in good working order and in compliance with all applicable laws and regulations. Except as expressly set forth in this Section 5 Grantee shall not be responsible for any portion of the costs of operating, maintaining, repairing, or replacing the Lift Station. Grantor represents and warrants that the Lift Station has adequate capacity to accommodate Grantee's anticipated wastewater flows, and Grantor shall not grant additional connections that materially impair Grantee's use of the Lift Station. Until such time as the Lift Station is Dedicated, (x) in the event of a failure of the Lift Station or any interruption of service, Grantor shall promptly undertake all necessary remedial action at its sole cost, and (y) Grantor shall indemnify, defend, and hold harmless Grantee, its successors and assigns, from and against

any and all claims, damages, losses, liabilities, costs, and expenses (including reasonable attorneys' fees) arising out of or related to the ownership, operation, maintenance, repair, or replacement of the Lift Station, except to the extent caused by the negligence or willful misconduct of Grantee. Grantor reserves the right to use the Lift Station Easement for all purposes not inconsistent with the rights granted to Grantee herein.

6. Maintenance; Self-Help.

(a) Each Party shall, at its sole cost and expense (subject to 6(b), 6(c), 6(d)), at all times repair and maintain and keep (or cause to be maintained and kept) its Parcel in compliance with all applicable law and otherwise in accordance with a standard of maintenance that is commercially reasonable and consistent with the standards of first-class industrial properties located in the same geographical region.

(b) Grantor shall be responsible, at Grantor's sole cost and expense, to repair and maintain Easement Area 1 and Easement Area 4, including without limitation removal of debris, refuse, snow, and ice from the Easement Area 1 and Easement Area 4.

(c) Grantee shall be responsible, at Grantee's sole cost and expense, to repair and maintain Easement Area 2, including without limitation removal of debris, refuse, snow, and ice from the Easement Area 2. Prior to the Dedication Grantee shall be responsible for the maintenance and repair of the drainage facilities installed by Grantee.

(d) Notwithstanding anything to the contrary contained in this Easement Agreement, each Party, at its sole cost and expense, shall be responsible for the repair of any damage caused to any Easement Area by the negligent or willful acts or omissions of such Party and such Party's Permittees.

(e) In the event that either Party fails to perform any of its material obligations under this Agreement (other than a failure excused by a valid Force Majeure Event as set forth herein), then the other Party shall be entitled to exercise self-help rights. Before exercising such rights, the non-defaulting Party shall demand that the defaulting Party provide the non-defaulting Party with reasonable assurances that it will perform any required obligation(s) within ten (10) days of receipt of the demand letter or, if the obligation cannot reasonably be performed within ten (10) days, assurances that it will commence performing within such ten (10) day period and thereafter diligently perform to completion. If the defaulting party does not deliver such assurances within five (5) business days of receipt of such demand letter, or thereafter timely perform, then the non-defaulting Party shall be permitted to exercise self-help rights and perform work. If the non-defaulting Party elects to exercise self-help rights, the non-defaulting Party shall (i) perform only so much work as is reasonably necessary to cure the default, and (ii) perform all work in a good, workmanlike and lien free manner, in accordance with all applicable law and in a manner designed to minimize any disruption or interference with the business on the defaulting Party's Parcel. Upon completion of such work, the non-defaulting Party shall provide invoices and evidence of payment in commercially reasonable form and substance for all costs incurred in connection with performing such work (the "Self-Help Amount") and final, unconditional lien waivers from all contractors and suppliers. Within ten (10) days of receipt of such invoices and evidence of payment

and lien waivers, the defaulting party shall reimburse to the non-defaulting party its share of the Self-Help Amount.

7. Reimbursement Rights. A Party owing money hereunder ("Debtor Party") shall pay or reimburse the party entitled to payment ("Creditor Party") for such costs within thirty (30) days after the Debtor Party's receipt of the Creditor Party's written request therefor and reasonable evidence to substantiate the costs incurred (unless a shorter time period is provided for elsewhere herein). If the Debtor Party does not reimburse the Creditor Party as required herein, the Creditor Party shall have all rights, in law and equity, to enforce payment of any amounts due and outstanding. In addition, past due sums shall accrue interest at an annual rate of interest equal the "Prime Rate" of interest (as published in the Money Rates section of The Wall Street Journal). Interest shall begin to accrue when an amount is past due and five (5) business days after a Party has delivered a demand of payment to the non-paying Party. If a Creditor Party engages the services of a collection agency or law firm to collect amounts that are past due, then the Debtor Party also shall be required to pay the Creditor Party's reasonable costs of collection including reasonable attorneys' fees and court costs. Each Party shall reasonably cooperate with the other in executing and delivering any documents, forms, or certifications reasonably necessary or appropriate to facilitate the payment or reimbursement process described herein, including without limitation any tax forms or other documentation required by applicable law or the internal policies of the Parties.

8. Prohibition Against Liens. Any Party performing work, on such Party's property or the other Party's property, shall promptly remove any mechanic's, materialmen's or other liens filed against the other Party's property or any part thereof for work or materials furnished by the performing Party and each Party agrees to indemnify, defend and hold the other harmless from and against the same.

9. Indemnity and Insurance.

(a) Each Party shall maintain the minimum insurance coverage required by **Exhibit H**, attached hereto and made a part hereof.

(b) Each Party (the "Indemnifying Party") shall indemnify, defend, and hold the other Party (the "Indemnified Party") harmless from and against any and all third-party claims, expenses, liabilities, losses, damages, and costs, including reasonable attorneys' fees, and any actions or proceedings in connection therewith, to the extent arising out of or resulting from (i) the negligence or willful misconduct of the Indemnifying Party or its Permittees, or (ii) any accident, injury, death, loss, or damage occurring in or about the Indemnifying Party's Parcel, but only to the extent caused by the negligence or willful misconduct of the Indemnifying Party or its Permittees. Notwithstanding anything to the contrary herein, the indemnity obligations set forth in this Section shall be limited to the proportionate share of fault of the Indemnifying Party or its Permittees and shall not apply to the extent any such claims, losses, or damages arise out of the negligence or willful misconduct of the Indemnified Party or its Permittees. For purposes of this Section, "Permittee" shall mean the officers, directors, employees, agents, contractors, customers, vendors, suppliers, visitors, invitees, patrons, licensees, tenants, subtenants, and concessionaires of a Party, insofar as their activities relate to the intended development, use, and occupancy of the Parcels.

10. Covenants Running with the Land. The provisions of this Easement Agreement, including the benefits and burdens set forth therein, shall run with the land, shall be binding upon, and shall inure to the benefit of the successors and assigns of the Parties hereto, respectively.

11. Estoppel. Each Party shall from time to time, within fifteen (15) days after written request from the other Party (but not more than twice a year), execute, acknowledge and deliver a certificate in favor of the requesting party, its lender, prospective purchasers as the case may be, affirming that, except as otherwise expressly stated in the certificate, (a) this Easement Agreement is unmodified and in full force and effect; (b) to the Party's knowledge, the other Party is not in default hereunder; (c) the requesting Party is current in its maintenance payment and performance obligations; and (d) a statement of all sums then due under this Easement Agreement from the requesting Party to the Party giving such estoppel certificate.

12. Interpretation. This Easement Agreement and the grant of easements herein shall not be strictly construed but shall be given a reasonable construction in order to carry out the intention of the parties to confer permanent and commercially usable rights of enjoyment of the easements so granted. Headings in this Easement Agreement are for convenience only and shall not limit, expand, or otherwise modify the terms and conditions contained herein.

13. Governing Law. The laws of the State of Illinois govern the construction, performance and enforcement of this Easement Agreement.

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

15. Notice to Mortgagees.

(a) Each Party hereto agrees to give the holder of any mortgage to which the property owned by the other Party is subject a copy of any written notice or claim of default served by the Party giving such notice upon the other Party, provided that prior to such notice the Party giving such notice has been notified in writing of the name and address of such mortgage holder. Each Party hereto further agrees that the holder of any mortgage to which the property owned by the other Party is subject shall have the same period of time within which to cure or correct such default. The mortgagee's cure period shall begin to run upon receipt of the default notice, and may run concurrently with the defaulting Party's cure period. The applicable mortgagee shall have no obligation to cure the default, but the Party sending the notice of default shall accept performance by the mortgagee with the same force and effect as though performed by the defaulting Party.

(b) Any mortgagee with respect to either the Grantee Parcel or the Grantor Parcel, as applicable, shall not be responsible for any amounts incurred or becoming due under this Easement Agreement prior to a foreclosure of its mortgage or a transfer of the interest of a Party hereto in the applicable property to such mortgagee in lieu of foreclosure, and its liability hereunder in the event of such a foreclosure or transfer shall exist only so long as such mortgagee is the owner of a Parcel and shall not continue or survive after further transfer of ownership.

16. Default. Without limiting any of the remedies otherwise available at law or in equity to the Parties as a result of the breach of this Easement Agreement, the Parties agree as follows:

(a) This Easement Agreement shall be enforceable in any court of competent jurisdiction by the Parties or by any successor or assign of the Parties. Enforcement may be sought by an appropriate action at law or in equity to secure the performance of the covenants, agreements, conditions and obligations contained herein.

(b) No action taken by any Party pursuant to the provisions of this Section 16 or pursuant to any other section of this Easement Agreement shall constitute an election of remedies, and all remedies set forth in this Easement Agreement, as well as any remedies at law or in equity, shall be cumulative and shall not exclude any other remedy.

(c) Unless otherwise expressly provided herein, in the event of a breach of this Easement Agreement, the Parties agree that the defaulting Party shall have 10 calendar days after notice of said breach to correct the same prior to the non- breaching Party's seeking of any remedy provided for herein. If such breach cannot be corrected within 10 days, the non-breaching Party shall not seek to exercise any remedy provided for herein as long as the defaulting Party has initiated the cure of said breach and is diligently prosecuting the cure of said breach, but in no event shall the cure period set forth herein exceed 30 days.

(d) In the event that a legal action is filed to enforce or defend any rights or obligations under this Section 16, the non-prevailing Party shall pay the prevailing Party's reasonable attorneys' fees and court costs incurred in connection with such action.

(e) Despite anything in this Easement Agreement to the contrary, no breach under this Easement Agreement shall entitle any Party to cancel, rescind, or otherwise terminate this Easement Agreement.

17. Notices. Any notices required, pursuant to the provisions of this Easement Agreement, shall be in writing and shall be deemed to have been given or made (a) 3 business days after mailing when mailed by certified United States mail, postage prepaid, return receipt requested; (b) immediately upon personal service; (c) 1 business day after depositing with a recognized overnight courier service; or (d) on the day of the transmission if sent by email so long as it is received in its entirety by 5:00 p.m. (Central time) on that day and a copy is sent by first class mail and is post-marked the same date as the email is transmitted. A Party may change its address for notices by notice given in accordance with this Section 17. The mailing address of each Party, until changed as set forth in this Section 17, is as follows:

If to Grantee: LPC Acquisition Company, LLC,
c/o Logistics Property Company
191 N. Wacker Drive, Suite 1700,
Chicago, Illinois 60606
Attn: Matthew Leffler, Ben Fish

Email: mleffler@logisticspropco.com;
bfish@logisticspropco.com

With a copy to: Levenfeld Pearlstein, LLC
120 S. Riverside Plaza, Suite 1800
Chicago, Illinois 60606
Attn: Elizabeth O'Brien
Email: eobrien@lplegal.com

If to Grantor: Experior Group LLC
12161 S. Central Avenue
Alsip, Illinois 60803

18. Lender Consent. On the Effective Date, each Party shall deliver to the other Party an acknowledgement by its mortgage lender, if applicable, that such lender consents to this Easement Agreement and acknowledge that the lender's interest in the respective Parcel shall be subordinate to this Easement Agreement.

19. Severability. If any phrase, paragraph, article or portion of this Easement Agreement is found to be invalid, illegal or unenforceable by any court of competent jurisdiction, such finding of invalidity, illegality or unenforceability as to that portion shall not affect the validity, legality or enforceability of the remaining portions of this Easement Agreement. If, for any reason, this Easement Agreement, or any provision hereof, is ruled invalid, in whole or in part, the Parties shall expeditiously take such actions as may be necessary to give effect to the spirit of this Easement Agreement and the intentions of the Parties as reflected by the terms of this Easement Agreement.

20. Entire Agreement. This Easement Agreement sets forth the entire understanding of the parties and may not be changed except by a written document executed and acknowledged by all Parties to this Easement Agreement and duly recorded in with the Cook County, Illinois recorder.

21. Construction and Interpretation.

(a) This Easement Agreement and the exhibits hereto contain all the representations and the entire agreement between the Parties with respect to the subject matter hereof. Any prior negotiations, correspondence, memoranda or agreements are superseded in total by this Easement Agreement and the exhibits attached hereto. This Easement Agreement has been fully negotiated at arm's length between the signatories hereto, and after advice by counsel and other representatives chosen by such Parties, and such Parties are fully informed with respect thereto; no such Party shall be deemed the scrivener of this Easement Agreement; and, based on the foregoing, the provisions of this Easement Agreement and the Exhibits hereto shall be construed as a whole according to their common meaning and not strictly for or against any Party.

(b) Whenever required by the context of this Easement Agreement**,** (i) the singular shall include the plural and vice versa, (ii) the masculine shall include the feminine and neuter genders and vice versa; and (iii) use of the words "including", "such as", or words of similar import, when following any general term, statement or matter shall not be construed to limit such statement, term or matter to specific items, whether or not language of non-limitation, such as "without limitation", or "but not limited to", are used with reference thereto, but rather shall be deemed to refer to all other items or matters that could reasonably fall within the broadest scope of such statement, terms or matter.

(c) Except as otherwise specifically indicated, all references to an article, section or other provisions refer to Articles, Sections and other provisions of this Easement Agreement, and all references to Exhibits refer to exhibits attached to this Easement Agreement.

(d) The captions preceding the text of each article, section or other provisions are included only for convenience of reference. Captions shall be disregarded in the construction and interpretation of this Easement Agreement. Capitalized terms are also selected only for convenience of reference and do not necessarily have any connection to the meaning that might otherwise be attached to such term in a context outside of this Easement Agreement.

22. Negation of Partnership. None of the terms or provisions of this Easement Agreement shall be deemed to create a partnership between or among Parties in their respective businesses or otherwise, nor shall it cause them to be considered joint venturers or members of any joint enterprise. The Parties shall be considered as separate Parties, and neither Party shall have the right to act as an agent for another such Party, unless expressly authorized to do so herein or by separate written instrument signed by the Party to be charged.

23. Not a Public Dedication. Nothing herein contained shall be deemed to be a gift or dedication of any portion of the Parcels or portion thereof to the general public, or for any public use or purpose whatsoever. Except as herein specifically provided, no right, privileges or immunities of the Parties shall inure to the benefit of any unrelated third party, nor shall any unrelated third party be deemed to be a beneficiary of any of the provisions contained herein.

24. Excusable Delays. Whenever performance is required of any Party hereunder, such Party shall use all due diligence to perform and take all necessary measures in good faith to perform; provided, however, that if despite such diligence completion of performance shall be delayed at any time by reason of acts of God, war, riots, strikes, picketing, or other labor disputes, unavailability of labor or materials, material damage to work in progress by reason of fire or other casualty, unusual weather conditions, governmental order, pandemic, epidemic, or declared health emergency, or any other cause beyond the reasonable control of a Party (financial inability, imprudent management, or negligence excepted) (each a "Force Majeure Event"), then the time for performance as herein specified shall be appropriately extended by the amount of the delay actually so caused. The provisions of this Section 24 shall not operate to excuse any Party from the prompt payment of any monies required by this Easement Agreement. Each Party shall take action as necessary to ensure that labor harmony is maintained on its parcel and to avoid any strike, picketing, labor stoppage or slowdown. The right of a Party to excuse its failure to

perform by reason of this Section 24 shall be conditioned upon that Party delivering to the other Party written notice of its assertion that a delay has commenced within five (5) business days after the commencement of the delay and uses reasonable efforts to resume performance as soon as reasonably possible.

25. Time. Subject to Section 24 above, time is of the essence of this Easement Agreement.

26. No Waiver. The failure of any Party to insist upon strict performance of any of the terms, covenants or conditions hereof shall not be deemed a waiver of any rights or remedies which that Party may have hereunder, at law or in equity and shall not be deemed a waiver of any subsequent breach or default in any of such terms, covenants or conditions. No waiver by any Party of any default under this Easement Agreement shall be effective or binding on such Party unless made in writing by such Party, and no such waiver shall be implied from any omission by such Party to take action in respect to such default. No express written waiver any default shall affect any other default or cover any other period of time other than any default and/or period of time specified in such express waiver. One (1) or more written waivers of any default under any provision of this Easement Agreement shall not be deemed to be a waiver of any subsequent default in the performance of the same provision or any other term or provision contained in this Easement Agreement.

27. Limitation of Liability. There shall be no personal liability of persons, firms, corporations or entities who constitute either Party, including members, managers, partners, officers, directors, employees or agents of such Party, with respect to any of the terms, covenants, conditions, and provisions of this Easement Agreement. In the event of default by a defaulting Party hereunder any other non-defaulting Party who seeks recovery from a defaulting Party hereto shall look solely to the interest of such defaulting Party, its successors and assigns, in the Parcels for the satisfaction of each and every remedy of the non-Defaulting Party; provided, however, the foregoing shall not in any way impair, limit or prejudice the right of any Party to pursue equitable relief in connection with any term, covenants or condition of this Easement Agreement, including a proceeding for temporary restraining order, preliminary injunction, permanent injunction or specific performance.

28. Reasonable Use of Easements. The easement rights granted under this Agreement shall be exercised by each Party and its Permittees in a manner that is reasonable and consistent with the terms of this Agreement, and shall not unreasonably interfere with the operations of any business lawfully conducted from time to time on the other Party's Parcel.

29. Amendment; Voluntary Termination. This Easement Agreement may be canceled, changed, modified, amended, or terminated in whole or in part only by written instrument (i) executed by each Party, together with its lender (as applicable) and (ii) recorded with the Cook County, Illinois Recorder.

30. Liability Upon Transfer. Each Party shall be personally liable only for performance of those obligations under this Easement Agreement that relate to its own Parcel and accrue during its period of ownership. Upon transfer of title to a Parcel, a Party shall be released from all prospective obligations hereunder, and the transferee shall be deemed to assume all such

obligations from and after the date of transfer; provided, however, that the transferor shall remain liable for any defaults occurring or accruing prior to such transfer.

31. Disclaimer of Derivative Rights. No consent to the modification, from time to time, or to the termination of the provisions of this Easement Agreement shall ever be required by any lessee, sublessee, licensee, occupant, agent, concessionaire or other party other than a Party, nor shall any party other than a Party have any right to enforce any of the provisions contained in this Easement Agreement.

[*signatures appear on the following page*]

[Signature Page to Easement Agreement]

GRANTOR:

EXPERIOR GROUP LLC

By: _____
Name:
Its:

State of Illinois)
) ss
County of Cook)

I, _____, a Notary Public in and for said County, in the State aforesaid, do hereby certify that _____, the _____ of Experior Group, LLC who is personally known to me to be the same person whose name is subscribed to the foregoing instrument in such capacity, 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 company, for the uses and purposes therein set forth.

Given under my hand and Notary Seal, this ___ day of _____, 2025.

_____
Notary Public

My commission expires:

[Signatures continued next page]

GRANTOR:

EXPERIOR SCHAUMBURG LLC

By: _____
Name:
Its:

State of Illinois)
) ss
County of Cook)

I, _____, a Notary Public in and for said County, in the State aforesaid, do hereby certify that _____, the _____ of Experior Schaumburg, LLC who is personally known to me to be the same person whose name is subscribed to the foregoing instrument in such capacity, 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 company, for the uses and purposes therein set forth.

Given under my hand and Notary Seal, this ___ day of _____, 2025.

_____
Notary Public

My commission expires:

[Signature Page to Easement Agreement]

GRANTEE:

LPC ACQUISITION COMPANY, LLC

By: _____
Name: _____
Its: _____

State of _____)
) ss
County of _____)

I, _____, a Notary Public in and for said County, in the State aforesaid, do hereby certify that _____, the _____ of LPC Acquisition Company, LLC who is personally known to me to be the same person whose name is subscribed to the foregoing instrument in such capacity, appeared before me this day in person and acknowledged that s/he signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said company for the uses and purposes therein set forth.

Given under my hand and Notary Seal, this ___ day of _____, 2025.

_____

Notary Public

My commission expires:

CONSENT AND SUBORDINATION AGREEMENT

COVANTAGE CREDIT UNION, a Wisconsin chartered credit union ("Mortgagee"), as the holder of (1) that certain Construction Mortgage, Security Agreement, Assignment of Rents and Leases and Fixture Filing granted by Experior Group LLC and Experior Schaumburg LLC (collectively "Mortgagor"), to Mortgagee dated December 19, 2023 and recorded in the Offices of the County Recorder of Cook County, Illinois ("County Recorder"), as Instrument No. 2336006038 (the "Mortgage"), (2) that certain Assignment of Leases and Rents, from Mortgagor, as assignor, to Mortgagee, as assignee, dated December 19, 2023 and recorded in Offices of the County Recorder, as Instrument No. 2336006039 (the "ALR"), and (3) that certain First Recordable Amendment of Loan Documents for Purposes of Recording from Mortgagor, as assignor, to Mortgagee, as assignee, dated September 25, 2024 and recorded in Offices of the County Recorder, as Instrument No. 2427724044 (the "Amendment"), does hereby grant its consent in all respects to this Covenants, Conditions, Restrictions and Reciprocal Easement Agreement, and agrees and consents that the Mortgage, the ALR, and the Amendment are hereby made subject and subordinate to this Easement Agreement.

MORTGAGEE:

COVANTAGE CREDIT UNION, a Wisconsin chartered credit union

By: _____
Name: _____
Its: _____

State of _____)
) ss
County of _____)

I, _____, a Notary Public in and for said County, in the State aforesaid, do hereby certify that _____, the _____ of COVANTAGE CREDIT UNION, a Wisconsin chartered credit union who is personally known to me to be the same person whose name is subscribed to the foregoing instrument in such capacity, appeared before me this day in person and acknowledged that s/he signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said company for the uses and purposes therein set forth.

Given under my hand and Notary Seal, this ___ day of _____, 2025.

_____

Notary Public

My commission expires:

EXHIBIT A-1

GRANTEE PARCEL LEGAL DESCRIPTION

LOTS 3 THROUGH 11 AND LOTS 14 THROUGH 21 IN FENZ ACRES, BEING A SUBDIVISION OF THE EAST 600 FEET MEASURED AT RIGHT ANGLES WITH THE EAST LINE OF THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHERLY OF THE RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL, AND PACIFIC RAILROAD, LYING SOUTHERLY OF THE CENTERLINE OF THE PUBLIC HIGHWAY, KNOWN AS IRVING PARK ROAD, ACCORDING TO THE PLAT THEREOF RECORDED JULY 12, 1948 AS DOCUMENT 14355939, IN COOK COUNTY, ILLINOIS

AND

THAT PART OF LOTS 1 AND 2 IN SAID FENZ ACRES SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89 DEGREES 54 MINUTES 16 SECONDS WEST, ALONG THE SOUTHERLY LINE OF SAID LOTS 1 AND 2, A DISTANCE OF 267.06 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 37.13 FEET TO THE NORTHERLY LINE OF THE PARCEL CONVEYED BY DOCUMENT NUMBER 95170136; THENCE NORTH 63 DEGREES 39 MINUTES 58 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 275.13 FEET; THENCE SOUTH 89 DEGREES 12 MINUTES 51 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 20.10 FEET TO THE EASTERLY LINE OF SAID LOT 1; THENCE SOUTH 00 DEGREES 10 MINUTES 31 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 158.46 FEET TO THE POINT OF BEGINNING.

AND

THAT PART OF LOT 22 IN SAID FENZ ACRES SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 22; THENCE NORTH 00 DEGREES 10 MINUTES 25 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 22, A DISTANCE OF 41.04 FEET TO THE NORTHERLY LINE OF THE PARCEL CONVEYED BY DOCUMENT NUMBER 2113020324; THENCE NORTH 63 DEGREES 39 MINUTES 58 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 246.41 FEET TO THE NORTH LINE OF SAID LOT 22; THENCE NORTH 89 DEGREES 54 MINUTES 12 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 45.58 FEET TO THE NORTHEAST CORNER OF SAID LOT 22; THENCE SOUTH 00 DEGREES 10 MINUTES 24 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 22, A DISTANCE OF 150.13 FEET TO THE SOUTHEAST CORNER OF SAID LOT 22; THENCE SOUTH 89 DEGREES 56 MINUTES 16 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 22, A DISTANCE OF 266.74 FEET TO THE POINT OF BEGINNING.

AND

THAT PART OF LONG AVENUE AND FENZ ROAD DEDICATED BY FENZ ACRES SUBDIVISION RECORDED JULY 12, 1948 AS DOCUMENT 14355939, IN COOK COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 22; THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID LONG AVENUE, A DISTANCE OF 4.62 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF FAP 426 (ELGIN-OHARE EXPRESSWAY) PER CONDEMNATION CASE 90L50780; THENCE NORTH 63 DEGREES 39 MINUTES 58 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 73.53 FEET TO ITS INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID LONG AVENUE; THENCE SOUTH 00 DEGREES 10 MINUTES 24 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 1719.29 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID LONG AVENUE; THENCE SOUTH 89 DEGREES 55 MINUTES 48 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 66.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID LONG AVENUE; THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 566.43 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID FENZ AVENUE; THENCE SOUTH 89 DEGREES 56 MINUTES 16 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 266.74 FEET TO THE WEST LINE OF SAID FENZ ACRES SUBDIVISION; THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 66.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID FENZ AVENUE; THENCE NORTH 89 DEGREES 56 MINUTES 16 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 266.74 FEET TO AFORESAID WEST LINE OF LONG AVENUE; THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 1049.70 FEET TO THE POINT OF BEGINNING;
CONTAINING 990,467 SQUARE FEET (22.738 ACRES) MORE OR LESS

Permanent Real Estate Index Number(s): 07-32-400-007-0000, 07-32-400-008-0000, 07-32-400-009-0000, 07-32-400-010-0000, 07-32-400-011-0000, 07-32-400-012-0000, 07-32-400-013-0000, 07-32-403-006-0000, 07-32-403-007-0000, 07-32-403-008-0000, 07-32-403-009-0000, 07-32-405-001-0000, 07-32-405-002-0000, 07-32-405-003-0000, 07-32-405-004-0000, 07-32-405-005-0000, 07-32-405-006-0000, 07-32-405-007-0000, 07-32-405-008-0000, 07-32-405-009-0000, 07-32-405-015-0000, 07-32-405-016-0000, 07-32-405-018-0000

Common Address:

EXHIBIT A-2

GRANTOR PARCEL LEGAL DESCRIPTION

LOT 1, OUTLOT A, AND OUTLOT B IN EXPERIOR LOGISTICS SUBDIVISION BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 2306722044, IN COOK COUNTY, ILLINOIS.

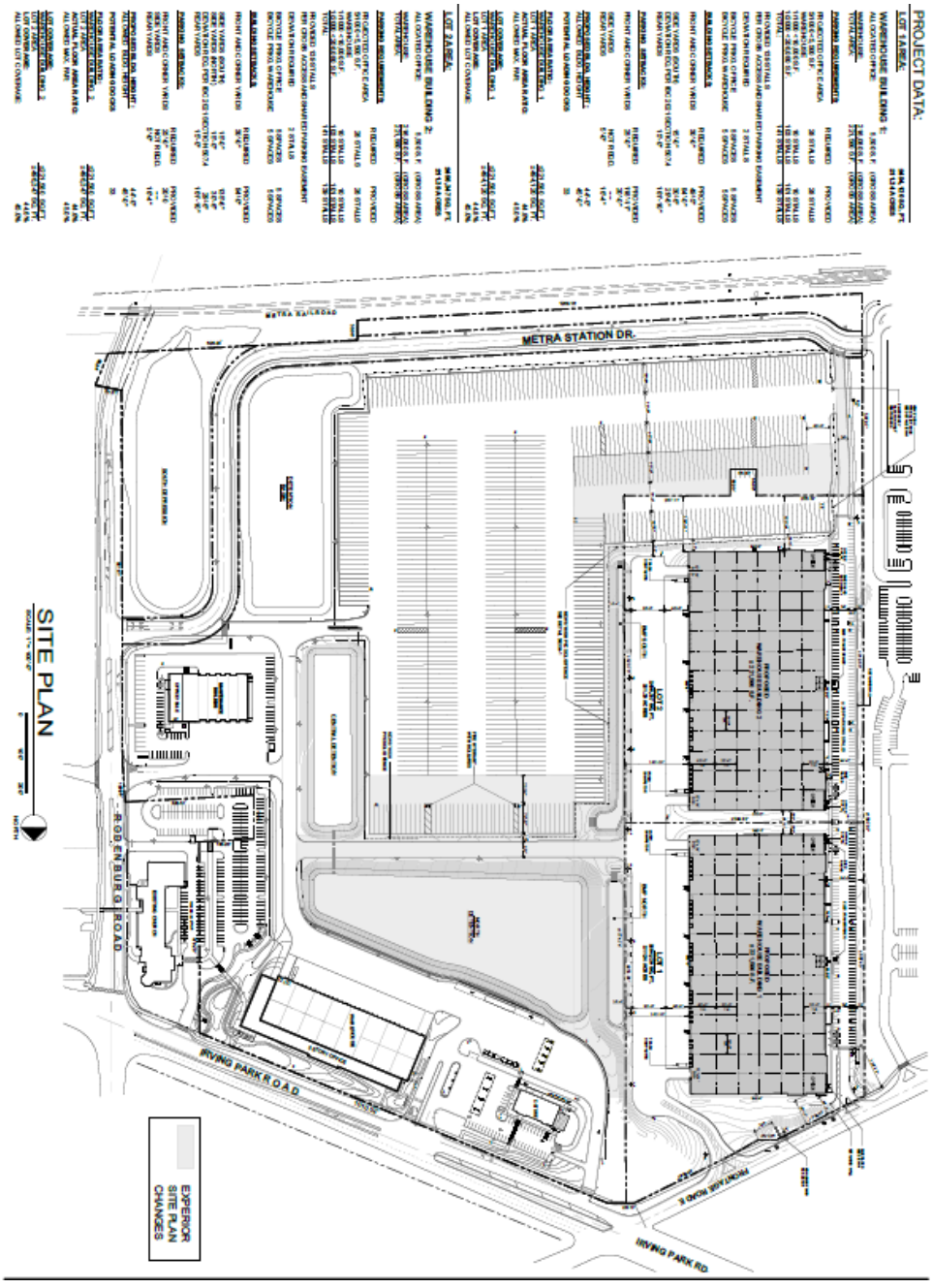
CONTAINING 2,459,431 SQUARE FEET (56.461 ACRES) MORE OR LESS

Permanent Real Estate Index Number(s):

Common Address:

EXHIBIT B

SITE PLAN[2]



[2] ***Note to draft: Site plan is the 8.10.25 version; check with Ben Fish prior to recording to confirm it is final.***

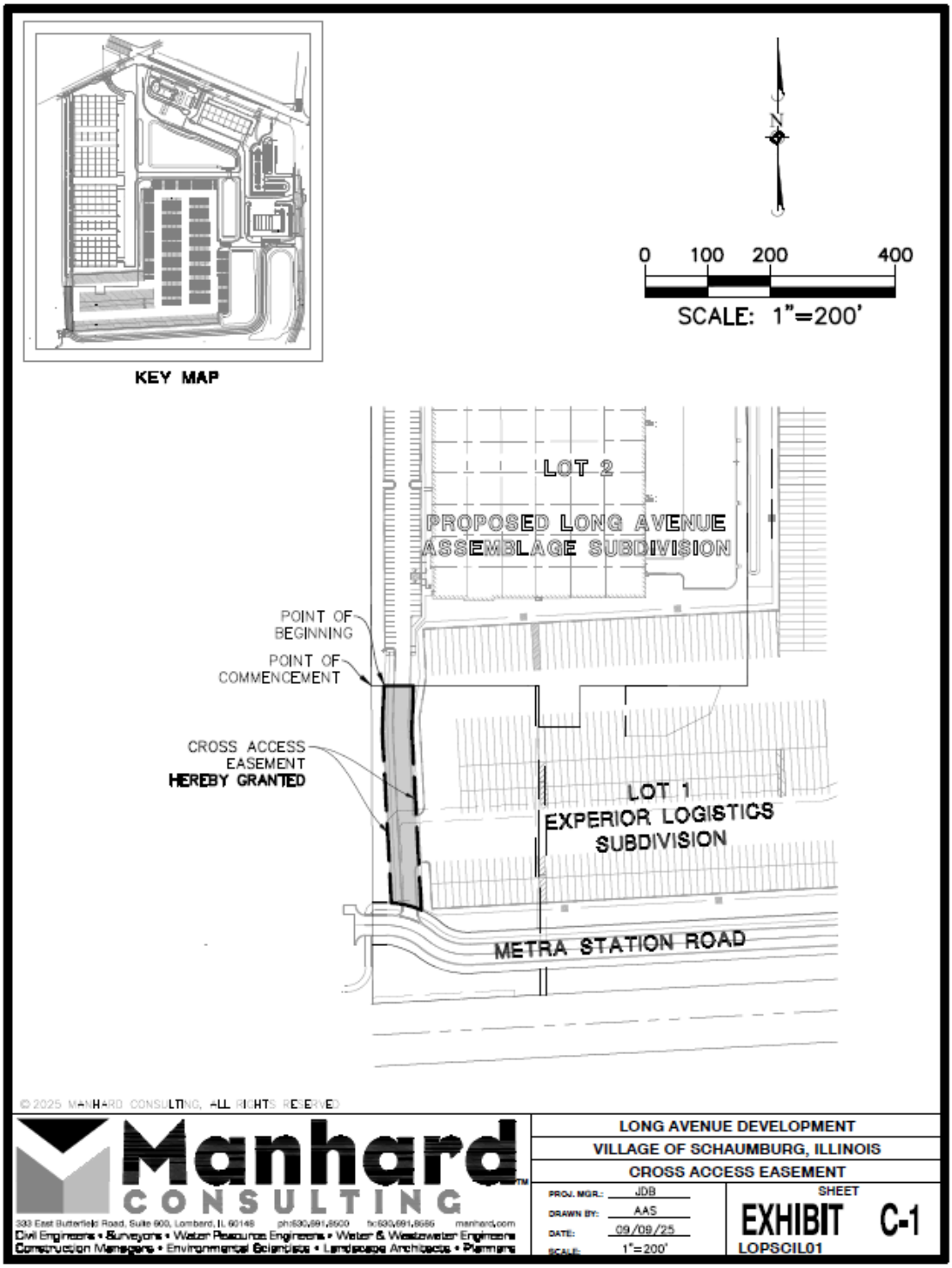
EXHIBIT C

LEGAL DESCRIPTION – EASEMENT AREA 1

THAT PART OF LOT 1 IN EXPERIOR LOGISTICS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 8, 2023, AS DOCUMENT NUMBER 2306722044, IN COOK COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE WESTERLYMOST NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 89 DEGREES 55 MINUTES 48 SECONDS EAST ALONG A NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 19.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 55 MINUTES 48 SECONDS EAST, A DISTANCE OF 47.03 FEET; THENCE SOUTH 02 DEGREES 04 MINUTES 15 SECONDS WEST, A DISTANCE OF 72.82 FEET; THENCE SOUTH 03 DEGREES 02 MINUTES 34 SECONDS EAST, A DISTANCE OF 285.37 FEET TO A POINT OF NON-TANGENT CURVATURE, BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF METRA STATION DRIVE AS DEDICTED PER DOCUMENT NUMBER 2306722045; THENCE WESTERLY, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, BEING A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 136.00 FEET, AN ARC DISTANCE OF 49.30 FEET, A CHORD BEARING NORTH 76 DEGREES 29 MINUTES 36 SECONDS WEST, AND A CHORD DISTANCE OF 49.03 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 03 DEGREES 02 MINUTES 34 SECONDS WEST, A DISTANCE OF 273.50 FEET; THENCE NORTH 02 DEGREES 04 MINUTES 15 SECONDS EAST, A DISTANCE OF 73.16 FEET TO THE POINT OF BEGINNING.
CONTAINING 16,491 SQUARE FEET (0.379 ACRES) MORE OR LESS.

EXHIBIT C-1

DEPICTION - EASEMENT AREA



1

EXHIBIT D

LEGAL DESCRIPTION – EASEMENT AREA 2

THAT PART OF LOT 1 IN EXPERIOR LOGISTICS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 8, 2023, AS DOCUMENT NUMBER 2306722044, IN COOK COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHERLYMOST NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 00 DEGREES 10 MINUTES 31 SECONDS EAST, ALONG A WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 853.02 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 68 DEGREES 22 MINUTES 26 SECONDS EAST, A DISTANCE OF 26.93 FEET; THENCE NORTH 89 DEGREES 49 MINUTES 29 SECONDS EAST, A DISTANCE OF 783.93 FEET; THENCE NORTH 44 DEGREES 49 MINUTES 57 SECONDS EAST, A DISTANCE OF 14.14 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 36 SECONDS EAST, A DISTANCE OF 71.00 FEET; THENCE NORTH 45 DEGREES 10 MINUTES 03 SECONDS WEST, A DISTANCE OF 14.14 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 29 SECONDS WEST, A DISTANCE OF 783.92 FEET; THENCE SOUTH 68 DEGREES 01 MINUTES 24 SECONDS WEST, A DISTANCE OF 26.93 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 31 SECONDS WEST, A DISTANCE OF 71.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 42,115 SQUARE FEET (0.967 ACRES) MORE OR LESS

EXHIBIT D-1

DEPICTION - EASEMENT AREA 2

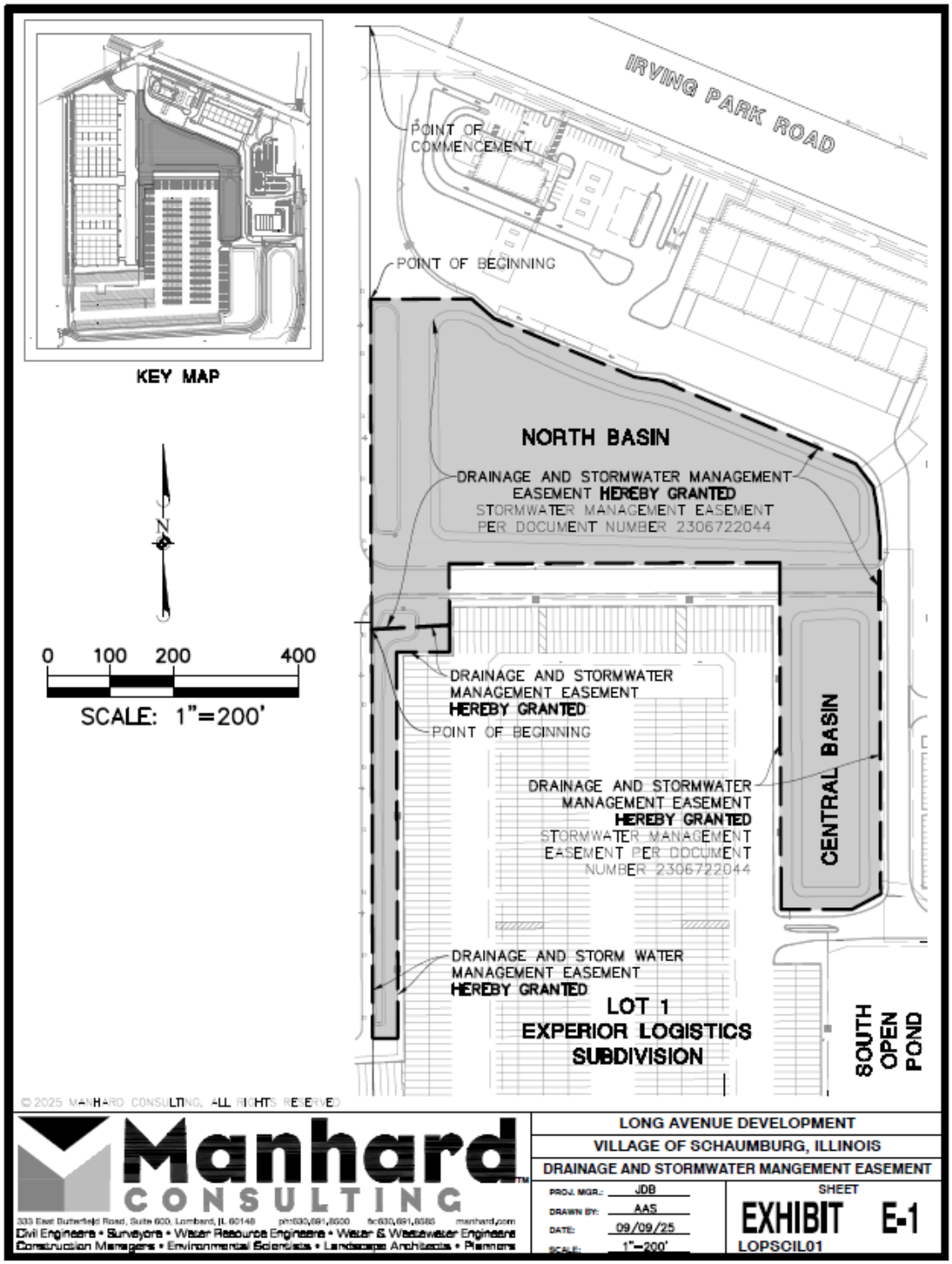


EXHIBIT E

LEGAL DESCRIPTION – DETENTION EASEMENT AREA

THAT PART OF STORMWATER MANAGEMENT EASEMENT GRANTED BY DOCUMENT NUMBER 2306722044, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHERLYMOST NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 00 DEGREES 10 MINUTES 31 SECONDS EAST, ALONG A WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 436.52 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 49 MINUTES 29 SECONDS EAST, A DISTANCE OF 161.49 FEET; THENCE SOUTH 48 DEGREES 56 MINUTES 22 SECONDS EAST, A DISTANCE OF 47.43 FEET; THENCE SOUTH 67 DEGREES 22 MINUTES 28 SECONDS EAST, A DISTANCE OF 244.00 FEET; THENCE SOUTH 81 DEGREES 54 MINUTES 39 SECONDS EAST, A DISTANCE OF 43.82 FEET; THENCE SOUTH 66 DEGREES 52 MINUTES 14 SECONDS EAST, A DISTANCE OF 336.88 FEET; THENCE SOUTH 37 DEGREES 15 MINUTES 42 SECONDS EAST, A DISTANCE OF 45.90 FEET; THENCE SOUTH 10 DEGREES 10 MINUTES 58 SECONDS EAST, A DISTANCE OF 32.90 FEET; THENCE SOUTH 05 DEGREES 41 MINUTES 28 SECONDS EAST, A DISTANCE OF 48.77 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 26 SECONDS EAST, A DISTANCE OF 570.17 FEET; THENCE SOUTH 61 DEGREES 54 MINUTES 39 SECONDS WEST, A DISTANCE OF 52.52 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 113.37 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 26 SECONDS WEST, A DISTANCE OF 554.36 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 29 SECONDS WEST, A DISTANCE OF 529.00 FEET; THENCE SOUTH 00 DEGREES 45 MINUTES 07 SECONDS EAST, A DISTANCE OF 98.36 FEET; THENCE SOUTH 86 DEGREES 53 MINUTES 47 SECONDS WEST, A DISTANCE OF 125.15 FEET TO SAID WESTERLY LINE OF LOT 1; THENCE NORTH 00 DEGREES 10 MINUTES 31 SECONDS WEST, ALONG SAID LINE, A DISTANCE OF 527.75 FEET TO THE POINT OF BEGINNING.
TOGETHER WITH
THAT PART OF LOT 1 IN EXPERIOR LOGISTICS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 8, 2023, AS DOCUMENT NUMBER 2306722044, IN COOK COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHERLYMOST NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 00 DEGREES 10 MINUTES 31 SECONDS EAST, ALONG A WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 964.27 FEET TO THE POINT OF BEGINNING; THENCE NORTH 86 DEGREES 53 MINUTES 47 SECONDS EAST, A DISTANCE OF 124.41 FEET; THENCE SOUTH 00 DEGREES 10 MINUTES 35 SECONDS EAST, A DISTANCE OF 43.11 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 29 SECONDS WEST, A DISTANCE OF 84.25 FEET; THENCE SOUTH 00 DEGREES 10 MINUTES 31 SECONDS EAST, A DISTANCE OF 616.98 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 29 SECONDS WEST, A DISTANCE OF 40.00 FEET TO SAID WESTERLY LINE OF LOT 1; THENCE NORTH 00 DEGREES 10 MINUTES 31 SECONDS WEST, ALONG SAID LINE, A DISTANCE OF 653.73 FEET TO THE POINT OF BEGINNING.

CONTAINING 377,577 SQUARE FEET (8.668 ACRES) MORE OR LESS

EXHIBIT E-1

DEPICTION - DETENTION EASEMENT AREA

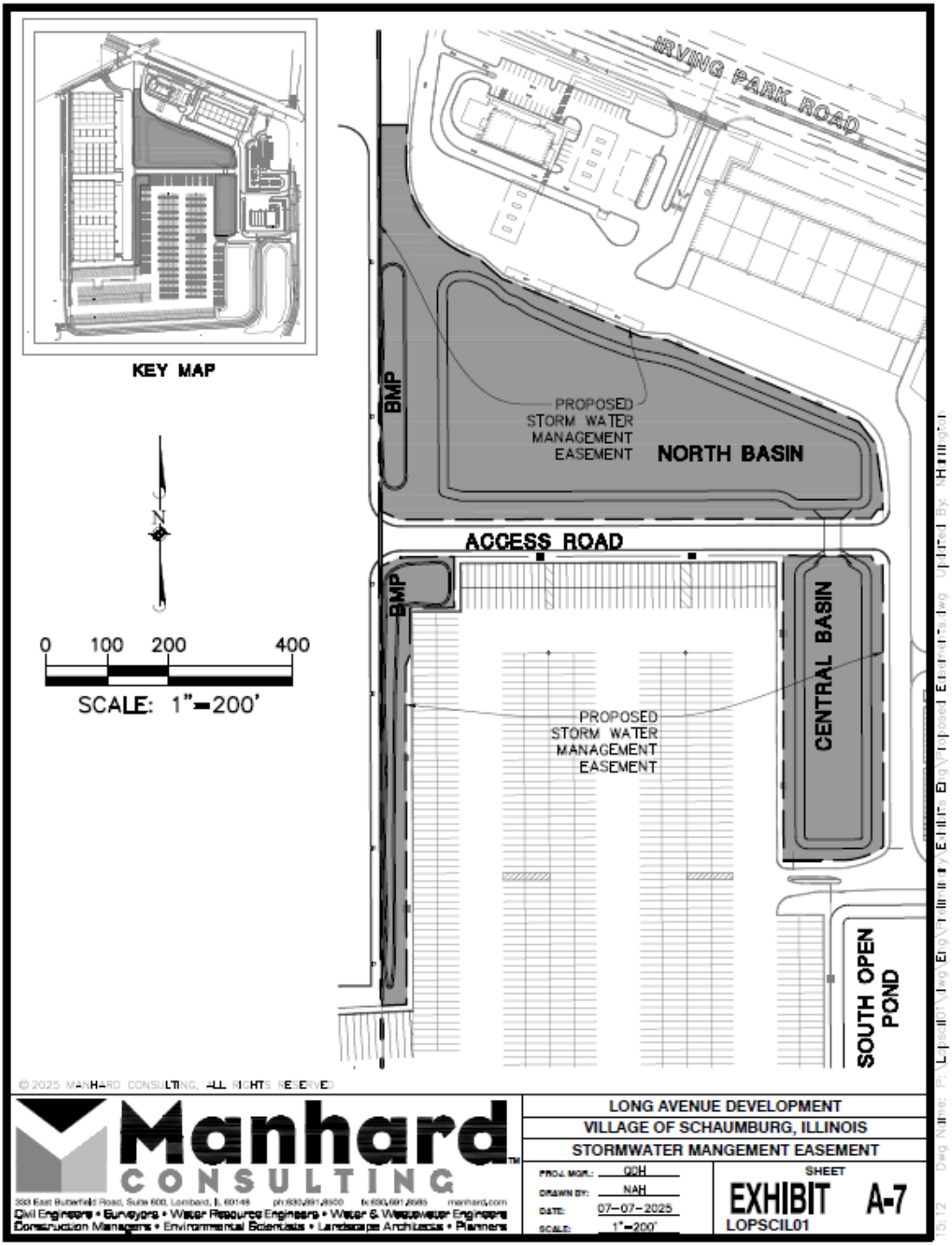


EXHIBIT F

LEGAL DESCRIPTION – EASEMENT AREA 4

THAT PART OF LOT 1 IN EXPERIOR LOGISTICS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 8, 2023, AS DOCUMENT NUMBER 2306722044, IN COOK COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHERLYMOST NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 00 DEGREES 10 MINUTES 31 SECONDS EAST, ALONG AN EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 408.18 TO A POINT ON A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE; THENCE SOUTH 89 DEGREES 49 MINUTES 29 SECONDS WEST, ALONG SAID PERPENDICULAR LINE, A DISTANCE OF 204.43 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 09 MINUTES 36 SECONDS EAST, A DISTANCE OF 541.63 FEET; THENCE SOUTH 45 DEGREES 09 MINUTES 36 SECONDS EAST, A DISTANCE OF 56.57 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 24 SECONDS EAST, A DISTANCE OF 144.17 FEET TO A POINT OF NON-TANGENT CURVATURE, BEING A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF METRA STATION DRIVE AS DEDICTED PER DOCUMENT NUMBER 2306722045; THENCE SOUTHWESTERLY, ALONG SAID RIGHT-OF-WAY LINE, BEING A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 143.00 FEET, AN ARC DISTANCE OF 72.27 FEET, A CHORD BEARING SOUTH 49 DEGREES 47 MINUTES 52 SECONDS WEST, AND A CHORD DISTANCE OF 71.50 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 89 DEGREES 50 MINUTES 24 SECONDS WEST, A DISTANCE OF 175.43 FEET; THENCE NORTH 00 DEGREES 09 MINUTES 36 SECONDS WEST, A DISTANCE OF 627.63 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 24 SECONDS EAST, A DISTANCE OF 46.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 36,666 SQUARE FEET (0.842 ACRES) MORE OR LESS

EXHIBIT F-1

DEPICTION – EASEMENT AREA 4

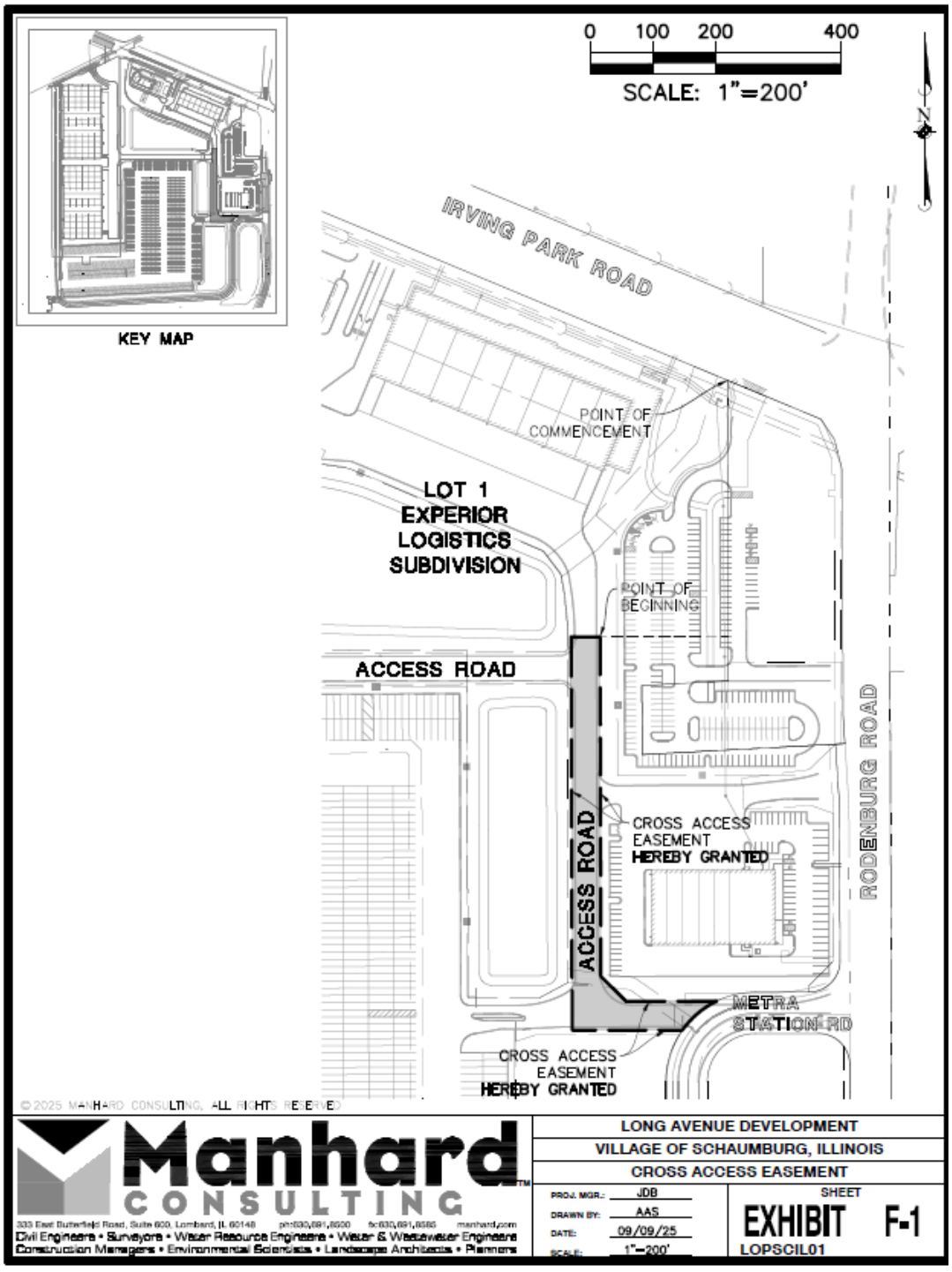


EXHIBIT G

LEGAL DESCRIPTION – EASEMENT AREA 5

THAT PART OF LOT 1 IN EXPERIOR LOGISTICS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 8, 2023, AS DOCUMENT NUMBER 2306722044, IN COOK COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHERLYMOST NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 00 DEGREES 10 MINUTES 31 SECONDS EAST, ALONG A WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 70.01 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 12 MINUTES 51 SECONDS EAST, A DISTANCE OF 167.55 FEET; THENCE SOUTH 67 DEGREES 22 MINUTES 28 SECONDS EAST, A DISTANCE OF 155.75 FEET; THENCE SOUTH 67 DEGREES 15 MINUTES 56 SECONDS EAST, A DISTANCE OF 400.00 FEET; THENCE SOUTH 67 DEGREES 28 MINUTES 46 SECONDS EAST, A DISTANCE OF 352.75 FEET; THENCE SOUTH 52 DEGREES 41 MINUTES 19 SECONDS EAST, A DISTANCE OF 52.85 FEET; THENCE NORTH 22 DEGREES 49 MINUTES 52 SECONDS EAST, A DISTANCE OF 9.50 FEET; THENCE SOUTH 67 DEGREES 10 MINUTES 08 SECONDS EAST, A DISTANCE OF 20.35 FEET TO AN EASTERLY LINE OF SAID LOT 1; THENCE SOUTH 00 DEGREES 10 MINUTES 31 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 16.30 FEET; THENCE NORTH 67 DEGREES 10 MINUTES 08 SECONDS WEST, A DISTANCE OF 5.47 FEET; THENCE SOUTH 22 DEGREES 49 MINUTES 52 SECONDS WEST, A DISTANCE OF 5.00 FEET; THENCE NORTH 67 DEGREES 10 MINUTES 08 SECONDS WEST, A DISTANCE OF 20.60 FEET; THENCE NORTH 52 DEGREES 41 MINUTES 19 SECONDS WEST, A DISTANCE OF 54.81 FEET; THENCE NORTH 67 DEGREES 28 MINUTES 46 SECONDS WEST, A DISTANCE OF 351.47 FEET; THENCE NORTH 67 DEGREES 15 MINUTES 56 SECONDS WEST, A DISTANCE OF 400.00 FEET; THENCE NORTH 67 DEGREES 22 MINUTES 28 SECONDS WEST, A DISTANCE OF 153.81 FEET;THENCE NORTH 89 DEGREES 12 MINUTES 51 SECONDS WEST, A DISTANCE OF 165.45 FEET TO SAID WESTERLY LINE OF LOT 1; THENCE NORTH 00 DEGREES 10 MINUTES 31 SECONDS WEST, ALONG SAID LINE, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 11,728 SQUARE FEET (0.269 ACRES) MORE OR LESS

EXHIBIT G-1

DEPICTION – EASEMENT AREA 5

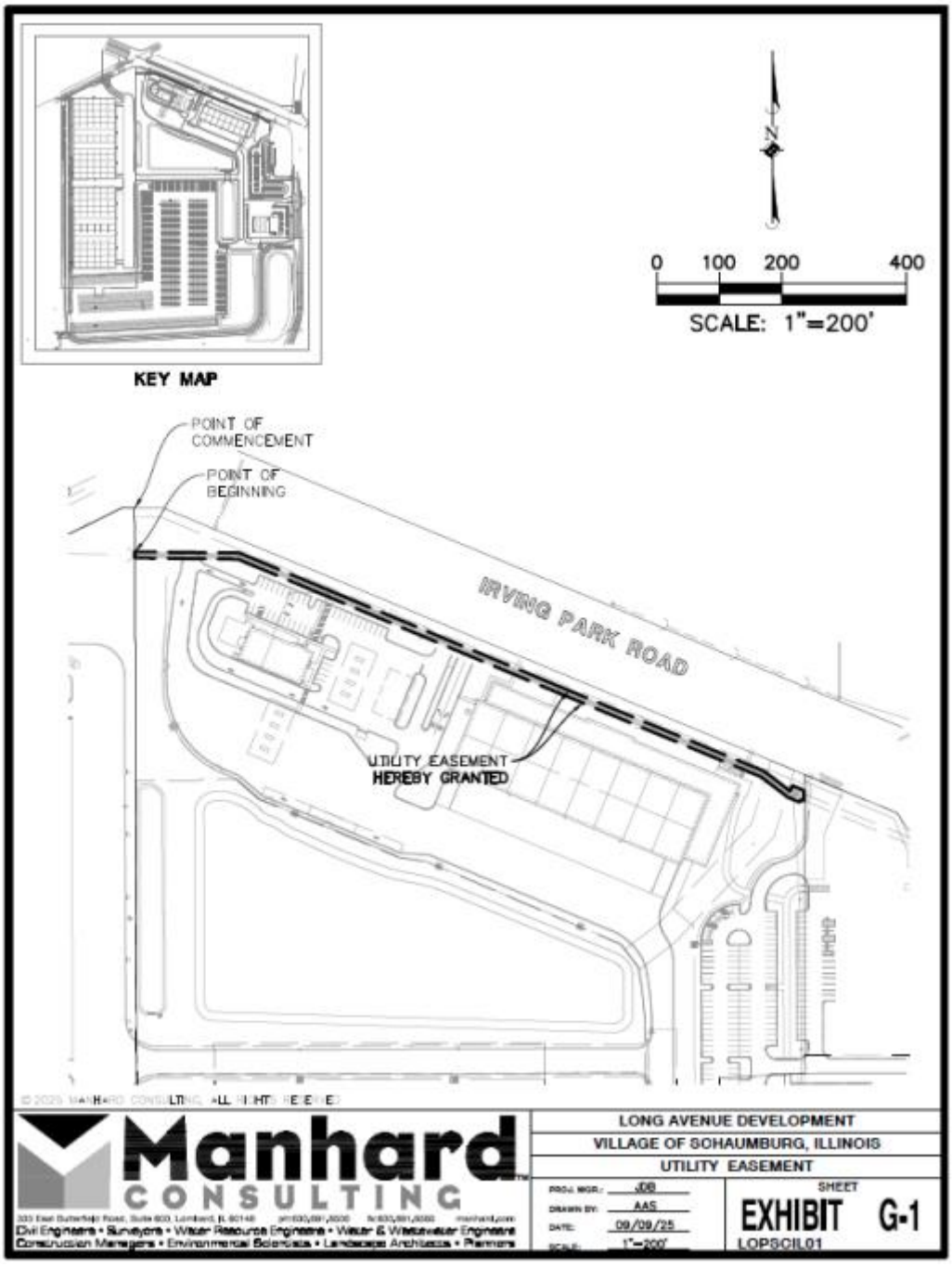


EXHIBIT H

INSURANCE REQUIREMENTS

THROUGHOUT THE TERM OF THIS EASEMENT AGREEMENT, EACH OWNER SHALL PROCURE AND MAINTAIN GENERAL AND/OR COMPREHENSIVE PUBLIC LIABILITY AND PROPERTY DAMAGE INSURANCE AGAINST CLAIMS FOR PERSONAL INJURY (INCLUDING CONTRACTUAL LIABILITY ARISING UNDER THE INDEMNITY CONTAINED IN PARAGRAPH 9 ABOVE), DEATH, OR PROPERTY DAMAGE OCCURRING UPON SUCH OWNER'S PARCEL, WITH SINGLE LIMIT COVERAGE OF NOT LESS THAN AN AGGREGATE OF FIVE MILLION DOLLARS ($5,000,000.00) INCLUDING UMBRELLA COVERAGE, IF ANY, AND NAMING EACH OTHER OWNER DURING THE CONTINUANCE OF THE EASEMENT AGREEMENT (PROVIDED THE OWNER OBTAINING SUCH INSURANCE HAS BEEN SUPPLIED WITH THE NAME OF SUCH OTHER OWNER) AS ADDITIONAL INSUREDS. EITHER PARTY MAY ELECT TO SELF-INSURE AND/OR CARRY INSURANCE REQUIRED HEREUNDER UNDER MASTER OR BLANKET POLICIES OF INSURANCE.

GROUND LEASE

between

LPC ACQUISITION COMPANY, LLC

as Landlord,

and

EXPERIOR GROUP LLC,

as Tenant

Premises:

Approximately 1.495 acres located between the southern end of Fenz Acres Subdivision and the northwestern end of Experior Logistics Subdivision, Schaumburg, Illinois

Dated as of September 11, 2025

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Exhibit A-1 Description of the Land

Exhibit A-2 Depiction of the Land

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GROUND LEASE

THIS GROUND LEASE (the "Lease") is made as of the 11th day of September, 2025, by and between **LPC ACQUISITION COMPANY, LLC**, a Delaware limited liability company ("Landlord"), and **EXPERIOR GROUP LLC**, an Illinois limited liability company ("Tenant").

W I T N E S S E T H:

It is hereby mutually covenanted and agreed by and between the parties hereto that this Lease (hereinafter defined) is made upon the terms, covenants and conditions hereinafter set forth.

ARTICLE 1
DEFINITIONS

The terms defined in this Article 1, for all purposes of this Lease, shall have the following meanings:

1.01. "Affiliate of Tenant" shall mean any Person controlled by, under common control with or controlling Tenant.

1.02. "Business Day" shall mean any day which is not a Saturday, Sunday or a day observed as a holiday by either the State of Illinois or the United States government.

1.03. "Certificate of Occupancy" shall mean a certificate of occupancy (temporary or permanent) or other similar certificate issued by the appropriate governmental department or agency of the City (hereinafter defined).

1.04. "City" shall mean the village of Schaumburg, Illinois.

1.05. "Commencement Date" shall mean the date of commencement of the Term (hereinafter defined) as set forth in Article 2.

1.06. "Construction Agreements" shall mean agreements for construction, Restoration (hereinafter defined), Capital Improvement, rehabilitation, alteration, conversion, extension, repair or demolition performed pursuant to this Lease.

1.07. "Default" shall mean any condition or event which constitutes or, after the giving of notice or the passage of time or both, would constitute an Event of Default (hereinafter defined).

1.08. "Equipment" shall mean any and all fixtures, equipment and machinery of every kind and nature whatsoever now or hereafter affixed or attached to the Improvements, or now or hereafter used or procured for use in connection with the operation, use or occupancy thereof, and the appurtenances thereof, but excluding therefrom all trade fixtures and articles of personal property title to which is vested in Tenant, any Person claiming under Tenant or in contractors engaged in maintaining the Premises.

1.09. "Expiration Date" shall mean the date of the expiration of the Term as set forth in Article 2.

1.10. "Fee Mortgage" shall mean any mortgage or trust deed which now or hereafter is a lien on the entire fee simple title to the Land or the Premises, or any part thereof, as the same may be renewed, modified, amended, extended, consolidated or coordinated from time to time.

1.11. "Fee Mortgagee" shall mean the holder of a Fee Mortgage.

1.12. "Governmental Authority (Authorities)" shall mean the United States of America, the State of Illinois, County of Cook, and City, and any agency, authority, department, commission, board, bureau, instrumentality or political subdivision of any of the foregoing, now existing or hereafter created, having jurisdiction over the Premises or any portion thereof.

1.13. "Improvements" shall mean all of the Equipment (hereinafter defined) and other improvements and appurtenances of every kind and description now or hereafter erected, constructed or placed on or about the Land (hereinafter defined), and any and all alterations and replacements thereof, additions thereto and substitutions therefor.

1.14. "Insurance Policies" shall mean any and all insurance policies which Tenant is required to keep and maintain pursuant to this Lease.

1.15. "Land" shall mean the real estate legally described on **Exhibit A-1** , and depicted on **Exhibit A-2**, each attached hereto and made a part hereof.

1.16. "Landlord," on the date as of which this Lease is made, shall mean LPC Acquisition Company, LLC, but thereafter, "Landlord" shall mean only the holder of the landlord's interest in the Land at the time in question, so that if LPC Acquisition Company, LLC or any successor to its interest hereunder ceases to have any interest in the Land as the result of a sale or sales or transfer or transfers of the Landlord's interest in the Land, then the Landlord under this Lease at the time of such sale or sales or transfer or transfers shall be and hereby is entirely freed and relieved of all agreements, covenants and obligations of Landlord hereunder to be performed on or after the date of such sale or transfer, any remaining liability of such Landlord to be subject to the provisions of Section 32.04 hereof, and it shall be deemed and construed without further agreement between the parties or their successors in interest and the Person who then acquires or owns the landlord's interest in the Land, including, without limitation, the purchaser or transferee in any such sale or transfer, that such Person has assumed and agreed to carry out, subject to the provisions of Section 32.04 hereof, any and all agreements, covenants and obligations of Landlord hereunder accruing on or after the date of the aforesaid sale or transfer.

1.17. "Lease" shall mean this Ground Lease and all amendments, modifications, extensions and renewals hereof and exhibits attached hereto.

1.18. "Lease Year" shall mean each consecutive twelve (12) month period during the Term, the first Lease Year commencing on the Commencement Date and expiring at midnight of the day preceding the first anniversary of the Commencement Date, and each successive consecutive twelve (12) month period thereafter.

1.19. "Net Replacement Cost" shall mean the actual replacement cost of the Improvements (excluding foundation and excavation costs, but including the cost of debris removal and of replacing all Equipment appurtenant to, located in or used in connection with the Improvements) without physical depreciation.

1.20. "Permitted Encumbrances" shall mean the items set forth in **Exhibit B** attached hereto and made a part hereof.

1.21. "Person" shall mean and include an individual, corporation, partnership, joint venture, estate, trust, unincorporated association or any federal, state, county or municipal government or any bureau, department, authority or agency thereof.

1.22. "Premises" shall mean the Land and the Improvements.

1.23. "Prime Rate" shall mean the annual rate of interest announced from time to time by JPMorgan Chase as its corporate base rate of interest.

1.24. "Substantial Completion" shall mean the date upon which the City (or the applicable agency thereof) issues a permanent certificate of occupancy for the shell and core of the initial trailer stall Improvements described in Section 11.01.

1.25. "Tenant" shall mean Experior Group LLC, provided, however, that whenever this Lease and the leasehold estate hereby created shall be assigned or transferred in accordance with the terms of and in the manner specifically permitted by this Lease, then, from and after the date of such assignment or transfer and until the next permitted assignment or transfer, the term "Tenant" shall mean the permitted assignee or transferee, except that the assignor shall continue to remain liable with respect to any obligations or liabilities of Tenant hereunder.

1.26. "Term" shall mean the term of this Lease as set forth in Article 2 hereof.

1.27. "Unavoidable Delays" shall mean delays incurred by Tenant due to strikes, lockouts, acts of God, enemy action, civil commotion, governmental restrictions or preemption, fire or other casualty or other causes beyond the reasonable control of Tenant (not including Tenant's insolvency, bankruptcy or financial condition or financial difficulties or problems or any action by Tenant or any Affiliate of Tenant).

1.28. "Zoning Laws" shall mean the zoning laws of the City, as the same may be amended from time to time.

ARTICLE 2
PREMISES AND TERM OF LEASE

Landlord does hereby demise and lease to Tenant, and Tenant does hereby lease, hire and take from Landlord, the Premises, subject to the Permitted Encumbrances.

TO HAVE AND TO HOLD unto Tenant, its successors and assigns, for a term of ninety-nine (99) years (the "Term") commencing on the date (the "Commencement Date") that is the latest to occur of: (i) the date Landlord acquires fee title to the entirety of the Premises, (ii) the date the Premises are delivered to Tenant with the Landlord Demolition Work (hereinafter defined) substantially completed, or (iii) the date first written above. The Term shall expire on the day immediately preceding the ninety-ninth (99th) anniversary of the Commencement Date, or on such earlier date upon which this Lease may be terminated as hereinafter provided (the "Expiration Date"). Following the determination of the Commencement Date, upon the request of Landlord or Tenant, Landlord and Tenant shall enter into a memorandum of this Lease in the form attached hereto as **Exhibit C**, which memorandum may be recorded in the appropriate land records. If an Event of Default occurs hereunder and, as a result thereof, this Lease is terminated, Landlord may execute a statement to be recorded in the appropriate land records terminating such memorandum. Tenant hereby appoints Landlord as its attorney-in-fact to execute such a termination statement on its behalf. This appointment shall be deemed to be coupled with an interest and irrevocable.

ARTICLE 3
RENT

3.01. Tenant shall pay to Landlord, without offset or deduction and without notice or demand, an amount equal to One Dollar ($1.00) per year ("Base Rent") payable in advance on the Commencement Date and on the first day of each Lease Year thereafter occurring during the Term (unless any such date is not a Business Day, in which case payment shall be due on the next succeeding Business Day). Base Rent shall be paid in lawful money of the United States to Landlord at the office of Landlord or at such other place as Landlord shall direct from time to time by written notice to Tenant.

3.02. Tenant shall also pay and discharge as additional rent (the "Additional Rent") all other amounts, liabilities and obligations of whatsoever nature relating to the Premises, including, without limitation, any amounts arising under any operating easement, or other similar agreements affecting the Premises or any adjoining property thereto, and all interest and penalties that may accrue thereon in the event of Tenant's failure to pay such amounts when due, and all damages, costs and expenses which Landlord may incur by reason of any Default of Tenant or failure on Tenant's part to comply with any of the terms of this Lease, all of which Tenant hereby agrees to pay upon demand.

3.03. This Lease shall be deemed and construed to be a fully "net lease" and Tenant shall pay to Landlord, absolutely net throughout the Term, all Base Rent and Additional Rent (collectively, "Rental"), free of any charges, assessments, impositions or deductions of any kind and without abatement, deduction or setoff whatsoever in the manner set out above for payment of Base Rent, and under no circumstances or conditions, whether now existing or hereafter arising, or whether beyond the present contemplation of the parties, shall Landlord be expected or required to make any payment of any kind whatsoever relating to the Premises or be under any other obligation or liability hereunder or otherwise, except as herein otherwise expressly set forth. Except for debt service on any indebtedness of Landlord, Tenant shall pay all costs, expenses and charges of every kind and nature relating to the Premises which may arise or become due or payable prior to, during or after (but attributable to a period falling within) the Term, including all costs, expenses and charges related to all recorded or unrecorded agreements, easements, declarations, restrictions or other matters affecting the title to the Premises, and Tenant hereby agrees to indemnify Landlord against and hold Landlord harmless from the same. Except as otherwise specifically provided in this Lease, Tenant's obligation to pay Rental hereunder shall not terminate prior to the Expiration Date, notwithstanding the exercise by Landlord of any or all of its rights under Article 21 hereof or otherwise, and all the obligations of Tenant hereunder shall be absolute and shall not be affected for any reason whatsoever, including, without limitation, by any damage to or destruction of the Premises or any part thereof, any taking of the Premises or any part thereof or interest therein by condemnation or otherwise, any prohibition, limitation, restriction or prevention of Tenant's use, occupancy or enjoyment of the Premises or any part thereof, or any interference with such use, occupancy or enjoyment by any person or for any reason, any matter affecting title to the Premises, any default by Landlord hereunder, the impossibility, impracticability or illegality of performance by Landlord, Tenant or both, any action of any governmental authority, Tenant's acquisition of ownership of all or part of the Premises (unless this Lease shall be terminated by a writing signed by all persons, including any Fee Mortgagee, having an interest in the Premises), any breach of warranty or misrepresentation, or any other cause whether similar to or dissimilar from the foregoing and whether or not Tenant shall have notice or knowledge thereof and whether or not such cause shall now be foreseeable. The parties intend that the obligations of Tenant under this Lease shall be separate and independent covenants and agreements and shall continue unaffected unless such obligations have been modified or terminated pursuant to an express provision of this Lease.

3.04. Tenant hereby waives all right (i) to terminate this Lease, or (ii) to surrender this Lease, or (iii) to any abatement, deferment, reduction, setoff, counterclaim or defense with respect to any Rental

payable hereunder. Tenant shall remain obligated under this Lease in accordance with its terms, and Tenant hereby waives any and all rights now or hereafter conferred by statute or otherwise to modify or to avoid strict compliance with its obligations under this Lease. Notwithstanding any such statute or otherwise, Tenant shall be bound by all the terms and provisions contained in this Lease.

ARTICLE 4
IMPOSITIONS

4.01. Tenant further agrees to pay, as Additional Rent for the Premises, all Impositions (as hereinafter defined) which accrue during the Term of this Lease, and are levied, assessed or become a lien imposed upon the Premises or any part thereof. Such Additional Rent shall be payable notwithstanding the fact that the amount of such Impositions may not be ascertainable or due and payable until after the expiration of the Term of this Lease; provided, however, that the Impositions levied against the Premises shall be prorated between Landlord and Tenant for the first year of the Term hereof as of the Commencement Date, and as of the Expiration Date for the last year of the Term, all such prorations being calculated on the basis of the aggregate Impositions payable over the entirety of the calendar year in which the Commencement Date occurs (as to the first year of the Term) and the calendar year in which the Expiration Date occurs (as to the last year of the Term), as the case may be.

4.02. From time to time upon Landlord's receipt of any bills for Impositions against the Premises from the applicable taxing authority, Landlord shall notify Tenant of the same in writing, and Tenant shall pay such Impositions to Landlord within thirty (30) days of Landlord's demand. If at any time any bills for Impositions against the Premises also apply (in part) to other real property which is not the Premises, Tenant shall be responsible for payment of its pro rata share of such bills, as reasonably determined by Landlord based on the square footage of the land comprising the Premises and the square footage of the land comprising such other real property which is the subject to such bill. Subject to Tenant's obligation to timely pay Landlord for Impositions against the Premises as contemplated above, Landlord shall pay Impositions applicable to the Premises to the applicable taxing authority.

4.03. Tenant shall, in addition to the foregoing, pay any new Impositions of a nature not presently in effect but which may hereafter be levied or assessed upon Landlord or upon the Premises or imposed as a lien upon the Premises, if such Impositions shall be based upon or arise out of the ownership, use or operation of the Premises. Tenant's obligations under this Article shall survive the expiration or termination of this Lease. As used herein, "Impositions" means real estate taxes, assessments, sewer rents, rates and charges, permit and license fees, transit taxes, taxes based upon the receipt of rent, and any other federal, state or local governmental or quasi-governmental charge, general, special, ordinary or extraordinary, which may now or hereafter be assessed, accrue or become a lien against the Premises or any portion thereof in any year during the Term of this Lease, and also shall include any personal property taxes (attributable to the year in which paid) imposed upon the furniture, fixtures, machinery, equipment, apparatus, systems and appurtenances used in connection with the operation of the Premises and any fine, penalty, interest or cost that may be added to the foregoing as a result of Tenant's nonpayment of Landlord's invoice therefor.

ARTICLE 5
LATE CHARGES

If payment of Base Rent, Impositions or other Rental shall become overdue beyond the due date thereof pursuant to this Lease (or if no such due date is set forth in this Lease, then such due date for purposes of this Article 5 shall be deemed to be the date upon which demand therefor is made), a late charge on the sums so overdue equal to the lesser of (i) the Prime Rate plus five percent (5%) per annum, or (ii) the highest interest rate allowable by applicable law (such lesser amount is referred to herein as the

"Late Charge Rate"), for the period from the due date to the date of actual payment, shall become due and payable to Landlord as liquidated damages for the administrative costs and expenses incurred by Landlord by reason of Tenant's failure to make prompt payment, and the late charges shall be payable by Tenant on demand.

ARTICLE 6
INSURANCE

6.01. Tenant shall:

(i) keep the Improvements insured against loss or damage by fire, windstorm, tornado and hail and all other hazards covered by the usual extended coverage and "all risk" endorsements of whatsoever kind ("Casualty Insurance"), including, without limitation, coverage for loss or damage by water, flood, subsidence and earthquake, with such sublimits as are reasonably required by Landlord, and excluding from such coverage normal settling only, and including war risks when and to the extent obtainable from the United States government or an agency thereof. Such Casualty Insurance shall be in the amount set forth in the "agreed amount clause" endorsement to the policy in question, which endorsement shall be attached to the policy, provided that such amount, in all events, shall be (x) sufficient to prevent Landlord and Tenant from becoming co-insurers under provisions of applicable policies of insurance, and (y) in the amount not less than one hundred percent (100%) of the Net Replacement Cost of the Improvements, such Net Replacement Cost to be determined by the insurers from time to time, but not less frequently than required by the standard "agreed amount clause" endorsement, and (a) no omission on the part of Landlord to request any such determination shall relieve Tenant of its obligation to have such Net Replacement Cost determined as aforesaid, and (b) any such determination to the contrary notwithstanding, Landlord may require Tenant to furnish additional insurance of the nature specified in this paragraph at any time that Landlord reasonably deems such Casualty Insurance to be inadequate;

(ii) provide and keep in force general comprehensive public liability insurance ("Liability Insurance") against liability for bodily injury and death and property damage, such Liability Insurance to be in such amount as may from time to time be reasonably required by Landlord, but not less than $5,000,000.00 combined single limit for liability for bodily injury, death and property damage, and shall include the Premises and all sidewalks adjoining or appurtenant to the Premises, shall contain blanket contractual coverage and shall also provide the following protection:

(1) completed operations;

(2) personal injury protection;

(3) sprinkler leakage/water damage legal liability;

(4) fire legal liability, if not otherwise covered under the comprehensive form of public liability insurance;

(5) employees as additional insured coverage; and

(6) coverage to indemnify and hold Landlord and all other Indemnified Parties harmless from and against all cost, expense and liability arising out of or based upon any and all claims, accidents, injuries and damages mentioned in Article 18 hereof (and the policy or endorsement shall have Section 18.01 hereof printed thereon in its entirety);

Tenant also shall provide and keep in force automobile liability and property damage insurance for all owned, non-owned and hired vehicles insuring against liability for bodily injury and death and for property damage in an amount determined from time to time by Landlord, but not less than $1,000,000.00 combined single limit, such insurance to contain the so-called "occurrence clause";

(iii) provide and keep in force workers' compensation providing statutory benefits for all persons employed by Tenant at or in connection with the Premises;

(iv) provide and keep in force rent insurance on an "All Risk of Physical Loss" basis in an amount not less than the sum of (a) the Base Rent then payable hereunder for a period of one year, (b) an amount equal to the Impositions for a like period, and (c) an amount equal to the insurance premiums payable under this Lease for a like period;

(v) if a sprinkler system shall be located in any portion of the Improvements, provide and keep in force sprinkler leakage insurance in amounts reasonably required by Landlord;

(vi) provide and keep in force boiler, machinery and pressure vessel insurance in an amount determined from time to time by Landlord, but not less than $1,000,000.00 per occurrence on a combined basis covering direct property loss and loss of income and providing for all steam, mechanical and electrical equipment, including, without limitation, all boilers, unfired pressure vessels, piping and wiring, to the extent applicable; and

(vii) provide and keep in force such other insurance in such amounts as may from time to time be reasonably required by Landlord or any Fee Mortgage against such other insurable hazards as at the time are commonly insured against in the case of prudent owners of like buildings and improvements.

Whenever, under the terms of this Lease, Tenant is required to maintain insurance, Landlord shall be an additional named insured in all such insurance policies. If the Premises shall be subject to any Fee Mortgage, the public liability insurance shall, if required by such Fee Mortgage, name the Fee Mortgagee as an additional named insured, and all other insurance provided hereunder shall name the Fee Mortgagee as an additional named insured under a standard "noncontributory mortgagee" endorsement or its equivalent.

6.02. If a loss shall be payable to Tenant, provided that there is no Default by Tenant hereunder, Tenant (1) shall hold the insurance proceeds with respect to such loss in trust for the sole purpose of paying the cost of the Restoration, and (2) shall apply such proceeds first to the payment in full of the cost of the Restoration before using any part of the same for any other purpose. Tenant shall give Landlord notice of completion of the Restoration within ten (10) days thereafter. If Landlord makes no claim or objection with respect to such proceeds or their disposition within one hundred eighty (180) days after such notice is given, then Tenant may pay over to itself the unapplied proceeds and the trust obligations hereunder with respect to such proceeds shall terminate. Notwithstanding the foregoing, if there is a Default by Tenant hereunder, Tenant shall pay (or assign) all insurance proceeds with respect to such loss to Landlord.

(a) All Insurance Policies shall be in such form and shall be issued by such responsible companies licensed and authorized to do business in the State of Illinois as are reasonably acceptable to Landlord. All such companies shall have a Best rating of not less than A-VIII. All policies referred to in this Lease shall be procured, or caused to be procured, by Tenant, at no expense to Landlord, and for periods of not less than one (1) year. A photocopy of each such policy, certified by the insurer to be a true copy thereof, shall be delivered to Landlord immediately upon receipt from the

insurance company or companies (and Tenant shall use diligent efforts to procure such certified copies), except that if any insurance carried by Tenant is effected by one or more blanket policies, then with respect to such insurance, certified abstracted policies relating to the Premises shall be so delivered to Landlord. In addition thereto, on the Commencement Date hereof, if such certified copies or certified abstracted policies, as the case may be, have not yet been procured from the insurance company or companies, Tenant shall deliver to Landlord certificates of the insurance required hereunder together with paid receipts therefor. Certified copies, or certified abstracted policies in the case of blanket policies, of new or renewal policies replacing any policies expiring during the Term shall be delivered as aforesaid at least thirty (30) days before the date of expiration, together with proof satisfactory to Landlord that the full premiums have been paid by Tenant for at least the first year of the term of such policies. During the term of such policies, at least thirty (30) days before each anniversary of the effective date of the policy, Tenant shall deliver to Landlord proof satisfactory to Landlord that the full premiums have been paid by Tenant for at least the next year of the term of the policy. Premiums on policies shall not be financed in any manner whereby the lender, on default or otherwise, shall have the right or privilege of surrendering or cancelling or requesting the surrender or cancellation of the policies, provided, however, that premiums may be paid in such installments as are permitted pursuant to the provisions of the applicable policy so long as payment by installments will not allow the insurer thereunder to cancel said policy.

(b) Tenant and Landlord shall cooperate in connection with the collection of any insurance moneys that may be due in the event of loss, and Tenant and Landlord shall execute and deliver such proofs of loss and other instruments which may be required for the purpose of obtaining the recovery of any such insurance moneys.

(c) Tenant shall not carry separate insurance concurrent in form or contributing in the event of loss with that required by this Lease to be furnished by Tenant, unless Landlord and each Fee Mortgagee are included therein as additional named insureds with any loss payable as provided in this Lease. Tenant shall immediately notify Landlord of the carrying of any such separate insurance and shall cause the same to be delivered as required in this Lease.

(d) Tenant shall not violate or permit to be violated any of the conditions or provisions of any of the Insurance Policies, and Tenant shall so perform and satisfy or cause to be performed and satisfied the requirements of the companies writing such policies so that at all times companies of good standing, satisfactory to Landlord (as provided in Section 6.02(a) hereof), shall be willing to write and continue such insurance.

(e) Each Insurance Policy and each certificate or memorandum therefor issued by the insurer shall contain (i) a provision that no act or omission of Tenant shall affect or limit the obligation of the insurer to pay Landlord or any Fee Mortgagee the amount of any loss sustained, (ii) an agreement by the insurer that such policy shall not be cancelled or modified without at least thirty (30) days' prior written notice to Landlord and each Fee Mortgagee, and (iii) a waiver of subrogation by the insurer of any right to recover the amount of any loss resulting from the negligence of Landlord or its agents, employees or licensees.

(f) Landlord shall not be limited in the proof of any damages which Landlord may claim against Tenant arising out of or by reason of Tenant's failure to provide and keep in force insurance, as aforesaid, to the amount of the insurance premium or premiums not paid or incurred by Tenant and which would have been payable under such insurance, but Landlord shall also be entitled to recover as damages for such breach the uninsured amount of any loss, to the extent of any deficiency in the insurance required by the provisions of this Lease, and damages, costs and expenses of suit suffered or incurred by reason of damage to, or destruction of, the Premises occurring during any period when Tenant shall have failed or neglected to provide insurance as aforesaid.

(g) Each of Landlord and Tenant hereby waives any and every claim for recovery from the other for any and all loss or damage to the Land or the Improvements or to the contents thereof, whether such loss or damage is due to the negligence of Landlord or Tenant or their respective agents or employees, which loss or damage is insured pursuant to this Lease by valid and collectible insurance policies and then only to the extent of the proceeds collected or collectible under such insurance policies; provided, however, that the foregoing waiver shall not be operative in any case where the effect thereof is to invalidate any insurance coverage of the waiving party or increase the cost of such insurance coverage; provided further, that Landlord and Tenant each agree to give written notice of the terms of this mutual waiver to each insurance company which has issued, or in the future may issue, policies of physical damage to it, and to have said insurance policies properly endorsed to prevent the invalidation of said insurance coverage by reason of said waiver and provided further that such insurance company waives all rights of subrogation which it might have against Landlord or Tenant, as the case may be.

6.03. The insurance required by this Lease, at the option of Tenant, may be effected by blanket and/or umbrella policies issued to Tenant covering the Premises and other properties owned or leased by Tenant, provided that the policies otherwise comply with the provisions of this Lease and allocate to the Premises the specified coverage, without possibility of reduction or coinsurance by reason of, or damage to, any other premises covered therein.

6.04. All insurance provided for under Section 6.01 may contain loss deductible clauses in such maximum amounts as Landlord reasonably shall approve.

6.05. Without limiting the foregoing, Tenant shall maintain and carry during the Term, at Tenant's sole cost and expense, increased amounts of insurance required to be carried by Tenant pursuant to this Lease, and such other reasonable types of insurance coverage and in such reasonable amounts covering the Premises and Tenant's operations therein, as may be reasonably requested by Landlord; provided, in no event shall Landlord so revise Tenant's insurance obligations under this Lease more than once in any five (5) year period.

ARTICLE 7
USE OF CASUALTY INSURANCE PROCEEDS

7.01. If all or any part of the Improvements shall be destroyed or damaged in whole or in part by fire or other casualty (whether or not insured) of any kind or nature, ordinary or extraordinary, foreseen or unforeseen, Tenant shall give Landlord immediate notice thereof (except with respect to partial damage the reasonably estimated cost of repair of which shall be less than $25,000.00), and Tenant, whether or not such damage or destruction shall have been insured or insurable, and whether or not insurance proceeds, if any, shall be sufficient for the purpose, and whether or not any leasehold mortgagee shall permit such insurance proceeds to be used for such repairs, alterations, restorations, replacements and rebuilding (collectively, "Restoration"), with reasonable diligence and no later than eighteen (18) months following the date of the applicable fire or other casualty event (subject to Unavoidable Delays) shall repair, alter, restore, replace and rebuild (collectively, "Restore") the same, at least to the extent of the value and as nearly as practicable to the character of the Improvements existing immediately prior to such occurrence, and Landlord, in no event, shall be called upon to Restore the Improvements, as now or hereafter existing, or any portion thereof or to pay any of the costs or expenses thereof. Tenant shall be solely responsible for paying any and all applicable insurance deductibles in connection with any disbursement of Restoration proceeds. If Tenant shall fail or neglect to Restore with reasonable diligence (subject to Unavoidable Delays) the Improvements or the portion thereof damaged or destroyed, or, having so commenced such Restoration, shall fail to complete the same with reasonable diligence and within eighteen (18) months following the date of the applicable fire or other casualty event (subject to Unavoidable Delays) in accordance with the terms of this Lease, or if Tenant shall otherwise

be in an Event of Default under this Lease, Landlord may complete such Restoration at Tenant's expense and/or pursue any of its other remedies described in Article 21 below. In the event that Landlord so elects to complete the Restoration, Tenant immediately shall pay to Landlord all insurance proceeds which shall have been received by Tenant (and shall pay any and all applicable insurance deductibles), minus those proceeds, if any, which Tenant shall have applied to the Restoration, and if such sums are insufficient to complete the Restoration, Tenant, on demand, shall pay the deficiency to Landlord. Each Restoration shall be done in accordance with the provisions of this Lease.

7.02. Any Restoration shall be done in accordance with, and subject to, the provisions of Article 12, including, without limitation, the maintenance of the insurance coverage referred to in Section 12.01(d). Prior to the making of any Restoration (except with respect to partial damage the reasonably estimated cost of Restoration of which shall be less than $25,000.00), Tenant shall furnish Landlord with an estimate of the cost of such Restoration, prepared by a licensed professional engineer or registered architect approved by Landlord, which approval shall not be unreasonably withheld or delayed. Any insurance proceeds applicable to the Restoration (other than rent insurance) (collectively, the "Restoration Funds") shall be applied towards the cost of work, labor, services, materials, fixtures and equipment incorporated in the Restoration. If the estimated cost of any Restoration exceeds the insurance proceeds received by Tenant, then, prior to the commencement of such Restoration or thereafter if at any time it is determined by Landlord that the cost to complete the Restoration exceeds the unapplied portion of such insurance proceeds, Tenant shall from time to time immediately deposit with Landlord a bond, cash, irrevocable letter of credit or other security reasonably satisfactory to Landlord in the amount of such excess, as security for the completion of the work, free of public improvement, vendors', mechanics', laborers' or materialmen's statutory or other similar liens.

7.03. This Lease shall not terminate, be forfeited or be affected in any manner, nor shall there be any reduction or abatement of the Rental payable hereunder, by reason of damage to or total, substantial or partial destruction of the Improvements or any part thereof or by reason of the untenantability of the same or any part thereof, for or due to any reason or cause whatsoever, and Tenant, notwithstanding any law or statute present or future, waives any and all rights to quit or surrender the Premises or any part thereof; and Tenant's obligations hereunder, including, without limitation, the payment of Rental hereunder, shall continue as though the Improvements had not been damaged or destroyed and without abatement, suspension, diminution or reduction of any kind.

ARTICLE 8
CONDEMNATION

8.01. If, at any time during the Term, the whole or any Significant Portion of the Premises shall be taken for any public or quasi-public purpose by any lawful power or authority by the exercise of the right of condemnation or eminent domain or by agreement among Landlord, Tenant and those authorized to exercise such right, at the option of Landlord or Tenant, this Lease and the Term shall terminate and expire on the date of such taking and the Rental payable by Tenant hereunder shall be apportioned as of the date of such taking. If either party chooses to exercise the option to cancel this Lease provided for herein, it shall notify the other party within thirty (30) days after the date that it receives notice of such taking. The cancellation shall be effective as of the date of taking but, in all events, after Landlord receives the amounts set forth in Section 8.01(a).

(a) If the whole or any Significant Portion of the Premises shall be taken or condemned and this Lease is cancelled as provided for in Section 8.01 hereof, subject to the rights of any Fee Mortgagee (i) there shall first be paid to Landlord the entire award for, or attributable to the value of, that part of the Land taken, plus consequential damages, if any, to the portion of the Land not so taken, the Land to be valued as if unimproved and unencumbered by this Lease, any mortgage, trust deed or

otherwise; (ii) Landlord shall then receive compensation for the value of the Improvements in an amount determined by multiplying the balance of the award by the Condemnation Fraction; and (iii) subject to the rights of any leasehold mortgagees, Tenant shall receive any remaining balance of the award.

The "Condemnation Fraction" shall mean a fraction, the numerator of which shall be the number of years (or fractions thereof) that this Lease shall have been in effect, and the denominator of which shall be ninety-nine (99).

(b) Each of the parties shall execute and deliver any and all documents that may be reasonably required in order to facilitate collection by them of such awards in accordance with the provisions of this Article 8.

(c) For purposes of this Article 8 a "Significant Portion" of the Premises shall be deemed to mean such portion of the Premises as, when so taken, would leave remaining a balance of the Premises which, due either to the area so taken or the location of the part so taken in relation to the part not so taken, would not in Landlord's reasonable estimation, under economic conditions, market conditions, applicable zoning laws or building regulations then existing or prevailing, readily accommodate restored Improvements of a nature similar the Improvements existing at the date of such taking and after performance of all covenants, agreements, terms and provisions herein and by law required to be performed and paid by Tenant.

8.02. If this Lease is not terminated pursuant to Section 8.01 hereof, this Lease and the Term shall continue without abatement of the Rental or diminution of any of Tenant's obligations hereunder. Tenant, whether or not the award shall be sufficient for such purpose, shall proceed with reasonable diligence (subject to Unavoidable Delays) to Restore any remaining part of the Premises not so taken to complete, rentable, self-contained architectural units in as good condition and repair and of at least the same value as prior to the taking. Such Restoration, the estimated cost thereof, Landlord's right to perform the same and Tenant's obligation with respect to condemnation proceeds held by it, shall be done, determined, made and governed in accordance with and subject to the provisions of Article 7 and Article 12. If the portion of the award made available for Restoration, as aforesaid, is insufficient for the purpose of paying for the Restoration, Tenant shall nevertheless be required to make the Restoration and pay any additional sums required for the Restoration.

8.03. If the estimated cost of any Restoration required by the terms of this Article 8 exceeds the net condemnation award available for the Restoration, as determined in the manner set forth in Section 8.02, then, prior to the commencement of such Restoration or thereafter if it is determined by Landlord that the cost to complete the Restoration exceeds the unapplied portion of such award, Tenant shall from time to time immediately deposit with Landlord a bond, cash, irrevocable letter of credit or other security reasonably satisfactory to Landlord in the amount of such excess, as security for the completion of the work, free of public improvement, vendors', mechanics', laborers' or materialmen's statutory or other similar liens.

8.04. Anything contained herein to the contrary notwithstanding, Landlord may enter into, settle or compromise any taking or other governmental action creating a right to compensation in Tenant as provided in this Article 8 without the prior consent of Tenant if the settlement or compromise shall not, in Landlord's reasonable estimation, adversely affect Tenant's right to compensation for such taking.

ARTICLE 9
ASSIGNMENT AND SUBLETTING

9.01. Tenant shall not, without the prior written consent of Landlord (which consent may be withheld in Landlord's sole discretion): (i) assign, mortgage, pledge, hypothecate, encumber, or permit any lien to attach to, or otherwise transfer, this Lease or any interest hereunder, by operation of law or otherwise, (ii) sublet the Premises or any part thereof, or (iii) permit the occupancy of the Premises by any person or entity other than Tenant and its employees (all of the foregoing are hereinafter sometimes referred to collectively as "Transfers" and any person or entity to whom any Transfer is made or sought to be made is hereinafter sometimes referred to as a "Transferee"). In the event that Tenant is a corporation or entity other than an individual, any transfer of a majority or controlling interest in Tenant (whether by stock transfer, merger, operation of law, or otherwise) shall be considered a Transfer for purposes of this Article and shall require Landlord's prior written consent, except as hereinafter expressly provided with respect to Permitted Transfers.

9.02. Notwithstanding anything to the contrary contained in this Article, Landlord shall have the option, by giving written notice to Tenant within thirty (30) days after receipt of Tenant's notice of any proposed Transfer, to recapture the Premises. Such recapture notice shall cancel and terminate this Lease as of the date stated in Tenant's notice as the effective date of the proposed Transfer (or at Landlord's option, shall cause the Transfer to be made to Landlord or its agent, in which case the parties shall execute the Transfer documentation promptly thereafter).

9.03. Notwithstanding Section 14(a), Tenant may Transfer all or part of its interest in this Lease or all or part of the Premises (a "Permitted Transfer") to the following types of entities (a "Permitted Transferee") without the written consent of Landlord: (i) any Affiliate of Tenant; (ii) any corporation, limited partnership, limited liability partnership, limited liability company or other business entity in which or with which Tenant, or its corporate successors or assigns, is merged or consolidated, in accordance with applicable statutory provisions governing merger and consolidation of business entities, so long as (a) Tenant's obligations hereunder are assumed by the entity surviving such merger or created by such consolidation; and (b) the Tangible Net Worth of the surviving or created entity is not less than the Tangible Net Worth of Tenant immediately prior to the Permitted Transfer; or (iii) any corporation, limited partnership, limited liability partnership, limited liability company or other business entity acquiring all or substantially all of Tenant's assets if such entity's Tangible Net Worth after such acquisition is not less than the Tangible Net Worth of Tenant as of the date hereof. In the event Tenant is directly or indirectly acquired or merged, Landlord reserves the right to require that Tenant provide Landlord a guaranty of Tenant's obligations in this Lease, in form and substance reasonably acceptable to Landlord, from the resulting ultimate parent entity. Tenant shall promptly notify Landlord of any such Permitted Transfer. Tenant shall remain liable for the performance of all of the obligations of Tenant hereunder, or if Tenant no longer exists because of a merger, consolidation, or acquisition, the surviving or acquiring entity shall expressly assume in writing the obligations of Tenant hereunder. Additionally, the Permitted Transferee shall comply with all of the terms and conditions of this Lease and the use of the Premises by the Permitted Transferee may not violate any other agreements affecting the Premises, the Building, Landlord or other tenants of the Building. No later than ten (10) days after the effective date of any Permitted Transfer, Tenant agrees to furnish Landlord with (x) copies of the instrument effecting the Permitted Transfer, (y) documentation establishing Tenant's satisfaction of the requirements set forth above applicable to any such Permitted Transfer, and (z) evidence of insurance as required under this Lease with respect to the Permitted Transferee. The occurrence of a Permitted Transfer shall not waive Landlord's rights as to any subsequent Transfers. "Tangible Net Worth" means the excess of total assets over total liabilities, in each case as determined in accordance with generally accepted accounting principles consistently applied, excluding, however, from the determination of total assets all assets which would be classified as intangible assets under GAAP including goodwill, licenses, patents, trademarks,

trade names, copyrights, and franchises. Any subsequent Transfer by a Permitted Transferee shall be subject to the terms of this Article.

ARTICLE 10
CONSTRUCTION OF THE IMPROVEMENTS

10.01. No later than the third (3rd) annual anniversary following the Commencement Date, Tenant, at Tenant's sole cost and expense, shall construct Improvements on the Land consisting of paved areas for trailer parking, subject to the terms and conditions of this Lease (including, without limitation, the terms and conditions of this Article). No such construction shall be commenced until final detailed plans and specifications (including layout, architectural, mechanical and structural drawings, as applicable), prepared by an architect licensed in the State of Illinois and satisfactory to Landlord in Landlord's sole discretion, shall have been submitted to and approved by Landlord, and no such construction shall be undertaken except under the supervision of such architect. The cost and expense of Landlord's review of any plans and specifications required to be furnished pursuant to this Lease shall be paid by Tenant to Landlord within ten (10) days after demand or, at the option of Landlord, as Additional Rent. Tenant shall construct the new Improvements in compliance with all applicable Requirements. Tenant shall obtain all necessary permits, consents, certificates and approvals for the construction of the Improvements required under the Requirements. Landlord, at no cost or expense to it, shall execute and deliver any documents or instruments reasonably required to obtain such permits, consents, certificates and approvals, provided such documents or instruments do not impose any liability or obligation on Landlord or vary or modify the rights and obligations of the parties under this Lease or adversely affect or impact the Landlord in any way. Construction of the Improvements shall not be commenced unless and until Tenant shall have obtained and delivered to Landlord copies of all permits, consents, certificates and approvals required for the construction of the Improvements. In addition, construction shall not be commenced until Landlord shall be satisfied, in Landlord's sole discretion, that Tenant has the financial capability to cause the construction to be completed in a good and workmanlike manner, in accordance with the plans and specifications approved by Landlord, and in accordance with the other terms and conditions of this Lease.

10.02. Prior to the commencement of any construction on the Land and until Substantial Completion, Tenant shall provide, or cause to be provided, and thereafter shall keep in full force and effect, or cause to be kept in full force and effect, the following types of insurance at no cost or expense to Landlord:

(i) comprehensive general liability insurance, naming Tenant as the insured and Landlord and all Fee Mortgagees as additional named insureds, such insurance to insure against liability for bodily injury and death and for property damage in an amount as may from time to time be reasonably required by Landlord, but in an amount not less than $5,000,000.00 combined single limit, such insurance to include operations/premises liability, contractor's protective liability on the operations of all subcontractors, completed operations, broad form contractual liability (designating the indemnity provisions of the Construction Agreements if such coverage is provided by a contractor), and if the contractor is undertaking foundation, excavation or demolition work, an endorsement that such operations are covered and that the "XCU Exclusions" have been deleted;

(ii) automobile liability and property damage insurance for all owned, non-owned and hired vehicles insuring against liability for bodily injury and death and for property damage in an amount not less than $1,000,000.00 combined single limit and naming Tenant as the insured and Landlord as additional insured;

(iii) workers' compensation providing statutory benefits for all Persons employed in connection with the construction on such portion of the Land;

(iv) builder's all-risk insurance written on an agreed value basis when completed with limits as provided in Section 6.01(i), naming Tenant as the insured and Landlord, all Fee Mortgagees and any contractor or subcontractor designated by Tenant as additional named insureds. In addition, such insurance: (x) shall contain an acknowledgment by the insurance company that its rights of subrogation have been waived and an endorsement stating that "permission is granted to complete and occupy," and (y) if any off-site storage location listed with Tenant's insurer is used, shall cover, for full insurable value, all materials and equipment which have been delivered to and are stored at any such off-site storage location and which are intended for use with respect to such portion of the Land.

(a) Tenant acknowledges that no construction shall be commenced or continued until Tenant shall have delivered to Landlord a certified copy or abstract of each policy required by this Section 10.02, as more fully provided in Section 6.02(a);

(b) Tenant shall comply with the provisions of Sections 6.01 and 6.02(f) with respect to the policies required by this Section 10.02.

(c) Tenant and Landlord shall cooperate in connection with the collection of any insurance moneys that may be due in the event of loss, and Tenant and Landlord shall execute and deliver such proofs of loss and other instruments which may be required for the purpose of obtaining the recovery of any such insurance moneys.

(d) The insurance required by this Section 10.02, at the option of Tenant, may be effected by blanket and/or umbrella policies issued to Tenant covering the Premises and other properties owned or leased by Tenant, provided that the policies otherwise comply with the provisions of this Section 10.02 and allocate to the Premises the specified coverage, without possibility of reduction or coinsurance by reason of, or damage to, any other premises covered therein.

10.03. As and when the following are received by Tenant, Tenant shall furnish Landlord with (i) a certificate from a licensed professional engineer or registered architect certifying that the Improvements has been completed substantially in accordance with the final plans therefor as approved by Landlord; (ii) a true copy of the temporary or permanent Certificates of Occupancy for the Improvements; and (iii) a complete set of as-built drawings and a survey of the Improvements.

10.04. The Premises and the assets of Landlord shall be free and clear of all liens arising out of or connected with the construction of the Improvements and the development of the Land as provided in Article 15.

ARTICLE 11
REPAIRS

11.01. Tenant shall take good care of the Premises, including, without limiting the generality of the foregoing, the Improvements, all Equipment, roofs, foundations and appurtenances thereto, all sidewalks, vaults, sidewalk hoists and curbs in front of or adjacent to the Premises, and all water, sewer and gas connections, pipes and mains which service the Premises and which neither City nor a utility company is obligated to repair and maintain, and shall put, keep and maintain the Improvements in good and safe order and working condition, and make all repairs therein and thereon, interior and exterior, structural and nonstructural, ordinary and extraordinary, foreseen and unforeseen, necessary to keep the same in good and safe order and working condition and to comply with all applicable Requirements,

howsoever the necessity or desirability therefor may occur, and whether or not necessitated by wear and tear, obsolescence or defects, latent or otherwise. Tenant shall not commit or suffer, and shall use all reasonable precaution to prevent, waste, damage or injury to the Premises. When used in this Lease, the term "repairs" shall include all alterations, additions, installations, replacements, removals, renewals and restorations.

11.02. Except for Landlord's obligation to perform the Landlord Demolition Work prior to the Commencement Date, Landlord shall not be required to furnish any services, utilities or facilities whatsoever to the Premises, nor shall Landlord have any duty or obligation to make any alteration, change, improvement, replacement, restoration or repair to, or to demolish, the Improvements or any other improvement presently or hereafter located on the Land. Tenant assumes the full and sole responsibility for the condition, operation, repair, alteration, improvement, replacement, maintenance and management of the Premises.

ARTICLE 12
CHANGES, ALTERATIONS AND ADDITIONS

12.01. From and after Substantial Completion, Tenant shall not demolish, replace or materially alter the Improvements, or any part thereof, or make any addition thereto, whether voluntarily or in connection with a repair or Restoration required by this Lease (collectively, "Capital Improvement"), unless Tenant shall comply with the following requirements:

(a) Each Capital Improvement, when completed, shall be of such a character as not to reduce the value of the Premises below its value immediately before construction of such Capital Improvement was commenced.

(b) Each Capital Improvement shall be made with reasonable diligence (subject to Unavoidable Delays) and in a good and workmanlike manner and in compliance with all applicable permits and authorizations and the Requirements. No Capital Improvement shall impair the safety or structural integrity of the Improvements.

(c) The cost of each Capital Improvement shall be paid in cash or its equivalent, so that the Premises and the assets of Landlord shall (subject to the provisions of Section 15.02) at all times be free of liens for work, services, labor and materials supplied or claimed to have been supplied to the Premises. No such Capital Improvement shall be commenced until Landlord, in its sole discretion, has determined that Tenant has the financial capability to cause said Capital Improvement to be completed in accordance with this Lease.

(d) No Capital Improvement shall be undertaken until Tenant shall have delivered to Landlord insurance policies or abstracts thereof issued by responsible insurers, bearing notations evidencing the payment of premiums or accompanied by other evidence satisfactory to Landlord of such payments, for the insurance required by Section 10.02 and Article 6 hereof. If, under the provisions of any casualty, liability or other insurance policy or policies then covering the Premises, or any part thereof, any consent to such Capital Improvement is required by the insurance company or companies issuing such policy or policies, Tenant shall obtain such consents and pay any additional premiums or charges therefor that may be imposed by said insurance company or companies.

(e) No Capital Improvement shall be undertaken until Tenant shall have procured and paid for, insofar as the same may be required from time to time, all permits and authorizations of all Governmental Authorities for such Capital Improvement. Copies of all required permits and

authorizations, certified to be true copies thereof by Tenant, shall be delivered to Landlord prior to the commencement of any Capital Improvement.

(f) Each Capital Improvement shall be deemed to have been substantially completed when Tenant shall furnish Landlord with (i) a certificate from a licensed professional engineer or registered architect certifying that such Capital Improvement has been completed substantially in accordance with the final plans therefor; (ii) a true copy, if available, of the Certificates of Occupancy for such Capital Improvement; and (iii) a complete set of as-built drawings and a survey (if applicable) of such Capital Improvement.

ARTICLE 13
REQUIREMENTS OF PUBLIC AUTHORITIES AND OF INSURANCE UNDERWRITERS AND POLICIES

Tenant shall promptly comply with any and all applicable present and future laws, rules, orders, ordinances, directives, authorities regulations, statutes, requirements, codes, orders, permits and authorizations, without regard to the nature of the work required to be done, extraordinary, as well as ordinary, of all federal, state, city, county or other Governmental Authorities now existing or hereafter created, of any and all of their departments, agencies, authorities and bureaus and of any applicable fire-rating bureau or other body exercising similar functions (collectively, "Requirements") affecting the Premises or any sidewalk comprising a part or in front thereof and/or any vault in or under the same, or requiring the removal of any encroachment, or affecting the maintenance, use or occupation of the Premises, whether or not the same involve or require any structural changes or additions in or to the Premises, and without regard to whether or not such changes or additions are required on account of any particular use to which the Premises or any part thereof may be put. Tenant also shall comply with any and all provisions and requirements of any document of record or casualty, liability or other insurance policy required to be carried by Tenant under the provisions of this Lease.

ARTICLE 14
EQUIPMENT

Tenant shall not have the right, power or authority to, and shall not, remove any Equipment from the Premises without the prior written consent of Landlord, unless such Equipment is promptly replaced by Equipment of at least equal utility and value without regard for depreciation. Tenant, however, without Landlord's consent, may remove Equipment at any time and from time to time for repairs, cleaning or other servicing, provided that Tenant shall return or reinstall same to or in the Premises with reasonable diligence.

ARTICLE 15
DISCHARGE OF LIENS; BONDS

15.01. Tenant shall not create or cause to be created any lien, encumbrance or charge upon Tenant's leasehold estate in the Premises or any part thereof or upon the income therefrom. Tenant shall not, and shall have no power to, create or cause to be created any lien, encumbrance or charge upon any assets of Landlord or upon the estate, rights or interest of Landlord in the Premises or any part thereof.

15.02. If any mechanics', laborers' or materialmen's or any other lien, charge or encumbrance at any time shall be filed against the Premises or any part thereof, or against any assets of Landlord, then Tenant, within thirty (30) days after actual notice of the filing thereof, or such shorter period as may be required by statute or by any Fee Mortgagee, shall cause the same to be discharged of record by payment, deposit, bond, order of a court of competent jurisdiction or otherwise. If Tenant shall fail to cause such

lien to be discharged of record within the period aforesaid, then, in addition to any other right or remedy, Landlord may, but shall not be obligated to, discharge the same of record, or Landlord shall be entitled, if Landlord so elects, to compel the prosecution of an action for the foreclosure of such lien by the lienholder and to pay the amount of the judgment in favor of the lienholder with interest, costs and allowances. Any amount so paid by Landlord, including all costs and expenses incurred by Landlord in connection therewith, together with interest thereon at the Late Charge Rate, from the respective dates of Landlord's making of the payment or incurring of the costs and expenses, shall constitute Rental payable by Tenant under this Lease and shall be paid by Tenant to Landlord on demand.

ARTICLE 16
NO REPRESENTATIONS BY LANDLORD; DEMOLITION OF EXISTING RESIDENTIAL STRUCTURES

16.01. Subject to Landlord's obligation to complete the Landlord Demolition Work, Tenant accepts the Premises in the existing condition and state of repair in an "as-is," "where-is" condition, with all faults, and, except as otherwise expressly set forth in this Lease, no representations, statements or warranties, written or oral, express or implied, have been made by or on behalf of Landlord in respect of the Premises, the status of title thereof, the physical condition thereof, the zoning or other laws, regulations, rules and orders applicable thereto, any Impositions or the use that may be made of the Premises, that Tenant has relied on no such representations, statements or warranties, and that Landlord shall in no event whatsoever be liable for any latent or patent defects in the Premises.

16.02. Notwithstanding the foregoing, Landlord, at Landlord's sole cost and expense, shall cause the residential structures existing on the Land as of the date of this Lease to be demolished (the "Landlord Demolition Work") within a reasonable amount of time after obtaining a permit to perform such Landlord Demolition Work, and shall deliver the Premises to Tenant promptly upon substantial completion of the Landlord Demolition Work.

ARTICLE 17
LANDLORD NOT LIABLE FOR INJURY OR DAMAGE, ETC.

17.01. Landlord shall not in any event whatsoever be liable for any injury or damage to Tenant or to any other Person happening in, on or about the Premises and its appurtenances, nor for any injury or damage to the Premises or to any property belonging to Tenant or any other Person which may be caused by any fire or breakage or by any other cause whatsoever or by the use, misuse or abuse of the Improvements (including, but not limited to, any of the common areas within the Improvements, Equipment, elevators, hatches, openings, installations, stairways, hallways or other common facilities) or the streets or sidewalk area within the Premises or which may arise from any other cause whatsoever, unless caused by the willful misconduct of Landlord, its officers, agents, employees or licensees.

17.02. Landlord shall not be liable to Tenant or to any other Person for any failure of water supply, gas, telephone or electric current, nor for any injury or damage to any property of Tenant or of any other Person or to the Premises caused by or resulting from gasoline, oil, steam, gas or electricity or hurricane, tornado, flood, wind or similar storms or disturbances, or water, rain, sleet, ice or snow which may leak or flow from the street, sewer, gas mains or subsurface area or from any part of the Premises, or leakage of gasoline or oil from pipes, storage tanks, appliances, sewers or plumbing works therein, or from any other place or from any other cause, nor for interference with light or other incorporeal hereditaments by anybody, or caused by any public or quasi-public work, unless any of the foregoing results from the willful misconduct of Landlord, its officers, agents, employees or licensees.

ARTICLE 18
INDEMNIFICATION OF LANDLORD

18.01. Tenant shall not do or permit any act or thing to be done upon the Premises which may subject Landlord to any liability or responsibility for injury, damage to Persons or property, or to any liability by reason of any violation of law or of any Requirement, and shall exercise such control over the Premises so as to fully protect Landlord against any such liability. Tenant shall indemnify and save Landlord and any agent, beneficiary, contractor, director, employee, lessor, mortgagee, officer, parent, affiliate, partner, shareholder and trustee of Landlord (each an "Indemnified Party") harmless from and against any and all liabilities, suits, obligations, fines, damages, penalties, claims, costs, charges and expenses, including, without limitation, engineers', architects' and attorneys' fees, court costs and disbursements, which may be imposed upon or incurred by or asserted against any Indemnified Party by reason of any of the following occurring during or after (but attributable to a period of time falling within) the Term:

(a) any demolition or razing or construction of the Improvements or any other work or thing done in, on or about the Premises or any part thereof;

(b) any use, nonuse, possession, occupation, alteration, repair, condition, operation, maintenance or management of the Premises or any part thereof or of any sidewalk, curb or vault adjacent thereto;

(c) any act or failure to act on the part of Tenant or any subtenant or any of its or their respective officers, agents, employees or licensees;

(d) any accident, injury (including death at any time resulting therefrom) or damage to any Person or property occurring in, on or about the Premises or any part thereof or in, on or about any sidewalk, curb or vault adjacent thereto;

(e) any failure on the part of Tenant to comply with any of the covenants, agreements, terms or conditions contained in this Lease;

(f) any lien or claim which may be alleged to have arisen against or on the Premises, or any lien or claim which may be alleged to have arisen out of this Lease and created or permitted to be created by Tenant against any assets of Landlord under the laws of the State of Illinois or of any other Governmental Authority, or any liability which may be asserted against Landlord with respect thereto;

(g) any failure on the part of Tenant to keep, observe and perform any of the terms, covenants, agreements, provisions, conditions or limitations contained in the Construction Agreements, subleases or other contracts and agreements affecting the Premises on Tenant's part to be kept, observed or performed; and/or

(h) any contest permitted pursuant to the provisions of Article 4, Article 13, and Article 15 hereof.

18.02. The obligations of Tenant under this Article 18 shall not be affected in any way by the absence in any case of covering insurance or by the failure or refusal of any insurance carrier to perform any obligation on its part under insurance policies affecting the Premises or any part thereof.

18.03. If any claim, action or proceeding is made or brought against any Indemnified Party against which it is indemnified pursuant to Section 18.01 hereof, then, upon demand by Landlord, Tenant

shall resist or defend such claim, action or proceedings in Landlord's name, if necessary, by such attorneys as Landlord shall approve. The foregoing notwithstanding, Landlord may engage its own attorneys to defend it or to assist in its defense, and Tenant shall pay the reasonable fees and disbursements of such attorneys.

18.04. The provisions of this Article 18 shall survive the Expiration Date with respect to any liability, suit, obligation, fine, damage, penalty, claim, cost, charge or expense arising out of or in connection with any matter which is the subject of indemnification under this Article 18.

ARTICLE 19
RIGHT OF INSPECTION

Tenant shall permit Landlord and Landlord's agents or representatives to enter the Premises at all reasonable times for the purpose of (a) inspecting the Premises; (b) performing Landlord's obligations or enforcing Landlord's rights hereunder; (c) determining whether or not Tenant is in compliance with its obligations hereunder; and (d) in the case of an emergency (i.e., a condition presenting imminent danger to the health or safety of Persons or to property), or following an Event of Default, making any necessary repairs to the Premises and performing any work therein, provided that in the case of an emergency Landlord shall make a reasonable attempt to communicate with Tenant to alert Tenant to the necessary repair. Nothing in this Article 19 or elsewhere in this Lease shall imply any duty upon the part of Landlord to do any work, and performance of any work by Landlord shall not constitute a waiver of Tenant's default in failing to perform the same. Landlord, during the progress of any such work, may keep and store at the Premises, all necessary materials, tools, supplies and equipment without being liable for inconvenience, annoyance, disturbance, loss of business or other damage of Tenant by reason of the same.

ARTICLE 20
PERMITTED USE; NO UNLAWFUL OCCUPANCY; OPERATION OF THE PREMISES

20.01. Subject to the provisions of this Lease, applicable Requirements and Tenant, at Tenant's sole cost and expense, obtaining any and all permits required for Tenant's use and occupancy of the Premises in accordance with applicable laws, Tenant shall be permitted to occupy the Premises during the Term for trailer stall use and for no other use or purpose (the "Permitted Use").

20.02. Tenant shall not use or occupy the Premises or any part thereof, or permit or suffer the Premises or any part thereof to be used or occupied for any unlawful business, use or purpose or in such manner as to constitute in law or in equity a nuisance of any kind (public or private), or for any use which might adversely affect the reputation of Landlord or for any dangerous or noxious trade or business or for any purpose or in any way in violation of the Certificates of Occupancy for the Premises in effect from time to time during the Term or of any Requirement, or which may make void or voidable any insurance then in force on the Premises. Tenant shall take, immediately upon the discovery of any such prohibited use, all necessary steps, legal, equitable and otherwise, to compel the discontinuance of such use, and Tenant shall exercise all of its rights and remedies against any subtenants guilty of such use.

20.03. Tenant shall not suffer or permit the Premises or any portion thereof to be used by the public without restriction or in such manner as might reasonably tend to impair title to the Premises or any portion thereof, or in such manner as might reasonably make possible a claim or claims of adverse usage or adverse possession by the public, as such, or of implied dedication of the Premises or any portion thereof.

ARTICLE 21
EVENTS OF DEFAULT AND REMEDIES

21.01. Each of the following events shall be an "Event of Default" hereunder:

(a) if Tenant shall fail to pay any installment of Rental by the applicable due, and such failure shall continue for a period of ten (10) days after notice thereof from Landlord;

(b) if Tenant shall fail to observe or perform one or more of the other terms, conditions, covenants or agreements of this Lease and such failure shall not be cured by Tenant within thirty (30) days after written notice thereof by Landlord to Tenant specifying such failure (unless such failure requires work to be performed, acts to be done or conditions to be removed which cannot either by their nature or by reason of Unavoidable Delays reasonably be performed, done or removed, as the case may be, within such thirty (30) day period, in which case no Default shall be deemed to exist as long as Tenant shall have commenced curing the same within such thirty (30) day period and shall continuously prosecute the same to completion with reasonable diligence, subject to Unavoidable Delays);

(c) to the extent permitted by law, if Tenant shall admit, in writing, that it is unable to pay its debts as such debts become due;

(d) to the extent permitted by law, if Tenant shall make an assignment for the benefit of creditors;

(e) to the extent permitted by law, if Tenant shall file a voluntary petition under Title 11 of the United States Bankruptcy Code, as amended from time to time, or if such petition is filed against Tenant and an order for relief is entered, or if Tenant shall file any petition or answer seeking, consenting to or acquiescing in any reorganization, arrangement, composition, readjustment, liquidation, dissolution or similar relief under the present or any future federal Bankruptcy Code or any other present or future applicable federal, state or other statute or law, or shall seek or consent to or acquiesce to or suffer the appointment of any trustee, receiver, custodian, assignee, sequestrator, liquidator or other similar official of Tenant, or of all or any substantial part of its properties or of the Premises or any interest therein of Tenant, or if Tenant shall take any corporate (or partnership) action in furtherance of any action described in Sections 21.01(c), (d) or (e) hereof;

(f) to the extent permitted by law, if within sixty (60) days after the commencement of any proceeding against Tenant seeking any reorganization, arrangement, composition, readjustment, liquidation, dissolution or similar relief under the present or any future federal bankruptcy code or any other present or future applicable federal, state or other statute or law, such proceeding shall not have been dismissed; or if, within one hundred twenty (120) days after the appointment, without the consent or acquiescence of Tenant, of any trustee, receiver, custodian, assignee, sequestrator, liquidator or other similar official of Tenant or of all or any substantial part of its properties or of the Premises or any interest therein of Tenant, such appointment shall not have been vacated or stayed on appeal or otherwise, or if, within one hundred twenty (120) days after the expiration of any such stay, such appointment shall not have been vacated;

(g) if this Lease or the estate or interest of Tenant hereunder or any portion thereof (whether by operation of law or otherwise) shall be assigned, subleased, transferred, mortgaged or encumbered without compliance with the provisions of this Lease applicable thereto; or

(h) if a levy under execution or attachment shall be made against Tenant or its interest in the Premises or any part thereof and such execution or attachment shall not be vacated or removed by court order, bonding or otherwise within a period of sixty (60) days.

21.02. If an Event of Default occurs, Landlord shall have the rights and remedies hereinafter set forth, each of which shall be distinct, separate and cumulative with and in addition to any other right or remedy allowed under any applicable law (including, without limitation, specific performance) or other provisions of this Lease, any and all of which may be exercised with or without further notice and with or without demand whatsoever, concurrently or successively, and at such time or times and in such order as Landlord may from time to time determine:

(a) Terminate this Lease by giving Tenant written notice thereof, in which event Tenant shall pay to Landlord the sum of (i) all Rental accrued hereunder through the date of termination, (ii) all amounts due under Section 22.02(c), and (iii) an amount equal to (A) the total Rental that Tenant would have been required to pay for the remainder of the Term discounted to present value at a per annum rate equal to the Prime Rate on the date this Lease is terminated minus one percent, minus (B) the then present fair rental value of the Premises for such period, similarly discounted (provided, in no event shall the amount calculated pursuant to this clause (iii) be deemed less than zero).

(b) Terminate Tenant's right to possess the Premises without terminating this Lease by giving written notice thereof to Tenant, in which event Tenant shall pay to Landlord (i) all Rental accrued hereunder to the date of termination of possession, (ii) all amounts due from time to time under Section 22.02(c), and (iii) all Rental and other net sums required hereunder to be paid by Tenant during the remainder of the Term, diminished by any net sums thereafter received by Landlord through reletting the Premises during such period, after deducting all costs incurred by Landlord in reletting the Premises. If Landlord elects to proceed under this Section 22.02(b), Landlord may remove all of Tenant's property from the Premises and store the same in a public warehouse or elsewhere at the cost of, and for the account of, Tenant, without becoming liable for any loss or damage which may be occasioned thereby. Tenant shall not be entitled to the excess of any consideration obtained by reletting over the Rental due hereunder. Reentry by Landlord in the Premises shall not affect Tenant's obligations hereunder for the unexpired Term; rather, Landlord may, from time to time, bring an action against Tenant to collect amounts due by Tenant, without the necessity of Landlord's waiting until the expiration of the Term. Unless Landlord delivers written notice to Tenant expressly stating that it has elected to terminate this Lease, all actions taken by Landlord to dispossess or exclude Tenant from the Premises shall be deemed to be taken under this Section 22.02(b).

(c) Tenant shall pay to Landlord all costs incurred by Landlord (including court costs and reasonable attorneys' fees and expenses) in (i) obtaining possession of the Premises, (ii) removing and storing Tenant's or any other occupant's property, (iii) repairing or restoring the Premises to the condition required to be maintained under this Lease, (iv) if Tenant is dispossessed of the Premises and this Lease is not terminated, reletting all or any part of the Premises (including brokerage commissions and other costs incidental to such reletting), (v) performing Tenant's obligations which Tenant failed to perform, and (vi) enforcing or advising Landlord of its rights, remedies, and recourses arising out of the Event of Default.

21.03. If Tenant at any time fails to make any payment or perform any other act on its part to be made or performed under this Lease, Landlord may, but shall not be obligated to, after reasonable notice or demand and without waiving or releasing Tenant from any obligation under this Lease, make such payment or perform such other act to the extent Landlord may deem desirable and in that connection pay expenses and employ counsel. All sums paid by Landlord and all costs, charges, and expenses incurred by Landlord in enforcing Tenant's obligations under this Lease or incurred by Landlord in any litigation,

negotiation, or transaction in which Tenant causes Landlord, without Landlord's fault, to be involved or concerned (including, but not limited to reasonable attorneys' fees and costs) shall be payable by Tenant upon demand.

21.04. Except as otherwise expressly provided herein or as prohibited by applicable law, Tenant hereby expressly waives, for and on behalf of itself and all persons claiming through or under Tenant, also waives any and all right of redemption provided by any law or statute now in force or hereafter enacted or otherwise, or to restore the operation of this Lease in case Tenant shall be dispossessed by a judgment or by warrant of any court or judge or in case of reentry or repossession by Landlord or in case of any expiration or termination of this Lease, and Landlord and Tenant waive and shall waive trial by jury in any action, proceeding or counterclaim brought by either of the parties hereto against the other on any matter whatsoever arising out of or in any way connected with this Lease, the relationship of Landlord and Tenant, Tenant's use or occupancy of the Premises, or any claim of injury or damage. The terms "enter," "re-enter," "entry" or "reentry," as used in this Lease, are not restricted to their technical legal meaning.

21.05. No failure by either party to insist upon the strict performance by the other party of any covenant, agreement, term or condition of this Lease or to exercise any right or remedy consequent upon a breach thereof, and no payment or acceptance of full or partial Rental during the continuance of any such breach, shall constitute a waiver of any such breach or of such covenant, agreement, term or condition. No covenant, agreement, term or condition of this Lease to be performed or completed with by either party, and no breach thereof, shall be waived, altered or modified except by a written instrument executed by the other party. No waiver of any breach shall affect or alter this Lease, but each and every covenant, agreement, term and condition of this Lease shall continue in full force and effect with respect to any other then existing or subsequent breach thereof.

21.06. Subject to Section 32.04, in the event of any breach or threatened breach by either party of any of the covenants, agreements, terms or conditions contained in this Lease, the other party shall be entitled to enjoin such breach or threatened breach and shall have the right to invoke any rights and remedies allowed at law or in equity or by statute or otherwise, as though reentry, summary proceedings and other remedies were not provided for in this Lease.

21.07. Subject to Section 32.04, each right and remedy of Landlord and Tenant provided for in this Lease shall be cumulative and shall be in addition to every other right or remedy provided for in this Lease or now or hereafter existing at law or in equity or by statute or otherwise, and the exercise or beginning of the exercise by a party of any of one or more of the rights or remedies provided for in this Lease or now or hereafter existing at law or in equity or by statute or otherwise shall not preclude the simultaneous or later exercise by such party of any or all other rights or remedies provided for in this Lease or now or hereafter existing at law or in equity or by statute or otherwise.

21.08. If an order for relief is entered or if a stay of proceeding or other acts becomes effective in favor of Tenant or Tenant's interest in this Lease, in any proceeding which is commenced by or against Tenant under the present or any future applicable federal Bankruptcy Code or any other present or future applicable federal, state or other statute or law, Landlord shall be entitled to invoke any and all rights and remedies available to it under such bankruptcy code, statute, law or this Lease, including, without limitation, such rights and remedies as may be necessary to adequately protect Landlord's right, title and interest in and to the Premises or any part thereof and/or adequately assure the complete and continuous future performance of Tenant's obligations under this Lease.

ARTICLE 22
NOTICES

22.01. Whenever it is provided in this Lease that a notice, demand, request, consent, approval or other communication (each of which is herein referred to as a "Notice") shall or may be given to or served upon either of the parties by the other, and whenever either of the parties shall desire to give or serve upon the other any Notice with respect hereto or the Premises, each such Notice shall be in writing and, any law or statute to the contrary notwithstanding, shall not be effective for any purpose unless given or served as follows:

(a) if given by Landlord, by a nationally recognized overnight courier service, personal delivery or by mailing the same to Tenant by certified or registered mail, postage prepaid, return receipt requested, addressed to Tenant at 12161 S. Central Avenue, Alsip, Illinois 60803 and/or to such other address(es) and attorneys as Tenant may from time to time designate by Notice given to Landlord in the manner set forth below, except that at no time shall Landlord be required to give, in the aggregate, more than four Notices or copies thereof; and

(b) if given by Tenant, by a nationally recognized overnight courier service, personal delivery or by mailing the same to Landlord by certified or registered mail, postage prepaid, return receipt requested, addressed to Landlord c/o Logistics Property Company, LLC, 191 North Wacker Drive, Suite 1700, Chicago, Illinois 60606 and/or to such other address(es) and attorneys as Landlord may from time to time designate by Notice given to Tenant in the manner set forth above except that at no time shall Tenant be required to give, in the aggregate, more than four Notices or copies thereof.

22.02. Every Notice shall be deemed to have been given or served upon receipt or refusal of receipt if delivered personally, if delivered by a nationally recognized overnight courier service, one (1) Business Day after deposit with same, or if mailed, on the second Business Day after the same shall have been deposited in the United States mails in the manner aforesaid.

ARTICLE 23
SUBORDINATION; ATTORNMENT

23.01. Landlord's interest in this Lease, as the same may be modified, amended or renewed, shall not be subject or subordinate to (a) any leasehold mortgage now or hereafter placed upon Tenant's interest in this Lease, or (b) any other liens or encumbrances hereafter affecting Tenant's interest in this Lease.

23.02. This Lease shall be subject and subordinate to each and every Fee Mortgage which may now or hereafter affect the Premises, or any portion thereof, and to all renewals, extensions, supplements, amendments, modifications, consolidations and replacements thereof or thereto, substitutions therefor, and advances made thereunder. In confirmation of such subordination, Tenant shall execute and deliver promptly any certificate that Landlord reasonably may request. Tenant shall not do or omit to do anything that Tenant is obligated to do under the terms of this Lease so as to cause Landlord to be in default under any Fee Mortgage.

23.03. If any Fee Mortgagee, or any of its successors or assigns, or any other person claiming by or through any such Fee Mortgagee or by or through any foreclosure proceeding of any such Fee Mortgage, shall succeed to the rights of Landlord under this Lease, Tenant shall attorn to and recognize such successor as Tenant's landlord under this Lease, and Tenant shall promptly execute and deliver at any time any instrument that may be necessary to evidence such attornment. Upon such attornment, this Lease shall continue in full force and effect as a direct lease between Tenant and such successor Landlord,

upon and subject to all of the then executory terms, covenants and conditions of this Lease. The provisions of this Section shall be self-operative, and no instrument of any such attornment shall be required or needed by the holders of any such Fee Mortgage. In confirmation of any such attornment Tenant shall, at Landlord's request or at the request of any such Fee Mortgagee, promptly execute and deliver such further instruments as may be reasonably required by any such Fee Mortgagee.

23.04. Notwithstanding anything herein to the contrary, no Fee Mortgagee, nor anyone claiming by, through or under such Fee Mortgagee, shall be:

(a) liable for any act or omission of any prior Landlord (including, without limitation, the then defaulting Landlord);

(b) subject to any defenses or offsets that Tenant may have against any prior Landlord (including, without limitation, the then defaulting Landlord);

(c) bound by any payment of Rental which Tenant might have paid for more than the current month to any prior Landlord (including, without limitation, the then defaulting Landlord);

(d) bound by any covenant to make any payment to Tenant which was required to be made prior to the time such Fee Mortgagee succeeded to any prior Landlord's interest;

(e) bound by any obligation to perform any work or to make improvements to the Premises or any portion thereof; or

(f) accountable for any moneys deposited with any prior Landlord, except to the extent such moneys are actually received by such Fee Mortgagee.

23.05. Tenant hereby agrees to give to any Fee Mortgagee copies of all notices of default by Landlord under this Lease at the same time and in the same manner as and whenever Tenant shall give any such notice of default to Landlord, and no such notice of default shall be deemed given to Landlord hereunder unless and until a copy of such notice shall have been so delivered to such Fee Mortgagee. Such Fee Mortgagee shall have the right to remedy any default of Landlord under this Lease, or to cause any default of Landlord under this Lease to be remedied, and, for such purpose, Tenant hereby grants such Fee Mortgagee such additional period of time as may be reasonable to enable such Fee Mortgagee to remedy, or cause to be remedied, any such default in addition to the period given to Landlord for remedying, or causing to be remedied, any such default. Tenant shall accept performance by such Fee Mortgagee of any term, covenant, condition or agreement to be performed by Landlord under this Lease with the same force and effect as though performed by Landlord. No default under this Lease shall exist or shall be deemed to exist (i) as long as such Fee Mortgagee, in good faith, shall have commenced to cure such default and shall be prosecuting the same to completion with reasonable diligence, subject to Unavoidable Delays, or (ii) if possession of the Premises is required in order to cure such default, or if such default is not susceptible of being cured by such Fee Mortgagee, as long as such Fee Mortgagee, in good faith, shall have notified Tenant that such Fee Mortgagee intends to institute proceedings under the Fee Mortgage to acquire possession of the Premises, and, thereafter, as long as such proceedings shall have been instituted and shall be prosecuted with reasonable diligence. In the event of the termination of this Lease by reason of Landlord's default hereunder, upon such Fee Mortgagee's written request, given within thirty (30) days after any such termination, Tenant, within fifteen (15) days after receipt of such request, shall execute and deliver to such Fee Mortgagee or its designee or nominee a new lease of the Premises for the remainder of the Term of the Lease upon all of the terms, covenants and conditions of this Lease. Neither such Fee Mortgagee nor its designee or nominee shall become liable under this Lease unless and until such Fee Mortgagee or its designee or nominee becomes, and then only for so long as

such Fee Mortgagee or its designee or nominee remains, the fee owner of the Premises. Such Fee Mortgagee shall have the right, without Tenant's consent, to foreclose the Fee Mortgage or to accept a deed in lieu of foreclosure of such Fee Mortgage.

23.06. Tenant agrees to perform, execute, acknowledge, and deliver or cause to be performed, executed, acknowledged, and delivered all such further and other acts, instruments, and assurances as may reasonably be required by any Fee Mortgagee for the carrying out or performing of the provisions of this Lease.

ARTICLE 24
HAZARDOUS SUBSTANCES

(a) "Claim" shall mean and include any demand, cause of action, proceeding or suit and the results thereof (i) for damages (actual or punitive), losses, injuries to person or property, damages to natural resources, fines, penalties, expenses, liabilities, interest, contribution or settlement (including, without limitation, attorneys' fees, court costs and disbursements), (ii) for the costs of site investigations, feasibility studies, information requests, health or risk assessments, or Response actions, and (iii) for enforcing insurance, contribution, or indemnification agreements.

(b) "Environmental Law" shall mean and include all federal, state and local statutes, ordinances, regulations and rules relating to environmental quality, health, safety, contamination and clean-up, including, without limitation, the Clean Air Act, 42 U.S.C. Section 7401 et seq.; the Clean Water Act, 33 U.S.C. Section 1251 et seq., and the Water Quality Act of 1987; the Federal Insecticide, Fungicide, and Rodenticide Act ("FIFRA"), 7 U.S.C. Section 136 et seq.; the Marine Protection, Research, and Sanctuaries Act, 33 U.S.C. Section 1401 et seq.; the National Environmental Policy Act, 42 U.S.C. Section 4321 et seq.; the Noise Control Act, 42 U.S.C. Section 4901 et seq.; the Occupational Safety and Health Act, 29 U.S.C. Section 651 et seq.; the Resource Conservation and Recovery Act ("RCRA"), 42 U.S.C. Section 6901 et seq., as amended by the Hazardous and Solid Waste Amendments of 1984; the Safe Drinking Water Act, 42 U.S.C. Section 300f et seq.; the Comprehensive Environmental Response, Compensation and Liability Act ("CERCLA"), 42 U.S.C. Section 9601 et seq., as amended by the Superfund Amendments and Reauthorization Act, the Emergency Planning and Community Right-to-Know Act, and Radon Gas and Indoor Air Quality Research Act; the Toxic Substances Control Act ("TSCA"), 15 U.S.C. Section 2601 et seq.; the Atomic Energy Act, 42 U.S.C. Section 2011 et seq., and the Nuclear Waste Policy Act of 1982, 42 U.S.C. Section 10101 et seq.; and the Environmental Protection Act of Illinois ("IEPA"), Ill. Rev. Stat. ch. 111, para. 1001 et seq., and state superlien and environmental clean-up statutes, with implementing regulations and guidelines. Environmental Laws shall also include all state, regional, county, municipal and other local laws, regulations and ordinances insofar as they are equivalent or similar to the federal laws recited above or purport to regulate Hazardous Materials.

(c) "Hazardous Materials" shall mean and include the following, including mixtures thereof: any hazardous substance, pollutant, contaminant, waste, by-product, or constituent regulated under CERCLA; oil and petroleum products and natural gas, natural gas liquids, liquefied natural gas and synthetic gas usable for fuel; pesticides regulated under the FIFRA; asbestos and asbestos-containing materials, PCBs and other substances regulated under the TSCA; source material, special nuclear material, by-product material and any other radioactive materials or radioactive wastes, however produced, regulated under the Atomic Energy Act or the Nuclear Waste Policy Act; chemicals subject to the OSHA Hazard Communication Standard, 29 C.F.R. § 1910.1200 et seq.; industrial process and pollution control wastes whether or not hazardous within the meaning of RCRA and any other hazardous substance, pollutant or contaminant regulated under any other Environmental Law.

(d) "Manage" means to generate, manufacture, process, treat, store, use, re-use, refine, recycle, reclaim, blend or burn for energy recovery, incinerate, accumulate speculatively, transport, transfer, dispose of or abandon Hazardous Materials.

(e) "Release" or "Released" shall mean any actual or threatened spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leaching, presence, dumping, migration from adjacent property or disposing of Hazardous Materials into the environment, as "environment" is defined in CERCLA.

(f) "Response" or "Respond" shall mean action taken in compliance with Environmental Laws to correct, remove, remediate, cleanup, prevent, mitigate, monitor, evaluate, investigate, assess or abate the Release of a Hazardous Material.

24.02. Tenant covenants that (a) Tenant shall at its own cost comply with all Environmental Laws; (b) Tenant shall not Manage any Hazardous Materials on the Premises, nor conduct nor authorize the same, including installation of any underground storage tanks, without prior written disclosure to and approval of the Landlord; (c) Tenant shall not take any action that would subject the Premises to permit requirements under RCRA for storage, treatment or disposal of Hazardous Materials; (d) Tenant shall not dispose of Hazardous Materials; (e) Tenant shall not discharge Hazardous Materials into drains or sewers; (f) Tenant shall not suffer, cause or allow the Release of any Hazardous Materials on, to or from the Premises; (g) Tenant shall keep the Premises free from Hazardous Materials; and (h) Tenant shall at its own cost arrange for the lawful transportation and off-site disposal of all Hazardous Materials that it generates.

24.03. During the term of this Lease, Tenant shall promptly provide Landlord with copies of all summons, citations, directives, information inquiries or requests, notices of potential responsibility, notices of violation or deficiency, orders or decrees, Claims, complaints, investigations, judgments, letters, notices of environmental liens or response actions in progress, and other communications, written or oral, actual or threatened, from the United States Environmental Protection Agency, Occupational Safety and Health Administration, Illinois Environmental Protection Agency or other federal, state or local agency or authority or any other entity or individual, concerning (a) any Release of a Hazardous Material on, to or from the Premises; (b) the imposition of any lien on the Premises; or (c) any alleged violation of or responsibility under Environmental Laws. Landlord and Landlord's employees shall have the right to enter the Premises and conduct appropriate inspections or tests in order to determine Tenant's compliance with Environmental Laws.

24.04. Upon written request by Landlord, Tenant shall provide Landlord with the results of appropriate reports and tests, with transportation and disposal contracts for Hazardous Materials, with any permits issued under Environmental Laws and with any other applicable documents to demonstrate that Tenant complies with all Environmental Laws relating to the Premises.

Landlord shall have the right from time to time, in its sole discretion, to require Tenant to perform (at Tenant's expense) an environmental audit and, if deemed necessary by Landlord, an environmental risk assessment (each of which must be satisfactory to Landlord) of the Premises, hazardous waste management practices and/or hazardous waste disposal sites used by Tenant. Said audit and/or risk assessment must be by an environmental consultant satisfactory to Landlord, in its reasonable discretion. Should Tenant fail to undertake and seek diligently to perform said environmental audit or risk assessment within thirty (30) days after Landlord's request, Landlord shall have the right but not the obligation to retain an environmental consultant to perform said environmental audit or risk assessment. All costs and expenses incurred by Landlord in the exercise of such rights shall be payable by Tenant upon demand.

24.05. If Tenant's Management of Hazardous Materials at the Premises (a) gives rise to liability or to a Claim under any Environmental Law, (b) causes a significant public health effect, or (c) creates a nuisance, Tenant shall promptly take all applicable action in Response. Landlord (or any Fee Mortgagee if so permitted by applicable loan documents) shall have the right, but not the obligation, after providing Tenant with notice and a reasonable opportunity to cure, to enter onto the Premises or to take such other actions as it deems necessary or advisable to perform any and all Response action(s). All costs and expenses incurred by Landlord in the exercise of any such rights shall be payable by Tenant upon demand.

24.06. Tenant shall indemnify, defend and hold harmless Landlord, its beneficiaries, any Fee Mortgagee, any managing agents and leasing agents of the Premises, and their respective agents, partners, officers, directors and employees from all Claims suffered or incurred by any of the foregoing arising from or attributable to (a) any breach by Tenant of any of its warranties, representations or covenants in this Section; (b) noncompliance of the Premises or Tenant with any Environmental Laws; (c) any actual or alleged illness, disability, injury, or death of any person in any manner arising out of or allegedly arisen out of exposure to Hazardous Materials or other substances or conditions present at the Premises, regardless of when any such illness, disability, injury, or death shall have occurred or been incurred or manifested itself; and (d) Hazardous Materials Managed or Released by Tenant or otherwise located or Released upon the Premises. In the event any Claims or other assertion of liability shall be made against Landlord for which Landlord is entitled to indemnity hereunder, Landlord shall notify Tenant of such Claim or assertion of liability and thereupon Tenant shall, at its sole cost and expense, assume the defense of such Claim or assertion of liability and continue such defense at all times thereafter until completion. Tenant's obligations hereunder shall survive the termination or expiration of this Lease.

ARTICLE 25
CERTIFICATES BY LANDLORD AND TENANT

At any time and from time to time upon not less than ten (10) business days' prior written notice by the other party, Tenant or Landlord, as the case may be, shall execute, acknowledge and deliver to the other party or any other party reasonably specified by such other party, a statement in writing certifying that this Lease is unmodified and in full force and effect (or if there have been modifications, that the same, as modified, is in full force and effect and stating the modifications) and the date to which each obligation constituting the Rental has been paid, and stating whether or not to the best knowledge of the representing party (a) there is a continuing default by the other party in the performance or observance of any covenant, agreement or condition contained in this Lease to be performed or observed by the other party, or (b) there shall have occurred any event which, with the giving of notice or passage of time or both, would become such a default and, if so, specifying each such default or occurrence of which the representing party may have knowledge. Such statement may be relied upon by any Fee Mortgagee, a prospective successor to Landlord's interest in this Lease, or any subtenant, assignee or purchaser of all or a portion of Tenant's interest in this Lease.

ARTICLE 26
CONSENTS AND APPROVALS

All consents and approvals which may be given under this Lease shall, as a condition of their effectiveness, be in writing. The granting of any consent or approval by a party to perform any act requiring consent or approval under the terms of this Lease, or the failure on the part of a party to object to any such action taken without the required consent or approval, shall not be deemed a waiver by the party whose consent was required of its right to require such consent or approval for any further similar act, and each party hereby expressly covenants and warrants that as to all matters requiring the other party's consent or approval under the terms of this Lease, the party requiring the consent or approval shall

secure such consent or approval for each and every happening of the event requiring such consent or approval and shall not claim any waiver on the part of the other party of the requirement to secure such consent or approval.

ARTICLE 27
SURRENDER AT END OF TERM

27.01. Tenant shall, on the last day of the Term or upon the earlier termination of the Term, quit and surrender to Landlord the Premises vacant, free of all equipment, furniture and other personal property and in good order and condition, reasonable wear and tear and condemnation excepted, and free and clear of all lettings, occupancies, liens and encumbrances other than those, if any, existing at the date hereof, created by Landlord or which lettings and occupancies by their express terms and conditions extend beyond the Expiration Date and to which Landlord shall have consented and agreed, pursuant to this Lease or in writing, without any payment or allowance whatsoever by Landlord. Tenant hereby waives any notice now or hereafter required by law with respect to vacating the Premises on any such termination date. Tenant shall remove or demolish all of the fixtures, structures and other improvements which Landlord shall elect. Tenant's obligation to observe and perform this covenant shall survive the expiration or earlier termination of the Term.

27.02. Except as otherwise provided in Article 21 of this Lease, upon the expiration of the Term, all Rental and other items payable by Tenant under this Lease shall be apportioned to the date of termination.

27.03. Tenant acknowledges that possession of the Premises must be surrendered to Landlord at the expiration or earlier termination of the Term. Tenant agrees to indemnify Landlord against and save Landlord harmless from any and all costs, expenses, claims, loss or liability resulting from the failure or delay by Tenant in so surrendering the Premises, including, without limitation, any claims made by any succeeding tenant founded on such failure or delay. The parties recognize and agree that the damage to Landlord resulting from any failure by Tenant to surrender possession of the Premises timely as aforesaid will be extremely substantial, will exceed the amount of the Base Rent and Additional Rent theretofore payable hereunder and will be impossible to measure accurately. Tenant therefore agrees that if possession of the Premises is not surrendered to Landlord upon the expiration or earlier termination of the Term, then Tenant shall pay to Landlord, as liquidated damages for each month and for each portion of any month during which Tenant holds over at the Premises after the expiration or sooner termination of the Term, in addition to any sums payable pursuant to the foregoing indemnity, a sum equal to two (2) times the gross market rental of the Premises as reasonably determined by Landlord. Nothing herein contained shall be deemed to permit Tenant to retain possession of the Premises after the expiration or earlier termination of the Term. If Tenant holds over in possession after the expiration or termination of the Term, such holding over shall not be deemed to extend the Term or renew this Lease, but the tenancy thereafter shall continue as a tenancy from month to month upon the terms and conditions of this Lease at the Rental as herein increased. This provision shall survive the expiration or earlier termination of this Lease.

27.04. On the last day of the Term or upon any earlier termination of the Lease or upon reentry by Landlord upon the Premises pursuant to Article 21 hereof, fee simple title to the Improvements and all fixtures and improvements therein, to the extent not theretofore vested in Landlord pursuant to the terms of this Lease, shall revert to Landlord without the necessity of any further action by either party hereunder, provided, however, that upon Landlord's request, Tenant shall execute and deliver to Landlord (in recordable form) all documents necessary to evidence such conveyance, including, without limitation, a quitclaim deed and bill of sale. Tenant shall deliver to Landlord Tenant's executed counterparts of any service and maintenance contracts that are in Tenant's possession and are then affecting the Premises, true

and complete maintenance records for the Premises, all original licenses and permits then pertaining to the Premises, permanent certificates of occupancy then in effect for the Improvements, and all assignable warranties and guarantees then in effect which Tenant has received in connection with any work or services performed or Equipment installed in the Improvements, together with a duly executed assignment of any of the foregoing to Landlord, all financial reports, documents, books and records whatsoever relating to the Premises.

27.05. On the last day of the Term or upon any earlier termination of this Lease or upon a re-enter by Landlord upon the Premises pursuant to Article 21 hereof, Tenant, at its sole cost and expense, shall remove from the Premises on or prior to such expiration, termination or reentry all personal property situated thereon which is not owned by Landlord, and shall repair any damage caused by such removal. Any property not so removed shall become the property of Landlord, and Landlord may cause such property to be removed from the Premises and disposed of, but the cost of any such removal and disposition and of repairing any damage caused by such removal shall be borne by Tenant.

ARTICLE 28
ENTIRE AGREEMENT

All understandings and agreements, oral or written, heretofore made between the parties hereto are merged in this Lease, which alone fully and completely expresses the agreement between Landlord (and its beneficiary, if any, and their agent(s)) and Tenant.

ARTICLE 29
QUIET ENJOYMENT

If and as long as Tenant shall faithfully perform the agreements, terms, covenants and conditions hereof, Tenant shall and may (subject, however, to the provisions, reservations, terms and conditions of this Lease) peaceably and quietly have, hold and enjoy the Premises for the Term hereby granted without molestation or disturbance by or from Landlord or any Person claiming through or under Landlord and free of any encumbrance created or suffered by Landlord, except from encumbrances created or suffered by Tenant and the Permitted Encumbrances.

ARTICLE 30
SEVERABILITY

The invalidity of any provision of this Lease shall not impair or affect in any manner the validity, enforceability or effect of the rest of this Lease.

ARTICLE 31
OPTION TO SELL

31.01. Landlord shall have the option to sell Landlord's interest in the Premises (the "Sale Option") to Tenant for a purchase price of One Dollar ($1.00) on the terms and conditions set forth herein and otherwise in accordance with Landlord's preferred form of purchase agreement (the "Purchase Agreement") on an "AS-IS, WHERE-IS" basis. The Sale Option shall be exercisable at any time during the Term (the "Option Period") by Landlord giving Tenant notice of Landlord's exercise thereof (the "Notice of Exercise") which Notice of Exercise shall be accompanied by a copy of the Purchase Agreement. Within thirty (30) days of the Notice of Exercise, the parties shall execute the Purchase Agreement, which Purchase Agreement shall set forth the date for the conveyance (the "Closing Date") of the Premises by Landlord to Tenant, which date shall be not less than thirty (30) days nor more than ninety (90) days after the date of full execution and delivery of the Purchase Agreement.

31.02. If the parties enter into the Purchase Agreement pursuant to this Article 31, Landlord shall convey or cause to be conveyed insurable fee title to the Premises in accordance with the terms of the Purchase Agreement, subject to the Permitted Encumbrances and all other charges, liens, security interests and encumbrances affecting the Premises other than Fee Mortgages or other liens or encumbrances created by Landlord.

(i) Upon the closing, Tenant shall pay to Landlord, in lawful money of the United States of America by bank wire transfer of immediately available funds or as otherwise reasonably directed by Landlord, the Purchase Price together with all Rental and other sums then due and payable or accruing hereunder to and including such date of purchase (in each case as adjusted or apportioned through the Closing Date), and Landlord shall deliver to Tenant a quitclaim deed and/or other necessary instruments of conveyance to the interests in the Premises then being sold to Tenant and any other instruments reasonably necessary to convey the title thereto as described in the Purchase Agreement and this paragraph and to assign any other property then required to be assigned pursuant to the Purchase Agreement or this Lease as shall be reasonably required by Tenant and its counsel.

(ii) Tenant shall pay all charges incident to such conveyance and assignment, including escrow fees, recording fees and title insurance premiums, including, without limitation, any Illinois Real Estate Transfer Tax, any county transfer tax or any municipal transfer tax, which may be imposed by reason of such conveyance and assignment.

(iii) Upon the completion of any purchase by Tenant of the entire interest of Landlord in the Premises but not prior thereto (whether or not any delay or failure in the completion of such purchase shall be the fault of Landlord), this Lease shall terminate, except with respect to obligations and liabilities of Tenant hereunder, actual or contingent, which have arisen on or prior to such date of purchase. Upon completion of any such purchase by Tenant, Landlord shall be released by Tenant from all obligations arising under this Lease.

31.03. The Sale Option is a continuing option and shall survive any sale of the Premises by Landlord prior to the expiration of the Option Period.

31.04. Notwithstanding anything herein to the contrary, in the event that Landlord delivers the Notice to Exercise and Tenant (at no fault of Landlord) refuses or fails to timely execute the Purchase Agreement or consummate the closing in accordance with this Article 38, and such failure continues for more than thirty (30) days following written notice from Landlord, then Landlord (without limiting any other remedies available to it under this Lease) may terminate this Lease upon no less than thirty (30) days' written notice to Tenant.

ARTICLE 32
MISCELLANEOUS

32.01. The captions of this Lease are for convenience of reference only and in no way define, limit or describe the scope or intent of this Lease or in any way affect this Lease.

32.02. The use herein of the neuter pronoun in any reference to Landlord or Tenant shall be deemed to include any individual Landlord or Tenant, and the use herein of the words "successors and assigns" or "successors and assigns" of Landlord or Tenant shall be deemed to include the heirs, legal representative and permitted assigns of any individual Landlord or Tenant.

32.03. If more than one entity is named as or becomes Landlord or Tenant hereunder, the other party may require the signatures of all such entities in connection with any notice to be given or action to be taken by that party hereunder. Each entity constituting Tenant or Landlord (other than a limited partner, if any such entity is a limited partnership) shall be fully jointly and severally liable for all of that party's obligations hereunder, subject to Section 32.04. Any notice by a party to any entity named as the other party shall be sufficient and shall have the same force and effect as through given to all entities named as such other party.

32.04. The liability of Landlord (which, for purposes of this Section 32.04, shall include any parent, affiliate or subsidiary corporation of Landlord and any directors, officers, employees, members, shareholders, partners or agents of Landlord and any of the foregoing) hereunder for damages or otherwise shall be limited to Landlord's interest in the Premises. Landlord shall have no personal liability beyond its interest therein and no other property or assets of Landlord shall be subject to levy, execution or other enforcement procedure for the satisfaction of Tenant's remedies.

32.05. Except as otherwise expressly provided in this Lease, there shall be no merger of this Lease or the leasehold estate created hereby with the fee estate in the Premises or any part thereof by reason of the same person acquiring or holding, directly or indirectly, this Lease or the leasehold estate created hereby or any interest in this Lease or in such leasehold estate as well as the fee estate in the Premises.

32.06. Each of the parties represents and warrants to the other that it has not dealt with any broker, finder or like entity in connection with this Lease transaction, including the Sale Option, and each party shall defend, indemnify and hold the other party harmless from and against any and all claims for brokerage fees or other commissions which may at any time be asserted against the indemnified party founded upon a claim that the aforesaid representation and warranty of the indemnifying party is untrue, together with any and all losses, damages, costs and expenses (including reasonable attorneys' fees, court costs and disbursements) relating to such claims or arising therefrom or incurred by the indemnified party in connection with the enforcement of this indemnification provision.

32.07. This Lease may not be changed, modified or terminated orally, but only by a written instrument of change, modification or termination executed by the party against whom enforcement of any change, modification or termination is sought.

32.08. This Lease shall be governed by and construed in accordance with the laws of the State of Illinois.

32.09. The agreements, terms, covenants and conditions herein shall be binding upon, and shall inure to the benefit of, Landlord and Tenant and their respective successors and (except as otherwise provided herein) assigns.

32.10. All references in this Lease to "Articles" or "Sections" shall refer to the designated Article(s) or Section(s), as the case may be, of this Lease.

32.11. All references in this Lease to "licensed professional engineer" or "registered architect" shall mean a professional engineer or architect who is licensed or registered, as the case may be, by the State of Illinois.

32.12. Unless specifically provided otherwise herein, any undertaking either required or permitted hereunder by either Landlord or Tenant shall include the obligation to pay for such undertaking.

32.13. This Lease shall not be construed to create a partnership or joint venture between the parties, it being the intention of the parties only to create a landlord and tenant relationship.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK;
SIGNATURES APPEAR ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Landlord and Tenant have executed this Ground Lease as of the day and year first written above.

LANDLORD:

[LPC ACQUISITION COMPANY, LLC, a Delaware limited liability company]

By: Aaron Martell
Name: AARON MARTELL
Title: VP

TENANT:

EXPERIOR GROUP LLC, an Illinois limited liability company

By:
Name: TOM PAGAN
Title: CEO

EXHIBIT A-1

DESCRIPTION OF THE LAND

THAT PART OF FENZ ACRES SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JULY 12, 1948 AS DOCUMENT 14355939, IN COOK COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE WESTERLYMOST NORTHWEST CORNER OF LOT 1 IN EXPERIOR LOGISTICS SUBDIVISION RECORDED AS DOCUMENT NUMBER 2306722044; THENCE NORTH 89 DEGREES 55 MINUTES 48 SECONDS EAST, ALONG A NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 73.15 FEET TO THE POINT OF BEGINNING; THENCE NORTH 09 DEGREES 10 MINUTES 32 SECONDS EAST, A DISTANCE OF 15.05 FEET; THENCE NORTH 03 DEGREES 02 MINUTES 34 SECONDS WEST, A DISTANCE OF 73.44 FEET; THENCE NORTH 41 DEGREES 57 MINUTES 26 SECONDS EAST, A DISTANCE OF 19.38 FEET; THENCE NORTH 86 DEGREES 57 MINUTES 26 SECONDS EAST, A DISTANCE OF 515.58 FEET TO A WESTERLY LINE OF SAID LOT 1; THENCE SOUTH 00 DEGREES 10 MINUTES 27 SECONDS EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 129.34 FEET TO A NORTHERLY LINE OF SAID LOT 1; THENCE ALONG SAID NORTHLY LINE FOR THE NEXT 5 COURSES; (1) THENCE SOUTH 89 DEGREES 55 MINUTES 48 SECONDS WEST, A DISTANCE OF 267.11 FEET; (2) THENCE SOUTH 00 DEGREES 10 MINUTES 24 SECONDS EAST, A DISTANCE OF 66.00 FEET; (3) THENCE SOUTH 89 DEGREES 55 MINUTES 48 SECONDS WEST, A DISTANCE OF 66.00 FEET; (4) THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, A DISTANCE OF 66.00 FEET; (5) THENCE SOUTH 89 DEGREES 55 MINUTES 48 SECONDS WEST, A DISTANCE OF 193.59 FEET TO THE POINT OF BEGINNING.
CONTAINING 65,140 SQUARE FEET (1.495 ACRES) MORE OR LESS.

EXHIBIT A-2

DEPICTION OF THE LAND

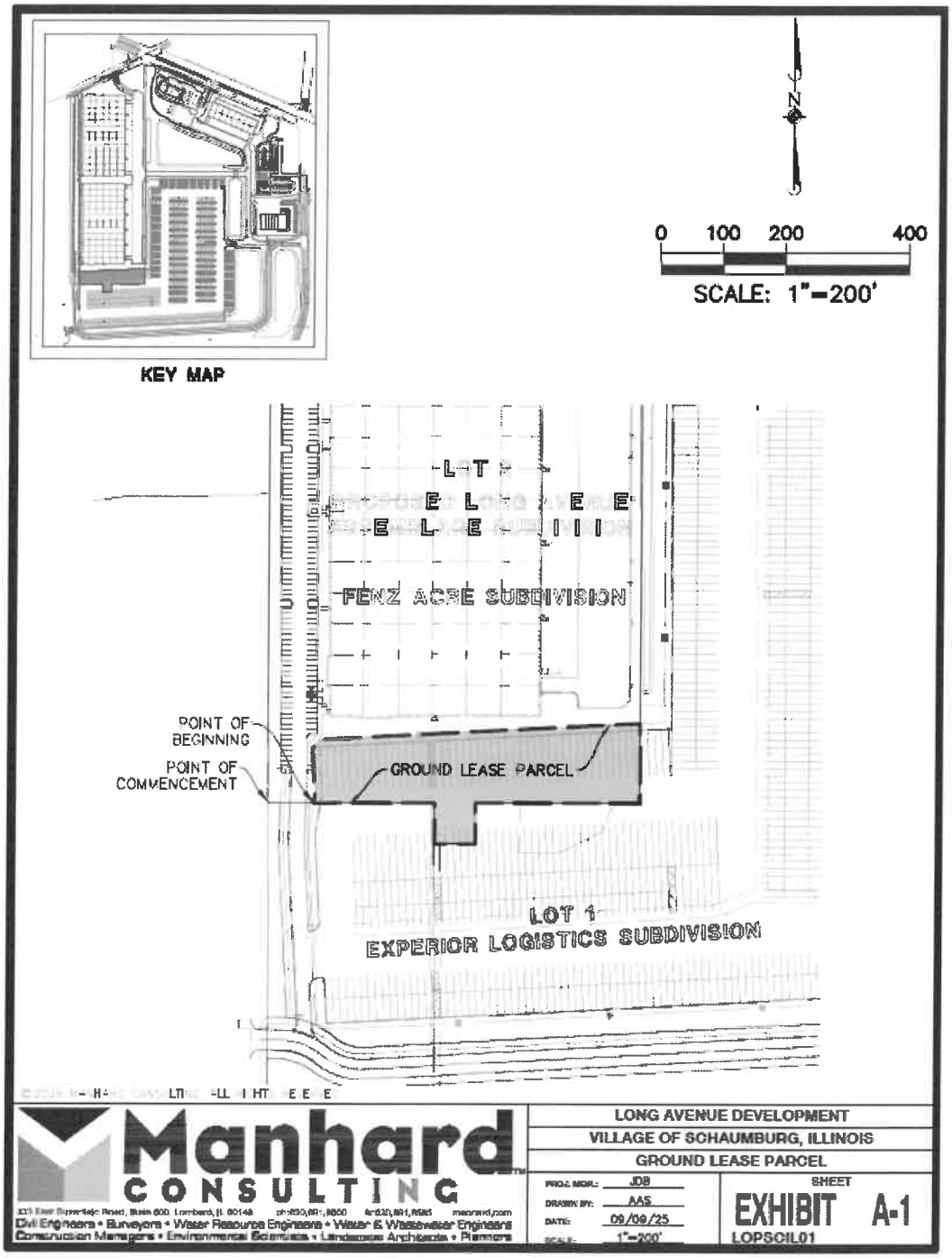


EXHIBIT B

PERMITTED ENCUMBRANCES

A. All title exceptions shown on Schedule B-2 to the Title Commitment Number_____, dated _____, issued by _____ Title Insurance Company.

B. Any and all other matters affecting title to the Premises including, without limitation, all liens, encumbrances, security interests, covenants, conditions, restrictions, notices of pendency, charges, easements, zoning laws, ordinances and regulations, building codes, regulations and rules and other governmental laws, regulations, rules and orders affecting the Premises.

C. Revocable nature of the right, if any, to maintain vaults, vault space, basement and sub-basement spaces, areas of signs beyond building lines.

D. Any state of facts an accurate survey or visual inspection of the Premises would allow.

E. Consents by Landlord or any former owner of the Premises for the erection of any structure or structures on, under or above any street or streets on which the Premises abut.

F. Encroachments of any stoops, areas, cellar steps, trims or corners, if any, upon any street.

G. Variations between fences, retaining walls, steps, hedges, shrubs and trees, if any, and record lines of title.

EXHIBIT C

FORM OF MEMORANDUM OF GROUND LEASE

THIS INSTRUMENT PREPARED BY,
AND AFTER RECORDING RETURN TO:

Blake F. Hanson, Esq.
Levenfeld Pearlstein, LLC
120 S. Riverside Plaza, Suite 1800
Chicago, Illinois 60606

ABOVE SPACE RESERVED FOR COUNTY RECORDER

MEMORANDUM OF GROUND LEASE

THIS MEMORANDUM OF GROUND LEASE ("**Memorandum**"), made as of _____, 20____, by and between by and between **LPC ACQUISITION COMPANY, LLC**, a Delaware limited liability company ("**Landlord**"), and **EXPERIOR GROUP LLC**, an Illinois limited liability company ("**Tenant**").

WITNESSETH

A. Landlord and Tenant are parties to that certain Ground Lease dated _____, 2025 (as may be amended from time to time, the "**Lease**"), whereby Landlord leases to Tenant, and Tenant leases from Landlord, certain real property located in County of Cook, State of Illinois legally described on **Exhibit A** attached hereto and made a part hereof (the "**Premises**").

B. Landlord and Tenant desire to give notice of the existence of the Ground Lease.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree that the Memorandum is hereby amended, and Lessor and Lessee further agree as follows:

1. **Recitals**. The recitals set forth above are true and correct and are incorporated herein by reference as if fully set forth herein. Capitalized terms used herein without definition shall have the meanings given them in the Lease.

2. **Term of Lease**. The Term of the Lease commenced on _____ and will expire on _____, unless sooner terminated in accordance with the terms of the Lease.

3. **Miscellaneous**. The provisions of this Memorandum are subject in all respects to the provisions of the Lease to which reference must be made in connection with any matters affecting this Memorandum or any part of the property affected by the Lease. In the event of any conflict between the provisions of this Memorandum and the provisions of the Lease, the provisions of the Lease shall control,

it being the intent of the parties that this Memorandum shall not alter or vary the terms of the agreement between the parties as set out in the Lease.

[SIGNATURE AND ACKNOWLEDGEMENT PAGES FOLLOW]

IN WITNESS WHEREOF, the parties have caused this Memorandum to be executed on the date first above written.

LANDLORD:

LPC ACQUISITION COMPANY, LLC, a Delaware limited liability company

By: _____
Name: _____
Title: _____

TENANT:

EXPERIOR GROUP LLC, an Illinois limited liability company

By: _____
Name: _____
Title: _____

STATE OF _____)

) SS.

COUNTY OF _____)

I, _____, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that _____, in his/her capacity as _____ of **LPC ACQUISITION COMPANY, LLC**, a Delaware limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such _____ appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this _____ day of _____, 20__.

_____

Notary Public

My Commission Expires:

_____

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, _____, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that _____, in his/her capacity as _____ of **EXPERIOR GROUP LLC**, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such _____ appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this _____ day of _____, 20___.

_____
Notary Public

My Commission Expires:

_____

EXHIBIT A

LEGAL DESCRIPTION

THAT PART OF FENZ ACRES SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JULY 12, 1948 AS DOCUMENT 14355939, IN COOK COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE WESTERLYMOST NORTHWEST CORNER OF LOT 1 IN EXPERIOR LOGISTICS SUBDIVISION RECORDED AS DOCUMENT NUMBER 2306722044; THENCE NORTH 89 DEGREES 55 MINUTES 48 SECONDS EAST, ALONG A NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 73.15 FEET TO THE POINT OF BEGINNING; THENCE NORTH 09 DEGREES 10 MINUTES 32 SECONDS EAST, A DISTANCE OF 15.05 FEET; THENCE NORTH 03 DEGREES 02 MINUTES 34 SECONDS WEST, A DISTANCE OF 73.44 FEET; THENCE NORTH 41 DEGREES 57 MINUTES 26 SECONDS EAST, A DISTANCE OF 19.38 FEET; THENCE NORTH 86 DEGREES 57 MINUTES 26 SECONDS EAST, A DISTANCE OF 515.58 FEET TO A WESTERLY LINE OF SAID LOT 1; THENCE SOUTH 00 DEGREES 10 MINUTES 27 SECONDS EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 129.34 FEET TO A NORTHERLY LINE OF SAID LOT 1; THENCE ALONG SAID NORTHLY LINE FOR THE NEXT 5 COURSES; (1) THENCE SOUTH 89 DEGREES 55 MINUTES 48 SECONDS WEST, A DISTANCE OF 267.11 FEET; (2) THENCE SOUTH 00 DEGREES 10 MINUTES 24 SECONDS EAST, A DISTANCE OF 66.00 FEET; (3) THENCE SOUTH 89 DEGREES 55 MINUTES 48 SECONDS WEST, A DISTANCE OF 66.00 FEET; (4) THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, A DISTANCE OF 66.00 FEET; (5) THENCE SOUTH 89 DEGREES 55 MINUTES 48 SECONDS WEST, A DISTANCE OF 193.59 FEET TO THE POINT OF BEGINNING.
CONTAINING 65,140 SQUARE FEET (1.495 ACRES) MORE OR LESS.

STAFF REPORT

TO: ZONING BOARD OF APPEALS

PREPARED BY: Parth Joshi, AICP
Planning Manager

HEARING DATE: December 3, 2025

DATE PREPARED: November 17, 2025

CASE NUMBER: Z2508-05

TITLE: Z2508-05 / EXPERIOR TRANSPORT, LLC / 1001 W. Irving Park Road / Plat of Subdivision and Consolidation, Plat of Easement, Site Plan Amendment, Variations: Landscape, Parking Setback and Fence

BACKGROUND INFORMATION

Petitioner:	Charles E. Smith
Address of Petitioner:	Arete Design Studio, Ltd. 13543 185th St, Mokena, IL 60448
Status of Petitioner:	Architect
Owner of Parcel:	Experior
Address of Owner:	12161 S Central Ave, Alsip, IL 60803
Existing Zoning:	M-1 Manufacturing
Existing Land Use:	Various (Truck Parking Lot, Under Construction - Maintenance building, Office/warehouse building, Gas station, Convenient store).

Requested Actions:

- Plat of Easement [Title 15, Chapter 151, Section 151.20]
- Site Plan Amendment for Site and Landscape Modifications [Title 15, Chapter 154, Section 154.46 (A)]
- Variation to Waive the North and West Bufferyard Requirement Between the Experior Parking and Office/Warehouse Parking [Title 15, Chapter 154, Section 154.136 Table 2 Buffer Yards of the Zoning Ordinance]
- Variation To Reduce Parking Setback from 5’ to 0’for the Shared Parking Lot [Title 15, Chapter 154, Section 154.188.(D)(6)(a)(2) of the Zoning Ordinance]
- Fence Variation to Install a Fence Outside of the Six-Inch Allowance from the Property Line [Title 9, Chapter 102, Section 102.10(A) of the Fence Ordinance]

ANALYSIS

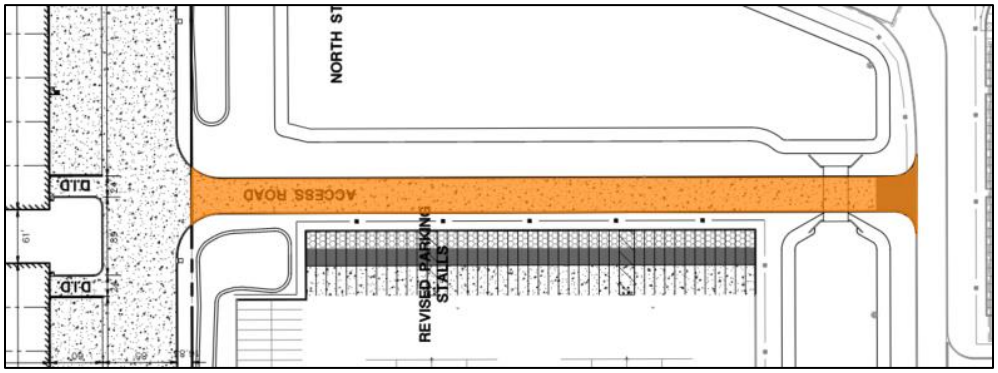
Project Summary

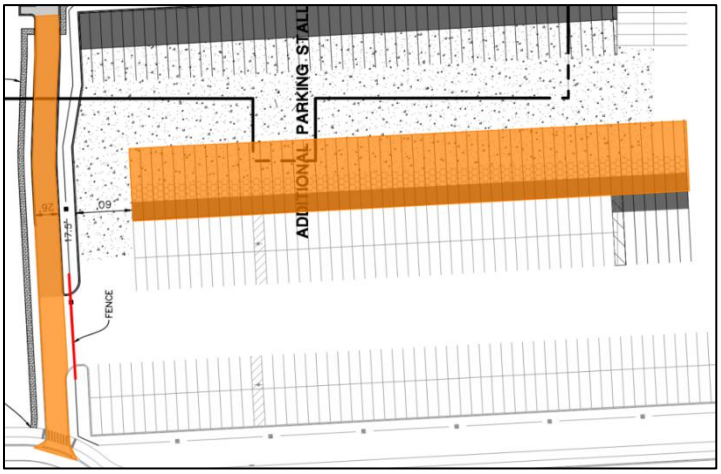
The petitioner requests approval of a site plan amendment for site and landscape modifications, plat of easement, and variations including landscape, parking setback, and fence for Experior Transport, herein referred to as Experior, located at 1001 W. Irving Park Road. Note that a "plat of subdivision and consolidation" is included in the case title, however upon further review of the plans, no changes to the existing lot lines are proposed at this time. Staff has corrected the title under the recommendation.

The subject property is approximately 60.5 acres and is located at the southwest corner of Irving Park Road and Rodenburg Road. Experior received Village Board approval in April 2022 (Case No. Z2108-02, Ordinance No. 22-030) for a complete development of the site which includes multiple uses, including a restaurant/convenience store, gas station, office/warehouse, semi-truck and trailer sales, repair, maintenance building and a truck parking lot located at the southwest quadrant of the property.

Site Plan Amendment

The petitioner is proposing various site modifications to accommodate the proposed Long Avenue industrial development, herein referred to as LPC (Case No. Z2508-04), on the west side of the subject property. To provide a secondary access to LPC, the petitioner is proposing to modify the existing north detention basin by constructing a new east/west drive-aisle. The proposed access drive will provide additional access for truck drivers to enter the Experior site via Rodenburg Road and lead to the LPC site. To achieve this, the petitioner is proposing to modify the existing detention basin by modifying the western slope to enable the basin to be shared with the LPC site. In addition, the petitioner is proposing to amend the approved landscape plan by constructing two (2) new bio-retention basins along the west side of the property. The bio-basins are required in accordance with the Metropolitan Water Reclamation District (MWRC) storm water requirements.





At the southwest corner of the property, the petitioner is proposing to expand the existing truck parking lot with ±50 additional spaces. Lastly, a relocation of the approved emergency access to the truck parking lot from Metra Station Drive on the west side is also proposed. The approved plans showed a direct access to the trucking parking lot from Metra Station Drive on the south side, whereas the proposed amendment shows the emergency access on the west side, as illustrated by the red line in the exhibit. This is required to accommodate the shared north/south drive aisle for employees/customers for the LPC site either entering or exiting via Metra Station Drive. A condition of approval has been added to this report that the gate must only be used for emergency purposes and a knox box be provided so the gate can be controlled by the Schaumburg Fire Department for access as needed.

Plat of Easement

Since the petitioner is proposing to amend portions of the approved site plan which include shared detention and a parking lot, a plat of easement is required which grants permission to LPC and vice-versa. An access easement for the drive-aisle connection from Rodenburg to LPC is provided in the submitted plat. In addition, Experior will allow LPC to flow stormwater into their existing north detention basin as well as the two (2) bio-retention basins along the western edge of the property. Therefore, a stormwater management easement is also provided for the area as well as other areas on-site where underground utilities overlap with LPC. Lastly, an additional access easement is proposed for the north/south drive aisle connection which connects LPC customers/employees to the Metra Station Drive via Experior's property.

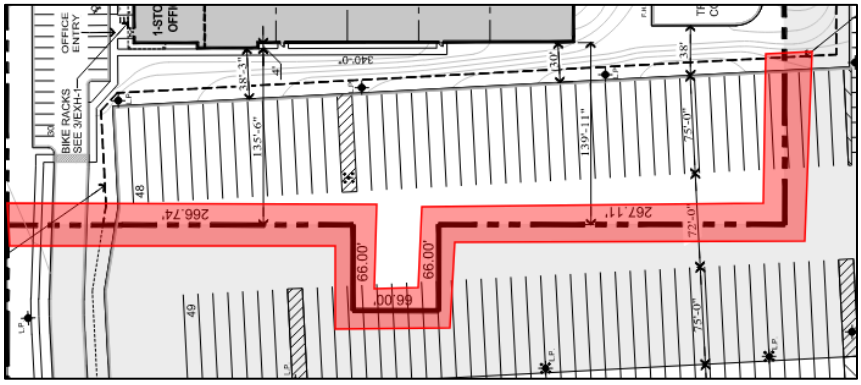
In addition, prior approval for Experior included a private sanitary sewer extension at the southwest corner of the intersection. Each of the approved buildings are to be served by the private sanitary sewer extension. The onsite sewers will connect toward the northeast corner of the site at a new proposed private lift station. The lift station will discharge to a force main under Rodenburg Road, and connects to a village sanitary manhole on the east church parcel. There is an existing easement with the church to allow this force main route. However, a plat of easement depicting the limits of the sanitary line was not included in the original approval. Therefore, the petitioner is requesting the proposed plat of easement be considered with this approval.

Variations

Landscape Bufferyard and Parking Setback

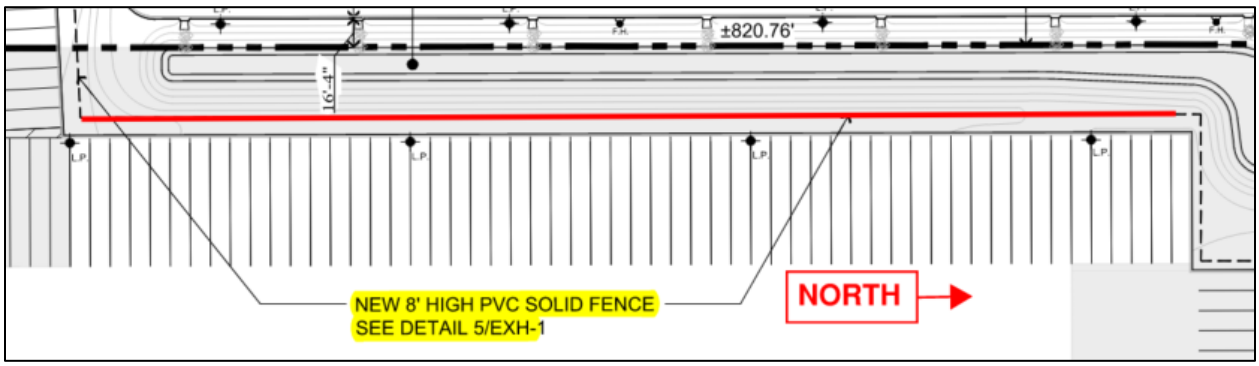
The petitioner is requesting a landscape and parking setback variation along the north and west

lot line. As illustrated below, the northern property line and a portion of the west property line overlap the truck parking areas on the LPC property. The zoning code requires a minimum of 10 feet landscape buffer and a minimum of 5 feet parking setback between properties. As previously mentioned, the proposed long avenue development includes multiple shared site components such as parking and ingress/egress with the adjacent property. Once constructed, the proposed development will complement the adjacent property to operate as a comprehensive and unified development. Since the requested variation is the result of the proposed subdivision boundary lines and given the intended use of the subject area of truck parking to coincide between the two properties, staff is supportive of the request.



Fence

The petitioner is requesting to install a fence on the west side of property to be outside of the required 6" of the property line, as depicted in red bold line below. Experior was previously granted this fence variation with their original approval, however the existing fence will need to be removed and slightly shifted to a new location due to the revised grading required. The proposed fence location takes into consideration the existing topography, landscaping, and is in line with the shared maintenance agreement with the adjacent property. Staff is supportive of this variation since it was previously approved and the proposed change is minimal.



Zoning History

The subject property obtained Village Board approval in April 2022 (Case No. Z2108-02, Ordinance No. 22-030) for a complete development of the site which includes multiple uses, including a restaurant/convenience store, gas station, office/warehouse, semi-truck and trailer sales, repair, maintenance building and a truck parking lot located at the southwest quadrant of the property.

Surrounding Zoning and Land Uses

North: M-1 – Manufacturing (Public Storage)
South: Metra train tracks/Village of Roselle Multifamily Residential
East: R-6 (St. John Evangelical Lutheran Church)
M-1 (Schaumburg Park District Sport Center & Schaumburg Regional Airport)
West: Existing - Unincorporated Schaumburg (single-family residential)
Proposed – M-1 – Manufacturing (Long Avenue Industrial Development)

Compatibility with Surrounding Land Uses

The parcels to the north and east of the subject property are zoned M-1. There is multifamily residential south of the subject property on the other side of the railroad tracks. The proposed Long Avenue development will further complement the existing Experior logistics

Comprehensive Plan Designation

The Future Land Use Map in the Village's Comprehensive Plan designates the subject property for industrial use. This designation is consistent with the approved development.

RECOMMENDATION

Staff recommends **approval** of a Site Plan Amendment, Plat of easement, and variations including Landscape, Parking Setback, and Fence for Experior Transport located at 1001 W. Irving Park Road, Case No. Z2508-05, subject to the following conditions:

1. All terms and conditions of Ordinance No. 22-030 not specifically revised herein are hereby reaffirmed by reference.
2. Prior to the issuance of a land development permit, the Lease Agreement and Easement Agreement between Experior Group LLC and LPC Acquisition Company LLC must be recorded.
3. A land development permit and fee are required prior to commencing any site work, and prior to receiving any building permits for the site. A Letter of Credit or Subdivision Bond must be submitted prior to issuance of said land development permit. The Letter of Credit or Subdivision Bond must be written for a period of 2 years in the amount of 50 percent of the approved construction cost estimate, which includes landscaping and site

lighting. Sample forms of the project security are available upon request. The fee for the land development permit is based on the current village fee schedule.

4. Access to the Experior truck parking lot at the southwest corner of the property is limited for the use of emergency purposes only.
5. Provide a Knox Box at the emergency access gate.
6. Provide an explanation for the need of the proposed width of the emergency access gate entrance. If the increased width is required to accommodate emergency vehicle turning movements, include a truck-turning template demonstrating the need for a wider curb cut.
7. Any plat associated with the development must be revised to omit "Village Plan Commission" from the document.
8. A complete set of as-built record drawings must be submitted to the Village of Schaumburg Community Development Department for review and approval when the project is completed. These final drawings must be received and approved prior to full release of the project security.
9. The proposed photometrics plan is accepted as preliminary. A detailed review of the plan will be done during the land development permit review. Full compliance with the Village site lighting ordinances will be required.
10. A review of the existing lift station will be done during the land development permit review. Provide specifications, drawings and all details related to the existing design of the lift station.
11. Prior to the issuance of a land development permit, plans must be revised to address the following:
    a. Truck turning templates were provided as requested for the T-intersection of the new east-west access road and the existing north-south access road on the Experior Logistics site. However, there were no auto turn exhibits for the southbound to westbound movement nor the eastbound to northbound movement. Please provide.
    b. Provide a detail for the movable fence/gate shown going through the proposed entrance of the parking lot at the far southwestern corner of the site.
12. Prior to the issuance of a land development permit the landscape plans must be revised to address the following comments:
    a. Provide a short or long-term maintenance and monitoring plans with vegetation performance standards.
    b. The Experior Logistics Facility Naturalized Stormwater Management Basins must meet the required Maintenance and Monitoring requirements and vegetation

performance standards, as the western bio-basins will be used by the Long Avenue Project.

13. The following plans shall be adopted as part of the governing ordinance:
    a. ALTA/NSPS Land Title Survey, Sheets 1 through 7, prepared by Manhard Consulting, Ltd, dated May 22, 2025, and received by the Community Development Department on August 18, 2025.
    b. Plat of Easement, Sheets 1 through 3, prepared by Manhard Consulting, Ltd, dated August 7, 2025, and received by the Community Development Department on August 18, 2025.
    c. Plat of Easement Grant, Sheet 1 of 1, prepared by Manhard Consulting, Ltd, dated November 14, 2025, and received by the Community Development Department on November 14, 2025.
    d. Easement agreement between Experior Group LLC and LPC Acquisition Company LLC, received by the Community Development on November 6, 2025.
    e. Ground Lease Agreement between LPC Acquisition Company LLC and Experior Group LLC, dated September 11, 2025, and received by the Community Development Department on November 20, 2025.
    f. Project Narrative, prepared by Arete Design Studio Ltd, dated August 20, 2025 and received by the Community Development Department on August 19, 2025.
    g. Site Plan, Sheet SP-1, prepared by Arete Design Studio Ltd, dated June 4, 2024, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.
    h. Site Character Aerial, Sheet EXH-1, prepared by Arete Design Studio Ltd, dated June 4, 2024, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.
    i. Photometric Plan, Sheet E-1.0, E-1.1, E-1.2 and E-1.3, prepared by Arete Design Studio Ltd, dated June 4, 2024, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.
    j. Cover Sheet, Sheet 0, prepared by Gary R. Weber Associates, Inc., dated October 10, 2025, and received by the Community Development on October 13, 2025.
    k. Naturalized BMP Plan, Sheets 1 and 2, prepared by Gary R. Weber Associates, Inc., dated August 17, 2021, latest revised date October 10, 2025, and received by the Community Development on October 13, 2025.
    l. Management Exhibit, Sheets 3, prepared by Gary R. Weber Associates, Inc., dated August 17, 2021, latest revised date October 10, 2025, and received by the Community Development on October 13, 2025.

m. Naturalized BMP Specifications, Sheets 1 through 4, prepared by Gary R. Weber Associates, Inc., dated August 17, 2021, latest revised date October 10, 2025, and received by the Community Development on October 13, 2025.
n. Title Sheet, Sheet 1, prepared by Manhard Consulting, Ltd, dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.
o. Index of Sheets, Sheet 2, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.
p. Existing Conditions and Demolition Plan – A, Sheet 3, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.
q. Existing Conditions and Demolition Plan – B, Sheet 4, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.
r. Existing Conditions and Demolition Plan – C, Sheet 5, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.
s. Existing Conditions and Demolition Plan – D, Sheet 6, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.
t. Overall Site Plan, Sheet 7, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.
u. Site Dimensional and Paving Plan – A, Sheet 8, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.
v. Site Dimensional and Paving Plan – B, Sheet 9, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.
w. Site Dimensional and Paving Plan – C, Sheet 10, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.
x. Site Dimensional and Paving Plan – D, Sheet 11, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.
y. Grading Plan – A, Sheet 12, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

z. Grading Plan – B, Sheet 13, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

aa. Grading Plan – C, Sheet 14, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

bb. Grading Plan – D, Sheet 15, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

cc. Overall Utility Plan, Sheet 16, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

dd. Utility Plan – A, Sheet 17, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

ee. Utility Plan – B, Sheet 18, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

ff. Utility Plan – C, Sheet 19, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

gg. Utility Plan – D, Sheet 20, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

hh. Soil Erosion and Sediment Control Plan – North, Sheet 21, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

ii. Soil Erosion and Sediment Control Plan – South, Sheet 22, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

jj. Soil Erosion and Sediment Control Plan – Details, Sheet 23, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

kk. Construction Details, Sheet 24, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

ll. Construction Details, Sheet 25, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

mm. Construction Details, Sheet 26, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

nn. Construction Details and MWRD General Notes, Sheet 27, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

oo. Construction Specifications, Sheet 28, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

pp. Landscape Plan, Sheets L0.0 through L1.12, prepared by Upland Design Ltd., dated July 16, 2021, latest revised date October 10, 2025, and received by the Community Development on October 13, 2025.

qq. Tree Preservation Plan, Sheets T2.0 through T2.5, prepared by Upland Design Ltd., dated August 8, 2025, latest revised date October 9, 2025, and received by the Community Development on October 13, 2025.

rr. Truck Access Drive, Sheet 1 of 1, prepared by Manhard Consulting, Ltd., dated October 8, 2025, and received by the Community Development Department on October 13, 2025.

ss. Firetruck U-Turn, Sheet 3 of 3, prepared by Manhard Consulting, Ltd., dated August 7, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

tt. Utility Exhibit – Public vs. Private, Sheet 1 of 1, prepared by Manhard Consulting, Ltd., dates October 8, 2025, and received by the Community Development Department on October 13, 2025.

uu. Traffic Impact Study, prepared by Gewalt Hamilton Associates, Inc., dated September 30, 2025, and received by the Community Development Department on October 13, 2025.

vv. Wetland Determination Report, prepared by Gary R. Weber Associates, Inc., dated May 29, 22025, and received by the Community Development Department on October 13, 2025.

Z2508-05 / EXPERIOR TRANSPORT, LLC / 1001 W. Irving Park Road / Plat of Subdivision and Consolidation, Plat of Easement, Site Plan Amendment, Variations: Landscape, Parking Setback and Fence

CALL TO ORDER
The meeting was called to order by Chairman Harry Raimondi at 8pm.

ROLL CALL

Members Present:	Chairman Harry Raimondi, Elizabeth Veatch, Pat Riley, Rob Morreale Glenn Szurgot, Patty Errera, Jeff Mytych and Dhitu Bhagwakar
Member(s) Absent:	James Dolbeare

A quorum was present.

Also Present:	Todd Wenger Senior Planner

Sworn in for testimony:	Parth Joshi Planning Manager	Charles Smith Arete Design Studio 13543 185th Street Mokena, IL	Ben Fish LPC Acquisition Co. 191 N. Wacker Dr Chicago

Mr. Charles Smith, representing the Petitioner, stated that most of the issues pertaining to Experior were addressed in the Z2508-04 / Long Avenue Development case which was heard at the public hearing just before this case on 12/3/25. There are a number of easements that are being put in place on the site in conjunction with the Long Avenue Development, which was also addressed at the aforementioned public hearing.

Mr. Parth Joshi stated that the subdivision and consolidation are no longer being requested for this case. A plat of easement is required. Referring to the site plan changes, he said that Experior is proposing to modify the existing detention ponds and to construct the east/west access for trucks to enter off of Rodenburg Road and to access the LPC site. The Petitioner is proposing a parking lot expansion to add more truck parking spaces and construct the north/south access drive for drivers who want to access the LPC site from the Metra Station Drive. There will be similar shared site components, as mentioned in the aforementioned public hearing, including detention, ingress and egress regarding access and stormwater management will be shared.

The landscape bufferyard and parking setback variation are being requested as the result of the proposed subdivision boundary lines and given the intended use of the subject area as truck parking to coincide between the 2 properties, staff is supportive of this request. Ten feet of landscaping and 5' of parking setbacks are required, and given the shared lot line configurations, compliance with that setback would not be feasible. Once constructed, the development will appear as one comprehensive unified development.

The fence variation was approved as part of the Experior project, however, due to grading changes and revisions, the fence will be moved slightly. Code requires that the fence be installed within 6" of the property line. However, this was already approved. As with similar reasonings to the aforementioned

public hearing, they have taken the existing topography of the site and landscaping and propose this visual delineation between the 2 properties.

As with the aforementioned public hearing, a condition needs to be revised. It will state that the lease and easement agreements must be recorded.

Mr. Joshi said that Staff is supportive of the overall project and recommends approval.

Chairman Raimondi asked if the public had any questions or concerns. There were none.

Chairman Raimondi asked the Board for their comments.

Ms. Veatch and Ms. Errera had no questions.

Messrs. Riley, Szurgot, Mytych and Bhagwakar had no questions.

Mr. Morreale asked what Experior's timing is to start building the gas station, buildings, etc. Mr. Smith said the Experior project has been stalled due to financial and trucking industry issues. The plans for the maintenance building and the fueling station have gone through the review process and are ready for permit pick-up.

Chairman Raimondi asked about the ground lease. Is it correct that it's only for certain sections and not the entire Experior. Mr. Ben Fish, LPC Acquisition Co., stated that the ground lease pertains to the very southern edge of LPC's property, which is approximately 1.5 acres. Experior will add about 50 trailor stalls as part of that ground lease. In return, LPC will get access through Experior's site and the stormwater drainage system.

PUBLIC HEARING CLOSED

Mr. Szurgot made a motion, seconded by Mr. Morreale, to close the hearing. **MOTION CARRIED**

Mr. Morreale made a motion, seconded by Mr. Mytych to recommend approval of a Plat of Subdivision and Consolidation, Plat of Easement, Site Plan Amendment, Variations: Landscape, Parking Setback and Fence for Experior Transport, LLC located at 1001 W. Irving Park Road, Case No. Z2508-05 subject to the following conditions:

1. All terms and conditions of Ordinance No. 22-030 not specifically revised herein are hereby reaffirmed by reference.
2. Prior to the issuance of a land development permit, the Lease Agreement and Easement Agreement between Experior Group LLC and LPC Acquisition Company LLC must be recorded.

3. A land development permit and fee are required prior to commencing any site work, and prior to receiving any building permits for the site. A Letter of Credit or Subdivision Bond must be submitted prior to issuance of said land development permit. The Letter of Credit or Subdivision Bond must be written for a period of 2 years in the amount of 50 percent of the approved construction cost estimate, which includes landscaping and site lighting. Sample forms of the project security are available upon request. The fee for the land development permit is based on the current village fee schedule.

4. Access to the Experior truck parking lot at the southwest corner of the property is limited for the use of emergency purposes only.

5. Provide a Knox Box at the emergency access gate.

6. Provide an explanation for the need of the proposed width of the emergency access gate entrance. If the increased width is required to accommodate emergency vehicle turning movements, include a truck-turning template demonstrating the need for a wider curb cut.

7. Any plat associated with the development must be revised to omit "Village Plan Commission" from the document.

8. A complete set of as-built record drawings must be submitted to the Village of Schaumburg Community Development Department for review and approval when the project is completed. These final drawings must be received and approved prior to full release of the project security.

9. The proposed photometrics plan is accepted as preliminary. A detailed review of the plan will be done during the land development permit review. Full compliance with the Village site lighting ordinances will be required.

10. A review of the existing lift station will be done during the land development permit review. Provide specifications, drawings and all details related to the existing design of the lift station.

11. Prior to the issuance of a land development permit, plans must be revised to address the following:

    a. Truck turning templates were provided as requested for the T-intersection of the new east-west access road and the existing north-south access road on the Experior Logistics site. However, there were no auto turn exhibits for the southbound to westbound movement nor the eastbound to northbound movement. Please provide.

    b. Provide a detail for the movable fence/gate shown going through the proposed entrance of the parking lot at the far southwestern corner of the site.

12. Prior to the issuance of a land development permit the landscape plans must be revised to address the following comments:

    a. Provide a short or long-term maintenance and monitoring plans with vegetation performance standards.

b. The Experior Logistics Facility Naturalized Stormwater Management Basins must meet the required Maintenance and Monitoring requirements and vegetation performance standards, as the western bio-basins will be used by the Long Avenue Project.

13. The following plans shall be adopted as part of the governing ordinance:

a. ALTA/NSPS Land Title Survey, Sheets 1 through 7, prepared by Manhard Consulting, Ltd, dated May 22, 2025, and received by the Community Development Department on August 18, 2025.

b. Plat of Easement, Sheets 1 through 3, prepared by Manhard Consulting, Ltd, dated August 7, 2025, and received by the Community Development Department on August 18, 2025.

c. Plat of Easement Grant, Sheet 1 of 1, prepared by Manhard Consulting, Ltd, dated November 14, 2025, and received by the Community Development Department on November 14, 2025.

d. Easement agreement between Experior Group LLC and LPC Acquisition Company LLC, received by the Community Development on November 6, 2025.

e. Ground Lease Agreement between LPC Acquisition Company LLC and Experior Group LLC, dated September 11, 2025, and received by the Community Development Department on November 20, 2025.

f. Project Narrative, prepared by Arete Design Studio Ltd, dated August 20, 2025 and received by the Community Development Department on August 19, 2025.

g. Site Plan, Sheet SP-1, prepared by Arete Design Studio Ltd, dated June 4, 2024, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

h. Site Character Aerial, Sheet EXH-1, prepared by Arete Design Studio Ltd, dated June 4, 2024, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

i. Photometric Plan, Sheet E-1.0, E-1.1, E-1.2 and E-1.3, prepared by Arete Design Studio Ltd, dated June 4, 2024, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

j. Cover Sheet, Sheet 0, prepared by Gary R. Weber Associates, Inc., dated October 10, 2025, and received by the Community Development on October 13, 2025.

k. Naturalized BMP Plan, Sheets 1 and 2, prepared by Gary R. Weber Associates, Inc., dated August 17, 2021, latest revised date October 10, 2025, and received by the Community Development on October 13, 2025.

l. Management Exhibit, Sheets 3, prepared by Gary R. Weber Associates, Inc., dated August 17, 2021, latest revised date October 10, 2025, and received by the Community Development on October 13, 2025.

m. Naturalized BMP Specifications, Sheets 1 through 4, prepared by Gary R. Weber Associates, Inc., dated August 17, 2021, latest revised date October 10, 2025, and received by the Community Development on October 13, 2025.

n. Title Sheet, Sheet 1, prepared by Manhard Consulting, Ltd, dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

o. Index of Sheets, Sheet 2, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

p. Existing Conditions and Demolition Plan – A, Sheet 3, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

q. Existing Conditions and Demolition Plan – B, Sheet 4, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

r. Existing Conditions and Demolition Plan – C, Sheet 5, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

s. Existing Conditions and Demolition Plan – D, Sheet 6, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

t. Overall Site Plan, Sheet 7, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

u. Site Dimensional and Paving Plan – A, Sheet 8, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

v. Site Dimensional and Paving Plan – B, Sheet 9, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

w. Site Dimensional and Paving Plan – C, Sheet 10, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

x. Site Dimensional and Paving Plan – D, Sheet 11, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

y. Grading Plan – A, Sheet 12, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

z. Grading Plan – B, Sheet 13, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

aa. Grading Plan – C, Sheet 14, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

bb. Grading Plan – D, Sheet 15, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

cc. Overall Utility Plan, Sheet 16, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

dd. Utility Plan – A, Sheet 17, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

ee. Utility Plan – B, Sheet 18, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

ff. Utility Plan – C, Sheet 19, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

gg. Utility Plan – D, Sheet 20, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

hh. Soil Erosion and Sediment Control Plan – North, Sheet 21, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

ii. Soil Erosion and Sediment Control Plan – South, Sheet 22, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

jj. Soil Erosion and Sediment Control Plan – Details, Sheet 23, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

kk. Construction Details, Sheet 24, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

ll. Construction Details, Sheet 25, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

mm. Construction Details, Sheet 26, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

nn. Construction Details and MWRD General Notes, Sheet 27, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

oo. Construction Specifications, Sheet 28, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

pp. Landscape Plan, Sheets L0.0 through L1.12, prepared by Upland Design Ltd., dated July 16, 2021, latest revised date October 10, 2025, and received by the Community Development on October 13, 2025.

qq. Tree Preservation Plan, Sheets T2.0 through T2.5, prepared by Upland Design Ltd., dated August 8, 2025, latest revised date October 9, 2025, and received by the Community Development on October 13, 2025.

rr. Truck Access Drive, Sheet 1 of 1, prepared by Manhard Consulting, Ltd., dated October 8, 2025, and received by the Community Development Department on October 13, 2025.

ss. Firetruck U-Turn, Sheet 3 of 3, prepared by Manhard Consulting, Ltd., dated August 7, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

tt. Utility Exhibit – Public vs. Private, Sheet 1 of 1, prepared by Manhard Consulting, Ltd., dates October 8, 2025, and received by the Community Development Department on October 13, 2025.

uu. Traffic Impact Study, prepared by Gewalt Hamilton Associates, Inc., dated September 30, 2025, and received by the Community Development Department on October 13, 2025.

vv. Wetland Determination Report, prepared by Gary R. Weber Associates, Inc., dated May 29, 22025, and received by the Community Development Department on October 13, 2025.

MOTION CARRIED: vote: 8-0 with one member(s) absent

A poll was taken:
Mr. Dhitu Bhagwakar - Yes
Mr. James Dolbeare - Absent
Ms. Patricia Errera - Yes
Mr. Jeff Mytych - Yes
Mr. Rob Morreale - Yes
Mr. Harry Raimondi - Yes
Mr. Pat Riley - Yes
Mr. Glenn Szurgot - Yes
Ms. Elizabeth Veatch - Yes

The Petitioner was advised that this recommendation will be forwarded to the Village Board for consideration at their meeting on Tuesday, 12/9/25.

ADJOURNMENT
The meeting was adjourned at 8:10pm.

Parth Joshi

Parth Joshi, AICP, Planning Manager
I have reviewed the minutes and they accurately represent the actions taken by the Zoning Board of Appeals

Mary Kirschbaum

Mary Kirschbaum, Recording Secretary
Zoning Board of Appeals

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve a Plat of Annexation, Plat of Consolidation, Plat of Vacation, Plat of Dedication, Plat of Easement, Rezone from A (Agricultural) to M-1 (Manufacturing) Upon Annexation, Site Plan Approval, Variations: Landscape, Parking Setback, Building Setback, Building Height, Sign and Fence for Long Avenue Development / 1001 W. Irving Park Road
12/09/25
Village Board

Presenter: Parth Joshi, AICP, Planning Manager
Lead Department: Community Development

Executive Summary:

Case Title
Z2508-04 / Long Avenue Development / 1001 W. Irving Park Road / Plat of Annexation, Plat of Consolidation, Plat of Vacation, Plat of Dedication, Plat of Easement, Rezone from A (Agricultural) to M-1 (Manufacturing) Upon Annexation, Site Plan Approval, Variations: Landscape, Parking Setback, Building Setback, Building Height, Sign and Fence

Hearing Date
December 3, 2025

Summary
The petitioner is requesting an annexation, plat of consolidation, plat of vacation, plat of easement, rezone from A (agricultural) to M-1 (manufacturing) upon annexation, site plan approval, and variations including landscape, parking setback, building setback, building height. sign and fence for the single-family subdivision on Long Ave. The existing residential subdivision is unincorporated cook county and is situated on the east side of the Boomers stadium & Schaumburg Metra south parking lot and west side of the Experior Transport development site.

Recommended Action:

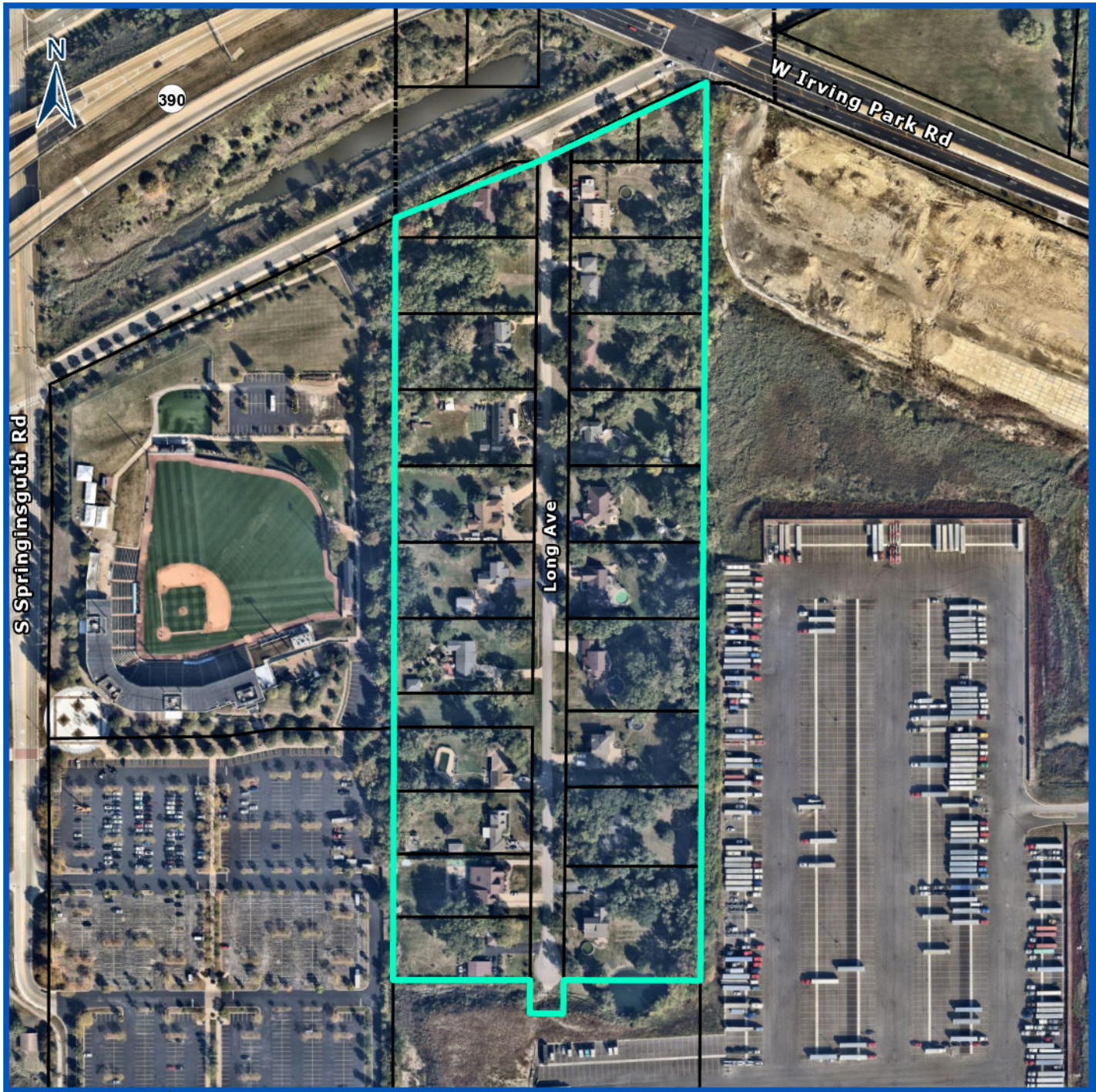
Staff Recommendation
Recommending Approval

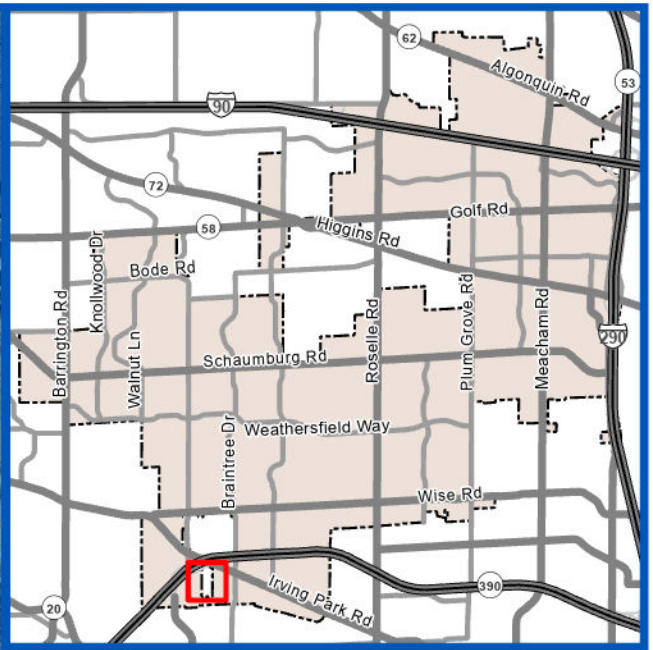
Vote
8 - 0 with one member(s) absent

If the Village Board concurs with the Zoning Board of Appeals' recommendation, they should approve the request as presented.

ATTACHMENTS:
- Location Map
- Project Narrative
- ALTA Survey

- Plat of Vacation
- Plat of Easement
- Plat of Vacation Roadways
- Architectural Plans
- BMP Plan Set
- Engineering Plans
- Landscape Plan
- Plat of Annexation
- Plat of Subdivision
- Tree Preservation Plan
- Truck Turning Templates
- Z2508-04 Long Ave Development Application.pdf
- Easement Agreement
- Ground Lease
- FINAL Z2508-04 - Long Ave PRG Report.docx
- FINAL Z2508-04 Long Ave Devlpmt Minutes 12-3-25.pdf





Subject Property

Z2508-04

LONG AVE DEVELOPMENT

Plat of Annexation, Plat of Consolidation, Plat of Vacation, Plat of Dedication, Plat of Easement, Rezone from A (Agricultural) to M-1 (Manufacturing) Upon Annexation, Site Plan Approval, Variations: Landscape, Parking Setback, Building Setback, Building Height, Sign and Fence

0 140 280
Feet

VILLAGE OF SCHAUMBURG

1001 W. IRVING PARK RD

Prepared By:
Village of Schaumburg
Community Development Department

LOGISTICS PROPERTY CO

Long Ave Assemblage
Project Description

The proposed industrial re-development will be developed in one phase and consist of two (2) +/- 220,00 SF single load buildings with ample car parking. The site which was previously unincorporated will be annexed into Schaumburg and provide significant contributions to property tax revenue.

The location along the newly constructed I-390 represents a strategic location for logistics, e-commerce and manufacturing users who prioritize speed, efficiency, and reliability. With easy connectivity to I-290 (6-minute drive), I-355 (8-minute drive), I-90 (13-minute drive), and O'Hare (15-minute drive), I-390 provides a direct, high-speed corridor for logistics transportation. The project also provides synergies with Experior's adjacent development in which users can utilize their project for overflow parking, repair services, truck scales, and fuel stations.

The project details are as follows:

Buildings: Two (2) industrial warehouses (+/- 220,000 SF)

Access: The main access point will be a right-in-right out on Frontage Rd. Additionally, the developer is working on an access agreement with Experior to allow for trucks to access Rodenburg Rd through their site.

Parking: Building 1 – 120 spaces. Building 2 – 160 spaces.

Loading Docks: 33 docks per building

Drive in Doors: 2 per building

Detention: Shared use of Experior's adjacent stormwater management system

The developer is an affiliate of Logistics Property Company, LLC.

Logistics Property Company, LLC (LPCCO) was founded in January 2018. The company is owned by the management team of LPCCO and Macquarie Real Estate Investments Holdings (North America), Inc., an entity in the Real Estate division of Macquarie Asset Management (MAM). LPCCO is an industrial real estate company focused on acquiring, developing, and managing modern logistics properties. The group is led by a management team that averages more than 25 years of experience and has developed more than 61 million square feet of logistics buildings since 1995. LPCCO is headquartered in Chicago with more than 90 employees strategically located across nine offices. The portfolio comprises 61 buildings across 25.5 million square feet in key logistics markets across North America, with an estimated end value of more than $4.3 billion.

ALTA/NSPS LAND TITLE SURVEY

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL–TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

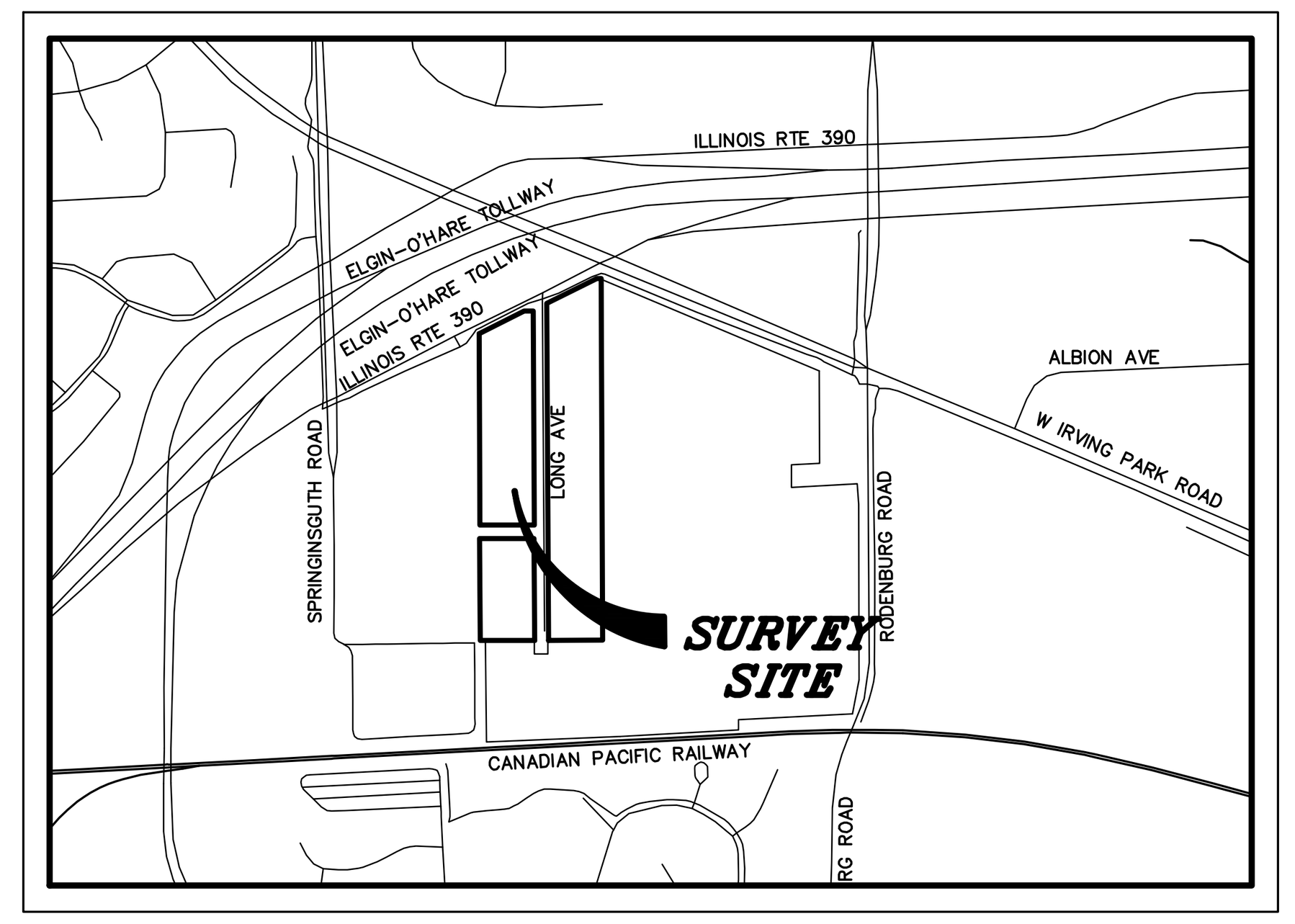
TITLE NOTE

FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER NCS–1262944–CHI2 WITH A COMMITMENT DATE OF MAY 20, 2025 HAS BEEN REVIEWED IN CONJUNCTION WITH THE PREPARATION OF THIS SURVEY. THIS SURVEY MAY NOT REFLECT MATTERS OF TITLE THAT MAY BENEFIT OR BURDEN THE PROPERTY UNLESS THEY ARE EVIDENT FROM THE FIELD SURVEY OR THEY ARE CONTAINED IN THE ABOVE TITLE COMMITMENT.

(EXCEPTION 40) THE SURVEY PROPERTY IS SUBJECT TO DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED DECEMBER 19, 2018 AS DOCUMENT NUMBER 1835308267. SAID DOCUMENT GRANTS RIGHTS, MAINTENANCE REQUIREMENTS, AND USES OF A POND WHICH STRADDLES THE BOUNDARY LINE BETWEEN LOT 11 AND THE PROPERTY TO THE SOUTH. SAID DOCUMENT ALSO GRANTS INGRESS AND EGRESS EASEMENT OVER THE PARCELS TO ACCESS SAID POND. (SEE DOCUMENT FOR PARTICULARS)

INDEX TO SCHEDULE B

EXCEPTION NUMBER	DOCUMENT NUMBER	DESCRIPTION	PLOTTABLE	NOTATION	AFFECTS LOT
1	N/A	RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS	UNKNOWN	NOT ADDRESSED BY SURVEY	ALL LOTS
2	N/A	EASEMENTS NOT SHOWN BY PUBLIC RECORDS	UNKNOWN	IMPROVEMENTS SHOWN ON SURVEY	ALL LOTS
3	N/A	MATTERS DISCLOSED BY AN ACCURATE SURVEY	YES	IMPROVEMENTS SHOWN ON SURVEY	ALL LOTS
4	N/A	ANY LIEN NOT SHOWN BY PUBLIC RECORDS	UNKNOWN	NOT ADDRESSED BY SURVEY	ALL LOTS
5	N/A	TAXES OR SPECIAL ASSESSMENTS NOT SHOWN BY PUBLIC RECORDS	UNKNOWN	NOT ADDRESSED BY SURVEY	ALL LOTS
6	N/A	MATTERS THAT MAY APPEAR FOR THE FIRST TIME IN PUBLIC RECORDS BETWEEN THE COMMITMENT DATE AND THE DATE IN WHICH ALL THE REQUIREMENTS ARE MET	NOT ADDRESSED BY SURVEY	UNKNOWN	ALL LOTS
7	N/A	PROPERTY TAXES FOR 2024 AND 2025 (07-32-400-007-0000)	UNKNOWN	NOT ADDRESSED BY SURVEY	LOT 22
8	N/A	PROPERTY TAXES FOR 2024 AND 2025 (07-32-400-008-0000)	UNKNOWN	NOT ADDRESSED BY SURVEY	LOT 21
9	N/A	PROPERTY TAXES FOR 2024, 2025 AND PRIOR YEARS MARKED EXEMPT AND REQUEST FOR EVIDENCE SHOWING LAND IS ENTITLED TO SAID EXEMPTION	UNKNOWN	NOT ADDRESSED BY SURVEY	LOT 21
10	N/A	PROPERTY TAXES FOR 2024 AND 2025 (07-32-400-009-0000)	UNKNOWN	NOT ADDRESSED BY SURVEY	LOT 20
11	N/A	PROPERTY TAXES FOR 2024 AND 2025 (07-32-400-010-0000)	UNKNOWN	NOT ADDRESSED BY SURVEY	LOT 19
12	N/A	PROPERTY TAXES FOR 2024 AND 2025 (07-32-400-011-0000)	UNKNOWN	NOT ADDRESSED BY SURVEY	LOT 18
13	N/A	PROPERTY TAXES FOR 2024 AND 2025 (07-32-400-012-0000)	UNKNOWN	NOT ADDRESSED BY SURVEY	LOT 17
14	N/A	PROPERTY TAXES FOR 2024 AND 2025 (07-32-400-013-0000)	UNKNOWN	NOT ADDRESSED BY SURVEY	LOT 16
15	N/A	PROPERTY TAXES FOR 2024 AND 2025 (07-32-403-006-0000)	UNKNOWN	NOT ADDRESSED BY SURVEY	PART OF LOT 14
16	N/A	PROPERTY TAXES FOR 2024 AND 2025 (07-32-403-007-0000)	UNKNOWN	NOT ADDRESSED BY SURVEY	PART OF LOT 14
17	N/A	PROPERTY TAXES FOR 2024 AND 2025 (07-32-403-008-0000)	UNKNOWN	NOT ADDRESSED BY SURVEY	PART OF LOT 15
18	N/A	PROPERTY TAXES FOR 2024 AND 2025 (07-32-403-009-0000)	UNKNOWN	NOT ADDRESSED BY SURVEY	PART OF LOT 15
19	N/A	PROPERTY TAXES FOR 2024 AND 2025 (07-32-405-001-0000)	UNKNOWN	NOT ADDRESSED BY SURVEY	LOT 2
20	N/A	PROPERTY TAXES FOR 2024, 2025 AND PRIOR YEARS MARKED EXEMPT AND REQUEST FOR EVIDENCE SHOWING LAND IS ENTITLED TO SAID EXEMPTION	UNKNOWN	NOT ADDRESSED BY SURVEY	LOT 2
21	N/A	PROPERTY TAXES FOR 2024 AND 2025 (07-32-405-002-0000)	UNKNOWN	NOT ADDRESSED BY SURVEY	LOT 1
22	N/A	PROPERTY TAXES FOR 2024, 2025 AND PRIOR YEARS MARKED EXEMPT AND REQUEST FOR EVIDENCE SHOWING LAND IS ENTITLED TO SAID EXEMPTION	UNKNOWN	NOT ADDRESSED BY SURVEY	LOT 1
23	N/A	PROPERTY TAXES FOR 2024 AND 2025 (07-32-405-003-0000)	UNKNOWN	NOT ADDRESSED BY SURVEY	LOT 3
24	N/A	PROPERTY TAXES FOR 2024 AND 2025 (07-32-405-004-0000)	UNKNOWN	NOT ADDRESSED BY SURVEY	LOT 4
25	N/A	PROPERTY TAXES FOR 2024 AND 2025 (07-32-405-005-0000)	UNKNOWN	NOT ADDRESSED BY SURVEY	LOT 5
26	N/A	PROPERTY TAXES FOR 2024 AND 2025 (07-32-405-006-0000)	UNKNOWN	NOT ADDRESSED BY SURVEY	LOT 6
27	N/A	PROPERTY TAXES FOR 2024 AND 2025 (07-32-405-007-0000)	UNKNOWN	NOT ADDRESSED BY SURVEY	LOT 7
28	N/A	PROPERTY TAXES FOR 2024 AND 2025 (07-32-405-008-0000)	UNKNOWN	NOT ADDRESSED BY SURVEY	LOT 8
29	N/A	PROPERTY TAXES FOR 2024 AND 2025 (07-32-405-009-0000)	UNKNOWN	NOT ADDRESSED BY SURVEY	LOT 9
30	N/A	PROPERTY TAXES FOR 2024 AND 2025 (07-32-405-015-0000)	UNKNOWN	NOT ADDRESSED BY SURVEY	LOT 10
31	N/A	PROPERTY TAXES FOR 2024 AND 2025 (07-32-405-016-0000)	UNKNOWN	NOT ADDRESSED BY SURVEY	PART OF LOT 10 AND 11
32	N/A	PROPERTY TAXES FOR 2024 AND 2025 (07-32-405-018-0000)	UNKNOWN	NOT ADDRESSED BY SURVEY	PART OF LOT 11
33	0605418011	ORDINANCE NO. 06-03 DISCONTINUING SPECIAL SERVICE AREA NO. 3	NO	NO EASEMENTS GRANTED	UNKNOWN (LOT 5, LOT 18 AND PART OF LOT 15 PER TITLE)
34	0605418012	ORDINANCE NO. 06-04 DISCONTINUING SPECIAL SERVICE AREA NO. 4	NO	NO EASEMENTS GRANTED	UNKNOWN (LOT 5, LOT 18 AND PART OF LOT 15 PER TITLE)
35	0814822026	ORDINANCE NO. 08-068 DISCONTINUING SPECIAL SERVICE AREA NO. 5	NO	NO EASEMENTS GRANTED	UNKNOWN (LOT 5, LOT 18 AND PART OF LOT 15 PER TITLE)
36	14355939	BUILDING SETBACK LINES AS SHOWN ON PLAT OF SUBDIVISION	YES	SHOWN ON SURVEY	ALL LOTS
37	14355939	EASEMENTS FOR PUBLIC UTILITIES AS SHOWN ON PLAT OF SUBDIVISION	YES	SHOWN ON SURVEY	ALL LOTS
38	14355939	EASEMENTS FOR ROADWAY AS SHOWN ON PLAT OF SUBDIVISION	YES	SHOWN ON SURVEY	LOT 9 AND LOT 10
39	2102719098	VILLAGE OF SCHAUMBURG ORDINANCE NO. 20-094	NO	NO EASEMENTS GRANTED	LOT 1 AND LOT 2
40	1835308267	DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS	NO	NOTED ON SURVEY	LOT 11
41	87480000	ORDINANCE NO. 2836 - ORDINANCE ESTABLISHING A TAX ON THE PURCHASE OF FOOD, BEVERAGE AND ALCOHOLIC LIQUOR IN THE VILLAGE OF SCHAUMBURG	NO	NO EASEMENTS GRANTED	LOT 15
42	N/A	RIGHTS OF OWNERS OF LAND BORDERING ON THE POND IN RESPECT TO THE WATER OF SAID POND	YES	IMPROVEMENTS SHOWN ON SURVEY	LOT 11
43	N/A	EXISTING UNRECORDED LEASES, IF ANY	UNKNOWN	NOT ADDRESSED BY SURVEY	UNKNOWN



LOCATION MAP

NOT TO SCALE

PROPERTY AREA

860,463 SQUARE FEET (19.754 ACRES)

LEGAL DESCRIPTION

LOTS 3 THROUGH 11 AND LOTS 14 THROUGH 21 IN FENZ ACRES, BEING A SUBDIVISION OF THE EAST 600 FEET MEASURED AT RIGHT ANGLES WITH THE EAST LINE OF THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHERLY OF THE RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL, AND PACIFIC RAILROAD, LYING SOUTHERLY OF THE CENTERLINE OF THE PUBLIC HIGHWAY, KNOWN AS IRVING PARK ROAD, ACCORDING TO THE PLAT THEREOF RECORDED JULY 12, 1948 AS DOCUMENT 14355939, IN COOK COUNTY, ILLINOIS.

AND

THAT PART OF LOTS 1 AND 2 IN SAID FENZ ACRES SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89 DEGREES 54 MINUTES 16 SECONDS WEST, ALONG THE SOUTHERLY LINE OF SAID LOTS 1 AND 2, A DISTANCE OF 267.06 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 37.13 FEET TO THE NORTHERLY LINE OF THE PARCEL CONVEYED BY DOCUMENT NUMBER 95170136; THENCE NORTH 63 DEGREES 39 MINUTES 58 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 275.13 FEET; THENCE SOUTH 89 DEGREES 12 MINUTES 51 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 20.10 FEET TO THE EASTERLY LINE OF SAID LOT 1; THENCE SOUTH 00 DEGREES 10 MINUTES 31 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 158.46 FEET TO THE POINT OF BEGINNING.

AND

THAT PART OF LOT 22 IN SAID FENZ ACRES SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 22; THENCE NORTH 00 DEGREES 10 MINUTES 25 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 22, A DISTANCE OF 41.04 FEET TO THE NORTHERLY LINE OF THE PARCEL CONVEYED BY DOCUMENT NUMBER 2113020324; THENCE NORTH 63 DEGREES 39 MINUTES 58 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 246.41 FEET TO THE NORTH LINE OF SAID LOT 22; THENCE NORTH 89 DEGREES 54 MINUTES 12 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 45.58 FEET TO THE NORTHEAST CORNER OF SAID LOT 22; THENCE SOUTH 00 DEGREES 10 MINUTES 24 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 22, A DISTANCE OF 150.13 FEET TO THE SOUTHEAST CORNER OF SAID LOT 22; THENCE SOUTH 89 DEGREES 56 MINUTES 16 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 22, A DISTANCE OF 266.74 FEET TO THE POINT OF BEGINNING.

PROPERTY DATA TABLE

ADDRESS	LOT NUMBER	PIN
92 LONG AVENUE	LOT 22	07-32-400-007-0000
94 LONG AVENUE	LOT 21	07-32-400-008-0000
96 LONG AVENUE	LOT 20	07-32-400-009-0000
97 LONG AVENUE	LOT 1 (PART)	07-32-405-002-0000
97 LONG AVENUE	LOT 2 (PART)	07-32-405-001-0000
98 LONG AVENUE	LOT 19	07-32-400-010-0000
99 LONG AVENUE	LOT 3	07-32-405-003-0000
100 LONG AVENUE	LOT 18	07-32-400-011-0000
101 LONG AVENUE	LOT 4	07-32-405-004-0000
102 LONG AVENUE	LOT 17	07-32-400-012-0000
103 LONG AVENUE	LOT 5	07-32-405-005-0000
104 LONG AVENUE	LOT 16	07-32-400-013-0000
105 LONG AVENUE	LOT 6	07-32-405-006-0000
106 LONG AVENUE	LOT 15 (N 1/2)	07-32-403-008-0000
107 LONG AVENUE	LOT 7	07-32-405-007-0000
108 LONG AVENUE	LOT 15 (S 1/2)	07-32-403-009-0000
109 LONG AVENUE	LOT 8	07-32-405-008-0000
110 LONG AVENUE	LOT 14 (N 1/2)	07-32-403-006-0000
111 LONG AVENUE	LOT 9	07-32-405-009-0000
112 LONG AVENUE	LOT 14 (S 1/2)	07-32-403-007-0000
113 LONG AVENUE	LOT 10 (N 150')	07-32-405-015-0000
115 LONG AVENUE	LOT 10 (S 133') AND LOT 11 (N 27')	07-32-405-016-0000
121 LONG AVENUE	LOT 11 (EXCEPT N 27')	07-32-405-018-0000

SHEET INDEX

SHEET 1	LEGAL DESCRIPTION,SITE DATA, TITLE NOTES AND INDEX, FEMA NOTE, SURVEYORS NOTES AND CERTIFICATE
SHEET 2–3	EXISTING LOT AND EASEMENT DETAILS
SHEETS 4–6	EXISTING IMPROVEMENTS AND IMPROVEMENT TIES
SHEET 7	EXISTING ORTHOPHOTOGRAPHY

SURVEY PREPARED FOR

LPC ACQUISITION COMPANY, LLC
191 NORTH WACKER DRIVE, SUITE 1700
CHICAGO, ILLINOIS 60606

SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.
2. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
3. THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED ON THE LEGAL DESCRIPTION CONTAINED IN THE TITLE COMMITMENT AND SHOWN HEREON. THIS INFORMATION HAS BEEN FURNISHED BY THE CLIENT AND COMPARED TO RECORD DEEDS TO CHECK FOR GAPS AND/OR OVERLAPS. HOWEVER, THIS SURVEY MAY NOT REFLECT HISTORICAL MATTERS OF TITLE AND OWNERSHIP THAT HAVE NOT BEEN DISCLOSED BY THE TITLE COMMITMENT.
4. UNLESS OTHERWISE NOTED, ONLY THE IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
5. MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH, AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE.
6. AT THE TIME OF THIS SURVEY THE SURVEYOR HAS NOT RECEIVED A PZR/ZONING REPORT FOR THE SURVEY PROPERTY AT THE TIME OF THE SURVEY. UPON RECEIVING SID PZR/ZONING REPORT THE SURVEYOR SHALL STATE AND PLOT APPLICABLE BULK RESTRICTIONS AND SETBACKS. (PERTAINS TO TABLE A, ITEM 6A AND 6B)
7. THERE ARE NO STRIPED PARKING SPACES FOR CARS WITHIN THE SURVEY PROPERTY (PERTAINS TO TABLE A, ITEM 9)
8. UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, STORM AND SANITARY SEWERS, WATER MAINS, TELEPHONE AND ELECTRIC CABLES OR CONDUITS, GAS MAINS AND ALL SERVICE LINES SHOWN HEREON HAVE BEEN LOCATED BASED ON ACTUAL FIELD OBSERVATIONS AT AN OPEN MANHOLE AND A THIRD–PARTY PRIVATE UTILITY LOCATE COMPLETED BY THE UNDERGROUND DETECTIVE ON MAY 20, 2025. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THAT 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. (PERTAINS TO TABLE A, ITEM 11B)
9. UNDERGROUND DRY UTILITIES WERE MARKED IN THE FIELD BY THE UNDERGROUND DETECTIVE. THE UTILITIES WERE MARKED WITH FLAGS AND PAINT MARKS UTILIZING ELECTROMAGNETIC EQUIPMENT AND METHODS. SOME OF THE UTILITIES WERE MARKED UTILIZING GROUND PENETRATING RADAR EQUIPMENT AND METHODS. HOWEVER, HIGH GRADE GROUND PENETRATING RADAR EQUIPMENT WITH THE CAPABILITY OF DATA STORAGE AND GEO–PHYSICAL POST PROCESSING WAS NOT UTILIZED TO LOCATE THE UTILITIES. (PERTAINS TO TABLE A, ITEM 11B)
10. OWNER/TAXPAYER INFORMATION HAS BEEN SHOWN HEREON BASED ON COOK COUNTY GIS WEBSITE (PERTAINS TO TABLE A, ITEM 13)
11. THIS SURVEY MAY NOT REFLECT ALL UTILITIES, OR IMPROVEMENTS, IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING, TALL GRASS OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS OR TRAILERS. OVERHEAD WIRES AND POLES (IF ANY) HAVE BEEN SHOWN, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.
12. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE OR UTILITY LINE. CONTROLLED UNDERGROUND EXPLORATORY EFFORT TOGETHER WITH "JULIE" MARKINGS IS RECOMMENDED TO DETERMINE THE FULL EXTENT OF UNDERGROUND SERVICE AND UTILITY LINES. CONTACT J.U.L.I.E. AT 1–800–892–0123.
13. ADJACENT OWNER/TAXPAYER INFORMATION HAS BEEN SHOWN HEREON BASED ON RECORDS FROM COOK COUNTY TREASURER'S OFFICE WEBSITE (PERTAINS TO TABLE A ITEM 13)
14. AERIAL MAPPING HAS BEEN UTILIZED TO SUPPLEMENT THIS SURVEY AND TO PROVIDE THE LOCATIONS OF INTERNAL IMPROVEMENTS. THE AERIAL SURVEY WAS COMPLETED BY MANHARD CONSULTING ON THE DATE OF THE FIELD SURVEY AND EXCEEDS THE RECOMMENDED ACCURACIES AND TOLERANCES FOR ENGINEERING AND CONSTRUCTION PROJECTS PER THE FEDERAL GEOGRAPHIC DATA COMMITTEE GEOSPATIAL POSITIONING ACCURACY STANDARDS PART 4, STANDARDS FOR ARCHITECTURE, ENGINEERING, CONSTRUCTION AND FACILITY MANAGEMENT, TABLE A–3. (PERTAINS TO TABLE A, ITEM 15)
15. THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SURVEYED PROPERTY AT THE TIME OF SURVEY. (PERTAINS TO TABLE A, ITEM 16)
16. THE VILLAGE OF SCHAUMBURG AND THE ILLINOIS DEPARTMENT OF TRANSPORTATION HAVE BEEN CONTACTED AND HAVE INDICATED THAT CURRENTLY THERE ARE NO PLANS TO CHANGE THE STREET RIGHT–OF–WAY LINES FOR FAP 426 ELGIN O'HARE EXPRESSWAY FRONTAGE ROAD OR IRVING PARK ROAD. IN ADDITION, THERE WAS NO OBSERVABLE EVIDENCE OF STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. (PERTAINS TO TABLE A, ITEM 17)

FLOOD HAZARD NOTE

THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FIRM COMMUNITY PANEL NUMBER 17031C0330J WITH AN EFFECTIVE DATE OF AUGUST 19, 2008 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AN AREA WHICH HAS NOT BEEN PRINTED (ZONE X, AREA OF MINIMAL FLOOD HAZARD). ACCORDING TO FEMA, "THIS MEANS THE ENTIRE AREA OF THE PANEL IS IN A SINGLE FLOOD ZONE, THEREFORE FEMA CHOSE TO ECONOMIZE AND NOT CREATE A PRINTABLE IMAGE FOR THIS LOCATION."

SURVEYOR CERTIFICATE:

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

CERTIFIED TO: FIRST AMERICAN TITLE INSURANCE COMPANY
AND: LPC ACQUISITION COMPANY, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 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, 6A, 6B, 7A, 7B1, 8, 9, 11B, 13, 14, 15, 16, 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 22, 2025.

DATED THIS 9TH DAY OF JUNE, A.D., 2025.

[signature]

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
EMAIL ADDRESS: JBAKER@MANHARD.COM
LICENSE EXPIRES NOVEMBER 30, 2026

DESIGN FIRM PROFESSIONAL LICENSE NO. 184003350
LICENSE EXPIRES APRIL 30, 2027.

JAMES D. BAKER — ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648 — LINCOLNSHIRE, ILLINOIS

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DATE	REVISIONS	DRAWN BY

LONG AVENUE WAREHOUSE FACILITY DEVELOPMENT
SCHAUMBURG, ILLINOIS
ALTA/NSPS LAND TITLE SURVEY

PROJ. MGR.: QH
PROJ. ASSOC.: JDB
DRAWN BY: AAS
DATE: 05/22/25
SCALE: N/A

SHEET 1 OF 7
LOPSCIL01

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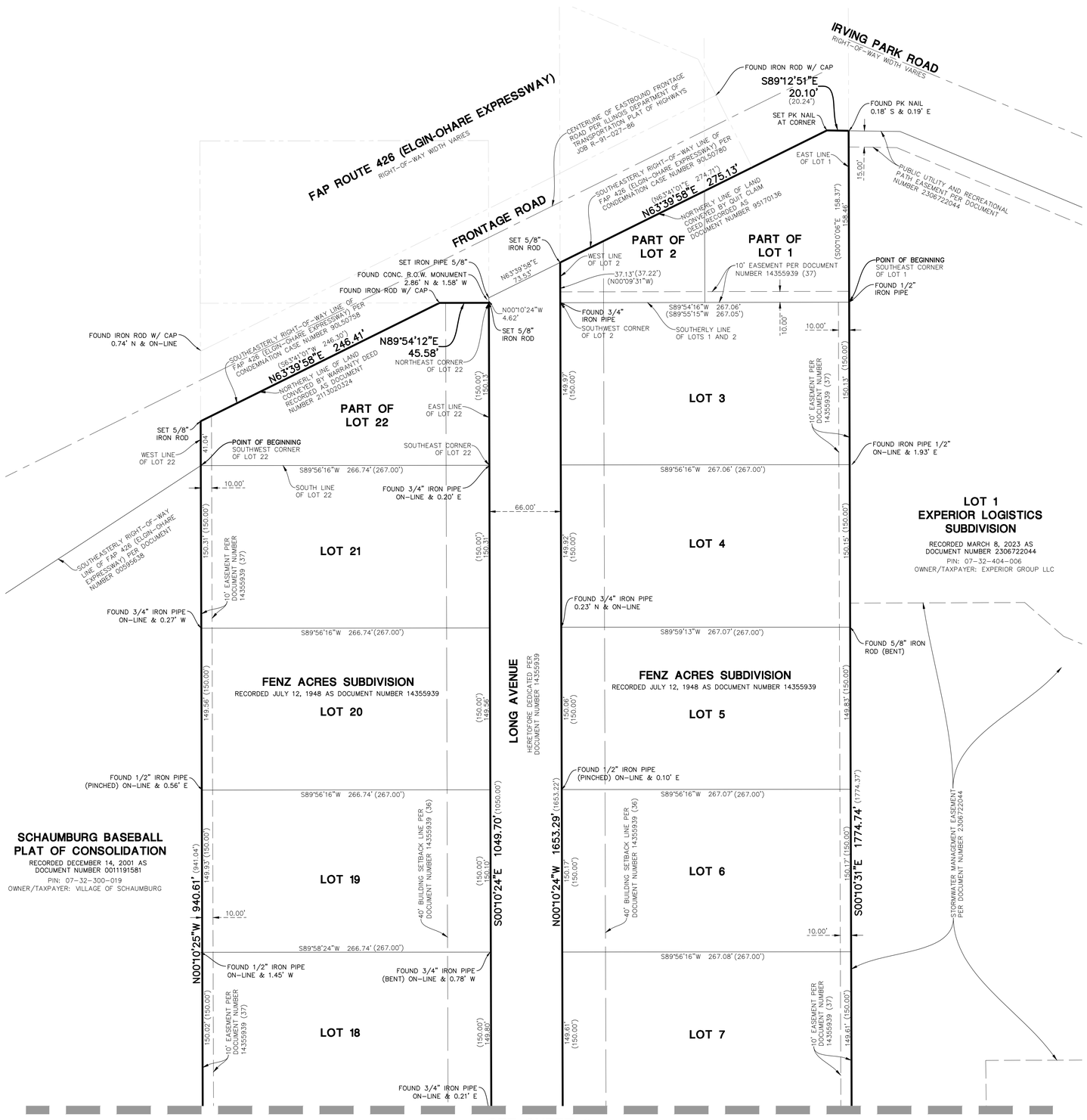
June 10, 2025 – 14:12 Dwg Name: \\mcl–vh–nas\Projects–LO\Lopscil01\dwg\Surv\Final Drawings\Alta Survey\01–LOPSCIL01–SA.dwg Updated By: LMoryl

ALTA/NSPS LAND TITLE SURVEY



SEE SHEET 3

N

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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LONG AVENUE WAREHOUSE FACILITY DEVELOPMENT
SCHAUMBURG, ILLINOIS
ALTA/NSPS LAND TITLE SURVEY

PROJ. MGR.: QH
PROJ. ASSOC.: JDB
DRAWN BY: AAS
DATE: 05/22/25
SCALE: 1"=50'

SHEET 2 OF 7
LOPSCIL01

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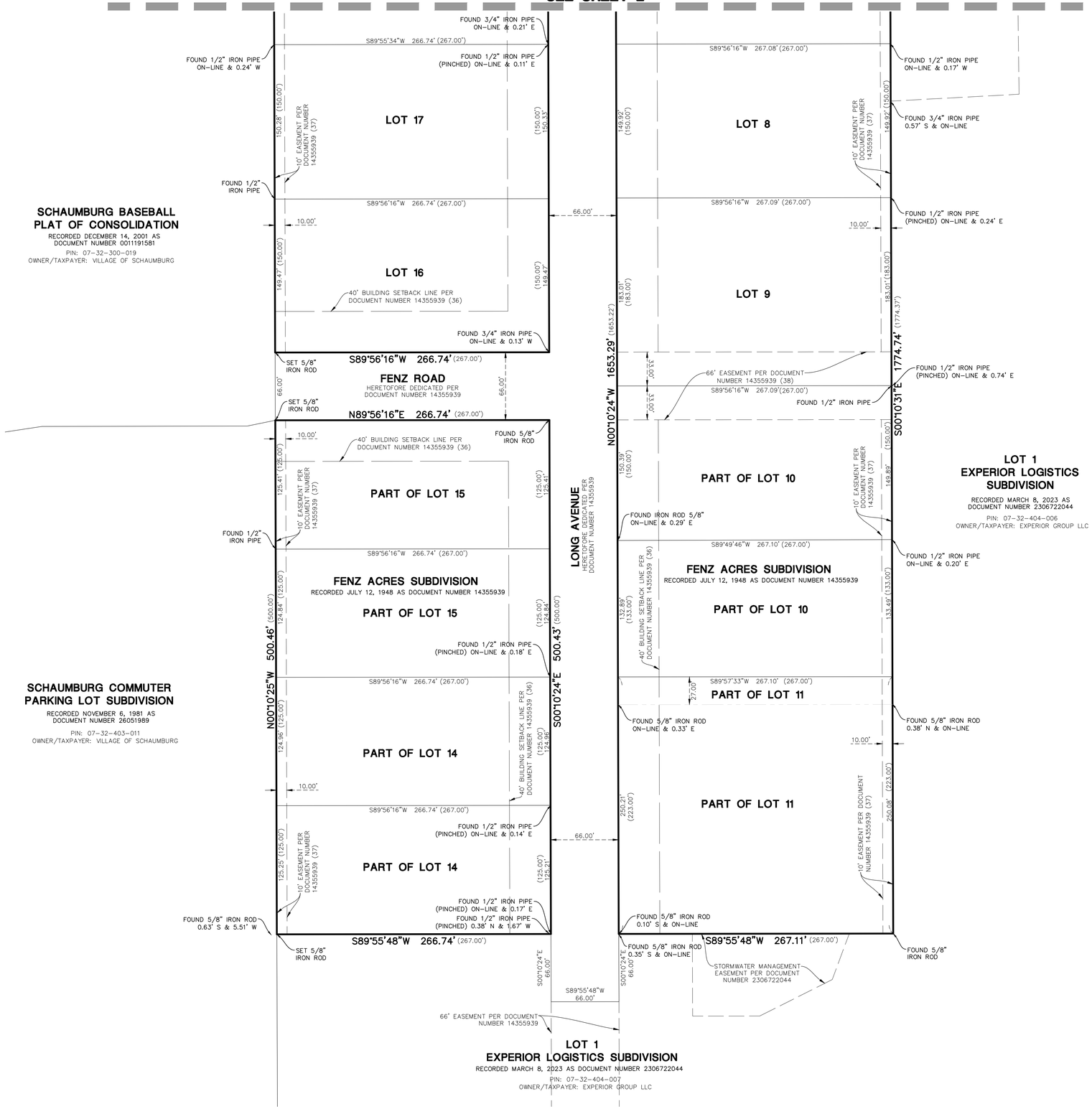
ALTA/NSPS LAND TITLE SURVEY

SEE SHEET 2



SCHAUMBURG BASEBALL PLAT OF CONSOLIDATION
RECORDED DECEMBER 14, 2001 AS DOCUMENT NUMBER 0011191581
PIN: 07-32-300-019
OWNER/TAXPAYER: VILLAGE OF SCHAUMBURG

SCHAUMBURG COMMUTER PARKING LOT SUBDIVISION
RECORDED NOVEMBER 6, 1981 AS DOCUMENT NUMBER 26051989
PIN: 07-32-403-011
OWNER/TAXPAYER: VILLAGE OF SCHAUMBURG

LOT 1 EXPERIOR LOGISTICS SUBDIVISION
RECORDED MARCH 8, 2023 AS DOCUMENT NUMBER 2306722044
PIN: 07-32-404-006
OWNER/TAXPAYER: EXPERIOR GROUP LLC

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

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LONG AVENUE WAREHOUSE FACILITY DEVELOPMENT
SCHAUMBURG, ILLINOIS
ALTA/NSPS LAND TITLE SURVEY

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PROJ. ASSOC.: JDB
DRAWN BY: AAS
DATE: 05/22/25
SCALE: 1"=50'

SHEET 3 OF 7
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ALTA/NSPS LAND TITLE SURVEY

FAP ROUTE 426 (ELGIN-OHARE EXPRESSWAY)

FRONTAGE ROAD

SCHAUMBURG BASEBALL
PLAT OF CONSOLIDATION
RECORDED DECEMBER 14, 2001 AS
DOCUMENT NUMBER 0011191581

LOT 21

FENZ ACRES SUBDIVISION
RECORDED JULY 12, 1948 AS DOCUMENT NUMBER 14355939

LOT 20

PART OF
LOT 22

PART OF
LOT 2

PART OF
LOT 1

LOT 3

LOT 4

LOT 5

LONG AVENUE

ONE STORY FRAME BUILDING 2,967 SQ FT

ONE STORY FRAME BUILDING 781 SQ FT

ONE STORY METAL BUILDING 999 SQ FT

TWO STORY FRAME BUILDING 1,547 SQ FT

ONE STORY BRICK BUILDING 2,100 SQ FT

ONE STORY FRAME BUILDING 511 SQ FT

ONE STORY BRICK BUILDING 555 SQ FT

ONE STORY BRICK BUILDING 1,362 SQ FT

ONE STORY FRAME BUILDING 491 SQ FT

ONE STORY FRAME BUILDING 1068 SQ FT

BITUMINOUS PAVEMENT

CONCRETE

BRICK RETAINING WALL T/WALL=±816.6

CONCRETE RETAINING WALL

WOOD FENCE

CHAIN-LINK FENCE

FENCE IS 1.30' N'LY

FENCE IS 1.0' NW'LY

FENCE IS 4.3' S'LY AND 3.6' N'LY

FENCE IS 3.5' W'LY

FENCE CORNER IS 1.1' S'LY

FENCE CORNER IS 1.0' W'LY

FENCE CORNER IS 3.4' E'LY

FENCE CORNER IS 2.0' W'LY

FENCE CORNER IS 0.4' S'LY

GATE

WALK EDGE IS 3.5' SE'LY

SIGN

ELECTRIC TRANSFORMER

POLE IS 0.3' W'LY

POLE IS 0.7' NW'LY

GUY IS 0.2' W'LY

GUY IS 0.2' W'LY

TELEPHONE PEDESTAL IS 0.3' E'LY

POLE IS 0.25' E'LY

METAL POLE

POOL

FIREPIT

STAIRS

BUILDING OVERHANG

STAMPED CONCRETE

AGGREGATE

WOOD DECK

10' EASEMENT PER DOCUMENT NUMBER 14355939 (37)

40' BUILDING SETBACK LINE PER DOCUMENT NUMBER 14355939 (36)

CENTER OF POLE IS 0.3' E'LY & END OF MAST ARM IS 4.1' W'LY

CENTER OF POLE 1.6' E'LY & MAST ARM 2.2' W

STORMWATER MANAGEMENT EASEMENT PER DOCUMENT NUMBER 2306722044

OH

LA

UH

SEE SHEET 5

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

LOT 1
EXPERIOR LOGISTICS SUBDIVISION
RECORDED MARCH 8, 2023 AS DOCUMENT NUMBER 2306722044

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LONG AVENUE WAREHOUSE FACILITY DEVELOPMENT
SCHAUMBURG, ILLINOIS
ALTA/NSPS LAND TITLE SURVEY

PROJ. MGR.: QH
PROJ. ASSOC.: JDB
DRAWN BY: AAS
DATE: 05/22/25
SCALE: 1"=30'

SHEET 4 OF 7
LOPSCIL01

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June 17, 2025 - 12:01 Dwg Name: P:\Projects\01\Civil\Survey\Final Drawings\Alta Survey\04-06-LOPSCI01-SA.dwg Updated By: AShower

SEE SHEET 4

ALTA/NSPS LAND TITLE SURVEY

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

SCHAUMBURG BASEBALL PLAT OF CONSOLIDATION
RECORDED DECEMBER 14, 2001 AS DOCUMENT NUMBER 0011191581

LOT 19

LOT 18

LOT 17

LOT 16

LOT 6

LOT 7

LOT 8

LOT 9

FENZ ACRES SUBDIVISION
RECORDED JULY 12, 1948 AS DOCUMENT NUMBER 14355939

LONG AVENUE

FENZ ROAD

LOT 1
EXPERIOR LOGISTICS SUBDIVISION
RECORDED MARCH 6, 2023 AS DOCUMENT NUMBER 2306722044

STORMWATER MANAGEMENT EASEMENT PER DOCUMENT NUMBER 2306722044

ONE STORY FRAME BUILDING 487 SQ FT
ONE STORY FRAME BUILDING 1,717 SQ FT
ONE STORY FRAME BUILDING 1,447 SQ FT
ONE STORY BRICK BUILDING 2,735 SQ FT
TWO STORY FRAME BUILDING 1587 SQ FT
TWO STORY FRAME BUILDING 860 SQ FT
ONE STORY FRAME BUILDING 2465 SQ FT
ONE STORY FRAME BUILDING 591 SQ FT
ONE STORY FRAME BUILDING 1213 SQ FT
ONE STORY FRAME BUILDING 753 SQ FT
ONE STORY FRAME BUILDING 331 SQ FT
ONE STORY FRAME BUILDING 223 SQ FT
ONE STORY FRAME BUILDING 434 SQ FT
TWO STORY BRICK BUILDING 3,470 SQ FT
TWO STORY FRAME BUILDING 2,765 SQ FT
THREE STORY BRICK/FRAME BUILDING 2,490 SQ FT
ONE STORY FRAME BUILDING 465 SQ FT
ONE STORY FRAME BUILDING 285 SQ FT
ONE STORY FRAME BUILDING 210 SQ FT

WOOD FENCE
CHAIN-LINK FENCE
CONCRETE
CONCRETE STAIRS
CARPORT
SHED
CHICKEN COOP
COVERED BREEZEWAY
BITUMINOUS PAVEMENT
BRICK RETAINING WALL
CONCRETE BLOCK RETAINING WALL
AGGREGATE
STAMPED CONC.
BRICK
BIRDHOUSE
WOOD DECK
WOOD STAIRS
FIREPIT
SEPTIC LID
GATE
GATE CONTROL BOX
POND
BRIDGE
PAVILLION
KID PLAY AREA
LANDSCAPE TIMBER
POOL
POOL EQUIPMENT
WOOD RETAINING WALL
CONCRETE STEPS
HORSESHOE PIT
2ND STORY DECK
DECK
COLUMN
SMOKER
SHED
DEADMAN
OH
APPROX LIMITS OF TREEHOUSE
LIMITS OF DEPRESSED DIRT AREA

FENCE CORNER IS 0.6' E'LY
FENCE IS 1.0' E'LY
FENCE CORNER IS 0.9' E'LY
CENTER OF POLE IS 0.3' E'LY MAST ARM 3.5 W'LY
FENCE CORNER IS 0.3' E'LY
CENTER OF POLE IS 2.4' E'LY MAST ARM 1.5' W'LY
FENCE CORNER IS 0.92' E'LY
CENTER OF POLE IS 0.7' E'LY & END OF MAST ARM 3.0' W'LY
CENTER OF POLE IS 1.7' E'LY
FENCE IS 1.9' N'LY
FENCE IS 0.3' N'LY
CENTER OF POLE 1.6' E MAST ARM 2.2' W
MAST ARM IS 2.7' W'LY
HORSESHOE PIT IS 1.1' W'LY
HORSESHOE PIT IS 2.9' W'LY
FENCE CORNER IS 0.9' W'LY
FENCE END IS 1.6' W'LY
FENCE END IS 2.0' W'LY
FENCE CORNER IS 3.0' W'LY

10' EASEMENT PER DOCUMENT NUMBER 14355939 (37)
40' BUILDING SETBACK LINE PER DOCUMENT NUMBER 14355939 (36)
66' EASEMENT PER DOCUMENT NUMBER 14355939 (38)

SEE SHEET 6

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REVISIONS	DATE	DRAWN BY

LONG AVENUE WAREHOUSE FACILITY DEVELOPMENT
SCHAUMBURG, ILLINOIS
ALTA/NSPS LAND TITLE SURVEY

PROJ. MGR.:	QH
PROJ. ASSOC.:	JDB
DRAWN BY:	AAS
DATE:	05/22/25
SCALE:	1"=30'

SHEET 5 OF 7
LOPSCIL01

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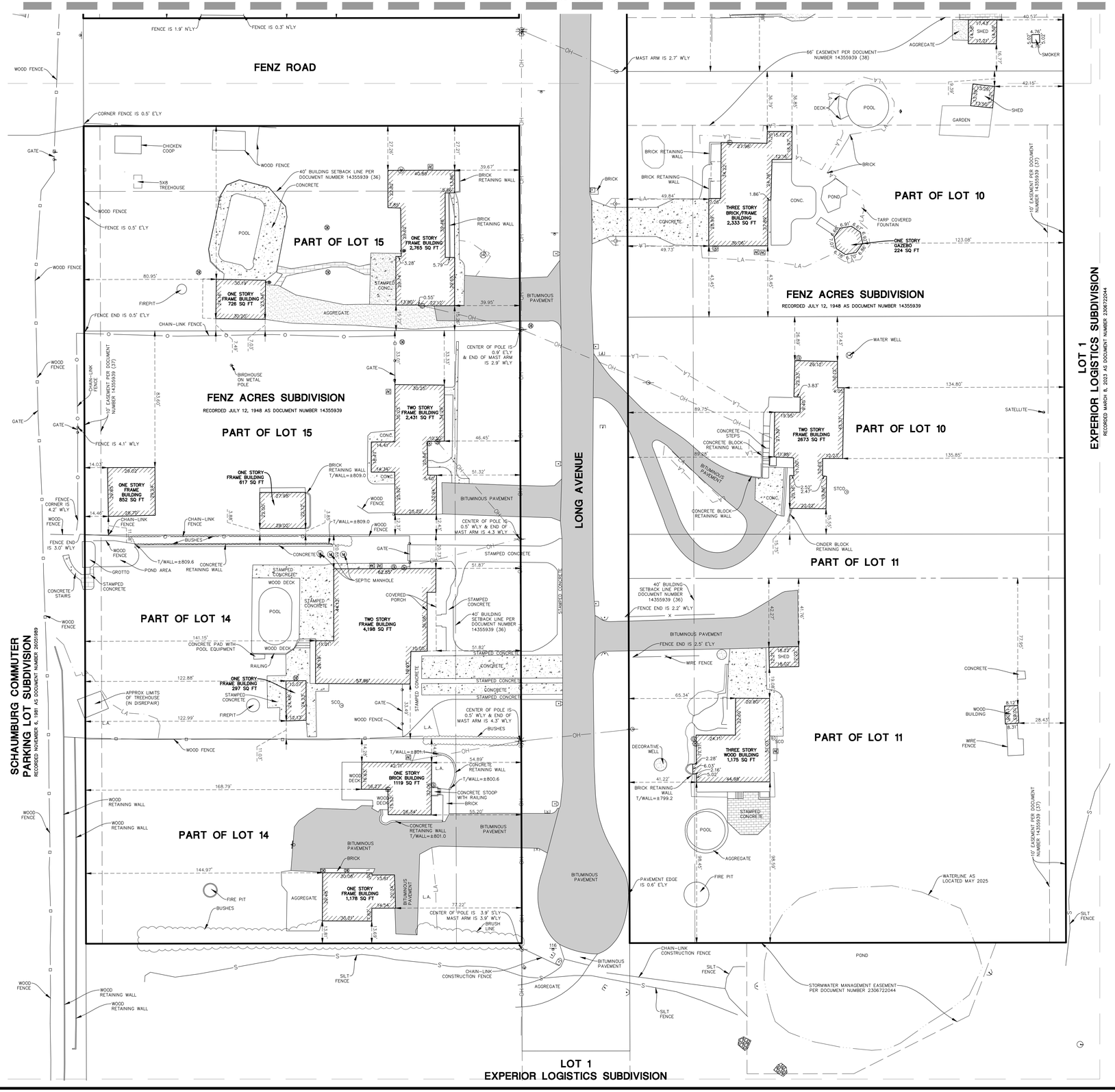
June 2, 2025 - 12:01 Dwg Name: P:\Projects\01\Misc\Survey\Plan Drawings\Alta Survey\04-08-LOPSCIL01-SA.dwg Updated By: ASchauer

ALTA/NSPS LAND TITLE SURVEY

SEE SHEET 5



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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LONG AVENUE WAREHOUSE FACILITY DEVELOPMENT
SCHAUMBURG, ILLINOIS
ALTA/NSPS LAND TITLE SURVEY

PROJ. MGR.: QH
PROJ. ASSOC.: JDB
DRAWN BY: AAS
DATE: 05/22/25
SCALE: 1"=30'

SHEET 6 OF 7

LOPSCIL01

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June 27, 2025 - 12:01 Dwg Name: P:\Projects\Vlas\Surv\Final Drawings\Alta Survey\04-06-LOPSCIL01-SA.dwg Updated By: AShaver

ALTA/NSPS LAND TITLE SURVEY



N

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

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REVISIONS

DATE

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Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

LONG AVENUE WAREHOUSE FACILITY DEVELOPMENT

SCHAUMBURG, ILLINOIS

ALTA/NSPS LAND TITLE SURVEY

PROJ. MGR.: QH
PROJ. ASSOC.: JDB
DRAWN BY: AAS
DATE: 05/22/25
SCALE: 1"=100'

SHEET 7 OF 7

LOPSCIL01

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May 23, 2025 - 14:48 Dan Nanne P:\Lopscil01\Vara\Sara\Final Drawings\Alta Survey\07-LOPSCIL01-S3.dwg Updated By: ASchaver

PLAT OF ABROGATION

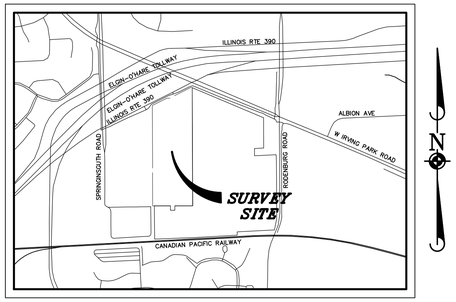
PART OF FENZ ACRES SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PLAT PREPARED FOR

LPC ACQUISITION COMPANY, LLC
191 NORTH WACKER DRIVE, SUITE 1700
CHICAGO, ILLINOIS 60606

SUBMITTED BY/RETURN TO

VILLAGE OF SCHAUMBURG
101 SCHAUMBURG COURT
SCHAUMBURG, ILLINOIS 60193



LOCATION MAP

NOT TO SCALE

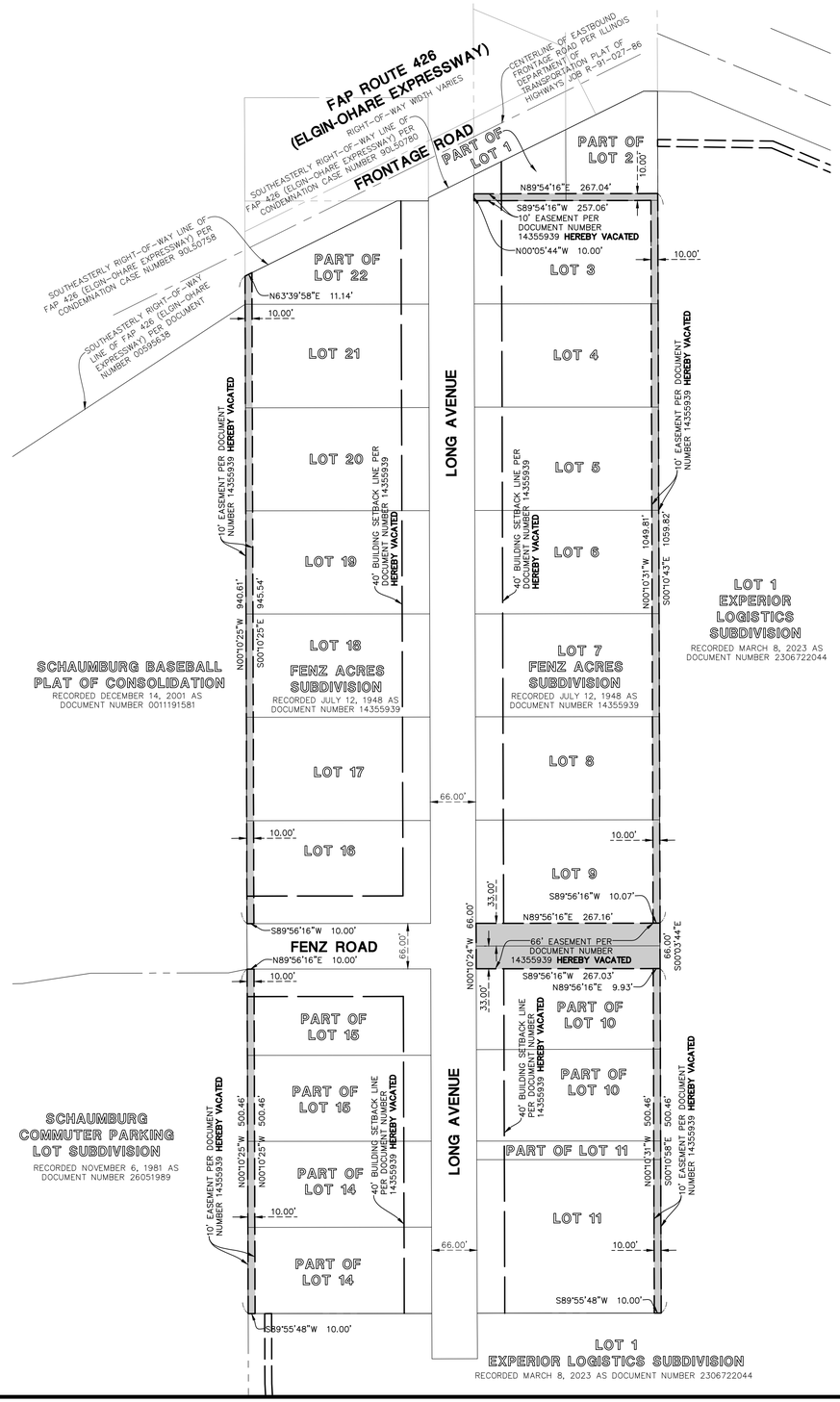
GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.



OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT LPC ACQUISITION COMPANY, LLC IS THE LEGAL OWNER OF ALL THE LAND DESCRIBED ON THE ATTACHED PLAT, AND HAS CAUSED SAID PROPERTY TO BE SURVEYED AND PLATTED FOR THE PURPOSE OF VACATING CERTAIN EASEMENTS AND SETBACKS AS SHOWN HEREON.

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

BY: _____

_____
PRINTED NAME AND TITLE

ATTEST: _____

_____
PRINTED NAME AND TITLE

NOTARY PUBLIC

STATE OF _____)
)SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT LPC ACQUISITION COMPANY, LLC WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS ANNEXED PLAT AS A FREE AND VOLUNTARY ACT FOR THE PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS _____ DAY OF _____, A.D., 2025.

_____
NOTARY PUBLIC

OWNER'S VACATION APPROVAL CERTIFICATE

THIS IS TO CERTIFY THAT I, THE UNDERSIGNED, AS AN AUTHORIZED REPRESENTATIVE OF LPC ACQUISITION COMPANY, LLC HEREBY RELEASE AND ABROGATE ALL RIGHTS TO THE EASEMENTS AND SETBACKS SHOWN HEREON AS HEREBY VACATED

DATED THIS _____ DAY OF _____, A.D., 20____.

BY: _____

_____
PRINTED NAME AND TITLE

ATTEST: _____

_____
PRINTED NAME AND TITLE

SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.

2. THIS PLAT IS SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD HAVE NOT BEEN SHOWN.

3. THIS PLAT WAS PREPARED FOR LPC ACQUISITION COMPANY, LLC BASED ON AN ALTA SURVEY COMPLETED BY MANHARD CONSULTING DATED JUNE 9, 2025.

4. MANHARD CONSULTING IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2027.

VACATION OF EASEMENT APPROVED AND ACCEPTED THE APPROVING

AUTHORITIES ON SIGNING THIS DOCUMENT HEREBY RELEASE AND CONSENT TO THE RELEASE, VACATION AND ABROGATION OF THE EASEMENTS AS GRANTED BY DOCUMENT 14355939. (SHOWN HEREON)

ACCEPTED: _____ DATE: _____
NORTHERN ILLINOIS GAS COMPANY

_____
PRINTED NAME AND TITLE

ACCEPTED: _____ DATE: _____
ILLINOIS BELL TELEPHONE COMPANY

_____
PRINTED NAME AND TITLE

ACCEPTED: _____ DATE: _____
COMMONWEALTH EDISON

_____
PRINTED NAME AND TITLE

ACCEPTED: _____ DATE: _____
VILLAGE OF SCHAUMBURG

_____
PRINTED NAME AND TITLE

VILLAGE PLAN COMMISSION/ZONING BOARD OF APPEALS CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

APPROVED BY THE ZONING BOARD OF APPEALS OF THE VILLAGE OF SCHAUMBURG, COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D., 20_____.

BY: _____
CHAIRMAN

ATTEST: _____
SECRETARY

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

APPROVED BY THE PRESIDENT AND CITY BOARD OF THE VILLAGE OF SCHAUMBURG, COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D., 20____

BY: _____
PRESIDENT

ATTEST: _____
VILLAGE CLERK

I, _____, VILLAGE CLERK OF THE VILLAGE OF SCHAUMBURG, ILLINOIS, DO HEREBY CERTIFY THAT THE ANNEXED PLAT WAS PRESENTED TO AND BY ORDINANCE DULY APPROVED BY THE VILLAGE BOARD OF THE

VILLAGE OF SCHAUMBURG, AT ITS MEETING HELD ON _____, A.D. 20____. IN WITNESS WHEREOF I HAVE HEREUNTO SET THE SEAL OF THE VILLAGE OF SCHAUMBURG, ILLINOIS.

_____
VILLAGE CLERK

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
)S.S.
COUNTY OF COOK)

I, _____, COUNTY CLERK OF COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST ANY OF THE LAND INCLUDED IN THE DESCRIBED PROPERTY. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF COOK COUNTY, ILLINOIS,

THIS_____ DAY OF _____, A.D., 20____.

_____
COUNTY CLERK, COOK COUNTY, ILLINOIS

PERMISSION TO RECORD

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

I, JAMES D. BAKER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO THE OWNERS REPRESENTATIVE TO RECORD THIS PLAT ON OR BEFORE DECEMBER 31, 2025. THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

DATED THIS 8TH DAY OF AUGUST, A.D. 2025.

FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
LICENSE EXPIRES NOVEMBER 30, 2026

JAMES D. BAKER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
LINCOLNSHIRE, ILLINOIS

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

THIS IS TO CERTIFY THAT WE, MANHARD CONSULTING HAVE SURVEYED AND PLATTED THE ABOVE DESCRIBED PROPERTY FOR THE PURPOSE OF VACATING CERTAIN EASEMENTS AND SETBACKS AS SHOWN HEREON, AND THAT THE PLAT DRAWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF SAID PROPERTY.

GIVEN UNDER MY HAND AND SEAL THIS 8TH DAY OF AUGUST, A.D., 2025.

FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
LICENSE EXPIRES: NOVEMBER 30, 2026

JAMES D. BAKER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
LINCOLNSHIRE, ILLINOIS

DRAWN BY | REVISIONS | DATE

Manhard CONSULTING
700 Springer Drive, Lombard, IL 60148 ph.630.691.8500 fx. 630.691.8585 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners

FENZ ACRES SUBDIVISION EASEMENTS AND SETBACKS
VILLAGE OF SCHAUMBURG, ILLINOIS
PLAT OF ABROGATION

PROJ. MGR.: QH
PROJ. ASSOC.: JDB
DRAWN BY: BSH
DATE: 08/07/25
SCALE: 1"=100'

SHEET
1 OF 1
LOP.SCIL01

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August 7, 2025 - 18:34 Dwg Name: P:\Projects\013\dwg\Surv\Final Drawing\Plat of Abrogation\LOPCSIL01-PV.dwg, Updated By: AShaver

PLAT OF EASEMENT GRANT

FOR

PUBLIC UTILITIES, STORMWATER MANAGEMENT AND ACCESS

PART OF LOT 1 IN EXPERIOR LOGISTICS SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

N

PROPOSED EASEMENTS

= PUBLIC UTILITY EASEMENT **HEREBY GRANTED**

= STORMWATER MANAGEMENT EASEMENT **HEREBY GRANTED**

= ACCESS EASEMENT **HEREBY GRANTED**

FAP ROUTE 426 (ELGIN-OHARE EXPRESSWAY)

FRONTAGE ROAD

RIGHT-OF-WAY WIDTH VARIES

SOUTHEASTERLY RIGHT-OF-WAY LINE OF FAP 426 (ELGIN-OHARE EXPRESSWAY) PER CONDEMNATION CASE NUMBER 90L50758

SOUTHEASTERLY RIGHT-OF-WAY LINE OF FAP 426 (ELGIN-OHARE EXPRESSWAY) PER CONDEMNATION CASE NUMBER 90L50760

15.00'

10.00'

PUBLIC UTILITY AND RECREATIONAL PATH EASEMENT PER DOCUMENT NUMBER 2306722044

IRVING PARK ROAD

PUBLIC UTILITY EASEMENT TO BE GRANTED BY SEPARATE DOCUMENT

PUBLIC UTILITY EASEMENT TO BE GRANTED BY SEPARATE DOCUMENT

PUBLIC UTILITY EASEMENT TO BE GRANTED BY SEPARATE DOCUMENT

UTILITY EASEMENT TO BE GRANTED BY SEPARATE DOCUMENT

PUBLIC UTILITY EASEMENT TO BE GRANTED BY SEPARATE DOCUMENT

UTILITY EASEMENT TO BE GRANTED BY SEPARATE DOCUMENT

PUBLIC UTILITY EASEMENT TO BE GRANTED BY SEPARATE DOCUMENT

STORMWATER MANAGEMENT EASEMENT **HEREBY GRANTED**

LOT 1
EXPERIOR LOGISTICS SUBDIVISION
RECORDED MARCH 8, 2023 AS DOCUMENT NUMBER 2306722044

STORMWATER MANAGEMENT EASEMENT PER DOCUMENT NUMBER 2306722044

LOT 1
PROPOSED LONG AVENUE ASSEMBLAGE SUBDIVISION

STORMWATER MANAGEMENT EASEMENT PER DOCUMENT NUMBER 2306722044

PUBLIC UTILITY EASEMENT TO BE GRANTED BY SEPARATE DOCUMENT

51.00'

ACCESS EASEMENT **HEREBY GRANTED**

51.00'

46.00'

15.50'

PUBLIC UTILITY EASEMENT **HEREBY GRANTED**

20.00'

20.00'

15.50'

PUBLIC UTILITY EASEMENT **HEREBY GRANTED**

20.00'

STORMWATER MANAGEMENT EASEMENT **HEREBY GRANTED**

PUBLIC UTILITY EASEMENT PER DOCUMENT NUMBER 2306722044

STORMWATER MANAGEMENT EASEMENT PER DOCUMENT NUMBER 2306722044

ACCESS EASEMENT **HEREBY GRANTED**

20.00'

20.00'

40.00'

STORMWATER MANAGEMENT EASEMENT **HEREBY GRANTED**

PUBLIC UTILITY EASEMENT PER DOCUMENT NUMBER 2306722044

UTILITY EASEMENT TO BE GRANTED BY SEPARATE DOCUMENT

SEE SHEET 2

August 7, 2025 - 18:42 Dwg Name: P:\Jobs\001\Gra\Surv\Final Drawings\Plat of Easement\LOPSCIL01-PE-OFFSITE.dwg Updated By: ASlower

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DRAWN BY | REVISIONS | DATE

Manhard CONSULTING
One Overlook Point, Suite 250, Lincolnshire, IL 60069 p:847.634.5500 f:847.634.0066 manhardcom
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

LOT 1 - EXPERIOR LOGISTICS SUBDIVISION

SCHAUMBURG, ILLINOIS

PLAT OF EASEMENT GRANT

PROJ. MGR.:	QH
PROJ. ASSOC.:	JDB
DRAWN BY:	AAS
DATE:	08/07/25
SCALE:	1"=60'

SHEET

1 OF 3

LOPSCIL01

749

PLAT OF EASEMENT GRANT

FOR

PUBLIC UTILITIES, STORMWATER MANAGEMENT AND ACCESS

PART OF LOT 1 IN EXPERIOR LOGISTICS SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPOSED EASEMENTS

= PUBLIC UTILITY EASEMENT **HEREBY GRANTED**

= STORMWATER MANAGEMENT EASEMENT **HEREBY GRANTED**

= ACCESS EASEMENT **HEREBY GRANTED**

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

N

SEE SHEET 1

LOT 2
PROPOSED LONG AVENUE ASSEMBLAGE SUBDIVISION

LOT 1
EXPERIOR LOGISTICS SUBDIVISION
RECORDED MARCH 8, 2023 AS DOCUMENT NUMBER 2306722044

METRA STATION DRIVE
HERETOFORE DEDICATED PER DOCUMENT NUMBER 2306722045

OUTLOT B

CHICAGO AND PACIFIC RAILROAD COMPANY

UTILITY EASEMENT TO BE GRANTED BY SEPARATE DOCUMENT

PUBLIC UTILITY EASEMENT TO BE GRANTED BY SEPARATE DOCUMENT

STORMWATER MANAGEMENT EASEMENT **HEREBY GRANTED**

PUBLIC UTILITY EASEMENT PER DOCUMENT NUMBER 2306722044

ACCESS EASEMENT **HEREBY GRANTED**

STORMWATER MANAGEMENT EASEMENT PER DOCUMENT NUMBER 2306722044 TO BE VACATED BY SEPARATE DOCUMENT

PUBLIC UTILITY EASEMENT **HEREBY GRANTED**

5' UTILITY EASEMENT PER DOCUMENT NUMBER 2429808014

10' COMED EASEMENT PER DOCUMENT NUMBER 20981592

UTILITY EASEMENT PER DOCUMENT NUMBER 2429808014

10' COMED EASEMENT PER DOCUMENT NUMBER 21460576

STORMWATER MANAGEMENT EASEMENT PER DOCUMENT NUMBER 2306722044

46.00'

66.00'

40.00'

20.00'

15.00'

10.00'

5.00'

47.00'

(267.00')

Manhard CONSULTING
One Overlook Point, Suite 250, Lincolnshire, IL 60069 p:847.634.5500 f:847.634.0066
Civil Engineers • Surveyors • Water Resource Engineers • Structural Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners
manhard.com

DRAWN BY | REVISIONS | DATE

LOT 1 - EXPERIOR LOGISTICS SUBDIVISION
SCHAUMBURG, ILLINOIS
PLAT OF EASEMENT GRANT

PROJ. MGR.: QH
PROJ. ASSOC.: JDB
DRAWN BY: AAS
DATE: 08/07/25
SCALE: 1"=60'

SHEET
2 OF 3
LOPSCIL01

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August 7, 2025 - 18:42 Dwg Name: P:\Lopsc\01\dwg\Survey\Final Drawings\Plat of Easement\LOPSCIL01-PE-OFFSITE.dwg Updated By: kShower

PLAT OF EASEMENT GRANT

FOR

PUBLIC UTILITIES, STORMWATER MANAGEMENT AND ACCESS

PART OF LOT 1 IN EXPERIOR LOGISTICS SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PLAT PREPARED FOR

LPC ACQUISITION COMPANY, LLC
191 NORTH WACKER DRIVE, SUITE 1700
CHICAGO, ILLINOIS 60606

SUBMITTED BY/RETURN TO

VILLAGE OF SCHAUMBURG
101 SCHAUMBURG COURT
SCHAUMBURG, ILLINOIS 60193

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE FINAL PLAT OF EXPERIOR LOGISTICS SUBDIVISION RECORDED AS DOCUMENT NUMBER 2306722044

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT EXPERIOR GROUP, LLC IS THE LEGAL OWNER OF ALL THE LAND DESCRIBED ON THE ATTACHED PLAT, AND HAS CAUSED SAID PROPERTY TO BE SURVEYED AND PLATTED FOR THE PURPOSE OF GRANTING CERTAIN EASEMENTS AS SHOWN HEREON.

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

EXPERIOR GROUP LLC,
AN ILLINOIS LIMITED LIABILITY COMPANY

BY: LYNX MANAGEMENT, INC.,
AN ILLINOIS CORPORATION, ITS MANAGER

BY: _____
NAME: TOMASZ DULIAN
ITS: PRESIDENT

NOTARY PUBLIC

STATE OF _____)
)SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE

AFORESAID, DO HEREBY CERTIFY THAT _____ WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS ANNEXED PLAT AS A FREE AND VOLUNTARY ACT FOR THE PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS _____ DAY OF _____, A.D., 2025.

_____
NOTARY PUBLIC

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
)S.S.
COUNTY OF COOK)

I,_____, COUNTY CLERK OF COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST ANY OF THE LAND INCLUDED IN THE DESCRIBED PROPERTY. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF COOK COUNTY, ILLINOIS,

THIS_____ DAY OF _____ A.D., 20____.

_____
COUNTY CLERK, COOK COUNTY, ILLINOIS

VILLAGE PLAN COMMISSION/ZONING BOARD OF APPEALS CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

APPROVED BY THE ZONING BOARD OF APPEALS OF THE VILLAGE OF SCHAUMBURG,

COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D., 20_____.

BY: _____
CHAIRMAN

ATTEST: _____
SECRETARY

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

APPROVED BY THE PRESIDENT AND CITY BOARD OF THE VILLAGE OF SCHAUMBURG,

COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D., 20____

BY: _____
PRESIDENT

ATTEST: _____
VILLAGE CLERK

I, _____, VILLAGE CLERK OF THE VILLAGE OF SCHAUMBURG, ILLINOIS, DO HEREBY CERTIFY THAT THE ANNEXED PLAT WAS PRESENTED TO AND BY ORDINANCE DULY APPROVED BY THE VILLAGE BOARD OF THE

VILLAGE OF SCHAUMBURG, AT ITS MEETING HELD ON _____, A.D. 20____ IN WITNESS WHEREOF I HAVE HEREUNTO SET THE SEAL OF THE VILLAGE OF SCHAUMBURG, ILLINOIS.

_____
VILLAGE CLERK

PUBLIC UTILITY EASEMENT PROVISIONS

A 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 SANITARY SEWER, WATER MAIN, STORM SEWER AND DRAINAGE IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN AS AND/OR LABELED AS (P.U.E. (PUBLIC UTILITY 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. OBSTRUCTIONS SHALL NOT BE PLACED IN A PUE WITHOUT THE PRIOR WRITTEN CONSENT OF THE RESPECTIVE UTILITY COMPANY. 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.

STORMWATER MANAGEMENT EASEMENT PROVISIONS

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

ACCESS EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO LOT 1 AND 2 IN LONG AVENUE ASSEMBLAGE SUBDIVISION AND LOT 1 IN EXPERIOR LOGISTICS SUBDIVISON, ALONG WITH FUTURE OWNERS, THE VILLAGE OF SCHAUMBURG, TOGETHER WITH THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO PROVIDE ACCESS OVER DRIVES, AND ALL PAVED SURFACES TO PROVIDE INGRESS AND EGRESS TO AND FROM THE SUBDIVIDED PROPERTY TO AND FROM PUBLIC RIGHT-OF-WAYS. THIS EASEMENT IS FOR ACCESS, INGRESS AND EGRESS PURPOSES ONLY AND DOES NOT GRANT VEHICULAR PARKING RIGHTS OR PRIVILEGES ON OR WITHIN ANY OF THE LOTS AND FUTURE LOTS WITHIN THIS SUBDIVISION. ADDITIONALLY, THIS EASEMENT MAY BE FURTHER GOVERNED BY A DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED SEPARATE FROM THIS PLAT.

GRANTOR'S LEGAL DESCRIPTION

LOT 1 IN EXPERIOR LOGISTICS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER, SECTION 32, TOWNSHIP 41 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 8, 2023 AS DOCUMENT 2306722044, IN COOK COUNTY, ILLINOIS.

SURVEYOR'S NOTES

1. 1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
2. 2. THIS PLAT IS SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD HAVE NOT BEEN SHOWN.
3. 3. THIS PLAT WAS PREPARED FOR LPC ACQUISITION COMPANY, LLC. EXISTING LOTS AND EASEMENTS HAVE BEEN SHOWN HEREON BASED ON THE FINAL PLAT OF EXPERIOR LOGISTICS SUBDIVISION RECORDED AS DOCUMENT NUMBER 2306722044.
4. MANHARD CONSULTING IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2027.

PERMISSION TO RECORD

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

I, JAMES D. BAKER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO THE OWNERS REPRESENTATIVE TO RECORD THIS PLAT ON OR BEFORE DECEMBER 31, 2025. THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

DATED THIS 8TH DAY OF AUGUST, A.D. 2025.

FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
LICENSE EXPIRES NOVEMBER 30, 2026

JAMES D. BAKER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
LINCOLNSHIRE, ILLINOIS

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

THIS IS TO CERTIFY THAT WE, MANHARD CONSULTING HAVE SURVEYED AND PLATTED THE ABOVE DESCRIBED PROPERTY FOR THE PURPOSE OF GRANTING CERTAIN EASEMENTS AS SHOWN HEREON, AND THAT THE PLAT DRAWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF SAID PROPERTY.

GIVEN UNDER MY HAND AND SEAL THIS 8TH DAY OF AUGUST, A.D., 2025.

FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
LICENSE EXPIRES: NOVEMBER 30, 2026

JAMES D. BAKER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
LINCOLNSHIRE, ILLINOIS

DRAWN BY | REVISIONS | DATE

Manhard CONSULTING
One Overlook Point, Suite 250, Lincolnshire, IL 60069 ph 847.634.0066 manhard.com
Civil Engineers • Water Resource Engineers • Water & Wastewater Engineers
Structural Engineers • Surveyors • Water Resource Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

LOT 1 - EXPERIOR LOGISTICS SUBDIVISION
SCHAUMBURG, ILLINOIS
PLAT OF EASEMENT GRANT

PROJ. MGR.: QH
PROJ. ASSOC.: JDB
DRAWN BY: AAS
DATE: 08/07/25
SCALE: N/A

SHEET 3 OF 3
LOPSCIL01

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August 7, 2025 - 10:59 Dwg Name: P:\Jobs\001\dwg\Surv\Final Drawings\Plat of Easement\LOPSCIL01-PE-OPTSITE.dwg Updated By: ASchuver

PLAT OF VACATION

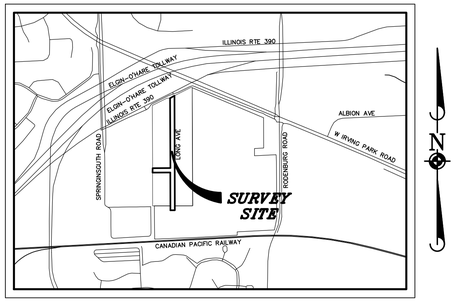
PART OF FENZ ACRES SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PLAT PREPARED FOR

LPC ACQUISITION COMPANY, LLC
191 NORTH WACKER DRIVE, SUITE 1700
CHICAGO, ILLINOIS 60606

SUBMITTED BY/RETURN TO

VILLAGE OF SCHAUMBURG
101 SCHAUMBURG COURT
SCHAUMBURG, ILLINOIS 60193



LOCATION MAP

NOT TO SCALE

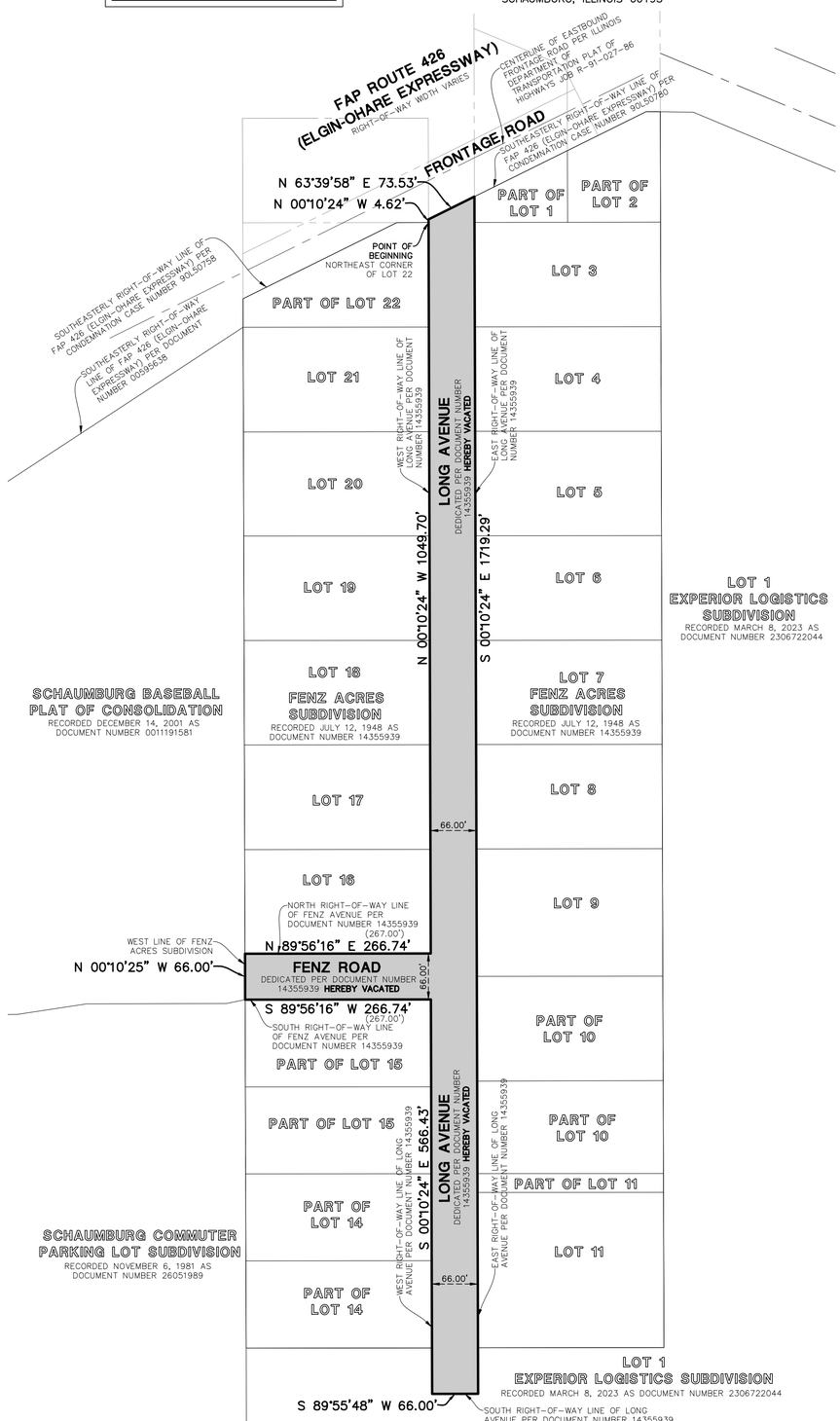
GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.



OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT VILLAGE OF SCHAUMBURG IS THE LEGAL OWNER OF ALL THE LAND DESCRIBED ON THE ATTACHED PLAT, AND HAS CAUSED SAID PROPERTY TO BE SURVEYED AND PLATTED FOR THE PURPOSE OF VACATING LONG AVENUE AND FENZ ROAD AS SHOWN HEREON.

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

BY: _____

_____
PRINTED NAME AND TITLE

ATTEST: _____

_____
PRINTED NAME AND TITLE

NOTARY PUBLIC

STATE OF _____)
)SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE

AFORESAID, DO HEREBY CERTIFY THAT _____ WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS ANNEXED PLAT AS A FREE AND VOLUNTARY ACT FOR THE PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS _____ DAY OF _____, A.D., 2025.

_____
NOTARY PUBLIC

OWNER'S VACATION APPROVAL CERTIFICATE

THIS IS TO CERTIFY THAT I, THE UNDERSIGNED, AS AN AUTHORIZED REPRESENTATIVE OF THE VILLAGE OF SCHAUMBURG HEREBY RELEASE AND ABROGATE ALL RIGHTS TO LONG AVENUE AND FENZ ROAD SHOWN HEREON AS HEREBY VACATED

DATED THIS _____ DAY OF _____, A.D., 20____.

BY: _____

_____
PRINTED NAME AND TITLE

ATTEST: _____

_____
PRINTED NAME AND TITLE

SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.

2. THIS PLAT IS SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD HAVE NOT BEEN SHOWN.

3. THIS PLAT WAS PREPARED FOR LPC ACQUISITION COMPANY, LLC BASED ON AN ALTA SURVEY COMPLETED BY MANHARD CONSULTING DATED JUNE 9, 2025.

4. MANHARD CONSULTING IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2027.

VACATION LEGAL DESCRIPTION

THAT PART OF LONG AVENUE AND FENZ ROAD DEDICATED BY FENZ ACRES SUBDIVISION RECORDED JULY 12, 1948 AS DOCUMENT 14355939, IN COOK COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 22; THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID LONG AVENUE, A DISTANCE OF 4.62 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF FAP 426 (ELGIN-OHARE EXPRESSWAY) PER CONDEMNATION CASE 90L50780; THENCE NORTH 63 DEGREES 39 MINUTES 58 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 73.53 FEET TO ITS INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID LONG AVENUE; THENCE SOUTH 00 DEGREES 10 MINUTES 24 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 1719.29 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID LONG AVENUE; THENCE SOUTH 89 DEGREES 55 MINUTES 48 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 66.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID LONG AVENUE; THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 566.43 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID FENZ AVENUE; THENCE SOUTH 89 DEGREES 56 MINUTES 16 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 266.74 FEET TO THE WEST LINE OF SAID FENZ ACRES SUBDIVISION; THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 66.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID FENZ AVENUE; THENCE NORTH 89 DEGREES 56 MINUTES 16 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 266.74 FEET TO AFORESAID WEST LINE OF LONG AVENUE; THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 1049.70 FEET TO THE POINT OF BEGINNING;

AREA OF VACATION

130,004 SQUARE FEET (2.984 ACRES)

VILLAGE PLAN COMMISSION/ZONING BOARD OF APPEALS CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

APPROVED BY THE ZONING BOARD OF APPEALS OF THE VILLAGE OF SCHAUMBURG, COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D., 20____.

BY: _____
CHAIRMAN

ATTEST: _____
SECRETARY

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

APPROVED BY THE PRESIDENT AND CITY BOARD OF THE VILLAGE OF SCHAUMBURG, COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D., 20____

BY: _____
PRESIDENT

ATTEST: _____
VILLAGE CLERK

I, _____, VILLAGE CLERK OF THE VILLAGE OF SCHAUMBURG, ILLINOIS, DO HEREBY CERTIFY THAT THE ANNEXED PLAT WAS PRESENTED TO AND BY ORDINANCE DULY APPROVED BY THE VILLAGE BOARD OF THE

VILLAGE OF SCHAUMBURG, AT ITS MEETING HELD ON _____, A.D. 20____. IN WITNESS WHEREOF I HAVE HEREUNTO SET THE SEAL OF THE VILLAGE OF SCHAUMBURG, ILLINOIS.

_____
VILLAGE CLERK

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
)S.S.
COUNTY OF COOK)

I,_____, COUNTY CLERK OF COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST ANY OF THE LAND INCLUDED IN THE DESCRIBED PROPERTY. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF COOK COUNTY, ILLINOIS,

THIS_____ DAY OF _____, A.D., 20____.

_____
COUNTY CLERK, COOK COUNTY, ILLINOIS

PERMISSION TO RECORD

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

I, JAMES D. BAKER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO THE OWNERS REPRESENTATIVE TO RECORD THIS PLAT ON OR BEFORE DECEMBER 31, 2025. THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

DATED THIS 8TH DAY OF AUGUST, A.D. 2025.

FOR REVIEW ONLY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
LICENSE EXPIRES NOVEMBER 30, 2026

JAMES D. BAKER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
LINCOLNSHIRE, ILLINOIS

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

THIS IS TO CERTIFY THAT WE, MANHARD CONSULTING HAVE SURVEYED AND PLATTED THE ABOVE DESCRIBED PROPERTY FOR THE PURPOSE OF VACATING LONG AVENUE AND FENZ ROAD AS SHOWN HEREON, AND THAT THE PLAT DRAWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF SAID PROPERTY.

GIVEN UNDER MY HAND AND SEAL THIS 8TH DAY OF AUGUST, A.D., 2025.

FOR REVIEW ONLY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
LICENSE EXPIRES: NOVEMBER 30, 2026

JAMES D. BAKER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
LINCOLNSHIRE, ILLINOIS

DRAWN BY | REVISIONS | DATE

Manhard CONSULTING
700 Springer Drive, Lombard, IL 60148 ph.630.691.8500 fx. 630.691.8585 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners

LONG AVENUE AND FENZ ROAD
VILLAGE OF SCHAUMBURG, ILLINOIS
PLAT OF VACATION

PROJ. MGR.:	QH
PROJ. ASSOC.:	JDB
DRAWN BY:	BSH
DATE:	08/07/25
SCALE:	1"=100'

SHEET 1 OF 1

LOP.SCIL01

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August 7, 2025 - 18:17 Dwg Name: P:\Lopsc001\dwg\Surv\Final Drawings\Plat of Vacation\LOPSCI01.PV.dwg Updated By: ASNavr

LONG AVE. DEVELOPMENT

SCHAUMBURG, ILLINOIS 60803

ZONING M-1

FOR:

LOGISTICS PROPERTY COMPANY, LLC.

LOGISTICS® PROPERTY CO

191 NORTH WACKER DRIVE,
SUITE 1700
CHICAGO, IL 60606
CELL: 773-401-4733

ARCHITECT & PLANNER:

arete design studio ltd
architecture • planning • design
13543 West 185th Street, Mokena, Illinois 60448
815.485.7333 arete-ltd.com

DRAWING SHEET INDEX

CS	COVER SHEET
SP-1	PROPOSED SITE PLAN
EXH-1	SITE CHARACTER AERIAL AND DETAILS
FP-1	PROPOSED FLOOR PLAN BDLG. 1
EL-1	BUILDING ELEVATIONS BDLG. 1
EL-2	BUILDING ELEVATIONS BDLG. 1
EL-1R	BUILDING RENDER ELEVATION BDLG. 1
EL-2R	BUILDING RENDER ELEVATION BDLG. 1
FP-1	PROPOSED FLOOR PLAN BDLG. 2
EL-1	BUILDING ELEVATIONS BDLG. 2
EL-2	BUILDING ELEVATIONS BDLG. 2
EL-1R	BUILDING RENDER ELEVATION BDLG. 2
EL-2R	BUILDING RENDER ELEVATION BDLG. 2
EXH-2	SITE LINE STUDY
E-1.0	PHOTOMETRIC PLAN
E-1.1	PHOTOMETRIC PLAN
E-1.2	ELECTRICAL LIGHT FIXTURES
E-1.3	ELECTRICAL LIGHT FIXTURES

CIVIL ENGINEER:

Manhard CONSULTING

DRAWING SHEET INDEX

1	TITLE SHEET
2	INDEX OF SHEETS
3	EXISTING CONDITIONS AND DEMOLITION PLAN - A
4	EXISTING CONDITIONS AND DEMOLITION PLAN - B
5	EXISTING CONDITIONS AND DEMOLITION PLAN - C
6	EXISTING CONDITIONS AND DEMOLITION PLAN - D
7	OVERALL SITE PLAN
8	SITE DIMENSIONAL AND PAVING PLAN - A
9	SITE DIMENSIONAL AND PAVING PLAN - B
10	SITE DIMENSIONAL AND PAVING PLAN - C
11	SITE DIMENSIONAL AND PAVING PLAN - D
12	GRADING PLAN - A
13	GRADING PLAN - B
14	GRADING PLAN - C
15	GRADING PLAN - D
16	OVERALL UTILITY PLAN
17	UTILITY PLAN - A
18	UTILITY PLAN - B
19	UTILITY PLAN - C
20	UTILITY PLAN - D
21	SOIL EROSION AND SEDIMENT CONTROL PLAN - NORTH
22	SOIL EROSION AND SEDIMENT CONTROL PLAN - SOUTH
23	SOIL EROSION AND SEDIMENT CONTROL PLAN - DETAILS
24	CONSTRUCTION DETAILS
25	CONSTRUCTION DETAILS
26	CONSTRUCTION DETAILS
27	CONSTRUCTION DETAILS AND MWRD GENERAL NOTES
28	CONSTRUCTION SPECIFICATIONS

STORMWATER SUMMARY:
STORMWATER EXECUTIVE SUMMARY OCTOBER 2025

1 OF 1	EXISTING DRAINAGE EXHIBIT
1 OF 1	PROPOSED DRAINAGE EXHIBIT

DRAWING SHEET INDEX

FIRE TRUCK AUTOTURN EXHIBIT:

3 OF 3	FIRE TRUCK U-TURN

TRUCK DRIVE AUTOTURN EXHIBIT:

1 OF 1	TRUCK ACCESS DRIVE

PLAT OF SUBDIVISION:

1 OF 6	OVERALL SITE AND SITE DATA
2 OF 6	EXISTING LOTS AND EASEMENT DETAILS
3 OF 6	EXISTING LOTS AND EASEMENT DETAILS
4 OF 6	PROPOSED LOT AND EASEMENT DETAILS
5 OF 6	PROPOSED LOT AND EASEMENT DETAILS
6 OF 6	CERTIFICATES AND EASEMENT PROVISIONS

UTILITY EXHIBIT - PUBLIC VS PRIVATE:

1 OF 1	UTILITY EXHIBIT - PUBLIC VS PRIVATE

WETLAND DETERMINATION REPORT:
WETLAND DETERMINATION REPORT: MAY 29, 2025

LANDSCAPE ARCHITECT:

uplandDesign ltd
Landscape Architecture & Park Planning
1250 W 18th St, Chicago, Illinois 60608
24042 Lockport St, Plainfield, Illinois 60544
815-254-0091 www.uplandDesign.com

DRAWING SHEET INDEX

TREE PRESERVATION PLAN:

T2.0	TREE PRESERVATION PLAN
T2.1	TREE PRESERVATION PLAN - NORTH
T2.2	TREE PRESERVATION PLAN - CENTER
T2.3	TREE PRESERVATION PLAN - SOUTH
T2.4	TREE SURVEY - TAGGED TREE LIST
T2.5	TREE SURVEY - TAGGED TREE LIST

LANDSCAPE PLAN:

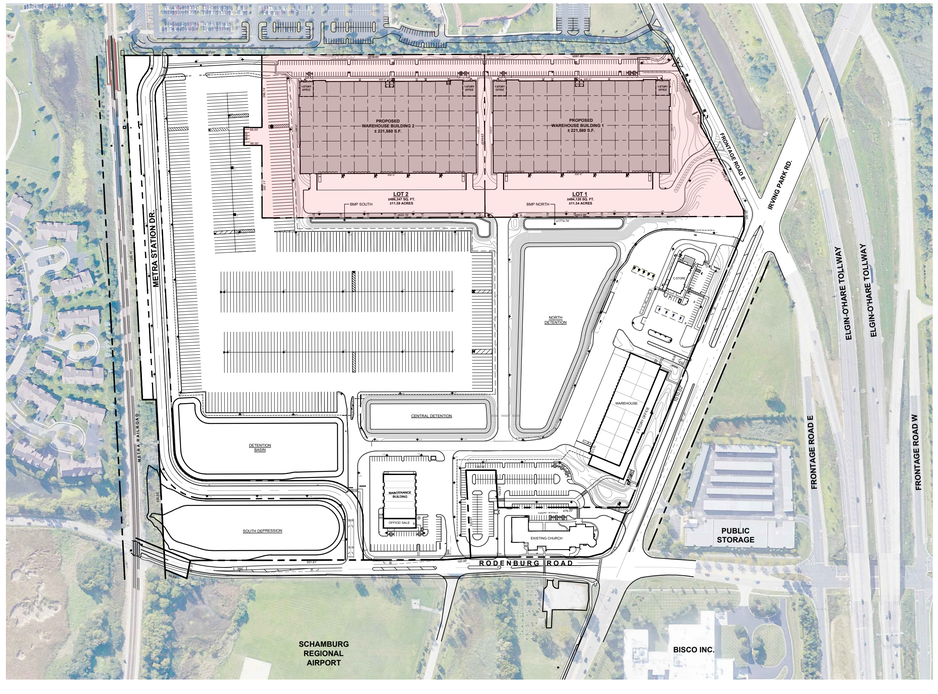
L2.0	LANDSCAPE PLAN
L2.1	LANDSCAPE PLAN
L2.2	LANDSCAPE PLAN
L2.3	LANDSCAPE PLAN
L2.4	LANDSCAPE PLAN
L2.5	LANDSCAPE PLAN
L2.6	LANDSCAPE PLAN
L2.7	LANDSCAPE PLAN

WETLAND CONSULTANT:

GRWA
GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PH: 630-668-7197

DRAWING SHEET INDEX

0	COVER SHEET
1	NATURALIZED BMP PLAN
2	NATURALIZED BMP PLAN
3	MANAGEMENT EXHIBIT
4	NATURALIZED BMP SPECIFICATIONS



LOCATION MAP
SCALE: NTS

NORTH

PROJECT DATA:

LOT 1 AREA: ±494,120 SQ. FT. ±11.34 ACRES

WAREHOUSE BUILDING 1:

ALLOCATED OFFICE: 5,500 S.F. (GROSS AREA)

WAREHOUSE: 216,080 S.F. (GROSS AREA)
TOTAL AREA: 221,580 S.F. (GROSS AREA)

PARKING REQUIREMENTS:

	REQUIRED	PROVIDED
PROJECTED OFFICE AREA		
5/1000 <5,500 S.F.	28 STALLS	28 STALLS
WAREHOUSE		
1/1000 <10,000 S.F.	10 STALLS	10 STALLS
1/2000 <206,080 S.F.	103 STALLS	100 STALLS
TOTAL :	141 STALLS	138 STALLS

PROVIDED 138 STALLS
PER CROSS ACCESS AND SHARED PARKING EASEMENT

DEVIATION REQUIRED 6 STALLS

BICYCLE PRKG. OFFICE	5 SPACES	5 SPACES
BICYCLE PRKG. WAREHOUSE	5 SPACES	5 SPACES

BUILDING SETBACKS:

	REQUIRED	PROVIDED
FRONT AND CORNER YARDS	30'-0"	49'-5"
		94'-0"
SIDE YARDS (SOUTH)	15'-0"	30'-6"
DEVIATION REQ. PER IBC 2021 SECTION 507.4		29'-6"
REAR YARDS	15'-0"	161'-10"

PARKING SETBACKS:

	REQUIRED	PROVIDED
FRONT AND CORNER YARDS	25'-0"	118'-11"
		20'-0"
SIDE YARDS	NOT REQD.	----
REAR YARDS	5'-0"	16'-4"

PROPOSED BLDG. HEIGHT : 44'-0"
ALLOWED BLDG. HEIGHT 45'-0"

DEVIATION REQUIRED OF 12" AT THE OFFICE CORNERS

POTENTIAL LOADING DOCKS 33

FLOOR AREA RATIO:
WAREHOUSE BUILDING 1 ±221,580 SQ.FT.
LOT 1 AREA ±494,120 SQ. FT.
ACTUAL FLOOR AREA RATIO: 44.8%
ALLOWED MAX. FAR: 45.0%

LOT COVERAGE:
WAREHOUSE BUILDING 1 ±221,580 SQ.FT.
LOT 1 AREA ±494,120 SQ. FT.
LOT COVERAGE: 44.8%
ALLOWED LOT COVERAGE: 45.0%

LOT 2 AREA: ±496,347 SQ. FT. ±11.39 ACRES

WAREHOUSE BUILDING 2:

ALLOCATED OFFICE: 5,500 S.F. (GROSS AREA)

WAREHOUSE: 216,080 S.F. (GROSS AREA)
TOTAL AREA: 221,580 S.F. (GROSS AREA)

PARKING REQUIREMENTS:

	REQUIRED	PROVIDED
PROJECTED OFFICE AREA		
5/1000 <5,500 S.F.	28 STALLS	28 STALLS
WAREHOUSE		
1/1000 <10,000 S.F.	10 STALLS	10 STALLS
1/2000 <206,080 S.F.	103 STALLS	100 STALLS
TOTAL:	141 STALLS	138 STALLS

PROVIDED 138 STALLS
PER CROSS ACCESS AND SHARED PARKING EASEMENT

DEVIATION REQUIRED SEE NOTE LOT 1 PARKING DATA

BICYCLE PRKG. OFFICE	5 SPACES	5 SPACES
BICYCLE PRKG. WAREHOUSE	5 SPACES	5 SPACES

BUILDING SETBACKS:

	REQUIRED	PROVIDED
FRONT AND CORNER YARDS	30'-0"	94'-0"
SIDE YARDS (SOUTH)	15'-0"	135'-6"
SIDE YARDS (NORTH)	15'-0"	30'-6"
DEVIATION REQ. PER IBC 2021 SECTION 507.4		29'-6"
REAR YARDS	15'-0"	161'-10"

PARKING SETBACKS:

	REQUIRED	PROVIDED
FRONT AND CORNER YARDS	25'-0"	20'-0
SIDE YARDS	NOT REQD.	----
REAR YARDS	5'-0"	16'-4"

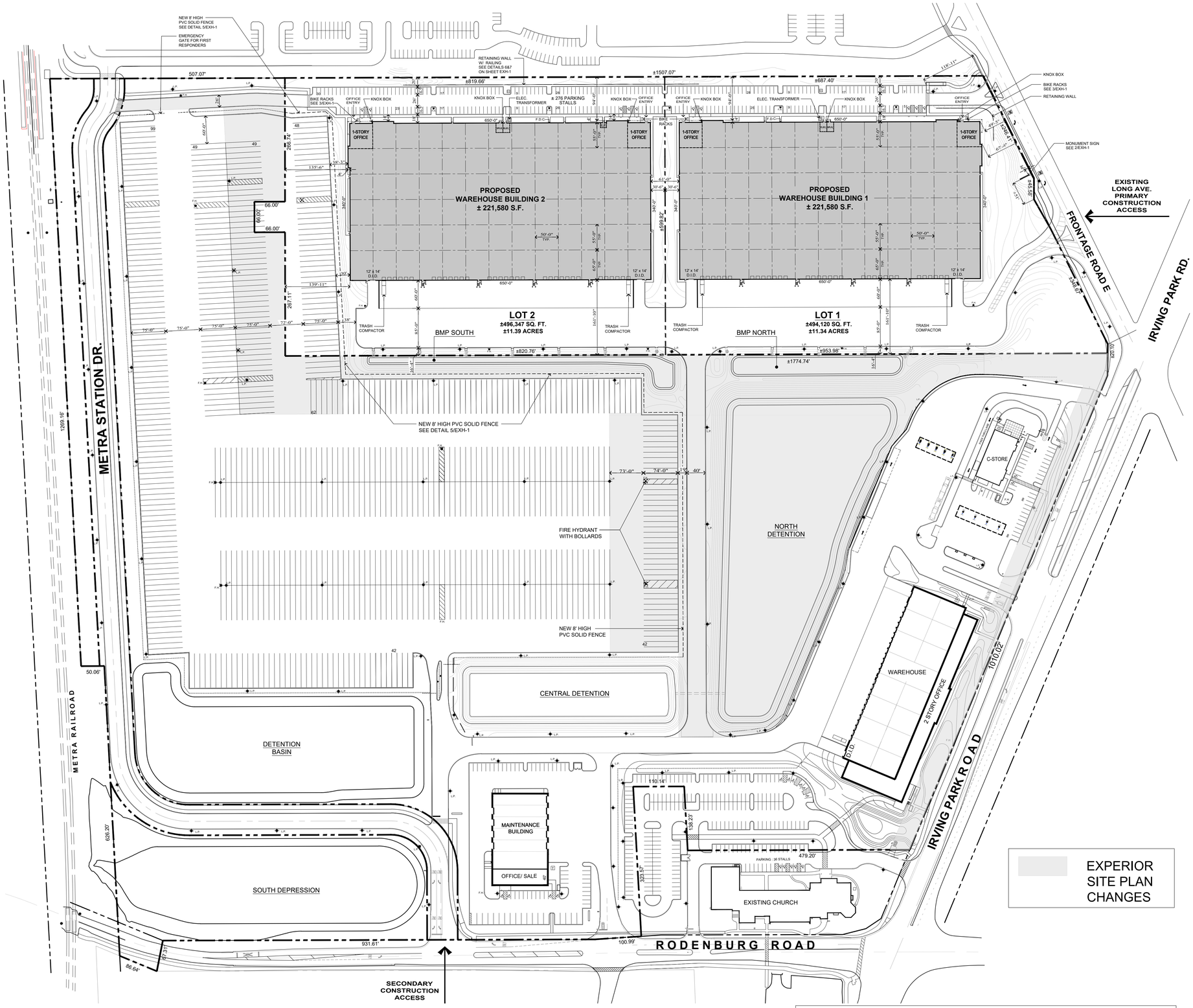
PROPOSED BLDG. HEIGHT : 44'-0"
ALLOWED BLDG. HEIGHT 45'-0"

DEVIATION REQUIRED OF 12" AT THE OFFICE CORNERS

POTENTIAL LOADING DOCKS 33

FLOOR AREA RATIO:
WAREHOUSE BUILDING 2 ±221,580 SQ.FT.
LOT 2 AREA ±496,347 SQ. FT.
ACTUAL FLOOR AREA RATIO: 44.6%
ALLOWED MAX. FAR: 45.0%

LOT COVERAGE:
WAREHOUSE BUILDING 2 ±221,580 SQ.FT.
LOT 2 AREA ±496,347 SQ. FT.
LOT COVERAGE: 44.6%
ALLOWED LOT COVERAGE: 45.0%



SITE PLAN

SCALE: 1" = 100'-0"

0 100' 200'

NORTH

EXPERIOR SITE PLAN CHANGES

SITE PLAN NOTES:

- PROVIDE KNOX BOXES AT EACH OFFICE ENTRANCE AND AT THE SPRINKLER ROOMS SEE SITE PLAN SP-1 AND BUILDING ELEVATIONS EL-1 & EL-2
- PROVIDE FIRE ALARM ANNUNCIATOR PANELS AT EACH OFFICE ENTRANCE.

ARCHITECT/ PLANNER:
arete design studio ltd
architecture • planning • design
13543 West 185th Street, Mokena, Illinois 60448
815.485.7333 arete-ltd.com

CIVIL ENGINEER:
Manhard CONSULTING
333 EAST BUTTERFIELD RD.
SUITE 600
LOMBARD, IL 60148

PROPOSED SITE PLAN

LONG AVE. WAREHOUSE BUILDINGS

SCHAUMBURG, IL

FOR:

LOGISTICS PROPERTY COMPANY, LLC

LOGISTICS PROPERTY CO
191 NORTH WACKER DRIVE,
SUITE 1700
CHICAGO, IL 60606
CELL: 773-401-4733

REAL ESTATE SERVICES:
DAVID HAIGH
EXECUTIVE VICE PRESIDENT
INDUSTRIAL SERVICES
NAI Hiffman
ONE OAKBROOK TERRACE,
SUITE 400
OAKBROOK TERRACE, IL 60181
CELL: 630-525-0649

SP-1

PROJECT #: 24031
DATE: 06/04/24
REVISIONS: 10/08/25
SCALE: AS NOTED

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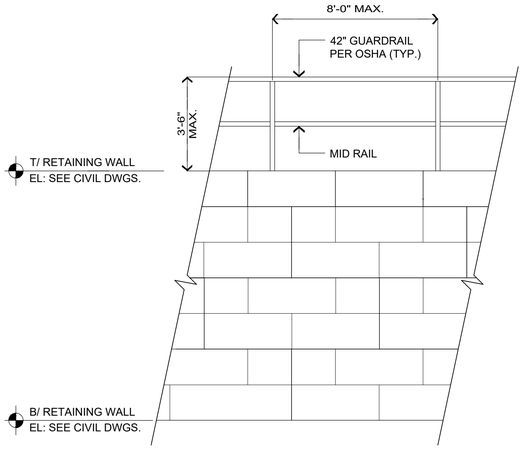
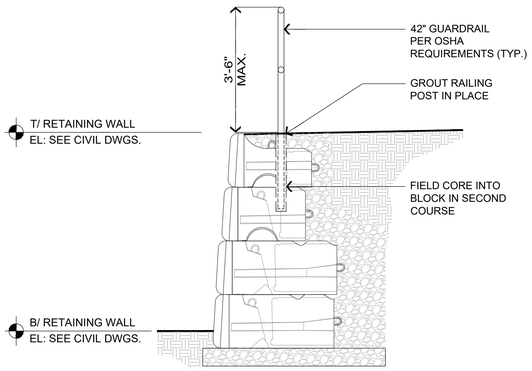
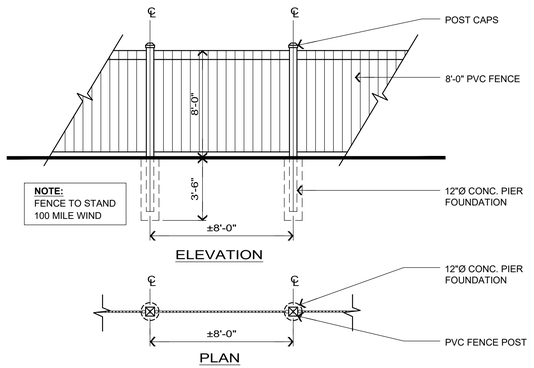


7 **RETAINING WALL/ GUARDRAIL ELEVATION**
SCALE: N.T.S.



6 **GUARDRAIL CONNECTION DETAIL**
SCALE: N.T.S.

NOTE:
LOCATION OF SCREEN FENCE ILLUSTRATED ON SITE PLAN IS APPROXIMATE, FINAL LOCATION WILL BE DETERMINE ACCORDING TO CIVIL ENGINEERING DESIGN



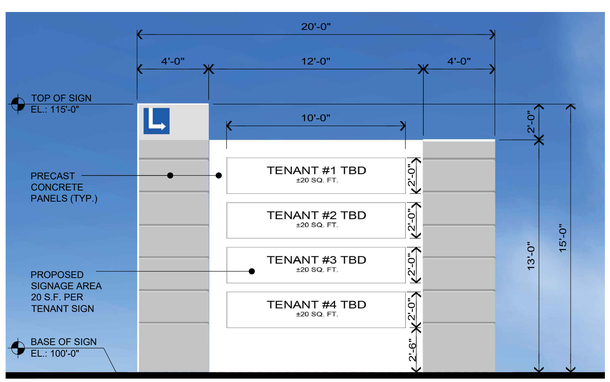
5 **PROPOSED FENCE DETAIL**
SCALE: 1' = 1/4"
0' 8' 16'



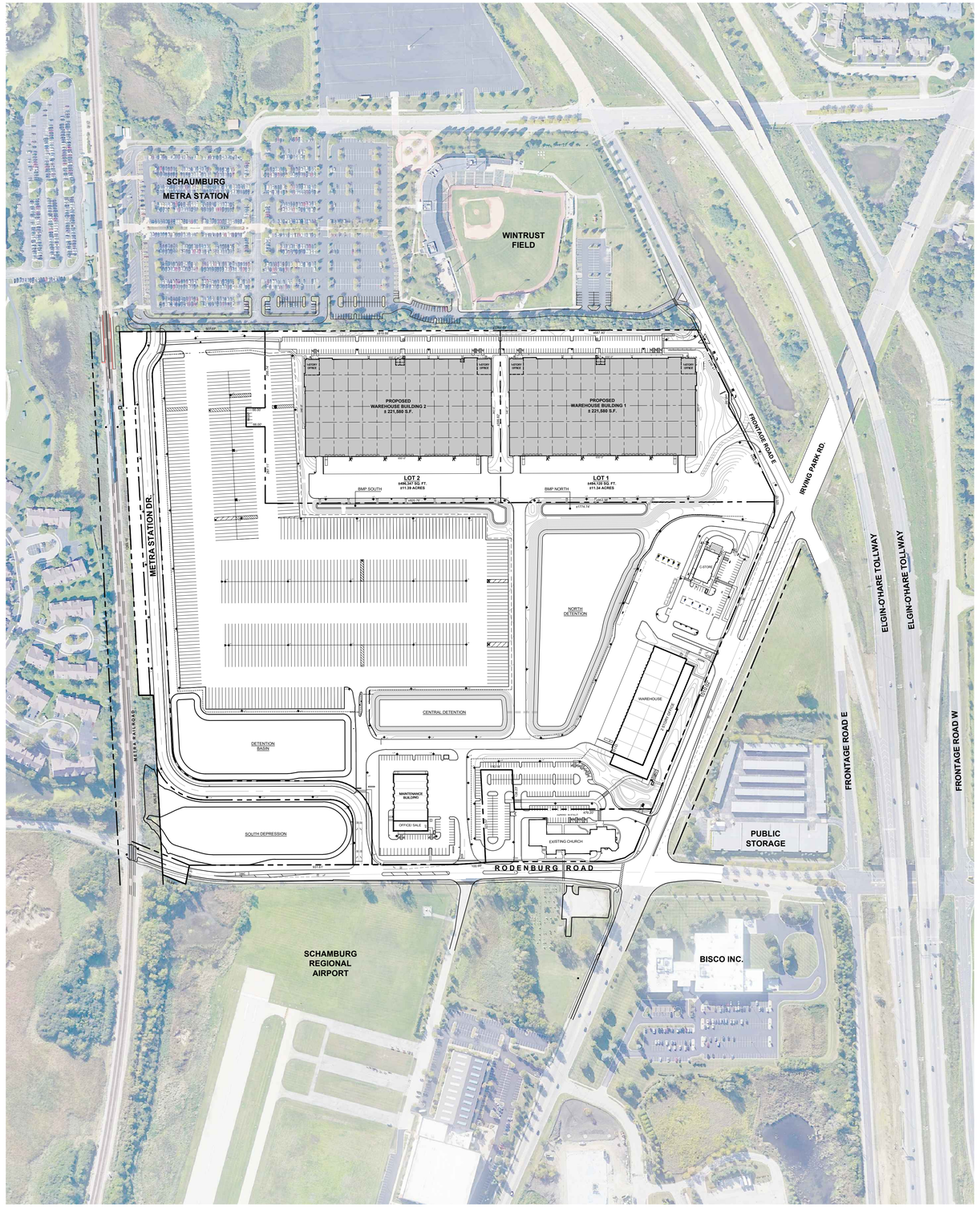
4 **REPRESENTATIVE FENCE IMAGE**
SCALE: N.T.S.



3 **BIKE RACK EXAMPLE**
SCALE: N.T.S.



2 **MONUMENT SIGN**
SCALE: 1' = 1/4"
0' 8' 16'



1 **SITE CHARACTER AERIAL**
SCALE: 1" = 200'-0"
NORTH

ARCHITECT/ PLANNER:
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architecture • planning • design
13543 West 185th Street, Mokena, Illinois 60448
815.485.7333 arete-itd.com

CIVIL ENGINEER:
Manhard CONSULTING
333 EAST BUTTERFIELD RD.
SUITE 600
LOMBARD, IL 60148

SITE CHARACTER AERIAL AND DETAILS

LONG AVE. WAREHOUSE BUILDINGS
SCHAUMBURG, IL

FOR:

LOGISTICS PROPERTY COMPANY, LLC
LOGISTICS PROPERTY CO
191 NORTH WACKER DRIVE,
SUITE 1700
CHICAGO, IL 60606
CELL: 773-401-4733

REAL ESTATE SERVICES:
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EXECUTIVE VICE PRESIDENT
INDUSTRIAL SERVICES
NAI Hiffman
ONE OAKBROOK TERRACE,
SUITE 400
OAKBROOK TERRACE, IL 60181
CELL: 630-525-0649

EXH-1

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SCALE: AS NOTED

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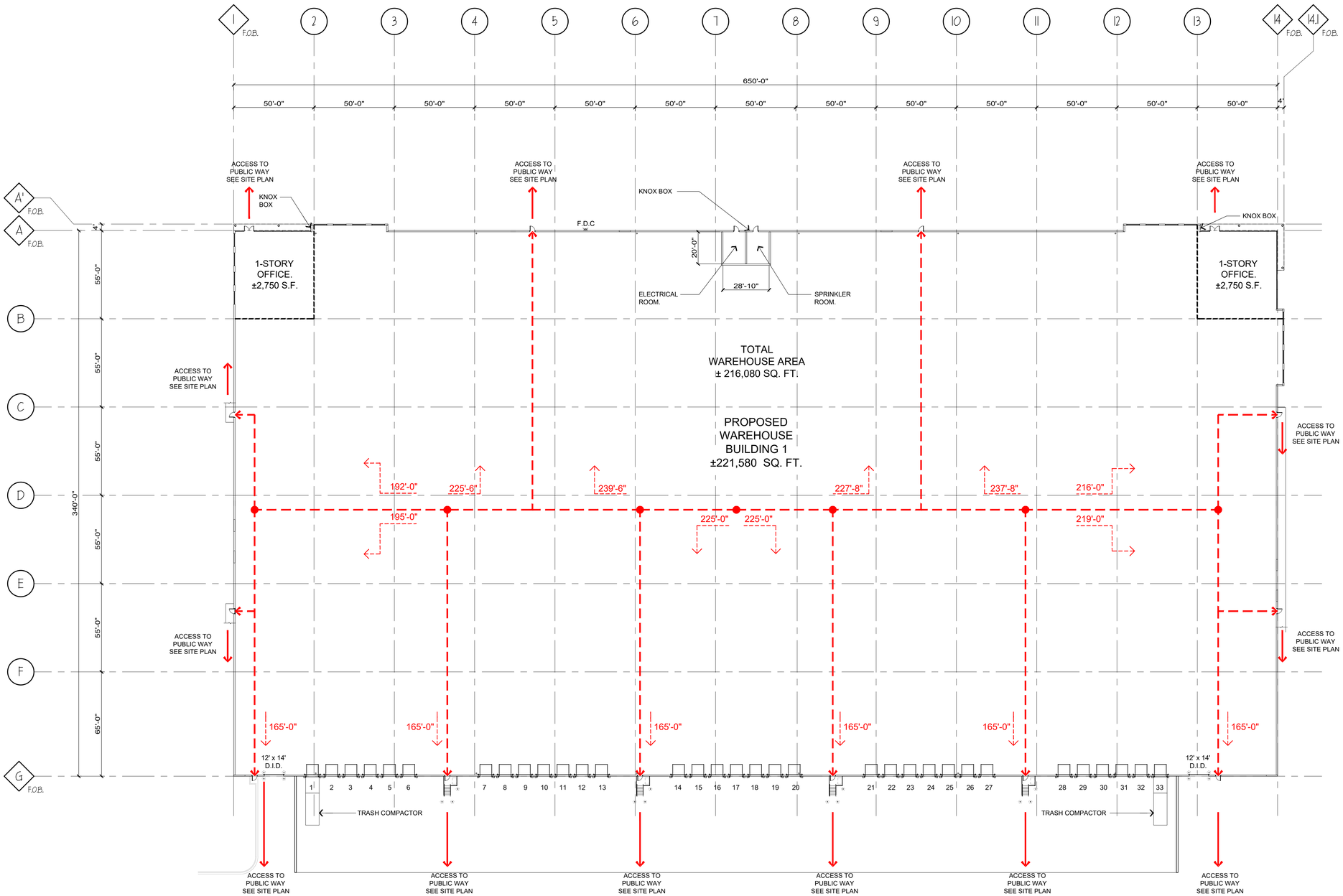

(2021 INTERNATIONAL BUILDING CODE)

OCCUPANCY CLASSIFICATION & USE (CHAPTER 3)

S-1 OCCUPANCY, MODERATE-HAZARD STORAGE

GENERAL BUILDING HEIGHTS AND AREAS (CHAPTER 5)

TABLE 504.3 ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE:

OCCUPANCY CLASSIFICATION	SYSTEM	TYPE OF CONSTRUCTION	ALLOWABLE BUILDING HEIGHT
S	SPRINKLER ESFR SYSTEM	II-B	75

MEANS OF EGRESS (CHAPTER 10)

TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

FUNCTION OF SPACE	AREA (S.F.)		OCCUPANT LOAD FACTOR		OCCUPANT LOAD
BUSINESS AREAS	5,500 S.F.	÷	150 GROSS	=	37
WAREHOUSE AREAS	216,080 S.F.	÷	500 GROSS	=	432
SUM TOTALS:	221,580 S.F.				469 MAX

SECTION 1005 MEANS OF EGRESS SIZING

OCCUPANT LOAD		MEANS OF EGRESS CAPACITY FACTOR OF 0.15" (1005.3.2)		TOTAL OPENING WIDTH REQUIRED
469	x	.15	=	70.35"

NUMBER OF DOORS PROVIDED		OPENING WIDTH PER DOOR		TOTAL OPENING WIDTH PROVIDED
14	x	32"	=	448"

36" WIDE EXIT DOOR (32" CLEAR OPENING) / .15 = 213 OCCUPANTS / DOOR

SECTION 106.3.3 EGRESS BASED ON OCCUPANT LOAD

3 MINIMUM PER TABLE 1006.3.3

SECTION 1010.1.1 SIZE OF DOORS

THE MINIMUM WIDTH OF EACH DOOR OPENING SHALL BE SUFFICIENT FOR THE OCCUPANT LOAD THEREOF AND SHALL PROVIDE A CLEAR WIDTH OF 32 INCHES.

SECTION 1017 EXIT ACCESS TRAVEL DISTANCE

MAXIMUM EXIT ACCESS TRAVEL DISTANCE
(PER TABLE 1017.2)
S-1 OCCUPANCY 250'-0"

PLUMBING OCCUPANT LOAD PER IL PLUMBING CODE 890.810

OCCUPANCY PERSON IN S. F.	AREA (S.F.) OCCUPANTS		FLOOR AREA PER		DESIGN NUMBER	PLUMBING FIXTURES REQUIRED (MEN)	PLUMBING FIXTURES REQUIRED (WOMEN)
OFFICE AREAS	5,500 S.F.	÷	200 GROSS	=	28	1WC, 1 LAV	1WC, 1 LAV
WAREHOUSE AREAS	216,080 S.F.	÷	400 GROSS	=	540	2WC, 1 URINAL, 3 LAV	3WC, 3 LAV
SUM TOTALS:	221,580 S.F.				568 MAX	3 WC, 1 URINAL, 4 LAV	4WC, 4 LAV

FLOOR PLAN

SCALE: 1/32" = 1'-0"

NORTH

PLAN KEY
EXIT ACCESS TRAVEL DISTANCE IN LINEAR FEET

NOTE:
DESIGN EXIT CAPACITY AT ALL EXIT DOORS = 240 PERSONS
(32" CLEAR DOOR WIDTH DIVIDED BY 0. 15" / PERSON = 213 PERSONS)

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CIVIL ENGINEER:
Manhard CONSULTING
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SUITE 600
LOMBARD, IL 60148

WAREHOUSE BUILDING 1

PROPOSED FLOOR PLAN

LONG AVE. WAREHOUSE BUILDINGS

SCHAUMBURG, IL

FOR:

LOGISTICS PROPERTY COMPANY, LLC
LOGISTICS PROPERTY CO
191 NORTH WACKER DRIVE,
SUITE 1700
CHICAGO, IL 60606
CELL: 773-401-4733

REAL ESTATE SERVICES:
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EXECUTIVE VICE PRESIDENT
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SCALE: AS NOTED

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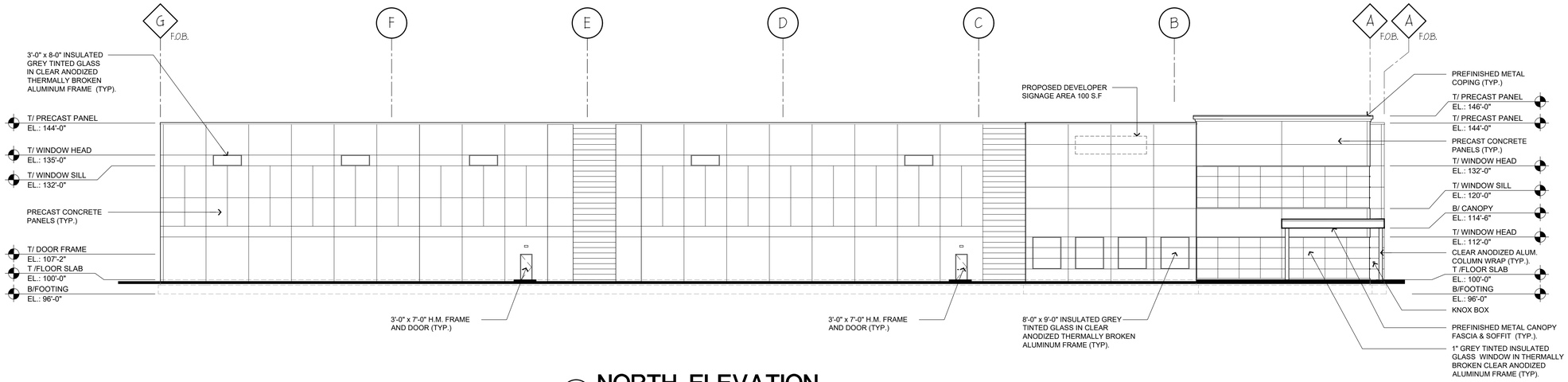
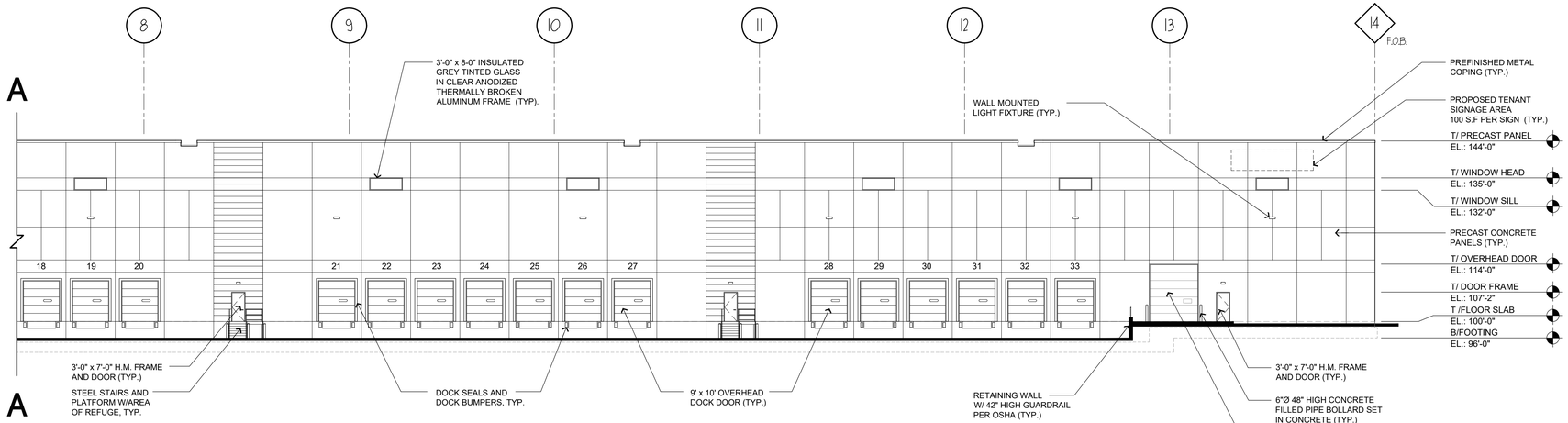


3 **NORTH ELEVATION**

SCALE: 1/16" = 1'-0"

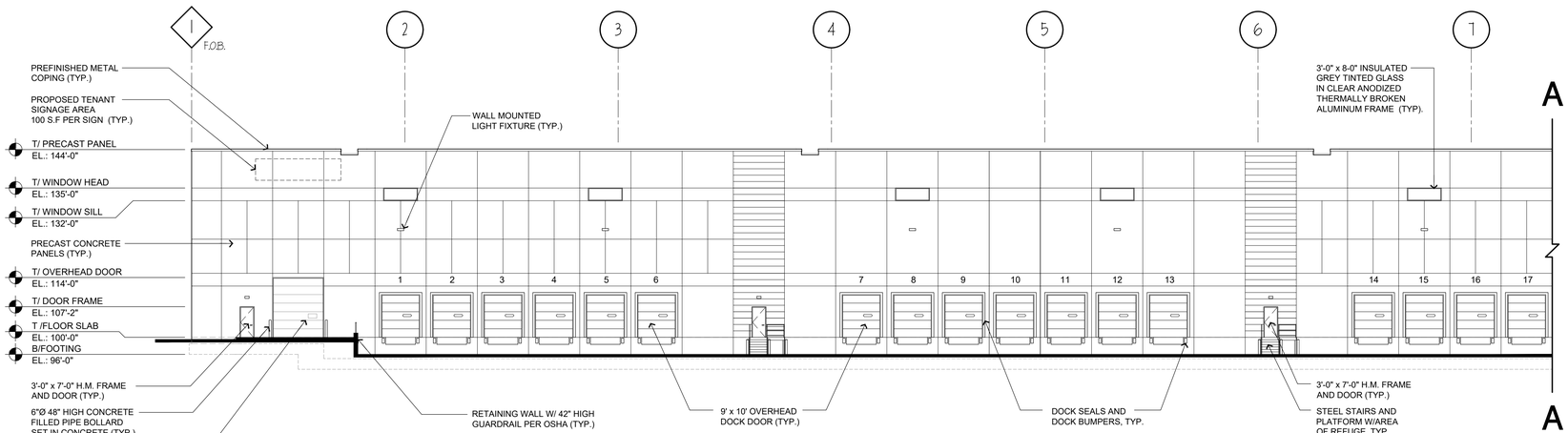
0 16' 32'



2 **EAST ELEVATION B**

SCALE: 1/16" = 1'-0"

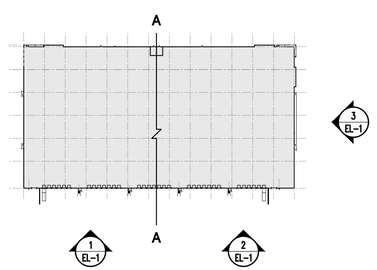
0 16' 32'



1 **EAST ELEVATION A**

SCALE: 1/16" = 1'-0"

0 16' 32'



KEY PLAN

SCALE: N.T.S.

NORTH

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CIVIL ENGINEER:
Manhard CONSULTING
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SUITE 600
LOMBARD, IL 60148

WAREHOUSE BUILDING 1

BUILDING ELEVATIONS

LONG AVE.
WAREHOUSE
BUILDINGS
SCHAUMBURG, IL

FOR:

LOGISTICS PROPERTY COMPANY, LLC
LOGISTICS PROPERTY CO
191 NORTH WACKER DRIVE,
SUITE 1700
CHICAGO, IL 60606
CELL: 773-401-4733

REAL ESTATE SERVICES:
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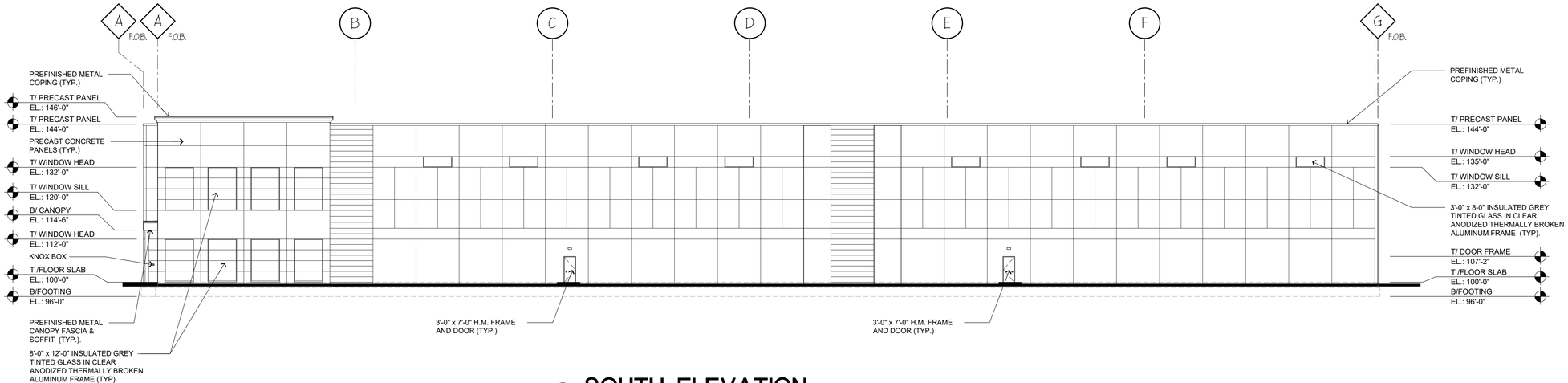
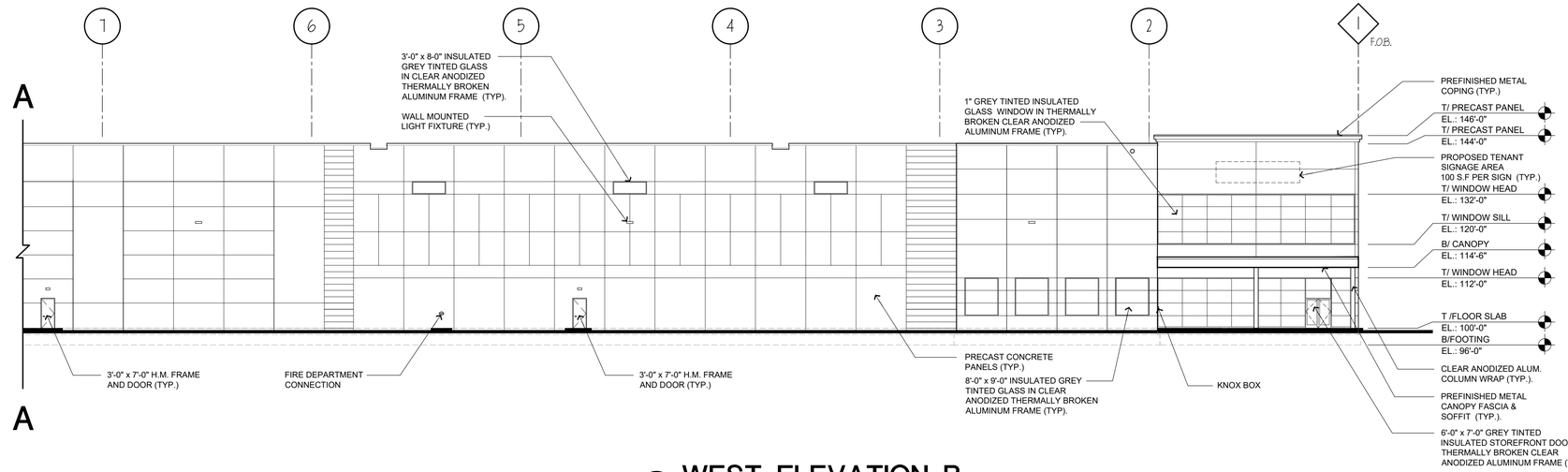


3 SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

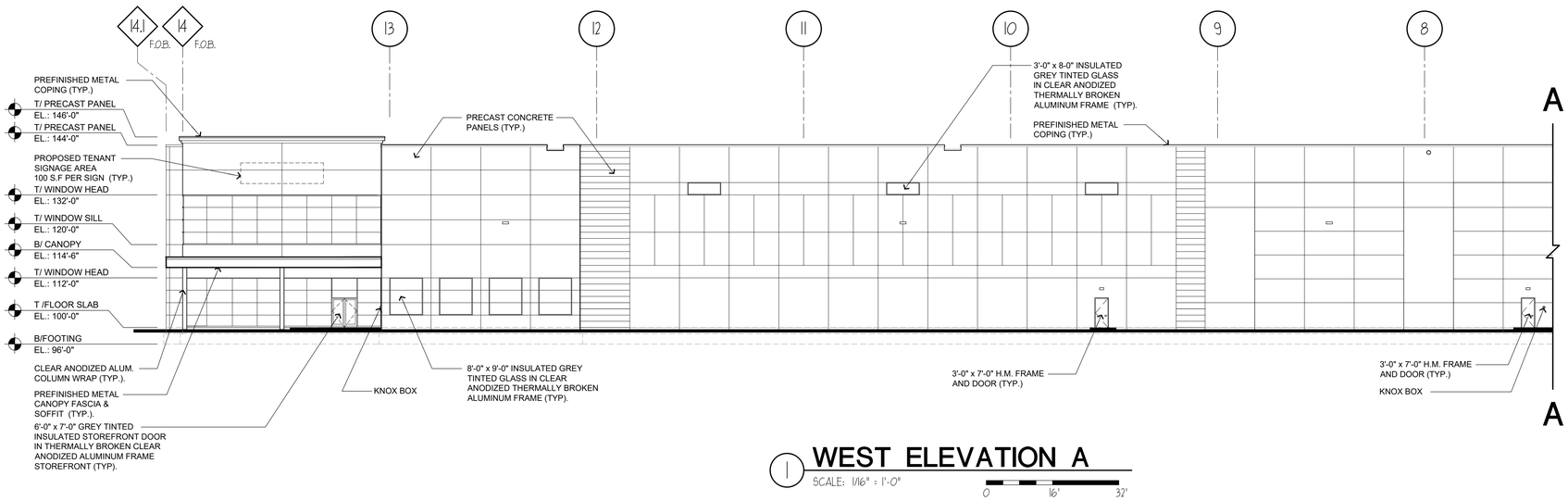
0 16' 32'



2 WEST ELEVATION B

SCALE: 1/16" = 1'-0"

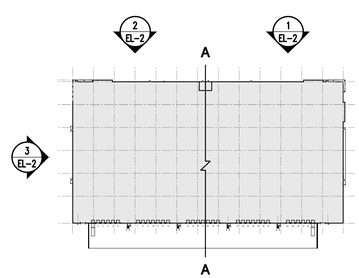
0 16' 32'



1 WEST ELEVATION A

SCALE: 1/16" = 1'-0"

0 16' 32'



KEY PLAN

SCALE: N.T.S.

NORTH

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815.485.7333 arete-itd.com

CIVIL ENGINEER:
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333 EAST BUTTERFIELD RD.
SUITE 600
LOMBARD, IL 60148

WAREHOUSE BUILDING 1

BUILDING ELEVATIONS

LONG AVE. WAREHOUSE BUILDINGS

SCHAUMBURG, IL

FOR:

LOGISTICS PROPERTY COMPANY, LLC

LOGISTICS PROPERTY CO
191 NORTH WACKER DRIVE,
SUITE 1700
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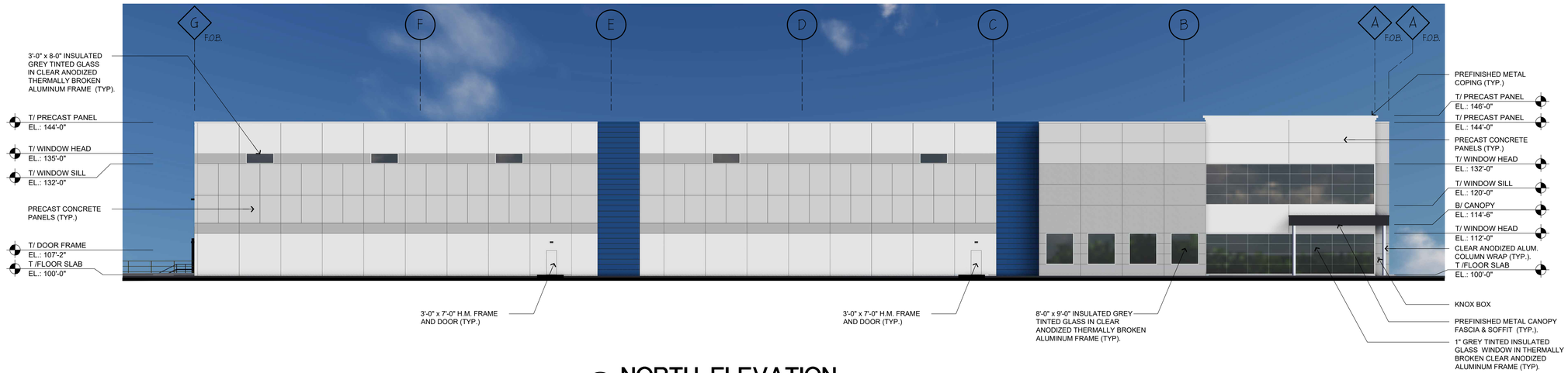
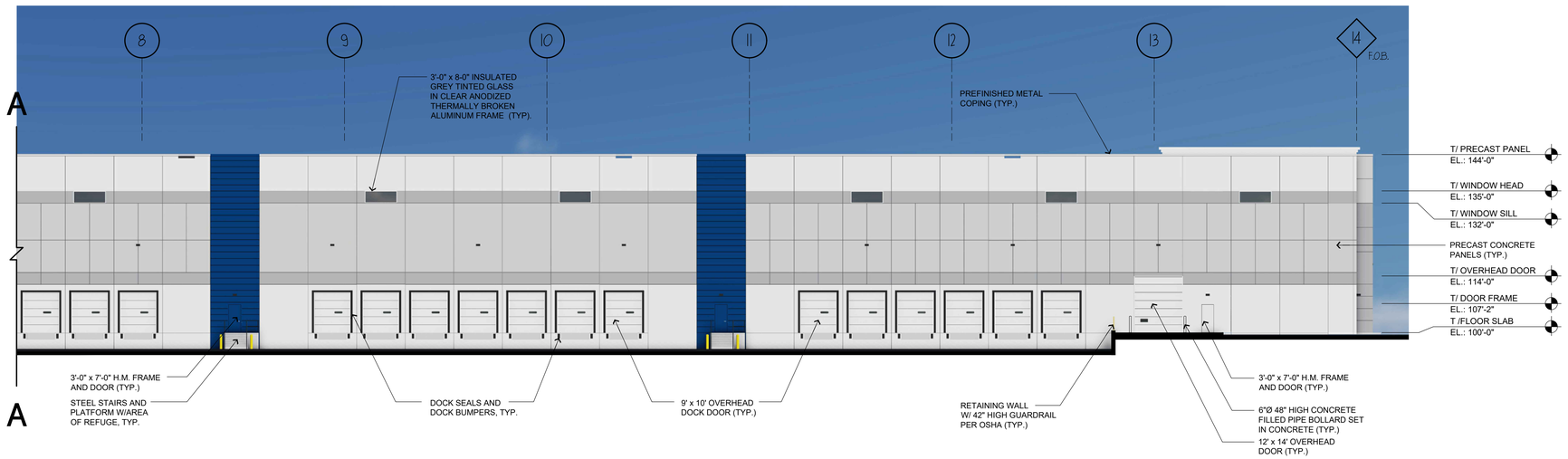


3 NORTH ELEVATION

SCALE: 1/16" = 1'-0"

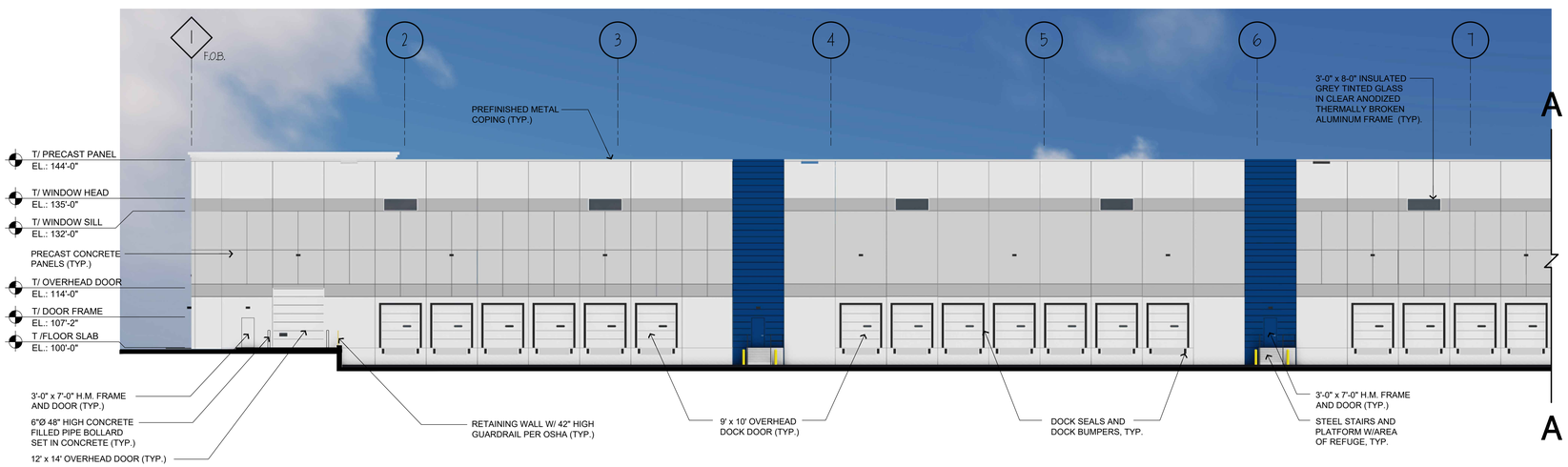
0 16' 32'



2 EAST ELEVATION B

SCALE: 1/16" = 1'-0"

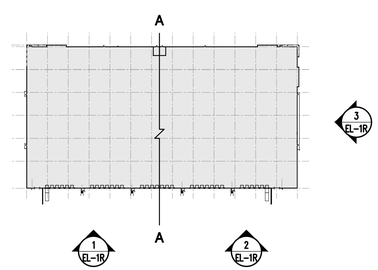
0 16' 32'



1 EAST ELEVATION A

SCALE: 1/16" = 1'-0"

0 16' 32'



KEY PLAN

SCALE: N.T.S.

NORTH

ARCHITECT/ PLANNER:
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CIVIL ENGINEER:
Manhard CONSULTING
333 EAST BUTTERFIELD RD.
SUITE 600
LOMBARD, IL 60148

WAREHOUSE BUILDING 1

RENDERED BUILDING ELEVATIONS

LONG AVE. WAREHOUSE BUILDINGS

SCHAUMBURG, IL

FOR:

LOGISTICS PROPERTY COMPANY, LLC

LOGISTICS PROPERTY CO
191 NORTH WACKER DRIVE,
SUITE 1700
CHICAGO, IL 60606
CELL: 773-401-4733

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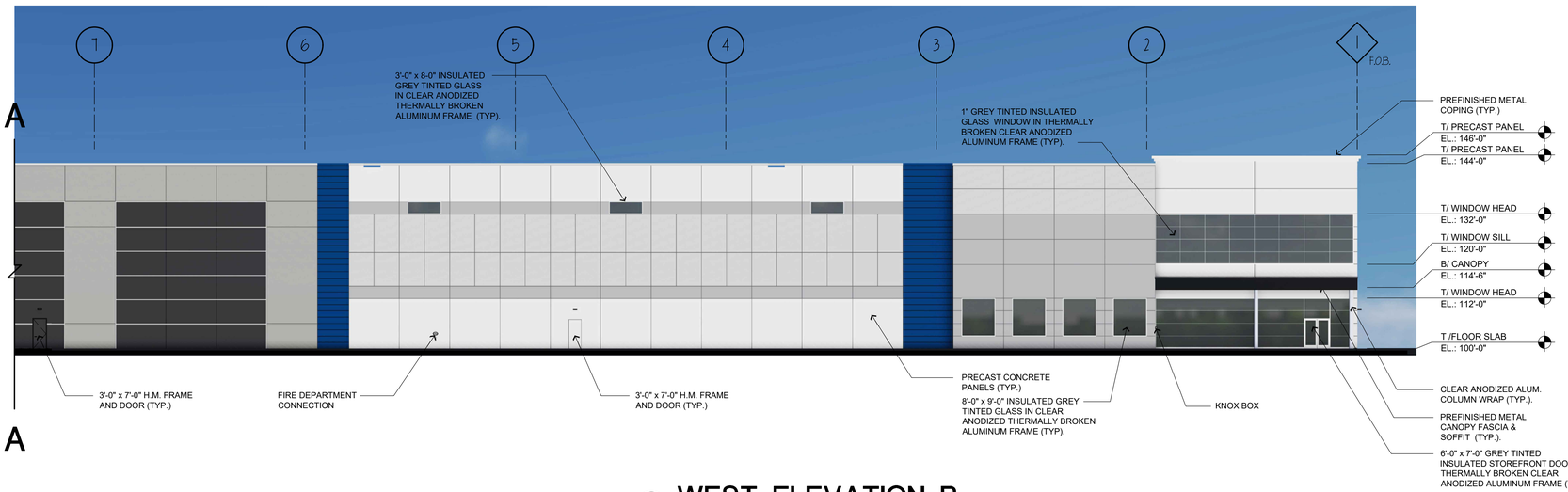
3 SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

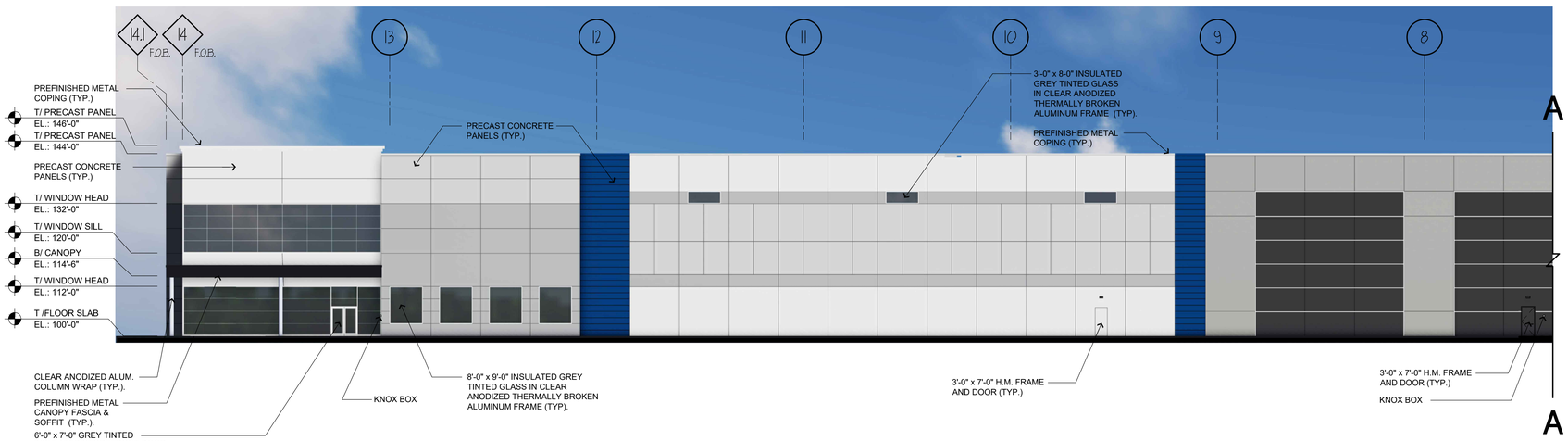
0 16' 32'



2 WEST ELEVATION B

SCALE: 1/16" = 1'-0"

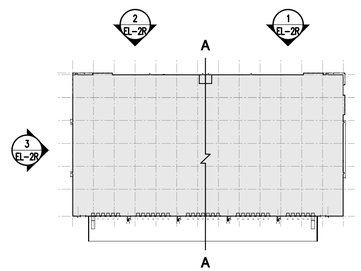
0 16' 32'



1 WEST ELEVATION A

SCALE: 1/16" = 1'-0"

0 16' 32'



KEY PLAN

SCALE: N.T.S.

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WAREHOUSE BUILDING 1

RENDERED BUILDING ELEVATIONS

LONG AVE. WAREHOUSE BUILDINGS

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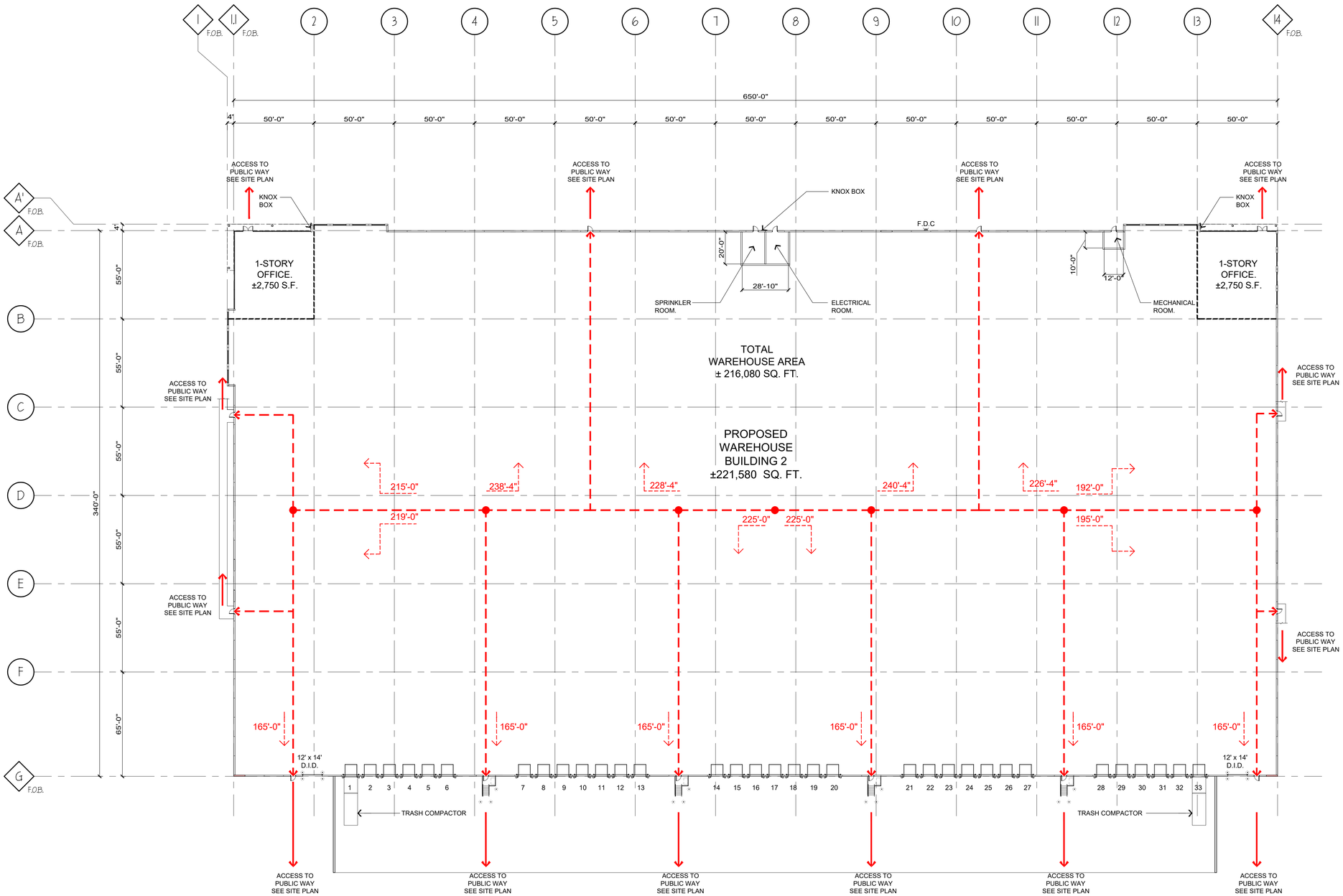

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OCCUPANCY CLASSIFICATION & USE (CHAPTER 3)

S-1 OCCUPANCY, MODERATE-HAZARD STORAGE

GENERAL BUILDING HEIGHTS AND AREAS (CHAPTER 5)

TABLE 504.3 ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE:

OCCUPANCY CLASSIFICATION	SYSTEM	TYPE OF CONSTRUCTION	ALLOWABLE BUILDING HEIGHT
S	SPRINKLER ESFR SYSTEM	II-B	75

MEANS OF EGRESS (CHAPTER 10)

TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

FUNCTION OF SPACE	AREA (S.F.)		OCCUPANT LOAD FACTOR		OCCUPANT LOAD
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SUM TOTALS:	221,580 S.F.				469 MAX

SECTION 1005 MEANS OF EGRESS SIZING

OCCUPANT LOAD		MEANS OF EGRESS CAPACITY FACTOR OF 0.15" (1005.3.2)		TOTAL OPENING WIDTH REQUIRED
469	x	.15	=	70.35"

NUMBER OF DOORS PROVIDED		OPENING WIDTH PER DOOR		TOTAL OPENING WIDTH PROVIDED
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36" WIDE EXIT DOOR (32" CLEAR OPENING) / .15 = 213 OCCUPANTS / DOOR

SECTION 106.3.3 EGRESS BASED ON OCCUPANT LOAD

3 MINIMUM PER TABLE 1006.3.3

SECTION 1010.1.1 SIZE OF DOORS

THE MINIMUM WIDTH OF EACH DOOR OPENING SHALL BE SUFFICIENT FOR THE OCCUPANT LOAD THEREOF AND SHALL PROVIDE A CLEAR WIDTH OF 32 INCHES.

SECTION 1017 EXIT ACCESS TRAVEL DISTANCE

MAXIMUM EXIT ACCESS TRAVEL DISTANCE
(PER TABLE 1017.2)
S-1 OCCUPANCY 250'-0"

PLUMBING OCCUPANT LOAD PER IL PLUMBING CODE 890.810

OCCUPANCY PERSON IN S. F.	AREA (S.F.) OCCUPANTS		FLOOR AREA PER		DESIGN NUMBER	PLUMBING FIXTURES REQUIRED (MEN)	PLUMBING FIXTURES REQUIRED (WOMEN)
OFFICE AREAS	5,500 S.F.	÷	200 GROSS	=	28	1WC, 1 LAV	1WC, 1 LAV
WAREHOUSE AREAS	216,080 S.F.	÷	400 GROSS	=	540	2WC, 1 URINAL, 3 LAV	3WC, 3 LAV
SUM TOTALS:	221,580 S.F.				568 MAX	3 WC, 1 URINAL, 4 LAV	4WC, 4 LAV

FLOOR PLAN

SCALE: 1/32" = 1'-0"

NORTH

PLAN KEY
EXIT ACCESS TRAVEL DISTANCE IN LINEAR FEET

NOTE:
DESIGN EXIT CAPACITY AT ALL EXIT DOORS = 240 PERSONS
(32" CLEAR DOOR WIDTH DIVIDED BY 0. 15" / PERSON = 213 PERSONS)

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CIVIL ENGINEER:
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333 EAST BUTTERFIELD RD.
SUITE 600
LOMBARD, IL 60148

WAREHOUSE BUILDING 2

PROPOSED FLOOR PLAN

LONG AVE. WAREHOUSE BUILDINGS

SCHAUMBURG, IL

FOR:

LOGISTICS PROPERTY COMPANY, LLC
LOGISTICS PROPERTY CO
191 NORTH WACKER DRIVE,
SUITE 1700
CHICAGO, IL 60606
CELL: 773-401-4733

REAL ESTATE SERVICES:
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PROJECT #: 24031
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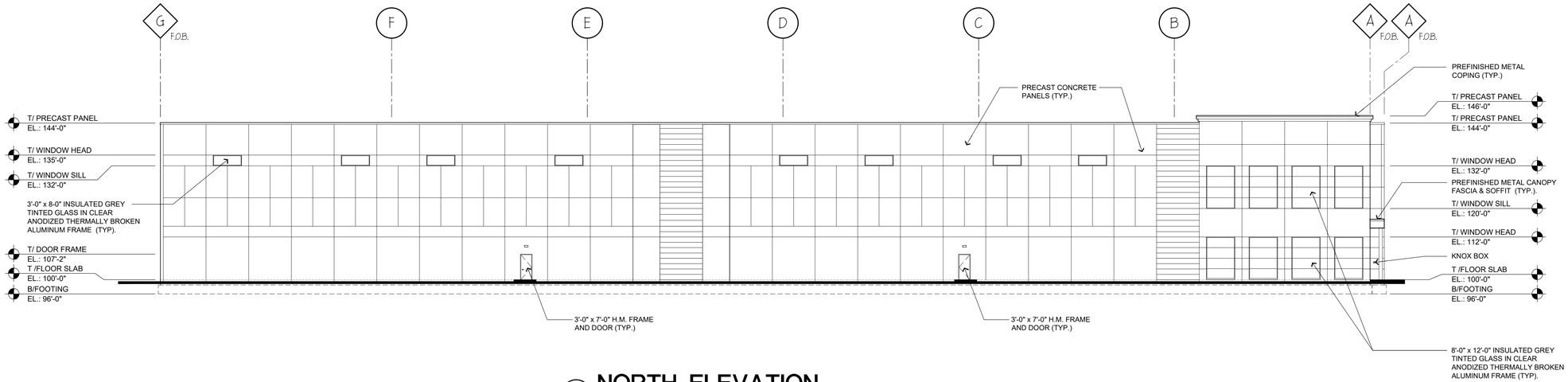
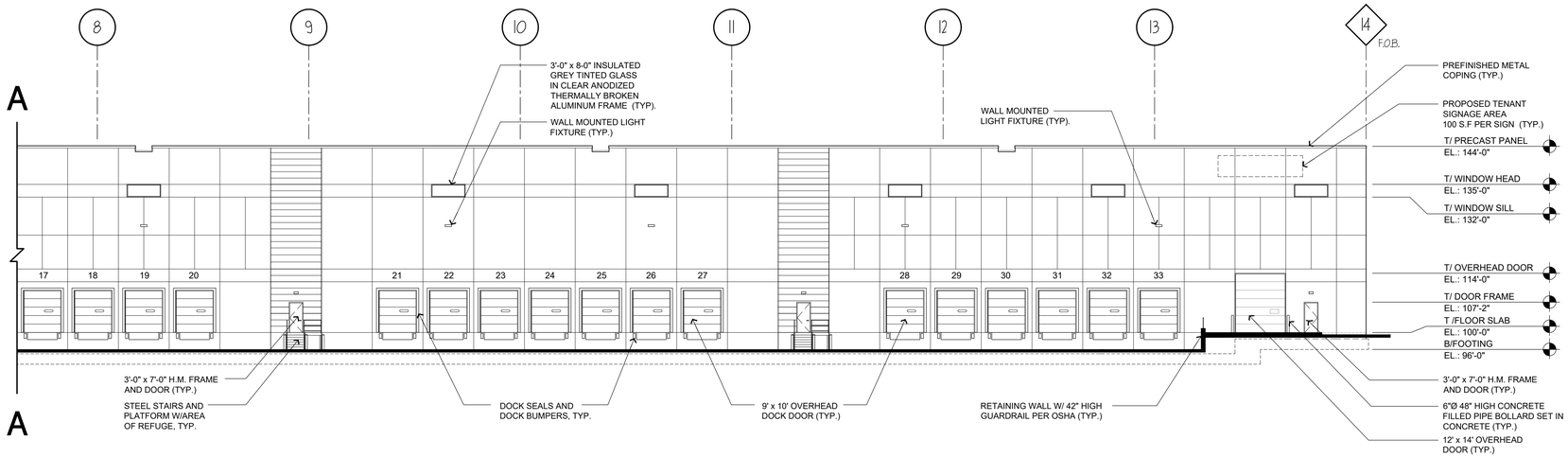


3 NORTH ELEVATION

SCALE: 1/16" = 1'-0"

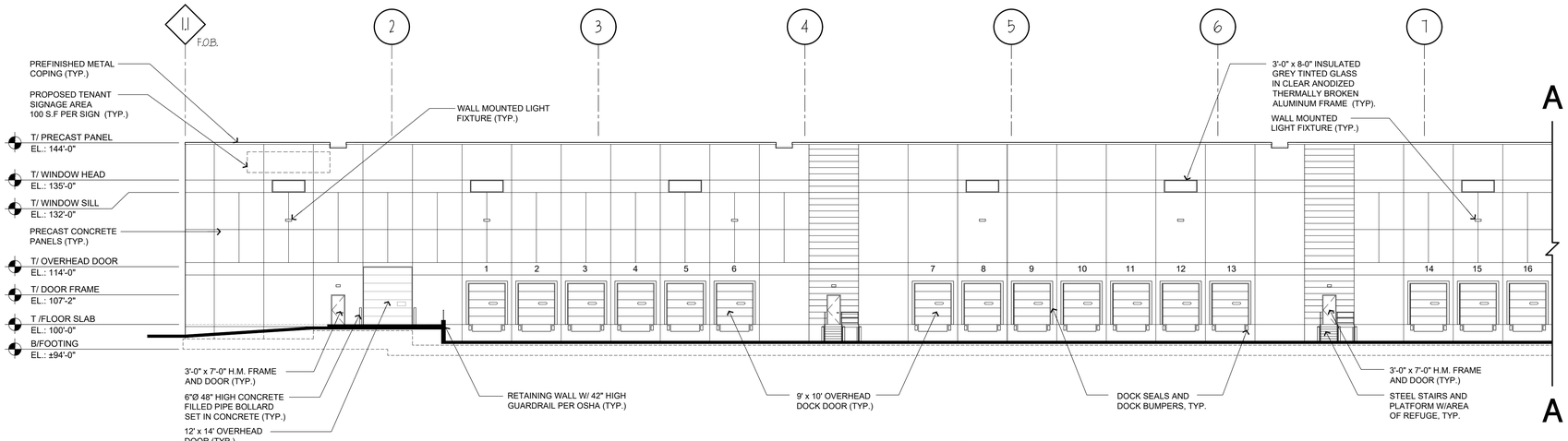
0 16' 32'



2 EAST ELEVATION B

SCALE: 1/16" = 1'-0"

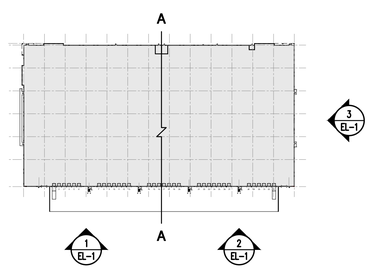
0 16' 32'



1 EAST ELEVATION A

SCALE: 1/16" = 1'-0"

0 16' 32'



KEY PLAN

SCALE: N.T.S.

NORTH

ARCHITECT/ PLANNER:
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architecture • planning • design
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WAREHOUSE BUILDING 2

BUILDING ELEVATIONS

LONG AVE. WAREHOUSE BUILDINGS

SCHAUMBURG, IL

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REAL ESTATE SERVICES:
DAVID HAIGH
EXECUTIVE VICE PRESIDENT
INDUSTRIAL SERVICES
NAI Hiffman
ONE OAKBROOK TERRACE,
SUITE 400
OAKBROOK TERRACE, IL 60181
CELL: 630-525-0649

EL-1

PROJECT #: 24031
DATE: 06/04/24
REVISIONS: 10/08/25
SCALE: AS NOTED

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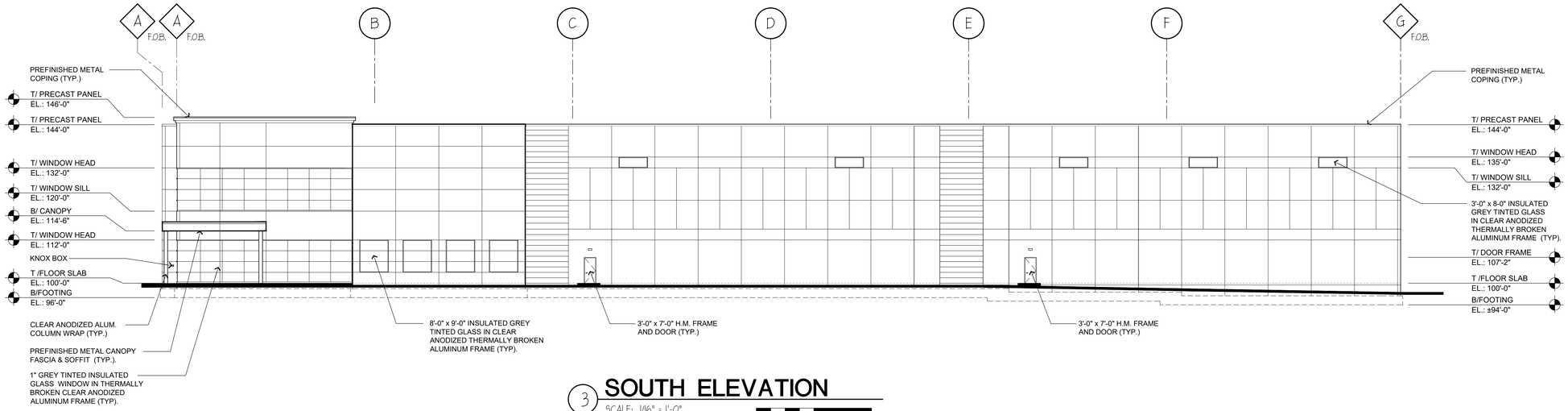
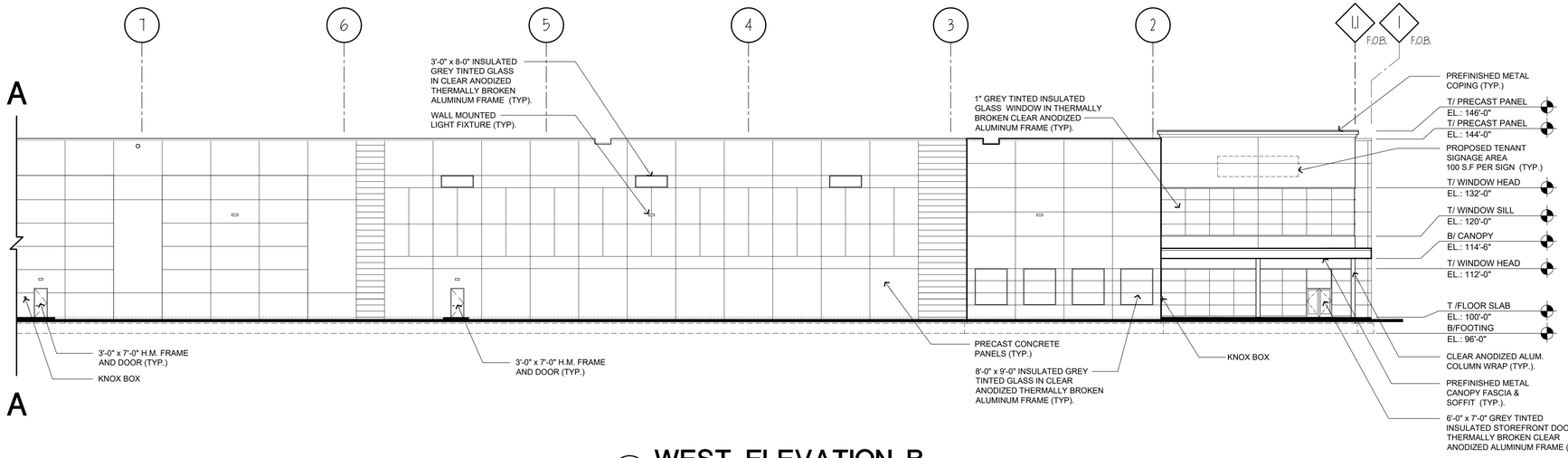


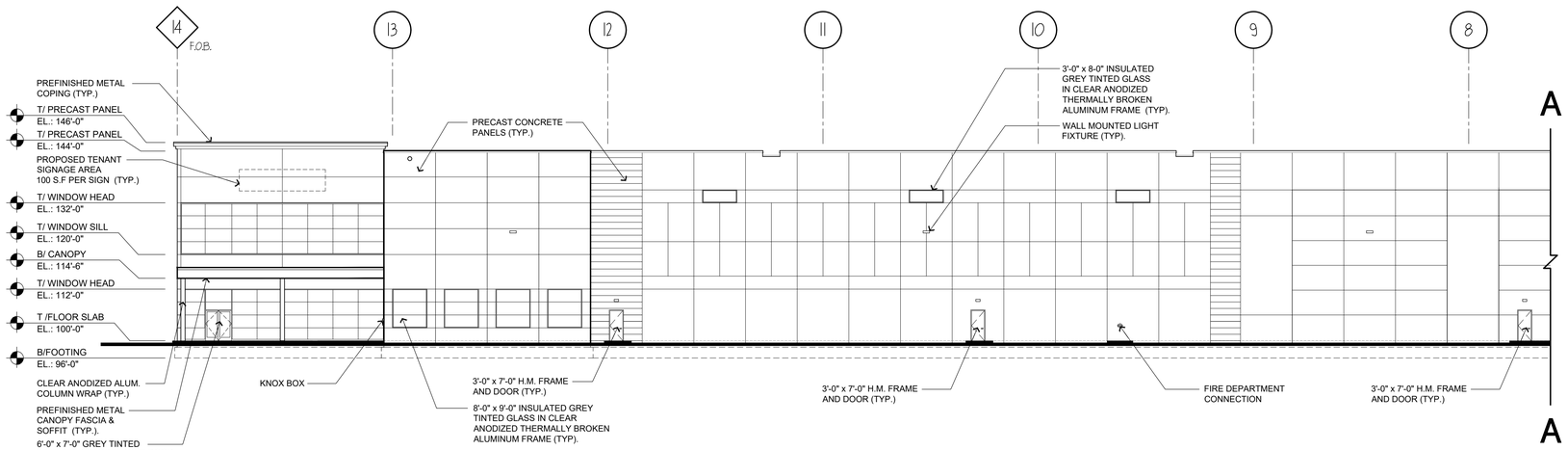
3 SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



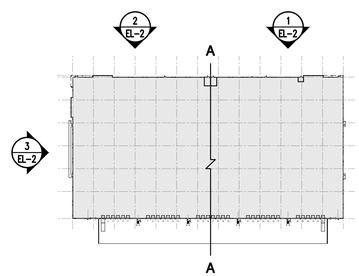
2 WEST ELEVATION B

SCALE: 1/16" = 1'-0"



1 WEST ELEVATION A

SCALE: 1/16" = 1'-0"



KEY PLAN

SCALE: N.T.S.

NORTH

ARCHITECT/ PLANNER:
arete design studio ltd
architecture • planning • design
13543 West 185th Street, Mokena, Illinois 60448
815.485.7333 arete-itd.com

CIVIL ENGINEER:
Manhard CONSULTING
333 EAST BUTTERFIELD RD.
SUITE 600
LOMBARD, IL 60148

WAREHOUSE BUILDING 2

BUILDING ELEVATIONS

LONG AVE.
WAREHOUSE
BUILDINGS
SCHAUMBURG, IL

FOR:

LOGISTICS PROPERTY COMPANY, LLC
LOGISTICS PROPERTY CO
191 NORTH WACKER DRIVE,
SUITE 1700
CHICAGO, IL 60606
CELL: 773-401-4733

REAL ESTATE SERVICES:
DAVID HAIGH
EXECUTIVE VICE PRESIDENT
INDUSTRIAL SERVICES
NAIHiffman
ONE OAKBROOK TERRACE,
SUITE 400
OAKBROOK TERRACE, IL 60181
CELL: 630-525-0649

EL-2

PROJECT #: 24031
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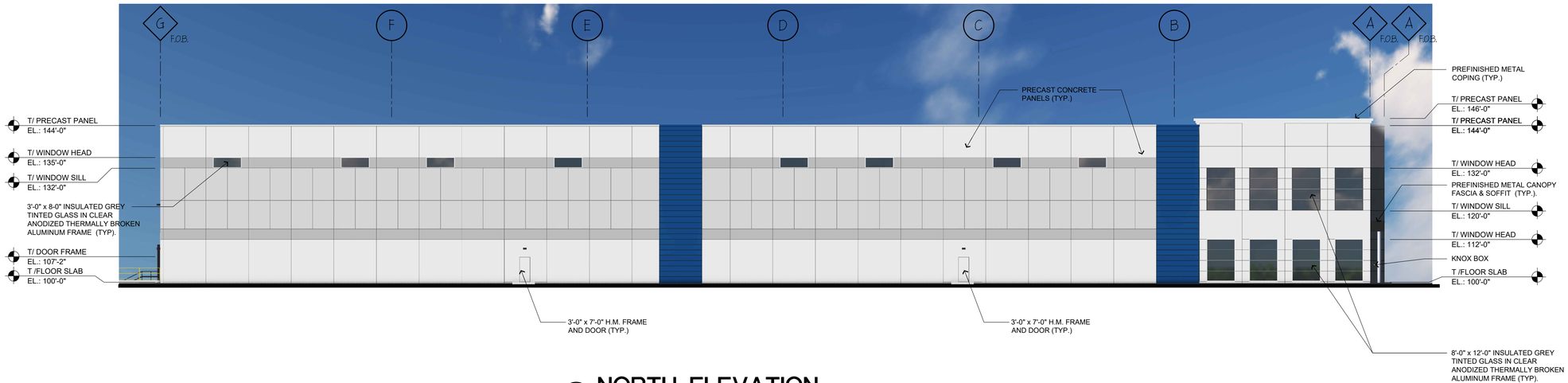
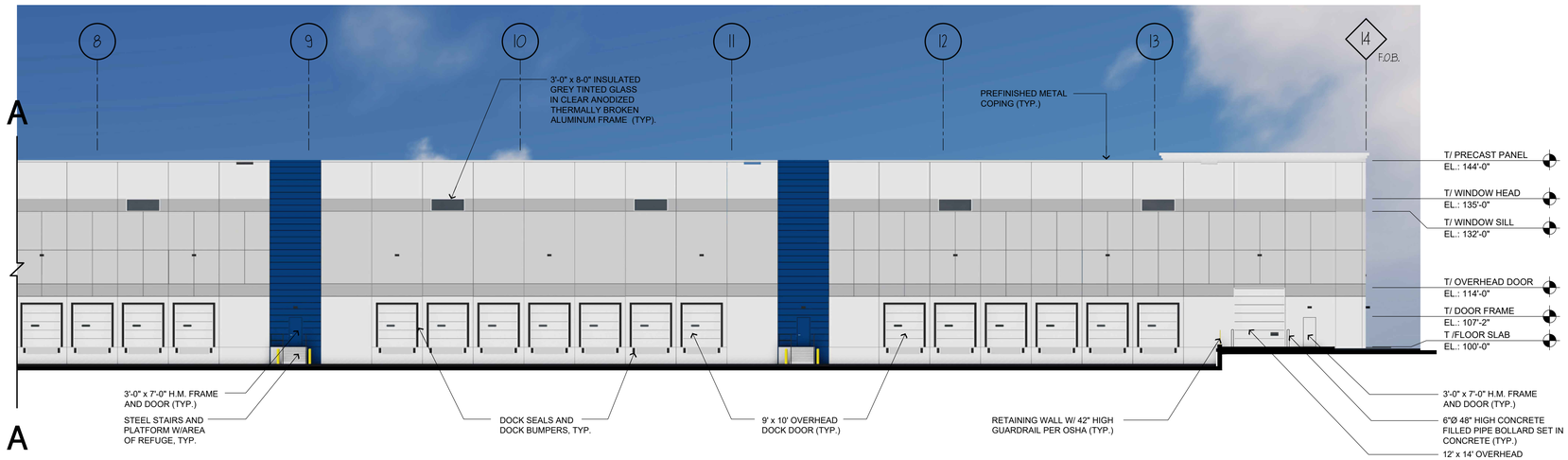


3 NORTH ELEVATION

SCALE: 1/16" = 1'-0"

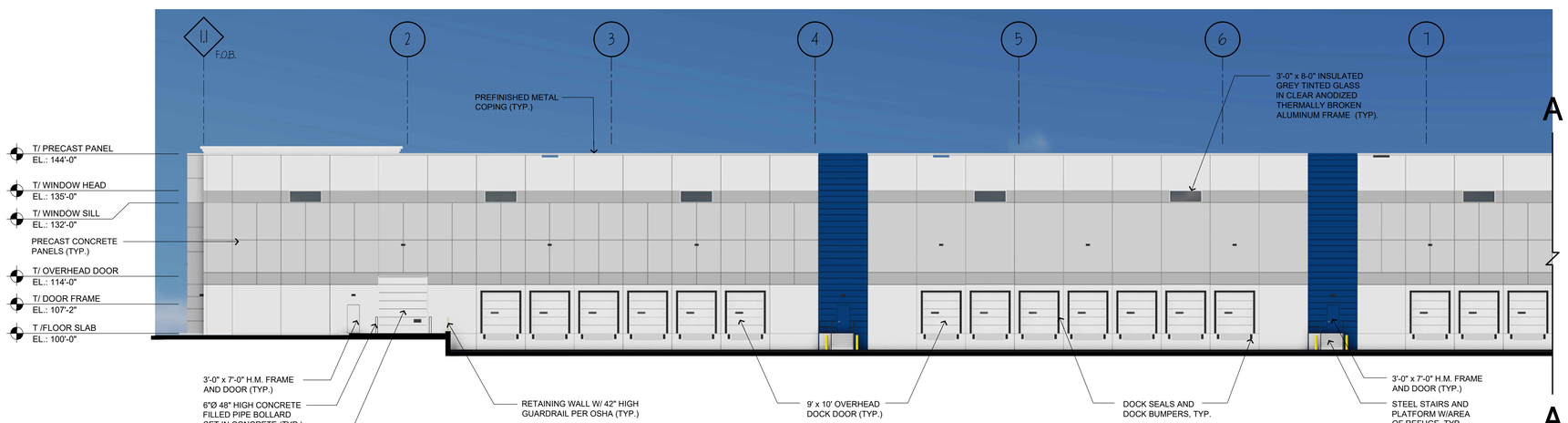
0 16' 32'



2 EAST ELEVATION B

SCALE: 1/16" = 1'-0"

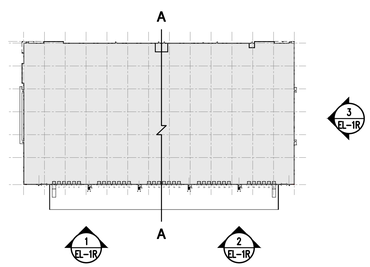
0 16' 32'



1 EAST ELEVATION A

SCALE: 1/16" = 1'-0"

0 16' 32'



KEY PLAN

SCALE: N.T.S.

NORTH

ARCHITECT/ PLANNER:
arete design studio ltd
architecture • planning • design
13543 West 185th Street, Mokena, Illinois 60448
815.485.7333 arete-itd.com

CIVIL ENGINEER:
Manhard CONSULTING
333 EAST BUTTERFIELD RD.
SUITE 600
LOMBARD, IL 60148

WAREHOUSE BUILDING 2

RENDERED BUILDING ELEVATIONS

LONG AVE. WAREHOUSE BUILDINGS

SCHAUMBURG, IL

FOR:

LOGISTICS PROPERTY COMPANY, LLC

LOGISTICS PROPERTY CO
191 NORTH WACKER DRIVE,
SUITE 1700
CHICAGO, IL 60606
CELL: 773-401-4733

REAL ESTATE SERVICES:
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INDUSTRIAL SERVICES
NAI Hiffman
ONE OAKBROOK TERRACE,
SUITE 400
OAKBROOK TERRACE, IL 60181
CELL: 630-525-0649

EL-1R

PROJECT #: 24031
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SCALE: AS NOTED

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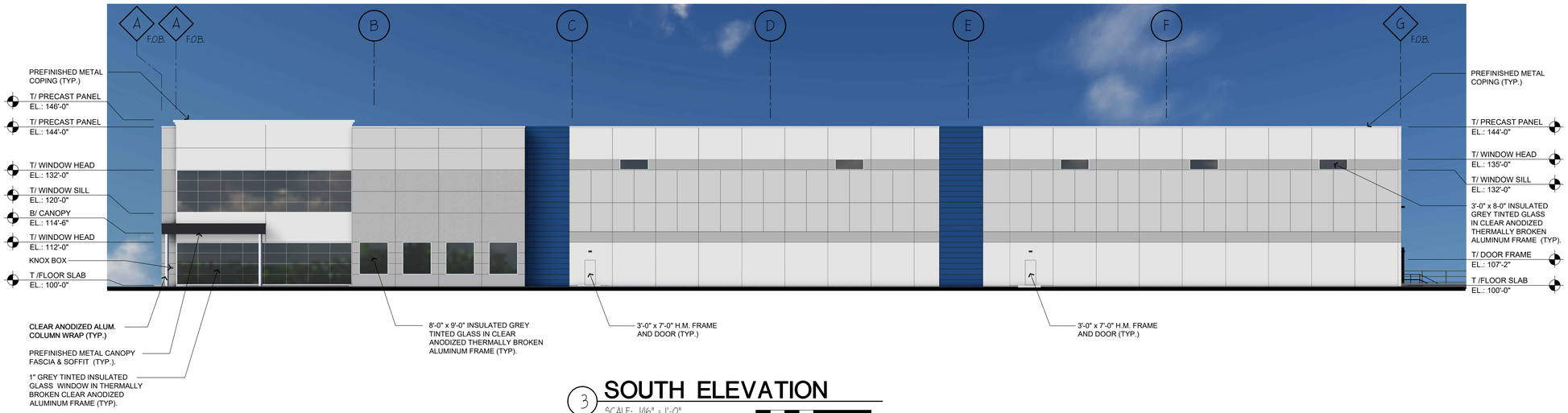
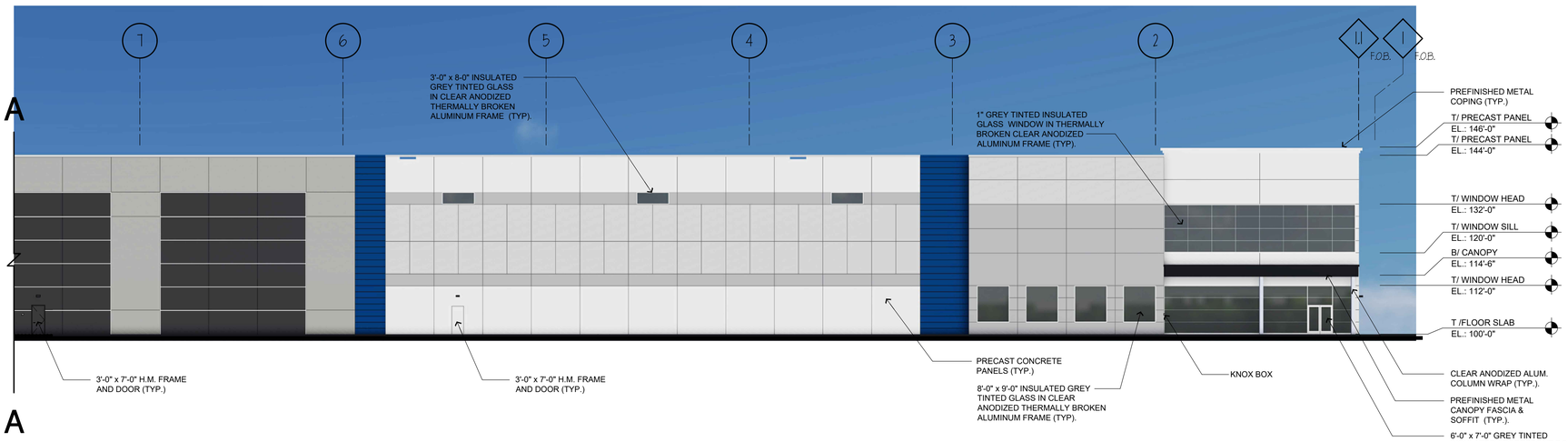


3 SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

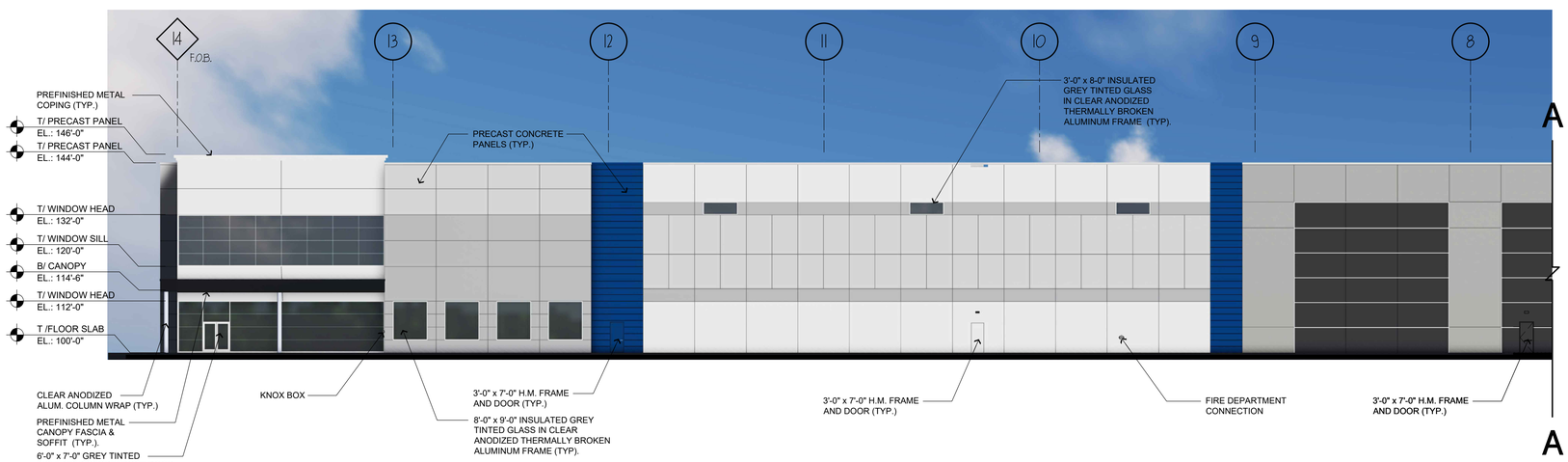
0 16' 32'



2 WEST ELEVATION B

SCALE: 1/16" = 1'-0"

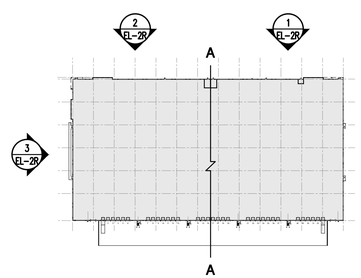
0 16' 32'



1 WEST ELEVATION A

SCALE: 1/16" = 1'-0"

0 16' 32'



KEY PLAN

SCALE: N.T.S.

NORTH

ARCHITECT/ PLANNER:
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architecture • planning • design
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815.485.7333 arete-itd.com

CIVIL ENGINEER:
Manhard CONSULTING
333 EAST BUTTERFIELD RD.
SUITE 600
LOMBARD, IL 60148

WAREHOUSE BUILDING 2

RENDERED BUILDING ELEVATIONS

LONG AVE.
WAREHOUSE BUILDINGS
SCHAUMBURG, IL

FOR:

LOGISTICS PROPERTY COMPANY, LLC
LOGISTICS PROPERTY CO
191 NORTH WACKER DRIVE, SUITE 1700
CHICAGO, IL 60606
CELL: 773-401-4733

REAL ESTATE SERVICES:
DAVID HAIGH
EXECUTIVE VICE PRESIDENT
INDUSTRIAL SERVICES
NAI Hiffman
ONE OAKBROOK TERRACE, SUITE 400
OAKBROOK TERRACE, IL 60181
CELL: 630-525-0649

EL-2R

PROJECT #: 24031
DATE: 06/04/24
REVISIONS: 10/08/25
SCALE: AS NOTED

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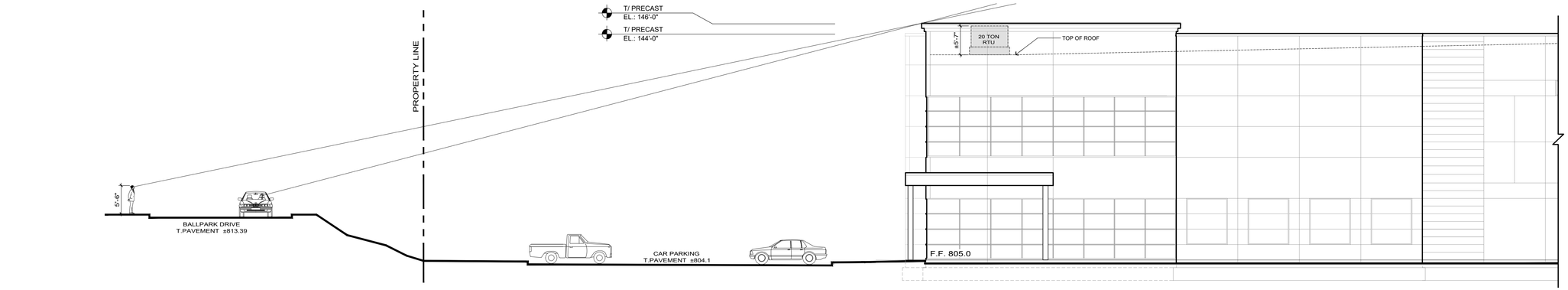
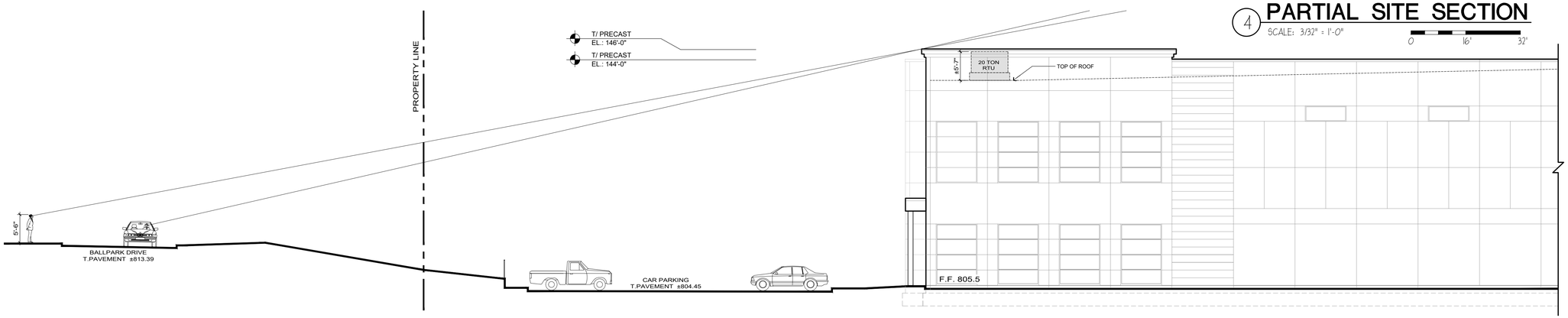


4 PARTIAL SITE SECTION

SCALE: 3/32" = 1'-0"

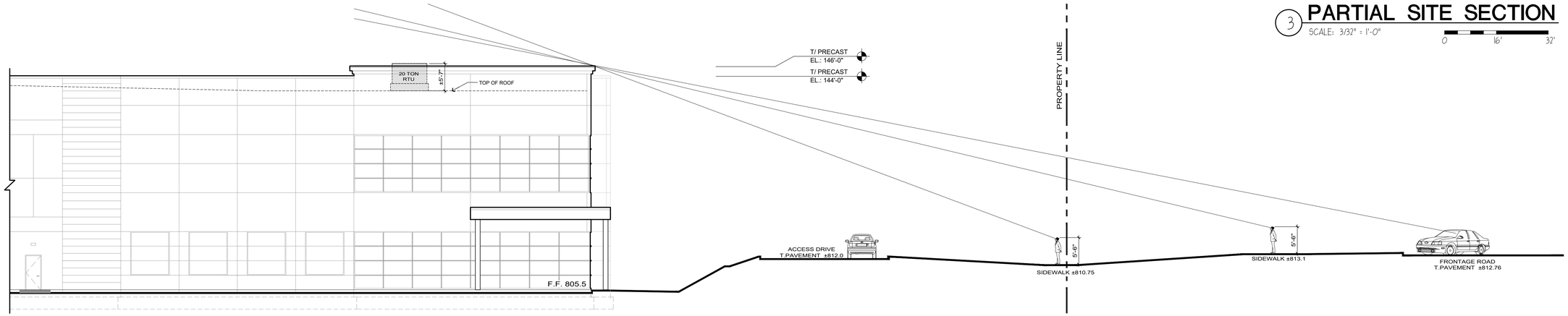
0 16' 32'



3 PARTIAL SITE SECTION

SCALE: 3/32" = 1'-0"

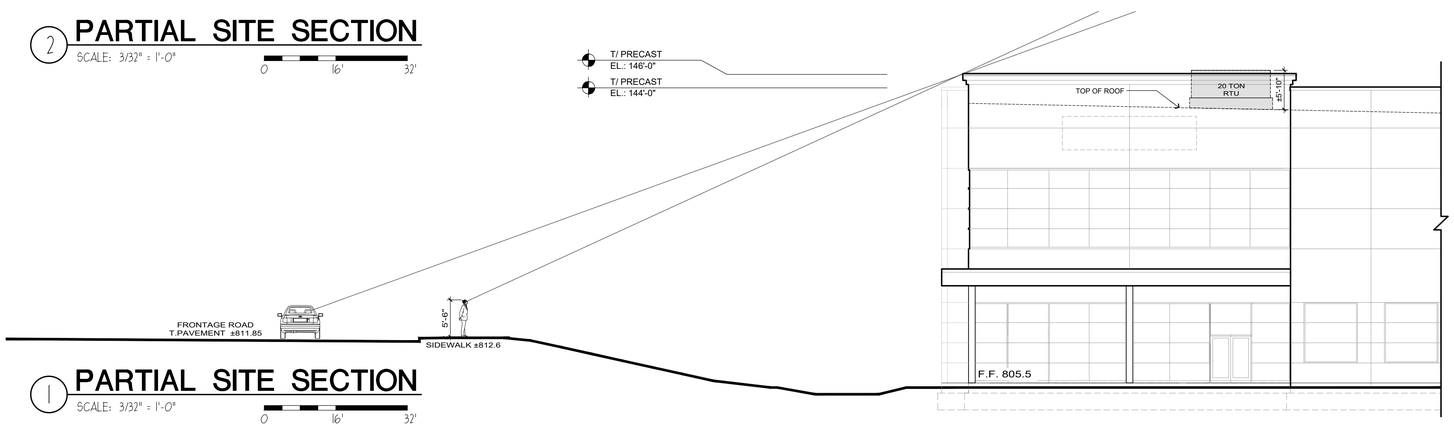
0 16' 32'



2 PARTIAL SITE SECTION

SCALE: 3/32" = 1'-0"

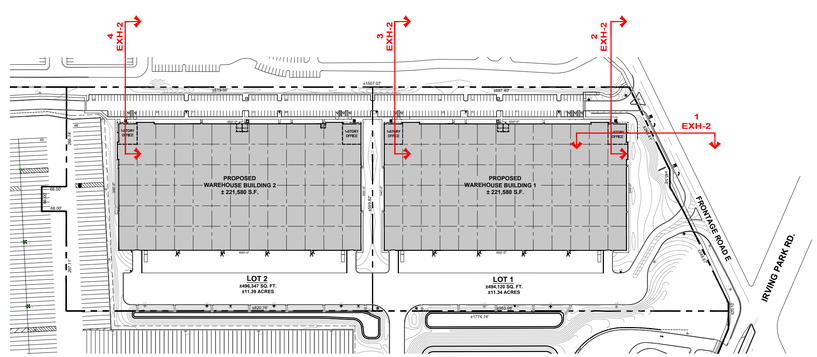
0 16' 32'



1 PARTIAL SITE SECTION

SCALE: 3/32" = 1'-0"

0 16' 32'



KEY PLAN

SCALE: N.T.S.

NORTH

ARCHITECT/ PLANNER:

arete design studio ltd
architecture • planning • design

13543 West 185th Street, Mokena, Illinois 60448
815.485.7333 arete-ltd.com

CIVIL ENGINEER:

Manhard CONSULTING

333 EAST BUTTERFIELD RD.
SUITE 600
LOMBARD, IL 60148

SITE LINE STUDY

LONG AVE. WAREHOUSE BUILDINGS

SCHAUMBURG, IL

FOR:

LOGISTICS PROPERTY COMPANY, LLC

LOGISTICS PROPERTY CO

191 NORTH WACKER DRIVE,
SUITE 1700
CHICAGO, IL 60606
CELL: 773-401-4733

REAL ESTATE SERVICES:
DAVID HAIGH
EXECUTIVE VICE PRESIDENT
INDUSTRIAL SERVICES

NAI Hiffman

ONE OAKBROOK TERRACE,
SUITE 400
OAKBROOK TERRACE, IL 60181
CELL: 630-525-0649

EXH-2

PROJECT #: 24031
DATE: 06/04/24
REVISIONS: 10/08/25
SCALE: AS NOTED

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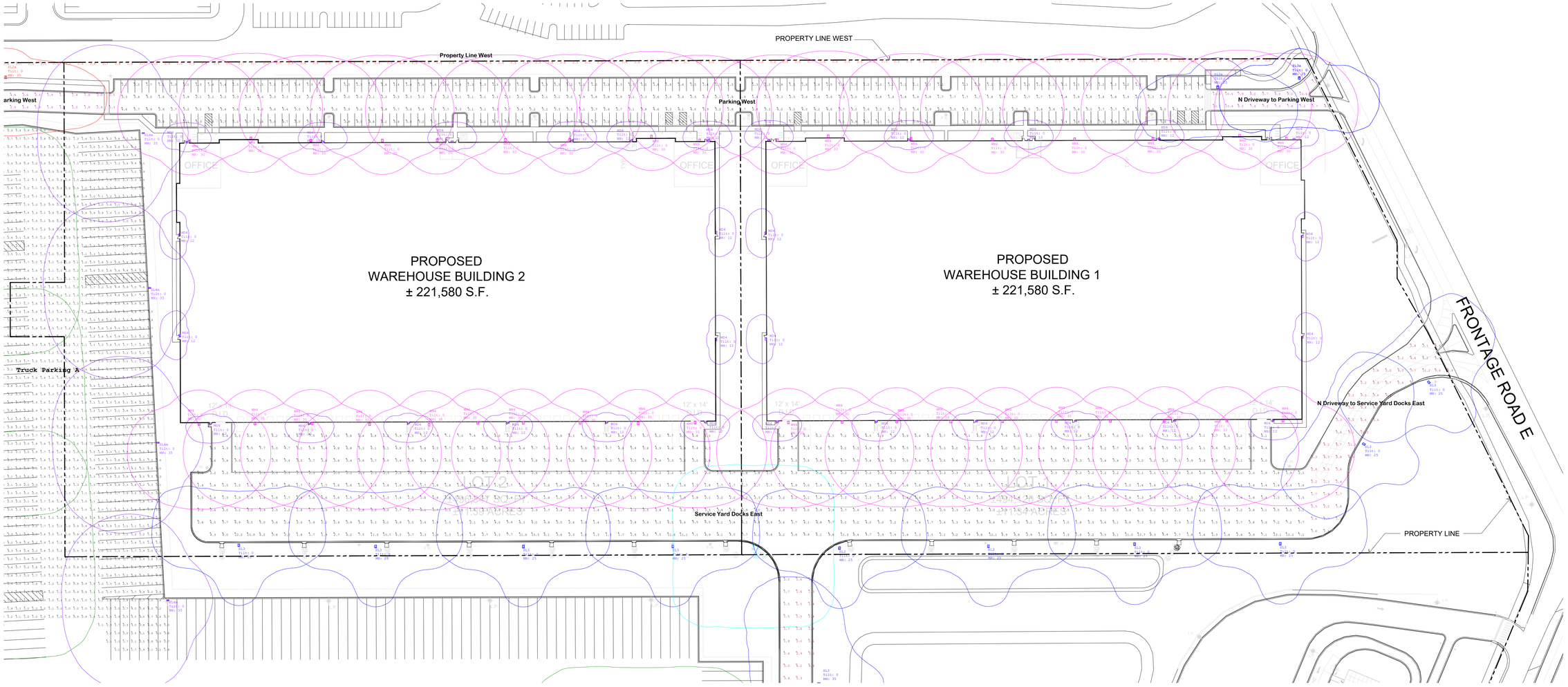


PHOTOMETRIC PLAN

SCALE: 1" = 60'-0"

NORTH

Luminaire Schedule - DB Lighting										
Label	Qty	Symbol	Arrangement	[MANUFAC]	Description	Lumens	Watts	LLF	Arm	Tilt
MD4	31		Single	SIGNIFY	GWS-A01-830-T3M	1503	10.2	0.950	0	0°
SL2s	2		Single	SIGNIFY	OPF-L-A20-830-T2M-HIS	28266	247.49	0.950	1	0°
SL3	13		Single	SIGNIFY	OPF-L-A24-750-T3M	51620	298.17	0.950	1	0°
SL3s	2		Single	SIGNIFY	OPF-L-A21-830-T3M-HIS	30027	259.79	0.950	1	0°
SL4m	4		Single	SIGNIFY	OPF-L-A30-830-T4M	54962	392.88	0.950	1	0°
SL5	2		Single	SIGNIFY	OPF-L-A30-830-T5W	54161	392.88	0.950	1	0°
SL5-2	5		Back-Back	SIGNIFY	OPF-L-A30-830-T5W	108322	785.76	0.950	1	0°
WM4	37		Single	SIGNIFY	OPF-L-A16-830-T4M	30319	194.62	0.950	0	0°

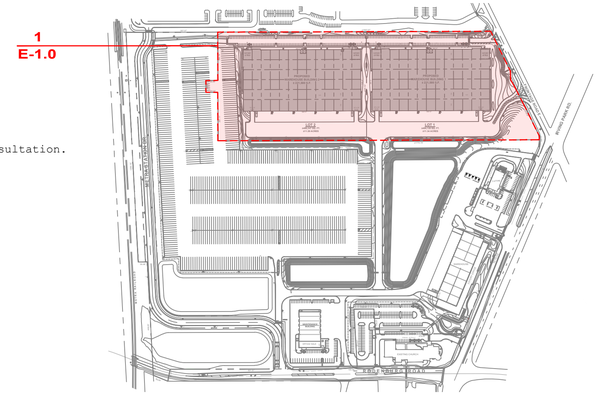
Calculation Summary - DB Lighting									
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z	
E Driveway to Service Yard Docks East	Illuminance	Fc	2.10	5.8	0.7	3.00	8.29	0	
N Driveway to Parking West	Illuminance	Fc	7.97	10.6	4.1	1.94	2.59	0	
N Driveway to Service Yard Docks East	Illuminance	Fc	4.38	11.3	1.6	2.74	7.06	0	
Parking West	Illuminance	Fc	2.86	6.6	1.0	2.86	6.60	0	
Property Line West	Illuminance	Fc	0.50	0.9	0.0	N.A.	N.A.	N.A.	
S Driveway to Parking West	Illuminance	Fc	2.08	4.6	0.7	2.97	6.57	0	
Service Yard Docks East	Illuminance	Fc	3.50	12.7	1.3	2.69	9.77	0	
Truck Parking A	Illuminance	Fc	2.09	8.6	0.6	3.48	14.33	0	
Truck Parking B	Illuminance	Fc	1.57	5.8	0.5	3.14	11.60	0	

NOTES:

1. The calculated results of this lighting simulation represent a prediction of system performance and are not guaranteed.
2. Actual measured results may vary from the anticipated performance and are subject to means and conditions which are beyond the control of DB Lighting Consultation.
3. Illumination values shown (in foot-candles) are horizontal at grade level based on MH:XX = Mounting Height.
4. Calculation points are Horizontal at Grade level on an 15' x 15' spacing
5. Per fixture isolines shown represent 0.25 fc and is for reference only
6. Light Poles shall be located at least 3'-0" from edge of pavement.
7. Light Pole foundation shall be no more than 4 inches above grade.

PHOTOMETRIC PLAN BY:

Chicago Lightworks
505 Warrenville Rd.
Suite 101
Lisle, IL 60532



KEY PLAN

SCALE: N.T.S.

NORTH

ARCHITECT/ PLANNER:
arete design studio ltd
architecture • planning • design
13543 West 185th Street, Mokena, Illinois 60448
815.485.7333 arete-ltd.com

CIVIL ENGINEER:
Manhard CONSULTING
333 EAST BUTTERFIELD RD.
SUITE 600
LOMBARD, IL 60148

PHOTOMETRIC PLAN

LONG AVE. WAREHOUSE BUILDINGS

SCHAUMBURG, IL

FOR:

LOGISTICS PROPERTY COMPANY, LLC

LOGISTICS PROPERTY CO

191 NORTH WACKER DRIVE,
SUITE 1700
CHICAGO, IL 60606
CELL: 773-401-4733

REAL ESTATE SERVICES:
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E-1.0

PROJECT #: 24031
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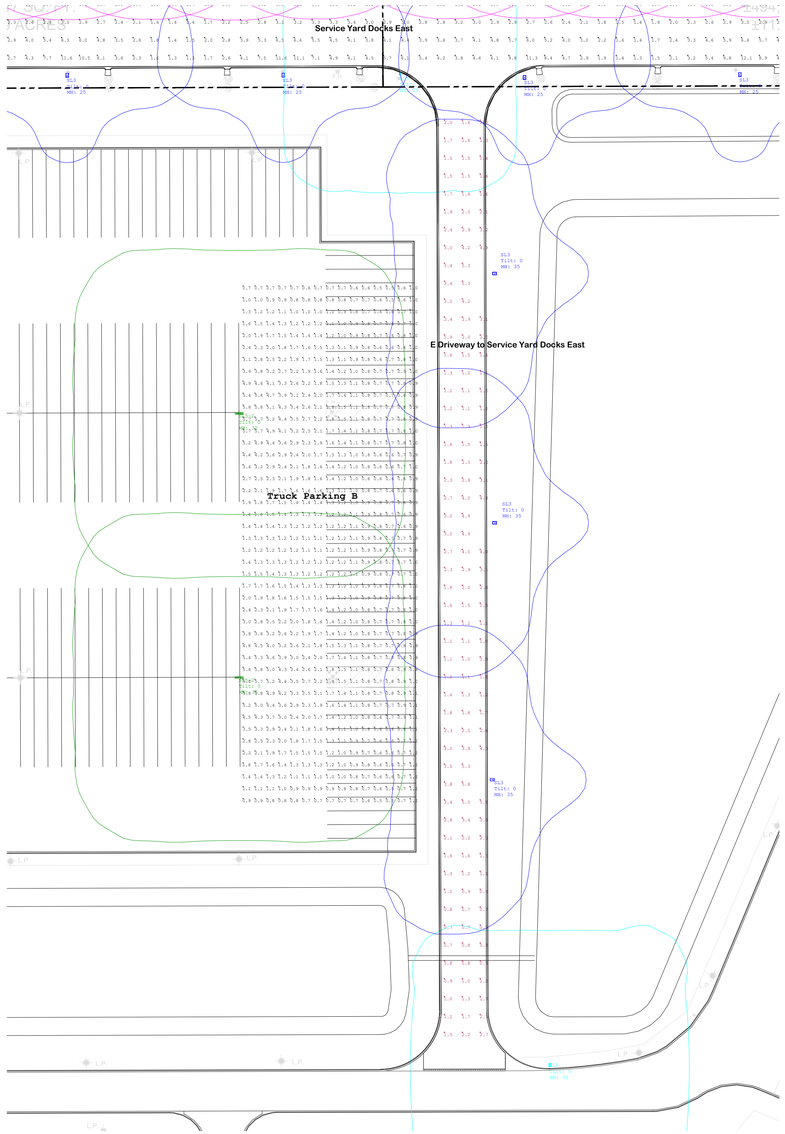
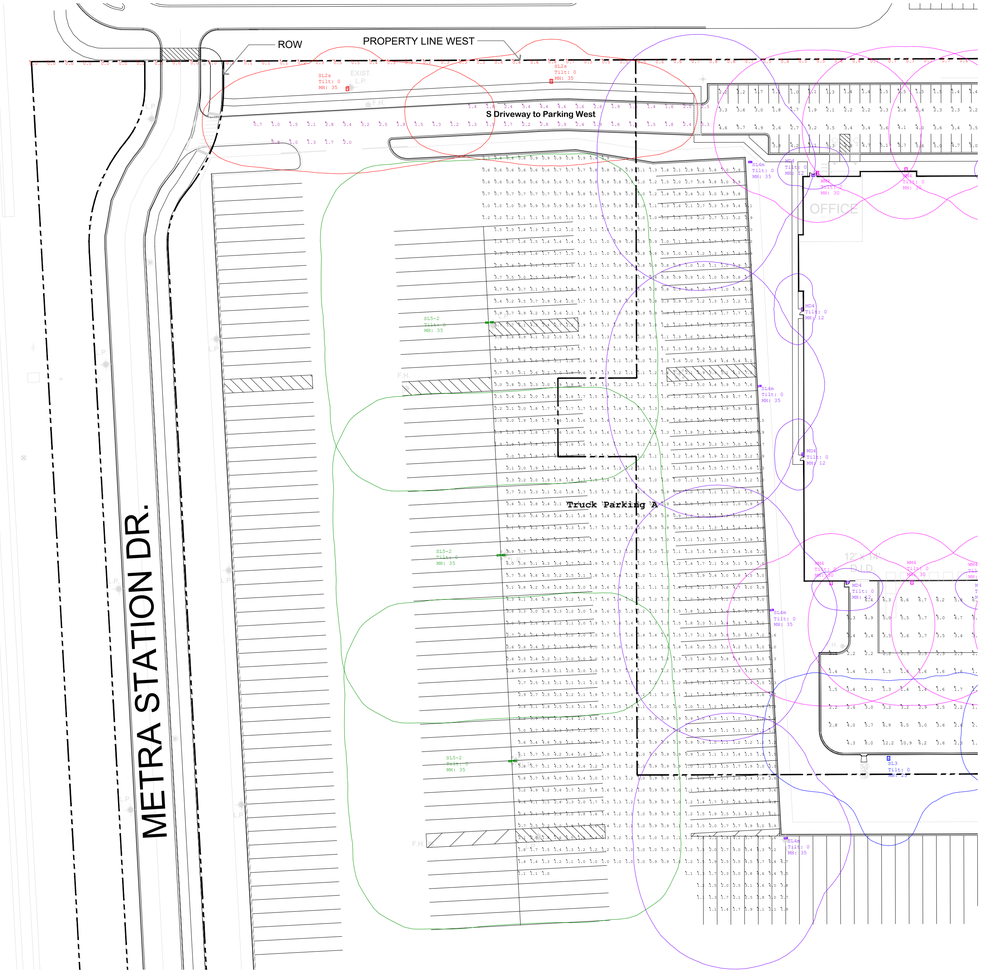


2 PHOTOMETRIC PLAN

SCALE: 1" = 60'-0"

NORTH



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NORTH

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Parking West	Illuminance	Fc	2.86	6.6	1.0	2.86	6.60	0
Property Line West	Illuminance	Fc	0.50	0.9	0.0	N.A.	N.A.	N.A.
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Service Yard Docks East	Illuminance	Fc	3.50	12.7	1.3	2.69	9.77	0
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Truck Parking B	Illuminance	Fc	1.57	5.8	0.5	3.14	11.60	0

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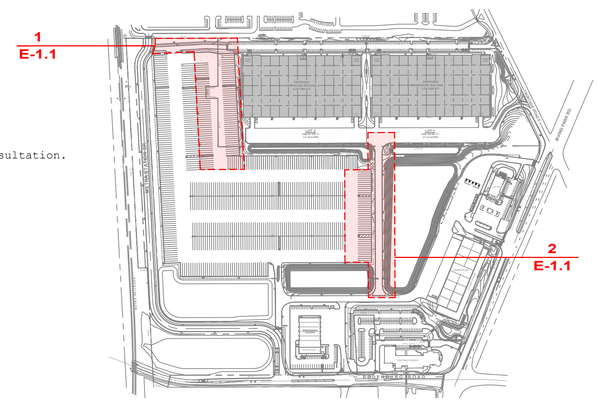

KEY PLAN

SCALE: N.T.S.

NORTH

ARCHITECT/ PLANNER:
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architecture • planning • design
13543 West 185th Street, Mokena, Illinois 60448
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CIVIL ENGINEER:
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SUITE 600
LOMBARD, IL 60148

PHOTOMETRIC PLAN

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SCHAUMBURG, IL

FOR:

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E-1.1

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GARDCO

Site and Area

OptiForm

OPF-L Large



Gardco OptiForm site and area luminaires are available in three sizes: small, medium and large. Featuring the latest in LED technology, OptiForm achieves up to 192 lumens per watt. Eleven optical distributions are available, suitable for a range of outdoor lighting applications. OptiForm features a unique mounting system with a two-piece housing for hassle-free installation. Mounting options include a standard arm, mast arm, and wall mount bracket. Service Tag is standard feature with every OptiForm luminaire, providing maintenance or upgrade assistance throughout the life of the product.

Project:

Location:

Cat.No:

Type:

Lamps: Qty:

Notes:

Ordering guide

example: OPF-L-A36-840-T4M-AR1-240-BL50-L3-TR7-BZ

Luminaire	Configuration (nom. lumens)		Color Temperature		Distribution		Mounting		Voltage	
OPF-L										
OPF-L OptiForm Large Area	A16	16,000 lumens	A24	24,000 lumens	AFR	Automform now	LCL	LEED corner optic left	120	120V
	A17	17,000 lumens	A25	25,000 lumens	T2M	Type 2 medium	LCR	LEED corner optic right	208	208V
	A18	18,000 lumens	A28	28,000 lumens	T3M	Type 3 medium	BLC	Back light control	240	240V
	A19	19,000 lumens	A29	29,000 lumens	T4M	Type 4 medium	2RL	Type 2 rotated left 90°	277	277V
	A20	22,000 lumens	A30	30,000 lumens	T4W	Type 4 wide	2RR	Type 2 rotated right 270°	347	347V
	A21	44,000 lumens	A36	61,000 lumens	T5N	Type 5 narrow	3RL	Type 3 rotated left 90°	480	480V
	A22	46,000 lumens	A30	63,000 lumens	T5M	Type 5 medium	3RR	Type 3 rotated right 270°	UNV	120-277V
	A23	48,000 lumens			T5W	Type 5 wide	4RL	Type 4 rotated left 90°	HVU	347-480V
							4RR	Type 4 rotated right 270°		

Dimming Controls	Sensing	Options (electrical, mechanical, etc)	Finish

The following options include 0-10V Driver

none	0-10V dimming driver	
DLEA[1]	Dimming levels externally accessible (controls by others)	
FAWG[2][3]	Field adjustable wattage selector	
BLSD[2][4]	Bi-level with motion sensor	L3 PIR sensor, #3 lens (Required if BL50 is selected)
		L7 PIR sensor, #7 lens (Required if BL50 is selected)

The following options include SR/DALI Driver

WAP[5][6]	Wireless Interact (includes SR driver and SR receptacle)	
SRDR[5][7]	SR driver connected to Zhaga socket (D4i)	
DynaDimmer: Automatic Profile Dimming		
CS50[8]	Security 50% dimming, 7 hours	
CM50[8]	Median 50% dimming, 8 hours	
CS30[8]	Security 30% dimming, 7 hours	
CM30[8]	Median 30% dimming, 8 hours	

WAP sensor options

HS	High (20'-40' mounting height) sensor, black color housing
HW	High (20'-40' mounting height) sensor, white color housing

None	Surge protector 10kV standard
SP2	Surge protector 20kV (option)
FS1[9]	Single fuse (120, 277, or 347VAC)
FS2[9]	Double fuse (208, 240, or 480V)
PCB[10]	Photocontrol button connected to 0-10V driver
TR5	5-pin twist lock receptacle connected to 0-10V driver
TR7	7-pin twist lock receptacle connected to 0-10V compliant driver
TLP[11]	7-pin twist lock receptacle connected to DALI compliant driver w/ 3-pin Photocell
DALI[12]	Meets the requirements of the Buy American Act of 1933 (BAA)

BK	Black
WH	White
BZ	Bronze
DG	Dark Gray
MG	Medium Gray

Standard textured finish

Customer specified

QC	Special optional color or RAL, (requires factory quote)
SC	Special color + Clear Coat over top of color, (requires factory quote)

1. Extended leadtime applies. Consult factory for details.
2. Mounts to a square pole with knockout for .4-5" OD round pole.
3. Mounts to a horizontal 2-3/8" OD x 6" long tenon.
4. Must be ordered with mounting accessory. Photocell option (TR7) must be selected with mounting accessory. See Page 2 for options.
5. Not available with other dimming control options (mutually exclusive).
6. Not available with motion sensor (physical restriction).
7. Must be specified with a motion sensor lens (L2 or L3).
8. Not available with PCB, TR5.
9. Must be specified with a motion sensor LM, L8, HW, HB.
10. Not available in 347, 480, or HVU.
11. Must specify Input voltage.
12. Not available with TR7, TLP.
13. OPF-RMB accessory recommended for retrofit applications.
14. Consult factory for shielding for with TSM and TSW.
15. Failure to properly select the "BAC" suffix could result in you receiving product that is not BAA compliant and subject to duties, tariffs, taxes, etc. Gardco makes no representation herewider does not address (i) the applicability of, or availability of a waiver under, the Trade Agreements Act, or (ii) the "Buy America" domestic content requirements imposed by other federal statutes, rules, regulations, executive orders, or programs funds administered by the Department of Transportation or other federal agencies.

OPF-L OptiForm large

Site & area luminaire

Shielding Accessory Kits (order separately)

OPF -L-HS-4" Internal house side shields. For optic Types T2M, T3M, and T5N. qty 4
OPF-L-HS-T5-4" Internal house side shield for optic types T4M and T4W. qty 4
OPF-L-HS-SN/SP* Internal house side shield for optic types T5M and T5W. qty 4
* Standard Internal house shields (HS) can be used for rotated optics

Luminaire Accessories (order separately)

Pole Mount Fusing

FP1* Pole mount single fuse (120V, 277V, or 347V)
FP2* Pole mount double fuse (208V, 240V, or 480V)
FP3* Pole mount double fuse canadian double pull (208V, 240V, or 480V)

Photocell Accessories

P4005 Shorting cap

Mountings (boxed and shipped separately)

Must choose Mounting Ordered Separately (MOS) selection for mounting option of luminaire. Useful for attachment of arm to pole prior to luminaire installation. (?) Must specify Finish

Standard Arm

OPF-AR1-(F)*? Standard arm mount
OPF-AR1-TR7-(F)*? Standard arm mount with 7-pin (TR7) receptacle

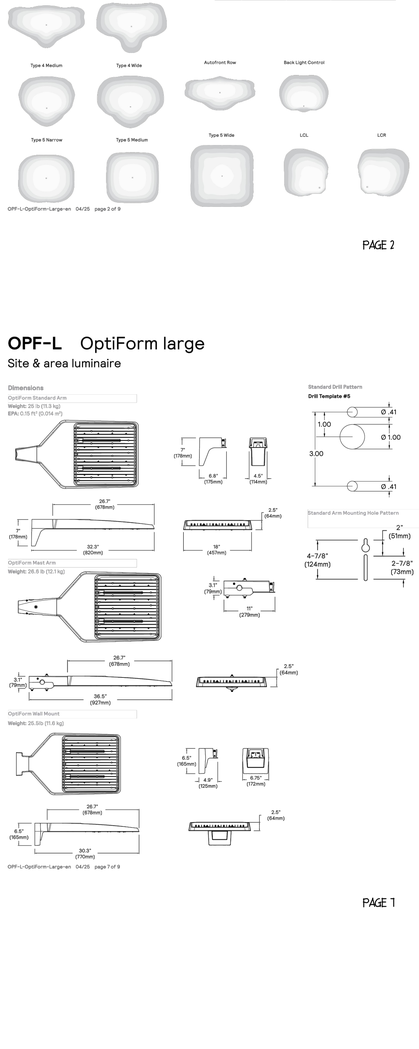
Wall Mount

OPF-WAL-(F) Wall mount bracket
OPF-WAL-TR7-(F) Wall mount with 7-pin (TR7) receptacle

Mast Arm

OPF-MAR-(F)* Mast arm mount
OPF-MAR-TR7-(F)* Mast arm mount with 7-pin (TR7) receptacle

Optical Distributions



Mounting Accessories

OPF-RMB Retrofit Mounting Bolster Plate for attaching OptiForm to existing poles. Recommended for retrofit applications.

OPF-RPA Round Pole Adapter. Fits to 3"- 3.9" O.D. pole. Painted black.

Pole Top Fitters

(F) Must specify finish

FTF2 - Pole top fitter fits 2 3/8" - 2 1/2" OD x 4" depth tenon

FTF2-1-90-(F) 1 luminaire at 90°
FTF2-2-90-(F) 2 luminaires at 90°
FTF2-3-90-(F) 3 luminaires at 90°
FTF2-4-90-(F) 4 luminaires at 90°
FTF2-2-180-(F) 2 luminaires at 180°
FTF2-3-120-(F) 3 luminaires at 120°

FTF3 - Pole top fitter fits 3-1/2" OD x 6" depth tenon

FTF3-1-90-(F) 1 luminaire at 90°
FTF3-2-90-(F) 2 luminaires at 90°
FTF3-3-90-(F) 3 luminaires at 90°
FTF3-4-90-(F) 4 luminaires at 90°
FTF3-2-180-(F) 2 luminaires at 180°
FTF3-3-120-(F) 3 luminaires at 120°

Predicted Lumen Depreciation Data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to operating conditions. Calculated L_{70} is the predicted time at which the LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published L_{70} hours limited to 6 times actual LED test hours

Ambient Temp°C	Calculated L_{70} Hours	L_{70} per TM-21	Lumen Maintenance % at 60,000 hrs
25°C	>100,000 hours	>102,000 hours	98%

OPF-L OptiForm large

Site & area luminaire

OPF-L Area Optic Lumen values

Performance Package	System Watts	Distribution Type	70 CRI 3000K Lumen Output	70 CRI 3000K BUG Rating	70 CRI 3000K Efficacy (LPW)	70 CRI 4000K Lumen Output	70 CRI 4000K BUG Rating	70 CRI 4000K Efficacy (LPW)	70 CRI 5000K Lumen Output	70 CRI 5000K BUG Rating	70 CRI 5000K Efficacy (LPW)
A16	195	T2M	34055	B4-U0-G4	175	36004	B4-U0-G4	185	36004	B4-U0-G4	185
		T3M	33793	B4-U0-G4	174	35736	B4-U0-G4	184	35736	B4-U0-G4	184
		T4M	34238	B3-U0-G5	176	36197	B3-U0-G4	186	36197	B3-U0-G4	186
		T5M	33290	B5-U0-G3	181	37309	B5-U0-G3	192	37309	B5-U0-G3	192
		AFR	35272	B4-U0-G4	181	37290	B4-U0-G4	192	37290	B4-U0-G4	192
		T4W	32598	B3-U0-G5	167	34464	B3-U0-G5	177	34464	B3-U0-G5	177
		T5N	35041	B5-U0-G3	180	37047	B5-U0-G3	190	37047	B5-U0-G3	190
		T5W	33739	B5-U0-G4	173	35669	B5-U0-G4	183	35669	B5-U0-G4	183
		LCL	18529	B2-U0-G3	95	19589	B2-U0-G3	101	19589	B2-U0-G3	101
		LCR	18529	B2-U0-G3	95	19589	B2-U0-G3	101	19589	B2-U0-G3	101
		BLC	23745	B1-U0-G4	122	25104	B1-U0-G4	129	25104	B1-U0-G4	129
A17	210	T2M	35876	B4-U0-G4	171	37928	B4-U0-G4	180	37928	B4-U0-G4	180
		T3M	35590	B4-U0-G4	169	37626	B4-U0-G4	179	37626	B4-U0-G4	179
		T4M	36068	B3-U0-G4	171	38133	B3-U0-G4	181	38133	B3-U0-G4	181
		T5M	37177	B5-U0-G3	177	39305	B5-U0-G3	187	39305	B5-U0-G3	187
		AFR	37158	B4-U0-G4	177	39284	B4-U0-G4	187	39284	B4-U0-G4	187
		T4W	34342	B3-U0-G5	163	36307	B3-U0-G5	173	36307	B3-U0-G5	173
		T5N	36915	B5-U0-G3	176	39028	B5-U0-G3	186	39028	B5-U0-G3	186
		T5W	35543	B5-U0-G4	169	37577	B5-U0-G4	179	37577	B5-U0-G4	179
		LCL	19519	B2-U0-G3	93	20637	B2-U0-G3	98	20637	B2-U0-G3	98
		LCR	19519	B2-U0-G3	93	20637	B2-U0-G3	98	20637	B2-U0-G3	98
		BLC	25011	B1-U0-G4	119	26446	B1-U0-G4	126	26446	B1-U0-G4	126
A18	223	T2M	37982	B4-U0-G4	170	40155	B4-U0-G4	180	40155	B4-U0-G4	180
		T3M	37679	B4-U0-G4	169	39835	B4-U0-G4	178	39835	B4-U0-G4	178
		T4M	38185	B3-U0-G4	171	40371	B3-U0-G4	181	40371	B3-U0-G4	181
		T5M	39359	B5-U0-G4	176	41612	B5-U0-G4	186	41612	B5-U0-G4	186
		AFR	39339	B4-U0-G4	176	41590	B4-U0-G4	186	41590	B4-U0-G4	186
		T4W	36357	B3-U0-G5	163	38438	B3-U0-G5	172	38438	B3-U0-G5	172
		T5N	39082	B5-U0-G3	175	41319	B5-U0-G3	185	41319	B5-U0-G3	185
		T5W	37629	B5-U0-G4	169	39782	B5-U0-G4	178	39782	B5-U0-G4	178
		LCL	20665	B2-U0-G3	93	21848	B2-U0-G3	98	21848	B2-U0-G3	98
		LCR	20665	B2-U0-G3	93	21848	B2-U0-G3	98	21848	B2-U0-G3	98
		BLC	26483	B1-U0-G4	119	27998	B1-U0-G4	125	27998	B1-U0-G4	125
A19	235	T2M	39792	B4-U0-G4	169	42069	B4-U0-G4	179	42069	B4-U0-G4	179
		T3M	39474	B4-U0-G4	168	41733	B4-U0-G4	177	41733	B4-U0-G4	177
		T4M	40005	B3-U0-G5	170	42295	B3-U0-G5	180	42295	B3-U0-G5	180
		T5M	41235	B5-U0-G4	175	43595	B5-U0-G4	185	43595	B5-U0-G4	185
		AFR	41214	B4-U0-G4	175	43572	B4-U0-G4	185	43572	B4-U0-G4	185
		T4W	38090	B3-U0-G5	162	40270	B3-U0-G5	171	40270	B3-U0-G5	171
		T5N	40945	B5-U0-G3	174	43288	B5-U0-G4	184	43288	B5-U0-G4	184
		T5W	39422	B5-U0-G4	168	41679	B5-U0-G4	177	41679	B5-U0-G4	177
		LCL	21650	B3-U0-G3	92	22889	B3-U0-G3	97	22889	B3-U0-G3	97
		LCR	21650	B2-U0-G3	92	22889	B2-U0-G3	97	22889	B2-U0-G3	97
		BLC	27745	B1-U0-G4	118	29333	B1-U0-G4	125	29333	B1-U0-G4	125

OPF-L OptiForm large

Site & area luminaire

OPF-L Area Optic Lumen values (cont'd)

Performance Package	System Watts	Distribution Type	70 CRI 3000K Lumen Output	70 CRI 3000K BUG Rating	70 CRI 3000K Efficacy (LPW)	70 CRI 4000K Lumen Output	70 CRI 4000K BUG Rating	70 CRI 4000K Efficacy (LPW)	70 CRI 5000K Lumen Output	70 CRI 5000K BUG Rating	70 CRI 5000K Efficacy (LPW)
A20	247	T2M	41679	B4-U0-G4	168	44064	B4-U0-G4	178	44064	B4-U0-G4	178
		T3M	41347	B4-U0-G4	167	43713	B4-U0-G4	177	43713	B4-U0-G4	177
		T4M	41903	B3-U0-G5	169	44301	B3-U0-G5	179	44301	B3-U0-G5	179
		T5M	43191	B5-U0-G4	175	45662	B5-U0-G4	185	45662	B5-U0-G4	185
		AFR	43169	B4-U0-G4	174	45639	B4-U0-G4	184	45639	B4-U0-G4	184
		T4W	39897	B4-U0-G5	161	42180	B4-U0-G5	170	42180	B4-U0-G5	170
		T5N	42887	B5-U0-G4	173	45341	B5-U0-G4	183	45341	B5-U0-G4	183
		T5W	41292	B5-U0-G4	167	43655	B5-U0-G4	176	43655	B5-U0-G4	176
		LCL	22677	B3-U0-G3	92	23975	B3-U0-G3	97	23975	B3-U0-G3	97
		LCR	22677	B2-U0-G3	92	23975	B2-U0-G3	97	23975	B2-U0-G3	97
		BLC	29081	B1-U0-G4	117	30724	B1-U0-G4	124	30724	B1-U0-G4	124
A21	260	T2M	43501	B4-U0-G4	167	45991	B4-U0-G4	177	45991	B4-U0-G4	177
		T3M	43154	B4-U0-G5	166	45624	B4-U0-G5	176	45624	B4-U0-G5	176
		T4M	43735	B3-U0-G5	168	46238	B3-U0-G5	178	46238	B3-U0-G5	178
		T5M	45079	B5-U0-G4	174	47659	B5-U0-G4	183	47659	B5-U0-G4	183
		AFR	45056	B4-U0-G4	173	47634	B4-U0-G4	183	47634	B4-U0-G4	183
		T4W	41641	B4-U0-G5	160	44024	B4-U0-G5	169	44024	B4-U0-G5	169
		T5N	44762	B5-U0-G4	172	47323	B5-U0-G4	182	47323	B5-U0-G4	182
		T5W	43097	B5-U0-G4	166	45564	B5-U0-G4	175	45564	B5-U0-G4	175
		LCL	23668	B3-U0-G3	91	25023	B3-U0-G3	96	25023	B3-U0-G3	96
		LCR	23668	B2-U0-G3	91	25023	B2-U0-G3	96	25023	B2-U0-G3	96
		BLC	30351	B1-U0-G4	117	32067	B1-U0-G4	123	32067	B1-U0-G4	123
A22	273	T2M	45438	B4-U0-G4	167	48038	B4-U0-G4	176	48038	B4-U0-G4	176
		T3M	45075	B4-U0-G5	165	47665	B4-U0-G5	175	47665	B4-U0-G5	175
		T4M	45682	B3-U0-G5	168	48296	B3-U0-G5	177	48296	B3-U0-G5	177
		T5M	47086	B5-U0-G4	173	49781	B5-U0-G4	183	49781	B5-U0-G4	183
		AFR	47062	B4-U0-G4	173	49755	B4-U0-G4	183	49755	B4-U0-G4	183
		T4W	43495	B4-U0-G5	160	45994	B3-U0-G5	169	45994	B3-U0-G5	169
		T5N	46754	B5-U0-G4	172	49430	B5-U0-G4	181	49430	B5-U0-G4	181
		T5W	45016	B5-U0-G5	165	47592	B5-U0-G5	175	47592	B5-U0-G5	175
		LCL	24722	B3-U0-G3	91	26137	B3-U0-G3	96	26137	B3-U0-G3	96
		LCR	24722	B2-U0-G3	91	26137	B2-U0-G3	96	26137	B2-U0-G3	96
		BLC	31682	B1-U0-G4	116	33495	B1-U0-G4	123	33495	B1-U0-G4	123
A23	266	T2M	47490	B4-U0-G4	166	50208	B4-U0-G4	176	50208	B4-U0-G4	176
		T3M	47111	B4-U0-G5	165	49808	B4-U0-G5	174	49808	B4-U0-G5	174
		T4M	47745	B4-U0-G5	167	50478	B4-U0-G5	177	50478	B4-U0-G5	177
		T5M	49213	B5-U0-G4	172	52029	B5-U0-G4	182	52029	B5-U0-G4	182
		AFR	49187	B4-U0-G4	172	52002	B4-U0-G4	182	52002	B4-U0-G4	182
		T4W	45459	B4-U0-G5	159	48061	B4-U0-G5	168	48061	B4-U0-G5	168
		T5N	48866	B5-U0-G4	171	51663	B5-U0-G4	181	51663	B5-U0-G4	181
		T5W	47049	B5-U0-G5	165	49742	B5-U0-G5	174	49742	B5-U0-G5	174
		LCL	25839	B3-U0-G4	90	27317	B3-U0-G4	96	27317	B3-U0-G4	96
		LCR	25839	B2-U0-G4	90	27317	B2-U0-G4	96	27317	B2-U0-G4	96
		BLC	33113	B1-U0-G4	116	35008	B1-U0-G4	122	35008	B1-U0-G4	122

OPF-L OptiForm large

Site & area luminaire

OPF-L Area Optic Lumen values (cont'd)

Performance Package	System Watts	Distribution Type	70 CRI 3000K Lumen Output	70 CRI 3000K BUG Rating	70 CRI 3000K Efficacy (LPW)	70 CRI 4000K Lumen Output	70 CRI 4000K BUG Rating	70 CRI 4000K Efficacy (LPW)	70 CRI 5000K Lumen Output	70 CRI 5000K BUG Rating	70 CRI 5000K Efficacy (LPW)
A24	298	T2M	49218	B4-U0-G4	165	52034	B4-U0-G4	175	52034	B4-U0-G4	175
		T3M	48825	B4-U0-G5	164	51619	B4-U0-G5	173	51619	B4-U0-G5	173
		T4M	49482	B4-U0-G5	166	52313	B4-U0-G5	175	52313	B4-U0-G5	175
		T5M	51003	B5-U0-G4	171	53921	B5-U0-G4	181	53921	B5-U0-G4	181
		AFR	50976	B5-U0-G4	171	53894	B5-U0-G4	181	53894	B5-U0-G4	181
		T4W	47113	B4-U0-G5	158	49809	B4-U0-G5	167	49809	B4-U0-G5	167
		T5N	50644	B5-U0-G4	170	53542	B5-U0-G4	180	53542	B5-U0-G4	180
		T5W	48761	B5-U0-G5	164	51551	B5-U0-G5	173	51551	B5-U0-G5	173
		LCL	26778	B3-U0-G4	90	28311	B3-U0-G4	95	28311	B3-U0-G4	95
		LCR	26778	B2-U0-G4	90	28311	B2-U0-G4	95	28311	B2-U0-G4	95
		BLC	34317	B1-U0-G4	115	36281	B2-U0-G4	122	36281	B2-U0-G4	122
A25	311	T2M	51001	B5-U0-G4	164	53920	B5-U0-G4	173	53920	B5-U0-G4	173
		T3M	50594	B4-U0-G5	163	53490	B4-U0-G5	172	53490	B4-U0-G5	172
		T4M	51275	B4-U0-G5	165	54209	B4-U0-G5	174	54209	B4-U0-G5	174
		T5M	52851	B5-U0-G4	170	55875	B5-U0-G4	180	55875	B5-U0-G4	180
		AFR	52824	B5-U0-G4	170	55847	B5-U0-G4	179	55847	B5-U0-G4	179
		T4W	48820	B4-U0-G5	157	51614	B4-U0-G5	166	51614	B4-U0-G5	166
		T5N	52479	B5-U0-G4	169	55482	B5-U0-G4	178	55482	B5-U0-G4	178
		T5W	50528	B5-U0-G5	162	53419	B5-U0-G5	172	53419	B5-U0-G5	172
		LCL	27749	B3-U0-G4	89	29337	B3-U0-G4	94	29337	B3-U0-G4	94
		LCR	27749	B2-U0-G4	89	29337	B2-U0-G4	94	29337	B2-U0-G4	94
		BLC	35561	B1-U0-G4	114	37596	B2-U0-G5	121	37596	B2-U0-G5	121
A26	324	T2M	52814	B5-U0-G4	163	55837	B5-U0-G4	172	55837	B5-U0-G4	172
		T3M	52393	B4-U0-G5	162	55391	B4-U0-G5	171	55391	B4-U0-G5	171
		T4M	53098	B4-U0-G5	164	56126	B4-U0-G5	173	56126	B4-U0-G5	173
		T5M	54730	B5-U0-G4	169	57862	B5-U0-G4	178	57862	B5-U0-G4	178
		AFR	54702	B5-U0-G4	169	57832	B5-U0-G4	178	57832	B5-U0-G4	178
		T4W	50556	B4-U0-G5	156	53449	B4-U0-G5	165	53449	B4-U0-G5	165
		T5N	54344	B5-U0-G4	168	57455	B5-U0-G4	177	57455	B5-U0-G4	177
		T5W	52324	B5-U0-G5	161	55318	B5-U0-G5	171	55318	B5-U0-G5	171
		LCL	28735	B3-U0-G4	89	30380	B3-U0-G4	94	30380	B3-U0-G4	94
		LCR	28735	B3-U0-G4	89	30380	B3-U0-G4	94	30380	B3-U0-G4	94
		BLC	36825	B2-U0-G5	114	38932	B2-U0-G5	120	38932	B2-U0-G5	120
A28	350	T2M	54641	B5-U0-G4	162	57768	B5-U0-G5	171	57768	B5-U0-G5	171
		T3M	54205	B4-U0-G5	161	57308	B4-U0-G5	170	57308	B4-U0-G5	170
		T4M	54935	B4-U0-G5	163	58078	B4-U0-G5	172	58078	B4-U0-G5	172
		T5M	56623	B5-U0-G4	168	59864	B5-U0-G4	177	59864	B5-U0-G4	177
		AFR	56594	B5-U0-G5	168	59833	B5-U0-G5	177	59833	B5-U0-G5	177
		T4W	52305	B4-U0-G5	155	55298	B4-U0-G5	164	55298	B4-U0-G5	164
		T5N	56224	B5-U0-G4	167	59442	B5-U0-G4	176	59442	B5-U0-G4	176
		T5W	54134	B5-U0-G5	160	57232	B5-U0-G5	170	57232	B5-U0-G5	170
		LCL	29729	B3-U0-G4	88	31431	B3-U0-G4	93	31431	B3-U0-G4	93
		LCR	29729	B2-U0-G4	88	31431	B2-U0-G4	93	31431	B2-U0-G4	93
		BLC	38099	B2-U0-G5	113	40279	B2-U0-G5	119	40279	B2-U0-G5	119

OPF-L OptiForm large

Site & area luminaire

OPF-L Area Optic Lumen values (cont'd)

Performance Package	System Watts	Distribution Type	70 CRI 3000K Lumen Output	70 CRI 3000K BUG Rating	70 CRI 3000K Efficacy (LPW)	70 CRI 4000K Lumen Output	70 CRI 4000K BUG Rating	70 CRI 4000K Efficacy (LPW)	70 CRI 5000K Lumen Output	70 CRI 5000K BUG Rating	70 CRI 5000K Efficacy (LPW)
A29	378	T2M	55901	B5-U0-G4	164	59120	B5-U0-G4	173	59120	B5-U0-G4	173
		T3M	55484	B4-U0-G5	163	58680	B4-U0-G5	172	58680	B4-U0-G5	172
		T4M	56227	B4-U0-G5	165	59465	B4-U0-G5	174	59465	B4-U0-G5	174
		T5M	57966	B5-U0-G4	170	61305	B5-U0-G4	180	61305	B5-U0-G4	180
		AFR	57936	B5-U0-G4	170	61274	B5-U0-G4	180	61274	B5-U0-G4	180
		T4W	53553	B4-U0-G5	157	56649	B4-U0-G5	166	56649	B4-U0-G5	166
		T5N	57533	B5-U0-G4	169	60852	B5-U0-G4	179	60852	B5-U0-G4	179
		T5W	55538	B5-U0-G5	163	58737	B5-U0-G5	172	58737	B5-U0-G5	172
		LCL	30587	B3-U0-G4	86	34452	B3-U0-G4	91	34452	B3-U0-G4	91
		LCR	30587	B3-U0-G4	86	34452	B3-U0-G4	91	34452	B3-U0-G4	91
		BLC	41761	B2-U0-G5	111	44151	B2-U0-G5	117	44151	B2-U0-G5	117
A30	393	T2M	61735	B5-U0-G5	157	65268	B5-U0-G5	166	65268	B5-U0-G5	166
		T3M	61343	B4-U0-G5	156	64747	B4-U0-G5	165	64747	B4-U0-G5	165
		T4M	62066	B4-U0-G5	158	65618	B4-U0-G5	167	65618	B4-U0-G5	167
		T5M	63974	B5-U0-G5	163	67635	B5-U0-G5	172	67635	B5-U0-G5	172
		AFR	63941	B5-U0-G5	163	67600	B5-U0-G5	172	67600	B5-U0-G5	172
		T4W	59095	B4-U0-G5	150	62477	B4-U0-G5	159	62477	B4-U0-G5	159
		T5N	63524	B5-U0-G5	162	67159	B5-U0-G5	171	67159	B5-U0-G5	171
		T5W	61162	B5-U0-G5	156	64662	B5-U0-G5	165	64662	B5-U0-G5	165
		LCL	33589	B3-U0-G4	85	35511	B3-U0-G4	90	35511	B3-U0-G4	90
		LCR	33589	B2-U0-G4	85	35511	B3-U0-G4	90	35511	B3-U0-G4	90
		BLC	43045	B2-U0-G5	110	45508	B2-U0-G5	116	45508	B2-U0-G5	116

OPF-L OptiForm large

Site & area luminaire

Dimensions

OptiForm Standard Arm
Weight: 25 lb (11.3 kg)
EPA: 0.15 ft² (0.014 m²)

OptiForm Mast Arm
Weight: 26.8 lb (12.1 kg)

3.1" (79mm)
12" (279mm)
26.7" (678mm)
2.5" (64

ARCHITECT/ PLANNER:

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333 EAST BUTTERFIELD RD.
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LOMBARD, IL 60148

ELECTRICAL LIGHT FIXTURES

LONG AVE. WAREHOUSE BUILDINGS

SCHAUMBURG, IL

FOR:

LOGISTICS PROPERTY COMPANY, LLC

LOGISTICS® PROPERTY CO

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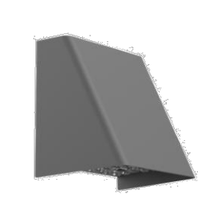
GARDCO

Wall Mount

GeoForm

GWS LED wall sconce



Geoform wedge small LED wall sconce GWS features a compact geometric design that will complement a range of architectural styles. GeoForm wedge small features specialized, highly efficient optics which balance low glare with excellent performance. Type 2, 3 and 4 optical distributions are available with up to 5500 lumens. A diffuse lens option is also available for over doorway applications. Emergency battery backup option provides path-of-egress illumination. Multiple control options, including wireless Interact Pro outdoor, further enhance energy savings.

Project:
Location:
Cat.No:
Type:
Lamps: Qty:
Notes:

Ordering guide

example: GWS-A01-830-T2M-120-BK

Luminaire	Configuration (nom. lumens)	Color Temperature	Distribution	Voltage	Dimming Controls [2]	Electrical	Options	Finish
GWS								
GWS GeoForm Wedge Small	**A01** [1] 1,500 lumens **A02** [1] 2,500 lumens **A03** 4,000 lumens **A04** 5,000 lumens **A05** 6,000 lumens	**830** 80CRI 3000K **840** 80CRI 4000K **740** 70CRI 4000K **750** 70CRI 5000K	**T2M** Type 2 **T3M** Type 3 **T4M** Type 4 **DFL** Diffusing lens	**120** 120V **208** 208V **240** 240V **277** 277V **UNV** 120-277V **347** 347V **480** 480V **HVU** 347-480V	**none** Leave blank (0-10V dimming driver standard) **DLEA** [2] Dimming Leads Externally Accessible (controls by others) **FAWS** [2] Field Adjustable Wattage Selector	**none** Leave blank (10kV kA surge protection standard) **SP2** Surge Protector 20kV/10kA **FS1** Single Fuse (120, 277, or 347VAC) **FS2** Double Fuse (208V, 240V, or 480V) **PCB** [3] Photocontrol Button (120-277V)	**none** Leave blank **EM** [1] Emergency Battery Pack (0-40°C) **BAC** [4] Meets the requirements of the Buy American Act of 1933 (BAA)	**Textured** **BK** Black **WH** White **BZ** Bronze **DG** Dark Gray **MG** Medium Gray **Customer specified** **OC** Specify optional color or RAL, contact factory **SC** Special Color (must supply color chip, requires factory quote)

1. Only available from 120-277V, or in UNV.
2. Only one option can be selected from Dimming Controls column.
3. Only available from 120-277V, must specify voltage.
4. Failure to properly select the "BAC" suffix could result in you receiving product that is not BAA compliant product with no recourse for an RMA or refund. This BAC designation hereunder does not address (i) the applicability of, or availability of a waiver under, the Trade Agreements Act, or (ii) the "Buy America" domestic content requirements imposed on states, localities, and other non-federal entities as a condition of receiving funds administered by the Department of Transportation or other federal agencies.
5. Consult Signify to confirm whether specific accessories are BAA-compliant.

Luminaire Accessories (order separately)[5]

GF-WS-BK	Wall Mounted Box for surface conduit, painted black
GF-INV	Inversion Mounting kit (required with inverted mounting)

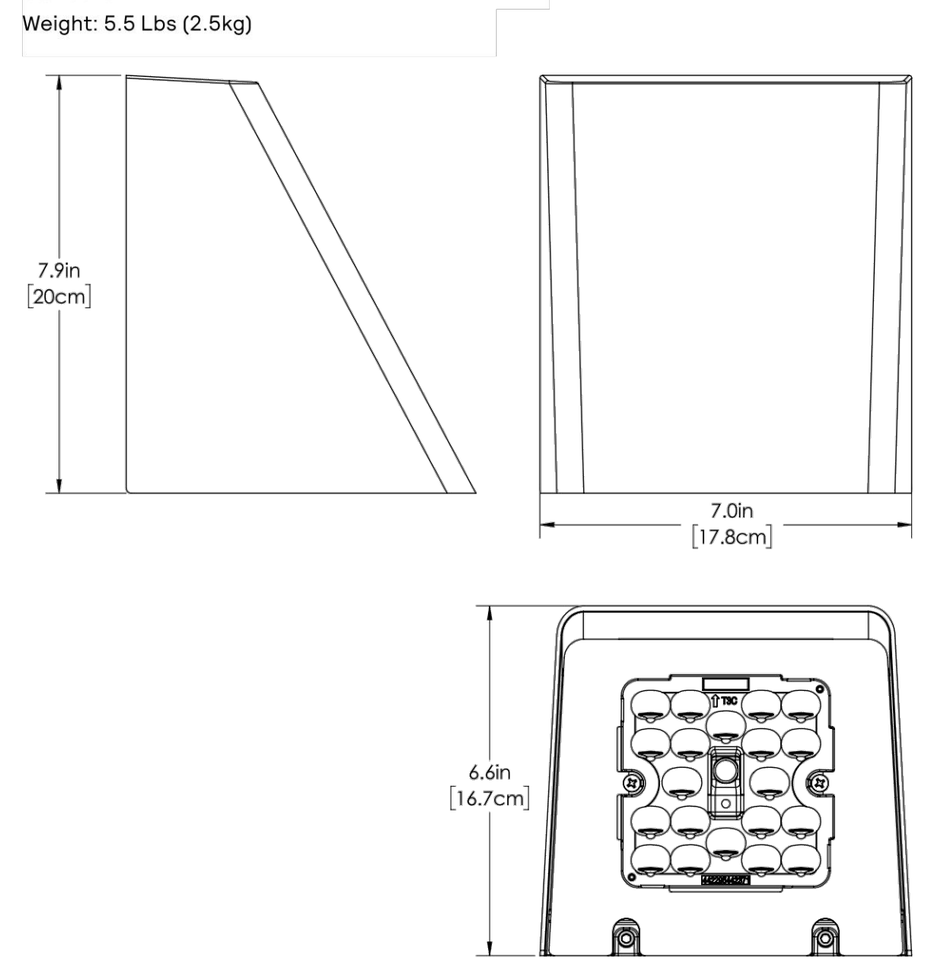
DARKSKY APPROVED Reduces light pollution Certified by DarkSky.org · DLC LISTED PREMIUM · c UL us

PAGE 1

GWS GeoForm wedge small
Wall sconce

Dimensions

GWS Wedge
Standard
Weight: 5.5 Lbs (2.5kg)

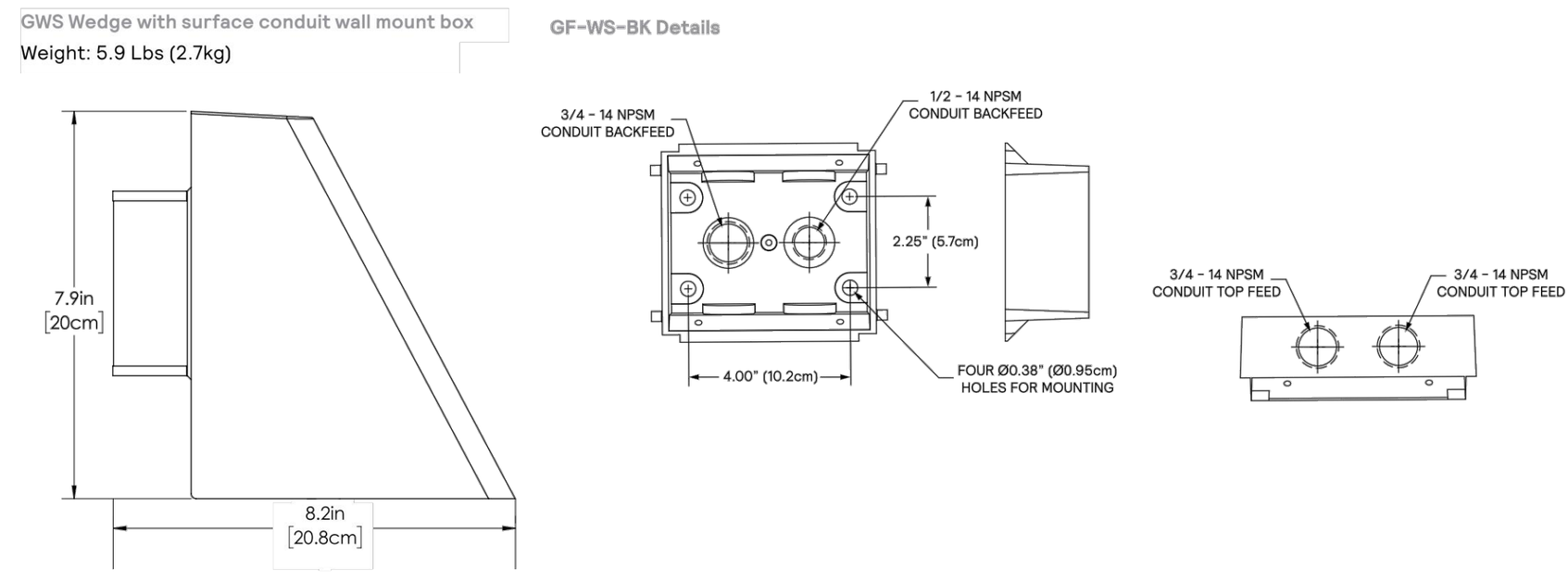


Accessory details

Surface mount conduit box (GF-WS-BK)

GWS Wedge with surface conduit wall mount box
Weight: 5.9 Lbs (2.7kg)

GF-WS-BK Details



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GWS GeoForm wedge small
Wall sconce

GWS Lumen values

3000K, 80CRI

Ordering Code	CCT	CRI	Average System Wattage	Type 2M Lumen Output	Type 2M BUG Rating	Type 2M Efficacy (LPW)	Type 3M Lumen Output	Type 3M BUG Rating	Type 3M Efficacy (LPW)	Type 4M Lumen Output	Type 4M BUG Rating	Type 4M Efficacy (LPW)
GWS-A01-830	3000	80	10	1483	B1-U0-G1	145	1503	B1-U0-G1	147	1467	B0-U0-G1	144
GWS-A02-830	3000	80	17	2478	B1-U0-G1	147	2511	B1-U0-G1	149	2452	B1-U0-G1	145
GWS-A03-830	3000	80	25	3522	B1-U0-G1	143	3570	B1-U0-G1	145	3485	B1-U0-G1	142
GWS-A04-830	3000	80	34	4601	B1-U0-G1	137	4664	B1-U0-G1	139	4553	B1-U0-G1	136
GWS-A05-830	3000	80	41	5501	B2-U0-G2	134	5575	B2-U0-G2	136	5443	B1-U0-G1	132

4000K, 80CRI

Ordering Code	CCT	CRI	Average System Wattage	Type 2M Lumen Output	Type 2M BUG Rating	Type 2M Efficacy (LPW)	Type 3M Lumen Output	Type 3M BUG Rating	Type 3M Efficacy (LPW)	Type 4M Lumen Output	Type 4M BUG Rating	Type 4M Efficacy (LPW)
GWS-A01-840	4000	80	10	1537	B1-U0-G1	151	1558	B1-U0-G1	153	1521	B0-U0-G1	149
GWS-A02-840	4000	80	17	2569	B1-U0-G1	152	2604	B1-U0-G1	154	2542	B1-U0-G1	151
GWS-A03-840	4000	80	25	3652	B1-U0-G1	148	3701	B1-U0-G1	150	3613	B1-U0-G1	147
GWS-A04-840	4000	80	34	4771	B1-U0-G1	142	4835	B2-U0-G2	144	4721	B1-U0-G1	141
GWS-A05-840	4000	80	41	5703	B2-U0-G2	139	5780	B2-U0-G2	141	5643	B1-U0-G2	137

4000K, 70CRI

Ordering Code	CCT	CRI	Average System Wattage	Type 2M Lumen Output	Type 2M BUG Rating	Type 2M Efficacy (LPW)	Type 3M Lumen Output	Type 3M BUG Rating	Type 3M Efficacy (LPW)	Type 4M Lumen Output	Type 4M BUG Rating	Type 4M Efficacy (LPW)
GWS-A01-740	4000	70	10	1732	B1-U0-G1	170	1756	B1-U0-G1	172	1714	B1-U0-G1	168
GWS-A02-740	4000	70	17	2895	B1-U0-G1	171	2934	B1-U0-G1	174	2865	B1-U0-G1	170
GWS-A03-740	4000	70	25	4115	B1-U0-G1	167	4171	B1-U0-G1	170	4072	B1-U0-G1	166
GWS-A04-740	4000	70	34	5376	B2-U0-G2	160	5449	B2-U0-G2	163	5320	B1-U0-G1	159
GWS-A05-740	4000	70	41	6427	B2-U0-G2	156	6514	B2-U0-G2	158	6359	B1-U0-G2	155

5000K, 70CRI

Ordering Code	CCT	CRI	Average System Wattage	Type 2M Lumen Output	Type 2M BUG Rating	Type 2M Efficacy (LPW)	Type 3M Lumen Output	Type 3M BUG Rating	Type 3M Efficacy (LPW)	Type 4M Lumen Output	Type 4M BUG Rating	Type 4M Efficacy (LPW)
GWS-A01-750	5000	70	10	1663	B1-U0-G1	163	1686	B1-U0-G1	165	1646	B1-U0-G1	161
GWS-A02-750	5000	70	17	2780	B1-U0-G1	165	2818	B1-U0-G1	167	2751	B1-U0-G1	163
GWS-A03-750	5000	70	25	3952	B1-U0-G1	161	4005	B1-U0-G1	163	3910	B1-U0-G1	159
GWS-A04-750	5000	70	34	5163	B2-U0-G2	154	5233	B2-U0-G2	156	5109	B1-U0-G1	153
GWS-A05-750	5000	70	41	6172	B2-U0-G2	150	6255	B2-U0-G2	152	6107	B1-U0-G2	149

LED Wattage and Lumen Values (Emergency Mode)

Ordering Code	CCT	CRI	Avg. System Wattage (W)	Type 2 Lumen Output	Type 2 BUG Rating	Type 3 Lumen Output	Type 3 BUG Rating	Type 4 Lumen Output	Type 4 BUG Rating	DFL Lumen Output	DFL BUG Rating
GWS-A01/2/3/4/5-830-x-EM	3000	80	6	856	B0-U0-G0	868	B0-U0-G0	847	B0-U0-G1	717	B1-U0-G0
GWS-A01/2/3/4/5-840-x-EM	4000	80	6	887	B0-U0-G0	899	B0-U0-G0	878	B0-U0-G1	743	B1-U0-G0
GWS-A01/2/3/4/5-740-x-EM	4000	70	6	1000	B0-U0-G0	1014	B0-U0-G0	990	B0-U0-G1	838	B1-U0-G0
GWS-A01/2/3/4/5-750-x-EM	5000	70	6	960	B0-U0-G0	973	B0-U0-G0	950	B0-U0-G1	804	B1-U0-G0

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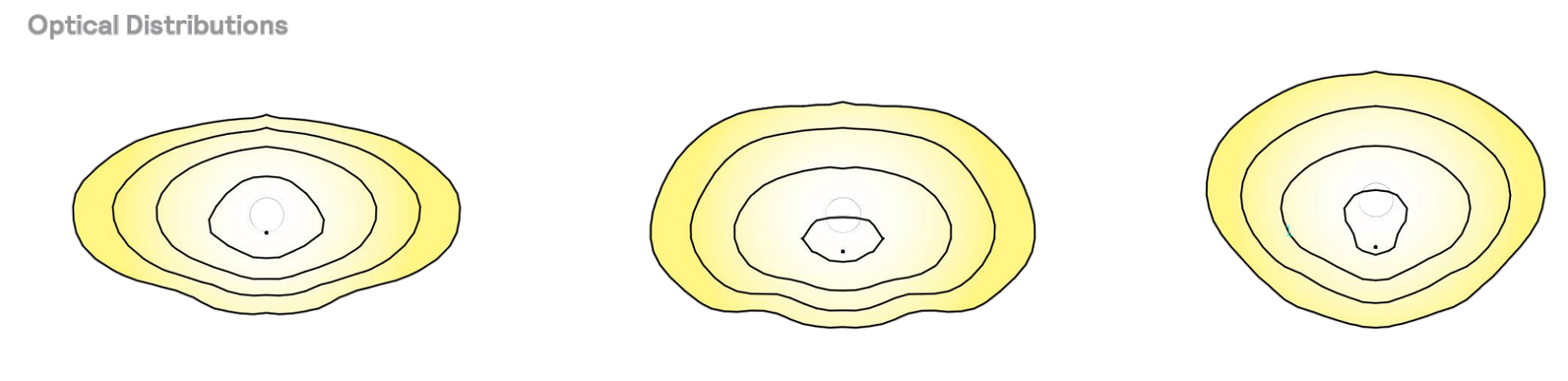
GWS GeoForm wedge small
Wall sconce

Optical Distributions



Type 2 Type 3 Type 4

Specifications

Construction

Main body housing and door frame made of low copper die cast aluminum alloy for a high resistance to corrosion. Removable die cast backplate to allow access to driver or other electronic components for servicing. The housing acts as the main heat sinking component, for maximum thermal dissipation. Giving the freedom to have a clean minimalist aesthetic design while allowing it to house emergency battery backup equipment and various other options. Luminaire housing rated to IP65, tested in accordance to Section 9 of IEC 60598-1.

IK Rating IK08 high impact resistance rating for both the housing and optics

IP Rating IP65 rated luminaire with IP66 rated light engine

Light engine

Electrical components are RoHS compliant. IP66 sealed light engine equipped LEDs tested by ISO 17025-2005 accredited lab in accordance with IESNA LM-80 guidelines in compliance with EPA ENERGY STAR, extrapolations in accordance with IESNA TM-21. Metal core board ensures greater heat transfer and longer lifespan.

LED Module

LED PCBA made of 20 LEDs populated on aluminum metal clad board for optimal thermal dissipation ensuring long LED life.

Optical System

Composed of high performance UV stabilized optical grade polymer refractor lenses to achieve desired distribution optimized to get maximum spacing, target lumens and a superior lighting uniformity. Performance tested per LM-63, LM-79 and TM-15 (IESNA) certifying its photometric performance. 0% uplight and U0 per IESNA TM-15.

Mounting

Mounting is achieved through integral back plate that features a hook and lock quick mount plate that secures with two set screws from bottom of luminaire. Mounting plate is located in the center of the luminaire body. Luminaire ships fully assembled, ready to install. GeoForm requires a mounting kit accessory for use of inverted luminaires. Mounting kit includes Safety Cable and hardware. GeoForm with Precision Plus optics are suitable for damp locations only when inverted.

Installation

GeoForm features an integral hook on its mounting plate which allows a single installer to perform wiring without assistance. See installation instructions for complete details.

Control options

0-10V dimming (DLEA): Access to 0-10V dimming leads supplied through back of luminaire (for secondary dimming controls by others). Cannot be used with other control options.

Field Adjustable Wattage Selector (FAWS): Luminaire equipped with the ability to manually adjust the wattage in the field to reduce total luminaire lumen output and light levels. Comes pre-set to the highest position lumen output selected. Use chart below to estimate reduction in lumen output desired. Cannot be used with other control options or motion response.

FAWS Position	Percent of Typical Lumen Output
1	25%
2	50%
3	55%
4	65%
5	75%
6	80%
7	85%
8	90%
9	95%
10	100%

Note: Typical value accuracy +/- 5%

Emergency Battery Backup (EM): Emergency battery packs included integral to the luminaire, allowing for a consistent look between emergency and non-emergency luminaires. Emergency is suitable for use in ambient temperature conditions from 0°C (32°F) to 40°C (104°F) designed to have a secondary driver with relay to immediately detect AC power loss to power luminaire for a minimum of 90 minutes from the time power is lost. Available with 120-277V, or 'UNV' only.

Electrical

Driver: Driver efficiency (>90% standard). 120-480V available (restrictions apply). Open/short circuit protection. 0-10V dimming driver down to 10% standard. RoHS compliant.

Button Photocontrol (PCB): Button style design for internal luminaires mounting applications. The photocontrol is constructed of a high impact UV stabilized polycarbonate housing. Rated voltage of 120V or 208-277V with a load rating of 1000 VA. The photocell will turn on with 1-4Fc of ambient light.

Surge protection (SP2): Each luminaire is provided as standard with surge protector tested in accordance with ANSI/IEEE C62.45 per ANSI/ IEEE C62.41.2 Scenario I Category C High Exposure 10kV/5kA waveforms for Line Ground, Line Neutral and Neutral Ground, and in accordance with U.S. DOE (Department of Energy) MSSLC (Municipal Solid-State Street Lighting Consortium) Model Specification for LED Roadway Luminaires Appendix D Electrical Immunity High Test Level 10kV / 5kA. Optional 20kV is available for additional protection.

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GWS GeoForm wedge small
Wall sconce

Specifications (cont'd)

Listings

UL/cUL listed to the UL 1598 standard, suitable for wet locations when mounted downward facing. Also listed for damp locations when inverted upward facing when mounted in covered ceiling application. Suitable for use in ambient temperatures from -40° to 40°C (-40° to 104°F). All GeoForm configurations are qualified under Design Lights Consortium® Premium category. Consult DLC Qualified Products List on Specific Classifications and for more details. CCTs 3000K and warmer are IDA Dark Sky Approved. FCC Compliant.

Finish

Each standard color luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) textured polyester powder coat finish. The surface treatment achieves a minimum of 1000 hours for salt spray resistant finish in accordance with testing performed and per ASTM B117 standard. Standard colors include bronze (BZ), black (BK), white (WH), dark gray (DGY), and medium gray (MGY). Consult factory for specs on optional or custom colors.

Service Tag

Each individual luminaire is uniquely identifiable, thanks to the Service tag application. With a simple scan of a QR code, placed on the inside of the mast door, you gain instant access to the luminaire configuration, making installation and maintenance operations faster and easier, no matter what stage of the luminaire's lifetime. Just download the APP and register your product right away. For more details visit: signify.com

Warranty

GeoForm luminaires feature a 5-year limited warranty. See signify.com/warranties for complete details and exclusions.

Predicted Lumen Depreciation Data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions. L_{70} is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published L_{70} hours limited to 6 times actual LED test hours

Ambient Temperature °C	Drive current	L_{70} per TM-21	Lumen Maintenance % at 60,000 hrs
25°C	up to 1200 mA	>102,000 hours	>91%

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PAGE 5

ELECTRICAL LIGHT FIXTURES

E-1.3

PROJECT #: 24031
DATE: 06/04/24
REVISIONS: 10/08/25
SCALE: AS NOTED

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Naturalized BMP Plan

Experior Logistics Facility

Schaumburg, Illinois

October 10th, 2025

CONSULTANTS:

NATIVE LANDSCAPE ARCHITECT:

GARY R. WEBER ASSOCIATES, INC
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187

CIVIL ENGINEER:

MANHARD CONSULTING, LTD.
700 SPRINGER DR.
LOMBARD, ILLINOIS 60148

ARCHITECT/PLANNER

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MOKENA, ILLINOIS 60448

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architecture • planning • design
13543 West 185th Street, Mokena, Illinois 60448
815.485.7333 arete-ltd.com



LOCATION MAP

SCALE: 1"= 500'

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
0	COVER SHEET
1	NATURALIZED BMP PLAN
2	NATURALIZED BMP PLAN
3	MANAGEMENT EXHIBIT
4	NATURALIZED BMP SPECIFICATIONS

GENERAL NOTES

1. Contractor shall verify underground utility lines and is responsible for any damage.
2. Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
3. Material quantities shown are for contractors convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
4. Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.
5. Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work.
6. See General Conditions and Specifications for landscape work for additional requirements.

Temporary Cover Crop

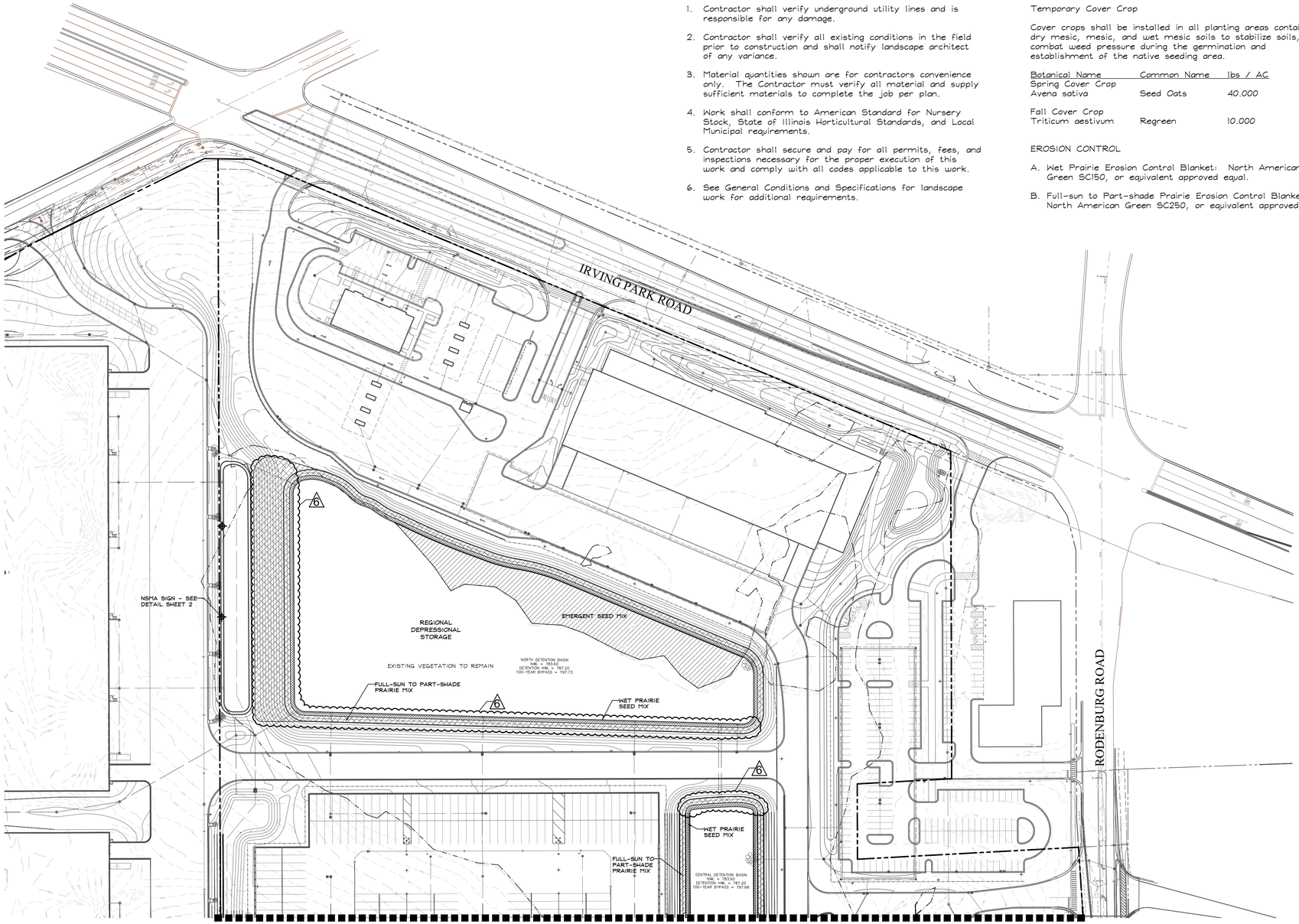
Cover crops shall be installed in all planting areas containing dry mesic, mesic, and wet mesic soils to stabilize soils, and combat weed pressure during the germination and establishment of the native seeding area.

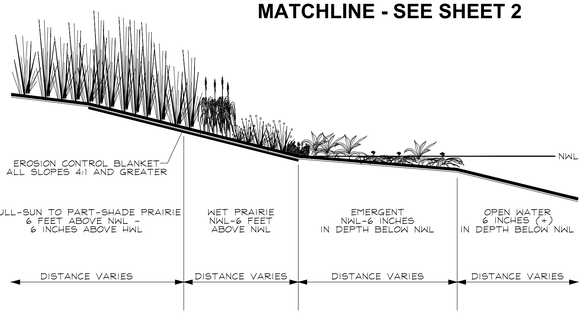
Botanical Name	Common Name	lbs / AC
Spring Cover Crop		
Avena sativa	Seed Oats	40.000
Fall Cover Crop		
Triticum aestivum	Regreen	10.000

EROSION CONTROL

A. Wet Prairie Erosion Control Blanket: North American Green SC150, or equivalent approved equal.

B. Full-sun to Part-shade Prairie Erosion Control Blanket: North American Green SC250, or equivalent approved equal.





PLANT COMMUNITY SECTION
NOT TO SCALE

0 40' 80' 160' 240'
SCALE: 1"=80'

NORTH

NATIVE AREA QUANTITIES

Key	Qty.	Description
	4.80 AC.	EMERGENT SEED MIX
	1.15 AC.	WET PRAIRIE SEED MIX
	2.24 AC.	FULL-SUN TO PART-SHADE PRAIRIE SEED MIX
	5	NATURALIZED STORMWATER MANAGEMENT AREA SIGN

NATIVE SEED MIXTURES 2.1.B

Emergent Plantings
Basin bottom where specified

Botanical Name	Common Name	lb/ac	Plugs/ac
Acorus americanus	Sweet Flag	0.500	500
Alisma subcordatum	Water Plantain	1.250	500
Eleocharis obtusa	Blunt Spike Rush	0.375	
Eleocharis palustris	Marsh Spike Rush	0.375	
Glyceria grandis	Reed Manna Grass	0.375	
Hibiscus laevis	Rose Mallow	0.250	
Iris virginica shrevei	Blue Flag	0.500	500
Juncus effusus	Common Rush	0.500	
Leersia Oryzoides	Rice Cut Grass	1.250	
Pontederia Cordata	Pickerelweed	0.250	500
Sagittaria latifolia	Common Arrowhead	1.250	
Scirpus acutus	Hardstem Bulrush	0.250	500
Scirpus pungens	Chairmakers Rush	0.250	500
Scirpus validus	Great Bulrush	0.250	500
Sparganium eurycarpum	Bur Reed	1.000	500
Bolboschoenus fluviatilis	River Bulrush		1,500
Total Emergent Seed Mix		8.625	
Total Emergent Plugs			5,500

Wet Prairie Mix
NWL to 6" above NWL

Botanical Name	Common Name	lb/ac
Grasses and Sedges		
Agrostis gigantea	Red Top Grass	0.500
Agrostis stolonifera	Bent Grass	1.000
Carex Bebbii	Bebbs Sedge	0.250
Carex scoparia	Pointed Broom Sedge	0.250
Carex stipata	Awlfruited Sedge	0.063
Carex vulpinoidea	Brown Fox Sedge	1.000
Eleocharis obtusa	Blunt Spike Rush	0.015
Elymus virginicus	Virginia Rye	3.000
Glyceria striata	Fowl Manna Grass	0.125
Juncus effusus	Soft Rush	0.050
Juncus torreyi	Torreys Rush	0.006
Leersia oryzoides	Rice Cut Grass	0.250
Panicum virgatum	Switch Grass	2.000
Schoenoplectus tabernaemontani	Great Bulrush	0.063
Scirpus atrovirens	Dark Green Rush	0.625
Scirpus pendulus	Red Bulrush	0.031
Total Grasses and Sedges		9.228
Asclepias incarnata	Swamp Milkweed	0.250
Boehmeria cylindrica	False Nettle	0.063
Clematis virginiana	Virgin's Bower	0.015
Helenium autumnale	Sneezeweed	0.063
Lycopus americanus	Common Water Horehound	0.125
Penthorum sedoides	Ditch Stonecrop	0.006
Rudbeckia laciniata	Green Coneflower	0.063
Teucrium canadensis	Germander	0.031
Verbena hastata	Blue Vervain	0.250
Total Wildflowers/Broadleaves:		0.866
Total Wet Prairie Mix		10.094

Full-sun to Part-shade Prairie Mix
NWL to 6" above NWL

Botanical Name	Common Name	lb/ac
Grasses and Sedges		
Andropogon gerardii	Big Bluestem	2.000
Carex Bicknellii	Bicknells Sedge	0.188
Carex grisea	Wood Gray Sedge	0.031
Carex Sprengelii	Sprengels Sedge	0.031
Elymus hystrix	Bottlebrush Grass	0.063
Elymus villosus	Silky Rye	0.125
Elymus virginicus	Virginia Rye	4.000
Panicum virgatum	Switch Grass	0.500
Schizachyrium scoparium	Little Bluestem	2.000
Total Grasses and Sedges		8.938
Total Wildflowers/Broadleaves:		
Asclepias syriaca	Common Milkweed	0.063
Asclepias tuberosa	Butterfly Weed	0.500
Baptisia lactea {B alba macrophylla}	White Indigo	0.063
Coreopsis tripteris	Tall Coreopsis	0.094
Desmodium canadense	Showy Ticktrefoil	0.094
Euthamia graminifolia {Solidago g}	Grass Leaf Goldenrod	0.063
Gentiana alba {G. flavida}	Pale Gentian	0.063
Glyceria striata	Fowl Manna Grass	0.063
Heliopsis helianthoides	Early Sunflower	0.125
Juncus dudleyi	Dudleys Rush	0.125
Lespedeza capitata	Round-headed Bush Clover	0.130
Monarda fistulosa	Wild Bergamot	0.094
Solidago ridgida	Stiff Goldenrod	0.063
Pycnanthemum tenuifolium	Slender Mt Mint	0.031
Pycnanthemum virginianum	Common Mt Mint	0.063
Rudbeckia hirta	Blackeyed Susan	0.125
Rudbeckia subtomentosa	Sweet Coneflower	0.125
Rudbeckia triloba	Browneyed Susan	0.250
Solidago juncea	Early Goldenrod	0.015
Solidago ulmifolia	Elmleaf Goldenrod	0.188
Symphyotrichum drummondii	Drummonds Aster	0.063
Symphyotrichum shortii	Shorts Aster	0.063
Symphyotrichum urophyllum	Arrowleaf Aster	0.063
Tradescantia ohiensis	Ohio Spiderwort	0.046
Vernonia missurica	Missouri ironweed	0.046
Zizia aurea	Golden Alexander	0.063
Total Wildflowers/Broadleaves:		2.680
Total Full-sun to Part-shade Prairie Mix		11.618

GARY R. WEBER ASSOCIATES, INC.
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815.485.7333 arete-ltd.com

EXPERIOR LOGISTICS FACILITY

1001 WEST IRVING PARK ROAD
SCHAUMBURG, ILLINOIS

NATURALIZED BMP PLAN

7	10.10.2025
6	8.08.2025
5	5.25.2022
4	4.12.2022
3	2.10.2022
2	2.04.2022
1	1.17.2022

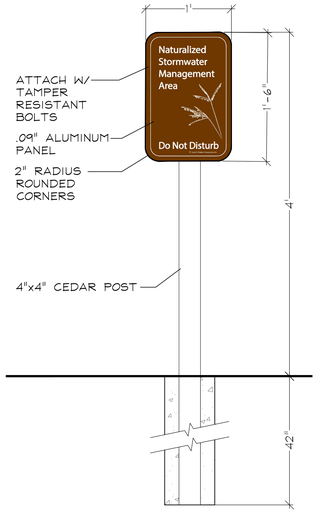
REVISIONS

DATE	8.17.2021
PROJECT NO.	ET1801
DRAWN	LRP
CHECKED	ELR
SHEET NO.	

1 OF 4

811 Know what's below. Call before you dig.

XREFS:
PLOT CONFIG:



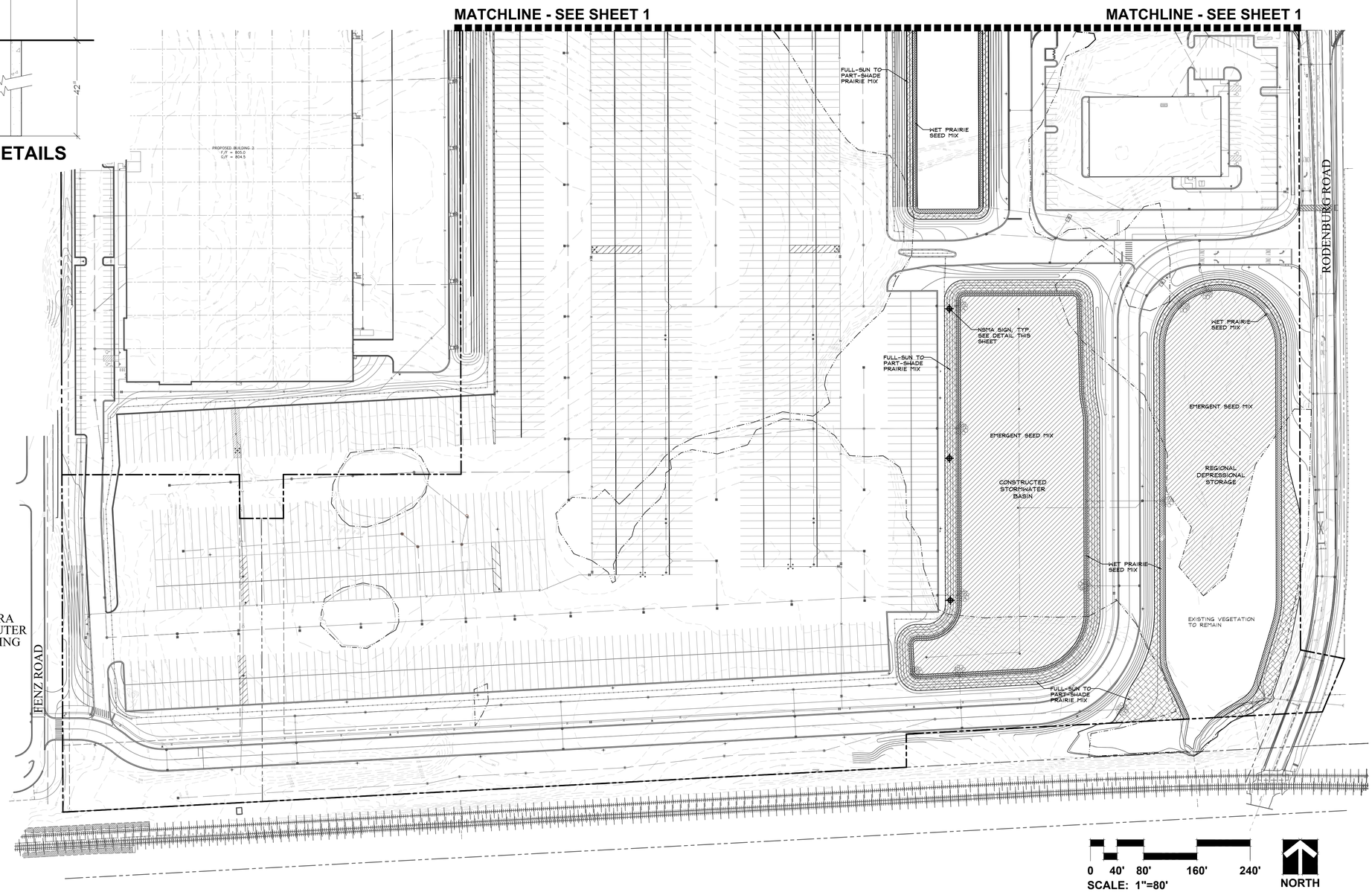
NSMA SIGN DETAILS
NOT TO SCALE

SIGN NOTES:

1. SIGN BACKGROUND COLOR:
   C=40, M=70, Y=100, K=28
   SIGN FONT AND GRAPHIC COLOR: WHITE
2. FONT STYLE: MYRIAD PRO
   FONT SIZE: 116 PT.
3. SIGN ARTWORK SHALL BE PROVIDED BY GARY R. WEBER ASSOCIATES, INC.
4. CONTRACTOR TO SUBMIT SHOP DRAWING AND COLOR SAMPLE FOR THE STORMWATER MANAGEMENT AREA SIGN FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO FABRICATION AND INSTALLATION.

NATIVE AREA LEGEND

Key	Description
	EMERGENT SEED MIX
	WET PRAIRIE SEED MIX
	FULL-SUN TO PART-SHADE PRAIRIE SEED MIX
	NATURALIZED STORMWATER MANAGEMENT AREA SIGN



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EXPERIOR LOGISTICS FACILITY
1001 WEST IRVING PARK ROAD
SCHAUMBURG, ILLINOIS
NATURALIZED BMP PLAN

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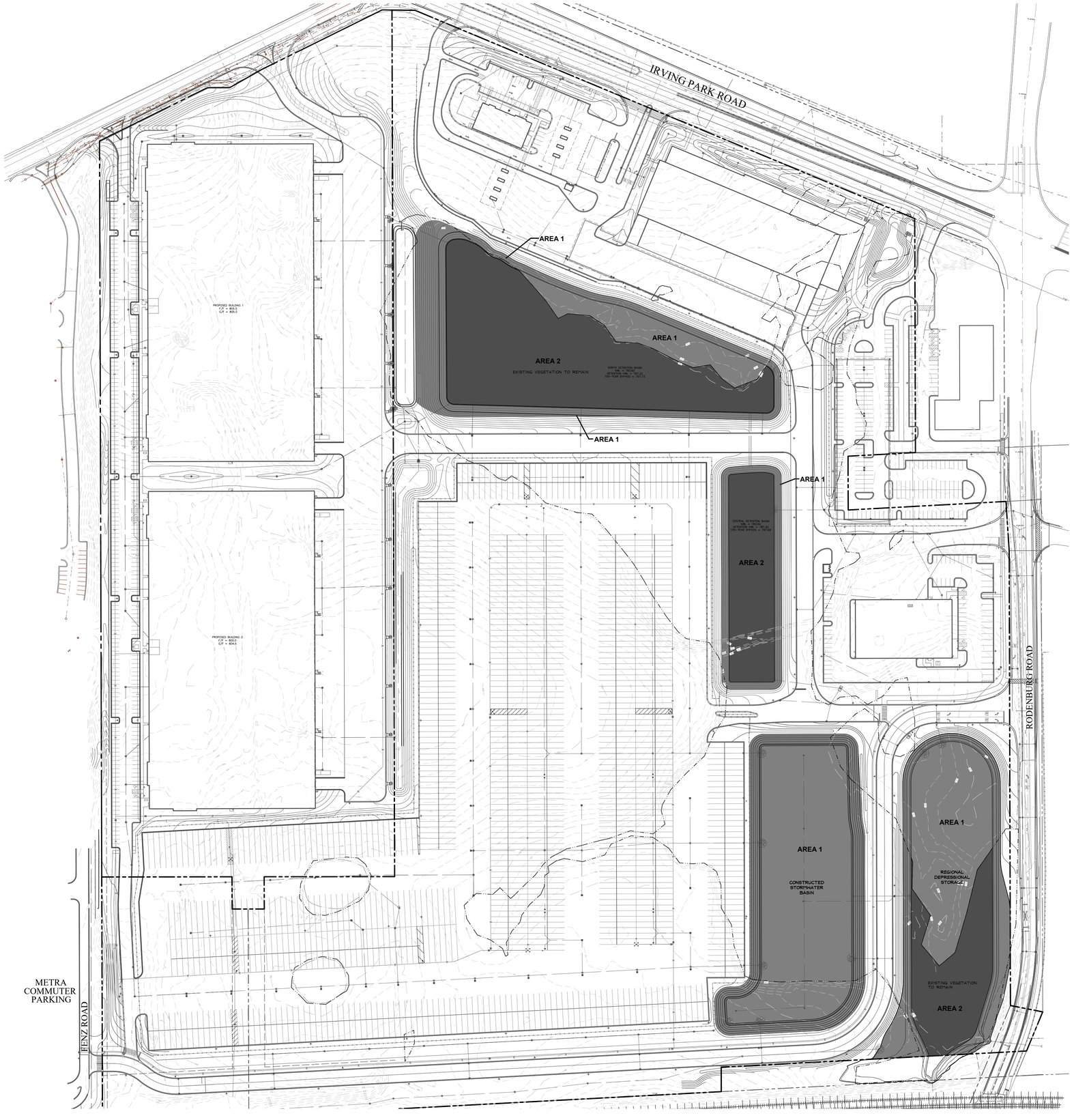
REVISIONS

DATE	8.17.2021
PROJECT NO.	ET1801
DRAWN	LRP
CHECKED	ELR
SHEET NO.	2 OF 4

811 Know what's below. Call before you dig.

XREFS

PLOT CONFIG



MANAGEMENT LEGEND

Key	Qty.	Description
	7.59 AC.	AREA 1 - SHALL MEET THE REQUIREMENTS OF "SEEDED NATIVE AREA MAINTENANCE (3-YR PERIOD", "ANNUAL MONITORING (3-YR PERIOD)", AND "LONG-TERM MONITORING" AS SPECIFIED ON SHEET 4 OF 4
	4.55 AC.	AREA 2 - SHALL MEET THE REQUIREMENTS OF "EXISTING NATIVE AREA MAINTENANCE (3-YR PERIOD", "ANNUAL MONITORING (3-YR PERIOD)", AND "LONG-TERM MONITORING" AS SPECIFIED ON SHEET 4 OF 4

0 50' 100' 200' 300'
SCALE: 1"=100'

NORTH

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MANAGEMENT EXHIBIT

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REVISIONS	

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PROJECT NO.	ET1801
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CHECKED	ELR
SHEET NO.	

3 OF 4

XREFS:
PLOT CONFIG:

NATIVE LANDSCAPE WORK PART 1 - GENERAL

1.1 DESCRIPTION OF WORK

The work shall consist of furnishing, transporting and installing all seeds, plants and other materials required for:

1. The establishment of seeded areas for restored wetland areas within development.
2. The provision of post-planting management as specified herein;
3. Any remedial operations necessary in conformance with the plans as specified in this document;
4. Permits which may be required.

1.2 QUALITY ASSURANCE

A. Work shall conform to State of Illinois Horticultural Standards and local municipal requirements.

B. Quality Control Procedures:

1. Ship landscape materials with certificates of inspection as required by governmental authorities. Comply with governing regulations applicable to landscape materials.
2. Do not make substitutions. If specified landscape material is not obtainable, submit to Landscape Architect proof of non-availability and proposal for use of equivalent material.
3. Analysis and Standards: Package standard products with manufacturers certified analysis.

1.3 SUBMITTALS

A. Planting Schedule

Submit three (3) copies of the proposed planting schedule showing dates for each type of planting

B. Maintenance Instruction - Landscape Work

Submit two (2) copies of typewritten instructions recommending procedures to be established by the Owner for the maintenance of landscape work for one full year. Submit prior to expiration of required maintenance periods.

Instructions shall include: watering, fertilizing, spraying, mulching and pruning for plant material and trimming groundcover. Instructions for watering, fertilizing and mowing grass areas shall be provided ten (10) days prior to request for inspection for final acceptance. Landscape Architect shall receive copies of all instructions when issued.

C. Submit two (2) copies of soil test of existing topsoil with recommendations for soil additive requirement to Landscape Architect for review and written approval.

D. Submit two (2) samples of shredded hardwood bark mulch, erosion control blankets, and all other products and materials as specified on plans to Landscape Architect for review and written approval.

E. Nursery packing lists indicating the species and quantities of material installed must be provided to the Owner and/or City upon request.

1.4 JOB CONDITIONS

A. Examine and evaluate grades, soils and water levels. Observe the conditions under which work is to be performed and notify Landscape Architect of unsatisfactory conditions. Do not proceed with the work until unsatisfactory conditions have been corrected in an acceptable manner.

B. Utilities: Review underground utility location maps and plans; notify local utility location service; demonstrate an awareness of utility locations; and certify acceptance of liability for the protection of utilities during course of work. Contractor shall be responsible for any damage to utilities or property.

C. Excavation: When conditions detrimental to plant growth are encountered such as rubble fill, adverse drainage conditions or obstructions, notify Landscape Architect before planting.

LANDSCAPE WORK PART 2 - PLANT MATERIALS

2.1 NATIVE PLANTING MIXTURES

Provide fresh, clean, new crop of the species and proportions as specified. Native seed and live plant material shall be obtained from a reputable supplier (approved by Landscape Architect) that has collected from sources east of the Mississippi River within the same EPA Level III Ecoregion as the project site (Central Corn Belt Plains). Any material sourced from outside this ecoregion must be approved by the Landscape Architect prior to installation.

It is the sole responsibility of the Native Landscape Contractor to provide approved seed that meets industry-standard PLS requirements.

Plant substitutions shall be approved by the Village of Schaumburg prior to installation.

A. Temporary Cover Crop:

Cover crops shall be installed in all planting areas containing dry mesic, mesic, and wet mesic soils to, stabilize soils, and combat weed pressure during the germination and establishment of the native seeding area.

For spring plantings use Seed Oats at the specified rate below:

Botanical Name	Common Name	lbs /AC.
Avena sativa	Seed Oats	40.000

For fall or dormant plantings, use Regreen at the specified rates below:

Botanical Name	Common Name	lbs /AC
Triticum aestivum	Regreen	10.000

B. See Native Seed Mixture Table (Sheet 1)

2.2 PLANTING SOIL MIXTURE

Provide planting soil mixture consisting of clean uncompacted topsoil (stockpiled at site) for all planting pits, perennial, annual and groundcover areas. Topsoil shall be conditioned based on any recommendations resulting from the soil test in 1.3.C.

2.3 EROSION CONTROL

A. Wet Prairie Erosion Control Blanket: North American Green SC150, or equivalent approved equal.

B. Full-sun to Part-shade Prairie Erosion Control Blanket: North American Green SC250, or equivalent approved equal.

LANDSCAPE WORK PART 3 - EXECUTION

3.1 PLANTING SCHEDULE

At least thirty (30) days prior to the beginning of work in each area, submit a planting schedule for approval by the Landscape Architect.

3.2 INVASIVE VEGETATION REMOVAL

1. Invasive species include, but are not limited to common reed (Phragmites australis), and Teasel (Dipsacus sp.)
2. Scrape the top 6"of soil within the removal area. Scraping to this depth will remove rhizomes discourage regrowth of invasive species noted above. This should be conducted with low ground pressure equipment. Care should be taken prevent machinery from disturbing ground outside the limits noted above. Scraped soils should be properly disposed of, or incorporated into development use. Scraped soil shall not be stored, or incorporated into work within the stormwater areas.
3. Following scraping, allow the exposed, existing seed bed to germinate for 3-4 weeks. Sediment control measures, such as silt fence, may be implemented to prevent exposed soil from reaching other parts of the stormwater areas.
4. Spray germinated vegetation with an aquatic-safe herbicide. Herbicide shall be applied by a trained and licensed operator and is limited to the invasive removal area.
5. Allow 2 weeks for re-growth. Apply second herbicide treatment if necessary.
6. Allow 2 weeks for growth of remaining seed bank. Lightly cultivate the existing vegetation to a depth of not to exceed 2". Allow an additional 2 weeks for turned vegetation to wither and die.

3.3 NATIVE SEED INSTALLATION

A. Ground Preparation

1. The standard period for planting prairie seed shall be from April 1 to May 15 or November 1 to just before the first frost. Seeding outside of these timeframes must be approved by the landscape architect. Native seed must have at least 60 days of growth prior to frost.
2. Dormant seeding in winter is possible if soil conditions allow and shall be seeded between September 15th - December 31st. Dormant seeding should be done over bare or mostly bare ground.
3. The Native Landscape Contractor shall be responsible for performing all work necessary to achieve and maintain an acceptable seedbed prior to seeding. All areas must be properly prepared before seeding begins. Equipment having low unit pressure ground contact shall be utilized within the planting areas.
4. The Contractor shall till soil to a depth of four (4) inches within areas designated for native seed mixes after completion of subgrade. When conditions are such that satisfactory results are not likely to be obtained, the work will be suspended and shall resume only when conditions are appropriate. Undulation or irregularities in the surface that would interfere with the operations or maintenance shall be leveled before the next operation.
5. If present, compacted soils shall be disked or raked prior to seeding. Remedial measures may involve ripping from 12 to 18 inches of the soil horizon prior to disking.
6. Prior to seeding, planting areas shall have at least twelve (12) inches of clean un-compacted topsoil. Spread approximately ½the thickness of required topsoil over loosened subgrade. Work into top of loosened subgrade to create a transition layer, then spread remainder of topsoil. Clumps, clods, stones over 2" diameter, roots and other extraneous matter shall be removed and disposed of legally off-site.
7. Soil shall be loose and friable without compaction of top soil (4-12"depth) or prepared subsoil depth (8-16"depth). Contractor shall be responsible for remediating any compact areas within native planting zones prior to beginning seeding or planting.
8. Granular mycorrhizal inoculants shall be installed with the seed mix at a rate of 40lbs/ acre. Inoculant can be banded under seed, worked into seed or added into spray tanks. Mix thoroughly into the upper four (4) inches of topsoil. Native areas shall not receive fertilizer.

B. Seed Installation

1. The Contractor shall be solely responsible for the proper handling and storage of the seed according to the best seed handling and storage practices, including fungicide treatments and stratification considerations. The Contractor shall make no compensation for damage to the seed because of improper storage, cleaning, threshing, or screening operations.
2. Seed shall be drop-seeded by a rangeland type dropseeder designed to plant native grass and for seed (such as the Belco Greenscape 600-4s Conservation seeder). Seed shall be installed in at least two separate runs where each application of seed shall overlap the previous application by one half (1/2) the weight to insure double coverage of seeded areas. Each planting run shall overlap by a minimum of 6 inches. Some seed species require exposure to sunlight for germination, these species shall be planted separately, after dropseeding, utilizing the broadcasting method.
3. For areas where site conditions preclude the use of specialized equipment, seed may be installed through hand broadcasting and followed by light raking. Other methods of seed installation may be used with prior approval from the Landscape Architect.
4. Prior to starting work, all seeding equipment shall be calibrated and adjusted to sow seeds at the proper seeding rate. In general, the optimum seeding depth is 0.25 inch below the soil surface. Areas where the seed has not been incorporated into the soil to the proper depths will not be accepted, and no compensation for materials or labor for the rejected work will be made by the Owner.
5. Seeding and soil tracking/firming shall not be done during periods of rain, severe drought, high winds, excessive moisture, frozen ground, or other conditions that preclude satisfactory results.
6. Wet mesic areas shall be planted, and seed allowed to germinate (if possible), prior to flooding with significant amounts of water.
7. After the seeding operation is completed, install erosion control blanket per manufacturer's specifications.
8. Whenever possible, the General Contractor shall utilize equipment having low unit pressure ground contract within planting areas.
9. Emergent plugs shall be planted in natural groupings within designed areas containing saturated soils or shallow inundation. Plants within groupings shall be planted at 2 foot centers. If Soils is exposed, seed can be implimented in lieu of plugs.
10. Emergent plugs shall not be planted less than the specified rate and shall be protected with goose exclosures surrounding all natural groupings of plugs. Goose Protection to be added at contractors discretion.

3.4 INITIAL MAINTENANCE

A. Begin maintenance immediately after planting, continuing until final acceptance. A minimum of thirty (30) days.

B. Maintain planted and seeded areas by watering, rolling/regrading, replanting and implementing erosion control as required to establish vegetation free of eroded or bare areas.

C. Native Planting areas are to be mowed only once per spring during the initial three year establishment period.

3.5 NATIVE LANDSCAPED AREAS CONTINUED MONITORING & MAINTENANCE

SEEDED NATIVE AREA MAINTENANCE (3-YR PERIOD): Seeded Areas for Constructed Stormwater Basin and Depressional Storage Area as shown on the Landscape Plan

A. Mowing shall be conducted in accordance with all applicable codes and by personnel with appropriate training in safety and use of the machinery. Mowing shall commence during late May/early June and subsequently four weeks apart or anytime a large number of weedy species begins to flower. Mowing shall be timed in a manner that prevents viable seed from bein produced on site. Mowing shall be conducted with a conventional rotary mower, sickle type mower, or a flail type mower. To reduce thatch, at no time shall more than 6 inches (height) of vegetation be cut in a pass. Applicant shall ensure that cut materials are not allowed to drop seed or smother desired vegetation. On slopes that are too steep to mow, around structures, and in areas that are too wet to mow, mowing shall be conducted with the use of a hand-held brush cutter or weed-wacker only. Damage to landscape material or other structures shall be replaced/repaired by the Applicant.

1. First Growing Season: Native plantings shall be kept under 12 inches. Recommend budgeting for 5 mowings
2. Second Growing Season: Native planting areas shall be spot mown targeting non-native/ weedy species. If non-native/weedy species are dominant, native planting areas shall be kept mown at under 18 inches. Recommend budgeting for 3 mowings
3. Third Growing Season: Native planting areas shall be spot mown targeting non-native/ weedy species. If non-native/weedy species are dominant, native planting areas shall be kept mown at under 18 inches.

B. Herbicide application must be conducted by the Applicant on a consistent basis and must respond to seasonal weather and to the life cycle of each target species.

1. Spot Herbicide Applications - Small scattered populations or individual specimens of undesirable species shall be controlled with spot herbicide applications. Large-scale colonization shall not be allowed.
   a. Backpack Spray Treatments - Applicants shall utilize a 3-5 gallon backpack style sprayer such as Solo, SP2, Field King, or acceptable substitution
   b. Hand-wicking - IN areas of high-quality native vegetation where desirable species are directly adjacent to targeted plants or where the growth habit of the target plant makes it impossible to avoid off-target damage, the appropriate herbicide shall be selectively hand wiped onto the target plant utilizing a sponge-wicking applicator or a saturated cloth glove.
2. Broadcast Herbicide Applications - On a larger site where a broad-scale application is needed because large colonies of the target species have become established, broadcast applications by large tank-equipped spray-gun, all terrain vehicle or tractor may be utilized to treat undesirable species.
   a. Broad-spectrum Herbicide Broadcast Application - Large tank-equipped ATV equipped with a boom-sprayer to apply large amounts of glyphosate which will kill all vegetation
   b. Selective Herbicide Broadcast Application - Large tank-equipped ATV equipped with a boom-sprayer to apply large amounts of a selective herbicide resulting in kill of targeted species
3. Treatment of Woody Species - The applicant shall conduct woody species herbicide treatments to all re-sprouts, re-growth, or other remaining live plants of all non-native or aggressive native woody species throughout stewardship operations until performance criteria have been achieved.
   a. Woody species treatment during the growing season may be foliar application using an appropriate herbicide. Damage to surrounding vegetation due to re-sprout treatment shall be repaired by the Applicant
   b. Woody species treatment during the dormant season may be applied with cut-stem and/or basal bark application using appropriate herbicide. Damage to surrounding vegetation due to re-sprout treatment shall be repaired by the Applicant
   c. Chain saws, brush clearing saws, handsaw, and loopers may be used. Small walk behind mower-type brush cutters may be used with written approval by Village Ecologist and must not result in rutting or pitting of soil
   d. Cut woody target species shall be treated with an herbicide mixture after cutting
   e. Basal bark treatment shall be applied to species 1-inch or less at the base. Herbicide shall be applied directly to the tree trunk, around the entire circumference, at 6 inches above the soil until thoroughly wet. Application shall occur during dormancy.
   f. Wherever possible, application shall be accomplished by utilizing wick or sponge type applicators.
   g. All cuttings longer than 2-ft in length or larger than 1-inch in diameter shall be removed from the project site or burned on site in accordance with this document. Smaller cuttings and debris from shredding maybe left on site to decompose or be consumed by prescribed fire (if applicable). Cutting and debris shall not be allowed to accumulate to a depth that will smother existing native species.
4. Annual inspections shall occur to remove debris and litter from the native areas. Stormwater structures shall be inspected for sediment buildup and debris.

   Outlet Control Structure
   - Inspect restrictor and remove debris if clogged or discharge reduced
   - Remove accumulated sediment at outlet
   - Scour and erosion at outlet, repair and reseed
   - Any ice damage to outlet of pipe, repair if necessary

   Storm Inlets/Manholes/Catch Basins
   - Remove accumulated leaves and other debris from grates
   - Reset covers/lids on as-needed basis
   - Remove accumulated sediment from bottom of catch basin when 25% of sump is filled.

   Storm Sewers/Culverts
   - Storm sewers shall be checked for siltation deposits at inlets, outlets, and within the conduit, clean out as necessary
   - Restore riprap at outfalls if erosion is observed
   - Replant and reseed any eroded areas
5. Annual Maintenance and Monitoring Schedule - Constructed Stormwater Basin and Regional Depressional Storage Areas

Management Task							Year					
Debris Management							Monthly					
ACTIVITY	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Site Visit	X	X	X	X	X	X	X	X	X	X	X	X
Debris Management	X	X	X	X	X	X	X	X	X	X	X	X

Management Task							Year					
Vegetation Management							Monthly					
ACTIVITY	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
WEED CONTROL					X				X			
NATIVE OVERSEEDING				X	X						X	X
SIDE SLOPE MOWING					X							
ALGAE TREATMENT AND REMOVAL								X	X		X	
CATTAIL TREATMENT AND REMOVAL								X	X		X	
PRESCRIBED BURNS *				X	X					X	X	

*NOTE: IF PRESCRIBED BURNING IS TO BE CONDUCTED, PROPER PERMITS SHALL BE SECURED AND THE SCHAUMBURG AIRPORT SHALL BE NOTIFIED TWO DAYS IN ADVANCE.

EXISTING VEGETATION MAINTENANCE (3-YR PERIOD): Areas within the central and southeast Depressional Storage Basins that are ungraded and unplanted as shown on the Landscape Plan

A. Initial maintenance shall target species present within Depressional Storage Areas as noted in section 3.2.

B. Annual maintenance shall target cattails and manage to a degree where a dominant monoculture is not observed.
   a. Cattails shall be treated with an aquatic safe version of glyaphosphate herbicide (such as RodeoTM/) towards the end of the growing season (August or September) so that the herbicide will translocate into the roots and effectively prevents regrowth.

ANNUAL MONITORING (3-YR PERIOD)

A. Monitoring

An annual monitoring report will be submitted to the Village of Schaumburg by January 31st/ following each monitoring year. The report will contain the native floristic analysis (FQA), representative photographs, a summary of the year's management activities, and include a review of progress in meeting goals and performance standards.

Vegetation Monitoring will be conducted using a search and meander method for years 1-3. A minimum of two (2) site visits shall be completed during the growing season. Data will be summarized by the plant community. Additional visits may be necessary. The work shall be considered 100% complete after the year three performance criteria have been satisfied and approval has been given in writing by the Village.

3.7 PERFORMANCE CRITERIA

A. AREA 1: New Native Planting Area Performance Criteria:

1. 1st/ Full Growing Season: 90% of cover crop shall be established. There shall be no bare areas greater than two (2) square feet in seeded areas. At least 25% of vegetation coverage shall be native, non-invasive species.
2. 2nd/ Full Growing Season: All areas with the exception of emergent zones shall exhibit full vegetative cover. At least 50% of the vegetation coverage shall be native, non-invasive species.
3. 3rd/ full growing season: For all newly planted areas,at least 75% of vegetation coverage shall be native, non-invasive species.
4. Non-native species in planted areas shall include the following:

American Silver-Berry (*Elaeagnus commutata*)	Japanese Bristle Grass (*Setaria aberi*)
Asian Bittersweet (*Celastrus orbiculata s*)	Japanesellonesy suckle (*Lonicera japonica*)
Garden Bird's-Foot-Trefoil (*Lotus corniculatus*)	Japanese Hop (*Humulus japonica*)
Black Locust (*Robinia pseudoacacia*)	Japanese-Knotweed (*Reynoutria japonica*)
Bull Thistle (*Cirsium vulgare*)	Japanese Stilt Grass (*Microstegium vimineum*)
Lesser Burdock (*Arctium minus*)	Leafy Spurge (*Euphorbia exula*)
Canadian Goldenrod (*Solidago canadensis*)	LittleleafLinden (*Tilia cordata*)
Canadian Thistle (*Cirsium arvense*)	Morrow's Honey suckle (*Lonicera morrowii*)
Chinese Yam (*Dioscorea oppositifolia*)	Nodding Plumeless-Thistle (*Carduus nutans*)
Common Reed (*Phragmites australis*)	Privet (*Ligustrum spp.*)
Crack Willow (*Salix fragilis*)	Purple Loosestrife (*Lythrum salicaria*)
Creeping-Jenny (*Lysimachia nummularia*)	Ragweed (*Ambrosia spp.*)
Crownvetch (*Securigera varia*)	Rambler Rose (*Rosa multiflora*)
Curly Pondweed (*Potamageton crispus*)	Red/White Clover (*Trifolilum spp.*)
Dames Rocket (*Hesperis matronalis*)	Reed Canary Grass (*Phalaris arundinacea*)
Eurasian-Buttercup (*Fvsatia verna*)	Russian Olive (*Elaeagnus angustifolia*)
Eurasian Water-Milfoil (*Myriophyllum spicatum*)	Sandbar Willow (*Salix interior*)
European Barberry (*Berberis vulgaris*)	Showy Fly-Honey suckle (*Lonicera x bella*)
European Buckthorn (*Rhamnus cathartica*)	Spotted knapweed (*Centaurea stoebe subsp. micranthos*)
Garlic-Mustard (*Alliaria petiolata*)	Teasel (*Dipsacus spp.*)
Giant Hogweed (*Heracleum mantegazzianum*)	Twining Vetch (*Lonicera xtatarica*)
Glossy False Buckthorn (*Frangula alnus*)	Watercress (*Nasturtium officinale*)
Greater Flowering-Rush (*Butomus umbellatus*)	Wild Parsnip (*Pastinaca sativa*)

5. Since cattails are a large component of the undisturbed portion of existing vegetation and off-site adjacent wetlands, cattail coverage shall be managed to constituent no more than 50% of the planting zone.
6. Continued monitoring and maintenance will exceed 3 years if the above-mentioned performance criteria is not met.

B. AREA 2: Regional Depressional Storage Areas:

Existing Wetland Vegetation Criteria: This shall apply to all depressional storage areas that contain existing wetland vegetation as shown on the management exhibit.

It is estimated that approximately 50-60% of the existing depressional storage areas are dominated by Cattail (Typha) species. In an attempt to maintain the natural features of the resource, maintenance will be focused on the areas within or near newly graded slopes. Following construction activities, within these areas, the natural regeneration of Typha in likely to occur. A pre-planting cattail control will be conducted if any cattails are present. Once the newly graded areas are planted, per the landscaping plan, aggressive cattail control will be required to ensure plant establishment. See control method in Section 3.4.B

Annual Management: Typha will be managed to a point that a monoculture is not observed. The overall eradication of the species is not the intent however reducing the Typha dominance is the goal. The newly planted areas will have specific management tasks and performance goals including targeted species to control as noted above.

3.6 LONG-TERM MONITORING

The Owner shall be responsible for the maintenance of the native areas in perpetuity once contractor performance standards are met. Basic maintenance is required to preserve the aesthetic value and function of the naturalized areas on a long-term basis. The Long -Term Maintenance Plan includes guidelines and schedules for burning, mowing, application of herbicide, debris/litter removal and inspection schedule for storm structures and sediment removal. The recommended annual maintenance schedule to be utilized by the owner is outlined in the tables below.

Task	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	Notes
2.1 General Maintenance/Clean Up									
SITE ASSESSMENT		X					X		Site is assessed in spring/fall to determine if any changes or repairs needed.
DEBRIS REMOVAL	X	X							Removal to windblown debris.
INLET/OUTLET CLEANING	X		X		X			X	Removal of accumulated sediments in structures
2.2 Vegetation Mainteance									
WEED CONTROL		X				X			Spot spray as necessary.
NATIVE OVERSEEDING									As necessary with dormant seeding preferred.
SIDE SLOPE MOWING		X							Side slopes should be mown mid-May.
CATTAIL TREATMENT AND REMOVAL					X	X		X	Can be removed in winter during ice-cover.
ALGAE TREATMENT AND REMOVAL									As necessary.
PERSCRIBED BURN *	X	X					X	X	

3.7 CLEAN UP AND PROTECTION

A. During landscape work, store materials and equipment where directed. Keep pavements clean and work areas and adjoining areas in an orderly condition.

B. Protect landscape work and materials from damage due to landscape operations, operations by other trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged landscape work as directed by Landscape Architect

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LANDSCAPE ARCHITECTURE
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Manhard CONSULTING
700 SPRINGER DRIVE
LOMBARD, IL 60148

ARCHITECT:
arete design studio
architecture • planning • design
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815.485.7333
arete-ltd.com

EXPERIOR LOGISTICS FACILITY

1001 WEST IRVING PARK ROAD
SCHAUMBURG, ILLINOIS

NATURALIZED BMP SPECIFICATIONS

7	10.10.2025
6	8.08.2025
5	5.25.2022
4	4.12.2022
3	2.10.2022
2	2.04.2022
1	1.17.2022
REVISIONS	

DATE	8.17.2021
PROJECT NO.	ET1801
DRAWN	LRP
CHECKED	ELR
SHEET NO.	

4 OF 4

XREFS:
PLOT CONFIG:

Preliminary Improvements for

LONG AVENUE ASSEMBLAGE

SW CORNER OF IRVING PARK ROAD AND FRONTAGE ROAD EAST
VILLAGE OF SCHAUMBURG, ILLINOIS

STANDARD SYMBOLS

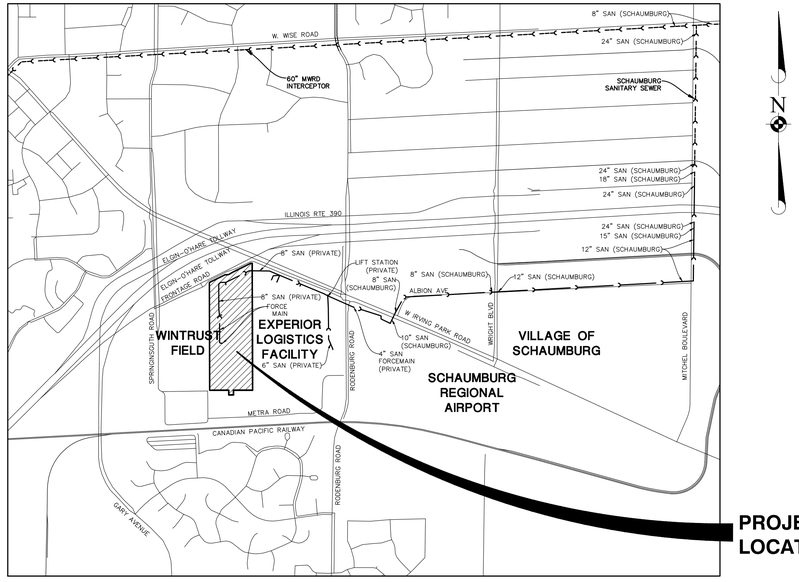
08-01-16

EXISTING		PROPOSED
	STORM SEWER	
	SANITARY SEWER	
	COMBINED SEWER	
FM	FORCEMAIN	FM
	DRAINTILE	
W	WATER MAIN	W
E	ELECTRIC	E
G	GAS	G
T	TELEPHONE	T
OH	OVERHEAD WIRES	OH
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	STORM INLET	
	CLEANOUT	
	HAY BALES	
	RIP RAP	
	VALVE IN VAULT	
	VALVE IN BOX	
	FIRE HYDRANT	
	BUFFALO BOX	
	FLARED END SECTION	
	STREET LIGHT	
	SUMMIT / LOW POINT	S/L
795.20 / 790.25	RIM ELEVATION / INVERT ELEVATION	795.25 / 790.20
	DITCH OR SWALE	
	DIRECTION OF FLOW	
	OVERFLOW RELIEF SWALE	
764	1 FOOT CONTOURS	764
	CURB AND GUTTER	
	DEPRESSED CURB AND GUTTER	
	REVERSE CURB AND GUTTER	
	SIDEWALK	
	DETECTABLE WARNINGS	
	PROPERTY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	MAIL BOX	
	SIGN	
	TRAFFIC SIGNAL	
	POWER POLE	
	GUY WIRE	
	GAS VALVE	
	HANDHOLE	
E	ELECTRICAL EQUIPMENT	
T	TELEPHONE EQUIPMENT	
	CHAIN–LINK FENCE	
250.00	SPOT ELEVATION	792.8 G
	BRUSH/TREE LINE	
16"	DECIDUOUS TREE WITH TRUNK DIA. IN INCHES (TBR)	16"
25'	CONIFEROUS TREE WITH HEIGHT IN FEET (TBR)	25'
S	SILT FENCE	S
	RETAINING WALL	
	WETLAND	

ABBREVIATIONS

08-01-16

ADJ	ADJUST	F/L	FLOW LINE	R.O.W.	RIGHT–OF–WAY
AGG.	AGGREGATE	FM	FORCE MAIN	RCP	REINFORCED CONCRETE PIPE
ARCH	ARCHITECT	G	GROUND	REM	REMOVAL
B.A.M.	BITUMINOUS AGGREGATE MIXTURE	G/F	GRADE AT FOUNDATION	REV	REVERSE
B–B	BACK TO BACK	GW	GUY WIRE	RR	RAILROAD
B/C	BACK OF CURB	HDWL	HEADWALL	RT	RIGHT
B/P	BOTTOM OF PIPE	HH	HANDHOLE	SAN	SANITARY
B/W	BACK OF WALK	HWL	HIGH WATER LEVEL	SF	SQUARE FOOT
B–BOX	BUFFALO BOX	HYD	HYDRANT	SHLD.	SHOULDER
BIT.	BITUMINOUS	INL	INLET	SL	STREET LIGHT
BM	BENCHMARK	INV	INVERT	SMH	SANITARY MANHOLE
B.O.	BY OTHERS	IP	IRON PIPE	ST	STORM
C.E.	COMMERCIAL ENTRANCE	LT	LEFT	STA.	STATION
CB	CATCH BASIN	MAX.	MAXIMUM	STD	STANDARD
℄	CENTERLINE	MB	MAILBOX	SW	SIDEWALK
CMP	CORRUGATED METAL PIPE	M/E	MEET EXISTING	SY	SQUARE YARDS
CNTRL	CONTROL	MH	MANHOLE	TBR	TO BE REMOVED
CO	CLEANOUT	MIN.	MINIMUM	T	TELEPHONE
CONC.	CONCRETE	NWL	NORMAL WATER LEVEL	T–A	TYPE A
CY	CUBIC YARD	P.E.	PRIVATE ENTRANCE	T/C	TOP OF CURB
D	DITCH	PC	POINT OF CURVATURE	T/F	TOP OF FOUNDATION
DIA.	DIAMETER	PCC	POINT OF COMPOUND CURVE	T/P	TOP OF PIPE
DIP	DUCTILE IRON PIPE	PGL	PROFILE GRADE LINE	T/W	TOP OF WALK
DIWM	DUCTILE IRON WATER MAIN	PI	POINT OF INTERSECTION	T/WALL	TOP OF WALL
DS	DOWNSPOUT	P	PROPERTY LINE	TEMP	TEMPORARY
DT	DRAIN TILE	PP	POWER POLE	TRANS	TRANSFORMER
E	ELECTRIC	PROP.	PROPOSED	V.B.	VALVE BOX
E–E	EDGE TO EDGE	PT	POINT OF TANGENCY	VCP	VITRIFIED CLAY PIPE
ELEV.	ELEVATION	PVC	POLYVINYL CHLORIDE PIPE	V.V.	VALVE VAULT
E/P	EDGE OF PAVEMENT	PVC	POINT OF VERTICAL CURVATURE	WL	WATER LEVEL
EX.	EXISTING	PVI	POINT OF VERTICAL INTERSECTION	WM	WATER MAIN
F.O.	FIELD ENTRANCE	PVT	POINT OF VERTICAL TANGENCY		
F–F	FACE TO FACE	P	PAVEMENT		
F.F.	FINISHED FLOOR	P.U.D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT		
FES	FLARED END SECTION	R	RADIUS		



PROJECT LOCATION

LOCATION MAP
1"=1000'

1

Contact the Metropolitan Water Reclamation District of Greater Chicago 2 days before starting work.

P (708) 588-4055
E WMOJobStart@mwrd.org

DEVELOPER

LOGISTICS PROPERTY COMPANY
191 NORTH WACKER DRIVE
CHICAGO, IL
(708) 667–6940

ARCHITECT/PLANNER

ARETE DESIGN STUDIO LTD.
13543 WEST 185TH ST
MOKENA, IL
(815) 485–7333

INDEX OF SHEETS

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4	EXISTING CONDITIONS AND DEMOLITION PLAN – B
5	EXISTING CONDITIONS AND DEMOLITION PLAN – C
6	EXISTING CONDITIONS AND DEMOLITION PLAN – D
7	OVERALL SITE PLAN
8	SITE DIMENSIONAL AND PAVING PLAN – A
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27	CONSTRUCTION DETAILS AND MWRD GENERAL NOTES
28	CONSTRUCTION SPECIFICATIONS

1

NOTE:

THE BOUNDARY LINES AND TOPOGRAPHY FOR THIS PROJECT ARE BASED ON A FIELD SURVEY COMPLETED BY MANHARD CONSULTING ON MAY 22, 2025. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY MANHARD CONSULTING AND THE CLIENT IN WRITING OF ANY DIFFERING CONDITIONS.

BENCHMARKS:

SOURCE BENCHMARK: (NGS PID:MF0059)
DISK IN EAST SIDE OF SQUARE FLAG POLE BASE, SOUTHWEST CORNER OF IRVING PARK RD & RODENBURG RD, 35.9FT NORTHEAST OF SOUTHEASTERLY BUILDING CORNER OF SAINT JOHNS CHURCH.

ELEVATION=796.16 DATUM=NAVD88–GEOID 18

SITE BENCHMARK #1:
SET CUT SQUARE IN NORTH SIDE OF LIGHTPOLE BASE, 4TH LIGHTPOLE WEST OF ENTRANCE TO SAINT JOHNS CHURCH, SOUTH SIDE OF IRVING PARK ROAD.

ELEVATION=803.13 DATUM=NAVD88–GEOID 18

SITE BENCHMARK #3:
SOUTHWEST ARROWBOLT OF FIRE HYDRANT LOCATED APPROXIMATELY 69 FEET SOUTHEASTERLY OF THE CENTERLINE OF PAVEMENT OF EASTBOUND FRONTAGE ROAD FOR FAP ROUTE 426 (ELGIN–OHARE EXPRESSWAY) AND APPROXIMATELY 856 FEET SOUTHWESTERLY OF THE CENTERLINE OF PAVEMENT OF IRVING PARK ROAD AS MEASURED ALONG THE CENTERLINE OF EASTBOUND FRONTAGE ROAD FOR FAP ROUTE 426 (ELGIN–OHARE EXPRESSWAY).

ELEVATION=815.84 DATUM=NAVD88–GEOID 18

SITE BENCHMARK #4:
SOUTHWEST ARROWBOLT OF FIRE HYDRANT LOCATED APPROXIMATELY 27 FEET SOUTHEASTERLY OF THE CENTERLINE OF PAVEMENT OF EASTBOUND FRONTAGE ROAD FOR FAP ROUTE 426 (ELGIN–OHARE EXPRESSWAY) AND APPROXIMATELY 324 FEET SOUTHWESTERLY OF THE CENTERLINE OF PAVEMENT OF IRVING PARK ROAD AS MEASURED ALONG THE CENTERLINE OF EASTBOUND FRONTAGE ROAD FOR FAP ROUTE 426 (ELGIN–OHARE EXPRESSWAY).

ELEVATION=810.59 DATUM=NAVD88–GEOID 18

UTILITY CONTACTS

ELECTRIC	WATER
COMED 350 S. 2ND STREET ELGIN, IL 60123 847–608–2382 CONTACT: JAYVEE ROLDAN III	VILLAGE OF SCHAUMBURG 714 S PLUM GROVE ROAD SCHAUMBURG, IL 60193–1899 847–923–6612 CONTACT: BRIAN WAGNER
GAS	
NICOR 1011 WILEY ROAD SCHAUMBURG, IL 60173 847–598–4006 CONTACT: RYAN PATTERMAN	
SEWER	
VILLAGE OF SCHAUMBURG 714 S PLUM GROVE ROAD SCHAUMBURG, IL 60193–1899 847–923–6612 CONTACT: BRIAN WAGNER	

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DATE	REVISIONS	DRAWN BY
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LONG AVENUE ASSEMBLAGE
VILLAGE OF SCHAUMBURG, ILLINOIS
TITLE SHEET

PROJ. MGR.: QDH
PROJ. ASSOC.: NAH
DRAWN BY: NAH
DATE: 08/08/2025
SCALE: 1"=1000'

SHEET 1 OF 28

LOP.SCIL01

062-068508
LICENSED PROFESSIONAL ENGINEER OF ILLINOIS
QUINTEN D. HOOGENBOOM
10/8/2025
EXP. 11/30/27
SEAL

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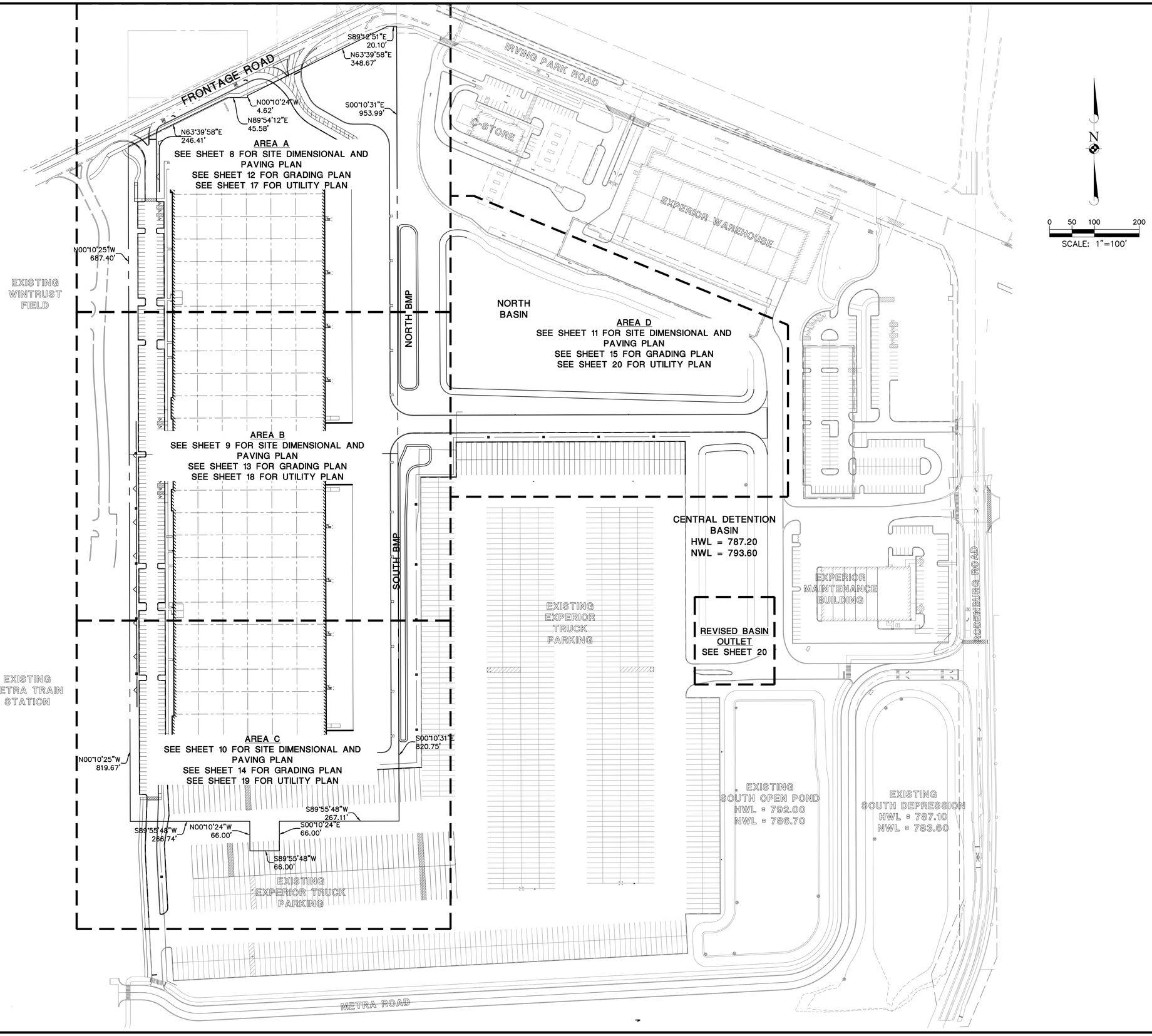
October 3, 2025 - 13:49 Dwg Name: P:\Logsci01\Survey\Eng\Preliminary\Plan Set\1 TITLE.dwg, Updated By: NHarrington



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LONG AVENUE ASSEMBLAGE
VILLAGE OF SCHAUMBURG, ILLINOIS
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LOP.SCIL01

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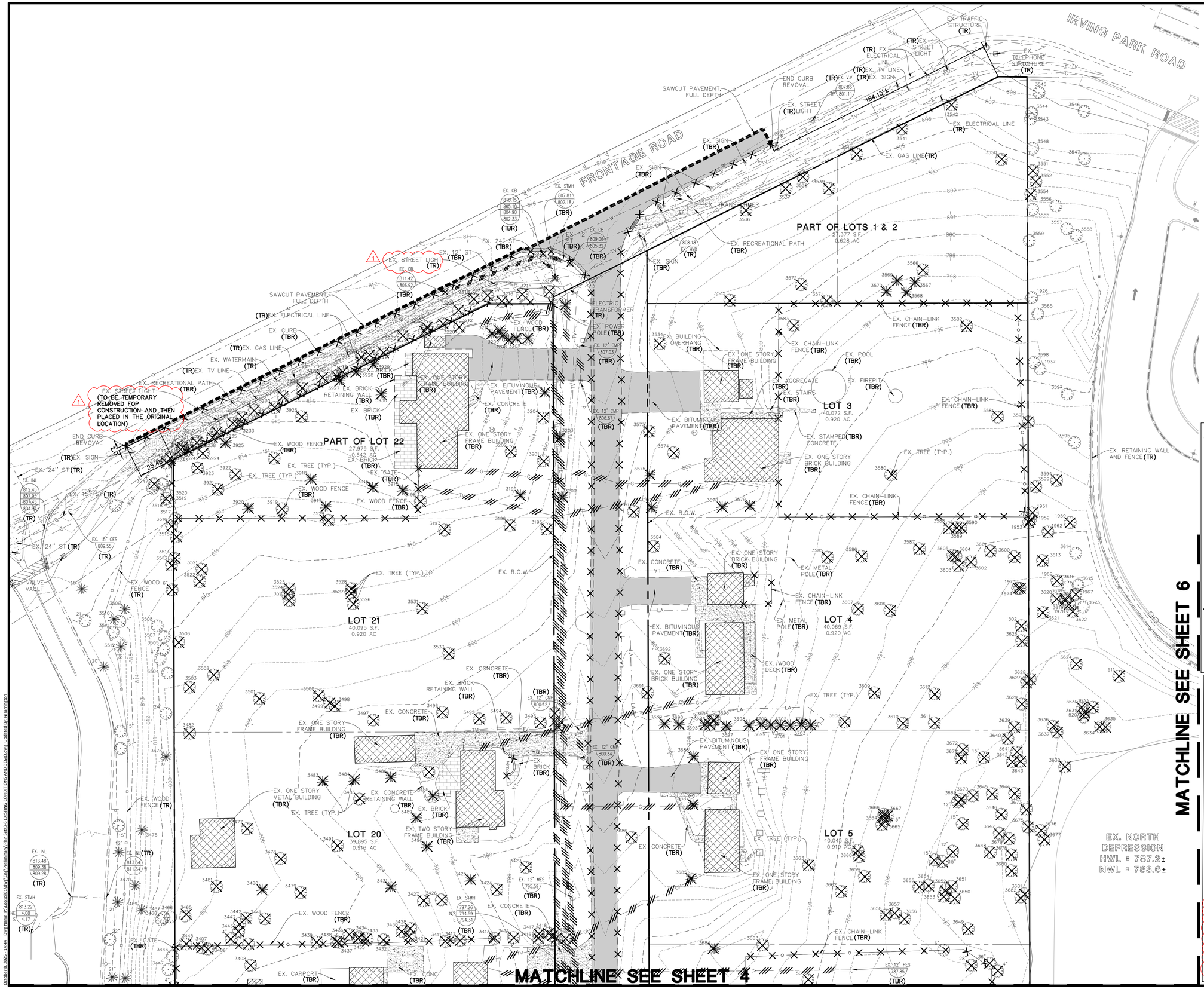
October 3, 2025 - 10:06 Dwg Name: P:\Lopc\d01\Dwg\Eng\Preliminary\Plan Set\2 INDEX OF SHEETS.dwg Updated By: NHarrington



KEY MAP

TREE PRESERVATION NOTES:
1. SEE TREE PRESERVATION PLAN BY UPLAND FOR TREE REMOVALS. IN THE EVENT OF A CONFLICT, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND CIVIL ENGINEERING FOR RESOLUTION BEFORE TREES ARE REMOVED.

DEMOLITION LEGEND

- BITUMINOUS PAVEMENT AND BASE TO BE REMOVED
- CONCRETE PAVEMENT AND BASE TO BE REMOVED
- BUILDING TO BE REMOVED
- SAWCUT LINE
- FENCE, RETAINING WALL, RAILROAD TIES, POLES, CURB AND GUTTER, ETC. TO BE REMOVED
- UTILITY STRUCTURE TO BE REMOVED
- UTILITY LINE REMOVAL, FILL OR ABANDONMENT (REFER TO SPECIFICATIONS)
- TREE TO BE REMOVED
- (TBR) TO BE REMOVED
- (TR) TO REMAIN

EXISTING CONDITIONS AND DEMOLITION NOTES:
1. EXISTING CONDITIONS AND DEMOLITION PLAN REPRESENT SITE CONDITIONS AS OF MAY 22, 2025. CONTRACTOR SHALL INSPECT SITE PRIOR TO BIDDING WORK TO VERIFY ACTUAL FIELD CONDITIONS AS PORTIONS OF THE DEMOLITION WORK MAY HAVE SINCE BEEN COMPLETED. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLETE ALL DEMOLITION WORK AS PER PLANS TO PREPARE THE SITE FOR CONSTRUCTION OF PROPOSED IMPROVEMENTS.
2. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
3. THE CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, REMOVAL AND DISPOSAL (IN A LOCATION APPROVED BY ALL JURISDICTIONAL GOVERNING ENTITIES) OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, ROAD, PARKING LOTS, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THESE PLANS CAN BE CONSTRUCTED. ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
4. REFER TO SPECIFICATIONS SHEET FOR DEMOLITION NOTES.
5. PRIOR TO CONSTRUCTION, THE DEMOLITION CONTRACTOR SHALL IDENTIFY THE LIMITS OF EXISTING SEPTIC SYSTEMS AND ABANDON/REMOVE THEM TO THE STANDARDS OF THE MWRD, LOCAL HEALTH DEPARTMENT, AND OTHER LOCAL GOVERNING AGENCIES.
6. ALL EXISTING WATER WELLS SHALL BE SEALED AND/OR REMOVED IN ACCORDANCE WITH THE STATE OF ILLINOIS DEPARTMENT OF PUBLIC HEALTH, RULE XI-A, SEALING OF THE WELL AND/OR REMOVAL SHALL BE WITNESSED BY THE VILLAGE OF SCHAUMBURG.

DRAWN BY	DATE	REVISIONS
NAH	10-08-25	REVISED PER VILLAGE COMMENTS

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LONG AVENUE ASSEMBLAGE
VILLAGE OF SCHAUMBURG, ILLINOIS
EXISTING CONDITIONS AND DEMOLITION PLAN - A

PROJ MGR.:	QDH
PROJ ASSOC.:	NAH
DRAWN BY:	NAH
DATE:	08/08/2025
SCALE:	1"=30'

SHEET 3 OF 28
LOP.SCIL01

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October 8, 2025 - 14:44 Dwg Name: P:\Loop\c001\Dwg\Eng\Preliminary\Plan Set\3-6 EXISTING CONDITIONS AND DEMO.dwg Updated By: hstarrington

MATCHLINE SEE SHEET 3

EXISTING NORTHWEST

MATCHLINE SEE SHEET 6

EXISTING EAST

MATCHLINE SEE SHEET 5

EX. NORTH DEPRESSION
HWL = 787.2±
NWL = 783.6±

LOT 19
40,016 S.F.
0.919 AC

LOT 18
40,052 S.F.
0.919 AC

LOT 17
40,092 S.F.
0.920 AC

LOT 16
39,998 S.F.
0.918 AC

LOT 6
40,107 S.F.
0.921 AC

LOT 7
39,958 S.F.
0.917 AC

LOT 8
40,041 S.F.
0.919 AC

LOT 9
48,881 S.F.
1.122 AC

ROW
150,004 S.F.
2.984 AC

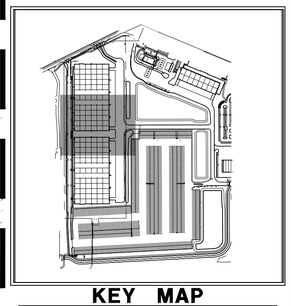
EX. VACANT R.O.W.

PART OF LOT 10 NORTH
40,163 S.F.
0.921 AC

EX. TARP COVERED

EX. WOOD FENCE (TR)
EX. SHED (TBR)
EX. CHICKEN COOP (TBR)
EX. COVERED STORAGE AREA (TBR)
EX. ONE STORY FRAME BUILDING (TBR)
EX. CONCRETE STAIRS (TBR)
EX. CONCRETE (TBR)
EX. COVERED BREEZEWAY (TBR)
EX. STMH 812.73 808.23 808.13 (TR)
EX. INL 812.77 808.67 (TR)
EX. CHAIN-LINK FENCE (TBR)
EX. TREE (TYP.)
EX. WOOD FENCE (TBR)
EX. 15" HDPE 797.19 (TBR)
EX. 12" MES 795.69 (TBR)
EX. STORM 800.04 (TBR)
EX. AGGREGATE (TBR)
EX. CONCRETE BLOCK RETAINING WALL (TBR)
EX. TREE
EX. STORM 800.25 (TBR)
EX. STAMPED CONCRETE (TBR)
EX. APPROX. LIMITS OF TREEHOUSE (TBR)
EX. INL 811.74 808.14 (TR)
EX. INL 811.79 808.35 (TR)
EX. INL 811.77 807.42 (TR)
EX. INL 811.71 807.76 (TR)
EX. BIRDHOUSE (TBR)
EX. BRICK RETAINING WALL (TBR)
EX. WOOD FENCE (TR)
EX. STORM 805.62 (TBR)
EX. STORM 801.30 (TBR)
EX. BRICK (TBR)
EX. WOOD STAIRS (TBR)
EX. ONE STORY BRICK BUILDING (TBR)
EX. FIREPIT (TBR)
EX. WOOD DECK (TBR)
EX. SEPTIC LID (TBR)
EX. SHED (TBR)
EX. GATE (TBR)
EX. WOOD FENCE (TBR)
EX. STMH 813.93 N 805.58 S 805.53 (TR)
EX. TWO STORY FRAME BUILDING (TBR)
EX. R.O.W.
EX. BITUMINOUS PAVEMENT (TBR)
EX. BRICK RETAINING WALL (TBR)
EX. WOOD FENCE (TBR)
EX. GATE (TR)
EX. CONCRETE (TBR)
EX. GATE CONTROL BOX (TBR)
EX. BRICKS (TBR)
EX. FIREPIT (TBR)
EX. 12" HDPE 804.43 (TBR)
EX. 4" HDPE 804.73 (TBR)
EX. TWO STORY FRAME BUILDING (TBR)
EX. GATE (TBR)
EX. WOOD FENCE (TBR)
EX. TREE (TYP.)
EX. SEPTIC LID (TBR)
EX. BRICK RETAINING WALL (TBR)
EX. CB 813.47 803.64 (TR)
EX. WOOD FENCE (TR)
EX. POND (TBR)
EX. ONE STORY FRAME BUILDING (TBR)
EX. BRICK RETAINING WALL (TBR)
EX. AGGREGATE (TBR)
EX. FIREPIT (TBR)
EX. BRICKS (TBR)
EX. PAVILLION (TBR)
EX. CONCRETE (TBR)
15IN" CMP 804.92 (TBR)
EX. 15 IN" CMP 805.16 (TBR)
EX. BRICK (TBR)
EX. BRICK RETAINING WALL (TBR)
END OF MARKED IN 788
EX. LANDSCAPE TIMBER (TBR)
EX. KID PLAY AREA (TBR)
EX. ONE STORY FRAME BUILDING (TBR)
EX. CB 813.55 N 802.15 S --- (TR)
EX. CHICKEN COOP (TBR)
EX. WOOD FENCE (TBR)
EX. GATE (TR)
EX. 5X8 TREEHOUSE (TBR)
EX. BRICK RETAINING WALL (TBR)
EX. WOOD STAIRS (TBR)
EX. WOOD DECK (TBR)
EX. BITUMINOUS PAVEMENT (TBR)
EX. ONE STORY FRAME BUILDING (TBR)
EX. POOL (TBR)
EX. TREE (TYP.)
EX. CHAIN-LINK FENCE (TBR)
EX. BRICK RETAINING WALL (TBR)
EX. BRICK (TBR)
EX. BOND (TBR)
EX. FIREPIT (TBR)
EX. TREE (TYP.)
EX. BRICK RETAINING WALL (TBR)
EX. BRICK (TBR)
EX. BRICK RETAINING WALL (TBR)
EX. BITUMINOUS PAVEMENT (TBR)
EX. TWO STORY BRICK BUILDING (TBR)
EX. CONCRETE STEPS (TBR)
EX. GATE (TBR)
EX. WOOD DECK (TBR)
EX. POOL (TBR)
EX. HORSESHOE PIT (TBR)
EX. CONCRETE (TBR)
EX. BRICK RETAINING WALL (TBR)
EX. WOOD RETAINING WALL (TBR)
EX. WOOD FENCE (TBR)
EX. ONE STORY FRAME BUILDING (TBR)
EX. CONCRETE (TBR)
EX. COLUMN (TBR)
EX. BRICK (TBR)
EX. R.O.W.
EX. ONE STORY FRAME BUILDING (TBR)
EX. CHAIN-LINK FENCE (TBR)
EX. BRICK RETAINING WALL (TBR)
EX. SILT FENCE (TBR)
EX. CONCRETE (TBR)
EX. WOOD STAIRS (TBR)
EX. WOOD DECK (TBR)
EX. 6" CPP 797.65 (TBR)
EX. POOL (TBR)
EX. FIRE PIT (TBR)
EX. WOOD FENCE (TBR)
EX. AGGREGATE (TBR)
EX. TWO STORY FRAME BUILDING (TBR)
EX. POOL EQUIPMENT (TBR)
EX. WOOD STAIRS (TBR)
EX. CHAIN-LINK FENCE (TBR)
EX. RETAINING WALL (TBR)
EX. WOOD DECK (TBR)
EX. BRICK RETAINING WALL (TBR)
LIMITS OF DEPRESSED DIRT AREA
EX. 4" CPP 797.61 (TBR)
EX. 4" CPP 797.24 (TBR)
EX. 4" CPP 798.79 (TBR)
EX. CONCRETE (TBR)
EX. RETAINING WALL (TBR)
EX. 2ND STORY DECK (TBR)
EX. SEPTIC LID (TBR)
EX. THREE STORY BRICK/FRAME BUILDING (TBR)
EX. BRICK RETAINING WALL (TBR)
EX. POOL EQUIPMENT (TBR)
EX. POOL (TBR)
EX. WOOD STAIRS (TBR)
EX. WOOD FENCE (TBR)
EX. DECK (TBR)
EX. BRICK (TBR)
EX. BRICK RETAINING WALL (TBR)
EX. GARDEN (TBR)
EX. DECK (TBR)
EX. POOL (TBR)
EX. SHED (TBR)
EX. BRICK (TBR)
EX. POND (TBR)
EX. BRICK (TBR)
EX. BRICK RETAINING WALL (TBR)
EX. TARP COVERED
EX. WOOD FENCE (TBR)
EX. BITUMINOUS PAVEMENT (TBR)
EX. ONE STORY FRAME BUILDING (TBR)
EX. FIREPIT (TBR)
EX. HORSESHOE PIT (TBR)
EX. PVC FENCE (TO BE RELOCATED)
EX. SILT FENCE (TBR)
END CURB REMOVAL
EX. STREET LIGHT (TR)
EX. CURB (TR)
EX. PVC FENCE (TBR)
EX. STREET LIGHT (TR)
EX. WOOD FENCE (TBR)
EX. CHAIN-LINK FENCE (TBR)
EX. WALL (TBR)
EX. TREE (TYP.)
EX. BRICK (TBR)
EX. SILT FENCE (TBR)
EX. SHED (TBR)
EX. AGGREGATE (TBR)
(TBR)EX. SMOKER

0 15 30 60
SCALE: 1"=30'



KEY MAP

TREE PRESERVATION NOTES:
1. SEE TREE PRESERVATION PLAN BY UPLAND FOR TREE REMOVALS. IN THE EVENT OF A CONFLICT, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND CIVIL ENGINEERING FOR RESOLUTION BEFORE TREES ARE REMOVED.

DEMOLITION LEGEND

- BITUMINOUS PAVEMENT AND BASE TO BE REMOVED
- CONCRETE PAVEMENT AND BASE TO BE REMOVED
- BUILDING TO BE REMOVED
- SAWCUT LINE
- FENCE, RETAINING WALL, RAILROAD TIES, POLES, CURB AND GUTTER, ETC. TO BE REMOVED
- UTILITY STRUCTURE TO BE REMOVED
- UTILITY LINE REMOVAL, FILL OR ABANDONMENT (REFER TO SPECIFICATIONS)
- TREE TO BE REMOVED
- (TBR) TO BE REMOVED
- (TR) TO REMAIN

EXISTING CONDITIONS AND DEMOLITION NOTES:
1. EXISTING CONDITIONS AND DEMOLITION PLAN REPRESENT SITE CONDITIONS AS OF MAY 22, 2025. CONTRACTOR SHALL INSPECT SITE PRIOR TO BIDDING WORK TO VERIFY ACTUAL FIELD CONDITIONS AS PORTIONS OF THE DEMOLITION WORK MAY HAVE SINCE BEEN COMPLETED. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLETE ALL DEMOLITION WORK AS PER PLANS TO PREPARE THE SITE FOR CONSTRUCTION OF PROPOSED IMPROVEMENTS.
2. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
3. THE CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, REMOVAL AND DISPOSAL (IN A LOCATION APPROVED BY ALL JURISDICTIONAL GOVERNING ENTITIES) OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, ROAD, PARKING LOTS, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THESE PLANS CAN BE CONSTRUCTED. ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
4. REFER TO SPECIFICATIONS SHEET FOR DEMOLITION NOTES.
5. PRIOR TO CONSTRUCTION, THE DEMOLITION CONTRACTOR SHALL IDENTIFY THE LIMITS OF EXISTING SEPTIC SYSTEMS AND ABANDON/REMOVE THEM TO THE STANDARDS OF THE MWRD, LOCAL HEALTH DEPARTMENT, AND OTHER LOCAL GOVERNING AGENCIES. (1)
6. ALL EXISTING WATER WELLS SHALL BE SEALED AND/OR REMOVED IN ACCORDANCE WITH THE STATE OF ILLINOIS DEPARTMENT OF PUBLIC HEALTH, RULE XI-A, SEALING OF THE WELL AND/OR REMOVAL SHALL BE WITNESSED BY THE VILLAGE OF SCHAUMBURG.

DRAWN BY	NAH
REVISIONS	
DATE	1 10-08-25 REVISED PER VILLAGE COMMENTS

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303 East Butterfield Road, Suite 600, Lombard, IL 60148 ph 630.691.8000 manhard.com
Civil Engineers • Water Resource Engineers • Water Management Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

LONG AVENUE ASSEMBLAGE
VILLAGE OF SCHAUMBURG, ILLINOIS
EXISTING CONDITIONS AND DEMOLITION PLAN - B

PROJ. MGR.:	QDH
PROJ. ASSOC.:	NAH
DRAWN BY:	NAH
DATE:	08/08/2025
SCALE:	1"=30'

SHEET 4 OF 28
LOP.SCIL01

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October 8, 2025 - 14:44 Dwg Name: P:\Lopsc\001\dwg\Eng\Preliminary\Plan Set\3-6 EXISTING CONDITIONS AND DEMO.dwg Updated By: Nharrington

PART OF LOT 15 NORTH
33,452 S.F.
0.768 AC

PART OF LOT 15 SOUTH
33,301 S.F.
0.764 AC

EXISTING SOUTHWEST
35,486 S.F.
0.815 AC

PART OF LOT 14 NORTH
33,326 S.F.
0.765 AC

PART OF LOT 14 SOUTH
34,403 S.F.
0.767 AC

PART OF LOT 10 SOUTH
35,576 S.F.
0.817 AC

LOT 11
66,816 S.F.
1.534 AC

LONG AVENUE

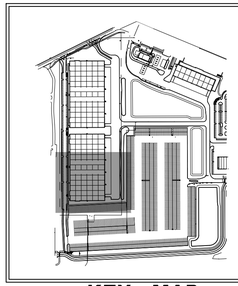
MATCHLINE SEE SHEET 4

MATCHLINE SEE SHEET 6

EX. WOOD FENCE (TBR)
EX. POOL (TBR)
EX. CONCRETE (TBR)
EX. FIREPIT (TBR)
EX. CHAIN-LINK FENCE (TBR)
EX. STAMPED CONCRETE (TBR)
EX. ONE STORY FRAME BUILDING (TBR)
EX. BIRDHOUSE ON METAL POLE (TBR)
EX. AGGREGATE (TBR)
EX. GATE (TBR)
EX. CONC. (TBR)
EX. R.O.W.
EX. TWO STORY FRAME BUILDING (TBR)
EX. BRICK RETAINING WALL (TBR)
EX. WOOD DECK (TBR)
EX. GROTTO (TBR)
EX. POND AREA (TBR)
EX. CONCRETE RETAINING WALL (TBR)
EX. WALL (TBR)
EX. CONCRETE STAIRS (TBR)
EX. STAMPED CONCRETE PAD WITH POOL EQUIPMENT (TBR)
EX. RAILING (TBR)
EX. APPROX LIMITS OF TREEHOUSE (IN DISREPAIR) (TBR)
EX. COVERED PORCH (TBR)
EX. BUSHES (TBR)
EX. T/WALL=±809.0 (TBR)
EX. T/WALL=±801 (TBR)
EX. CONCRETE RETAINING WALL (TBR)
EX. CONCRETE STOOP WITH RAILING (TBR)
EX. BRICK (TBR)
EX. BRUSH LINE (TBR)
EX. ONE STORY BRICK BUILDING (TBR)
EX. FIRE PIT (TBR)
EX. BITUMINOUS PAVEMENT (TBR)
EX. SEPTIC MANHOLE (TBR)
EX. 12" MES 800.82 (TBR)
EX. 12" MES 800.63 (TBR)
EX. 8" CMP 805.64 (TBR)
EX. END 8" CMP (TBR)
EX. 12" MES 792.47 (TBR)
EX. 12" MES 793.59 (TBR)
EX. 12" HDPE 796.08 (TBR)
EX. 12IN" HDPE 796.42 (TBR)
EX. 12" CPP 794.84 (TBR)
EX. 15" CES 792.73 (TBR)
EX. DECORATIVE WELL (TBR)
EX. ONE STORY GAZEBO (TBR)
EX. THREE STORY BRICK/FRAME BUILDING (TBR)
EX. WATER WELL (TBR)
EX. TWO STORY FRAME BUILDING (TBR)
EX. CONCRETE STEPS (TBR)
EX. CONCRETE BLOCK RETAINING WALL (TBR)
EX. CINDER BLOCK RETAINING WALL (TBR)
EX. CONCRETE BLOCK RETAINING WALL (TBR)
EX. WIRE FENCE (TBR)
EX. WOOD BUILDING (TBR)
EX. THREE STORY WOOD BUILDING (TBR)
EX. STAMPED CONCRETE (TBR)
EX. BRICK RETAINING WALL (TBR)
EX. POOL (TBR)
EX. FIRE PIT (TBR)
EX. POND (TBR)
WATERLINE AS LOCATED MAY
EX. SILT FENCE (TBR)
EX. CHAIN-LINK CONSTRUCTION FENCE (TBR)
EX. TREE (TYP.)
EX. 18" ST
EX. FES-255 (TBR)
EX. MH-254 (TBR)
EX. MH-247B (TBR)
EX. 15" ST (TBR)
EX. LIGHT POLE (TR)
EX. 18" ST (TBR)
EX. MH-253 (TR)
EX. MH-247A (TR)
EX. 15" ST (TR)
EX. 18" ST (TR)
EX. HYDRANT (TR)
EX. 8" WM (TR)
EX. MH-248 (TR)
EX. INL-248A-EXP (TR)
EX. MH-247 (TR)
EX. INL-247B-EXP (TR)
EX. MH-246 (TR)
EX. INL-246A-EXP (TR)
EX. MH-245 (TR)
EX. INL-245A-EXP
EX. MH-249 (TR)
EX. INL-249A-EXP (TR)
EX. MH-250 (TR)
EX. INL-250A-EXP
EX. INL-251-EXP (TR)
EX. 15" ST (TR)
EX. 18" ST (TR)
EX. 21" ST (TR)
EX. 24" ST (TR)
EX. 30" ST (TR)
EX. 12" ST (TR)
EX. CURB (TR)
EX. STREET LIGHT (TR)
EX. PVC FENCE (TR)
EX. SILT FENCE (TBR)
EX. SATELLITE
EX. WALL (TBR)
EX. LIGHT POLE (TR)
EX. CURB (TBR)
EX. WOOD RETAINING WALL (TBR)
EX. OVERHEAD LINE (TO BE RELOCATED)
EX. ELECTRICAL LINE (TO BE RELOCATED)
EX. INL-247C-EXP (TBR)
EX. LIGHT POLE (TBR)
SAWCUT PAVEMENT, FULL DEPTH
EX. PAVEMENT (TBR)
EX. 5' UTILITY EASEMENT (TR)
EX. UTILITY POLE (TR)
EX. 10' COMED EASEMENT (TR)
EX. HYDRANT (TR)
EX. 8" WM (TBR)
EX. 8" WM (TR)
END CURB REMOVAL
OH

N

0 15 30 60
SCALE: 1"=30'



KEY MAP

TREE PRESERVATION NOTES:
1. SEE TREE PRESERVATION PLAN BY UPLAND FOR TREE REMOVALS. IN THE EVENT OF A CONFLICT, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND CIVIL ENGINEERING FOR RESOLUTION BEFORE TREES ARE REMOVED.

DEMOLITION LEGEND

- BITUMINOUS PAVEMENT AND BASE TO BE REMOVED
- CONCRETE PAVEMENT AND BASE TO BE REMOVED
- BUILDING TO BE REMOVED
- SAWCUT LINE
- FENCE, RETAINING WALL, RAILROAD TIES, POLES, CURB AND GUTTER, ETC. TO BE REMOVED
- UTILITY STRUCTURE TO BE REMOVED
- UTILITY LINE REMOVAL, FILL OR ABANDONMENT (REFER TO SPECIFICATIONS)
- TREE TO BE REMOVED
- (TBR) TO BE REMOVED
- (TR) TO REMAIN

EXISTING CONDITIONS AND DEMOLITION NOTES:
1. EXISTING CONDITIONS AND DEMOLITION PLAN REPRESENT SITE CONDITIONS AS OF MAY 22, 2025. CONTRACTOR SHALL INSPECT SITE PRIOR TO BIDDING WORK TO VERIFY ACTUAL FIELD CONDITIONS AS PORTIONS OF THE DEMOLITION WORK MAY HAVE SINCE BEEN COMPLETED. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLETE ALL DEMOLITION WORK AS PER PLANS TO PREPARE THE SITE FOR CONSTRUCTION OF PROPOSED IMPROVEMENTS.
2. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
3. THE CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, REMOVAL AND DISPOSAL (IN A LOCATION APPROVED BY ALL JURISDICTIONAL GOVERNING ENTITIES) OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, ROAD, PARKING LOTS, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THESE PLANS CAN BE CONSTRUCTED. ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
4. REFER TO SPECIFICATIONS SHEET FOR DEMOLITION NOTES.
5. PRIOR TO CONSTRUCTION, THE DEMOLITION CONTRACTOR SHALL IDENTIFY THE LIMITS OF (1) EXISTING SEPTIC SYSTEMS AND ABANDON/REMOVE THEM TO THE STANDARDS OF THE MWRD, LOCAL HEALTH DEPARTMENT, AND OTHER LOCAL GOVERNING AGENCIES.
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DRAWN BY	DATE	REVISIONS
NAH	10-08-25	REVISED PER VILLAGE COMMENTS

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Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

LONG AVENUE ASSEMBLAGE
VILLAGE OF SCHAUMBURG, ILLINOIS
EXISTING CONDITIONS AND DEMOLITION PLAN - C

PROJ. MGR.:	QDH
PROJ. ASSOC.:	NAH
DRAWN BY:	NAH
DATE:	08/08/2025
SCALE:	1"=30'

SHEET 5 OF 28

LOP.SCIL01

October 8, 2025 - 14:44 Dwg Name: P:\Lopsc\093\dwg\Eng\Preliminary\Plan Set\3-6 EXISTING CONDITIONS AND DEMO.dwg Updated By: Nkarrington

MATCHLINE SEE SHEET 3

MATCHLINE SEE SHEET 4

MATCHLINE SEE SHEET 5

EX. 12" ST (TR)
EX. MH-20 (TR)
EX. 15" ST (TR)
EX. MH-19 (TR)
EX. INL-19A (TR)P
EX. 15" ST (TR)
EX. CB-18 (TR)
EX. INL-18A (TR)P
EX. 24" ST (TR)
EX. CB-17 (TR)
EX. INL-17A (TR)P
EX. INL-15A (TR)P
EX. CB-15 (TR)
(TR) EX. CB-14
(TR) EX. CB-13
EX. CB-12 (TR)
EX. CB-11 (TR)
EX. CB-10 (TR)
(TR) EX. 24" ST
(TR) EX. 42" ST
EX. CB-5 (TR)
(TR) EX. 12" ST
EX. 12" ST (TR)
EX. CB-121 (TR)
(TR) EX. FES-5
EX. INL-122-EXP (TR)

EX. NORTH DEPRESSION
HWL = 787.2±
NWL = 783.6±
VOLUME PROVIDED = 21.27 AC-FT

EX. NORTH DEPRESSION
HWL = 787.2±
NWL = 783.6±
VOLUME PROVIDED = 21.27 AC-FT

EXPERIOR INTERNAL ACCESS ROAD
EX. DUAL 36" FLARED END SECTIONS (TBR)
EXPERIOR TRUCK PARKING ENTRANCE

DETAIL A

EX. CURB (TBR)
EX. PAVEMENT (TBR)
EX. 8" WM (TBR)
EX. 8" WM (TR)
END CURB REMOVAL
SAWCUT PAVEMENT, FULL DEPTH
EX. LIGHT POLE (TR)
EXPERIOR PARKING
METRA ROAD

DETAIL B

N

0 15 30 60
SCALE: 1"=30'

DETAIL A
DETAIL B

KEY MAP

TREE PRESERVATION NOTES:
1. SEE TREE PRESERVATION PLAN BY UPLAND FOR TREE REMOVALS. IN THE EVENT OF A CONFLICT, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND CIVIL ENGINEERING FOR RESOLUTION BEFORE TREES ARE REMOVED.

DEMOLITION LEGEND

- BITUMINOUS PAVEMENT AND BASE TO BE REMOVED
- CONCRETE PAVEMENT AND BASE TO BE REMOVED
- BUILDING TO BE REMOVED
- SAWCUT LINE
- FENCE, RETAINING WALL, RAILROAD TIES, POLES, CURB AND GUTTER, ETC. TO BE REMOVED
- UTILITY LINE REMOVAL, FILL OR ABANDONMENT (REFER TO SPECIFICATIONS)
- TREE TO BE REMOVED
- (TBR) TO BE REMOVED
- (TR) TO REMAIN

EXISTING CONDITIONS AND DEMOLITION NOTES:
1. EXISTING CONDITIONS AND DEMOLITION PLAN REPRESENT SITE CONDITIONS AS OF MAY 22, 2025. CONTRACTOR SHALL INSPECT SITE PRIOR TO BIDDING WORK TO VERIFY ACTUAL FIELD CONDITIONS AS PORTIONS OF THE DEMOLITION WORK MAY HAVE SINCE BEEN COMPLETED. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLETE ALL DEMOLITION WORK AS PER PLANS TO PREPARE THE SITE FOR CONSTRUCTION OF PROPOSED IMPROVEMENTS.
2. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
3. THE CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, REMOVAL AND DISPOSAL (IN A LOCATION APPROVED BY ALL JURISDICTIONAL GOVERNING ENTITIES) OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, ROAD, PARKING LOTS, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THESE PLANS CAN BE CONSTRUCTED. ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
4. REFER TO SPECIFICATIONS SHEET FOR DEMOLITION NOTES.
5. PRIOR TO CONSTRUCTION, THE DEMOLITION CONTRACTOR SHALL IDENTIFY THE LIMITS OF EXISTING SEPTIC SYSTEMS AND ABANDON/REMOVE THEM TO THE STANDARDS OF THE MWRD, LOCAL HEALTH DEPARTMENT, AND OTHER LOCAL GOVERNING AGENCIES.
6. ALL EXISTING WATER WELLS SHALL BE SEALED AND/OR REMOVED IN ACCORDANCE WITH THE STATE OF ILLINOIS DEPARTMENT OF PUBLIC HEALTH, RULE XI-A, SEALING OF THE WELL AND/OR REMOVAL SHALL BE WITNESSED BY THE VILLAGE OF SCHAUMBURG.

EX. LIGHT POLE (TO BE RELOCATED)
EX. PVC FENCE (TO BE RELOCATED)
EX. INL-216A-EXP (TBR)
EX. CURB (TBR)
EX. LIGHT POLE (TO BE RELOCATED)
EX. INL-215A-EXP (TBR)
EX. LIGHT POLE (TO BE RELOCATED)
EX. INL-208A-EXP (TBR)
EX. 12" ST (TBR) (FILL BOTH ENDS WITH 2' MINIMUM OF FLOWABLE FILL)
EX. 12" ST (TBR) (FILL BOTH ENDS WITH 2' MINIMUM OF FLOWABLE FILL)
(TBR) EX. 15" ST (FILL BOTH ENDS WITH 2' MINIMUM OF FLOWABLE FILL)
57.5'
END CURB REMOVAL
END FENCE REMOVAL
SAWCUT PAVEMENT, FULL DEPTH
EX. MH-216 (TR)
EX. INL-216B-EXP (TR)
EX. 15" ST (TR)
(TR) EX. MH-215
EX. INL-215B-EXP (TR)
EX. PAVEMENT (TBR)
(TR) EX. INL-208B-EXP
(TR) EX. MH-208
5'
5'
SAWCUT PAVEMENT, FULL DEPTH
EX. BOLLARDS (4) (TO BE RELOCATED)
(TR) EX. 21" ST
EX. PERMEABLE PAVEMENT SIGN (TO BE RELOCATED)
(TO BE RELOCATED) EX. HYD
EX. BOLLARDS (4) (TO BE RELOCATED)
EX. PERMEABLE PAVEMENT SIGN (TO BE RELOCATED)
(TR) EX. 18" ST
EX. INL-238A-EXP (TR)
EX. INL-238-EXP (TR)
EX. LIGHT POLE (TO BE RELOCATED)
EX. HYD (TO BE RELOCATED)
EX. LIGHT POLE (TO BE RELOCATED)
EX. MH-214 (TR)
(TR) EX. MH-207

EX. FENCE (TBR)
36.64'
142.02'
EX. STREET LIGHT (TO BE RELOCATED)
EX. CURB AND GUTTER (TBR)
21.81'
EX. INL-117-EXP (TR)
(TR) EX. 12" ST
(TR) EX. CB-116
(TR) EX. FES-118
(TR) EX. RCB-117
(TR) EX. 30" ST
(TR) EX. 12" ST

DATE	REVISIONS	DRAWN BY
10-08-25	1 REVISED PER VILLAGE COMMENTS	NAH

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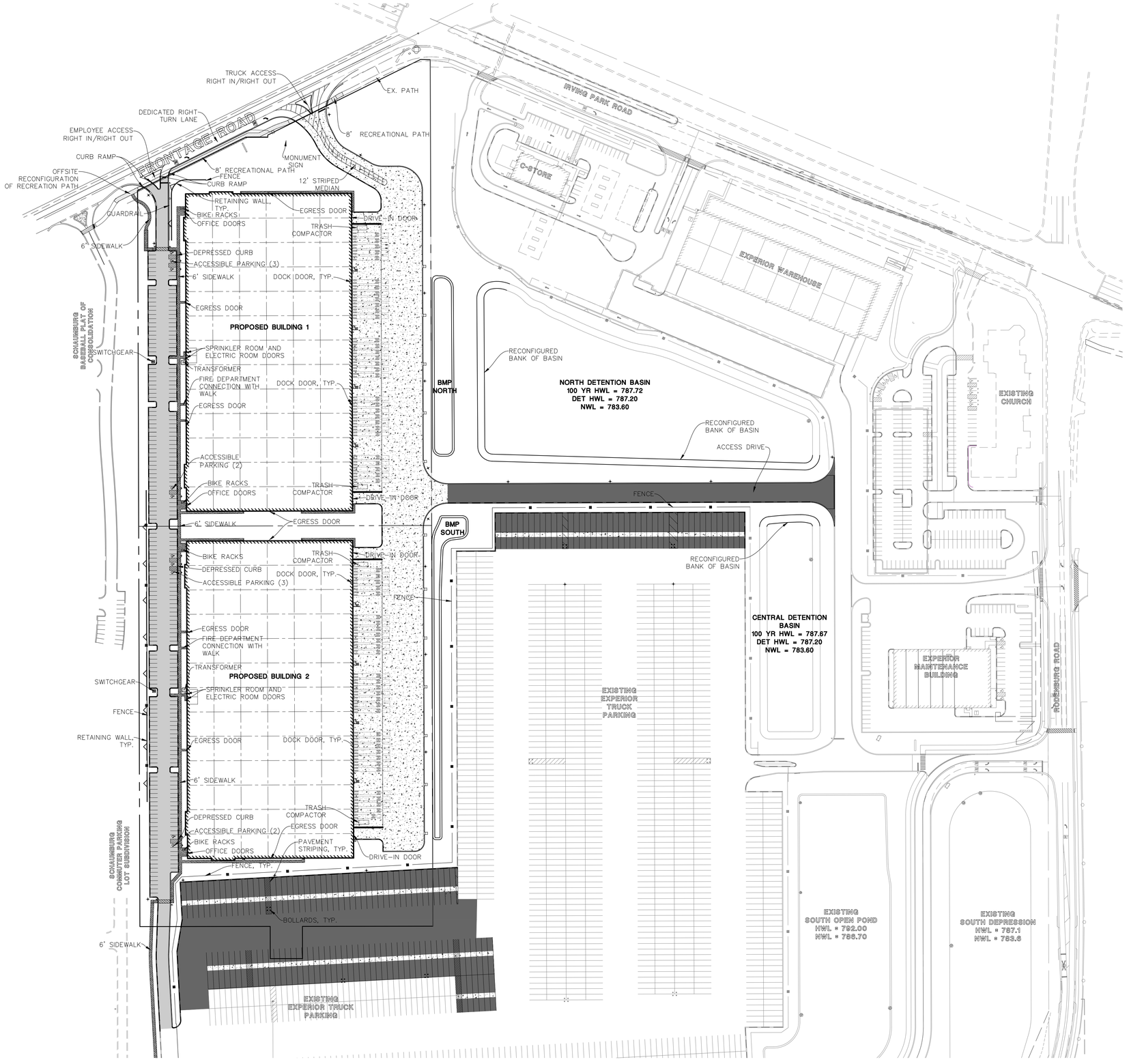
LONG AVENUE ASSEMBLAGE
VILLAGE OF SCHAUMBURG, ILLINOIS
EXISTING CONDITIONS AND DEMOLITION PLAN - D

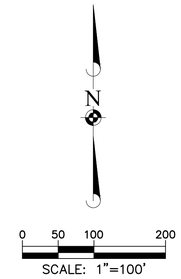
PROJ. MGR.:	QDH
PROJ. ASSOC.:	NAH
DRAWN BY:	NAH
DATE:	08/08/2025
SCALE:	1"=30'

SHEET 6 OF 28

LOP.SCIL01

October 8, 2025 - 14:44 Dwg Name: P:\Jobs\2011\dwg\Eng\Preliminary\Plan Set\13-6 EXISTING CONDITIONS AND DEMO.dwg Updated By: NHorrington





SITE DIMENSIONAL AND PAVING NOTES:

1. ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING FOUNDATION UNLESS NOTED OTHERWISE.
2. ALL PROPOSED CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.
3. ALL CURB RADII SHALL BE 3' MEASURED TO FACE OF CURB UNLESS NOTED OTHERWISE.
4. TIE ALL PROPOSED CURB AND GUTTER TO EXISTING CURB AND GUTTER WITH 2–#6 BARS x 18" LONG DOWELED INTO EXISTING CURB.
5. BUILDING DIMENSIONS AND ADJACENT PARKING HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. BUILDING DIMENSIONS SHOWN SHOULD NOT BE USED FOR CONSTRUCTION LAYOUT OF BUILDING.
6. IMPROVEMENTS ADJACENT TO BUILDING, IF SHOWN, SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, FENCES, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS AND DETAILS.
7. LOCATION OF PRIVATE SIDEWALKS SHALL BE COORDINATED WITH PROPOSED DOORWAY. CONTRACTOR TO VERIFY ACTUAL BUILDING PLAN LOCATIONS WITH ARCHITECT/DEVELOPER PRIOR TO CONSTRUCTING THE SIDEWALKS.
8. ALL ROADWAY AND PARKING LOT SIGNAGE, STRIPING, SYMBOLS, ETC. SHALL BE IN ACCORDANCE WITH LATEST JURISDICTIONAL GOVERNMENTAL ENTITY DETAILS.
9. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
10. PROVIDE DEPRESSED CURB AND RAMP AT ALL HANDICAP ACCESSIBLE SIDEWALK AND PATH LOCATIONS PER FEDERAL AND STATE STANDARDS.
11. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1–800–892–0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
12. ALL ROADWAY AND PARKING LOT IMPROVEMENTS SHALL BE COMPLETED IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS, LATEST EDITION.

SITE DATA

SITE AREA	22.74 ACRES
STANDARD PARKING PROVIDED	266 SPACES
ACCESSIBLE PROVIDED	10 SPACES
TOTAL PARKING PROVIDED	276 SPACES
PARKING RATIO	1.57 SPACES/1000 S.F.
NET TRUCK PARKING PROVIDED	47 SPACES

PAVEMENT LEGEND

STANDARD DUTY PAVEMENT
1 1/2" BITUMINOUS SURFACE COURSE, HOT–MIX ASPHALT, MIX D, N50
2 1/2" BITUMINOUS BINDER COURSE, HOT–MIX ASPHALT, IL–12.5, N50
10" AGGREGATE BASE COURSE, TYPE B

HEAVY DUTY ASPHALT PAVEMENT
2" BITUMINOUS SURFACE COURSE, HOT–MIX ASPHALT, MIX D, N50
4" BITUMINOUS BINDER COURSE, HOT–MIX ASPHALT, IL–19, N50
10" AGGREGATE BASE COURSE, TYPE B

RECREATIONAL PATH
3" HOT MIX ASPHALT SURFACE COARSE
6" AGGREGATE BASE COURSE GRADE 9 CRUSHED STONE W/ FINES

CONCRETE PAVEMENT
8" PORTLAND CEMENT CONCRETE PAVEMENT W/ 6 X 6 W1.4 WWF
4" COMPACTED AGGREGATE BASE, TYPE B

CONCRETE SIDEWALK
5" PORTLAND CEMENT CONCRETE
4" COMPACTED AGGREGATE BASE COURSE, TYPE B

ALL PAVEMENT SECTIONS SUBJECT TO FINAL DESIGN BY GEOTECHNICAL ENGINEER, TYPICAL SECTIONS SHOWN.

DATE	REVISIONS	DRAWN BY
10–08–25	REVISED PER VILLAGE COMMENTS	NAH

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LONG AVENUE ASSEMBLAGE
VILLAGE OF SCHAUMBURG, ILLINOIS
OVERALL SITE PLAN

PROJ. MGR.:	QDH
PROJ. ASSOC.:	NAH
DRAWN BY:	NAH
DATE:	08/08/2025
SCALE:	1"=100'

SHEET
7 OF 28
LOP.SCIL01

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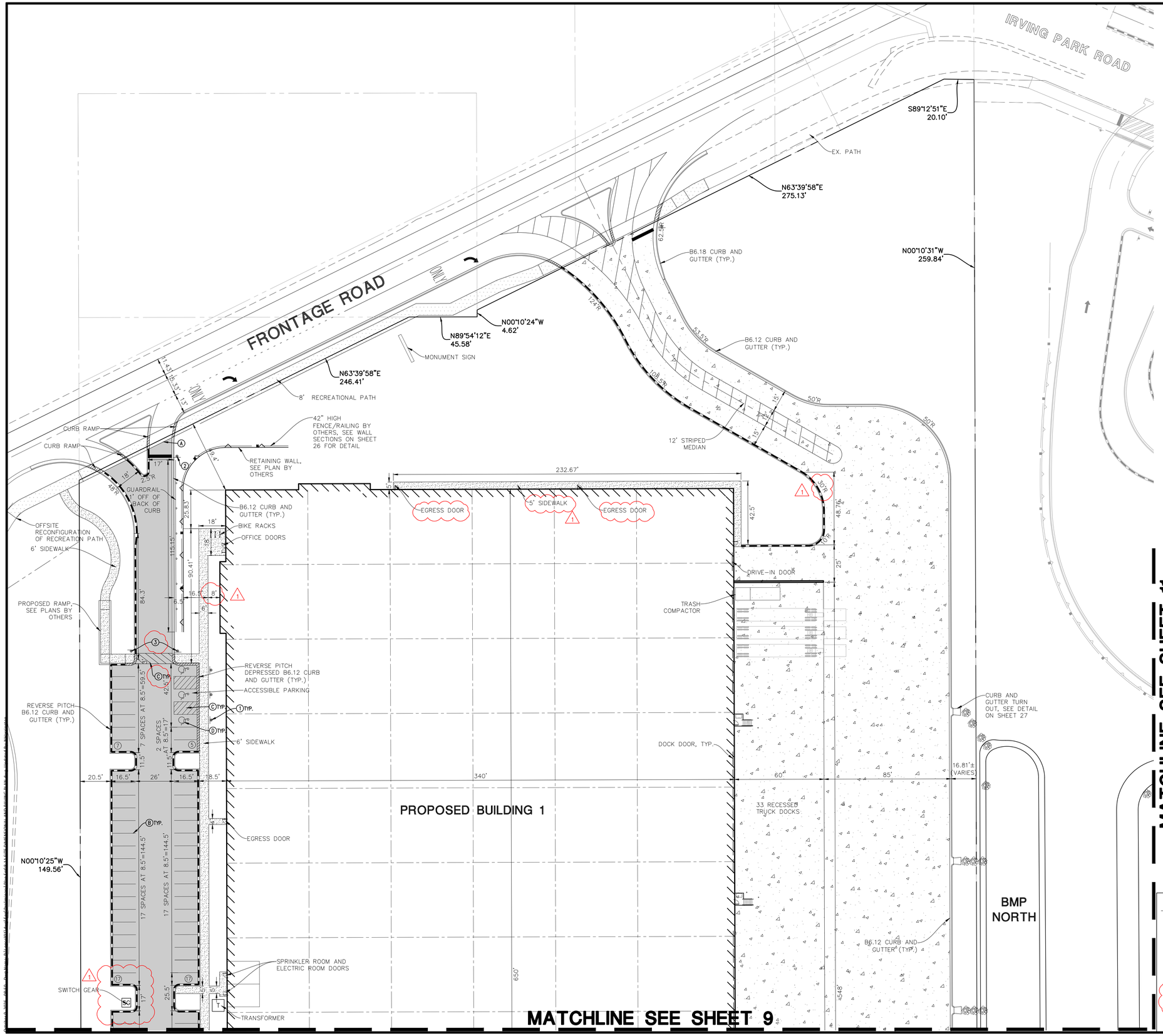
October 3, 2025 - 10:10 Dwg Name: P:\Lopsc\001\dwg\Eng\Preliminary\Plan Set\7 OVERALL SITE PLAN.dwg Updated By: NHarrington



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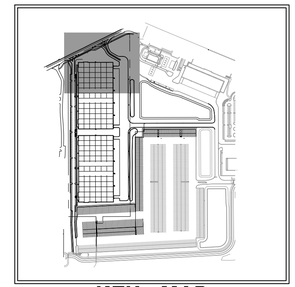

KEY MAP

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PAVEMENT MARKING LEGEND

- (A) 24" WHITE STOP BAR
- (B) 4" YELLOW LINE
- (C) 4" YELLOW DIAGONAL AT 45° SPACED 2' O.C. W/ 4" YELLOW BORDER
- (D) HC STALL MARKINGS

SIGN LEGEND

- (1) R7-8 HANDICAP PARKING SIGN
- (2) R1-1 STOP SIGN
- (3) W11-1 PEDESTRIAN CROSSING SIGN

PAVEMENT LEGEND

STANDARD DUTY PAVEMENT
1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
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10" AGGREGATE BASE COURSE, TYPE B

CONCRETE PAVEMENT
8" PORTLAND CEMENT CONCRETE PAVEMENT W/ 6 X 6 W1.4 WWF
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RECREATIONAL PATH
3" HOT MIX ASPHALT SURFACE COURSE
6" AGGREGATE BASE COURSE GRADE 9 CRUSHED STONE W/ FINES

ALL PAVEMENT SECTIONS SUBJECT TO FINAL DESIGN BY GEOTECHNICAL ENGINEER, TYPICAL SECTIONS SHOWN.

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DATE	REVISIONS	DRAWN BY
10-08-25	REVISED PER VILLAGE COMMENTS	NAH

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LONG AVENUE ASSEMBLAGE
VILLAGE OF SCHAUMBURG, ILLINOIS
SITE DIMENSIONAL AND PAVING PLAN - A

PROJ. MGR.:	ODH
PROJ. ASSOC.:	NAH
DRAWN BY:	NAH
DATE:	08/08/2025
SCALE:	1"=30'

SHEET
8 OF 28
LOP.SCIL01

MATCHLINE SEE SHEET 8

MATCHLINE SEE SHEET 11

MATCHLINE SEE SHEET 10

PROPOSED BUILDING 1

PROPOSED BUILDING 2

BMP NORTH

BMP SOUTH

EXISTING EXPERIOR TRUCK PARKING

REVERSE PITCH B6.12 CURB AND GUTTER (TYP.)

N00°10'25"W 149.93'

9 SPACES AT 8.5'=76.5'

28 SPACES AT 8.5'=238'

19 SPACES AT 8.5'=153'

25 SPACES AT 8.5'=42.5'

6 SPACES AT 8.5'=51'

17 SPACES AT 8.5'=144.5'

9 SPACES AT 8.5'=76.5'

END OF RETAINING WALL

42" HIGH FENCE/RAILING BY OTHERS, SEE WALL SECTIONS ON SHEET 26 FOR DETAIL

RETAINING WALL, DESIGN BY OTHERS

FIRE DEPARTMENT CONNECTION WITH WALK

EGRESS DOOR

DOCK DOOR, TYP.

33 RECESSED TRUCK DOCKS

TRASH COMPACTOR

DRIVE-IN DOOR

CURB AND GUTTER TURN OUT, SEE DETAIL ON SHEET 27

16.82'± VARIES

16.83'± VARIES

ACCESS EASEMENT

ACCESS DRIVE

TYP. ACCESSIBLE PARKING

REVERSE PITCH DEPRESSED B6.12 CURB AND GUTTER (TYP.)

BIKE RACKS

5' SIDEWALK

6' SIDEWALK

OFFICE DOORS

ACCESSIBLE PARKING

TRANSFORMER

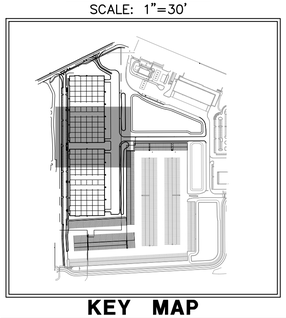
SWITCH GEAR

SPRINKLER ROOM AND ELECTRIC ROOM DOORS

8" TALL FENCE, (TYP.)

0 15 30 60

SCALE: 1"=30'



KEY MAP

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PAVEMENT MARKING LEGEND

- (A) 24" WHITE STOP BAR
- (B) 4" YELLOW LINE
- (C) 4" YELLOW DIAGONAL AT 45° SPACED 2' O.C. W/ 4" YELLOW BORDER
- (D) HC STALL MARKINGS

SIGN LEGEND

- (1) R7-8 HANDICAP PARKING SIGN
- (2) R1-1 STOP SIGN
- (3) W11-1 PEDESTRIAN CROSSING SIGN

PAVEMENT LEGEND

STANDARD DUTY PAVEMENT
1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
2 1/2" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-12.5, N50
10" AGGREGATE BASE COURSE, TYPE B

CONCRETE PAVEMENT
8" PORTLAND CEMENT CONCRETE PAVEMENT W/ 6 X 6 W1.4 WWF
4" COMPACTED AGGREGATE BASE, TYPE B

CONCRETE SIDEWALK
5" PORTLAND CEMENT CONCRETE
4" COMPACTED AGGREGATE BASE COURSE, TYPE B

HEAVY DUTY ASPHALT PAVEMENT
2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
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10" AGGREGATE BASE COURSE, TYPE B
ALL PAVEMENT SECTIONS SUBJECT TO FINAL DESIGN BY GEOTECHNICAL ENGINEER, TYPICAL SECTIONS SHOWN.

DATE	REVISIONS	DRAWN BY
		NAH
10-08-25	1 REVISED PER VILLAGE COMMENTS	

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LONG AVENUE ASSEMBLAGE

VILLAGE OF SCHAUMBURG, ILLINOIS

SITE DIMENSIONAL AND PAVING PLAN - B

PROJ. MGR.:	QDH
PROJ. ASSOC.:	NAH
DRAWN BY:	NAH
DATE:	08/08/2025
SCALE:	1"=30'

SHEET 9 OF 28

LOP.SCIL01

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October 9, 2025 - 08:50 Dwg Name: P:\Loppc\031\Dwg\Eng\Preliminary\Plan Set\8-11 SITE DIMENSIONAL AND PAVING PLAN.dwg Updated By: NHarrington

MATCHLINE SEE SHEET 9

MATCHLINE SEE SHEET 11

PROPOSED BUILDING 2

650'

340'

N00°10'25"W
125.41'

N00°10'25"W
125.25'

N00°10'31"W
1514.90'

RETAINING WALL DESIGN BY OTHERS

42" HIGH FENCE/RAILING BY OTHERS, SEE WALL SECTIONS ON SHEET 26 FOR DETAIL

END OF RETAINING WALL

REVERSE PITCH B6.12 CURB AND GUTTER (TYP.)

CROSS ACCESS EASEMENT

EGRESS DOOR

DOCK DOOR, TYP.

33 RECESSED TRUCK DOCKS

CURB AND GUTTER TURN OUT, SEE DETAIL ON SHEET 27

BMP SOUTH

8" TALL FENCE, (TYP.)

TRASH COMPACTOR

DRIVE-IN DOOR

REVERSE PITCH B6.12 CURB AND GUTTER (TYP.)

B6.12 CURB AND GUTTER (TYP.)

EXISTING EXPERIOR TRUCK PARKING

16 SPACES AT 8.5'=144.5'

15 SPACES AT 8.5'=127.5'

30 SPACES AT 8.5'=255'

16 SPACES AT 8.5'=144.5'

6' SIDEWALK

REVERSE PITCH DEPRESSED B6.12 CURB AND GUTTER (TYP.)

ACCESSIBLE PARKING

BIKE RACKS

OFFICE DOORS

5' SIDEWALK

EGRESS DOOR

EGRESS DOOR

251.67'

PAVEMENT STRIPING, TYP.

MEET EXISTING PAVEMENT, TYP.

CURB RAMP

B6.12 CURB AND GUTTER (TYP.)

BOLLARDS, TYP.

33 SPACES AT 11.5'=379.5'

15 SPACES AT 11.5'=172.5'

N89°55'48"E
267.11'

S89°55'48"W
266.74'

N00°10'24"W
66.00'

S00°10'24"E
66.00'

S89°55'48"W
66.00'

REVERSE PITCH B6.12 CURB AND GUTTER (TYP.)

6' SIDEWALK

36 SPACES AT 11.5'=414'

7 SPACES AT 11.5'=80.5'

6 SPACES AT 11.5'=69'

6 SPACES AT 11.5'=69'

PAVEMENT STRIPING, TYP.

MEET EXISTING PAVEMENT, TYP.

MEET EXISTING PAVEMENT, TYP.

MEET EXISTING PAVEMENT, TYP.

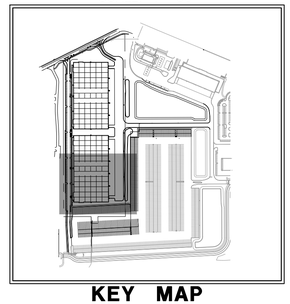
EXISTING EXPERIOR TRUCK PARKING

524'R

408'R

ACCESS EASEMENT

0 15 30 60
SCALE: 1"=30'



KEY MAP

06-01-16

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4. TIE ALL PROPOSED CURB AND GUTTER TO EXISTING CURB AND GUTTER WITH 2-#6 BARS x 18" LONG DOWELED INTO EXISTING CURB.
5. BUILDING DIMENSIONS AND ADJACENT PARKING HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. BUILDING DIMENSIONS SHOWN SHOULD NOT BE USED FOR CONSTRUCTION LAYOUT OF BUILDING.
6. IMPROVEMENTS ADJACENT TO BUILDING, IF SHOWN, SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, FENCES, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS AND DETAILS.
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9. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
10. PROVIDE DEPRESSED CURB AND RAMP AT ALL HANDICAP ACCESSIBLE SIDEWALK AND PATH LOCATIONS PER FEDERAL AND STATE STANDARDS.
11. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.

PAVEMENT MARKING LEGEND

- (A) 24" WHITE STOP BAR
- (B) 4" YELLOW LINE
- (C) 4" YELLOW DIAGONAL AT 45° SPACED 2' O.C. W/ 4" YELLOW BORDER
- (D) HC STALL MARKINGS

SIGN LEGEND

- (1) R7-8 HANDICAP PARKING SIGN
- (2) R1-1 STOP SIGN
- (3) W11-1 PEDESTRIAN CROSSING SIGN

PAVEMENT LEGEND

STANDARD DUTY PAVEMENT
1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
2 1/2" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-12.5, N50
10" AGGREGATE BASE COURSE, TYPE B

HEAVY DUTY ASPHALT PAVEMENT
2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
4" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50
10" AGGREGATE BASE COURSE, TYPE B

CONCRETE PAVEMENT
8" PORTLAND CEMENT CONCRETE PAVEMENT W/ 6 X 6 W1.4 WWF
4" COMPACTED AGGREGATE BASE, TYPE B

CONCRETE SIDEWALK
5" PORTLAND CEMENT CONCRETE
4" COMPACTED AGGREGATE BASE COURSE, TYPE B

ALL PAVEMENT SECTIONS SUBJECT TO FINAL DESIGN BY GEOTECHNICAL ENGINEER, TYPICAL SECTIONS SHOWN.

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DATE	REVISIONS	DRAWN BY
10-08-25	REVISED PER VILLAGE COMMENTS	NAH

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Construction Managers • Environmental Scientists • Landscape Architects • Planners
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20 North Clark Street, Suite 1000, Chicago, IL 60602 ph 312.528.5700 fx 312.528.5701

LONG AVENUE ASSEMBLAGE
VILLAGE OF SCHAUMBURG, ILLINOIS
SITE DIMENSIONAL AND PAVING PLAN - C

PROJ. MGR.:	QDH
PROJ. ASSOC.:	NAH
DRAWN BY:	NAH
DATE:	08/08/2025
SCALE:	1"=30'

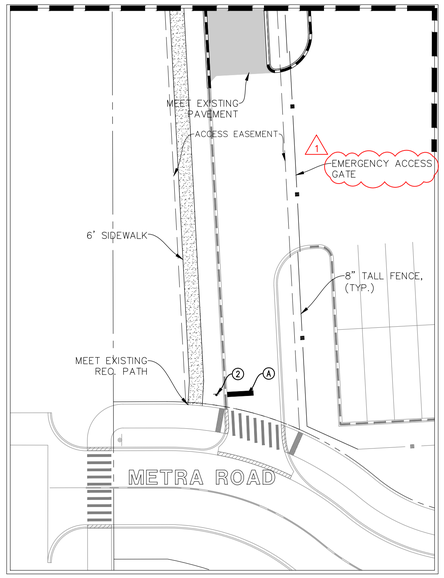
SHEET
10 OF 28
LOP.SCIL01

October 9, 2025 08:50 Dwg Name: P:\Projects\013.dwg\Eng\Preliminary\Plan Set\9-11 SITE DIMENSIONAL AND PAVING PLAN.dwg Updated By: NHarrington

MATCHLINE SEE SHEET 8

EXPERIOR LOGISTICS FACILITY

SEE SHEET 10



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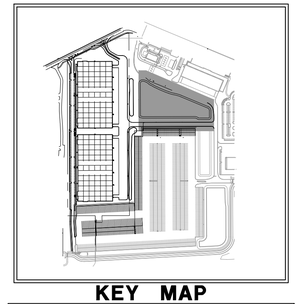

KEY MAP

MATCHLINE SEE SHEET 9

NORTH DETENTION BASIN
100 YR HWL = 787.72
DET HWL = 787.20
NWL = 783.60

B6.12 CURB AND GUTTER (TYP.)

ACCESS DRIVE

50'R

MEET EXISTING PAVEMENT

ACCESS EASEMENT

REVERSE PITCH DEPRESSED B6.12 CURB AND GUTTER (TYP.)

40'

8' TALL FENCE (TYP.)

20'

DEPRESSED B6.12 CURB AND GUTTER (TYP.)

50'R

15'

30

B TYP.

39'

5'

10'

24'

74'

BOLLARDS, TYP.

11.5'

30 SPACES AT 11.5'=356.5'

17.25'

12 SPACES AT 11.5'=138'

CENTRAL DETENTION BASIN
100 YR HWL = 787.67
DET HWL = 787.20
NWL = 793.60

CROSS ACCESS EASEMENT

06-01-16

SITE DIMENSIONAL AND PAVING NOTES:

1. ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING FOUNDATION UNLESS NOTED OTHERWISE.
2. ALL PROPOSED CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.
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4" COMPACTED AGGREGATE BASE, TYPE B

CONCRETE SIDEWALK
5" PORTLAND CEMENT CONCRETE
4" COMPACTED AGGREGATE BASE COURSE, TYPE B

ALL PAVEMENT SECTIONS SUBJECT TO FINAL DESIGN BY GEOTECHNICAL ENGINEER, TYPICAL SECTIONS SHOWN.

DATE	REVISIONS	DRAWN BY
	1 10-08-25 REVISED PER VILLAGE COMMENTS	NAH

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Construction Managers • Environmental Scientists • Landscape Architects • Planners

LONG AVENUE ASSEMBLAGE
VILLAGE OF SCHAUMBURG, ILLINOIS
SITE DIMENSIONAL AND PAVING PLAN - D

PROJ. MGR.:	QDH
PROJ. ASSOC.:	NAH
DRAWN BY:	NAH
DATE:	08/08/2025
SCALE:	1"=30'

SHEET 11 OF 28

LOP.SCIL01

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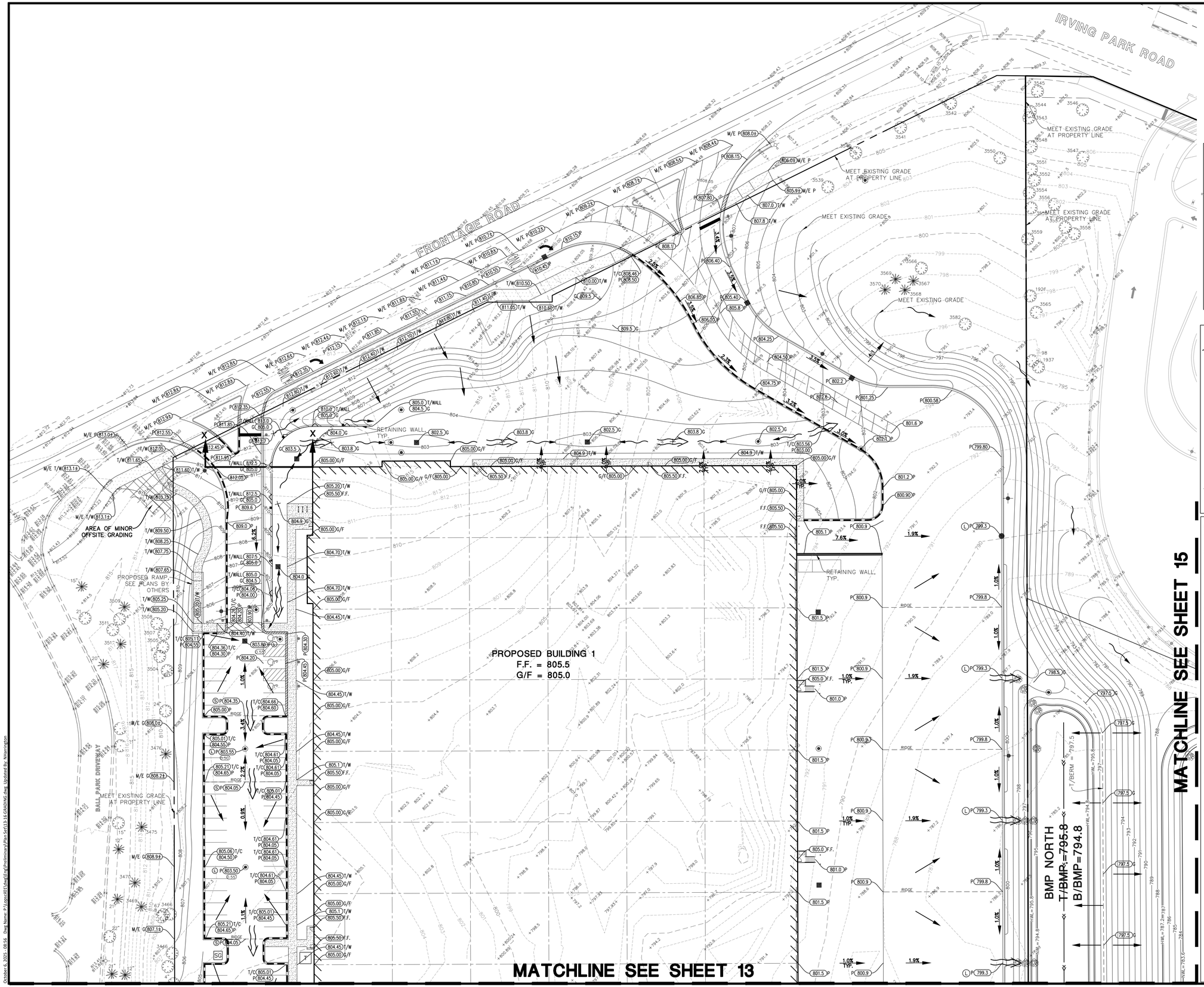
October 9, 2025 - 08:50 Dwg Name: P:\Lopsc\2011\dwg\Eng\Preliminary\Plan Set\8-11 SITE DIMENSIONAL AND PAVING PLAN.dwg Updated By: Nnarrington



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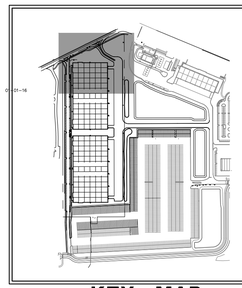
SCALE: 1"=30'



KEY MAP

GRADING PLAN LEGEND

764	PROPOSED 1 FOOT CONTOURS
792.8 G	PROPOSED SPOT ELEVATION
F.F.	PROPOSED FINISHED FLOOR ELEVATION
G/F	PROPOSED GRADE AT FOUNDATION
P	PROPOSED PAVEMENT ELEVATION
T/C	PROPOSED TOP OF CURB
T/W	PROPOSED TOP OF WALK
T/WALL	PROPOSED TOP OF WALL
M/E	MEET EXISTING
G	PROPOSED GROUND GRADE OR GROUND AT BASE OF RETAINING WALL
	PROPOSED DITCH OR SWALE
	PROPOSED DIRECTION OF FLOW
	OVERFLOW RELIEF SWALE
RIDGE	PROPOSED RIDGE LINE
0.2'	PROPOSED DEPTH OF PONDING
	RETAINING WALL
(L)	PROPOSED SWALE LOW POINT
(S)	PROPOSED SWALE SUMMIT

GRADING NOTES:

1. RETAINING WALL DESIGN TO BE PROVIDED BY OTHERS.
2. PAVEMENT SLOPES THROUGH HANDICAP ACCESSIBLE PARKING AREAS SHALL BE 2.00% MAXIMUM IN ANY DIRECTION.
3. ALL HANDICAP RAMPS SHALL BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2.00% OR LESS.
4. MEET EXISTING GRADE AT PROPERTY LIMITS UNLESS NOTED OTHERWISE.
5. CONTRACTOR SHALL REFER TO THE SOIL EROSION AND SEDIMENT CONTROL PLAN AND DETAILS FOR CONSTRUCTION SCHEDULING AND EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO BEGINNING GRADING OPERATIONS.
6. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
7. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
8. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
9. ALL UNPAVED AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE 6 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
10. EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS AS PREPARED BY MANHARD CONSULTING ON MAY 22, 2025. CONTRACTOR SHALL FIELD CHECK EXISTING ELEVATIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
11. TRANSITIONS FROM DEPRESSED CURB TO FULL HEIGHT CURB SHALL BE TAPERED AT 2H:1V UNLESS OTHERWISE NOTED.
12. EXCAVATION, GRADING, AND COMPACTION TO BE COMPLETED IN ACCORDANCE WITH RECOMMENDATIONS OF GEOTECHNICAL REPORT.

DATE	REVISIONS	DRAWN BY
		NAH
10-08-25	1 REVISED PER VILLAGE COMMENTS	

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LONG AVENUE ASSEMBLAGE
VILLAGE OF SCHAUMBURG, ILLINOIS
GRADING PLAN - A

PROJ. MGR.:	QDH
PROJ. ASSOC.:	NAH
DRAWN BY:	NAH
DATE:	08/08/2025
SCALE:	1"=30'

SHEET 12 OF 28

LOP.SCIL01

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October 6, 2025 - 08:56 Dwg Name: P:\Lopsc\001\dwg\Eng\Preliminary\Plan Set\13-16 GRADING.dwg Updated By: NHarrington

MATCHLINE SEE SHEET 12

MATCHLINE SEE SHEET 14

MATCHLINE SEE SHEET 15

PROPOSED BUILDING 1
F.F. = 805.5
G/F = 805.0

PROPOSED BUILDING 2
F.F. = 805.0
G/F = 804.5

AREA OF MINOR OFFSITE GRADING TO ALLOW DRAINAGE OVER CURB TO PARKING LOT

MEET EXISTING GRADE AT PROPERTY LINE

RETAINING WALL, TYP.

BMP NORTH
T/BMP=795.8
B/BMP=794.8

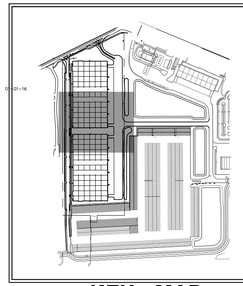
BMP SOUTH
T/BMP=795.8
B/BMP=794.8

MEET EXISTING GRADE AT TOP OF CURB

N

0 15 30 60

SCALE: 1"=30'



KEY MAP

GRADING PLAN LEGEND

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792.8 G	PROPOSED SPOT ELEVATION
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T/W	PROPOSED TOP OF WALK
T/WALL	PROPOSED TOP OF WALL
M/E	MEET EXISTING
G	PROPOSED GROUND GRADE OR GROUND AT BASE OF RETAINING WALL
	PROPOSED DITCH OR SWALE
	PROPOSED DIRECTION OF FLOW
	OVERFLOW RELIEF SWALE
RIDGE	PROPOSED RIDGE LINE
0.5'	PROPOSED DEPTH OF PONDING
	RETAINING WALL
L	PROPOSED SWALE LOW POINT
S	PROPOSED SWALE SUMMIT

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DRAWN BY	NAH
REVISIONS	
DATE	1 10-08-25 REVISED PER VILLAGE COMMENTS

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LONG AVENUE ASSEMBLAGE
VILLAGE OF SCHAUMBURG, ILLINOIS
GRADING PLAN - B

PROJ. MGR.:	QDH
PROJ. ASSOC.:	NAH
DRAWN BY:	NAH
DATE:	08/08/2025
SCALE:	1"=30'

SHEET
13 OF 28
LOP.SCIL01

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October 6, 2025 - 08:56 Dwg Name: P:\Projects\011dwg\Engr\Preliminary\Plan Set\13-16 GRADING.dwg Updated By: NHarrington

MATCHLINE SEE SHEET 13

PROPOSED BUILDING 2
F.F. = 805.0
G/F = 804.5

BMP SOUTH
T/BMP=795.38
B/BMP=794.8

RETAINING WALL, TYP.

MEET EXISTING GRADE AT PROPERTY LINE

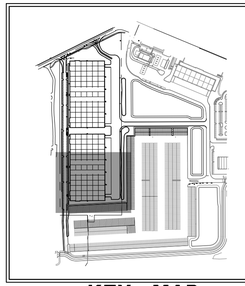
MEET EXISTING GRADE AT EDGE OF PAVEMENT

MEET EXISTING GRADE AT TOP OF CURB

N

0 15 30 60

SCALE: 1"=30'



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	OVERFLOW RELIEF SWALE
RIDGE	PROPOSED RIDGE LINE
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L	PROPOSED SWALE LOW POINT
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10. EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS AS PREPARED BY MANHARD CONSULTING ON MAY 22, 2025. CONTRACTOR SHALL FIELD CHECK EXISTING ELEVATIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
11. TRANSITIONS FROM DEPRESSED CURB TO FULL HEIGHT CURB SHALL BE TAPERED AT 2H:1V UNLESS OTHERWISE NOTED.
12. EXCAVATION, GRADING, AND COMPACTION TO BE COMPLETED IN ACCORDANCE WITH RECOMMENDATIONS OF GEOTECHNICAL REPORT.

DRAWN BY	DATE	REVISIONS
NAH	10-08-25	REVISED PER VILLAGE COMMENTS

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Construction Managers • Environmental Scientists • Landscape Architects • Planners

LONG AVENUE ASSEMBLAGE
VILLAGE OF SCHAUMBURG, ILLINOIS
GRADING PLAN - C

PROJ. MGR.:	QDH
PROJ. ASSOC.:	NAH
DRAWN BY:	NAH
DATE:	08/08/2025
SCALE:	1"=30'

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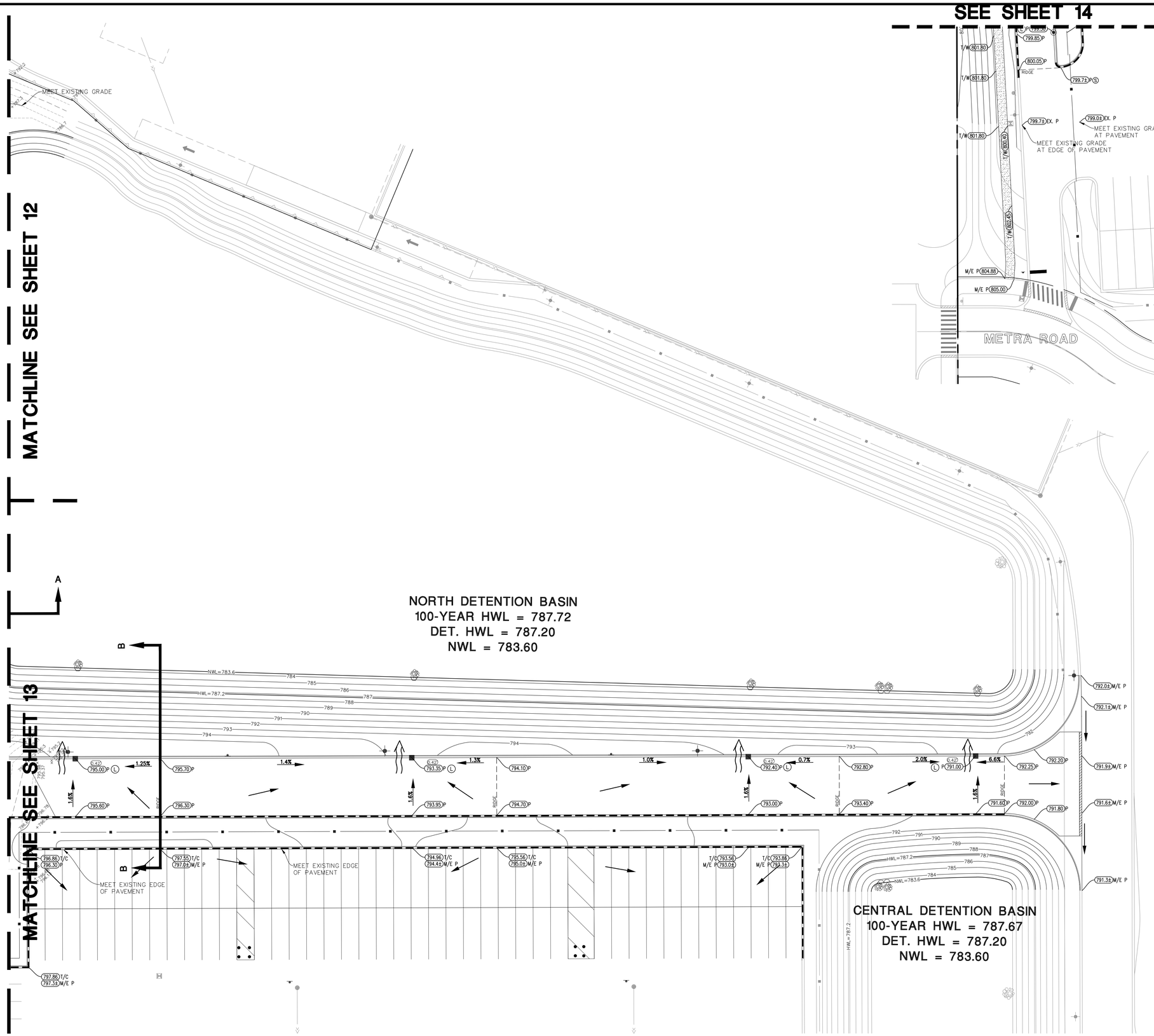
October 6, 2025 - 05:56 Dwg Name: P:\Lopp\001\dwg\Eng\Preliminary\Plan Set\13-16 GRADING.dwg Updated By: NHarrington



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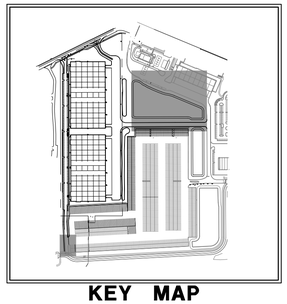

KEY MAP

GRADING PLAN LEGEND

764	PROPOSED 1 FOOT CONTOURS
792.8 G	PROPOSED SPOT ELEVATION
F.F.	PROPOSED FINISHED FLOOR ELEVATION
G/F	PROPOSED GRADE AT FOUNDATION
P	PROPOSED PAVEMENT ELEVATION
T/C	PROPOSED TOP OF CURB
T/W	PROPOSED TOP OF WALK
T/WALL	PROPOSED TOP OF WALL
M/E	MEET EXISTING
G	PROPOSED GROUND GRADE OR GROUND AT BASE OF RETAINING WALL
	PROPOSED DITCH OR SWALE
	PROPOSED DIRECTION OF FLOW
	OVERFLOW RELIEF SWALE
RIDGE	PROPOSED RIDGE LINE
0.5'	PROPOSED DEPTH OF PONDING
	RETAINING WALL
L	PROPOSED SWALE LOW POINT
S	PROPOSED SWALE SUMMIT

GRADING NOTES:

1. RETAINING WALL DESIGN TO BE PROVIDED BY OTHERS.
2. PAVEMENT SLOPES THROUGH HANDICAP ACCESSIBLE PARKING AREAS SHALL BE 2.00% MAXIMUM IN ANY DIRECTION.
3. ALL HANDICAP RAMPS SHALL BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2.00% OR LESS.
4. MEET EXISTING GRADE AT PROPERTY LIMITS UNLESS NOTED OTHERWISE.
5. CONTRACTOR SHALL REFER TO THE SOIL EROSION AND SEDIMENT CONTROL PLAN AND DETAILS FOR CONSTRUCTION SCHEDULING AND EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO BEGINNING GRADING OPERATIONS.
6. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
7. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
8. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
9. ALL UNPAVED AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE 6 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
10. EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS AS PREPARED BY MANHARD CONSULTING ON 31Y 22, 2025. CONTRACTOR SHALL FIELD CHECK EXISTING ELEVATIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
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LONG AVENUE ASSEMBLAGE
VILLAGE OF SCHAUMBURG, ILLINOIS
GRADING PLAN - D

PROJ. MGR.:	QDH
PROJ. ASSOC.:	NAH
DRAWN BY:	NAH
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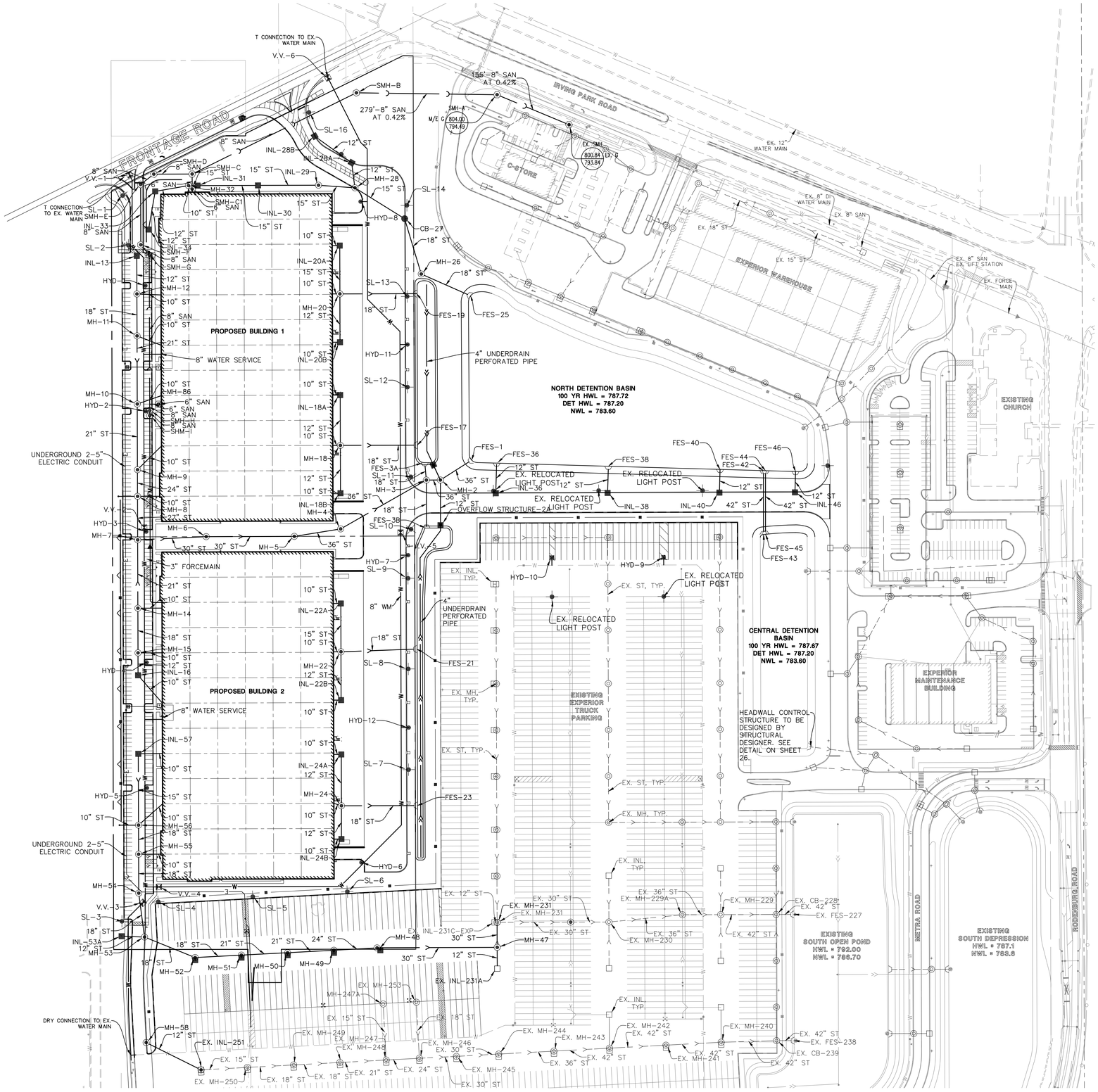

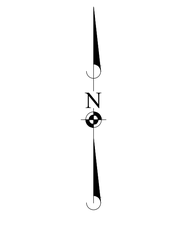

06-01-16

UTILITY NOTES:

1. ALL UTILITY DIMENSIONS ARE TO CENTER OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS AND ADJACENT UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
4. ROUTING OF GAS, ELECTRIC AND TELEPHONE SERVICES IF SHOWN ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE BASED UPON FINAL REVIEW AND APPROVAL BY RESPECTIVE UTILITY COMPANIES AND OWNER. CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY AND COORDINATE FINAL LOCATIONS FOR ALL UTILITY SERVICES PRIOR TO START OF CONSTRUCTION.
5. CONTRACTOR SHALL EXCAVATE AND VERIFY ALL EXISTING SEWER, WATER MAIN AND DRY UTILITY LOCATIONS, SIZES, CONDITIONS & ELEVATIONS AT PROPOSED POINTS OF CONNECTION AND CROSSINGS PRIOR TO ANY UNDERGROUND CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS.
6. LIGHTING AND UNDERGROUND CABLE IF SHOWN ON PLANS ARE FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR SPECIFICATIONS AND DETAILS.
7. THE CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF ALL EXISTING STRUCTURES TO PROPOSED FINISH GRADES.
8. CONTRACTOR TO VERIFY LOCATION, SIZES, AND ELEVATION OF ALL BUILDING SERVICE LOCATIONS WITH ARCHITECTURAL PLANS.
9. AT LOCATIONS WHERE WATER MAIN CROSSES BENEATH OR LESS THAN 18" ABOVE A SEWER, PROVIDE WATER MAIN PROTECTION PER STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION.
10. ELEVATIONS GIVEN FOR STORM SEWER STRUCTURES LOCATED IN CURB LINE ARE PAVEMENT ELEVATIONS.
11. ALL WATER MAIN SHALL BE 5'-6" BELOW FINISHED GRADE TO TOP OF MAINS UNLESS NOTED OTHERWISE.
12. ALL EXISTING UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT ELEVATION OR LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES.
13. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HERE ON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED.
14. ALL SANITARY AND STORM SEWER LENGTHS SHOWN ARE CENTER OF MANHOLE TO CENTER OF MANHOLE OR STORM MANHOLE TO FES.
15. PROVIDE CONCRETE COLLAR FOR ALL DRAINAGE STRUCTURES IN PAVEMENT, NOT ADJACENT TO CURB. SEE CONCRETE COLLAR DETAIL ON DETAIL SHEET.
16. CONTRACTOR SHALL CORE AND BOOT ALL PIPE ENTRANCES TO EXISTING SANITARY MANHOLES.
17. EXTERNAL CHIMNEY SEALS ARE REQUIRED ON PROPOSED AND ADJUSTED EXISTING SANITARY MANHOLES.
18. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
19. ALL D.I. WATERMAIN FITTINGS SHALL BE WRAPPED.

1

20. ALL WATER MAIN SHUTDOWNS SHALL BE COORDINATED WITH THE VILLAGE OF SCHAUMBURG ENGINEERING AND PUBLIC WORKS DEPARTMENT (EPW). EPW WILL INVESTIGATE SHUTDOWNS PRIOR TO SCHEDULED CONSTRUCTION TO ENSURE THAT VALVES ARE FUNCTIONING PROPERLY. CONTRACTOR SHALL CONTACT EPW DISPATCH LINE (847-923-6612) A MINIMUM OF SEVEN WORKING DAYS PRIOR TO SHUTDOWN TO SCHEDULE THE PRE-SHUTDOWN INVESTIGATION.
21. CONTRACTOR SHALL CONTACT EPW A MINIMUM OF 48 HOURS PRIOR TO SHUTDOWN TO CONFIRM SCHEDULE AND DETAILS OF SHUTDOWN. DEPENDING ON THE NUMBER OF EXISTING BUSINESSES SERVICED BY THE AFFECTED WATER MAIN, SPECIAL CIRCUMSTANCES (NIGHT SHUTDOWN) MAY BE REQUIRED.

DATE	REVISIONS	DRAWN BY
10-08-25	1 REVISED PER VILLAGE COMMENTS	NAH

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LONG AVENUE ASSEMBLAGE
VILLAGE OF SCHAUMBURG, ILLINOIS
OVERALL UTILITY PLAN

PROJ. MGR.:	QDH
PROJ. ASSOC.:	NAH
DRAWN BY:	NAH
DATE:	08/08/2025
SCALE:	1"=100'

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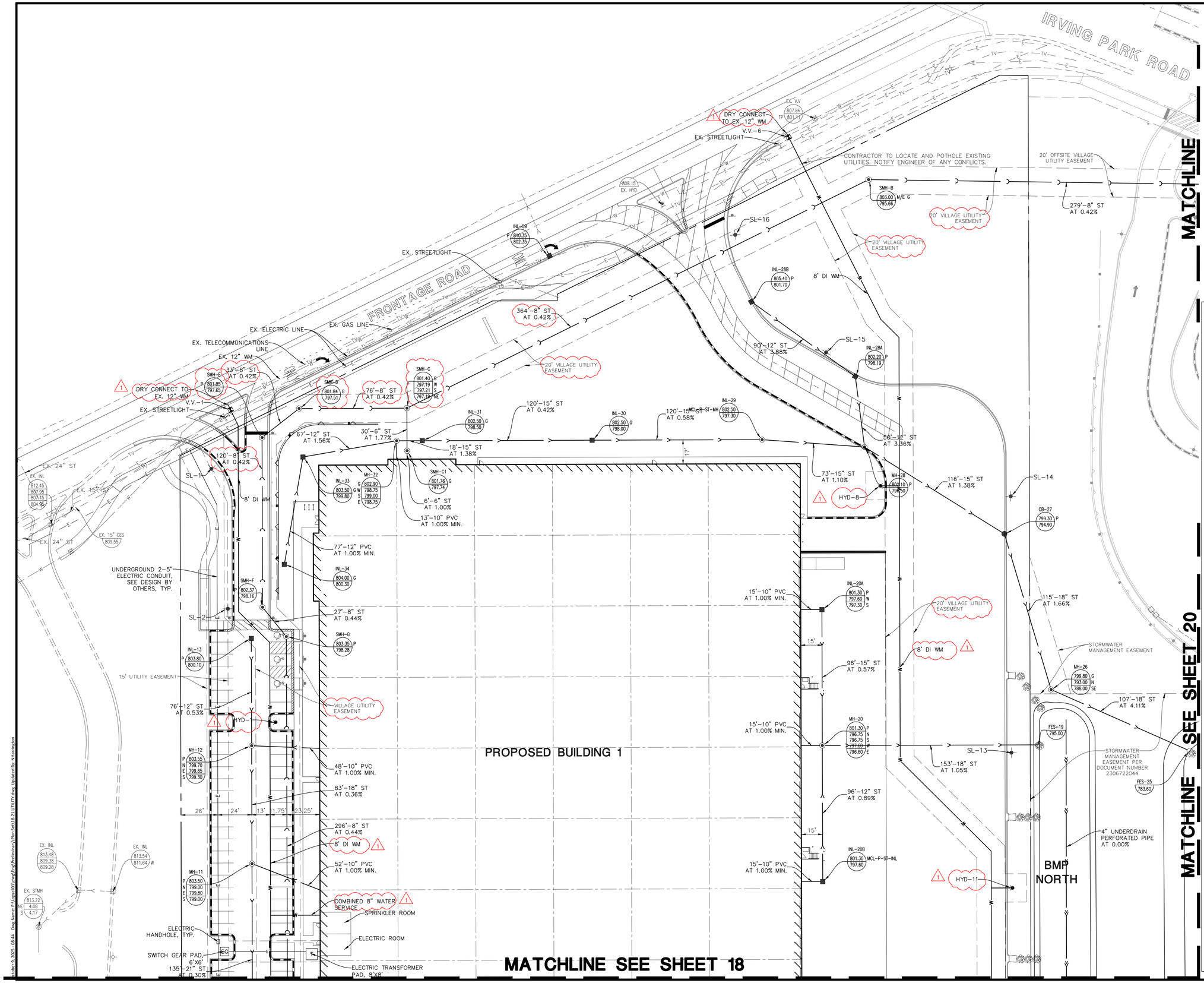

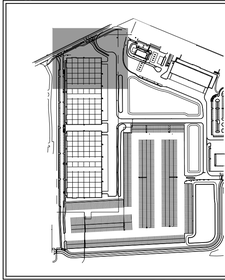

KEY MAP

06-01-16

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		NAH
10-08-25	REVISED PER VILLAGE COMMENTS	

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LONG AVENUE ASSEMBLAGE
VILLAGE OF SCHAUMBURG, ILLINOIS
UTILITY PLAN - A

PROJ. MGR.:	QDH
PROJ. ASSOC.:	NAH
DRAWN BY:	NAH
DATE:	08/08/2025
SCALE:	1"=30'

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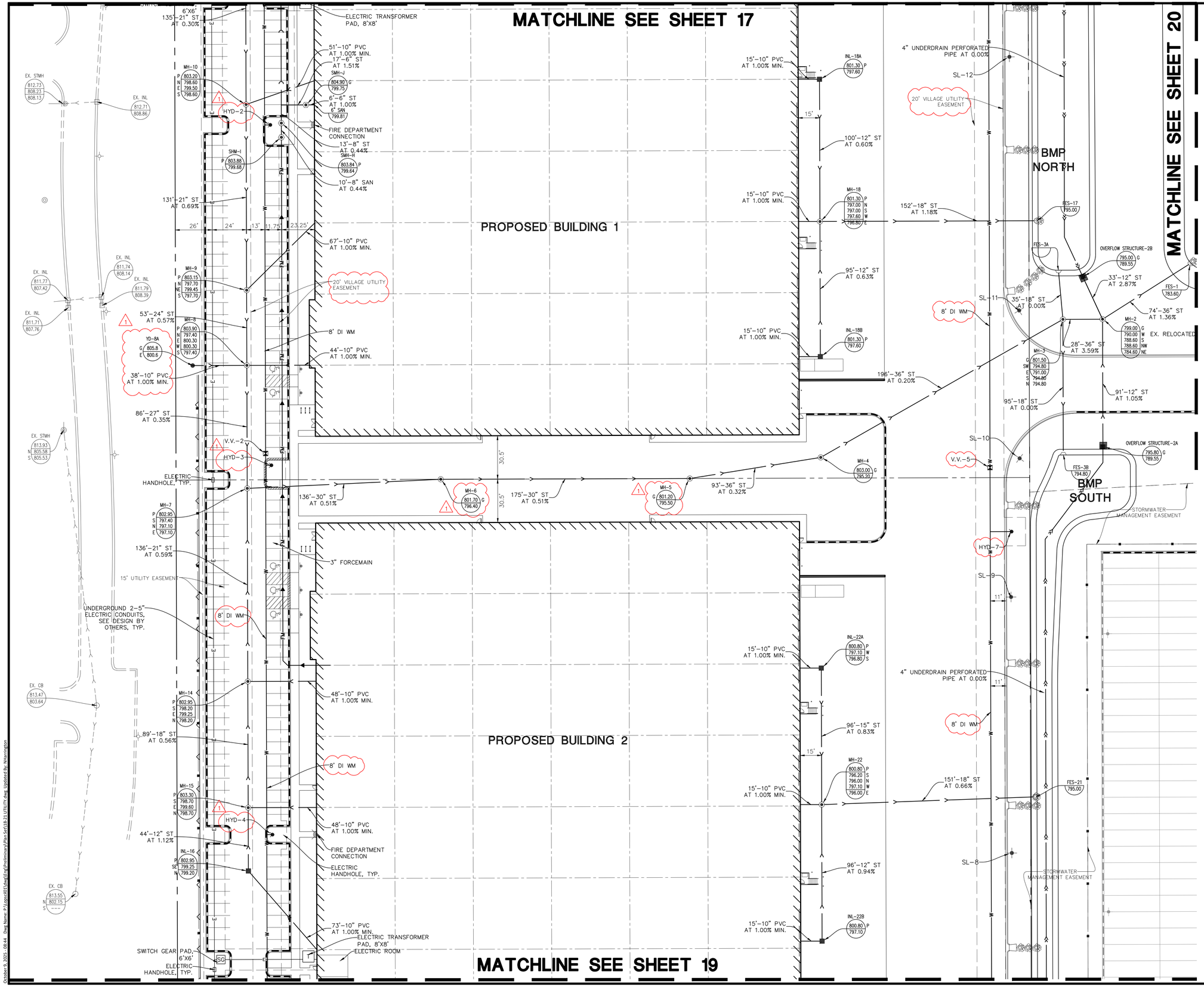

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SCALE: 1"=30'

KEY MAP

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LONG AVENUE ASSEMBLAGE
VILLAGE OF SCHAUMBURG, ILLINOIS
UTILITY PLAN - B

PROJ. MGR.:	QDH
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MATCHLINE SEE SHEET 18

SPRINKLER ROOM
COMBINED 8" WATER SERVICE

PROPOSED BUILDING 2

BMP SOUTH

INL-57 P 802.95 E 799.20 S 798.90

142'-15" ST AT 0.35%

UNDERGROUND 2 – 5" ELECTRIC CONDUITS, SEE DESIGN BY OTHERS, TYP.

HYD-5
8' DI WM

20' VILLAGE UTILITY EASEMENT

39'-10" PVC AT 1.00% MIN.

YD-56A G 804.8 E 801.8

MH-56 P 802.95 N 798.40 NE 799.10 W 799.10 S 798.40

58'-18" ST AT 0.69%

15' UTILITY EASEMENT

MH-55 P 803.55 N 798.00 E 799.20 S 798.00

77'-18" ST AT 1.04%

MH-54 P 803.00 797.20

V.V.-4
V.V.-3

88'-18" ST AT 1.14%

SL-3
SL-4
SL-5
SL-6

48'-10" PVC AT 1.00% MIN.
64'-10" PVC AT 1.00% MIN.
44'-10" PVC AT 1.00% MIN.

15'-10" PVC AT 1.00% MIN.
16'-10" PVC AT 1.00% MIN.
15'-10" PVC AT 1.00% MIN.

INL-24A 800.80 P 797.10
MH-24 800.80 P 796.50 S 796.50 N 797.10 W 796.40 E
INL-24B 800.80 P 797.10

102'-12" ST AT 0.59%
66'-12" ST AT 0.91%
151'-18" ST AT 0.93%

HYD-12
8' DI WM

SL-7
8" WM

4" UNDERDRAIN PERFORATED PIPE AT 0.00%

FES-23 795.00

HYD-6
8' DI WM

20' VILLAGE UTILITY EASEMENT

EX. MH, TYP.
EX. MH, TYP.

24" ST

EX. MH-231 P 795.60 788.35

50'-30" ST AT 0.20%

MH-47 P 795.50 788.45

42'-12" ST AT 5.80%

EX. INL-231A P 794.90 790.90

232'-30" ST AT 0.15%

STORMWATER MANAGEMENT EASEMENT

45'-12" ST AT 3.96%

INL-53A G 801.20 798.00

MH-53 P 800.50 796.20

108'-18" ST AT 1.85%

OVERHEAD ELECTRIC LINE

MH-51 P 797.15 W 792.40 S 793.10 E 792.40

92'-18" ST AT 1.96%

MH-52 P 798.55 W 794.20 S 794.50 E 794.20

5'-12" ST AT 2.00%
5'-12" ST AT 2.00%

INL-52A P 798.55 794.60

INL-51A P 797.15 793.20

92'-21" ST AT 1.31%

MH-50 P 795.75 W 791.20 S 791.40 E 791.20

92'-21" ST AT 1.74%
5'-12" ST AT 2.00%

INL-50A P 795.75 791.50

MH-49 P 794.35 W 789.60 S 789.80 E 789.60

92'-24" ST AT 0.87%
5'-12" ST AT 2.00%

INL-49A P 794.35 789.90

MH-48 P 794.10 788.80

5'-12" ST AT 2.00%

INL-48A P 794.10 788.90

STORMWATER MANAGEMENT EASEMENT

STORMWATER MANAGEMENT EASEMENT PER DOCUMENT NUMBER 2306722044 TO BE VACATED

20' OFFSITE VILLAGE UTILITY EASEMENT

EXISTING OVERHEAD ELECTRIC LINES TO REROUTED UNDERGROUND

20' VILLAGE UTILITY EASEMENT

UNDERGROUND 2 – 5" ELECTRIC CONDUITS, SEE DESIGN BY OTHERS, TYP.

PROPOSED UTILITY POLE LOCATION

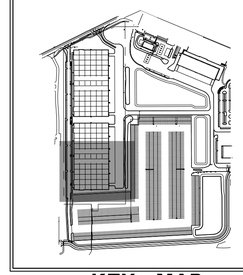
EX. 5' UTILITY EASEMENT
EX. LIGHT POLE
EX. UNDERGROUND ELECTRIC LINE
EX. 10' COMED EASEMENT
EX. OVERHEAD ELECTRIC LINE
EX. LIGHT POLE
EX. LIGHT POLE
EX. MH-247A
EX. LIGHT POLE
EX. MH-253
EX. 8" WM
EX. 15" ST
EX. 18" ST
EX. HYDRANT

8' DI WM

20' OFFSITE VILLAGE UTILITY EASEMENT
MH-58 P 799.50 795.80
EX. 8" WM

MATCHLINE SEE SHEET 11

0 15 30 60
SCALE: 1"=30'



KEY MAP

UTILITY NOTES:

1. ALL UTILITY DIMENSIONS ARE TO CENTER OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS AND ADJACENT UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
4. ROUTING OF GAS, ELECTRIC AND TELEPHONE SERVICES IF SHOWN ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE BASED UPON FINAL REVIEW AND APPROVAL BY RESPECTIVE UTILITY COMPANIES AND OWNER. CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY AND COORDINATE FINAL LOCATIONS FOR ALL UTILITY SERVICES PRIOR TO START OF CONSTRUCTION.
5. CONTRACTOR SHALL EXCAVATE AND VERIFY ALL EXISTING SEWER, WATER MAIN AND DRY UTILITY LOCATIONS, SIZES, CONDITIONS & ELEVATIONS AT PROPOSED POINTS OF CONNECTION AND CROSSINGS PRIOR TO ANY UNDERGROUND CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS.
6. LIGHTING AND UNDERGROUND CABLE IF SHOWN ON PLANS ARE FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR SPECIFICATIONS AND DETAILS.
7. THE CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF ALL EXISTING STRUCTURES TO PROPOSED FINISH GRADES.
8. CONTRACTOR TO VERIFY LOCATION, SIZES, AND ELEVATION OF ALL BUILDING SERVICE LOCATIONS WITH ARCHITECTURAL PLANS.
9. AT LOCATIONS WHERE WATER MAIN CROSSES BENEATH OR LESS THAN 18" ABOVE A SEWER, PROVIDE WATER MAIN PROTECTION PER STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION.
10. ELEVATIONS GIVEN FOR STORM SEWER STRUCTURES LOCATED IN CURB LINE ARE PAVEMENT ELEVATIONS.
11. ALL WATER MAIN SHALL BE 5'-6" BELOW FINISHED GRADE TO TOP OF MAINS UNLESS NOTED OTHERWISE.
12. ALL EXISTING UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT ELEVATION OR LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES.
13. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HERE ON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED.
14. ALL SANITARY AND STORM SEWER LENGTHS SHOWN ARE CENTER OF MANHOLE TO CENTER OF MANHOLE OR STORM MANHOLE TO FES.
15. PROVIDE CONCRETE COLLAR FOR ALL DRAINAGE STRUCTURES IN PAVEMENT, NOT ADJACENT TO CURB. SEE CONCRETE COLLAR DETAIL ON DETAIL SHEET.
16. CONTRACTOR SHALL CORE AND BOOT ALL PIPE ENTRANCES TO EXISTING SANITARY MANHOLES.
17. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
18. ALL D.I. WATERMAIN FITTINGS SHALL BE WRAPPED.

DRAWN BY			
			NAH
REVISIONS			
DATE			
1	10-08-25	REVISED PER VILLAGE COMMENTS	

Manhard CONSULTING
303 East Butterfield Road, Suite 600, Lombard, IL 60148 ph 630.691.8000 fx 630.691.8585 manhard.com
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Construction Managers • Environmental Scientists • Landscape Architects • Planners

LONG AVENUE ASSEMBLAGE
VILLAGE OF SCHAUMBURG, ILLINOIS
UTILITY PLAN - C

PROJ. MGR.:	QDH
PROJ. ASSOC.:	NAH
DRAWN BY:	NAH
DATE:	08/08/2025
SCALE:	1"=30'

SHEET
19 OF 28
LOP.SCIL01

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October 9, 2025 - 08:44 Dwg Name: P:\Loop\c001\Dwg\Eng\Preliminary\Plan Sets\18-21 UTILITY.dwg Updated By: NHarrington

MATCHLINE SEE SHEET 17

MATCHLINE SEE SHEET 18

SEE SHEET 19

CENTRAL DETENTION BASIN
100 YR HWL = 787.67
DET HWL = 787.20
NWL = 783.60

HEADWALL CONTROL STRUCTURE, SEE DETAIL ON SHEET 26

UTILITY EASEMENT

MH-58
P 799.50
795.80

EX. 8" WM

DRY CONNECTION TO EX. 8" WM

EX. HYD

EX. LIGHT POLE

EX. VALVE VAULT

122'-12" ST AT 1.64%

EX. 15" ST

EX. INL-251
P 797.35
793.80

EX. 12" ST

EX. INL-251A-EXP

EX. 8" WM

METRA ROAD

N

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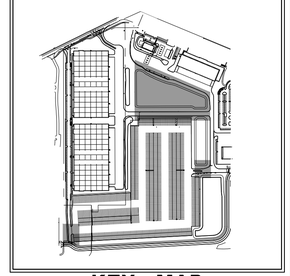
SCALE: 1"=30'



KEY MAP

NORTH DETENTION BASIN
100 YR HWL = 787.72
DET HWL = 787.20
NWL = 783.60

STORMWATER MANAGEMENT EASEMENT PER DOCUMENT NUMBER 2306722044

FES-35 783.60
FES-37 783.60
FES-39 783.60
FES-41 783.60
FES-43 783.60
FES-45 783.60

60'-12" ST AT 7.34%
53'-12" ST AT 5.47%
46'-12" ST AT 3.04%
41'-12" ST AT 3.36%

EX. RELOCATED LIGHT POLE
EX. RELOCATED LIGHT POLE
EX. RELOCATED LIGHT POLE

INL-36
795.00 P
788.00

INL-38
793.35 P
786.50

INL-40
792.40 P
785.00

INL-46
791.00 P
785.00

127'-42" ST AT 0.00%
127'-42" ST AT 0.00%

FES-42 783.60
FES-44 783.60

CENTRAL DETENTION BASIN
100 YR HWL = 787.67
DET HWL = 787.20
NWL = 783.60

EX. 12" ST
EX. MH-216
EX. INL-216B-EXP
EX. 15" ST
EX. MH-215
EX. INL-215B-EXP
EX. 12" ST
EX. INL-208B-EXP
EX. MH-208
EX. 12" ST

20' VILLAGE UTILITY EASEMENT

HYD-10
HYD-9

6" WM
6" WM

EX. 21" ST
EX. 18" ST

EX. 8" WM

EX. MH-214
EX. MH-207

EX. RELOCATED LIGHT POLE
EX. RELOCATED LIGHT POLE

12" ST
UNDER

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15. PROVIDE CONCRETE COLLAR FOR ALL DRAINAGE STRUCTURES IN PAVEMENT, NOT ADJACENT TO CURB. SEE CONCRETE COLLAR DETAIL ON DETAIL SHEET.
16. CONTRACTOR SHALL CORE AND BOOT ALL PIPE ENTRANCES TO EXISTING SANITARY MANHOLES.
17. EXTERNAL CHIMNEY SEALS ARE REQUIRED ON PROPOSED AND ADJUSTED EXISTING SANITARY MANHOLES.
18. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
19. ALL D.I. WATERMAIN FITTINGS SHALL BE WRAPPED.

DRAWN BY	DATE	REVISIONS
NAH		
	10-08-25	REVISED PER VILLAGE COMMENTS

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LONG AVENUE ASSEMBLAGE
VILLAGE OF SCHAUMBURG, ILLINOIS
UTILITY PLAN - D

PROJ. MGR.:	QDH
PROJ. ASSOC.:	NAH
DRAWN BY:	NAH
DATE:	08/08/2025
SCALE:	1"=30'

SHEET
20 OF 28
LOP.SCIL01

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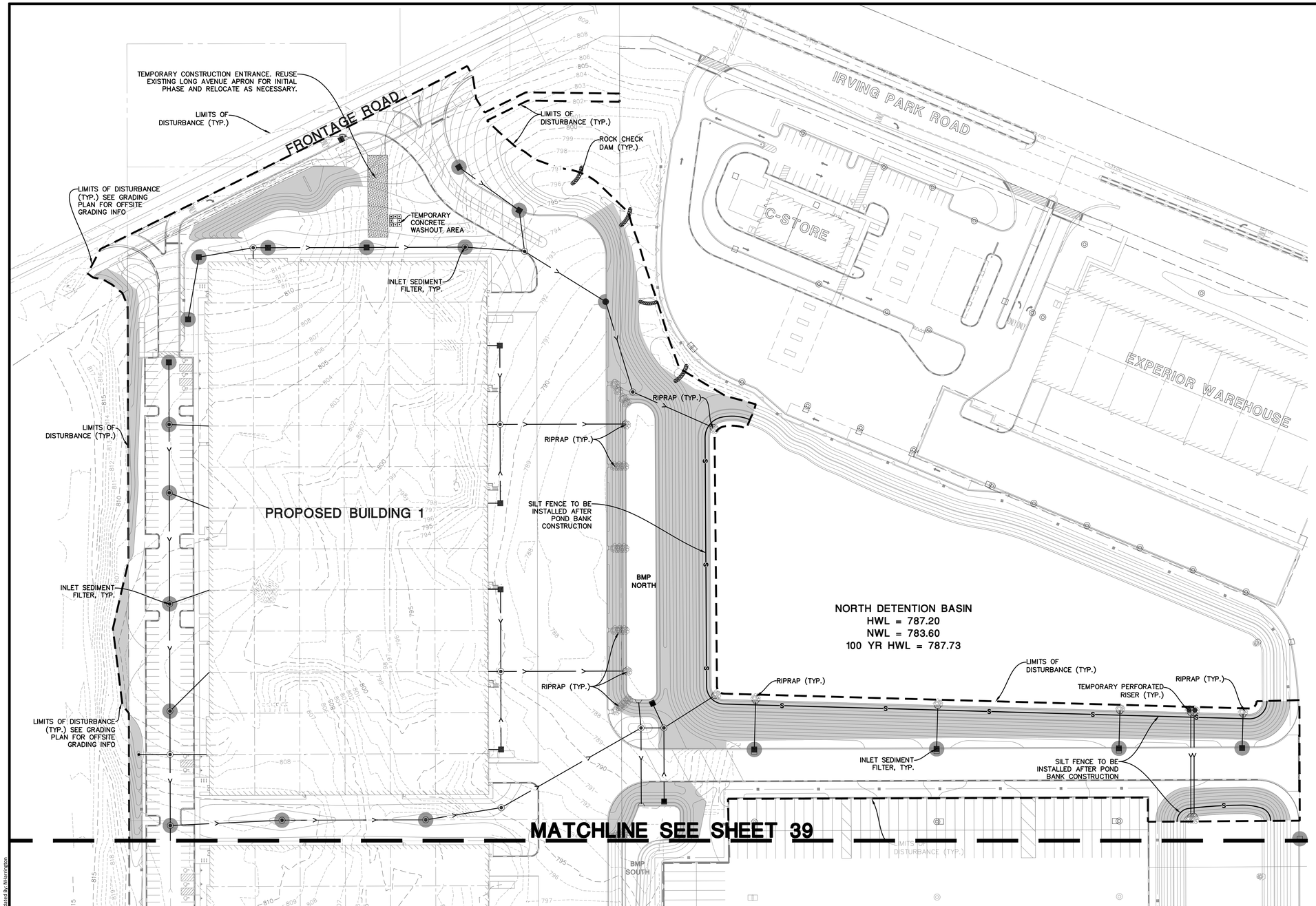
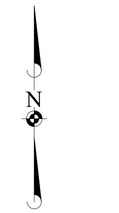
795





0 30 60 120

SCALE: 1"=60'

03-07-24

SOIL EROSION AND SEDIMENTATION CONTROL GENERAL NOTES:

1. ALL VEGETATIVE AND STRUCTURAL EROSION CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE "ILLINOIS URBAN MANUAL".
2. MAINTENANCE AND REPLACEMENT OF EROSION CONTROL ITEMS, WHEN DIRECTED BY THE OWNER, SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT.
3. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OR GREATER, OR EQUIVALENT SNOWFALL. WHEN THE SNOW MELTS AND THERE IS POTENTIAL FOR EROSION. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF SAID MEASURES SHALL BE MADE IMMEDIATELY. FOR SITES DISCHARGING DEWATERING WATER, AN INSPECTION MUST BE CONDUCTED DURING THE DISCHARGE, ONCE PER DAY ON WHICH THE DISCHARGE OCCURS AND DOCUMENTED AND KEPT IN THE SWPPP BOOKLET.
4. INSTALL ALL PERIMETER SILT FENCING PRIOR TO ANY CLEARING OR GRADING. ONSITE SEDIMENT CONTROL MEASURES AS SHOWN AND SPECIFIED BY THIS EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE CONSTRUCTED AND FUNCTIONAL PRIOR TO INITIATING CLEARING, GRADING, STRIPPING, EXCAVATION OR FILLING ACTIVITIES ON THE SITE.
5. STORM WATERS FALLING ON THE ENTIRE SITE SHALL BE DIVERTED INTO THE DETENTION BASIN, PRIOR TO BEGINNING MASS EXCAVATION, THE CONTRACTOR SHALL CONSTRUCT DITCHES, SWALES, SEDIMENTATION TRAPS AND SILTATION CONTROL MEASURES AS REQUIRED TO INTERCEPT SURFACE WATERS BEFORE THEY FLOW ONTO ADJACENT PROPERTY AND CONVEY THEM TO THE DETENTION BASIN.
6. STABILIZATION OF DISTURBED AREAS MUST BE INITIATED IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE, OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. STABILIZATION OF DISTURBED AREAS MUST BE INITIATED WITHIN 1 WORKING DAY OF PERMANENT OR TEMPORARY CESSATION OF EARTH DISTURBING ACTIVITIES AND SHALL BE COMPLETED AS SOON AS POSSIBLE BUT NOT LATER THAN 14 DAYS FROM THE INITIATION OF STABILIZATION WORK IN AN AREA.
7. TEMPORARY SEED MIXTURE SHALL BE APPLIED AT 64 LBS/ACRE.
8. INLET PROTECTION SHALL BE INSTALLED UNDER THE GRATING OF EACH DRAINAGE STRUCTURE.
9. STABILIZATION OF TOPSOIL STOCKPILES SHALL BE INITIATED IMMEDIATELY UPON COMPLETION UNLESS THEY WILL BE DISTURBED WITHIN FOURTEEN (14) CALENDAR DAYS. STABILIZATION OF STOCKPILES MUST BE INITIATED WITHIN 1 WORKING DAY OF PERMANENT OR TEMPORARY CESSATION OF EARTH DISTURBING ACTIVITIES AND SHALL BE COMPLETED AS SOON AS POSSIBLE BUT NOT LATER THAN 14 DAYS FROM THE INITIATION OF STABILIZATION WORK IN AN AREA. ALL SOIL STORAGE PILES SHALL BE PROTECTED FROM EROSION WITH SILT FENCE ON THE DOWN SLOPE SIDE OF THE PILES.
10. DEWATERING DISCHARGES SHALL BE ROUTED THROUGH A SEDIMENT CONTROL (e.g. SEDIMENT TRAP OR BASIN, PUMPED WATER FILTER BAG) DESIGNED TO MINIMIZE DISCHARGES WITH VISUAL TURBIDITY. THE DISCHARGE SHALL NOT INCLUDE VISIBLE FLOATING SOLIDS OR FOAM. THE DISCHARGE MUST NOT CAUSE THE FORMATION OF A VISIBLE SHEEN ON THE WATER SURFACE, OR VISIBLE OILY DEPOSITS ON THE BOTTOM OR SHORELINE OF THE RECEIVING WATER. AN OIL–WATER SEPARATOR OR SUITABLE FILTRATION DEVISE SHALL BE USED TO TREAT OIL, GREASE, OR OTHER SIMILAR PRODUCTS IF DEWATERING WATER IS FOUND TO OR EXPECTED TO CONTAIN THESE MATERIALS. TO THE EXTENT FEASIBLE, USE WELL VEGETATED (e.g. GRASSY OR WOODED), UPLAND AREAS OF THE SITE TO INFILTRATE DEWATERING WATER BEFORE DISCHARGE. USING RECEIVING WATERS AS PART OF THE TREATMENT AREA IS PROHIBITED. TO MINIMIZE DEWATERING RELATED EROSION AND RELATED SEDIMENT DISCHARGES, USE STABLE, EROSION RESISTANT SURFACES (e.g. WELL–VEGETATED GRASSY AREAS, CLEAN FILTER STONE, GEOTEXTILE UNDERLAYMENT) TO DISCHARGE FROM DEWATERING CONTROLS. DO NOT PLACE DEWATERING CONTROLS, SUCH AS PUMPED WATER FILTER BAGS ON STEEP SLOPES (15% OR GREATER IN GRADE. BACKWASH WATER (WATER USED TO BACKWASH/CLEAN ANY FILTERS USED AS PART OF STORMWATER TREATMENT) MUST BE PROPERLY TREATED OR HAULED OFF–SITE FOR DISPOSAL. DEWATERING TREATMENT DEVICES SHALL BE PROPERLY MAINTAINED.
11. DUST CONTROL SHALL BE PERFORMED ON A DAILY BASIS USING WATER DISPERSED FROM A TRUCK MOUNTED TANK WITH STANDARD DISCHARGE HEADER TO PROVIDE A UNIFORM RATE OF APPLICATION.
12. TEMPORARY GRAVEL CONSTRUCTION ENTRANCES SHALL BE MAINTAINED, ADJUSTED OR RELOCATED AS NECESSARY TO PREVENT SEDIMENT FROM BEING TRACKED ONTO PUBLIC ROADWAYS. ANY SEDIMENT REACHING A PUBLIC ROAD SHALL BE REMOVED BY SHOVELING OR STREET CLEANING BEFORE THE END OF EACH WORKING DAY.
13. ANY LOOSE MATERIAL THAT IS DEPOSITED IN THE FLOW LINE OF ANY GUTTER OR DRAINAGE STRUCTURE DURING CONSTRUCTION OPERATIONS SHALL BE REMOVED AT THE CLOSE OF EACH WORKING DAY.
14. OVERLAND FLOW SHALL BE DIRECTED TO THE DETENTION BASIN PRIOR TO LEAVING THE SITE.
15. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE CLIENT OR OTHER JURISDICTIONAL GOVERNMENTAL ENTITIES.
16. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH ALL JURISDICTIONAL GOVERNMENTAL AGENCY REQUIREMENTS WITHIN 30 DAYS OF FINAL STABILIZATION.

LEGEND

- TEMPORARY SILT FENCE (PERIMETER EROSION BARRIER)
- TEMPORARY SILT DIKE
- EROSION CONTROL BLANKET (NORTH AMERICAN GREEN DS 75) (SEEDING PER LANDSCAPE PLAN)
- TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
- TEMPORARY STORM STRUCTURE PROTECTION
- TEMPORARY CULVERT INLET PROTECTION
- TEMPORARY PERFORATED RISER
- PAVEMENT DRAINAGE FLOW
- SWALE DRAINAGE FLOW
- LIMITS OF DISTURBANCE/CONSTRUCTION

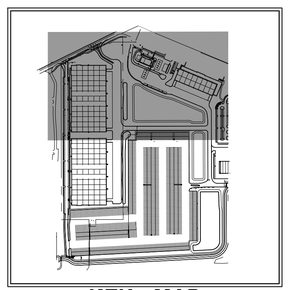
09-01-16

CONSTRUCTION SEQUENCE:

1. INSTALL SILT FENCE AT LOCATIONS AS INDICATED ON THE PLANS.
2. PROVIDE STABILIZED CONSTRUCTION ENTRANCE.
3. CONSTRUCT TEMPORARY DITCHES, SWALES, SEDIMENT TRAPS AND/OR BASINS.
4. STRIP EXISTING TOPSOIL FROM PROPOSED LIMITS OF DISTURBANCE AND STOCKPILE WHERE SHOWN ON PLANS.
5. PROVIDE SILT FENCE AROUND THE BASE OF THE STOCKPILES.
6. CONSTRUCT STORMWATER MANAGEMENT (DETENTION) FACILITIES TO SUB–GRADE AND INSTALL OUTLET PIPES.
7. COMPLETE TOPSOIL PLACEMENT AND PERMANENT SEEDING AND SODDING OF STORMWATER MANAGEMENT FACILITIES.
8. CUT AND FILL SITE TO PLAN SUB–GRADE.
9. CONSTRUCT UNDERGROUND IMPROVEMENTS, i.e. SANITARY SEWER WATERMAIN AND STORM SEWER**, ETC.
10. CONSTRUCT PAVEMENT IMPROVEMENTS PER PLAN.
11. COMPLETE CONSTRUCTION OF SITE WITH PERMANENT STABILIZATION.
12. REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES.

** INSTALL INLET PROTECTION AROUND DRAINAGE STRUCTURES AS CONSTRUCTED.

"THESE EROSION CONTROL PLANS ARE A PORTION OF THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA) TOTAL REQUIREMENTS FOR A COMPLETE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AS REQUIRED BY THE GENERAL NPDES PERMIT NO. ILR10. CLIENT AND/OR CONTRACTOR WILL BE RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE GENERAL NPDES PERMIT AND COMPILATION OF THE COMPLETE SWPPP."



KEY MAP

DRAWN BY	DATE	REVISIONS
NAH	10-08-25	REVISED PER VILLAGE COMMENTS

Manhard CONSULTING
Civil Engineers • Water Resource Engineers • Structural Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners
333 East Butterfield Road, Suite 600, Lombard, IL 60148
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LONG AVENUE ASSEMBLAGE
VILLAGE OF SCHAUMBURG, ILLINOIS
SOIL EROSION AND SEDIMENT CONTROL PLAN - NORTH

PROJ. MGR.:	QDH
PROJ. ASSOC.:	NAH
DRAWN BY:	NAH
DATE:	08/08/2025
SCALE:	1"=60'

SHEET 21 OF 28

LOP.SCIL01

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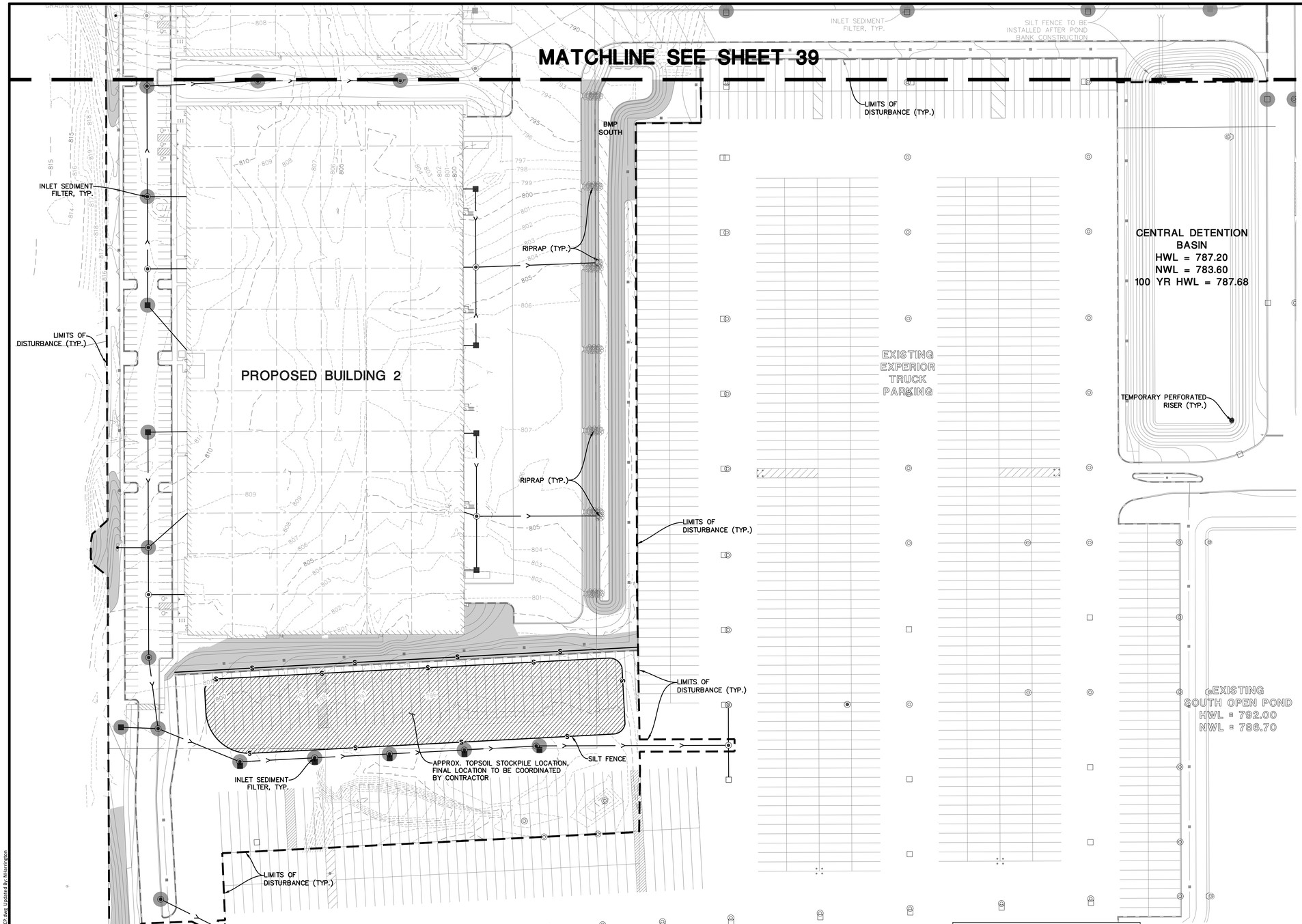
October 2, 2025 - 16:52 Dwg Name: P:\Projects\031\dwg\Eng\Preliminary\Plan Set\02-24 SESCP.dwg Updated By: NHarrington



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16-01-16

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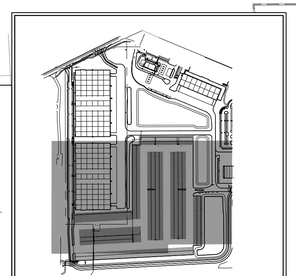
5. PROVIDE SILT FENCE AROUND THE BASE OF THE STOCKPILES.
6. CONSTRUCT STORMWATER MANAGEMENT (DETENTION) FACILITIES TO SUB-GRADE AND INSTALL OUTLET PIPES.
7. COMPLETE TOPSOIL PLACEMENT AND PERMANENT SEEDING AND SODDING OF STORMWATER MANAGEMENT FACILITIES.
8. CUT AND FILL SITE TO PLAN SUB-GRADE.
9. CONSTRUCT UNDERGROUND IMPROVEMENTS, i.e. SANITARY SEWER WATERMAIN AND STORM SEWER**, ETC.
10. CONSTRUCT PAVEMENT IMPROVEMENTS PER PLAN.
11. COMPLETE CONSTRUCTION OF SITE WITH PERMANENT STABILIZATION.
12. REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES.

** INSTALL INLET PROTECTION AROUND DRAINAGE STRUCTURES AS CONSTRUCTED.



KEY MAP

"THESE EROSION CONTROL PLANS ARE A PORTION OF THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA) TOTAL REQUIREMENTS FOR A COMPLETE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AS REQUIRED BY THE GENERAL NPDES PERMIT NO. ILR10. CLIENT AND/OR CONTRACTOR WILL BE RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE GENERAL NPDES PERMIT AND COMPILATION OF THE COMPLETE SWPPP."

03-07-24

SOIL EROSION AND SEDIMENTATION CONTROL GENERAL NOTES:

1. ALL VEGETATIVE AND STRUCTURAL EROSION CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE "ILLINOIS URBAN MANUAL".
2. MAINTENANCE AND REPLACEMENT OF EROSION CONTROL ITEMS, WHEN DIRECTED BY THE OWNER, SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT.
3. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OR GREATER, OR EQUIVALENT SNOWFALL, WHEN THE SNOW MELTS AND THERE IS POTENTIAL FOR EROSION. ANY NECESSARY REPAIRS OR CLEANUP TO MAINAIN THE EFFECTIVENESS OF SAID MEASURES SHALL BE MADE IMMEDIATELY. FOR SITES DISCHARGING DEWATERING WATER, AN INSPECTION MUST BE CONDUCTED DURING THE DISCHARGE, ONCE PER DAY ON WHICH THE DISCHARGE OCCURS AND DOCUMENTED AND KEPT IN THE SWPPP BOOKLET.
4. INSTALL ALL PERIMETER SILT FENCING PRIOR TO ANY CLEARING OR GRADING. ONSITE SEDIMENT CONTROL MEASURES AS SHOWN AND SPECIFIED BY THIS EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE CONSTRUCTED AND FUNCTIONAL PRIOR TO INITIATING CLEARING, GRADING, STRIPPING, EXCAVATION OR FILLING ACTIVITIES ON THE SITE.
5. STORM WATERS FALLING ON THE ENTIRE SITE SHALL BE DIVERTED INTO THE DETENTION BASIN, PRIOR TO BEGINNING MASS EXCAVATION, THE CONTRACTOR SHALL CONSTRUCT DITCHES, SWALES, SEDIMENTATION TRAPS AND SILTATION CONTROL MEASURES AS REQUIRED TO INTERCEPT SURFACE WATERS BEFORE THEY FLOW ONTO ADJACENT PROPERTY AND CONVEY THEM TO THE DETENTION BASIN.
6. STABILIZATION OF DISTURBED AREAS MUST BE INITIATED IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE, OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. STABILIZATION OF DISTURBED AREAS MUST BE INITIATED WITHIN 1 WORKING DAY OF PERMANENT OR TEMPORARY CESSATION OF EARTH DISTURBING ACTIVITIES AND SHALL BE COMPLETED AS SOON AS POSSIBLE BUT NOT LATER THAN 14 DAYS FROM THE INITIATION OF STABILIZATION WORK IN AN AREA.
7. TEMPORARY SEED MIXTURE SHALL BE APPLIED AT 64 LBS/ACRE.
8. INLET PROTECTION SHALL BE INSTALLED UNDER THE GRATING OF EACH DRAINAGE STRUCTURE.
9. STABILIZATION OF TOPSOIL STOCKPILES SHALL BE INITIATED IMMEDIATELY UPON COMPLETION UNLESS THEY WILL BE DISTURBED WITHIN FOURTEEN (14) CALENDAR DAYS. STABILIZATION OF STOCKPILES MUST BE INITIATED WITHIN 1 WORKING DAY OF PERMANENT OR TEMPORARY CESSATION OF EARTH DISTURBING ACTIVITIES AND SHALL BE COMPLETED AS SOON AS POSSIBLE BUT NOT LATER THAN 14 DAYS FROM THE INITIATION OF STABILIZATION WORK IN AN AREA. ALL SOIL STORAGE PILES SHALL BE PROTECTED FROM EROSION WITH SILT FENCE ON THE DOWN SLOPE SIDE OF THE PILES.
10. DEWATERING DISCHARGES SHALL BE ROUTED THROUGH A SEDIMENT CONTROL (e.g. SEDIMENT TRAP OR BASIN, PUMPED WATER FILTER BAG) DESIGNED TO MINIMIZE DISCHARGES WITH VISUAL TURBIDITY. THE DISCHARGE SHALL NOT INCLUDE VISIBLE FLOATING SOLIDS OR FOAM. THE DISCHARGE MUST NOT CAUSE THE FORMATION OF A VISIBLE SHEEN ON THE WATER SURFACE, OR VISIBLE OILY DEPOSITS ON THE BOTTOM OR SHORELINE OF THE RECEIVING WATER. AN OIL-WATER SEPARATOR OR SUITABLE FILTRATION DEVISE SHALL BE USED TO TREAT OIL, GREASE, OR OTHER SIMILAR PRODUCTS IF DEWATERING WATER IS FOUND TO OR EXPECTED TO CONTAIN THESE MATERIALS. TO THE EXTENT FEASIBLE, USE WELL VEGETATED (e.g. GRASSY OR WOODED), UPLAND AREAS OF THE SITE TO INFILTRATE DEWATERING WATER BEFORE DISCHARGE. USING RECEIVING WATERS AS PART OF THE TREATMENT AREA IS PROHIBITED. TO MINIMIZE DEWATERING RELATED EROSION AND RELATED SEDIMENT DISCHARGES, USE STABLE, EROSION RESISTANT SURFACES (e.g. WELL-VEGETATED GRASSY AREAS, CLEAN FILTER STONE, GEOTEXTILE UNDERLAYMENT) TO DISCHARGE FROM DEWATERING CONTROLS. DO NOT PLACE DEWATERING CONTROLS, SUCH AS PUMPED WATER FILTER BAGS ON STEEP SLOPES (15% OR GREATER IN GRADE. BACKWASH WATER (WATER USED TO BACKWASH/CLEAN ANY FILTERS USED AS PART OF STORMWATER TREATMENT) MUST BE PROPERLY TREATED OR HAULED OFF-SITE FOR DISPOSAL. DEWATERING TREATMENT DEVICES SHALL BE PROPERLY MAINTAINED.
11. DUST CONTROL SHALL BE PERFORMED ON A DAILY BASIS USING WATER DISPERSED FROM A TRUCK MOUNTED TANK WITH STANDARD DISCHARGE HEADER TO PROVIDE A UNIFORM RATE OF APPLICATION.
12. TEMPORARY GRAVEL CONSTRUCTION ENTRANCES SHALL BE MAINTAINED, ADJUSTED OR RELOCATED AS NECESSARY TO PREVENT SEDIMENT FROM BEING TRACKED ONTO PUBLIC ROADWAYS. ANY SEDIMENT REACHING A PUBLIC ROAD SHALL BE REMOVED BY SHOVELING OR STREET CLEANING BEFORE THE END OF EACH WORKING DAY.
13. ANY LOOSE MATERIAL THAT IS DEPOSITED IN THE FLOW LINE OF ANY GUTTER OR DRAINAGE STRUCTURE DURING CONSTRUCTION OPERATIONS SHALL BE REMOVED AT THE CLOSE OF EACH WORKING DAY.
14. OVERLAND FLOW SHALL BE DIRECTED TO THE DETENTION BASIN PRIOR TO LEAVING THE SITE.
15. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE CLIENT OR OTHER JURISDICTIONAL GOVERNMENTAL ENTITIES.
16. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH ALL JURISDICTIONAL GOVERNMENTAL AGENCY REQUIREMENTS WITHIN 30 DAYS OF FINAL STABILIZATION.

DRAWN BY	DATE	REVISIONS
NAH	10-08-25	REVISED PER VILLAGE COMMENTS

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LONG AVENUE ASSEMBLAGE
VILLAGE OF SCHAUMBURG, ILLINOIS
SOIL EROSION AND SEDIMENT CONTROL PLAN - SOUTH

PROJ. MGR.:	QDH
PROJ. ASSOC.:	NAH
DRAWN BY:	NAH
DATE:	08/08/2025
SCALE:	1"=60'

SHEET 22 OF 28
LOP.SCIL01

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October 2, 2025 - 16:52 Dwg Name: P:\Jobs\011\dwg\Eng\Preliminary\Plan Set\22-24 SECP.dwg Updated By: NHurrington

VILLAGE OF SCHAUMBURG
EROSION AND SEDIMENT CONTROL NOTES

1. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL, LATEST EDITION.

2. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CONSTRUCTION OR DISTURBANCE OF THE SITE. THE MEASURES MAY HAVE TO BE ADJUSTED TO MEET FIELD CONDITIONS DURING CONSTRUCTION. ANY MEASURES, IN ADDITION TO THOSE OUTLINED IN THE PLANS AND WHICH ARE DEEMED NECESSARY BY THE VILLAGE, SHALL BE IMPLEMENTED IMMEDIATELY BY THE DEVELOPER.

3. REGULAR INSPECTION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES MUST BE PROVIDED BY THE DEVELOPER. INSPECTIONS SHOULD OCCUR WEEKLY, AND AFTER ANY RAINFALL GREATER THAN 1/2". ANY NON-FUNCTIONING SEDIMENT CONTROL MEASURES OR DAMAGED DEVICES THAT ARE FOUND DURING INSPECTION SHALL BE REPAIRED OR REPLACED IMMEDIATELY THE DEVELOPER SHALL BE RESPONSIBLE FOR ANY SEDIMENT WHICH LEAVES THE PROPERTY, AND THE DEVELOPER IS ALSO RESPONSIBLE FOR MAINTENANCE OF ALL SEDIMENT CONTROL MEASURES UNTIL THE SITE IS PERMANENTLY STABILIZED.

4. ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS SHALL BE PROTECTED TO PREVENT TRACKING OF DEBRIS, DIRT, AND MUD ONTO ADJACENT STREETS, PARKING LOTS, OR PROPERTIES. ANY DEBRIS, DIRT, OR MUD THAT REACHES AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, OR PARKING AREA SHALL BE PROMPTLY REMOVED, AND TRANSPORTED TO A PROPER DISPOSAL AREA.

5. ALL SEDIMENT MUST BE PREVENTED FROM ENTERING ANY PUBLIC OR PRIVATE STORM DRAINAGE SYSTEM. REUSABLE INLET FILTER BASKETS (FLEXSTORM, CATCHALL, OR EQUIVALENT), SEDIMENT BASINS, AND WATER FILTERING BAGS, SHALL BE PROVIDED AS NEEDED.

6. ALL DRAINAGE SWALES SHALL BE SODDED. AREAS OR EMBANKMENTS HAVING SLOPES STEEPER THAN OR EQUAL TO 3H:1V, AND APPROVED BY THE VILLAGE, SHALL BE STABILIZED WITH SOD, MATTING, OR EROSION BLANKET IN COMBINATION WITH APPROPRIATE SEEDING.

7. TOPSOIL STOCKPILES SHALL BE LOCATED TO AVOID EROSION OF STOCKPILE ONTO NEIGHBORING PROPERTIES OR INTO RESTORED PROJECT AREAS. STOCKPILES SHALL BE LOCATED SO THAT A DRAINAGE SWALE IS LOCATED BETWEEN THE STOCKPILE AND ANY DOWNSTREAM PROPERTIES. IF A STOCKPILE IS TO REMAIN IN PLACE FOR MORE THAN 14 DAYS, IT MUST BE SEEDED AND BLANKETED TO MINIMIZE SOIL EROSION BY BOTH WIND AND WATER.

8. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING A SEPARATE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FROM THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY WHENEVER 1 ACRE OR MORE OF PROPERTY IS DISTURBED. FOR DEVELOPMENTS OVER 1 ACRE, THE DEVELOPER MUST ALSO PREPARE AND MAINTAIN A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AT THE PROJECT SITE, ALONG WITH THE NPDES PERMIT. FOR DEVELOPMENTS LESS THAN 1 ACRE, A SEDIMENT AND EROSION CONTROL PLAN MUST BE MAINTAINED BY THE DEVELOPER.

9. DISTURBED AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN 14 CALENDAR DAYS OF THE END OF ACTIVE HYDROLOGIC DISTURBANCE, OR REDISTURBANCE.

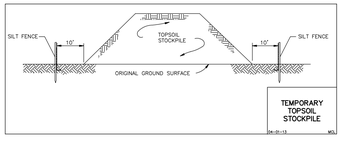
10. IF DEWATERING SERVICES ARE USED, ADJACENT PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION. DISCHARGES FROM CONSTRUCTION DEWATERING SHALL BE ROUTED THROUGH AN EFFECTIVE SEDIMENT CONTROL MEASURE SUCH AS A SEDIMENT TRAP, A SEDIMENT BASIN, OR ANY OTHER APPROPRIATE MEASURE.

SOIL PROTECTION CHART

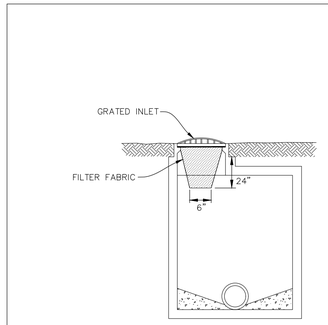
STABILIZATION CHART	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
PERMANENT SEEDINGS			A				*					
DORMANT SEEDINGS	B									B		
TEMPORARY SEEDINGS			C									
TEMPORARY SEEDINGS	D											
SODDING			E**									
MULCHING	F											

A – KENTUCKY BLUEGRASS 90 LBS./AC. MIXED WITH PERENNIAL RYEGRASS 30 LBS./AC.
B – KENTUCKY BLUEGRASS 135 LBS./AC. MIXED WITH PERENNIAL RYEGRASS 45 LBS./AC. 2 TONS STRAW MULCH PER ACRE
C – SPRING OATS
D – WHEAT OR CEREAL RYE
E – SOD (NURSERY GROWN KENTUCKY BLUEGRASS)
F – STRAW MULCH 2 TONS PER ACRE
* IRRIGATION NEEDED DURING JUNE, JULY AND SEPTEMBER
** IRRIGATION NEEDED FOR 2-3 WEEKS AFTER SODDING

NOTE: THIS CHART IS A GUIDE TO ASSISTS THE CONTRACTOR IN UNDERSTANDING OPTIONS FOR SOIL STABILIZATION. THE LANDSCAPE PLAN SHALL TAKE PRECEDENCE OVER THIS CHART. ANY CONFLICT SHALL BE DISCUSSED WITH THE LANDSCAPE ARCHITECT PRIOR TO THE START OF CONSTRUCTION.

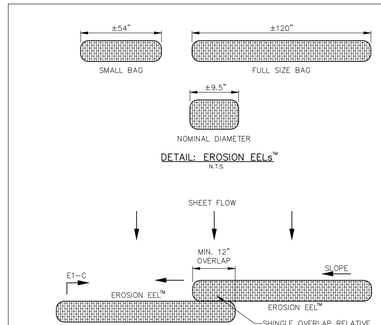


TEMPORARY TOPSOIL STOCKPILE
S-EC-01-13 MSL



NOTE:
1. CONTRACTOR HAS THE OPTION OF USING A MANUFACTURED PRODUCT SUCH AS DANDY BAG, IPP INLET FILTER, FLEXSTORM OR APPROVED EQUAL.
2. FOR CURB STRUCTURES, CONTRACTOR HAS THE OPTION OF USING A MANUFACTURED PRODUCT SUCH AS DANDY CURB SACK OR APPROVED EQUAL.

06-01-15
FILTER BASKET INLET SEDIMENT FILTER
IC-ST-FB-INLETPROTECT



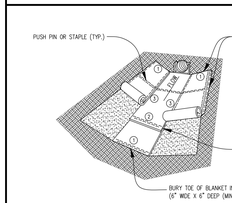
DETAIL: EROSION EELs™
N.T.S.

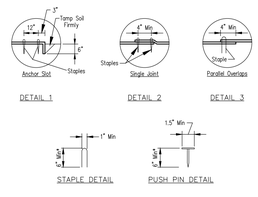
INSTALLATION FOR INTERCEPTING SHEET FLOW PERPENDICULAR TO FLOW PATH – PLAN VIEW

NOTE:
EROSION EELs™ SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURES'S RECOMMENDATIONS.

06-01-15
TYPICAL EROSION EEL
S-EC-EEL

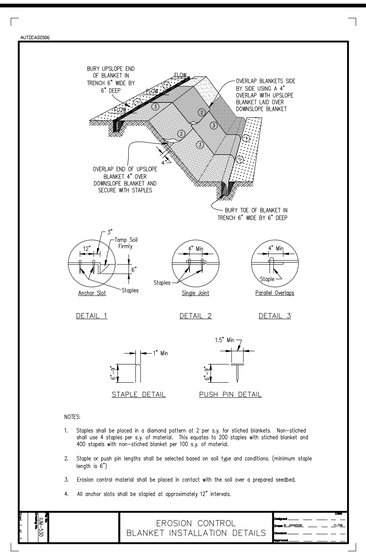
EROSION CONTROL BLANKET - TURF REINFORCEMENT MAT (TRM)

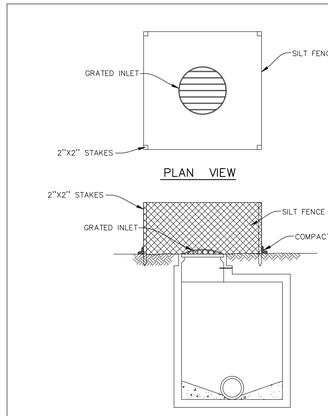




*Note:
1. For sandy soil conditions, staple or push pin shall be a minimum 8 inches.

REFERENCE		STANDARD DWG. NO.
Project		IUM-531
Designed	Date	SHEET 1 OF 1
Checked	Date	DATE 02-02-15
Approved	Date	



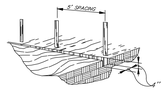


PLAN VIEW

SECTION VIEW

06-01-15
SILT FENCE INLET SEDIMENT FILTER (NON-PAVEMENT)
S-EC-SF-INLETPROTECT

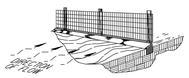
1. SET 2"X2"X36" POSTS 12" INTO THE GROUND & EXCAVATE A 4"X4" TRENCH ALONG THE LINE OF POSTS.

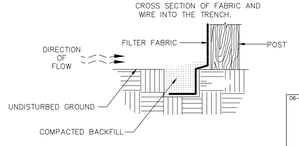


2. ATTACH THE FILTER FABRIC TO POST AND EXTEND IT INTO THE TRENCH.

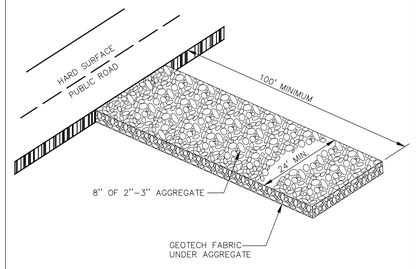


3. BACKFILL AND COMPACT THE EXCAVATED SOIL.





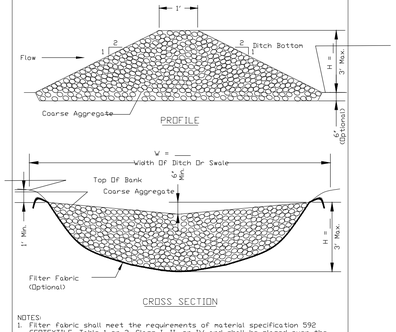
06-01-17
SILT FENCE DETAIL
S-EC-SILT FENCE



NOTE:
PERIODIC TOP DRESSING OF THE CONSTRUCTION EXIT MAY BE REQUIRED TO PREVENT TRACK OUT.

06-01-15
GRAVEL CONSTRUCTION ACCESS DETAIL
S-EC-CONST-ENTRANCE

ROCK CHECK DAM - COARSE AGGREGATE

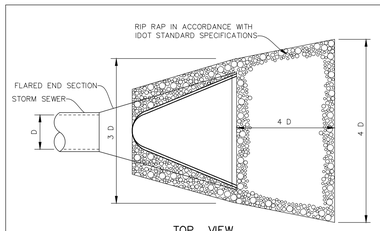


CROSS SECTION

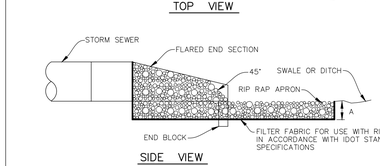
NOTES:
1. Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table I or 2, Class I, II, or IV and shall be placed over the cleared area prior to the placing of rock.
2. Coarse aggregate shall meet one of the following IDOT gradations, CA-1, CA-2, CA-3, or CA-4 and be placed according to construction specification 25 ROCKFILL using placement Method 1 and Class III compaction.
3. For added stability, the base of the dam may be keyed 6 inches into the soil.
4. See plans for spacing of dams and H dimensions.
5. Drainage area to each dam shall be less than 2 acres.
6. Use ROCK CHECK DAM-RIPRAP IL-605E for drainage areas of 2 to 10 acres.

REFERENCE		STANDARD DWG. NO.
Project		IL-605CA
Designed	Date	SHEET 1 OF 1
Checked	Date	DATE 1-29-99
Approved	Date	

NRCS Natural Resources Conservation Service



TOP VIEW



SIDE VIEW

06-01-15
RIP RAP DETAIL
(DISCHARGE TO DITCH)
S-ST-RIPRAP-DITCH

RIP-RAP

PIPE DIAMETER (IN.) D	STONE RIP-RAP							BEDDING
	QUALITY DESIGNATION	GRADATION NUMBER RR	MINIMUM THICKNESS (IN.) A	MINIMUM LENGTH (FT.) 4D	WEIGHT RANGE (#)	WEIGHT AVERAGE (#)	SIZE AVERAGE (IN.)	MINIMUM THICKNESS (IN.)
12"	B	3	8"	4'	1-50	10	4.5"	N/A
15"	B	3	8"	5	1-50	10	4.5"	N/A
18"	B	4	16"	6'	1-150	40	7"	6"
21"	B	4	16"	7'	1-150	40	7"	6"
24"	B	4	16"	8'	1-150	40	7"	6"
27"	B	4	16"	9'	1-150	40	7"	6"
30"	B	4	16"	10'	1-150	40	7"	6"
36"	B	5	22"	12'	3-400	90	10"	8"
42"	B	5	22"	14'	3-400	90	10"	8"
48"	B	6	26"	16'	6-600	170	12"	10"
54"	B	6	26"	18'	6-600	170	12"	10"
60"	B	6	26"	20'	6-600	170	12"	10"
72"	B	6	26"	24'	6-600	170	12"	10"

NOTE:
1. FOR PIPE LARGER THAN 72" A SPECIAL DESIGN OF RIP-RAP OR APRON IS REQUIRED.
2. REFER TO I.D.O.T. SPECIFICATIONS AND STANDARDS FOR BEDDING GRADTION.

06-01-15
STONE RIP RAP DETAIL
S-ST-RIPRAP-STONE

SHOULD A CONFLICT ARISE BETWEEN MANHARD DETAILS AND THE VILLAGE DETAILS, THE VILLAGE DETAILS SHALL TAKE PRECEDENCE.

DATE	REVISIONS	DRAWN BY
10-08-25	REVISED PER VILLAGE COMMENTS	NAH

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LONG AVENUE ASSEMBLAGE
VILLAGE OF SCHAUMBURG, ILLINOIS
SOIL EROSION AND SEDIMENT CONTROL PLAN - DETAILS

PROJ. MGR.:	QDH
PROJ. ASSOC.:	NAH
DRAWN BY:	NAH
DATE:	08/08/2025
SCALE:	1"=60'

SHEET
23 OF 28
LOP.SCIL01

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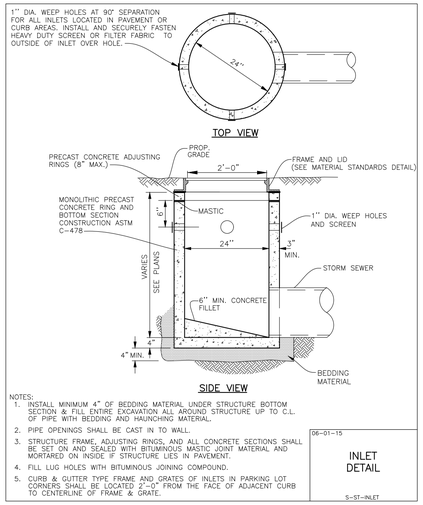
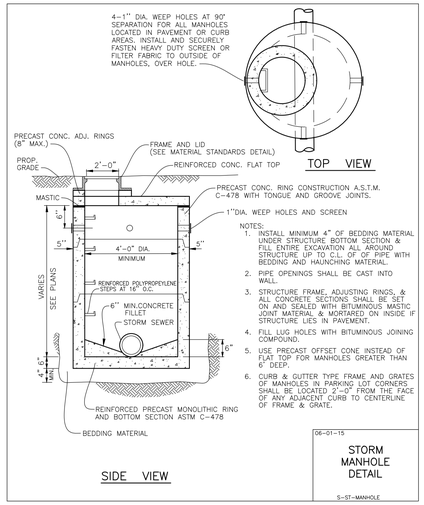
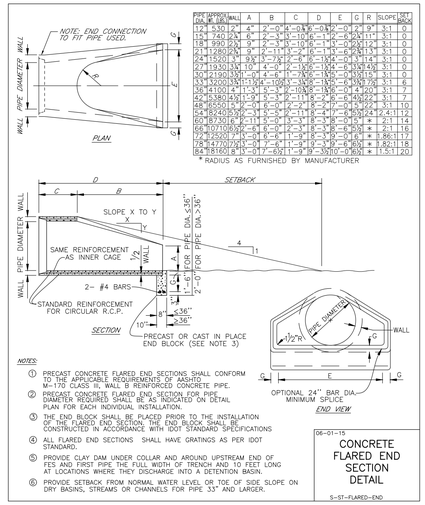
October 2, 2025 - 16:52 Dwg Name: P:\Lopsc\01\dwg\Eng\Preliminary\Plan Set\23-24 SESCP.dwg Updated By: NNurrington



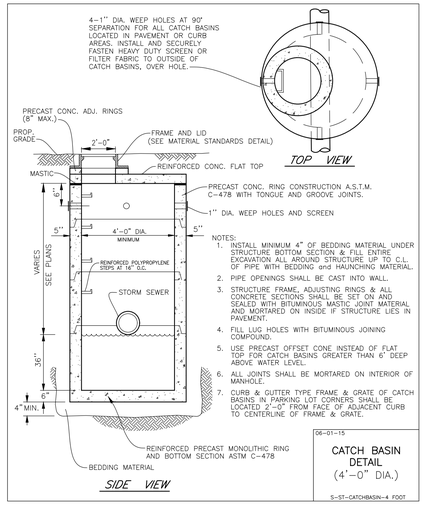


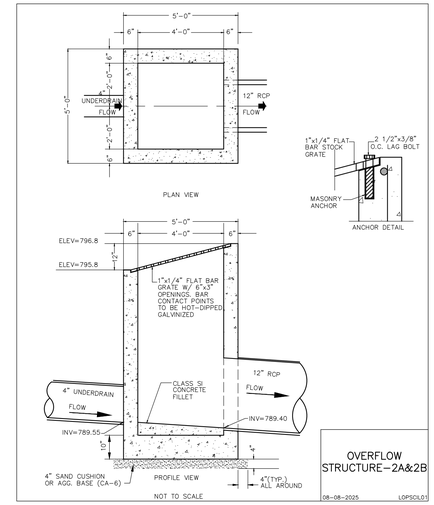


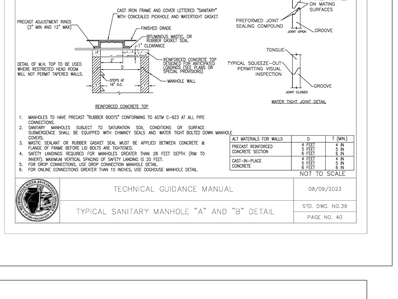
PIPE (APPROX. DIA. IN INCHES)	WALL	A	B	C	D	E	G	R	SLOPE	QTY BLOCK
12	5.30	12"	4"	2'-0"	9 1/2"	0'-8 1/2"	0'-1"	2'-9"	3:1	0
15	7.40	12"	6"	2'-0"	10 1/2"	0'-10"	0'-1 1/2"	0'-2 3/4"	3:1	0
18	9.90	12"	9"	2'-3"	9"	0'-10"	0'-1 1/2"	0'-2 3/4"	3:1	0
21	12.80	12"	9"	2'-11"	9"	0'-11"	0'-1 1/2"	0'-2 3/4"	3:1	0
24	15.20	1'-3"	9"	3'-7"	9"	0'-11"	0'-1 1/2"	0'-3 1/4"	3:1	0
27	19.00	1'-3"	1'-0"	4'-0"	9"	1'-0"	0'-1 1/2"	0'-3 1/4"	3:1	0
30	21.90	1'-3"	1'-0"	4'-6"	1'-3"	1'-3"	0'-1 1/2"	0'-3 1/4"	3:1	0
33	25.00	1'-3"	1'-3"	4'-10"	1'-3"	1'-3"	0'-1 1/2"	0'-3 1/4"	3:1	6
36	28.00	1'-3"	1'-3"	5'-3"	1'-3"	1'-3"	0'-1 1/2"	0'-3 1/4"	3:1	7
42	34.80	1'-9"	1'-3"	5'-3"	2'-1"	1'-8"	0'-2"	0'-4 1/2"	3:1	7
48	40.50	1'-9"	1'-6"	6'-0"	2'-2"	1'-8"	0'-2"	0'-4 1/2"	3:1	10
54	47.40	2'-3"	1'-9"	6'-11"	2'-8"	2'-1"	0'-2"	0'-4 1/2"	4:1	12
60	57.50	2'-6"	2'-11"	7'-3"	3'-1"	2'-8"	0'-2"	0'-5"	*	2:1	14
66	70.70	2'-9"	3'-6"	8'-6"	3'-2"	3'-1"	0'-2"	0'-5"	*	2:1	16
72	82.00	2'-9"	3'-6"	9'-6"	3'-2"	3'-1"	0'-2"	0'-5"	*	2.66:1	17
78	94.70	2'-9"	3'-6"	11'-0"	3'-2"	3'-1"	0'-2"	0'-5"	*	3.82:1	18
84	118.60	3'-3"	4'-0"	13'-1"	3'-9"	3'-10"	0'-2"	0'-6"	*	11.5:1	20

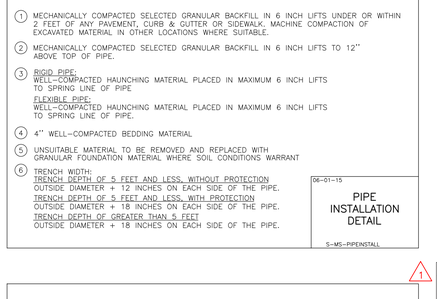
* RADIUS AS FURNISHED BY MANUFACTURER

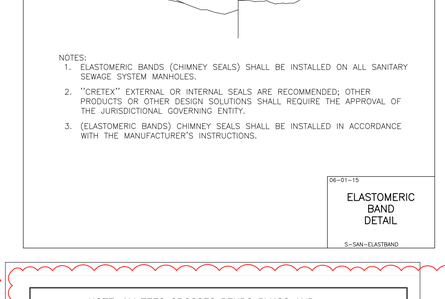
06-01-15
CONCRETE FLARED END SECTION DETAIL
S-ST-FLARED-END

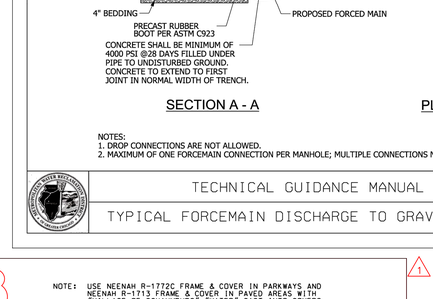




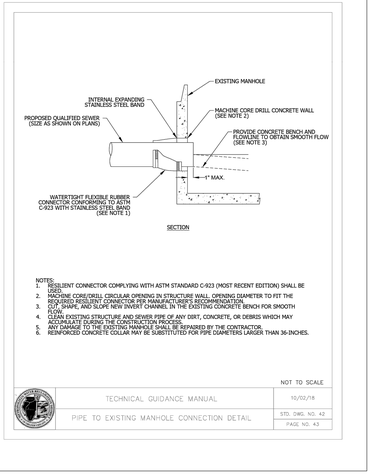


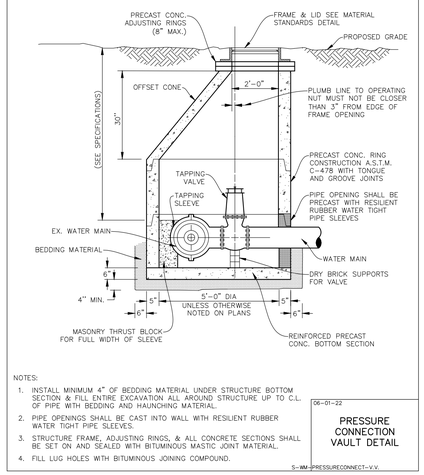






SHOULD A CONFLICT ARISE BETWEEN MANHARD DETAILS AND THE VILLAGE/MWRD DETAILS, THE VILLAGE/MWRD DETAILS SHALL TAKE PRECEDENCE.





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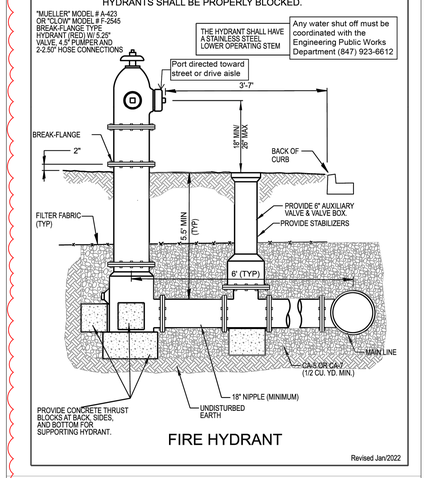

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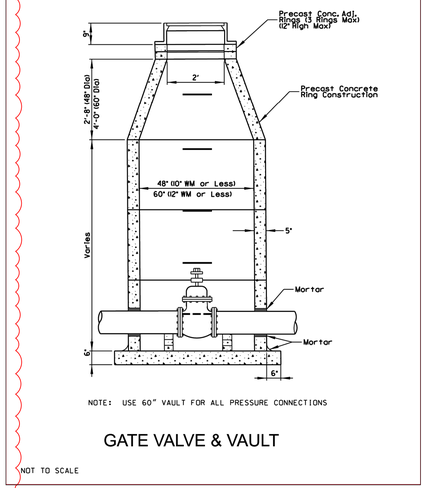

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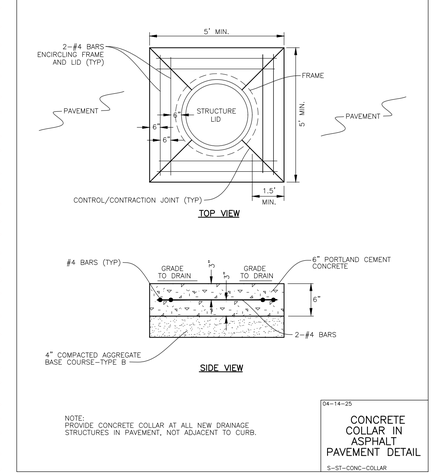


| DRAWN BY | | |

VILLAGE OF SCHAUMBURG
STANDARD ENGINEERING NOTES

1. THE COMMUNITY DEVELOPMENT DEPARTMENT MUST BE NOTIFIED ONE BUSINESS DAY PRIOR TO EACH INSPECTION AT 847.923.4420. A MINIMUM NOTICE OF THREE BUSINESS DAYS IS REQUIRED BY THE ENGINEERING AND PUBLIC WORKS DEPARTMENT, 847.895.7100, FOR A WATER MAIN SHUT DOWN IN A COMMERCIAL AREA.

2. TREE PROTECTION FENCING MUST BE INSTALLED, INSPECTED, AND APPROVED BY THE VILLAGE PRIOR TO THE ISSUANCE OF A LAND DEVELOPMENT PERMIT. THE FENCING MUST BE MAINTAINED FOR THE DURATION OF THE SITE WORK.

3. A SEPARATE ELECTRICAL PERMIT MUST BE OBTAINED FROM THE COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO INSTALLING ANY SITE LIGHTING. THE ELECTRICAL SYSTEM MUST BE APPROVED AS PART OF THE ELECTRICAL PERMIT FOR THE SITE LIGHTING. THE DETAILED PHOTOMETRICS AND EXTERIOR LIGHT POLE LOCATIONS MUST BE APPROVED AS PART OF THE LAND DEVELOPMENT PERMIT.

4. THE CONTRACTOR SHALL INDEMNIFY THE VILLAGE, AND THEIR AGENTS, ETC. FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, TESTING, AND OPERATION OF ALL WORK ASSOCIATED WITH THIS PROJECT.

5. THE CONTRACTOR IS RESPONSIBLE FOR HAVING A SET OF THE "APPROVED" LAND DEVELOPMENT PERMIT PLANS ON THE JOB SITE DURING CONSTRUCTION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR MAKING ANY NECESSARY COPIES OF THE "APPROVED"PLANS FOR ALL SUBCONTRACTORS PERFORMING SITE WORK.

6. THE CONTRACTOR IS TO VERIFY THE LOCATION, DEPTH, AND INVERT OF ALL EXISTING UTILITIES AND FACILITIES PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING PUBLIC OR PRIVATE UTILITIES, OR THE RELOCATION OF ANY EXISTING UTILITIES TO FACILITATE THE INSTALLATION OF THE NEW SITE WORK. THE CONTRACTOR MUST NOTIFY THE DESIGN ENGINEER IMMEDIATELY OF ANY DISCREPANCIES WITH THE PLANS AND ANY EXISTING UTILITIES. NO WORK IS TO BE DONE UNTIL THE DISCREPANCY IS RESOLVED.

7. ACCESS TO THE SITE, AND TO WITHIN 100 FEET OF ANY BUILDING, SHALL BE PROVIDED FOR EMERGENCY VEHICLES AT ALL TIMES VIA A 20 FOOT WIDE APPROVED ALL-WEATHER ROAD. AN APPROVED WATER SUPPLY SHALL BE AVAILABLE WITHIN 100 FEET OF ANY BUILDING PRIOR TO DELIVERY OF ANY COMBUSTIBLE MATERIALS TO THE SITE.

8. NO HOLES ARE TO BE LEFT OPEN IN THE PAVEMENT OR PARKWAY OVER ANY HOLIDAY, WEEKEND, OR AFTER 3 PM ON THE DAY PRECEDING ANY HOLIDAY OR ANY WEEKEND.

9. ALL EXISTING PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAWCUT FULL-DEPTH ALONG THE LIMITS OF PROPOSED REMOVAL BEFORE COMMENCEMENT OF THE PAVEMENT REMOVAL.

10. ALL PUBLIC RIGHT-OF-WAY AREAS THAT ARE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED WITH 4" OF TOPSOIL AND SOD. SEEDING WILL NOT BE PERMITTED IN THESE AREAS.

11. ALL PAVING, SUBGRADE PREPARATION, CURBING, AND SIDEWALK CONSTRUCTION SHALL CONFORM TO THE ILLINOIS DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AND THE "SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS", LATEST EDITIONS.

12. NO ASPHALT WORK IS ALLOWED BETWEEN NOVEMBER 1ST AND APRIL 1ST WITHOUT THE WRITTEN PERMISSION FROM THE VILLAGE ENGINEER.

13. ANY TEMPORARY OR PERMANENT EXTERIOR SITE FENCING, INCLUDING FENCING FOR DUMPSTER ENCLOSURES, REQUIRES A SEPARATE PERMIT FROM THE COMMUNITY DEVELOPMENT DEPARTMENT. DEMOLITION OF EXISTING BUILDINGS ALSO REQUIRES A SEPARATE PERMIT FROM THE COMMUNITY DEVELOPMENT DEPARTMENT.

14. ALL BITUMINOUS CONCRETE USED FOR SURFACE, BINDER AND BASE COURSES IS TO HAVE A MARSHALL STABILITY OF 1700. ALL PORTLAND CEMENT CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3500 PSI AT 14 DAYS.

15. PRIOR TO PLACING ANY PAVEMENT MATERIAL, THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY PREPARING AND COMPACTING THE SUBGRADE. THE REQUIRED PROOF ROLL MUST BE WITNESSED BY THE VILLAGE. NO PAVEMENT MATERIAL IS TO BE PLACED ON A WET OR SOFT SUBGRADE. IF THIS CONDITION EXISTS, THE CONTRACTOR IS TO STOP WORK AND IMMEDIATELY NOTIFY THE VILLAGE. NO ADDITIONAL PAVEMENT WORK SHALL BE DONE UNTIL THE PROBLEM IS CORRECTED.

16. ALL CURBS CONSTRUCTED OVER A UTILITY TRENCH SHALL BE REINFORCED WITH TWO #5 REBARS FOR A LENGTH OF 20 FEET CENTERED OVER THE TRENCH. SIDEWALKS SHALL BE TREATED IN THE SAME MANNER USING THREE #5 REBARS.

17. ALL SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS" LATEST EDITION.

18. THE CONTRACTOR SHALL NOT INSTALL ANY SANITARY SEWER PIPE OR STRUCTURES UNTIL HE HAS A COPY OF THE PERMIT AND PERMIT DRAWINGS ISSUED BY THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) ON THE JOB SITE. THIS MAY ALSO APPLY TO STORM SEWER AND/OR DETENTION FACILITIES IF INCLUDED IN THE MWRD PERMIT.

19. ALL MANHOLES AND VALVE VAULTS SHALL HAVE THE "VILLAGE OF SCHAUMBURG" AND "WATER," "STORM SEWER," OR "SANITARY SEWER" CAST INTO THE LID. ALL OPEN LIDS OR GRATES SHALL HAVE THE WORDS "DRAINS TO RIVER, DUMP NO WASTE" PERMANENTLY INSCRIBED.

20. BAND-SEAL CONNECTORS SHALL BE USED TO JOIN PIPES OF DIFFERENT MATERIALS.

21. USE CA-6 TRENCH BACKFILL, COMPACTED TO 95% OF MODIFIED PROCTOR, UNDER AND WITHIN A 1:1 SLOPE FROM THE BOTTOM OF ALL PAVEMENT, CURBS AND SIDEWALK.

22. A WATER QUALITY DEVICE, STORMCEPTOR, CDS, OR EQUIVALENT, SHALL BE INSTALLED AS REQUIRED BY THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND AS SHOWN ON THE APPROVED PLANS.

23. ALL WATER MAIN PIPE 4" AND LARGER SHALL BE DUCTILE IRON PIPE CLASS 52 CONFORMING TO ANSI A21.51 WITH CEMENT LINING UNLESS OTHERWISE APPROVED BY THE VILLAGE ENGINEER. ALL WATER SERVICE LINES 3" AND SMALLER SHALL BE TYPE K COPPER, UNLESS OTHERWISE NOTED.

24. ALL WATER LINES ARE TO BE PRESSURE TESTED AND CHLORINATED PER THE REQUIREMENTS OF THE VILLAGE OF SCHAUMBURG. ALSO, THE MINIMUM COVER FOR ALL WATER MAINS AND SERVICE LINES IS 5.5 FEET.

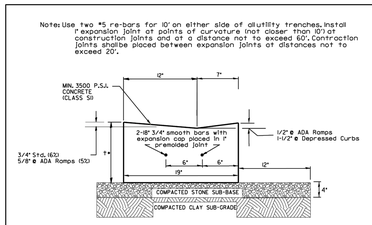
25. FIRE SERVICE MAINS AND LEAD IN CONNECTIONS TO SYSTEM RISERS ARE REQUIRED TO BE COMPLETELY FLUSHED BEFORE MAKING THE CONNECTION TO THE SPRINKLER PIPING. (NFPA 13, 1999 ED, 10-2.1.) THE FIRE PREVENTION BUREAU SHALL BE NOTIFIED 24 HOURS IN ADVANCE TO WITNESS THE FLUSH AT 847.985.4452. A SEPARATE INSPECTION FEE IS ALSO REQUIRED AT THE TIME THE LAND DEVELOPMENT PERMIT IS ISSUED.

26. UPON COMPLETION OF THE PROJECT, THE DEVELOPER SHALL PROVIDE FINAL "RECORD DRAWINGS" (1 MYLAR SEPIA REPRODUCIBLE, SIGNED AND SEALED BY THE ENGINEER) OF ALL UTILITIES WHICH INCLUDE THE LOCATIONS AND ELEVATIONS OF ALL MAINS, SERVICE LINES, STRUCTURES, PAVED AREAS, SITE GRADING, STREET LIGHTS AND CABLES, AND CURBS, MONUMENTS, AS SPECIFIED IN ITEM #27, SHALL ALSO BE SHOWN. FINAL RECORD DRAWINGS MUST ALSO INCLUDE A STATE PLANE COORDINATE SYSTEM TIE-IN. IN ADDITION TO THE DRAWINGS, AN ELECTRONIC FILE (IN DWG OR DGN FORMAT) OF THE RECORD DRAWINGS MUST BE SUBMITTED ON CD-ROM.

27. ALL PLATS THREE ACRES OR LARGER REQUIRE CONCRETE MONUMENTS COMPLETE WITH THE VILLAGE OF SCHAUMBURG CAP AND SHALL BE PLACED AT LOCATIONS TO BE DETERMINED BY THE VILLAGE ENGINEER. MONUMENTS SHALL BE IN ACCORDANCE WITH THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND SHALL BE SHOWN ON THE RECORD DRAWINGS.

1

Notes: Use two #5 re-bars for 10' on either side of all utility trenches. Install 1" expansion joint at points of curvature that closer than 10' at construction joints and at a distance not to exceed 60'. Contraction joints shall be placed between expansion joints at distances not to exceed 20'.

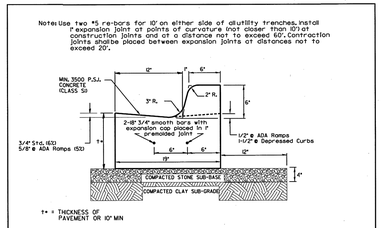


6.12 DEPRESSED CURB

NOT TO SCALE

Revised April/2018

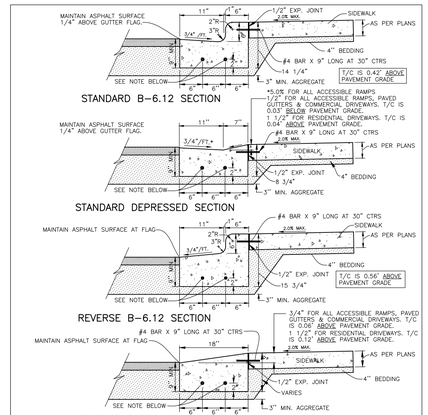
Notes: Use two #5 re-bars for 10' on either side of all utility trenches. Install 1" expansion joint at points of curvature that closer than 10' at construction joints and at a distance not to exceed 60'. Contraction joints shall be placed between expansion joints at distances not to exceed 20'.



COMBINATION CURB & GUTTER TYPE B-6.12

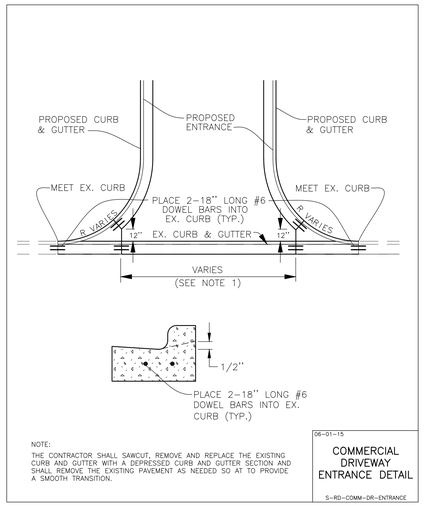
NOT TO SCALE

Revised April/2018



NOTES:
1. EXPANSION JOINTS TO BE LOCATED AT HIGH POINTS, UTILITY STRUCTURES, CURB RETURNS, COLD JOINTS OR 50' MAX. (SEE DETAIL)
2. CONTRACTION JOINTS ARE TO BE SAW CUT 2" DEEP AT 20' INTERVALS MAX. ALONG CURB, 5' INTERVALS MAX. FOR SIDEWALK.
3. INSTALL 2-#4 DEFORMED BARS X 10'-0" LONG OVER ALL TRENCHES.
4. TRANSITION CURB AND GUTTER AS NECESSARY TO MEET DRAINAGE STRUCTURE FRAME AND GRATE
5. IF CURB & GUTTER & SIDEWALK ARE POURED MONOLITHICALLY, NO #4x9" LONG REINFORCING BARS ARE REQUIRED.

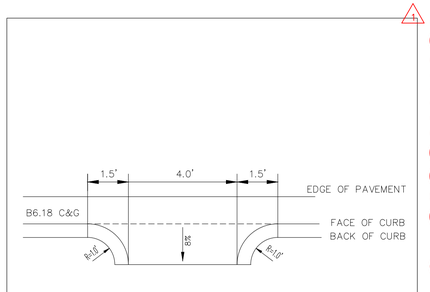
12-01-25
MODIFIED B-6.12 CURB & GUTTER W/ADJACENT SIDEWALK DETAIL
S-RD-B612-CURB-SW2



NOTE:
THE CONTRACTOR SHALL SAWCUT, REMOVE AND REPLACE THE EXISTING CURB AND GUTTER WITH A DEPRESSED CURB AND GUTTER SECTION AND SHALL REMOVE THE EXISTING PAVEMENT AS NEEDED SO AT TO PROVIDE A SMOOTH TRANSITION.

06-01-15
COMMERCIAL DRIVEWAY ENTRANCE DETAIL
S-RD-COMM-DR-ENTRANCE

1



TYPICAL CURB & GUTTER TURNOUT

08/08/2025 LOP.SCIL01

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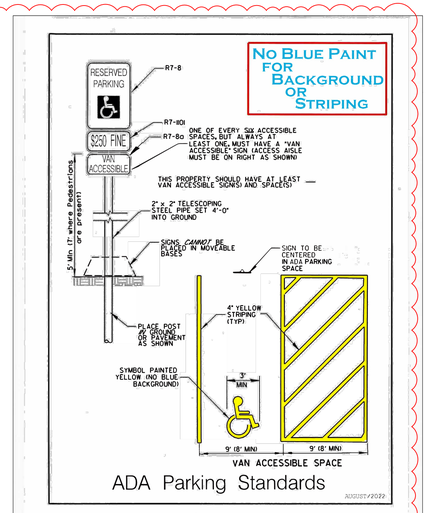
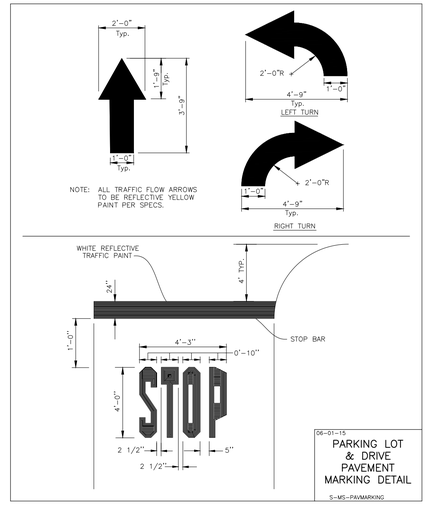
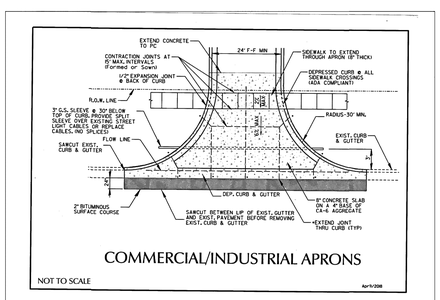


ADA Parking Standards

AUGUST/2022



06-01-15
PARKING LOT & DRIVE PAVEMENT MARKING DETAIL
S-MS-PAVMARKING



COMMERCIAL/INDUSTRIAL APRONS

NOT TO SCALE

Apr/2018

1 - STRUCTURES & ADAPTERS AVAILABLE IN SIZES 8"-30"
2 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°, TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS SEE DRAWING NO. 7001-110-069.

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DRAWN BY	AWA	MATERIAL	
DATE	8-10-00		
REVISED BY	EBC	PROJECT NO./NAME	
DATE	1-6-10		
DWG SIZE	A	SCALE 1:40	SHEET 1 OF 1

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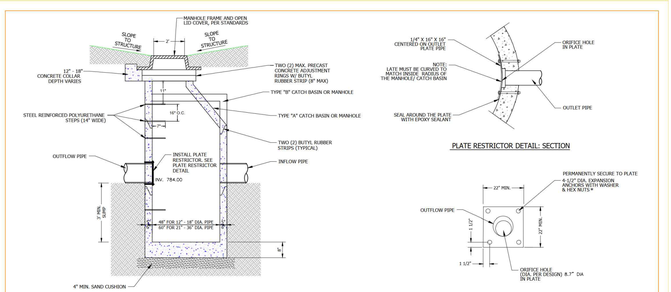
TITLE
8 IN - 30 IN TYPICAL INSTALLATION OPTIONS

DWG NO. 7001-110-042 REV D

REVISED FROM EXPERIOR SITE, SOUTH POND

1



NOTES:
1. CATCH BASINS MUST CONFORM TO ASTM C-478.
2. CATCH BASIN SECTIONS TO BE TONGUE AND GROOVED.
3. NON-SHRINKGROUT OR CEMENT TO BE USED ON ALL PENETRATIONS INSIDE AND OUTSIDE OF STRUCTURE.
4. ALL PIPE PENETRATIONS TO BE CORED, RUBBER BOOTED AND INTERIOR GROUTED (NON-SHRINK) OR CEMENTED, ASTM C923 CONNECTORS IN COMBINED SEWER AREAS.

* ANCHOR EMBEDMENT SHALL BE 3" MIN.

NOT TO SCALE

TECHNICAL GUIDANCE MANUAL	10/04/2019
PLATE RESTRICTOR DETAIL (INSTALLED IN MANHOLE/CATCH BASIN)	STD. DWG. NO.24
	PAGE NO. 25

SHOULD A CONFLICT ARISE BETWEEN MANHARD DETAILS AND THE VILLAGE/MWRD DETAILS, THE VILLAGE/MWRD DETAILS SHALL TAKE PRECEDENCE.

DRAWN BY	NAH
REVISIONS	
DATE	1 10-08-25 REVISED PER VILLAGE COMMENTS

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Construction Managers • Environmental Scientists • Landscape Architects • Planners

LONG AVENUE ASSEMBLAGE
VILLAGE OF SCHAUMBURG, ILLINOIS
CONSTRUCTION DETAILS

PROJ. MGR.:	QDH
PROJ. ASSOC.:	NAH
DRAWN BY:	NAH
DATE:	08/08/2025
SCALE:	N.T.S.

SHEET
25 OF 28
LOP.SCIL01

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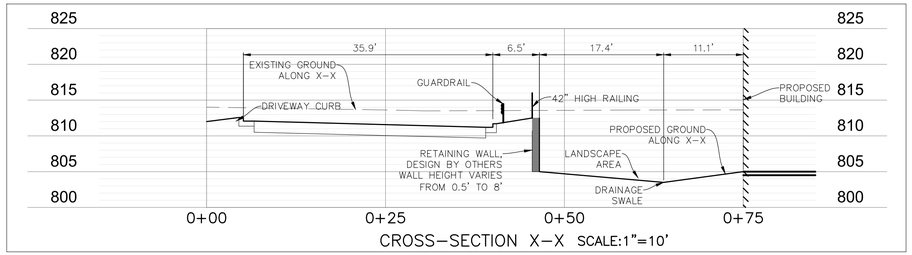
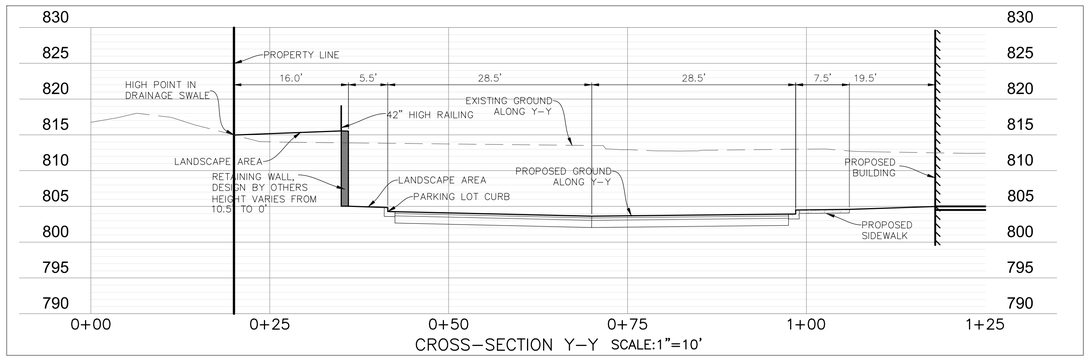
October 8, 2025 - 14:44 Dwg Name: P:\Lopsc\051\dwg\Eng\Preliminary\Plan Set\24 CONSTRUCTION DETAILS.dwg Updated By: NHarrington

800

REPRESENTATIVE RETAINING WALL CROSS SECTIONS



CROSS–SECTION X–X SCALE:1"=10'



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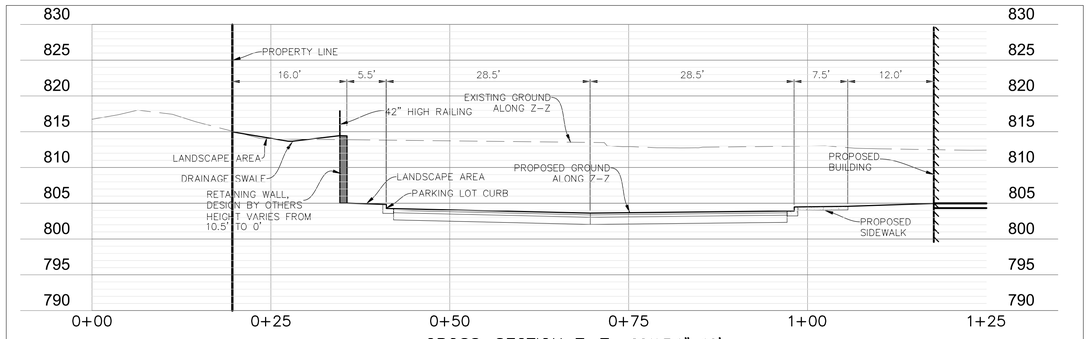

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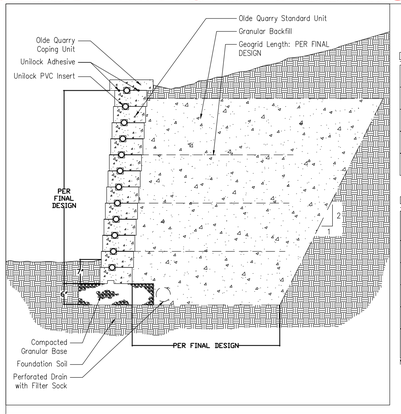


Design Specific Geometric Information

Retaining Wall System	Olde Quarry	Geogrid Type and Manufacturer	Stradagrid
Maximum Height	SEE GRADING PLAN	Minimum Geogrid LTDS kN/m (lb/ft)	SG200
Maximum Slope Above Wall	14°	Maximum Slope Below Wall	None
Max. Surcharge Above Wall kPa (lb/sq.ft)	None	Depth of Embedment mm (in)	153 (6)
Batter of Wall	4°	Compacted Base Dimension mm (in)	500 X 150 (21 X 6)

Design Specific Soil Information

	Soil Region				
	Infill	Retained	Foundation	Base	Drainage
Description (by USCS)	GW	N/A	CL	GW	GP
Effective Internal Friction Angle	37°	N/A	28°	37°	NR
Moist Unit Weight kN/cu.m (lb/cu.ft)	22 (140)	N/A	20 (127)	22 (140)	NR
Effective Cohesion kPa (lb/sq.ft)	NR	N/A	NR	NR	NR
Soil Notes	Placed in 150mm (6in) lifts and compacted to 95% SPD.	Must be undisturbed dense soil or well compacted engineered fill.	The ultimate bearing capacity must exceed 144kPa (3000lb/sq.ft)	Well graded, crushed, non frost susceptible granular soil compacted to 98% SPD.	Free draining,crushed granular 19mm (3/4in) clear stone, 300mm (12 in) thick minimum.

NR – Not Required

Note: Poor site conditions can affect the stability of the structure. Consult a qualified professional engineer to determine site specific construction details.

REPRESENTATIVE DETAIL ONLY, FINAL WALL TO BE DESIGN/BUILD BY CONTRACTOR. CONTRACTOR MAY PROVIDE APPROPRIATE ALTERNATE FOR OWNER/ENGINEER APPROVAL

UNILOCK®
1 800 • UNILOCK
TORONTO • NEW YORK
CHICAGO • DETROIT • BUFFALO
CLEVELAND • BOSTON

Olde Quarry™
Geogrid Retaining Wall

REPRESENTATIVE RETAINING WALL FOR NORTHWEST OF BUILDING 1 ENTRANCE

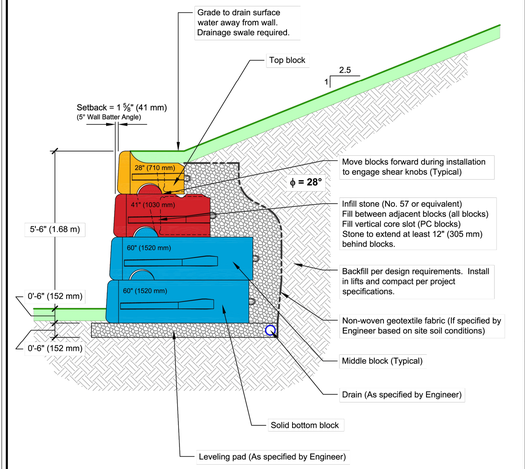
1

ϕ = 28° | SILTY SAND or CLAYEY SAND

LOAD CONDITION C | 1:2.5 BACK SLOPE, NO LIVE LOAD SURCHARGE, NO TOE SLOPE

4 BLOCK HIGH SECTION
(1) 28" (710 mm) Block
(1) 41" (1030 mm) Block
(2) 60" (1520 mm) Blocks

PRELIMINARY
Professional Engineering Design Required for Construction



This drawing is for reference only. Determination of the suitability and/or manner of use of any details contained in this document is the sole responsibility of the design engineer of record. Final project designs, including all construction details, shall be prepared by a licensed professional engineer using the actual conditions of the proposed site. Final wall design must address both internal and external drainage and all modes of wall stability.

DRAWN BY:	C. Kruger	TITLE:	**Preliminary Wall Section**
APPROVED BY:	J. Johnson		Silty Sand or Clayey Sand, **ϕ = 28°**
DATE:	June 10, 2015		1 : 2.5 Back Slope, No Live Load Surcharge, No Toe Slope
SHEET:	1 of 1	FILE:	C_28_B_60_72_cad.dwg

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REPRESENTATIVE RETAINING WALL FOR WEST PROPERTY LINE

DRAWN BY	DATE	REVISIONS
N.A.H.	10-08-25	1 REVISED PER VILLAGE COMMENTS

Manhard CONSULTING
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Civil Engineers • Water Resource Engineers • Water & Wastewater Engineers
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LONG AVENUE ASSEMBLAGE
VILLAGE OF SCHAUMBURG, ILLINOIS
CONSTRUCTION DETAILS

PROJ. MGR.:	QDH
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DATE:	08/08/2025
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SHEET
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A. REFERENCED SPECIFICATIONS

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:
   * STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT SS) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   * STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   * VILLAGE OF SCHAUMBURG MUNICIPAL CODE;
   * THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) WATERSHED MANAGEMENT ORDINANCE AND TECHNICAL GUIDANCE MANUAL;
   * IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

B. NOTIFICATIONS

1. THE MWRD LOCAL SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK (CALL 708-588-4055 OR SEND EMAIL NOTIFICATION WITH PROJECT NAME, LOCATION AND PERMIT NUMBER TO WMOJOBSTART@MWRD.ORG).
2. THE VILLAGE OF SCHAUMBURG ENGINEERING DEPARTMENT AND PUBLIC MUST BE NOTIFIED AT LEAST 24 HRS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO EACH PHASE OF WORK. CONTRACTOR SHALL DETERMINE ITEMS REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION OR EACH WORK PHASE.
3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS OF UTILITIES AND FOR THEIR PROTECTION DURING CONSTRUCTION. IF EXISTING UTILITIES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED. CALL J.U.L.I.E. AT 1-800-892-0123.

C. GENERAL NOTES

1. ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
2. MWRD, THE MUNICIPALITY AND THE OWNER OR OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS.
3. THE CONTRACTOR(S) SHALL INDEMNIFY THE OWNER, ENGINEER, MUNICIPALITY, MWRD, AND THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, OR TESTING OF THIS WORK ON THE PROJECT.
4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY MWRD AND THE MUNICIPALITY UNLESS CHANGES ARE APPROVED BY MWRD, THE MUNICIPALITY, OR AUTHORIZED AGENT. THE CONSTRUCTION DETAILS, AS PRESENTED ON THE PLANS, MUST BE FOLLOWED. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED ON THE IMPROVEMENTS INDICATED ON THE PLANS.
5. THE LOCATION OF VARIOUS UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND REPRESENT THE BEST KNOWLEDGE OF THE ENGINEER. VERIFY LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING THE CONSTRUCTION OPERATIONS.
6. ANY EXISTING PAVEMENT, SIDEWALK, DRIVEWAY, ETC., DAMAGED DURING CONSTRUCTION OPERATIONS AND NOT CALLED FOR TO BE REMOVED SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
7. MATERIAL AND COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY, MWRD, AND OWNER.
8. THE UNDERGROUND CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO NOTIFY ALL INSPECTION AGENCIES.
9. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS DISTURBED DURING CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION.
10. RECORD DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER AS SOON AS UNDERGROUND IMPROVEMENTS ARE COMPLETED. FINAL PAYMENTS TO THE CONTRACTOR SHALL BE HELD UNTIL THEY ARE RECEIVED. ANY CHANGES IN LENGTH, LOCATION OR ALIGNMENT SHALL BE SHOWN IN RED. ALL WYES OR BENDS SHALL BE LOCATED FROM THE DOWNSTREAM MANHOLE. ALL VALVES, B-BOXES, TEES OR BENDS SHALL BE TIED TO A FIRE HYDRANT.

D. SANITARY SEWER

1. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY POLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS.
2. A WATER-TIGHT PLUG SHALL BE INSTALLED IN THE DOWNSTREAM SEWER PIPE AT THE POINT OF SEWER CONNECTION PRIOR TO COMMENCING ANY SEWER CONSTRUCTION. THE PLUG SHALL REMAIN IN PLACE UNTIL REMOVAL IS AUTHORIZED BY THE MUNICIPALITY AND/OR MWRD AFTER THE SEWERS HAVE BEEN TESTED AND ACCEPTED.
3. DISCHARGING ANY UNPOLLUTED WATER INTO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLUSHING OF LINES FOR THE DEFLECTION TEST SHALL BE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE MUNICIPALITY OR MWRD.
4. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (LATEST EDITION).
5. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER SYSTEM.
6. ALL DOWNSPOUTS AND FOOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.
7. ALL SANITARY SEWER PIPE MATERIALS AND JOINTS (AND STORM SEWER PIPE MATERIALS AND JOINTS IN A COMBINED SEWER AREA) SHALL CONFORM TO THE FOLLOWING:

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
VITRIFIED CLAY PIPE	ASTM C-700	ASTM C-425
REINFORCED CONCRETE SEWER PIPE	ASTM C-76	ASTM C-443
CAST IRON SOIL PIPE	ASTM A-74	ASTM C-564
DUCTILE IRON PIPE	ANSI A21.51	ANSI A21.11
POLYVINYL CHLORIDE (PVC) PIPE		
6-INCH TO 15-INCH DIAMETER SDR 26	ASTM D-3034	ASTM D-3212
18-INCH TO 27-INCH DIAMETER F/DY=.46	ASTM F-679	ASTM D-3212
HIGH DENSITY POLYETHYLENE (HDPE)	ASTM D-3350	ASTM D-3261,F-2620 (HEAT FUSION)
	ASTM D-3035	ASTM D-3212,F-477 (GASKETED)
WATER MAIN QUALITY PVC		
4-INCH TO 36-INCH	ASTM D-2241	ASTM D-3139
4-INCH TO 12-INCH	AWWA C900	ASTM D-3139
14-INCH TO 48-INCH	AWWA C905	ASTM D-3139

THE FOLLOWING MATERIALS ARE ALLOWED ON A QUALIFIED BASIS SUBJECT TO DISTRICT REVIEW AND APPROVAL PRIOR TO PERMIT ISSUANCE. A SPECIAL CONDITION WILL BE ADDED TO THE PERMIT WHEN THE PIPE MATERIAL BELOW IS USED FOR SEWER CONSTRUCTION OR A CONNECTION IS MADE.

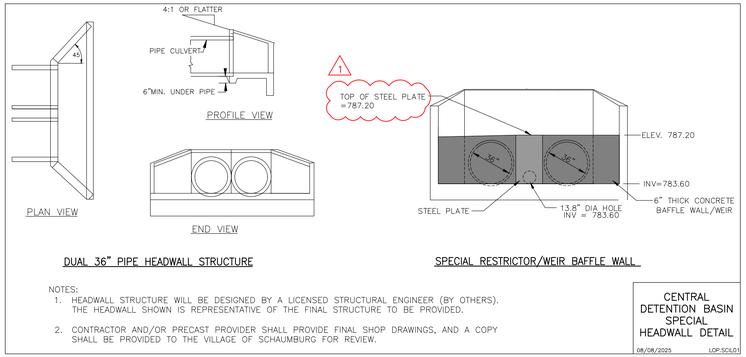
PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
POLYPROPYLENE (PP) PIPE		
12-INCH TO 24-INCH DOUBLE WALL	ASTM F-2736	D-3212, F-477
30-INCH TO 60-INCH TRIPLE WALL	ASTM F-2764	D3212, F-477

8. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE ¼ " TO 1" IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO ¼ THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INCHES NOR MORE THAN EIGHT (8) INCHES. MATERIAL SHALL BE CA-7, CA-11 OR CA-13 AND SHALL BE EXTENDED AT LEAST 12" ABOVE THE TOP OF THE PIPE WHEN USING PVC.
9. NON-SHEAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPES OF DISSIMILAR PIPE MATERIALS.
10. ALL MANHOLES SHALL BE PROVIDED WITH BOLTED, WATERTIGHT COVERS. SANITARY LIDS SHALL BE CONSTRUCTED WITH A CONCEALED PICKHOLE AND WATERTIGHT GASKET WITH THE WORD "SANITARY" CAST INTO THE LID.
11. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED:
    a) A CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOLS ("SHEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUBWYE SADDLE OR HUB-TEE SADDLE.
    b) REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.
    c) WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.
12. WHENEVER A SANITARY/COMBINED SEWER CROSSES UNDER A WATERMAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATERMAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN SANITARY/COMBINED SEWERS AND WATERMAINS SHALL BE MAINTAINED UNLESS THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18" VERTICAL SEPARATION; OR THE SEWER IS LAID IN THE SAME TRENCH WITH THE WATERMAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH, KEEPING A MINIMUM 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATER MAIN, THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN STANDARDS OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.
13. ALL EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED. ABANDONED TANKS SHALL BE FILLED WITH GRANULAR MATERIAL OR REMOVED.
14. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES, AND SHALL BE CAST IN PLACE OR PRE-CAST REINFORCED CONCRETE.
15. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE PRECAST "RUBBER BOOTS" THAT CONFORM TO ASTM C-923 FOR ALL PIPE CONNECTIONS. PRECAST SECTIONS SHALL CONSIST OF MODIFIED GROOVE TONGUE AND RUBBER GASKET TYPE JOINTS.
16. ALL ABANDONED SANITARY SEWERS SHALL BE PLUGGED AT BOTH ENDS WITH AT LEAST 2 FEET LONG NON-SHRINK CONCRETE OR MORTAR PLUG.
17. EXCEPT FOR FOUNDATION/FOOTING DRAINS PROVIDED TO PROTECT BUILDINGS, OR PERFORATED PIPES ASSOCIATED WITH VOLUME CONTROL FACILITIES, DRAIN TILES/FIELD TILES/UNDERDRAINS/PERFORATED PIPES ARE NOT ALLOWED TO BE CONNECTED TO OR TRIBUTARY TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS IN COMBINED SEWER AREAS. CONSTRUCTION OF NEW FACILITIES OF THIS TYPE IS PROHIBITED; AND ALL EXISTING DRAIN TILES AND PERFORATED PIPES ENCOUNTERED WITHIN THE PROJECT AREA SHALL BE PLUGGED OR REMOVED, AND SHALL NOT BE CONNECTED TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS.
18. A BACKFLOW PREVENTER IS REQUIRED FOR ALL DETENTION BASINS TRIBUTARY TO COMBINED SEWERS. REQUIRED BACKFLOW PREVENTERS SHALL BE INSPECTED AND EXERCISED ANNUALLY BY THE PROPERTY OWNER TO ENSURE PROPER OPERATION, AND ANY NECESSARY MAINTENANCES SHALL BE PERFORMED TO ENSURE FUNCTIONALITY. IN THE EVENT OF A SEWER SURCHARGE INTO AN OPEN DETENTION BASIN TRIBUTARY TO COMBINED SEWERS, THE PERMITTEE SHALL ENSURE THAT CLEAN UP AND WASH OUT OF SEWAGE TAKES PLACE WITHIN 48 HOURS OF THE STORM EVENT.

E. EROSION AND SEDIMENT CONTROL

1. THE CONTRACTOR SHALL INSTALL THE EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
2. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL PRIOR TO HYDROLOGIC DISTURBANCE OF THE SITE.
3. ALL DESIGN CRITERIA, SPECIFICATIONS, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL.
4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
5. INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
   a) UPON COMPLETION OF INITIAL EROSION AND SEDIMENT CONTROL MEASURES, PRIOR TO ANY SOIL DISTURBANCE.
   b) ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.
6. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE CO-PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.
7. A STABILIZED MAT OF CRUSHED STONE MEETING THE STANDARDS OF THE ILLINOIS URBAN MANUAL SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. PAVEMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.
8. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND SHALL BE INSTALLED PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITIES INVOLVING CONCRETE.
9. MORTAR WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ADDITION TO CONCRETE WASHOUT FACILITIES FOR ANY BRICK AND MORTAR BUILDING ENVELOPE CONSTRUCTION ACTIVITIES.
10. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN. VOLUME CONTROL FACILITIES SHALL NOT BE USED AS TEMPORARY SEDIMENT BASINS.
11. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) DAYS.
12. ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE-ROW OF SILT FENCE (OR EQUIVALENT).
13. VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
14. SOIL STOCKPILES SHALL, AT A MINIMUM, BE PROTECTED WITH PERIMETER SEDIMENT CONTROLS. SOIL STOCKPILES SHALL NOT BE PLACED IN FLOOD PROTECTION AREAS OR THEIR BUFFERS.
15. EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET.
16. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES.
17. THE CONTRACTOR SHALL EITHER REMOVE OR REPLACE ANY EXISTING DRAIN TILES AND INCORPORATE THEM INTO THE DRAINAGE PLAN FOR THE DEVELOPMENT. DRAIN TILES CANNOT BE TRIBUTARY TO A SANITARY OR COMBINED SEWER. DRAIN TILES ALLOWED IN COMBINED SEWER AREA FOR GREEN INFRASTRUCTURE PRACTICES.
18. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE SITE INSPECTOR MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.
19. THE CONTRCTOR SHALL BE RESPONSIBLE FOR TRENCH DEWATERING AND EXCAVATION FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, WATERMAINS AS WELL AS THEIR SERVICES AND OTHER APPURTENANCES. ANY TRENCH DEWATERING, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DEWATERING INTO A SUMP PIT, FILTER BAG OR EXISTING VEGETATED UPSLOPE AREA. SEDIMENT LADEN WATERS SHALL NOT BE DISCHARGE TO WATERWAYS, FLOOD PROTECTION AREAS OR THE COMBINED SEWER SYSTEM.
20. ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.
21. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED ON A YEAR-ROUND BASIS DURING CONSTRUCTION AND ANY PERIODS OF CONSTRUCTION SHUTDOWN UNTIL PERMANENT STABILIZATION IS ACHIEVED.
22. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION.
23. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, SITE INSPECTOR, OR MWRD.

	TECHNICAL GUIDANCE MANUAL	10/13/2022
	MWRD GENERAL NOTES	STD. DWG. NO.18
		PAGE NO. 19

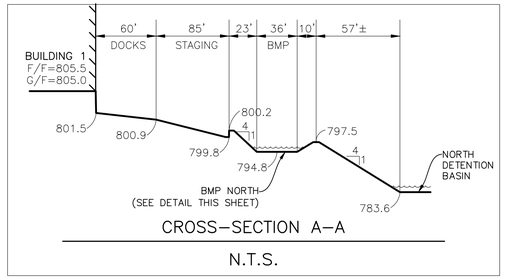


DUAL 36" PIPE HEADWALL STRUCTURE

SPECIAL RESTRICTOR/WEIR BAFFLE WALL

NOTES:
1. HEADWALL STRUCTURE WILL BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER (BY OTHERS). THE HEADWALL SHOWN IS REPRESENTATIVE OF THE FINAL STRUCTURE TO BE PROVIDED.
2. CONTRACTOR AND/OR PRECAST PROVIDER SHALL PROVIDE FINAL SHOP DRAWINGS, AND A COPY SHALL BE PROVIDED TO THE VILLAGE OF SCHAUMBURG FOR REVIEW.

CENTRAL DETENTION BASIN SPECIAL HEADWALL DETAIL
08/08/2025 LOP.SCIL01



CROSS-SECTION A-A

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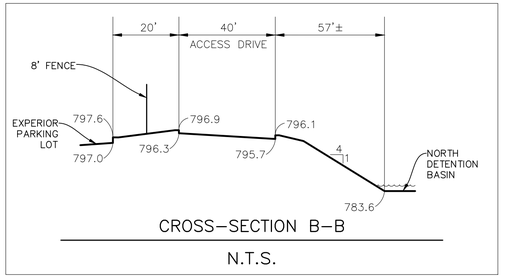
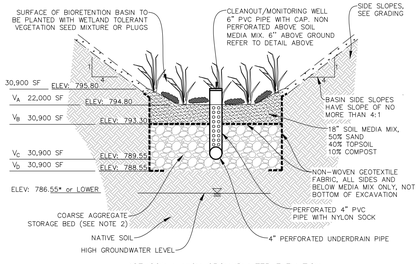


CROSS-SECTION B-B

N.T.S.



*SEASONAL HIGH GROUNDWATER ELEVATION TO BE VERIFIED BY GEOTECHNICAL ENGINEER

*TABLE REPRESENTS THE SUM OF THE NORTH AND SOUTH BMP BIORETENTION FACILITIES

VOLUME TYPE	SURFACE AREA	DEPTH	POROSITY	STORAGE VOLUME	VOLUME PROVIDED
V_A : SURFACE STORAGE	30,900 SF	1.00	1.00	1.00 X V_A	26,450 C.F.
V_B : SOIL MEDIA MIX	22,000 SF	1.50	0.25	0.50 X 0.25 X V_B	5,794 C.F.
V_C : COARSE AGGREGATE (ABOVE INVERT)	30,900 SF	3.75	0.30	0.50 X 0.30 X V_C	17,381 C.F.
V_D : COARSE AGGREGATE (BELOW INVERT)	30,900 SF	1.00	0.30	0.30 X V_D	9,270 C.F.
				TOTAL	58,895 CF

NOTES:
1. NON-WOVEN GEOTEXTILE FABRIC SHALL MEET REQUIREMENTS OF IUM MATERIAL SPECIFICATION 592, TABLE 2, CLASS II, WITH AN APPARENT OPENING SIZE OF 0.30MM.
2. STONE STORAGE OPTIONS ARE IDOT CA-1, CA-3, CA-7, DISTRICT VULCAN MIX, OR APPROVED ALTERNATE. NO RECYCLED MATERIALS ARE ALLOWED.
3. MINIMUM UNDERDRAIN BEDDING OF 2 INCHES, MAXIMUM OF 12 INCHES.

NORTH/SOUTH BMP BIORETENTION FACILITY DETAIL
11/29/17 UPS.HOL01

DATE	REVISIONS	DRAWN BY
10-08-25	REVISED PER VILLAGE COMMENTS	NAH

Manhard CONSULTING
303 East Butterfield Road, Suite 600, Lombard, IL 60148 ph 630.691.8000 manhard.com
Civil Engineers • Environmental Scientists • Landscape Architects • Planners
Construction Managers • Water Resource Engineers • Surveyors

LONG AVENUE ASSEMBLAGE
VILLAGE OF SCHAUMBURG, ILLINOIS
CONSTRUCTION DETAILS AND MWRD GENERAL NOTES

PROJ. MGR.: QDH
PROJ. ASSOC.: NAH
DRAWN BY: NAH
DATE: 08/08/2025
SCALE: N.T.S.

SHEET 27 OF 28
LOP.SCIL01

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October 8, 2025 - 14:44 Dwg Name: P:\Logos\01\Java\Eng\Preliminary\Plan Set\24 CONSTRUCTION DETAILS.dwg Updated By: Nstarrington

MANHARD CONSULTING STANDARD SPECIFICATIONS

GENERAL CONDITIONS

CONTRACTOR acknowledges and agrees that the use and reliance of these Plans and Specifications is sufficient consideration for CONTRACTOR'S covenants stated herein.

DEFINITION OF TERMS

a. "CLIENT" shall mean LOGISTICS PROPERTY COMPANY, which is the person or entity with whom Manhard Consulting has contracted with to prepare Civil Engineering PLANS and SPECIFICATIONS.

b. "ENGINEER" shall mean Manhard Consulting, a Civil Engineering consultant on the subject project.

c. "PLANS and SPECIFICATIONS" shall mean the Civil Engineering PLANS and SPECIFICATIONS prepared by the ENGINEER, which may be a part of the contract documents for the subject project.

d. "CONTRACTOR" shall mean any person or entity performing any work described in the PLANS and SPECIFICATIONS.

e. "JURISDICTIONAL GOVERNMENTAL ENTITY" shall mean any municipal, county, state or federal unit of government from whom an approval, permit and/or review is required for any aspect of the subject project.

INTENT OF THE PLANS AND SPECIFICATIONS

The intent of the PLANS and SPECIFICATIONS is to set forth certain requirements of performance, type of equipment and structures, and standards of materials and construction. They may also identify labor and materials, equipment and transportation necessary for the proper execution of the work but are not intended to be infinitely determined so as to include minor items obviously required as part of the work. The PLANS and SPECIFICATIONS require new material and equipment unless otherwise indicated, and to require complete performance of the work in spite of omissions of specific references to any minor component part. It is not intended, however, that materials or work not covered by or properly inferred from any heading, branch, class or trade of the SPECIFICATIONS shall be supplied unless distinctly so noted. Materials or work described in words, which so applied have a well-known technical or trade meaning, shall be held to refer to such recognized standards.

INTERPRETATION OF PLANS AND SPECIFICATIONS

a. The CLIENT and/or CONTRACTOR shall promptly report any errors or ambiguities in the PLANS and SPECIFICATIONS to the ENGINEER. Questions as to meaning of PLANS and SPECIFICATIONS shall be interpreted by the ENGINEER, whose decision shall be final and binding on all parties concerned.

b. The ENGINEER will provide the CLIENT with such information as may be required to show revised or additional details of construction.

c. Should any discrepancies or conflicts on the PLANS or SPECIFICATIONS be discovered either prior to or after award of the contract, the ENGINEER's attention shall be called to the same before the work is begun thereon and the proper corrections made. Neither the CLIENT nor the CONTRACTOR may take advantage of any error or omissions in the PLANS and SPECIFICATIONS. The ENGINEER will provide information when errors or omissions are discovered.

GOVERNING BODIES

All works herein proposed shall be completed in accordance with all requirements of any JURISDICTIONAL GOVERNMENTAL ENTITY, and all such pertinent laws, directives, ordinances and the like shall be considered to be a part of these SPECIFICATIONS. If a discrepancy is noted between the PLANS and SPECIFICATIONS and requirements of any JURISDICTIONAL GOVERNMENTAL ENTITY, the CLIENT and/or the CONTRACTOR shall immediately notify the ENGINEER in writing.

LOCATION OF UNDERGROUND FACILITIES AND UTILITIES

When the PLANS and SPECIFICATIONS include information pertaining to the location of existing underground facilities and utilities (including but not limited to water mains, sanitary sewers, storm sewers, electric, telephone, gas and cable TV lines), such information represents only the opinion of the ENGINEER as to the approximate location and elevation of such facilities and utilities. At the locations wherein detailed positions of these facilities and utilities become necessary to the new construction, including all points of connection, the CONTRACTOR shall furnish all labor and tools to verify or definitely establish the horizontal location, elevation, size and material (if appropriate) of the facilities and utilities. The CONTRACTOR shall notify the ENGINEER at least 48 hours prior to construction if any discrepancies in existing utility information or conflicts with existing utilities exist. The ENGINEER assumes no responsibility whatever with respect to the sufficiency or accuracy of the information shown on the PLANS and SPECIFICATIONS relative to the location of underground facilities and utilities, nor the manner in which they are removed or adjusted.

It shall be the CONTRACTOR's responsibility prior to construction, to notify all Utility Companies of the intent to begin construction and to verify the actual location of all such facilities and utilities. The CONTRACTOR shall also obtain from the respective Utility Companies the working schedules for removing or adjusting these facilities.

UNSUITABLE SOILS

The PLANS have been prepared by the ENGINEER based on the assumption that all soils on the project are suitable to support the proposed improvements shown. The CLIENT or CONTRACTOR shall immediately notify the ENGINEER if he discovers or encounters an obstruction that prevents the installation of the improvement according to the line and grades shown on the PLANS.

PROTECTION OF TREES

All trees that are not to be removed shall be protected from damage. Trees shall not be removed unless requested to do so in writing by the CLIENT.

NOTIFICATION OF OWNERS OF FACILITIES AND UTILITIES

The CONTRACTOR shall notify all applicable Jurisdictional Governmental Entities or utility companies, i.e., water, sewer, electric, telephone, gas and cable TV prior to beginning any construction so that said entity or company can establish the location and elevation of underground pipes, conduits or cables adjoining or crossing proposed construction.

TRAFFIC CONTROL

The CONTRACTOR shall provide when required by any JURISDICTIONAL GOVERNMENTAL ENTITY, all signs, equipment, and personnel necessary to provide for safe and efficient traffic flow in all areas where the work will interrupt, interfere or cause to change in any form, the conditions of traffic flow that existed prior to the commencement of any portions of the work. The CLIENT may, at his discretion, require the CONTRACTOR to furnish traffic control under these or other circumstances where in his opinion it is necessary for the protection of life and property. Emergency vehicle access shall be maintained at all times. Unless authorized by the CLIENT or CLIENT's construction representative, all existing access points shall be maintained at all times by the CONTRACTOR. The need for traffic control shall be anticipated by the CLIENT.

WORK AREA

The CONTRACTOR, his agents and employees and their employees and all equipment, machinery and vehicles shall confine their work within the boundaries of the project or work area specified by the Client. The CONTRACTOR shall be solely liable for damage caused by him or his agents and employees and their equipment, machinery and vehicles on adjacent property or areas outside designated work areas.

UTILITY POLES

It shall be the responsibility of the CONTRACTOR to arrange for the relocation or bracing of existing utility poles that may be within the working limits of this contract. It is expressly understood that all work and costs connected with the maintenance of these utility poles, their temporary relocations, etc., shall be the responsibility of the CLIENT or the CONTRACTOR.

RESTORATION

It is the intent of these SPECIFICATIONS that clean-up and final restoration shall be performed immediately upon completion of each phase of the work, both inside and outside the Project, or when so directed by the CLIENT so that these areas will be restored as nearly as possible to their original condition or better, and shall include but not be limited to, restoration of maintained lawns and rights-of-way, roadways, driveways, sidewalks, ditches, bushes, hedges, trees, shrubs, fences, mailboxes, sewers, drain tiles, water mains, etc.

CLEANING UP

The CONTRACTOR shall at all times keep the premises free from accumulations of waste material or rubbish caused by his employees or work, and at the completion of the work he shall remove all his rubbish, tools, scaffolding and surplus materials and shall leave his work "broom clean" or its equivalent, unless more exactly specified.

ROAD CLEANING

The CONTRACTOR shall maintain roadways adjoining the project site free from mud and debris at all times. If mud and/or debris is carried onto the roadways from vehicles entering onto the highway from either the CONTRACTOR's trucks, his employees' vehicles, or his material suppliers, the CONTRACTOR shall immediately remove said mud and/or debris.

SAFETY AND PROTECTION

The CONTRACTOR shall be solely and completely responsible for the conditions of the job site, including safety of all persons and property during performance of the work. This requirement shall apply continuously and not be limited to normal working hours. The CONTRACTOR shall comply with all applicable Laws and Regulations relating to the safety of persons or property, or to the protection of persons or property from damage, injury, or loss; and shall erect and maintain all necessary safeguards for such safety and protection. CONTRACTOR's duties and responsibilities for safety and for protection of the work shall continue until such time as all work is completed and the CLIENT has notified CONTRACTOR that the work is acceptable. The duties of the ENGINEER do not include review of the adequacy of either the CONTRACTOR's or the general public's safety in, on, or near the construction site.

HOLD HARMLESS

To the fullest extent permitted by law, any CONTRACTOR; material supplier or other entity by use of these plans and specifications hereby waives any right of contribution and agrees to indemnify, defend, save and hold harmless the CLIENT and ENGINEER and its agents, employees and consultants from and against all manner of claims, causes, causes of action, damages, losses and expenses, including but not limited to, attorneys' fees arising out of, resulting from or in connection with the performance of any work, pursuant to or with respect to these plans and specifications. However, this indemnity shall not be construed to indemnify ENGINEER, its consultants, agents or employees against its own negligence.

Claims, damages, losses and expenses as these words are used in the Agreement shall mean and include, but not be limited to (1) injury or damage occurring by reason of the failure of or use or misuse of any hoist, riggings, blocking, scaffolding or any and all other kinds of items of equipment, whether or not the same be owned, furnished or loaned by any part or entity, including any contractor; (2) all attorneys' fees and costs incurred in bringing an action to enforce the provisions of this indemnity; (3) costs for time expended by the indemnified party and its employees, at its usual rates plus costs or travel, long distance telephone and reproduction of documents and (4) consequential damages.

In any and all claims against the CLIENT or ENGINEER or any of their agents or employees and consultants by any party, including any employee of the CONTRACTOR or any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation shall not be limited in any way by any limitation on the amount of type of damages, compensation or benefits payable by or for the CONTRACTOR or any Subcontractor under workers' or workmen's compensation acts, disability benefit acts or other employee benefit acts or any insurance maintained by CONTRACTOR or any Subcontractor or any other party.

INSURANCE

Any party using or relying on these plans, including any contractor, material supplier, or other entity shall obtain, (prior to commencing any work) general public liability insurance insuring against all damages and claims for any bodily injuries, death or property damage arising out of any work, including the construction work provided for in these plans, and shall name the CLIENT and ENGINEER and its consultants, agents and representatives as additional insureds to the limits of such insurance policies; provided that any party using or relying on these plans having obligations to maintain specific insurance by reason of any agreement with CLIENT or any CONTRACTOR or ENGINEER shall provide evidence and certificates of insurance as required by such contract or agreement. Such insurance must contain a clause stating that the insurance is primary coverage for ENGINEER and ENGINEER's other applicable coverage is considered secondary. Policies shall contain a waiver of subrogation against Manhard and Client. Such insurance shall not limit any liability of any party providing work or services or providing materials.

THIRD PARTY BENEFICIARY

Manhard Consulting, the ENGINEER, is intended to be a third party beneficiary of this willing agreement and requirement.

DETAILED SPECIFICATIONS

I. DEMOLITION

The CONTRACTOR shall coordinate with respective utility companies prior to the removal and/or relocation of utilities. The CONTRACTOR shall coordinate with the utility company concerning portions of work which may be performed by the Utility Company's forces and any fees which are to be paid to the utility company for their services. The CONTRACTOR is responsible for paying for all fees and charges.

Should removal and/or relocation activities damage features indicated to remain, the CONTRACTOR shall provide new materials/structures in accordance with the contract documents. Except for materials designed to be relocated on this plan, all other construction materials shall be new.

Prior to demolition occurring, all erosion control devices are to be installed.

All existing utility lines and conduits located under proposed buildings shall be removed and properly backfilled. All utility lines and conduits located under drives, on-site roads, parking lots or sidewalks shall be filled with a flowable backfill and end plugged. All existing structures shall be removed. All existing utility lines located under landscape areas shall be left in place and plugged at all structures.

The CONTRACTOR is responsible for demolition, removal and disposal (in a location approved by all JURISDICTIONAL GOVERNING ENTITIES) of all structures, pads, walls, flumes, foundations, road, parking lots, drives, drainage structures, utilities, etc., such that the improvements shown on these plans can be constructed. All demolition work shall be in accordance with all applicable federal, state and local requirements. All facilities to be removed shall be undercut to suitable material and brought to grade with suitable compacted fill material per the specifications.

The CONTRACTOR is responsible for obtaining all permits required for demolition and disposal.

Electrical, telephone, cable, water, fiber optic cable and/or gas lines needing to be removed shall be coordinated by the CONTRACTOR with the affected utility company.

CONTRACTOR must protect the public at all times with fencing, barricades, enclosures, and other appropriate best management practices.

Continuous access shall be maintained for surrounding properties at all times during demolition.

All fire access lanes within the project area shall remain in service, clean of debris, and accessible for use by emergency vehicles.

The CONTRACTOR shall coordinate water main work with the Fire Department and the JURISDICTIONAL GOVERNING ENTITY to plan the proposed improvements and to ensure adequate fire protection is available to the facility and site throughout this specific work and through all phases of construction. CONTRACTOR shall be responsible for any required water main shut offs with the JURISDICTIONAL GOVERNING ENTITY during construction. Any costs associated with water main shut offs will be the responsibility of the CONTRACTOR and no extra compensation will be provided.

CONTRACTOR shall maintain all existing parking areas, sidewalks, drives, etc. clear and free from any construction activity and/or material to ensure easy and safe pedestrian and vehicular traffic to and from the site. CONTRACTOR shall coordinate/phase all construction activity within proximity of the building and utility interruptions with the facility manager to minimize disturbance and inconvenience to facility operations.

CONTRACTOR may limit saw-cut and pavement removal to only those areas where it is required as shown on these construction plans, however if any damage is incurred on any of the surrounding pavement, etc. the CONTRACTOR shall be responsible for ITS removal and repair.

Any existing wells encountered shall be exposed and sealed 3' below proposed finish grade by the CONTRACTOR in accordance with Section 920.120 (latest edition) of the Illinois Water Well Construction Code, Department of Public Health, and all applicable local rules and regulations. CONTRACTOR is responsible for obtaining all permits required by JURISDICTIONAL GOVERNMENTAL ENTITIES for abandoning existing wells.

Any existing septic tanks and grease traps encountered shall have all liquids and solids removed and disposed of by a licensed commercial hauler in accordance with JURISDICTIONAL GOVERNING ENTITY regulations, and the tank and grease traps shall then be filled with suitable materials or removed from the site and disposed of by the CONTRACTOR.

Voids left by any item removed under any proposed building, pavement, walk, etc. or within 24" thereof shall be filled and compacted with suitable materials by the CONTRACTOR.

The CONTRACTOR shall be responsible for the disconnection of utility services to the existing buildings prior to demolition of the buildings.

Any material containing asbestos found within existing structures shall be removed from the site and disposed of off-site by the CONTRACTOR in accordance with County, State and Federal regulations.

CONTRACTOR shall develop and implement a daily program of dust control and shall submit and obtain JURISDICTIONAL GOVERNING ENTITY approval of dust control procedures prior to demolition of any structures. Modification of dust control procedures shall be performed by the CONTRACTOR to the satisfaction of the JURISDICTIONAL GOVERNING ENTITY as requested.

The CONTRACTOR shall coordinate all demolition with the JURISDICTIONAL GOVERNING ENTITY and CLIENT to ensure protection and maintenance of sanitary sewer and water utilities as necessary and to provide stormwater conveyance until new facilities are constructed, tested and placed into operation.

The locations of all existing utilities shown on this plan have been determined from the best information available and are given for the convenience of the CONTRACTOR and are not to be interpreted as the exact location, or as the only obstacles that may occur on the site. The ENGINEER assumes no responsibility for their accuracy. Prior to the start of any demolition activity, the CONTRACTOR shall notify the utility companies for location of existing utilities and shall verify existing conditions and proceed with caution around any anticipated features.

The CONTRACTOR is responsible for removing the existing irrigation system in the areas of proposed improvements. The contractor shall cap the existing irrigation system to remain such that the remaining system shall continue to function properly.

The parking lot shall be completed in sections such that it does not interrupt the facility operations. The CONTRACTOR shall coordinate with the construction manager for work to be performed.

II. EARTHWORK

STANDARDS

This work shall be completed in conformance with the applicable sections of the Standard Specifications for Road and Bridge Construction, Department of Transportation, State of Illinois, latest edition except as modified below.

SOIL BORING DATA

Copies of results of soil boring and reports, if such borings were taken by the CLIENT in the vicinity of the proposed construction site, should be made available by the CLIENT to the CONTRACTOR. These borings are presented for whatever purpose the CONTRACTOR chooses to make of them. The ENGINEER makes no representation or warranty regarding the number, location, spacing or depth of borings taken, nor of the accuracy or reliability of the information given in the results thereof.

Further, the ENGINEER does not assume responsibility for the possibility that during construction, the soil and groundwater condition may be different than indicated. Neither does the ENGINEER assume responsibility for variations of soil and groundwater at location between borings. The CONTRACTOR is required to make its own borings, explorations and observations to determine soil and groundwater conditions.

EARTHWORK CALCULATIONS AND CROSS SECTIONS

The CONTRACTOR understands that any earthwork calculations, quantities or cross sections that have been furnished by the ENGINEER are for information only and are provided without any guarantee by the CLIENT or ENGINEER whatsoever as to their sufficiency or accuracy. CONTRACTOR warrants that he has performed his own subsurface investigations as necessary and his own calculations and cross sections to determine site soil conditions and earthwork volumes. The ENGINEER makes no representation or guarantee regarding earthwork quantities or that the earthwork for this project will balance due to the varying field conditions, changing soil types, allowable construction to tolerances and construction methods that are beyond the control of the ENGINEER.

CLEARING, GRUBBING AND TREE REMOVAL

The site shall be cleared, grubbed, and trees and stumps removed where designated on the PLANS. Trees designated to remain shall be protected from damage.

TOPSOIL STRIPPING

Upon completion of demolition, clearing, grubbing and tree removal, all topsoil shall be stripped from under all buildings and pavements areas, and other areas necessary to complete the work. Topsoil stripped shall be placed in stockpiles in locations as designated by the CLIENT.

TOPSOIL RESPREAD

Upon completion of roadway and/or parking lot improvements and installation of underground utilities a minimum of six inches (6") of topsoil shall be respread over all unpaved areas which have been disturbed by earthwork construction, except building pads and other designated areas, which shall be kept free from topsoil.

SEEDING

Upon completion of topsoil respread, the CONTRACTOR shall apply seed and fertilizer to all respread areas in accordance with IDOT standards or as designated on landscape drawings and specifications provided by the CLIENT.

SODDING

Upon completion of topsoil respread, the CONTRACTOR shall install sod to all areas designated on the plans or as designated on the landscape drawings and specifications provided by the CLIENT.

***EXCAVATION AND EMBANKMENT**

Upon completion of topsoil stripping, all excavation and embankments shall be completed as shown on the PLANS. All suitable excavated materials shall be hauled, placed (moisture conditioned if necessary) and compacted in the embankment areas. The CONTRACTOR shall include all dewatering, temporary ditching and culverts necessary to complete the excavation and embankment.

Specifically included in the scope of Excavation and Embankments is grading and shaping of all cut or fill areas including swales and ditches; handling of sewer spoil, etc., and all work required to provide proper drainage at the end of each working day and upon completion of a section.

The CONTRACTOR shall be responsible for the excavation of all swales and ditches and for the excavation or filling of the roads, building pads and parking lots within the work limits to lines & grades shown on the plans. He shall be responsible for obtaining compaction in accordance with the minimum values listed in the table below for all embankments unless more stringent values are listed in the soils report or are approved by the CLIENT, and to use any method approved by the CLIENT necessary to obtain this compaction (i.e., soil fabric or any undercutting that may be required).

Type Material	Percent Compaction Standard	Pavement & Floor Slabs	Grass Areas
Sandy Soils	Modified Proctor	95%	90%
Clayey Soils	Standard Proctor	95%	90%

The CONTRACTOR shall notify the CLIENT if proper compaction cannot be obtained so that the CLIENT may determine what remedial measures may be needed.

A soils testing firm employed by the CLIENT shall determine which soils are unsuitable. Materials in their natural state being defined as unsuitable that would be suitable material if moisture conditioned, shall be conditioned by the CONTRACTOR and used as suitable embankment material or hauled from the site.

For purposes of definition, unsuitable material shall be as follows unless determined otherwise by the Soils Engineer:

1. Any soil whose optimum moisture content exceeds 25%.
2. Any cohesive soil with an unconfined compressive strength of 1.5 tons per square foot or less.
3. Any soil whose silt content exceeds 60% by weight.
4. Any soil whose maximum density is less than 100 pounds per cubic foot.
5. Any soil containing organic, deleterious, or hazardous material.

Ditches and swales are to be excavated to the lines and grades indicated on the PLANS. All suitable materials excavated from the ditches shall be used in construction of the embankments.

The CONTRACTOR shall notify the CLIENT immediately upon encountering groundwater during excavation. If in the opinion of the CLIENT or the JURISDICTIONAL GOVERNING ENTITY this condition necessitates the installation of perforated drain tile bedded in washed gravel or open storm sewer joints wrapped with fabric, the CONTRACTOR shall install the same.

During excavation and embankment, grades may be adjusted to achieve an overall site earthwork balance. The CONTRACTOR shall cooperate fully with the CLIENT in adjustment of grades, construction methods and placement of material to meet the above goals and shall immediately advise CLIENT if he believes that the earthwork will not balance.

It is the intent of these PLANS that storm waters falling on the site be diverted into sedimentation / detention basins during construction. The CONTRACTOR shall construct and maintain any temporary ditches or swales that are necessary to accomplish this prior to beginning mass excavation.

EROSION CONTROL

Suitable erosion control practices shall be maintained by the CONTRACTOR in accordance with Illinois Urban Manual and all applicable Soil Erosion and Sedimentation Control ordinances and the PLANS.

UNDERCUTTING DURING EARTHWORK

If the subgrade cannot be dried adequately by discing as outlined above for placement of material to planned grades and if the CLIENT determines that the subgrade does not meet the standards set forth above, the CLIENT may require undercutting.

MISCELLANEOUS CONTRACT ITEMS

The following items may be required at the CLIENT's option, as indicated on the PLANS or as required by the JURISDICTIONAL GOVERNING ENTITY:

(1) **GEOTEXTILE FABRIC**

Geotextile fabric or approved equal shall be provided in areas as designated by the CLIENT, as indicated on the PLANS or as required by the JURISDICTIONAL GOVERNING ENTITY where proper compaction of embankments over existing soft soils is not possible. Geotextile fabric shall meet the material specifications of and shall be installed in accordance with the above standards.

(2) **EROSION CONTROL BLANKET**

Erosion control blanket or approved equal shall be provided in areas as designated by the CLIENT, as indicated on the PLANS or as required by the JURISDICTIONAL GOVERNING ENTITY for the stabilization of disturbed areas. Erosion control blanket shall meet the material specifications of and shall be installed in accordance with the above standards, the Illinois Urban Manual and/or the details shown on the PLANS.

III. UNDERGROUND IMPROVEMENTS

A. GENERAL

STANDARDS

All underground improvements shall be constructed and tested in accordance with the Standard Specifications for Water and Sewer Construction in Illinois and Standard Specifications for Road and Bridge Construction, Department of Transportation, State of Illinois, latest edition. In the event of conflicting guidelines, the more restrictive shall govern.

SELECTED GRANULAR BACKFILL

Selected Granular Backfill shall be required for all sewer and water main trenches lying under existing or proposed streets, driveways, parking lots and within 24" thereof, and where noted on PLANS. All material placed in such trenches shall be in accordance with the above standards.

MANHOLES, CATCH BASIN, INLETS & VALVE VAULTS

All Manholes, Catch Basins, Inlets, and Valve Vaults shall be constructed of reinforced precast concrete ring construction with tongue and groove joints in conformance with the latest revision of ASTM designation C-478. All joints between sections and frames (except sanitary manholes, see Section IIIB Manholes, below) shall be sealed with mastic type bituminous jointing compound. CONTRACTOR shall remove all excess mastic on inside of structure and butter joints with mortar. Manholes are to have offset cones except that no cone shall be used on storm manholes 6'-0" deep or less in which case a reinforced concrete flat top section shall be used, and Valve Vaults shall have concentric cones. Only concrete adjustment rings will be permitted where necessary and shall be limited to two adjustment rings totaling not more than 8" in height. All manholes and catch basin steps shall be copolymer polypropylene with continuous ½" steel reinforcement as manufactured by MA Industries, or approved equal.

AUGER/BORING AND CASING

INTENTIONALLY OMITTED

AUGER (OPEN BORE)

INTENTIONALLY OMITTED

HORIZONTAL AND VERTICAL SEPARATION OF WATER AND SEWER MAINS

Horizontal and vertical separation of water and sewer mains shall be in accordance with Standard Specifications for Water and Sewer Construction in Illinois Section 41-2.01A and 41-2.01B and Standard Drawing 18, 19, 20, 21, 22, 23 and 24.

STRUCTURE ADJUSTMENTS

Structures shall be adjusted to the finished grade as shown on PLANS.

B. SANITARY SEWERS AND APPURTENANCES

***SANITARY SEWER PIPE**

Sanitary sewer pipe including building services, shall conform to the following:

(1) Polyvinyl Chloride (PVC) Sewer Pipe shall conform to ASTM D3034 (4-inch thru 15-inch) or ASTM F679 (18-inch thru 48-inch) minimum SDR 26 with flexible elastomeric seal gasket gasketed joints conforming to ASTM D3212 and F477.

Sanitary sewers shall include bedding and backfilling.

MANHOLES*

Manholes shall be constructed in conformance with Section IIIA Manholes, etc. above. The concrete base and bottom section shall be constructed of precast reinforced concrete monolithically cast sections including benches, pipe connection and invert flow lines. Manhole frame and lids shall be Neenah R-1772 or approved equal, with lids imprinted "SANITARY", with recessed pick holes. All manholes in the Village Right of Way or Easements shall have the "Village of Schaumburg" and "Sanitary" cast into the lid. Manhole joints between adjustment rings and frames and between manhole sections shall be set on preformed plastic gasket consisting of a homogeneous blend of refined hydrocarbon resins and plasticizing compounds reinforced with inert mineral filler to provide a water tight seal. All pipe connection openings shall be precast with resilient rubber watertight pipe sleeves. A 10" elastomeric band (chimney seal) shall be installed extending from the manhole top to the manhole frame as shown on detail. Manholes shall include steps, frame & grate, bedding, and trench backfill.

FOUNDATION, BEDDING AND HAUNCHING

Foundation, Bedding and Haunching shall be wet coarse aggregate or moist fine aggregate in accordance with the above standards and placed as shown on the detail.

TESTING

Sanitary sewers shall be air tested and tested for deflection in accordance with the requirements of Section 31-1.12 "TESTING AND INSPECTION FOR ACCEPTANCE OF SANITARY SEWERS" of the Standard Specifications for Water and Sewer Construction in Illinois or the JURISDICTIONAL GOVERNING ENTITY, whichever is more restrictive. In addition, a televised inspection of the completed sanitary sewers shall be conducted and a copy of the videotape and report furnished to the JURISDICTIONAL GOVERNING ENTITY.

All sanitary manholes are to be tested for water tightness in accordance with ASTM C969 "Standard Practice for Infiltration and Exfiltration Acceptance Testing of Installed Precast Concrete Pipe Sewer Lines", or ASTM C1244 "Standard Test Method for Concrete Sewer Manholes by the Negative Pressure (Vacuum) Test".

SERVICES

A wye branch or "tee" and sanitary service line, properly plugged and sealed shall be constructed as shown on the PLANS. The ends of all services shall be marked with a 4"x4" post extending 36" above grade and painted red. The CONTRACTOR shall keep accurate records of all Wye or Tee locations as measured from the downstream manhole as well as the service lengths and furnish same to CLIENT.

RISERS

INTENTIONALLY OMITTED

DROP MANHOLE CONNECTIONS

Drop manhole connections to existing manholes shall be constructed according to the PLANS and the detail.

***SANITARY SEWER FORCE MAIN**

Sanitary sewer force main shall conform to the following:

(1) Polyvinyl Chloride (PVC) Pressure Pipe conforming to the latest revision of ANSI/AWWA C900, Class 150 with integral bell and flexible elastomeric gasket joints conforming to ASTM F477.

Force mains shall have a minimum of five feet six inches (5'-6") of cover and shall include bedding and trench backfill. Poured or monolithic concrete thrust blocks are required to brace all tees, plugs, caps, and bends of 11 1/4 degree deflection or greater.

Upon completion of installation, force mains are to be plugged and pressure tested at 2 times the working pressure or total dynamic head for a period of 10 minutes, with no loss of pressure or as required by the JURISDICTIONAL GOVERNING ENTITY, whichever is more stringent.

TELEVISION INSPECTION

Upon completion of construction a television inspection of the sanitary sewer system shall be performed on all portions of the sewer if required by the JURISDICTIONAL GOVERNING ENTITY. Videotapes and written report of all television inspections shall be provided to the CLIENT. The form of report and type and format of the videotape shall be approved by the JURISDICTIONAL GOVERNING ENTITY.

All sewers and appurtenances shall be cleaned prior to inspection and testing required by this section.

All defects and corrective work required as the result of television inspection shall be performed by the CONTRACTOR without delay. All dips, cracks, leaks, improperly sealed joints and departures from approved grades and alignment shall be repaired by removing and replacing the involved sections of pipe. Upon completion thereof, the sewer shall be retested and such further inspection made as may appear warranted by the CLIENT.

MISCELLANEOUS

All floor drains shall be connected to the sanitary sewer.

C. WATER MAINS AND APPURTENANCES

***WATER MAIN PIPE (3" AND LARGER)**

Water main pipe shall conform to the following:

(1) Ductile iron pipe shall be per ANSI/AWWA C151/A21.51, Thickness Class 52, minimum 150 psi working pressure, cement lined in accordance with ANSI/AWWA C104/A21.4, with "push on" type joints.(2) Pipe shall have external metallic zinc-based coating with finishing layer topcoast applied according to ISO Standard 8179-1, latest edition. The mass of the zinc applied shall be 200 g/m² of the surface area.

Installation shall be in accordance with ANSI/AWWA C600 (Ductile Iron). All water main shall have mechanical joint cast iron or ductile iron fittings with Mechanical Joints and "Megalug" retaining glands, and cement lined per ANSI A21.4. All mechanical joint fittings shall use stainless steel nuts and bolts. Both Ductile Iron Pipe watermain and fitting shall be wrapped in 8-mil Polyethylene wrap.

Polywrap shall be installed around all buried water main piping, fitting and valves. Encasement of piping shall be V-bio Enhanced Polyethylene film in tube or sheet in accordance with ANSI/AWWA C105/A21.5.

Poured or monolithic concrete thrust blocks are required to brace all tees, plugs, caps, and bends of 11 1/4 degree deflection or greater. Minimum cover for all water mains, including services, shall be 5'-6" from the finished grade. Water main shall include bedding and backfilling.

WATER VALVES

All valves shall be resilient wedge gate valves conforming to the latest revision of ANSI/AWWA C515, with a rated working pressure of 200 psi in accordance with JURISDICTIONAL GOVERNING ENTITY requirements, except that butterfly valves conforming to ANSI/AWWA C504 shall be constructed on all water mains 16" diameter and larger. Valves shall be non-rising stem and shall close by turning clockwise.

VALVE VAULTS*

Valve vaults shall be constructed in conformance with Section IIIA Manholes, etc. above. Frame and lids shall be as approved by the JURISDICTIONAL GOVERNING ENTITY and shall be imprinted "WATER". All valves in the Village Right of Way or Easements shall have the "Village of Schaumburg" and "Water" cast into the lid.

VALVE BOXES

INTENTIONALLY OMITTED

FIRE HYDRANTS

Fire Hydrants shall be per JURISDICTIONAL GOVERNING ENTITY requirements. All fire hydrants shall be located as shown on the PLANS and shall be painted in a manner acceptable to the JURISDICTIONAL GOVERNING ENTITY after installation and shall be adjusted to final grade.

TAP, STOPS AND BOX

INTENTIONALLY OMITTED

SMALL WATER SERVICES (2" DIAMETER OR LESS)

INTENTIONALLY OMITTED

DISINFECTION

Disinfections shall meet all of the requirements of the State of Illinois, Environmental Protection Agency, Public Water Supplies Division. The safe quality of the water supply shall be demonstrated by bacteriological analysis of samples collected at sampling taps on at least two consecutive days following disinfection of the mains and copies of the said report submitted to the JURISDICTIONAL GOVERNING ENTITY and the CLIENT.

PRESSURE TEST

Allowable leakage, test pressure and duration shall be as per the requirements of the JURISDICTIONAL GOVERNING ENTITY.

PRESSURE CONNECTION TO EXISTING WATER MAIN

The CONTRACTOR shall maintain system pressure on existing water main at all times. Existing water main shall be located and material excavated, and valve basin slab and main supports installed. The existing water main shall be cleaned and the exterior disinfected prior to installing the tapping tee (material to conform to AWWA C110). The tapping valve shall be installed (valve to conform to AWWA C500) and the pressure tap completed in accordance with the detail on the plans. Valve shall be constructed in conformance with the detail. Payment for pressure connection to existing water main shall include disinfection, tapping valve and tee, valve vault, frame and lid, bedding, and trench backfill.

DRY CONNECTION TO EXISTING WATER MAIN

A dry connection to existing water main shall include a connection to an existing water main stub where shown on the PLANS. The CONTRACTOR shall obtain approval of the JURISDICTIONAL GOVERNING ENTITY to shut down any main, including submittal of a schedule of the time of shut off and the time the line will be returned to service. All mains shut down that are opened to atmosphere must be disinfected prior to returning main into service.

POLYETHYLENE ENCASEMENT (FOR DUCTILE IRON WATER MAIN ONLY)

The CLIENT, or JURISDICTIONAL GOVERNING ENTITY may request that portions of the water main be enclosed in a polyethylene encasement in accordance with ANSI/AWWA C105/A21.5 should soil conditions so warrant its use.

FOUNDATION, BEDDING AND HAUNCHING

Foundation, Bedding and Haunching shall be wet coarse aggregate or moist fine aggregate in accordance with the above standards and placed as shown on the detail.

TRACER WIRE

INTENTIONALLY OMITTED

D. STORM SEWERS AND APPURTENANCES

***STORM SEWER PIPE**

Storm sewer pipe shall conform to the following:

(1) Reinforced concrete pipe minimum Class IV in conformance with the latest revision of ASTM designation C76 with C443 flexible gasket joints, except that bituminous mastic joints may be used in grass areas.

(2) Polyvinyl Chloride (PVC) Pipe: ASTM D3034 (4-inch thru 15-inch) or ASTM F679 (18-inch thru 36-inch), rated SDR 35, continually marked with manufacturer's name, pipe size, cell classification, SDR rating. Joints shall be flexible elastomeric seals conforming to ASTM D3212.

Precast tees, bends, and manholes may be used if permitted by the JURISDICTIONAL GOVERNMENTAL ENTITY.

Storm sewer shall include bedding and trench backfill.

MANHOLES, INLETS & CATCH BASINS*

Manholes, Inlets and Catch Basins shall be constructed in conformance with Section IIIA Manholes, etc. above. The space between connecting pipes and the wall of the manhole shall be completely filled with non-shrink hydraulic cement mortar. Frames and lids shall be Neenah or approved equal unless specified otherwise on the PLANS. All frames and grates shall be provided such that the flange fully covers the opening plus 2" of the structure as a minimum. " Provide **"Vane"** Type frame & grate for all structures located in curb where gradient exceed 2.0%. Manholes shall include steps, frame & grate, bedding and trench backfill.

All manholes in the Village Right of Way or Easements shall have the "Village of Schaumburg" and "Storm" cast into the lid. All open storm sewer lids or grates shall have the words "Drains to River, Dump No Waste" permanently inscribed.

FLARED END SECTION

Flared end sections shall be pre-cast reinforced concrete flared end section with an end block cast separate as per the Illinois Department of Transportation Standard 542301 and shall be installed where shown on the PLANS. All flared end sections for storm sewers 12" in diameter and larger shall be installed with a grating per Standard 542311 and/or as detailed on the PLANS. Work shall include end block.

RIP RAP

Stone rip rap consisting of pieces of "A" quality stone 4" to 8" in diameter shall be furnished and installed in accordance with IDOT Specifications and shall be placed where shown on the plans, to a minimum thickness of 12" and a width as indicated on the plans. Broken concrete or concrete blocks will not be acceptable.

FOUNDATION, BEDDING AND HAUNCHING

Foundation, Bedding and Haunching shall be wet coarse aggregate or moist fine aggregate in accordance with the above standards and placed as shown on the detail.

UNDERDRAINS

Pipe underdrains shall be corrugated flexible plastic pipe conforming to AASHTO Designation M252 perforated corrugated polyethylene pipe (PE) with a smooth interior of the diameter indicated on the PLANS and wrapped in a soil filter fabric supplied and installed by the CONTRACTOR. Perforations may be circular or slotted, but shall provide a minimum inlet area of 1.0 square inch per 2.0 linear feet of pipe. CONTRACTOR shall submit fabric and pipe catalogue Specifications for approval by the CLIENT. CONTRACTOR shall bed and backfill the underdrain in one of the following IDOT gradations of aggregate (CA-5, CA-7, CA-11, CA-14 or CA-15).

MISCELLANEOUS

(1) All existing field drainage tile or storm sewers encountered or damaged during construction shall either be restored to their original condition, properly rerouted and/or connected to the storm sewer system.

(2) Footing drains shall be connected to sump pumps or discharged directly into storm sewers. Footing drains or drainage tile shall not be connected to the sanitary sewer.

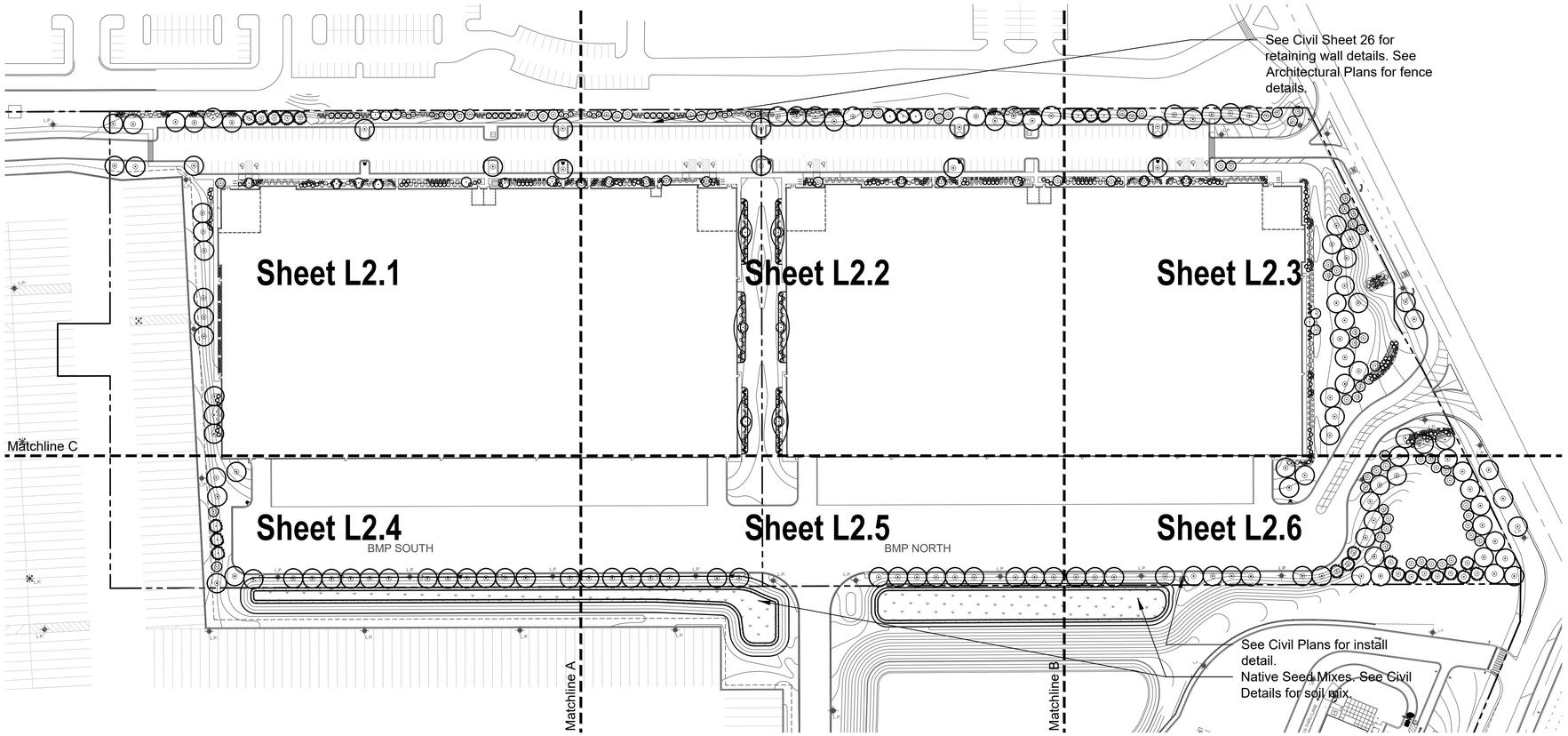
CONNECTION FOR STORM SERVICE TO STORM MAIN

INTENTIONALLY OMITTED

IV. ROADWAY AND PARKING LOT IMPROVEMENTS

STANDARDS

Work shall be completed in accordance with the applicable sections of the Standard Specifications for Road and Bridge Construction, Department of Transportation, State of Illinois, latest edition (hereinafter referred to collectively as the "Standard Specifications") except as modified below and except that payment will be defined as detailed in the contract documents between the CLIENT and the CONTRACTOR. Supplementing the Standard Specifications shall be the applicable sections of the latest



SCALE: 1" = 80'-0"

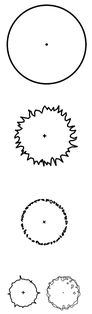
0 40' 80' 160' 240'

North

GENERAL NOTES: LANDSCAPE

1. Notes indicated on grading plans shall pertain to landscape plans. Final grade of planting beds shall be as per grading plan.
2. The landscape contractor shall be responsible for making themselves familiar with all underground utilities and structures.
3. All existing plant material and trees shall be saved and protected unless otherwise noted. Contractor to protect new and existing trees and landscaping from damage and shall restore all areas disturbed as a result of construction.
4. Plant material shall be supplied from Northern Illinois nursery stock, shall be dug the planting season it is installed, and shall conform to the American Association of Nurseryman's standards.
5. Plant material shall be size and type specified. Substitution of plant material shall be on a case by case basis and approved in writing by the Owner's Representative. In no case shall plant material be smaller than indicated in the plans.
6. Do not willfully proceed with plantings as designed when it is obvious that obstructions and/or grade differences exist that may not have been known during the design process. Such conditions shall be immediately brought to the attention of the Owner's Representative.
7. All plant material shall be inspected and approved by the Owner's Representative prior to the installation of any and all plant material.
8. Plant locations shall be flagged in field with Owner's Rep. Final location of all plant material shall be subject to approval of the Owner's Representative prior to digging any holes. The landscape contractor is responsible for providing Owner's Representative with 48 hour minimum advance notice prior to planting.
9. Plants shall be watered on the day they are planted and maintained with watering until final acceptance of the project.
10. Apply a pre-emergent as per manufacturer's specification prior to installing mulch.
11. Beds and tree rings (6' diameter) shall have 3" of hardwood shredded mulch applied and a 4" deep spade edge at lawn. Trees that are not located in beds, shall have a tree ring.
12. Landscape plant material shall be guaranteed for 12 months from final acceptance. Any plant 1/3 dead or more shall be replaced under the guarantee.
13. Contractor to prepare landscape beds by roto-tilling 2" of Mushroom Compost into new beds. Do not add compost nor roto-till within drip line of existing trees.
14. Lawn Seeding shall be under favorable weather conditions, and shall follow dates in specification. All irrigation shall be installed and functioning prior to seeding.
15. Turf mixes shall be installed and lawn established at all disturbed areas.
16. Do not overseed into mulch beds and paving.
17. Contractor shall restore all areas disturbed as a result of construction.
18. Landscape contractor to coordinate all work with irrigation work.
19. Contractor to install erosion blanket to ensure establishment at BMP areas.
20. All front yard and foundation lawn to be sod; rear and side yard lawn to be seeded.

LEGEND



PLANT LIST

Shade Trees - Balled and Burlap

Qty.	Size	Botanical Name	Common Name
12	2.5" cal.	*Acer x Freeman*	Freeman Maple
8	2.5" cal.	*Betula Nigra*	River Birch
15	2.5" cal.	*Celtis occidentalis 'Chicagoland'*	Chicagoland Hackberry
6	2.5" cal.	*Celtis occidentalis 'Chicagoland'*	Prairie Sentinel® Hackberry
16	2.5" cal.	*Ginkgo biloba 'Princeton Sentry'*	Princeton Sentry Ginkgo
14	2.5" cal.	*Gleditsia triacanthos var. inermis*	Thornless Honeylocust
17	2.5" cal.	*Gymnocladus dioicus 'Espresso'*	Espresso Kentucky Coffeetree
13	2.5"cal.	*Nyssa sylvatica*	Black Tupelo
6	2.5" cal.	*Quercus bicolor*	Swamp White Oak
6	2.5" cal.	*Quercus x warei 'Nadler'*	Kindred Spirit Oak
9	2.5" cal.	*Taxodium distichum*	Bald Cypress
6	2.5" cal.	*Tilia tomentosa 'PNI 6051'*	Green Mountain Silver Linden
128	Total		

Evergreen Trees - Balled and Burlap

Qty.	Size	Botanical Name	Common Name
6	6' ht.	*Picea pungens*	Blue Spruce
8	6' ht.	*Pinus banksiana*	Jack Pine
12	6' ht.	*Pinus flexilis 'Vanderwolf's Pyramid'*	Vanderwolf's Pyramid Pine
26	Total		

Ornamental Trees - Balled and Burlap

Qty.	Size	Botanical Name	Common Name
11	2.5" cal.	*Aesculus pavia*	Red Buckeye
13	2.5" cal.	*Amelanchier x grandiflora 'Cole's Select'*	Cole's Select Apple Serviceberry
14	2.5" cal.	*Cercis Canadensis*	Eastern Redbud
24	2.5" cal.	*Cornus alternifolia*	Pagoda Dogwood
14	2.5" cal.	*Malus x 'Lanzam'*	Lancelot Crabapple
26	2.5" cal.	*Syringa reticulata 'ssp. reticulata 'Ivory Silk'*	Ivory Silk Japanese Tree Lilac
102	Total		

Evergreen Shrubs - Balled and Burlap or Pot

Qty.	Size	Botanical Name	Common Name
118	24" Ht. x 24" Spr.	*Taxus x media 'Densiformis'*	Dense Yew
178	24" Ht. x 24" Spr.	*Taxus x media 'Tauntonii'*	Taunton Yew
30	24" Ht. x 24" Spr.	*Thuja occidentalis 'Holmstrup'*	Holmstrup Arborvitae
20	24" Ht. x 24" Spr.	*Thuja occidentalis 'Smaragd'*	Emerald Green Arborvitae
346	Total		

Deciduous Shrubs - Balled and Burlap or Pot

Qty.	Size	Botanical Name	Common Name
15	36" Ht. x 24" Spr.	*Hydrangea paniculata 'Limelight'*	Limelight Hydrangea
169	24" Ht. x 24" Spr.	*Hydrangea quercifolia 'Ruby Slippers'*	Oakleaf Hydrangea
89	24" Ht. x 24" Spr.	Itea virginica 'SMNIVDFC'	Scentlandia Virginia Sweetspire
18	36" Ht. x 24" Spr.	Viburnum x burkwoodii	Burkwood Viburnum
320	24" Ht. x 24" Spr.	*Weigela 'Dark Horse'*	Dark Horse Weigela
611	Total		

Emergent Plantings
Basin bottom where specified

Cover Crop

Latin Name	Common Name	lb/acre
Elymus canadensis	Canada Wild Rye	2.000
Elymus virginicus	Virginia Wild Rye	3.000
Total Cover Crop Seed		**5.000**

Emergent Plantings

Latin Name	Common Name	lb/acre	plugs/acre
Acorus americanus	Sweet Flag	0.500	500
Alisma subcordatum	Water Plantain	1.250	500
Eleocharis obtusa	Blunt Spike Rush	0.375	
Eleocharis palustris	Marsh Spike Rush	0.375	
Glyceria grandis	Reed Manna Grass	0.375	
Hibiscus laevis	Rose Mallow	0.250	
Iris virginica shrevei	Blue Flag	0.500	500
Juncus effusus	Common Rush	0.500	
Leersia Oryzoides	Rice Cut Grass	1.250	
Pontederia Cordata	Pickerelweed	0.250	500
Sagittaria latifolia	Common Arrowhead	1.250	
Scirpus pungens	Chairmakers Rush	0.250	500
Scirpus validus	Great Bulrush	0.250	500
Sparganium eurycarpum	Bur Reed	1.000	500
Bolboschoenus fluviatilis	River Bulrush		1,500
Total Emergent Seed Mix		**8.625**	
Total Emergent Plugs			5,500

Wet Prairie Mix
NWL to 6" above NWL

Cover Crop

Latin Name	Common Name	lb/acre
Elymus canadensis	Canada Wild Rye	2.000
Elymus virginicus	Virginia Wild Rye	3.000
Total Cover Crop Seed		**5.000**

Grasses and Sedges

Latin Name	Common Name	lb/acre
Agrostis gigantea	Red Top Grass	0.500
Agrostis stolonifera	Bent Grass	1.000
Carex Bebbii	Bebbs Sedge	0.205
Carex scoparia	Pointed Broom Sedge	0.250
Carex stipata	Awlfruited Sedge	0.063
Carex vulpinoidea	Brown Fox Sedge	1.000
Eleocharis obtusa	Blunt Spike Rush	0.015
Elymus virginicus	Virginia Rye	3.000
Glyceria striata	Fowl Manna Grass	0.125
Juncus effusus	Soft Rush	0.050
Juncus torreyi	Torreys Rush	0.006
Leersia oryzoides	Rice Cut Grass	0.250
Panicum Virgatum	Switch Grass	2.000
Schoenoplectus tabernaemontani	Great Bulrush	0.063
Scirpus atorvirens	Dark Green Rush	0.625
Scirpus pendulus	Red Bulrush	0.031
Total Grasses and Sedges		**9.228**

Wildflowers

Latin Name	Common Name	lb/acre
Asclepias incarnata	Swamp Milkweed	0.250
Boehmeria cylindrica	False Nettle	0.063
Clematis virginiana	Virgin's Bower	0.015
Helenium autumnale	Sneezeweed	0.063
Lycopus americanus	Common Water Horehoud	0.125
Penthorum sedoides	Ditch Stonecrop	0.006
Rudbeckia laciniata	Green Coneflower	0.063
Teucrium canadensis	Germander	0.031
Verbena hastata	Blue Vervain	0.250
Total Wildflowers and Broadleaves		**0.866**
Total Wet Prairie Mix		**15.094**

Full Sun to Part Shade Prairie Mix
NWL to 6" above NWL

Cover Crop

Latin Name	Common Name	lb/acre
Elymus canadensis	Canada Wild Rye	2.000
Elymus virginicus	Virginia Wild Rye	3.000
Total Cover Crop Seed		**5.000**

Grasses and Sedges

Latin Name	Common Name	lb/acre
Andropogon gerardii	Big Bluestem	2.000
Carex Bicknellii	Bicknells Sedge	0.188
Carex grisea	Wood Gray Sedge	0.031
Carex Sprengelii	Sprengels Sedge	0.031
Elymus hystrix	Bottlebrush Grass	0.063
Elymus villosus	Silky Rye	0.125
Elymus virginicus	Virginia Rye	4.000
Panicum virgatum	Switch Grass	0.500
Schizachyrium scoparium	Little Bluestem	2.000
Total Grasses and Sedges		**8.938**

Wildflowers

Latin Name	Common Name	lb/acre
Asclepias syriaca	Common Milkweed	0.063
Asclepias tuberosa	Butterfly Weed	0.500
Baptisia lactea (Balba macrophylla)	White Indigo	0.063
Coreopsis tripteris	Tall Coreopsis	0.094
Desmodium canadense	Showy Ticktrefoil	0.094
Euthamia graminifolia (Solidago g)	Grass Leaf Goldenrod	0.063
Gentiana alba (G. flavida)	Pale Gentian	0.063
Glyceria striata	Fowl Manna Grass	0.063
Heliopsis helianthoides	Early Sunflower	0.125
Juncus dudleyi	Dudleys Rush	0.125
Lespedeza capitata	Round-headed Bush Clover	0.130
Monarda fistulosa	Wild Bergamot	0.094
Solidago rigida	Stiff Goldenrod	0.063
Pycanthemum tenuifolium	Slender Mt Mint	0.031
Pycanthemum virginianum	Common Mt Mint	0.063
Rudbeckia hirta	Blackeyed Susan	0.125
Rudbeckia subtomemosa	Sweet Coneflower	0.125
Rudbeckia triloba	Browneyed Susan	0.250
Solidago juncea	Early Goldenrod	0.015
Solidago ulmifolia	Elmleaf Goldenrod	0.188
Symphyotrichum drummondii	Drummonds Aster	0.063
Symphyotrichum shortii	Shorts Aster	0.063
Symphyotrichum urophyllum	Arrowlead Aster	0.063
Tradescantia ohiensis	Ohio Spiderwort	0.046
Vernonia missurica	Missouri Ironweed	0.046
Zizia aurea	Golden Alexander	0.063
Total Wildflowers and Broadleaves		**2.680**
Total Wet Prairie Mix		**16.618**

Arete Design Studio
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PROJECT

Long Avenue Warehouse Facility

W Irving Park Road & Frontage Road E
Schaumburg, IL 60477

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SHEET TITLE

Landscape Plan

SHEET NUMBER **L2.0**

DRAW / REVISION

MK/MO	Permit Submittal	08AUG2025
MK/MO	Permit Resubmittal	09OCT2025

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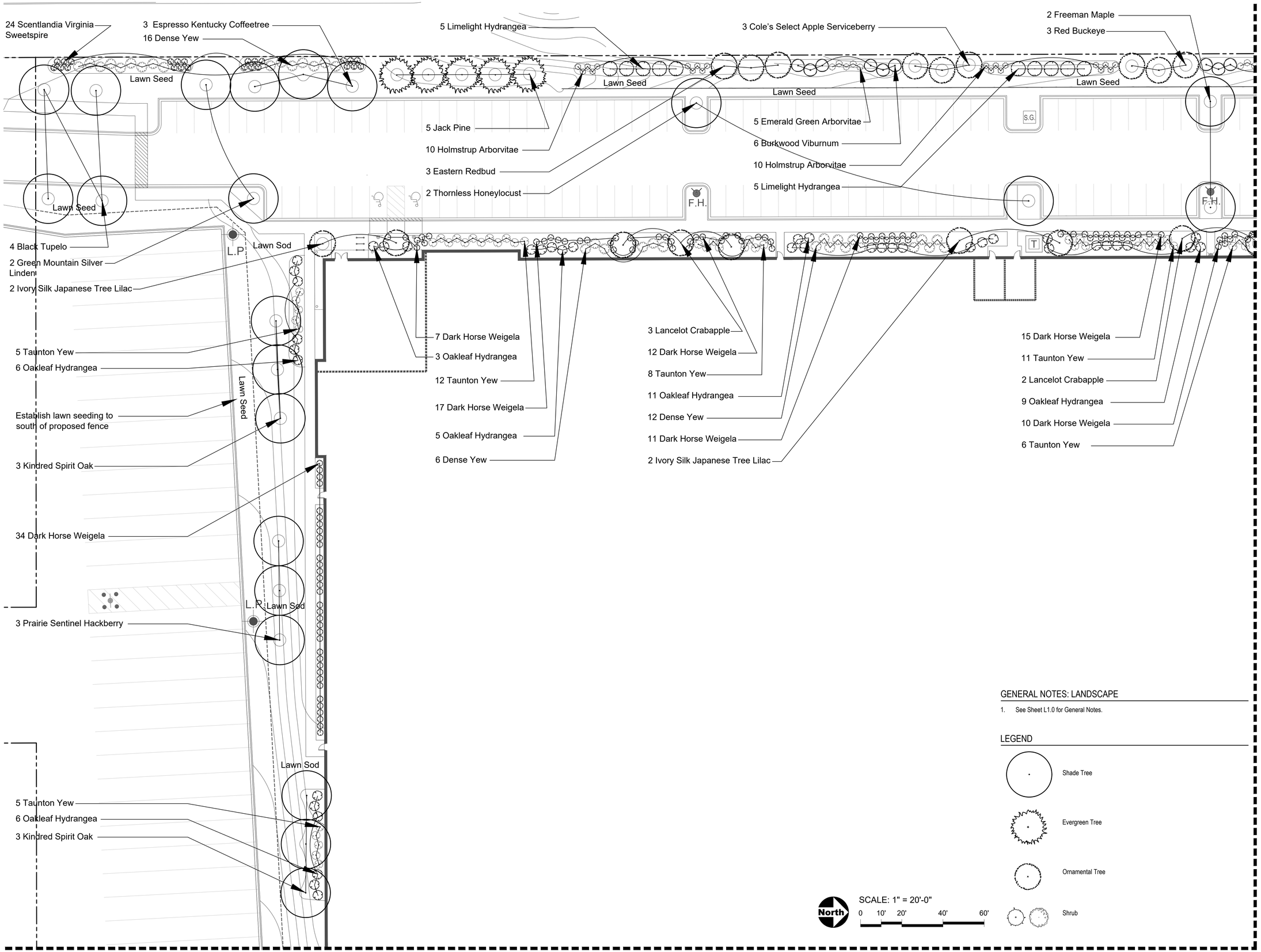
PLOT: UPLAND 2021



GENERAL NOTES: LANDSCAPE

1. See Sheet L1.0 for General Notes.

LEGEND

Shade Tree

Evergreen Tree

Ornamental Tree

Shrub

North

SCALE: 1" = 20'-0"

0 10' 20' 40' 60'

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PROJECT

Long Avenue Warehouse Facility

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SHEET TITLE

Landscape Plan

SHEET NUMBER L2.1

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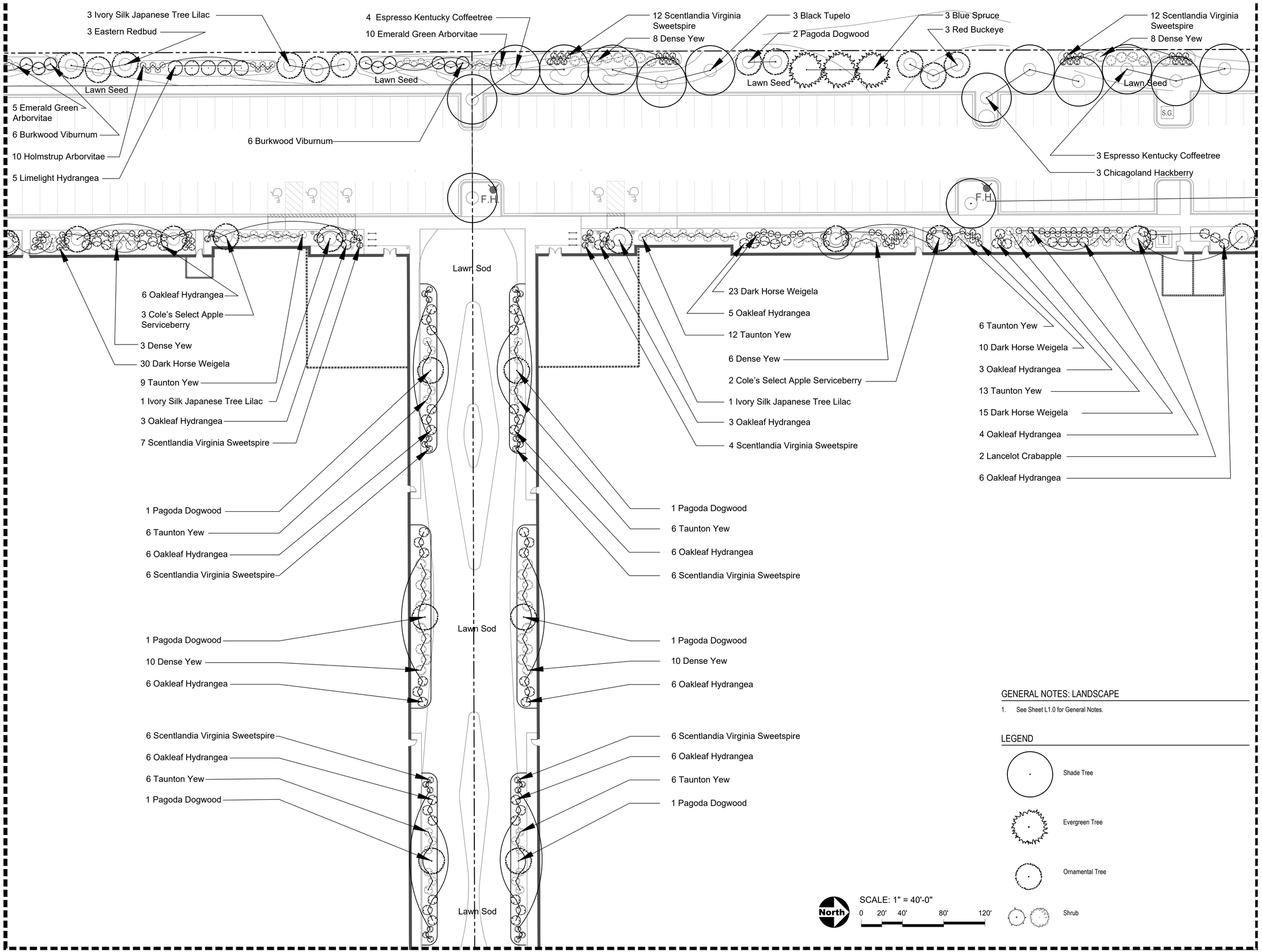

GENERAL NOTES: LANDSCAPE

1. See Sheet L1.0 for General Notes.

LEGEND

- Shade Tree
- Evergreen Tree
- Ornamental Tree
- Shrub

North

SCALE: 1" = 40'-0"

0 20' 40' 80' 120'

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PROJECT

Long Avenue Warehouse Facility

W Irving Park Road & Frontage Road E
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SHEET TITLE

Landscape Plan

SHEET NUMBER L2.2

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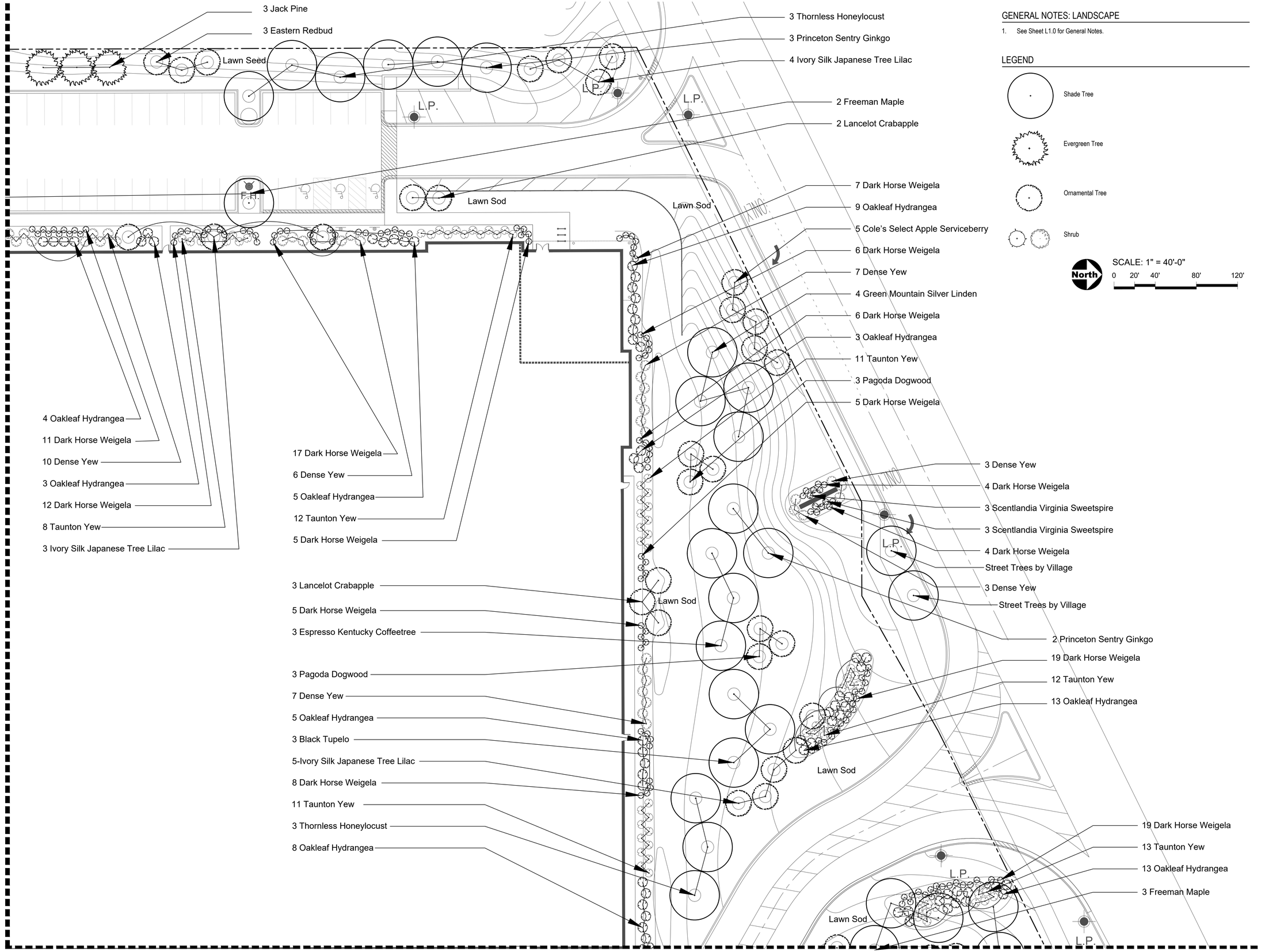

GENERAL NOTES: LANDSCAPE

1. See Sheet L1.0 for General Notes.

LEGEND

Shade Tree

Evergreen Tree

Ornamental Tree

Shrub

North

SCALE: 1" = 40'-0"

0 20' 40' 80' 120'

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SHEET TITLE

Landscape Plan

SHEET NUMBER L2.3

DRAW / REVISION

MK/MO	Permit Submittal	08AUG2025
MK/MO	Permit Resubmittal	09OCT2025

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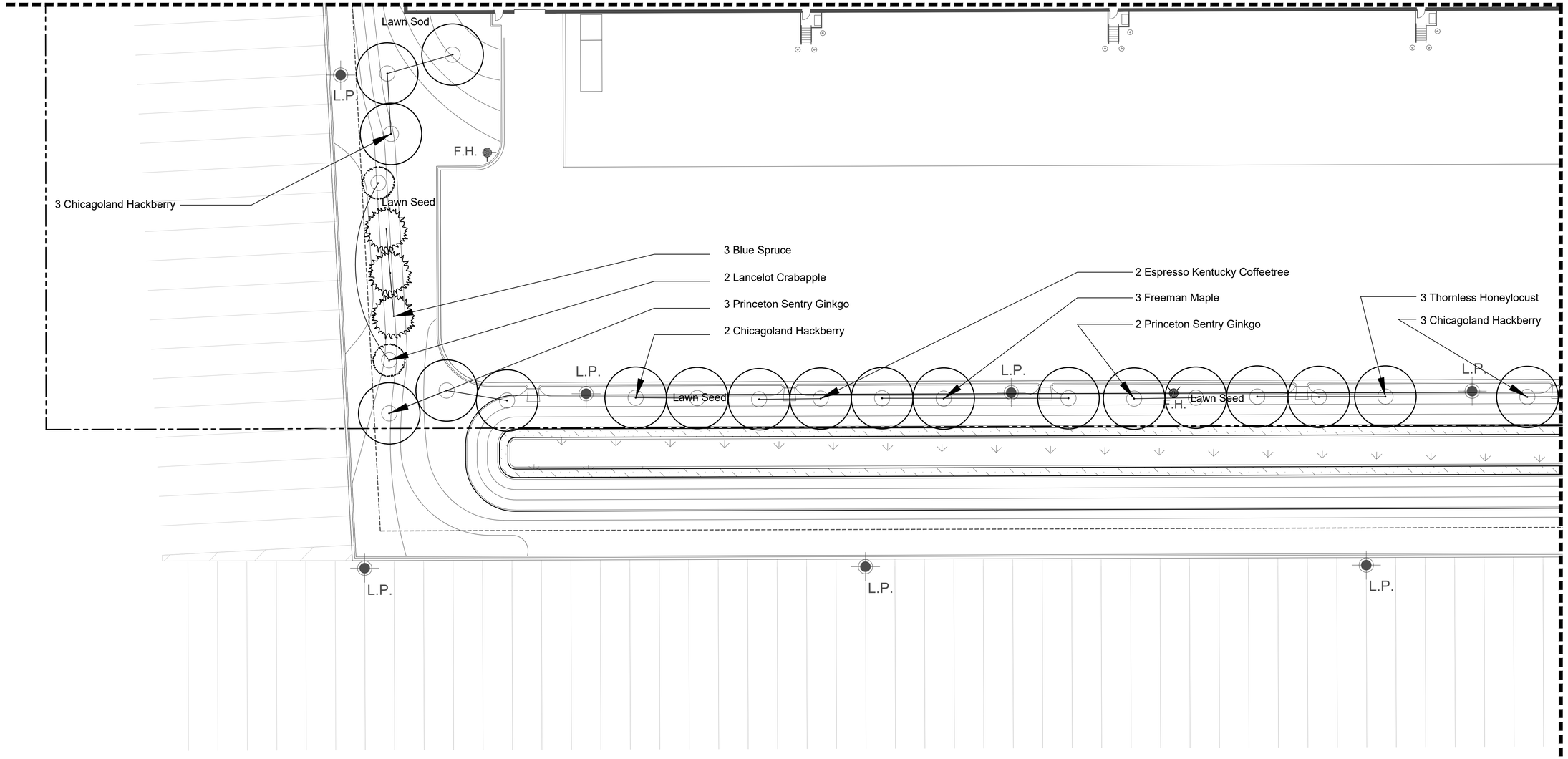
PLOT: UPLAND 2021



GENERAL NOTES: LANDSCAPE

1. See Sheet L1.0 for General Notes.

LEGEND

Shade Tree

Evergreen Tree

Ornamental Tree

Shrub

North

SCALE: 1" = 40'-0"

0 20' 40' 80' 120'

Arete Design Studio
1 Mid America Plaza Suite 300
Oakbrook Terrace, IL 60181

PROJECT

Long Avenue Warehouse Facility

W Irving Park Road & Frontage Road E
Schaumburg, IL 60477

uplandDesign ltd
Park Planning and Landscape Architecture
24042 Lockport St, Plainfield, Illinois 60544
815-254-0091 www.uplanddesign.com

IL License 060-007797

SHEET TITLE

Landscape Plan

SHEET NUMBER L2.4

DRAW / REVISION

MK/MO	Permit Submittal	08AUG2025
MK/MO	Permit Resubmittal	09OCT2025

Project Number 1388

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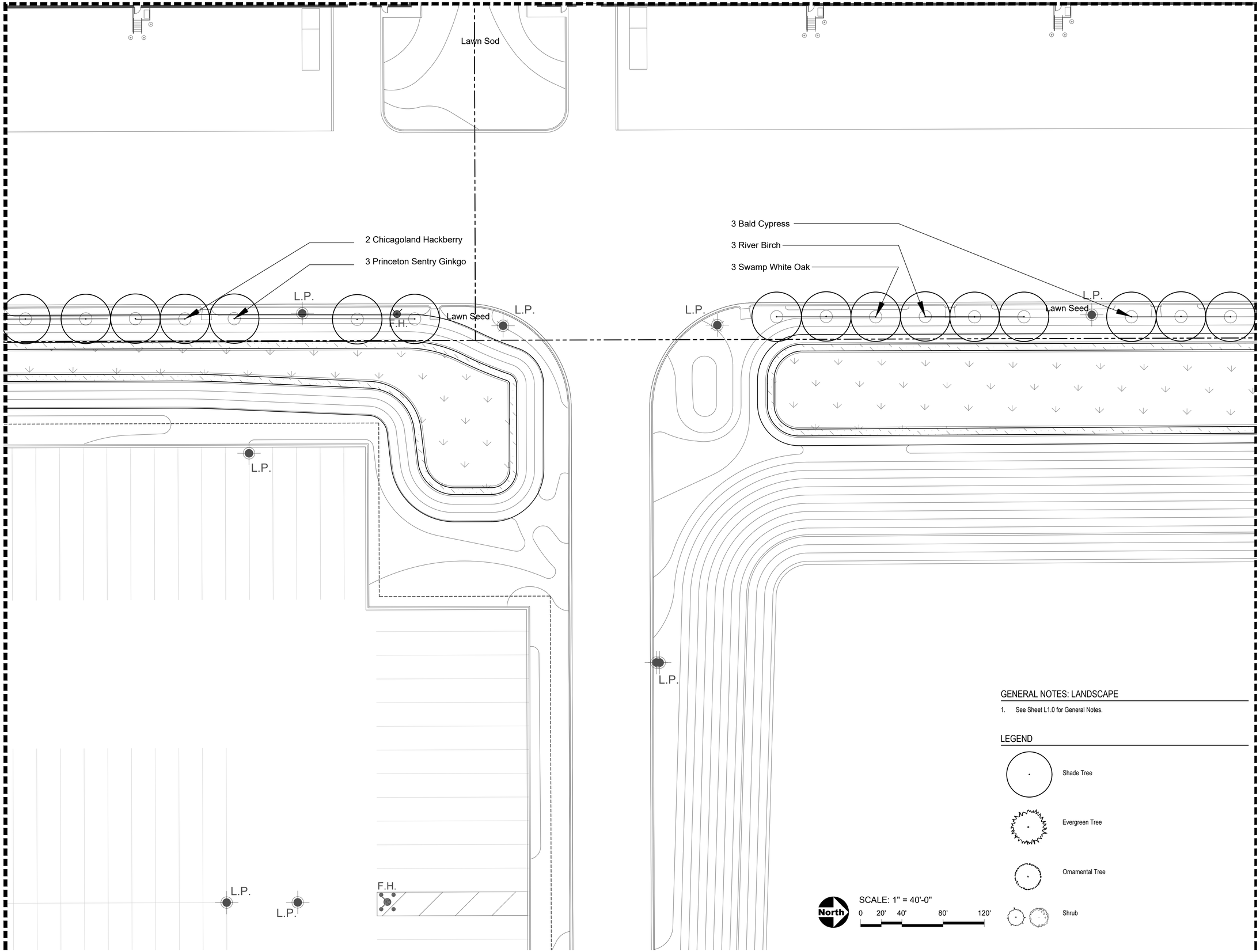
PLOT: UPLAND 2021



GENERAL NOTES: LANDSCAPE

1. See Sheet L1.0 for General Notes.

LEGEND

- Shade Tree
- Evergreen Tree
- Ornamental Tree
- Shrub

North

SCALE: 1" = 40'-0"

0 20' 40' 80' 120'

Arete Design Studio
1 Mid America Plaza Suite 300
Oakbrook Terrace, IL 60181

PROJECT

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W Irving Park Road & Frontage Road E
Schaumburg, IL 60477

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SHEET TITLE

Landscape Plan

SHEET NUMBER L2.5

DRAW / REVISION

MK/MO	Permit Submittal	08AUG2025
MK/MO	Permit Resubmittal	09OCT2025

Project Number 1388

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PLOT: UPLAND 2021

3 Dense Yew
8 Dark Horse Weigela
3 Black Tupelo
Lawn Sod
F.H.
5 Red Buckeye
3 Bald Cypress
2 Freeman Maple
3 Vanderwolf's Pyramid Pine
2 Chicagoland Hackberry
3 Prairie Sentinel Hackberry
2 River Birch
3 Swamp White Oak
L.P.
F.H.
Lawn Seed
L.P.
Lawn Sod
Street Trees by Village
3 River Birch
5 Pagoda Dogwood
5 Ivory Silk Japanese Tree Lilac
3 Thornless Honeylocust
Street Trees by Village
3 Bald Cypress
5 Eastern Redbud
L.P.
Street Trees by Village
5 Pagoda Dogwood
9 Vanderwolf's Pyramid Pine
2 Espresso Kentucky Coffeetree
3 Princeton Sentry Ginkgo
L.P.
L.P.
L.P.
L.P
L.P.
PASS THRU LANE
T
C-STORE
L.P.
5

GENERAL NOTES: LANDSCAPE

1. See Sheet L1.0 for General Notes.

LEGEND

Shade Tree
Evergreen Tree
Ornamental Tree
Shrub

North

SCALE: 1" = 40'-0"

0 20' 40' 80' 120'

Arete Design Studio
1 Mid America Plaza Suite 300
Oakbrook Terrace, IL 60181

PROJECT

Long Avenue Warehouse Facility

W Irving Park Road & Frontage Road E
Schaumburg, IL 60477

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SHEET TITLE

Landscape Plan

SHEET NUMBER L2.6

DRAW / REVISION

MK/MO	Permit Submittal	08AUG2025
MK/MO	Permit Resubmittal	09OCT2025

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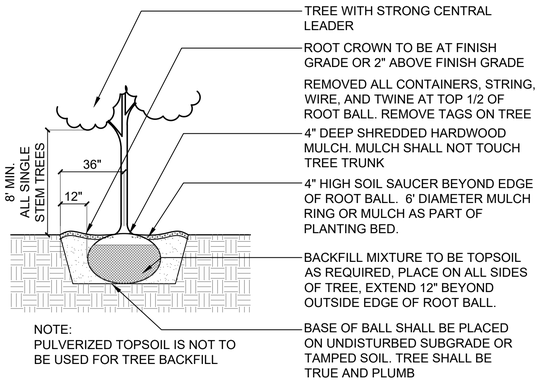
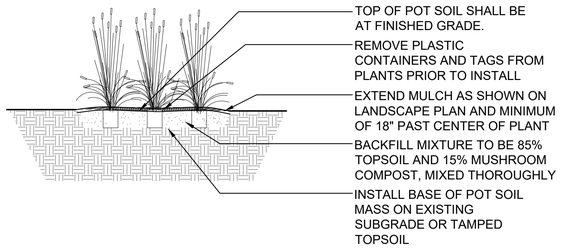
PLOT: UPLAND 2021



1 Tree Installation
SCALE: N.T.S. d-plant-tree_12



2 Shrub Installation
SCALE: N.T.S. d-plant-shrub_12



3 Perennial & Ornamental Grass Installation
SCALE: 1" = 1'-0" d-perennials

REQUIREMENT CHART

§ 151.09 (E) - Requirements for Street Trees on Developed Lots:

Location	Requirement	Required	Provided
	1 Tree /40 LF	662.8/40 = 16.57 Trees	Trees Installed by Village

§ 154.136 (B) Perimeter Buffer Landscaping

Location	Requirement	Required	Provided
East Property Line	1 tree/35 LF	1774/35 = 50.6 Trees	63 Trees
South Property Line	1 tree/35 LF	600/35 = 17 Trees	20 Trees
West Property Line	1 tree/35 LF	1507/35 = 43 Trees	59 Trees

§ 154.136 (G) Detention and Retention

Location	Requirement	Quantity	Proposed Landscaping
Southwest Basin	Native prairie/emergent perimeter planting NWL to 6" above HWL		BMP Seed Mix Provided
Southeast Basin	Native prairie/emergent perimeter planting NWL to 6" above HWL		BMP Seed Mix Provided

§ 154.136 (J) Area Landscaping Standards

Location	Requirement	Required	Provided
Entire Lot	20% of lot being developed shall be green space. 1 Tree / 750 SF of Total Green Space Area. Total Trees must be 10% evergreen, 40% ornamental, and 50% shade trees	Entire Lot = 990,266.7 SF 990,266.7 * 20% = 198,053 SF Green Space Required 191,458.34/750=255 Trees Required 255 * 10% = 25.5 Evergreen 255 * 40% = 102 Ornamental 255 * 50% = 127.5 Shade Trees	191,458.34 SF Green Space Provided 26 Evergreen Trees 102 Ornamental Trees 128 Shade Trees
	1 Shrub / 200 SF of Total Green Space Area. Total shrubs must be 30% evergreen, 70% deciduous.	191,458.34/200=957 Shrubs Required	957 Shrubs Proposed

§ 154.136 (L) Parking Lot Landscaping

Location	Requirement	Required	Provided
Parking Lot Interior Islands	1 tree/120 SF	10 Parking Spaces = 10 Trees	10 Shade Trees

M. Foundation Landscaping

Location	Requirement	Required	Provided
Building Facades	10' width landscaping around perimeter of buildings	10' width planting beds around buildings	10' width planting beds provided where pavement is absent.

Arete Design Studio
1 Mid America Plaza Suite 300
Oakbrook Terrace, IL 60181

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Long Avenue Warehouse Facility
W Irving Park Road & Frontage Road E
Schaumburg, IL 60477

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Park Planning and Landscape Architecture
24042 Lockport St, Plainfield, Illinois 60544
815-254-0091 www.uplanddesign.com

IL License 060-007797

SHEET TITLE
Landscape Plan

SHEET NUMBER L2.7

DRAW / REVISION

MK/MO	Permit Submittal	08AUG2025
MK/MO	Permit Resubmittal	09OCT2025

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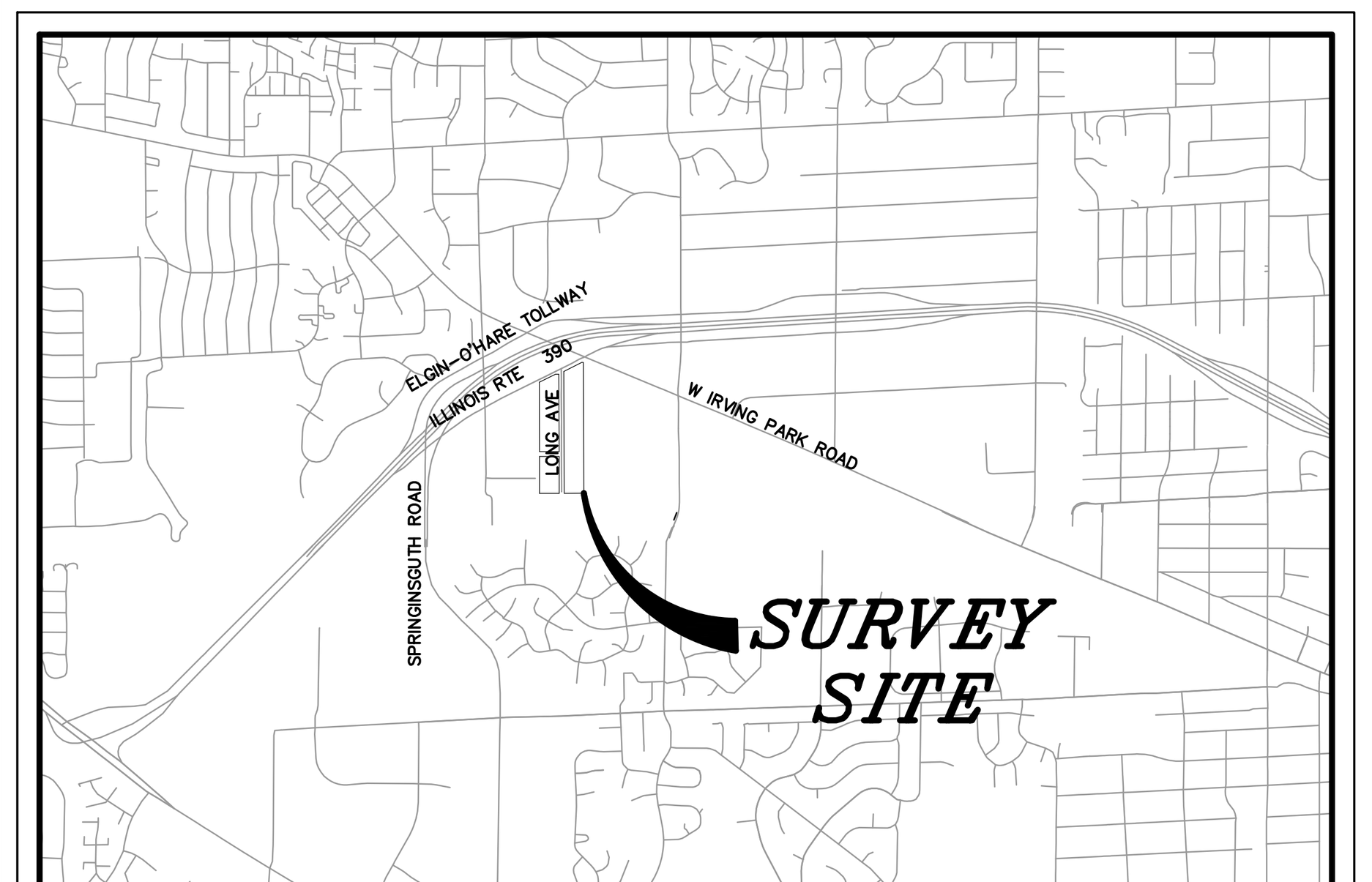
PLOT: UPLAND 2021

811

PLAT OF ANNEXATION

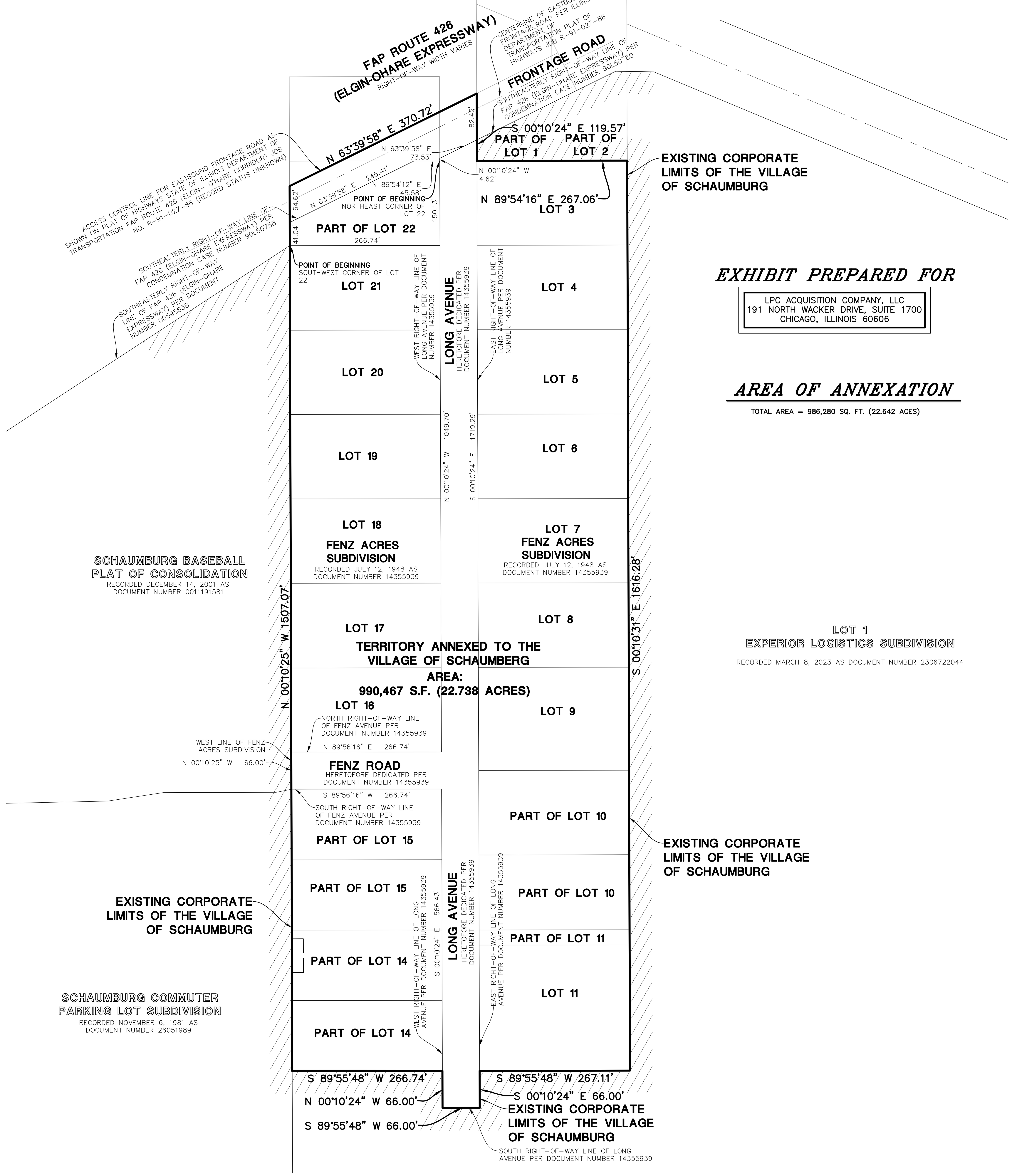
TO THE VILLAGE OF SCHAUMBURG, COOK COUNTY, ILLINOIS

PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



LOCATION MAP

NOT TO SCALE



N

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

THIS IS TO CERTIFY THAT LPC ACQUISITION COMPANY, LLC IS THE OWNER OF RECORD OF THE HEREON DESCRIBED PROPERTY AND THAT AS SUCH OWNER HEREBY CONSENTS TO THE ANNEXATION OF SAID PROPERTY TO THE VILLAGE OF SCHAUMBURG, COOK COUNTY, ILLINOIS.

DATED THIS _____ DAY OF ____________________, A.D., 20__.

____
OWNER

____
TITLE

NOTARY PUBLIC

STATE OF ________)
)SS
COUNTY OF _______)

I, ____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT ___________________________ WHO IS/ARE PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS ___ DAY OF ___________, A.D., 20___.

____
NOTARY PUBLIC

VILLAGE CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THIS IS TO CERTIFY THAT THE ATTACHED PLAT OF ANNEXATION IS IDENTIFIED AS THAT INCORPORATED INTO AND MADE A PART OF THE VILLAGE OF SCHAUMBURG ORDINANCE NO. _____________ ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF SAID VILLAGE.

THIS ____ DAY OF ____________________ A.D., 20____.

____
VILLAGE OF SCHAUMBURG

____
PRESIDENT

ATTEST: ____
VILLAGE CLERK

SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.

2. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

3. THIS PLAT IS SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD.

EXHIBIT PREPARED FOR

LPC ACQUISITION COMPANY, LLC
191 NORTH WACKER DRIVE, SUITE 1700
CHICAGO, ILLINOIS 60606

AREA OF ANNEXATION

TOTAL AREA = 986,280 SQ. FT. (22.642 ACES)

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

LEGAL DESCRIPTION

LOTS 3 THROUGH 11 AND LOTS 14 THROUGH 21 IN FENZ ACRES, BEING A SUBDIVISION OF THE EAST 600 FEET MEASURED AT RIGHT ANGLES WITH THE EAST LINE OF THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHERLY OF THE RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL, AND PACIFIC RAILROAD, LYING SOUTHERLY OF THE CENTERLINE OF THE PUBLIC HIGHWAY, KNOWN AS IRVING PARK ROAD, ACCORDING TO THE PLAT THEREOF RECORDED JULY 12, 1948 AS DOCUMENT 14355939, IN COOK COUNTY, ILLINOIS.

AND

THAT PART OF LOT 22 IN SAID FENZ ACRES SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 22; THENCE NORTH 00 DEGREES 10 MINUTES 25 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 22, A DISTANCE OF 41.04 FEET TO THE NORTHERLY LINE OF THE PARCEL CONVEYED BY DOCUMENT NUMBER 2113020324; THENCE NORTH 63 DEGREES 39 MINUTES 58 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 246.41 FEET TO THE NORTH LINE OF SAID LOT 22; THENCE NORTH 89 DEGREES 54 MINUTES 12 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 45.58 FEET TO THE NORTHEAST CORNER OF SAID LOT 22; THENCE SOUTH 00 DEGREES 10 MINUTES 24 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 22, A DISTANCE OF 150.13 FEET TO THE SOUTHEAST CORNER OF SAID LOT 22; THENCE SOUTH 89 DEGREES 56 MINUTES 16 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 22, A DISTANCE OF 266.74 FEET TO THE POINT OF BEGINNING.

AND

THAT PART OF LONG AVENUE AND FENZ ROAD DEDICATED BY FENZ ACRES SUBDIVISION RECORDED JULY 12, 1948 AS DOCUMENT 14355939, IN COOK COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 22; THENCE SOUTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID LONG AVENUE, A DISTANCE OF 4.62 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF FAP 426 (ELGIN-OHARE EXPRESSWAY) PER CONDEMNATION CASE 90L50780; THENCE NORTH 63 DEGREES 39 MINUTES 58 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 73.53 FEET TO ITS INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID LONG AVENUE; THENCE SOUTH 00 DEGREES 10 MINUTES 24 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 1719.29 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID LONG AVENUE; THENCE SOUTH 89 DEGREES 55 MINUTES 48 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 66.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID LONG AVENUE; THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 566.43 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID FENZ AVENUE; THENCE SOUTH 89 DEGREES 56 MINUTES 16 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 266.74 FEET TO THE WEST LINE OF SAID FENZ ACRES SUBDIVISION; THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 66.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID FENZ AVENUE; THENCE NORTH 89 DEGREES 56 MINUTES 16 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 266.74 FEET TO AFORESAID WEST LINE OF LONG AVENUE; THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 1049.70 FEET TO THE POINT OF BEGINNING

AND

THAT PART OF FRONTAGE ROAD DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 22; THENCE SOUTH 89 DEGREES 54 MINUTES 12 SECONDS WEST, ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF FAP 426 (ELGIN-OHARE EXPRESSWAY) PER CONDEMNATION CASE NUMBER 90L50758, A DISTANCE OF 45.58 FEET; THENCE SOUTH 63 DEGREES 39 MINUTES 58 SECONDS WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 246.41 FEET TO THE WESTERLY LINE OF SAID LOT 22; THENCE NORTH 00 DEGREES 10 MINUTES 25 SECONDS WEST ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 64.62 FEET TO ACCESS CONTROL LINE FOR EASTBOUND FRONTAGE ROAD AS SHOWN ON PLAT OF HIGHWAYS STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION FAP ROUTE 426 (ELGIN – O'HARE CORRIDOR) JOB NO. R-91-027-86, RECORDING STATUS UNKNOWN; THENCE NORTH 63 DEGREES 39 MINUTES 58 SECONDS EAST ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 370.72 FEET TO SAID EAST RIGHT-OF-WAY LINE OF LONG AVENUE EXTENDED NORTHERLY; THENCE SOUTH 00 DEGREES 10 MINUTES 24 SECONDS EAST ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 82.45 FEET TO SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF FAP 426; THENCE SOUTH 63 DEGREES 39 MINUTES 58 SECONDS WEST ALONG THE DESCRIBED LINE, A DISTANCE OF 73.53 FEET TO A BEND IN THE LAST DESCRIBED LINE; THENCE SOUTH 00 DEGREES 10 MINUTES 24 SECONDS EAST ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 4.62 FEET TO THE POINT OF BEGINNING.

SURVEYOR CERTIFICATE:

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

THIS IS TO CERTIFY THAT WE, MANHARD CONSULTING, HAVE PLATTED THE ABOVE DESCRIBED PROPERTY FOR THE PURPOSE OF ANNEXING SAID PROPERTY INTO THE VILLAGE OF SCHAUMBURG, ILLINOIS AND THAT THE PLAT DRAWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF SAID PROPERTY.

DATED THIS 20TH DAY OF OCTOBER, A.D., 2025.

FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
EMAIL ADDRESS: JBAKER@MANHARD.COM
LICENSE EXPIRES NOVEMBER 30, 2026

DESIGN FIRM PROFESSIONAL LICENSE NO. 184003350
LICENSE EXPIRES APRIL 30, 2027.

JAMES D. BAKER
ILLINOIS PROFESSIONAL LAND SURVEYOR
NO. 3648
LINCOLNSHIRE, ILLINOIS

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DATE	REVISIONS	DRAWN BY
10/20/2025	REVISED ANNEXATION LIMITS	BSH

Manhard CONSULTING
700 Springer Drive, Lombard, IL 60148 ph:630.691.8500 fx: 630.691.8585 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners

PART OF FENZ SUBDIVISION
VILLAGE OF SCHAUMBURG, ILLINOIS
PLAT OF ANNEXATION

PROJ. MGR.: JDB
PROJ. ASSOC.: JDB
DRAWN BY: BSH
DATE: 07/29/25
SCALE: 1"=100'

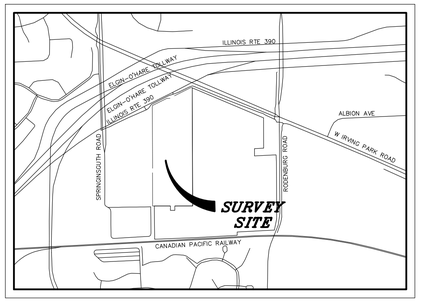
SHEET 1 OF 1

LOP.SCIL01

October 20, 2025 - 16:26 Dwg Name: P:\Lopscil01\dwg\Surv\Final Drawings\Plat of Annexation\LOPSCIL01-PA.dwg Updated By: bhurtado

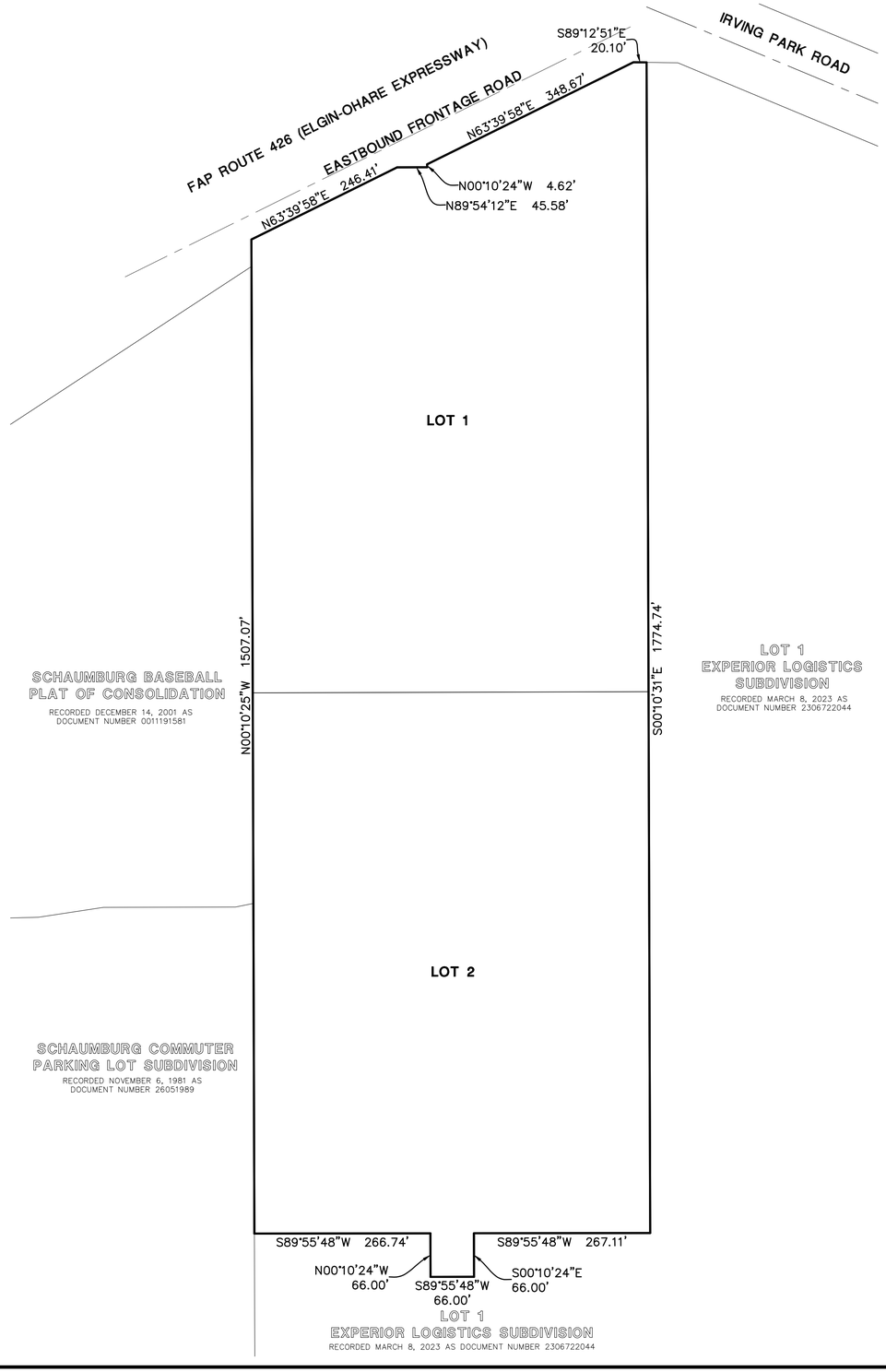
FINAL PLAT
OF
LONG AVENUE ASSEMBLAGE SUBDIVISION

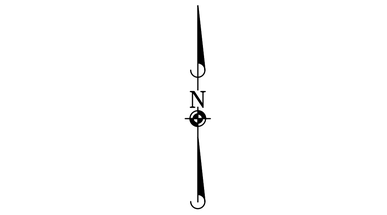
BEING A RESUBDIVISION OF LOTS 3 THROUGH 11, 14 THROUGH 21, PART OF LOT 1, 2 AND 22, PART OF LONG AVENUE AND FENZ AVENUE IN FENZ ACRES SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS



LOCATION MAP

NOT TO SCALE





SUBMITTED BY/RETURN TO

VILLAGE OF SCHAUMBURG
101 SCHAUMBURG COURT
SCHAUMBURG, ILLINOIS 60193

OWNER/DEVELOPER

LPC ACQUISITION COMPANY, LLC
191 NORTH WACKER DRIVE, SUITE 1700
CHICAGO, ILLINOIS 60606

ENGINEER

QUINTEN HOOGENBOOM, PE
MANHARD CONSULTING
333 E BUTTERFIELD ROAD, SUITE 600
LOMBARD, ILLINOIS 60148
630-691-8500

LAND SURVEYOR

JAMES D. BAKER, PLS
MANHARD CONSULTING
ONE OVERLOOK POINT, SUITE 290
LINCOLNSHIRE, ILLINOIS 60069
847-634-5550

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

EXISTING PIN'S

LOT NUMBER	PIN
LOT 22	07-32-400-007-0000
LOT 21	07-32-400-008-0000
LOT 20	07-32-400-009-0000
LOT 1 (PART)	07-32-405-002-0000
LOT 2 (PART)	07-32-405-001-0000
LOT 19	07-32-400-010-0000
LOT 3	07-32-405-003-0000
LOT 18	07-32-400-011-0000
LOT 4	07-32-405-004-0000
LOT 17	07-32-400-012-0000
LOT 5	07-32-405-005-0000
LOT 16	07-32-400-013-0000
LOT 6	07-32-405-006-0000
LOT 15 (N 1/2)	07-32-403-008-0000
LOT 7	07-32-405-007-0000
LOT 15 (S1/2)	07-32-403-009-0000
LOT 8	07-32-405-008-0000
LOT 14 (N 1/2)	07-32-403-006-0000
LOT 9	07-32-405-009-0000
LOT 14 (S1/2)	07-32-403-007-0000
LOT 10 (N 150')	07-32-405-015-0000
LOT 10 (S 133') AND LOT 11 (N 27')	07-32-405-016-0000
LOT 11 (EXCEPT N 27')	07-32-405-018-0000

EXISTING PROPERTY AREA

LOT AREA = 860,463 SQUARE FEET (19.754 ACRES)
RIGHT-OF-WAY =130,004 SQUARE FEET (2.984 ACRES)
TOTAL AREA = 990,467 SQUARE FEET (22.738 ACRES)

PROPOSED PROPERTY AREA

LOT 1 = 494,120 SQUARE FEET (11.343 ACRES)
LOT 2 = 496,347 SQUARE FEET (11.395 ACRES)
TOTAL AREA = 990,467 SQUARE FEET (22.738 ACRES)

SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES.)
2. THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.
3. AS PART OF THE REDEVELOPMENT THERE ARE EASEMENTS THAT ARE TO BE VACATED VIA SEPARATE DOCUMENT. SAID EASEMENTS HAVE BEEN SHOWN AND NOTED HEREON ON SHEET 2 AND 3 AND NOT SHOWN ON SHEETS 4 AND 5.
4. THIS PLAT OF SUBDIVISION SHALL BE FURTHER SUBJECT TO DECLARATION(S) RECORDED AS SEPARATE DOCUMENT(S).
5. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. MANHARD CONSULTING IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2027.

SHEET INDEX

SHEET 1:	OVERALL SITE AND SITE DATA
SHEETS 2-3:	EXISTING LOTS AND EASEMENT DETAILS
SHEET 4-5:	PROPOSED LOT AND EASEMENT DETAILS
SHEET 6:	CERTIFICATES AND EASEMENT PROVISIONS

DATE	REVISIONS	DRAWN BY
10/08/25	REVISED PER VILLAGE REVIEW	AAS

Manhard CONSULTING
One Overlook Point, Suite 290, Lincolnshire, IL 60069 p:847.634.5550 f:847.634.0066 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

LONG AVENUE ASSEMBLAGE SUBDIVISION
SCHAUMBURG, ILLINOIS
FINAL PLAT OF SUBDIVISION

PROJ. MGR.: QH
PROJ. ASSOC.: JDB
DRAWN BY: AAS
DATE: 08/07/25
SCALE: 1"=100'

SHEET 1 OF 6

LOPSCIL01

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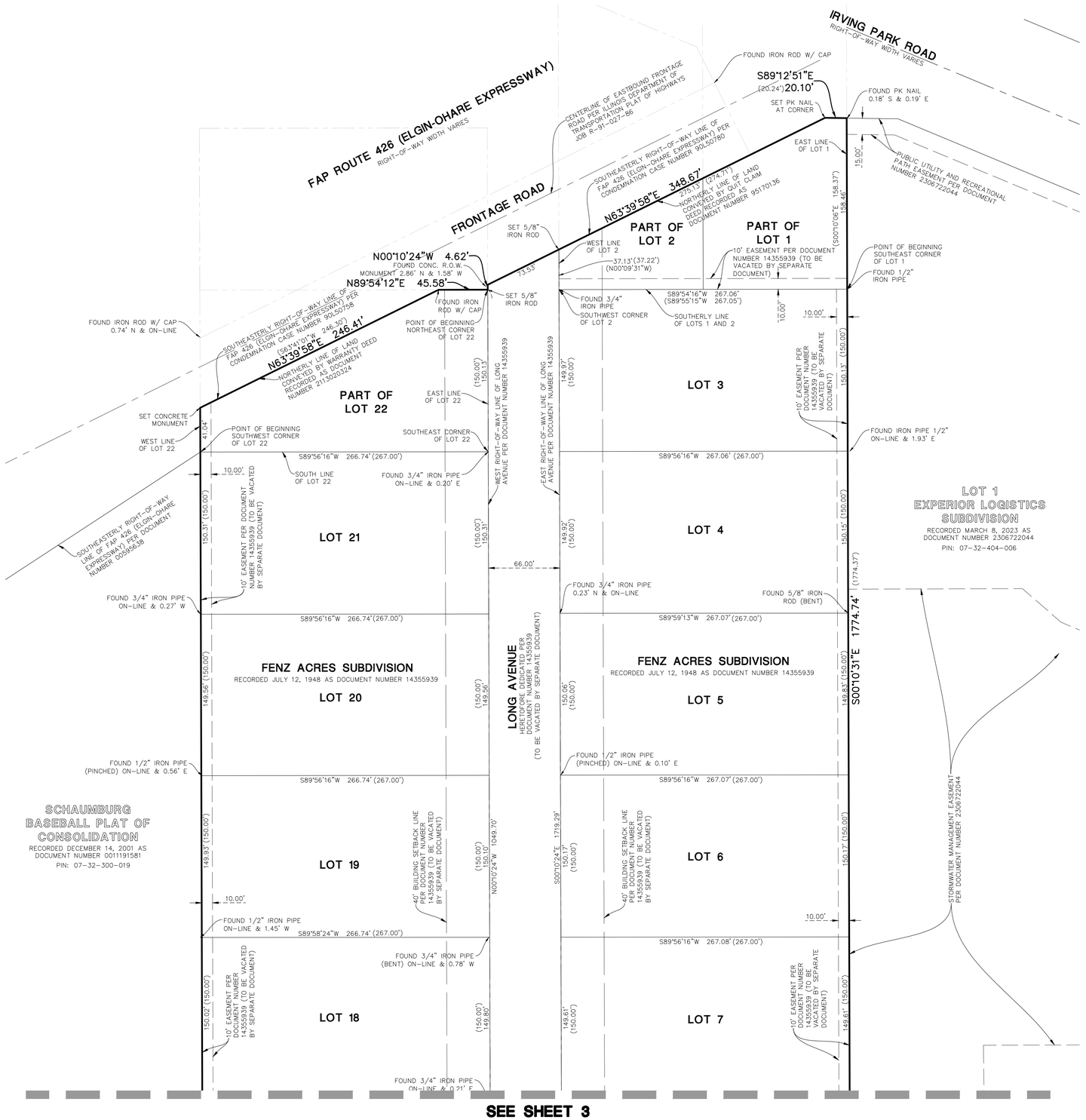
October 8, 2025 - 13:48 Dwg Name: P:\Projects\01\data\Surv\Final Drawings\Final plat of Subdivision\Final Plat\101-LOPSCIL01-FPS.dwg Updated By: ASHover

FINAL PLAT
OF
LONG AVENUE ASSEMBLAGE SUBDIVISION

BEING A RESUBDIVISION OF LOTS 3 THROUGH 11, 14 THROUGH 21, PART OF LOT 1, 2 AND 22, PART OF LONG AVENUE AND FENZ AVENUE IN FENZ ACRES SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS



SEE SHEET 3

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

DATE	REVISIONS	DRAWN BY
10/08/25	REVISED PER VILLAGE REVIEW	AAS

Manhard CONSULTING
One Overlook Point, Suite 250, Lincolnshire, IL 60069 ph 847.634.0066 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

LONG AVENUE ASSEMBLAGE SUBDIVISION

SCHAUMBURG, ILLINOIS

FINAL PLAT OF SUBDIVISION

PROJ. MGR.: QH
PROJ. ASSOC.: JDB
DRAWN BY: AAS
DATE: 08/07/25
SCALE: 1"=50'

SHEET
2 OF 6
LOPSCIL01

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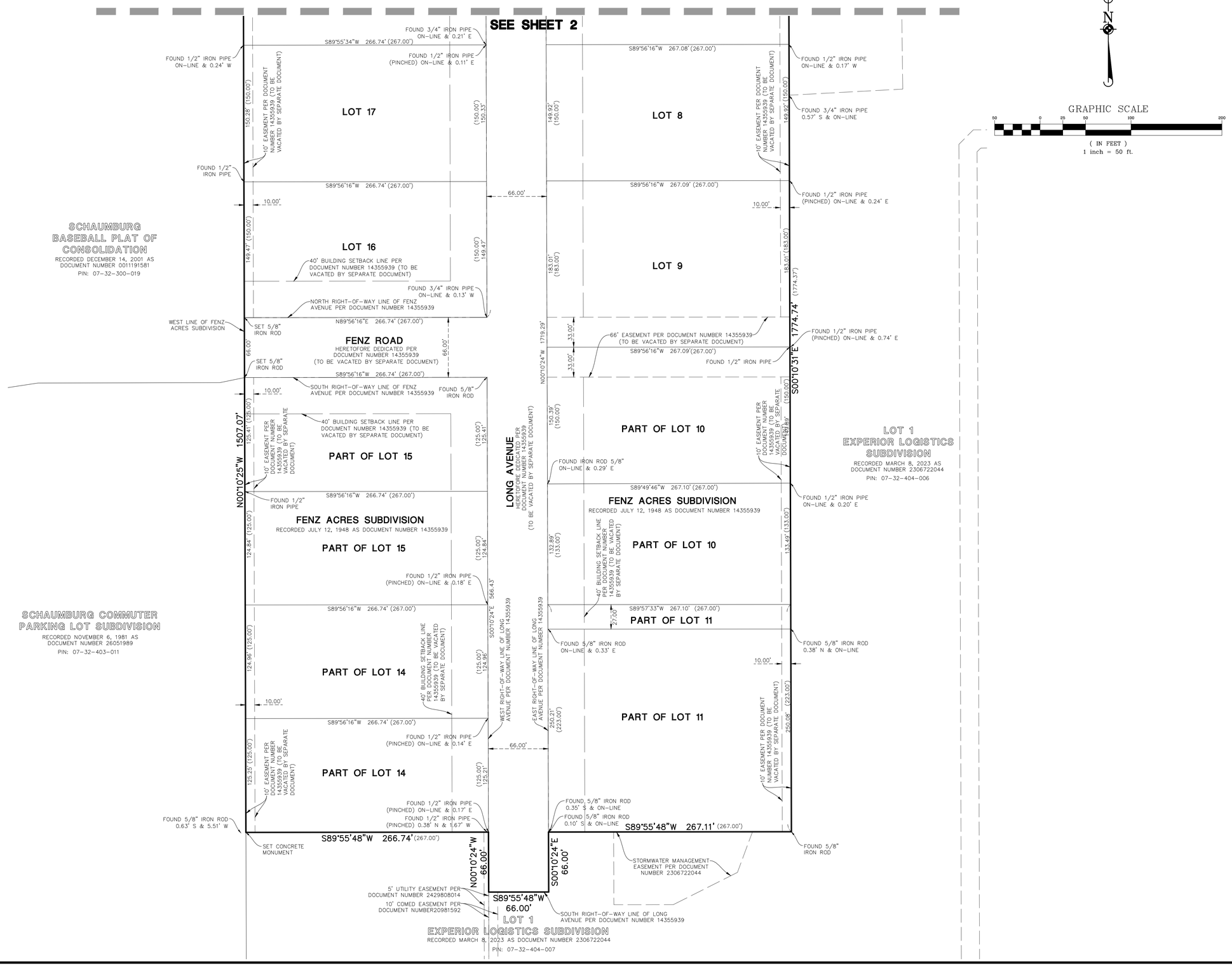
October 7, 2025 - 10:44 Dwg Name: P:\Projects\01\data\Surv\Final Drawings\Plat of Subdivision\Final Plat\V02-03-LOPSCIL01-FP.dwg Updated By: ASnaver

FINAL PLAT
OF
LONG AVENUE ASSEMBLAGE SUBDIVISION

BEING A RESUBDIVISION OF LOTS 3 THROUGH 11, 14 THROUGH 21, PART OF LOT 1, 2 AND 22, PART OF LONG AVENUE AND FENZ AVENUE IN FENZ ACRES SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS



N

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

DRAWN BY							AAS
REVISIONS							
DATE							10/08/25 REVISED PER VILLAGE REVIEW

Manhard CONSULTING
One Overlook Point, Suite 250, Lincolnshire, IL 60069 ph 847.634.5500 fx 847.634.0066 manhard.com
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Construction Managers • Environmental Scientists • Landscape Architects • Planners

LONG AVENUE ASSEMBLAGE SUBDIVISION
SCHAUMBURG, ILLINOIS
FINAL PLAT OF SUBDIVISION

PROJ. MGR.:	QH
PROJ. ASSOC.:	JDB
DRAWN BY:	AAS
DATE:	05/22/25
SCALE:	1"=50'

SHEET 3 OF 6
LOPSCIL01

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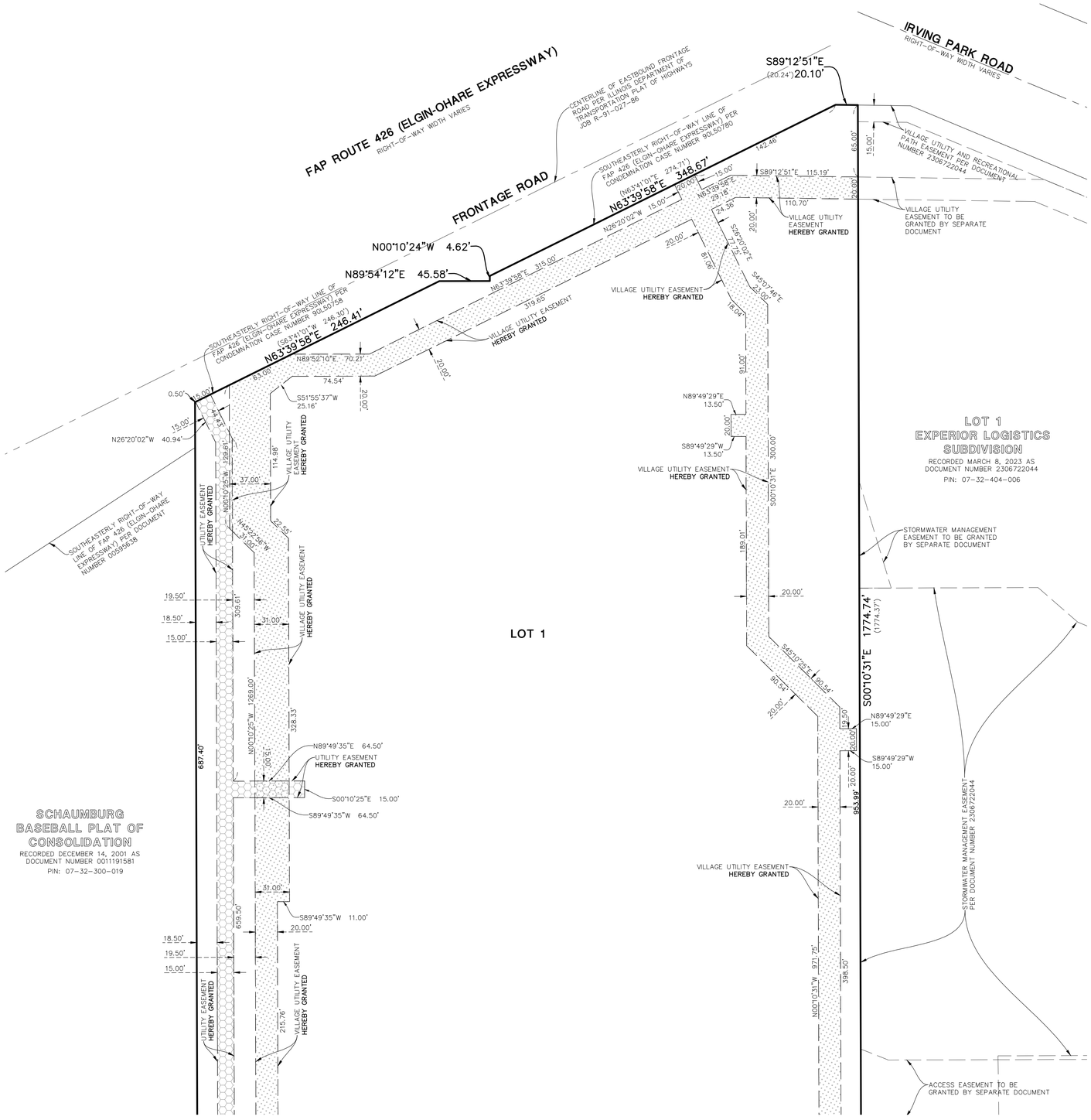
October 7, 2025 - 16:44 Dwg Name: P:\Projects\01\Vara\Sara\Final Drawings\Visit of Subdivision\Final Plat\V22-03-LOPSCIL01-FP.dwg Updated By: ASlower

FINAL PLAT
OF
LONG AVENUE ASSEMBLAGE SUBDIVISION

BEING A RESUBDIVISION OF LOTS 3 THROUGH 11, 14 THROUGH 21, PART OF LOT 1, 2 AND 22, PART OF LONG AVENUE AND FENZ AVENUE IN FENZ ACRES SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS



SEE SHEET 5

N

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

PROPOSED EASEMENTS

= VILLAGE UTILITY EASEMENT HEREBY GRANTED

= UTILITY EASEMENT HEREBY GRANTED

= CROSS ACCESS EASEMENT HEREBY GRANTED

PROPOSED BLANKET EASEMENT

A BLANKET CROSS ACCESS AND SHARED PARKING EASEMENT IS **HEREBY GRANTED** OVER ALL PAVED SURFACES WITHIN LOT 1 AND LOT 2

DRAWN BY					AAS
REVISIONS					
DATE					10/08/25 REVISED PER VILLAGE REVIEW

Manhard CONSULTING
One Overlook Point, Suite 250, Lincolnshire, IL 60069 p:847.634.5500 f:847.634.0066
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Construction Managers • Environmental Scientists • Landscape Architects • Planners
manhard.com

LONG AVENUE ASSEMBLAGE SUBDIVISION

SCHAUMBURG, ILLINOIS

FINAL PLAT OF SUBDIVISION

PROJ. MGR.:	QH
PROJ. ASSOC.:	JDB
DRAWN BY:	AAS
DATE:	08/07/25
SCALE:	1"=50'

SHEET 4 OF 6

LOPSCIL01

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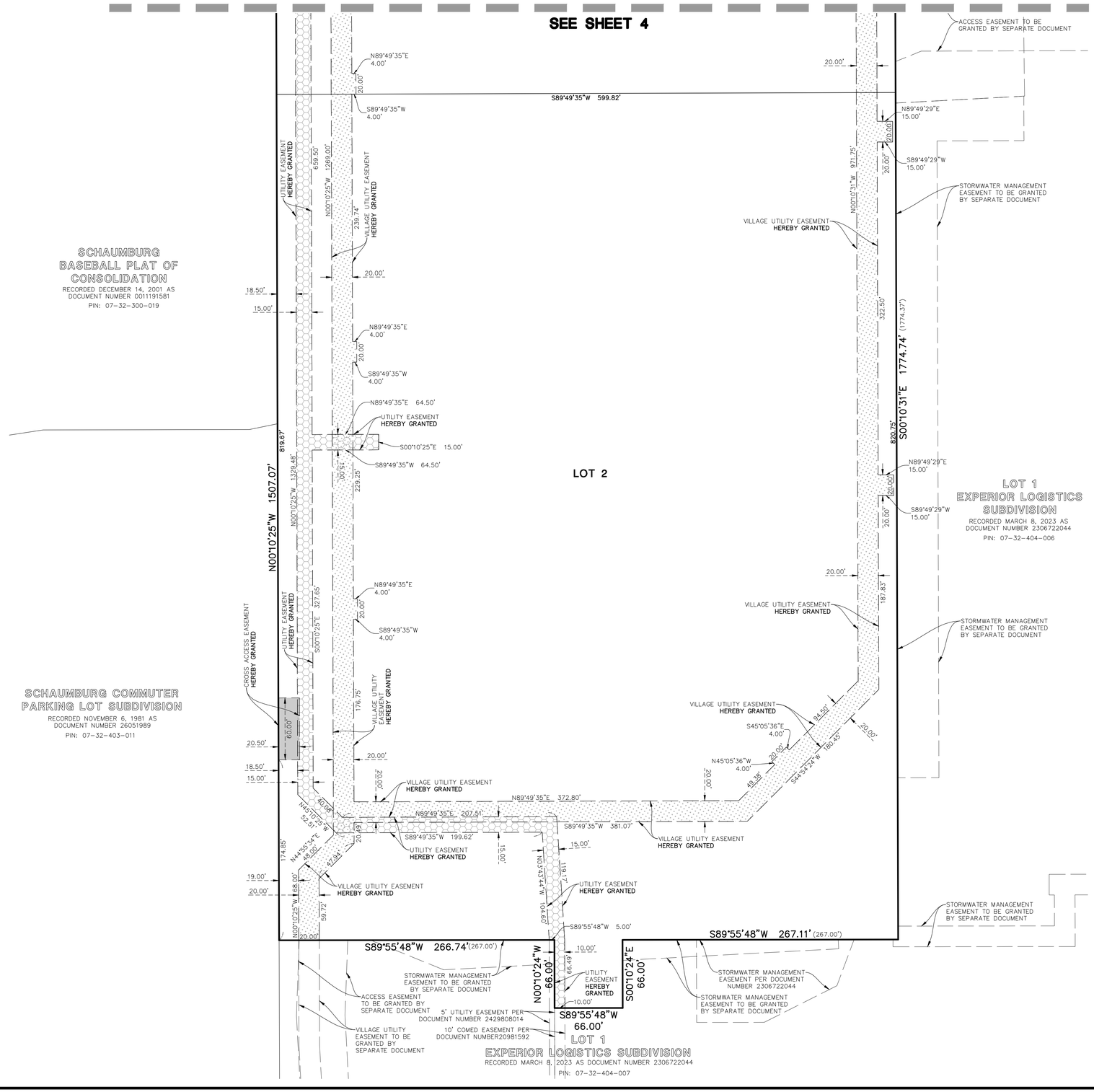
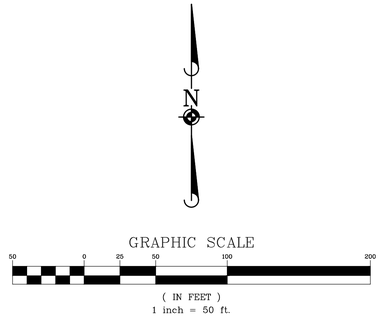
October 8, 2025 - 14:12 Dwg Name: P:\Projects\01\Data\Surv\Final Drawings\Plat of Subdivision\Final Plat\V04-03-LOPSCIL01-PS.dwg Updated By: AShaver

FINAL PLAT
OF
LONG AVENUE ASSEMBLAGE SUBDIVISION

BEING A RESUBDIVISION OF LOTS 3 THROUGH 11, 14 THROUGH 21, PART OF LOT 1, 2 AND 22, PART OF LONG AVENUE AND FENZ AVENUE IN FENZ ACRES SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS





PROPOSED EASEMENTS

= VILLAGE UTILITY EASEMENT **HEREBY GRANTED**

= UTILITY EASEMENT **HEREBY GRANTED**

= CROSS ACCESS EASEMENT **HEREBY GRANTED**

PROPOSED BLANKET EASEMENT

A BLANKET CROSS ACCESS AND SHARED PARKING EASEMENT IS **HEREBY GRANTED** OVER ALL PAVED SURFACES WITHIN LOT 1 AND LOT 2

DRAWN BY				AAS
REVISIONS				
DATE			10/08/25	REVISED PER VILLAGE REVIEW

Manhard CONSULTING
One Overlook Point, Suite 250, Lincolnshire, IL 60069 ph 847.634.5500 fx 847.634.0066 manhard.com
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Construction Managers • Environmental Scientists • Landscape Architects • Planners

LONG AVENUE ASSEMBLAGE SUBDIVISION
SCHAUMBURG, ILLINOIS
FINAL PLAT OF SUBDIVISION

PROJ. MGR.:	QH
PROJ. ASSOC.:	JDB
DRAWN BY:	AAS
DATE:	05/22/25
SCALE:	1"=50'

SHEET **5** OF **6**

LOPSCIL01

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October 8, 2025 - 14:12 Dwg Name: P:\Projects\01\Civil\Survey\Final Drawings\Plat of Subdivision\Final Plat\04-05-LOPSC-01-PS.dwg Updated By: AShaver

FINAL PLAT
OF
LONG AVENUE ASSEMBLAGE SUBDIVISION

BEING A RESUBDIVISION OF LOTS 3 THROUGH 11, 14 THROUGH 21, PART OF LOT 1, 2 AND 22, PART OF LONG AVENUE AND FENZ AVENUE IN FENZ ACRES SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

UPON RECORDING MAIL TO:

VILLAGE OF SCHAUMBURG
101 SCHAUMBURG COURT
SCHAUMBURG, ILLINOIS 60193

SEND TAX BILL TO:

LPC ACQUISITION COMPANY, LLC
191 NORTH WACKER DRIVE, SUITE 1700
CHICAGO, ILLINOIS 60606

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT LPC ACQUISITION COMPANY, LLC IS THE LEGAL OWNER OF THE LAND DESCRIBED ON THE ATTACHED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND THE PLATTED AS SHOWN BY THE PLAT FOR THE USES AND PURPOSES INDICATED THEREON AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THIS IS TO ALSO CERTIFY THAT THE UNDERSIGNED, AS OWNER OF THE PROPERTY DESCRIBED AS THE LONG AVENUE ASSEMBLAGE SUBDIVISION AND LEGALLY DESCRIBED ON THE PLAT OF THE SAME NAME, HAVE DETERMINED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIE.

LOT NUMBER(S)	SCHOOL DISTRICT
ALL	GRADE SCHOOL DISTRICT NO. 54 HIGH SCHOOL DISTRICT NO. 211 JUNIOR COLLEGE DISTRICT NO. 512

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

BY: ______________________________________

____
PRINTED NAME AND TITLE

OWNER'S NAME AND ADDRESS

LPC ACQUISITION COMPANY, LLC
191 NORTH WACKER DRIVE, SUITE 1700
CHICAGO, ILLINOIS 60606

NOTARY PUBLIC

STATE OF ______________)
) SS
COUNTY OF _____________)

I, ________________________, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT LPC ACQUISITION COMPANY, LLC WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS ANNEXED PLAT AS A FREE AND VOLUNTARY ACT FOR THE PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS ____ DAY OF ___________, A.D., 20___.

____
NOTARY PUBLIC

DRAINAGE STATEMENT

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR 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 BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS 8TH DAY OF OCTOBER, A.D., 2025.

BY: ____________________________
OWNER/ATTORNEY

____
PRINTED NAME AND TITLE

____
QUINTEN HOOGENBOOM, P.E.
MANHARD CONSULTING
333 E BUTTERFIELD ROAD, SUITE 600
LOMBARD, ILLINOIS 60148

VILLAGE PLAN COMMISSION/ZONING BOARD OF APPEALS CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

APPROVED BY THE ZONING BOARD OF APPEALS OF THE VILLAGE OF SCHAUMBURG,

COOK COUNTY, ILLINOIS, THIS _____ DAY OF _______________, A.D., 20____.

BY: ______________________________________
CHAIRMAN

ATTEST: ______________________________________
SECRETARY

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

APPROVED BY THE PRESIDENT AND CITY BOARD OF THE VILLAGE OF SCHAUMBURG,

COOK COUNTY, ILLINOIS, THIS _____ DAY OF _________________, A.D., 20___

BY: ______________________________________
PRESIDENT

ATTEST: ______________________________________
VILLAGE CLERK

I, _________________________, VILLAGE CLERK OF THE VILLAGE OF SCHAUMBURG, ILLINOIS, DO HEREBY CERTIFY THAT THE ANNEXED PLAT WAS PRESENTED TO AND BY ORDINANCE DULY APPROVED BY THE VILLAGE BOARD OF THE

VILLAGE OF SCHAUMBURG, AT ITS MEETING HELD ON _____________, A.D. 20___. IN WITNESS WHEREOF I HAVE HEREUNTO SET THE SEAL OF THE VILLAGE OF SCHAUMBURG, ILLINOIS.

____
VILLAGE CLERK

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
)S.S.
COUNTY OF COOK)

I,___________________________, COUNTY CLERK OF COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST ANY OF THE LAND INCLUDED IN THE DESCRIBED PROPERTY. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF COOK COUNTY, ILLINOIS,

THIS_________ DAY OF ______________________________, A.D., 20___.

____
COUNTY CLERK, COOK COUNTY, ILLINOIS

CROSS ACCESS AND SHARED PARKING EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO LOT 1 AND 2 IN LONG AVENUE ASSEMBLAGE SUBDIVISION, THE VILLAGE OF SCHAUMBURG, THE OWNERS OF ALL LOTS AND FUTURE LOTS WITHIN THIS SUBDIVISION, TOGETHER WITH THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO PROVIDE ACCESS OVER DRIVES, AND ALL PAVED SURFACES TO PROVIDE INGRESS AND EGRESS TO AND FROM THE SUBDIVIDED PROPERTY TO AND FROM PUBLIC RIGHT-OF-WAYS. THIS EASEMENT IS FOR ACCESS, INGRESS AND EGRESS PURPOSES AND GRANTS VEHICULAR PARKING RIGHTS OR PRIVILEGES ON OR WITHIN ANY OF THE LOTS AND FUTURE LOTS WITHIN THIS SUBDIVISION. ADDITIONALLY, THIS EASEMENT MAY BE FURTHER GOVERNED BY A DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED SEPARATE FROM THIS PLAT.

VILLAGE UTILITY EASEMENT PROVISIONS

A 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 SANITARY SEWER, WATER MAIN, STORM SEWER AND DRAINAGE IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN AS AND/OR LABELED AS (V.U.E. (VILLAGE UTILITY 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. OBSTRUCTIONS SHALL NOT BE PLACED IN A VUE WITHOUT THE PRIOR WRITTEN CONSENT OF THE RESPECTIVE UTILITY COMPANY. 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.

UTILITY EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH UTILITY SERVICES IS HEREBY RESERVED FOR AND GRANTED TO: COMMONWEALTH EDISON, COMCAST CABLE, NICOR GAS AND AT&T TELEPHONE, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, HEREIN AFTER REFERRED TO AS "UTILITY COMPANIES". UTILITY COMPANIES SHALL HAVE THE RIGHT TO INSTALL, OPERATE, MAINTAIN, AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH UTILITY SERVICES AND PUBLIC LIGHTING, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN AS A UTILITY EASEMENT (UE) AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT. UTILITY COMPANIES SHALL HAVE THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED IN THE UE WITHOUT THE PRIOR WRITTEN CONSENT OF THE RESPECTIVE UTILITY COMPANY. 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.

COMMONWEALTH EDISON AND AT&T EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO:

COMMONWEALTH EDISON COMPANY
AND
AT&T ILLINOIS, A.K.A. SBC, AMERITECH ILLINOIS,
A.K.A. ILLINOIS BELL TELEPHONE COMPANY, GRANTEES,

THEIR RESPECTIVE LICENSEES, SUCCESSORS, AND ASSIGNS, JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION), WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH IN SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2, AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPORTIONMENT TO THE SEPARATELY OWNED LOTS, PARCEL OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING" AND "COMMON AREA". THE TERM "COMMON AREA OR AREAS", AND "COMMON ELEMENTS" INCLUDES REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING. SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL OR RETENTION POND OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

NICOR GAS COMPANY EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NORTHERN ILLINOIS GAS COMPANY, AN ILLINOIS CORPORATION, DOING BUSINESS AS NICOR GAS COMPANY ("NICOR GAS") ITS SUCCESSORS AND ASSIGNS TO INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE AND REMOVE, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THIS PLAT MARKED "UTILITY EASEMENT", "GAS EASEMENT", "COMMON AREA OR AREAS" AND STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, AND THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, AND TO SERVE OTHER PROPERTY, ADJACENT OR OTHERWISE, AND THE RIGHT TO REMOVE OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, TREES, BUSHES, ROOTS AND FENCES, AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER NICOR GAS COMPANY FACILITIES OR IN, UPON OR OVER THE PROPERTY IDENTIFIED ON THIS PLAT FOR UTILITY PURPOSES WITHOUT THE PRIOR WRITTEN CONSENT OF NICOR GAS COMPANY. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THAT MEANING SET FORTH FOR SUCH TERM IN SECTION 605/2(E) OF THE "CONDOMINIUM PROPERTY ACT" (ILLINOIS COMPILED STATUTES, CH. 765, SEC. 605/2(E), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, INCLUDING REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PROPERTY, EVEN THOUGH SUCH AREAS MAY BE DESIGNATED ON THIS PLAT BY OTHER TERM

PERMISSION TO RECORD

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

I, JAMES D. BAKER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO THE VILLAGE OF SCHAUMBURG TO RECORD THIS PLAT ON OR BEFORE DECEMBER 31, 2025. THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

DATED THIS 8TH DAY OF OCTOBER, A.D. 2025.

FOR REVIEW ONLY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
LICENSE EXPIRES NOVEMBER 30, 2026

JAMES D. BAKER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
LINCOLNSHIRE, ILLINOIS

SURVEYORS CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

THIS IS TO DECLARE THAT THE PROPERTY DESCRIBED HEREON WAS SURVEYED AND SUBDIVIDED BY MANHARD CONSULTING, UNDER THE SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION:

LOTS 3 THROUGH 11 AND LOTS 14 THROUGH 21 IN FENZ ACRES, BEING A SUBDIVISION OF THE EAST 600 FEET MEASURED AT RIGHT ANGLES WITH THE EAST LINE OF THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHERLY OF THE RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL, AND PACIFIC RAILROAD, LYING SOUTHERLY OF THE CENTERLINE OF THE PUBLIC HIGHWAY, KNOWN AS IRVING PARK ROAD, ACCORDING TO THE PLAT THEREOF RECORDED JULY 12, 1948 AS DOCUMENT 14355939, IN COOK COUNTY, ILLINOIS.

AND

THAT PART OF LOTS 1 AND 2 IN SAID FENZ ACRES SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89 DEGREES 54 MINUTES 16 SECONDS WEST, ALONG THE SOUTHERLY LINE OF SAID LOTS 1 AND 2, A DISTANCE OF 267.06 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 37.13 FEET TO THE NORTHERLY LINE OF THE PARCEL CONVEYED BY DOCUMENT NUMBER 95170136; THENCE NORTH 63 DEGREES 39 MINUTES 58 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 275.13 FEET; THENCE SOUTH 89 DEGREES 12 MINUTES 51 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 20.10 FEET TO THE EASTERLY LINE OF SAID LOT 1; THENCE SOUTH 00 DEGREES 10 MINUTES 31 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 158.46 FEET TO THE POINT OF BEGINNING.

AND

THAT PART OF LOT 22 IN SAID FENZ ACRES SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 22; THENCE NORTH 00 DEGREES 10 MINUTES 25 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 22, A DISTANCE OF 41.04 FEET TO THE NORTHERLY LINE OF THE PARCEL CONVEYED BY DOCUMENT NUMBER 2113020324; THENCE NORTH 63 DEGREES 39 MINUTES 58 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 246.41 FEET TO THE NORTH LINE OF SAID LOT 22; THENCE NORTH 89 DEGREES 54 MINUTES 12 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 45.58 FEET TO THE NORTHEAST CORNER OF SAID LOT 22; THENCE SOUTH 00 DEGREES 10 MINUTES 24 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 22, A DISTANCE OF 150.13 FEET TO THE SOUTHEAST CORNER OF SAID LOT 22; THENCE SOUTH 89 DEGREES 56 MINUTES 16 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 22, A DISTANCE OF 266.74 FEET TO THE POINT OF BEGINNING.

AND

THAT PART OF LONG AVENUE AND FENZ ROAD DEDICATED BY FENZ ACRES SUBDIVISION RECORDED JULY 12, 1948 AS DOCUMENT 14355939, IN COOK COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 22; THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID LONG AVENUE, A DISTANCE OF 4.62 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF FAP 426 (ELGIN-OHARE EXPRESSWAY) PER CONDEMNATION CASE 90L50780; THENCE NORTH 63 DEGREES 39 MINUTES 58 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 73.53 FEET TO ITS INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID LONG AVENUE; THENCE SOUTH 00 DEGREES 10 MINUTES 24 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 1719.29 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID LONG AVENUE; THENCE SOUTH 89 DEGREES 55 MINUTES 48 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 66.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID LONG AVENUE; THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 566.43 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID FENZ AVENUE; THENCE SOUTH 89 DEGREES 56 MINUTES 16 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 266.74 FEET TO THE WEST LINE OF SAID FENZ ACRES SUBDIVISION; THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 66.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID FENZ AVENUE; THENCE NORTH 89 DEGREES 56 MINUTES 16 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 266.74 FEET TO AFORESAID WEST LINE OF LONG AVENUE; THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 1049.70 FEET TO THE POINT OF BEGINNING;

SUBDIVIDED PROPERTY CONTAINS 22.738 ACRES, MORE OR LESS AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

THIS IS ALSO TO DECLARE THAT THE PROPERTY AS DESCRIBED ON THE ANNEXED PLAT LIES WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF SCHAUMBURG, COOK COUNTY, ILLINOIS WHICH HAS ADOPTED A VILLAGE PLAN AND IS EXERCISING THE SPECIAL POWER AUTHORIZED BY 65 ILCS 5, SECTION 11-12-6.

5/8" DIAMETER BY 24" LONG IRON RODS WILL BE SET AT ALL SUBDIVISION CORNERS, LOT CORNERS, POINTS OF CURVATURE AND POINTS OF TANGENCY IN COMPLIANCE WITH ILLINOIS STATUTES AND APPLICABLE ORDINANCES, UNLESS OTHERWISE NOTED.

THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FIRM COMMUNITY PANEL NUMBER 17031C0330J WITH AN EFFECTIVE DATE OF AUGUST 19, 2008 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AN AREA WHICH HAS NOT BEEN PRINTED (ZONE X, AREA OF MINIMAL FLOOD HAZARD). ACCORDING TO FEMA, "THIS MEANS THE ENTIRE AREA OF THE PANEL IS IN A SINGLE FLOOD ZONE, THEREFORE FEMA CHOSE TO ECONOMIZE AND NOT CREATE A PRINTABLE IMAGE FOR THIS LOCATION."

GIVEN UNDER MY HAND AND SEAL THIS 8TH DAY OF OCTOBER, A.D. 2025.

FOR REVIEW ONLY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
LICENSE EXPIRES NOVEMBER 30, 2026

DESIGN FIRM PROFESSIONAL REGISTRATION
NO. 184003350-EXPIRES APRIL 30, 2027

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATE OF FIELD SURVEY: MAY 22, 2025

JAMES D. BAKER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
LINCOLNSHIRE, ILLINOIS

DATE	REVISIONS	DRAWN BY
10/08/25	REVISED PER VILLAGE REVIEW	AAS

Manhard CONSULTING LTD
One Overlook Point, Suite 290, Lincolnshire, IL 60069 ph:847.634.5550 fx:847.634.0095 manhard.com
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LONG AVENUE ASSEMBLAGE SUBDIVISION
SCHAUMBURG, ILLINOIS
FINAL PLAT OF SUBDIVISION

PROJ. MGR.: QH
PROJ. ASSOC.: JDB
DRAWN BY: AAS
DATE: 08/07/25
SCALE: N/A

SHEET 6 OF 6
LOPSCIL01

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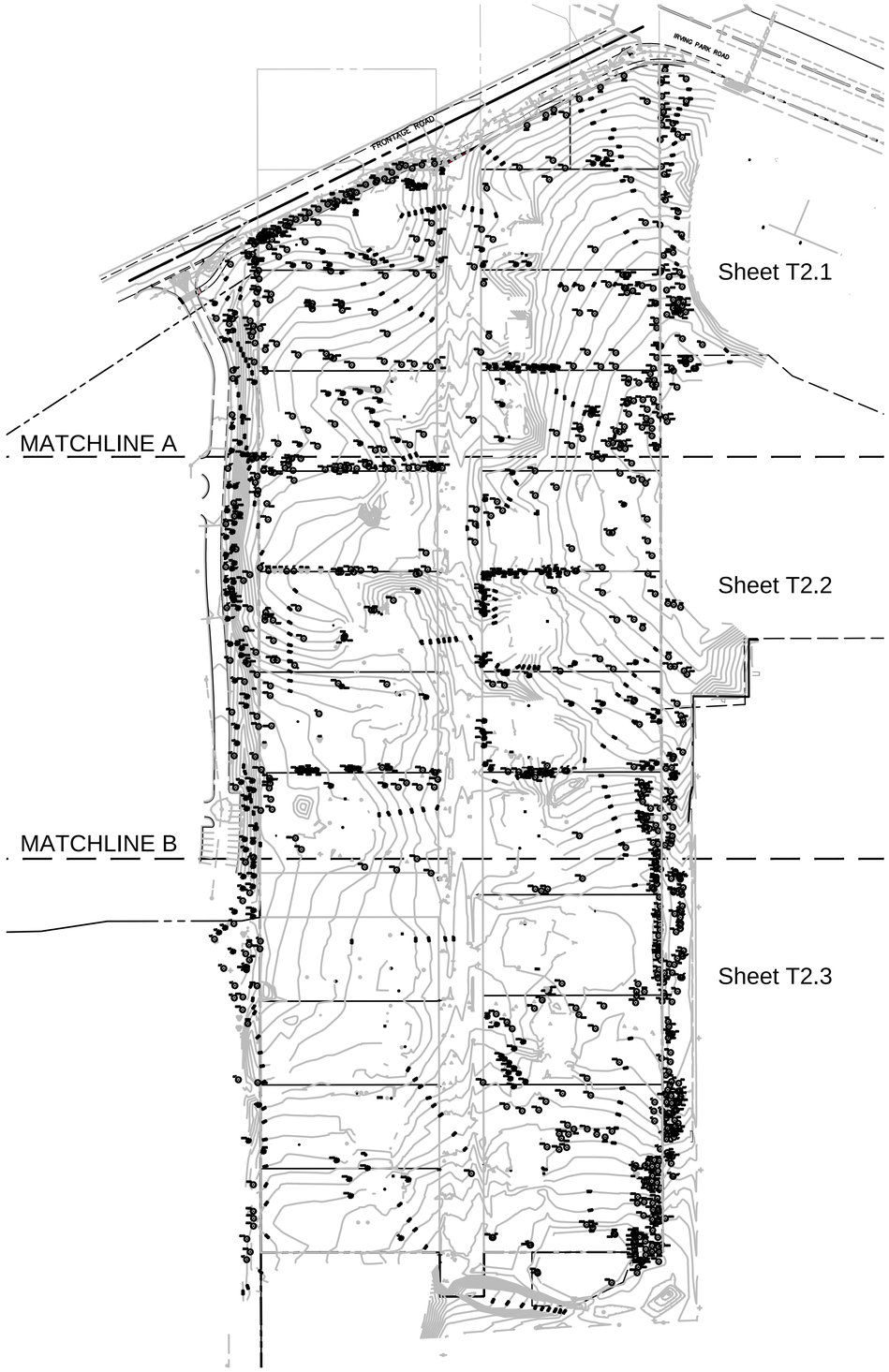

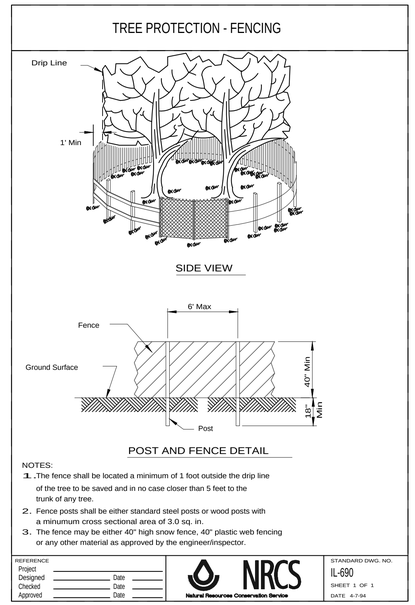

1 Tree Protection Fence

SCALE: NTS d-NRCS-IL690-tree protection fence_12

TREE RATING NOTES:

Tree Survey and Rating Assignment Limitations/Definitions:
1. Trees measured at 4.5 ft above the ground - DBH (diameter Breast Height)
2. All trees 4" DBH and above tagged. Dead trees were tagged for removal. Invasive shrubs were not tagged.

Explanation of Tree Ratings:

Excellent (1)	Less than 10% dead wood, typical growth for species, no observed defects
Good (2)	Less than 20% dead wood, minor defects, sound structure, no decay
Fair (3)	Less than 30% dead wood, minor crown die-back, minor trunk damage or cavities
Poor (4)	Approximately 30-50% dead wood, lacking full crown, disease or decay evident, trunk damage, structural damage/cavities
Dead (5)	Less than 10% living wood, greater than 50% missing bark, adventitious growth only, decay

Tree Inventory was completed by Manhard Consulting - MA2561 on June 12th, 19th, and 24th, 2025.

Tree Preservation Plan Notes:

1. All buckthorn including tagged and not tagged, is to be removed and have the stumps ground to 18" below grade.

2. Trees that were determined to be dead as indicated on sheets 2.0 - 2.1 are to be removed and have their stumps ground 18" below grade.

3. Contractor shall apply a woody plant herbicide throughout the west property boundary to control the growth of invasive species.

REMOVALS LEGEND

Remove and properly dispose of trees, stump, and grind root mass to a depth of 18" below existing grade or proposed grade which ever is lowest unless otherwise noted on plan.

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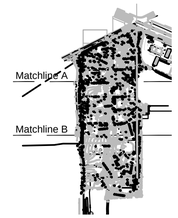
PROJECT

LONG AVE. WAREHOUSE FACILITY

SCHAUMBURG, IL

uplandDesign ltd
Landscape Architecture & Park Planning
1250 W. 18th St, Chicago, Illinois 60608
24042 Lockport St, Plainfield, Illinois 60544
815-254-0091 www.uplandDesign.com

Key Map



SCALE: 1" = 1,000'-0"

0 500' 1,000' 2,000' 3,000'

North

SHEET TITLE

Tree Preservation Plan

SHEET NUMBER T2.0

DRAW / REVISION

AJ/MO	Tree Preservation Plan	08AUG2025
AJ/MO	Tree Preservation Plan	09OCT2025

Project Number 1388

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PLOT: UPLAND 2020

FRONTAGE ROAD

Refer to Experior Logistics Facility Tree Survey for tree protection fence and removal plans on Experior property.

All tree protection fencing on west side of property line to be installed with neighboring property's permission.

MATCHLINE A

See Sheets T2.0 and 2.1 for Tree Key.

REMOVALS LEGEND

Remove and properly dispose of trees, stump, and grind root mass to a depth of 18" below existing grade or proposed grade which ever is lowest unless otherwise noted on plan.

SCALE: 1" = 30'-0"
0 15' 30' 60' 90'

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PROJECT

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SCHAUMBURG, IL

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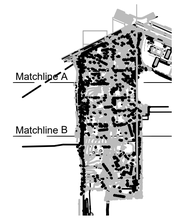
Key Map



SCALE: 1" = 1,000'-0"
0 500' 1,000' 2,000' 3,000'

SHEET TITLE

Tree Preservation Plan - North

SHEET NUMBER T2.1

DRAW / REVISION

AJ/MO	Tree Preservation Plan	08AUG2025
AJ/MO	Tree Preservation Plan	09OCT2025

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PLOT: UPLAND 2020

MATCHLINE A

MATCHLINE B

Refer to Experior Logistics Facility Tree Survey for tree protection fence and removal plans on Experior property.

All tree protection fencing on west side of property line to be installed with neighboring property's permission.

See Sheets T2.0 and 2.1 for Tree Key.

REMOVALS LEGEND

Remove and properly dispose of trees, stump, and grind root mass to a depth of 18" below existing grade or proposed grade which ever is lowest unless otherwise noted on plan.

SCALE: 1" = 30'-0"

0 15' 30' 60' 90'

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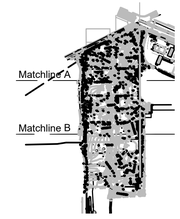
PROJECT

LONG AVE. WAREHOUSE FACILITY

SCHAUMBURG, IL

Key Map



SCALE: 1" = 1,000'-0"

0 500' 1,000' 2,000' 3,000'

SHEET TITLE

Tree Preservation Plan - Center

SHEET NUMBER T2.2

DRAW / REVISION

AJ/MO	Tree Preservation Plan	08AUG2025
AJ/MO	Tree Preservation Plan	09OCT2025

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PLOT: UPLAND 2020

MATCHLINE A

MATCHLINE B

Refer to Experior Logistics Facility Tree Survey for tree protection fence and removal plans on Experior property.

All tree protection fencing on west side of property line to be installed with neighboring property's permission.

See Sheets T2.0 and 2.1 for Tree Key.

REMOVALS LEGEND

Remove and properly dispose of trees, stump, and grind root mass to a depth of 18" below existing grade or proposed grade which ever is lowest unless otherwise noted on plan.

SCALE: 1" = 30'-0"

0 15' 30' 60' 90'

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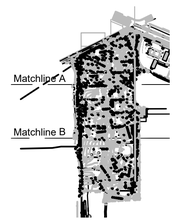
Key Map



SCALE: 1" = 1,000'-0"

0 500' 1,000' 2,000' 3,000'

SHEET TITLE

Tree Preservation Plan - South

SHEET NUMBER **T2.3**

DRAW / REVISION

AJ/MO	Tree Preservation Plan	08AUG2025
AJ/MO	Tree Preservation Plan	09OCT2025

Project Number 1388

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PLOT: UPLAND 2020

TAGGED TREES: All dead trees and Buckthorn are to be removed.

TAG NO.	SCIENTIFIC NAME	COMMON NAME	Heig ht	DBH (inches)	CONDITION	PROPOSED ACTION
1	*Celtis occidentalis*	Hackberry		13	2 - Good	Remove
2	*Pinus nigra*	Austrian Pine	25	15	3 - Fair	Remove
3	*Acer saccharinum*	Silver Maple		22	3 - Fair	Remove
4	*Pinus strobus*	White Pine	50	15	2 - Good	Remove
5	*Acer rubrum*	Red Maple		11	3 - Fair	Remove
6	*Pinus strobus*	White Pine	50	18	2 - Good	Remove
7	*Acer rubrum*	Red Maple		14	4 - Poor	Remove
8	*Pinus strobus*	White Pine	40	11	5 - Poor	Remove
9	*Pinus strobus*	White Pine		17,50'	2 - Good	Remove
10	*Acer saccharinum*	Silver Maple		24	4 - Poor	Remove
11	*Pinus strobus*	White Pine		14,50'	2 - Good	Remove
12	*Pinus strobus*	White Pine		13,50'	2 - Good	Remove
13	*Quercus rubra*	Red Oak		13	2 - Good	Remove
14	*Picea pungens*	Colorado Spruce		16,13,50'	5 - Poor	Remove
15	*Picea pungens*	Colorado Spruce		15,50'	3 - Fair	Remove
16	*Quercus rubra*	Red Oak		17	3 - Fair	Remove
17	*Picea pungens*	Colorado Spruce		15,50'	2 - Good	Remove
18	*Picea pungens*	Colorado Spruce		12,25'	4 - Poor	Remove
19	*Quercus rubra*	Red Oak		18	2 - Good	Remove
20	*Picea pungens*	Colorado Spruce		14,50'	3 - Fair	Remove
21	*Picea pungens*	Colorado Spruce		15,50'	3 - Fair	Remove
22	*Acer saccharinum*	Silver Maple		18	2 - Good	Remove
23	*Picea pungens*	Colorado Spruce		4,20'	2 - Good	Remove
24	*Acer saccharinum*	Silver Maple		19	3 - Fair	Remove
25	*Pinus nigra*	Austrian Pine		17,35'	3 - Fair	Remove
26	*Pinus nigra*	Austrian Pine		13,50'	3 - Fair	Remove
27	*Acer saccharinum*	Silver Maple		21	3 - Fair	Remove
28	*Pinus strobus*	White Pine		12,50'	5 - Poor	Remove
29	*Quercus rubra*	Red Oak		19	2 - Good	Remove
30	*Pinus strobus*	White Pine		11,50'	3 - Fair	Remove
31	*Pinus strobus*	White Pine		11,50'	3 - Fair	Remove
32	*Pinus strobus*	White Pine		17,50'	2 - Good	Remove
33	*Pinus strobus*	White Pine		18,50'	2 - Good	Remove
34	*Acer rubrum*	Red Maple		8	2 - Good	Remove
35	*Pinus nigra*	Austrian Pine		8,50'	2 - Good	Remove
36	*Pinus strobus*	White Pine		20,40'	3 - Fair	Remove
37	*Acer rubrum*	Red Maple		10	2 - Good	Remove
38	*Pinus nigra*	Austrian Pine		16,40'	3 - Fair	Remove
39	*Acer rubrum*	Red Maple		8	2 - Good	Remove
40	*Pinus strobus*	White Pine		14,50'	2 - Good	Remove
41	*Crataegus crus-galli*	Hawthorn		9,6,4	4 - Poor	Remove
42	*Pinus strobus*	White Pine		12,50'	2 - Good	Remove
43	*Gleditsia triacanthos*	Honey Locust		22	2 - Good	Remove
44	*Celtis occidentalis*	Hackberry		11	2 - Good	Remove
45	*Celtis occidentalis*	Hackberry		12	2 - Good	Remove
46	*Crataegus crus-galli*	Hawthorn		7,6,3,3	5 - Poor	Remove
47	*Crataegus crus-galli*	Hawthorn		7,7,6	5 - Poor	Remove
48	*Gleditsia triacanthos*	Honey Locust		16	2 - Good	Remove
49	*Tilia americana*	American Basswood		21	5 - Poor	Remove
3195	*Acer saccharinum*	Silver Maple		32	4 - Poor	Remove
3196	*Acer saccharinum*	Silver Maple		15,14,11,6	5 - Poor	Remove
3197	*Morus alba*	White Mulberry		12,10,10,7,7,6,6	5 - Poor	Remove
3198	*Acer saccharinum*	Silver Maple		21	4 - Poor	Remove
3199	*Pinus nigra*	Austrian Pine		12,40'	4 - Poor	Remove
3200	*Picea abies*	Norway Spruce		13,30'	4 - Poor	Remove
3201	*Gleditsia triacanthos*	Honey Locust		25	3 - Fair	Remove
3202	*Gleditsia triacanthos*	Honey Locust		18	3 - Fair	Remove
3203	*Picea abies*	Norway Spruce		12,20'	4 - Poor	Remove
3204	*Gleditsia triacanthos*	Honey Locust		18	4 - Poor	Remove
3205	*Pinus nigra*	Austrian Pine		22,45'	3 - Fair	Remove
3206	*Pinus sylvestris*	Scots Pine		13,50'	4 - Poor	Remove
3207	*Pinus sylvestris*	Scots Pine		14,50'	4 - Poor	Remove
3208	*Pinus sylvestris*	Scots Pine		9,50'	4 - Poor	Remove
3209	*Pinus sylvestris*	Scots Pine		13,50'	4 - Poor	Remove
3210	*Pinus sylvestris*	Scots Pine		8,50'	4 - Poor	Remove
3211	*Pinus sylvestris*	Scots Pine		10,50'	4 - Poor	Remove
3212	*Gleditsia triacanthos*	Honey Locust		26	3 - Fair	Remove
3213	*Picea pungens*	Colorado Spruce		14,40'	2 - Good	Remove
3214	*Acer negundo*	Box Elder		12	5 - Poor	Remove
3215	*Betula papyrifera*	White Birch		7	5 - Poor	Remove
3216	*Acer negundo*	Box Elder		8	4 - Poor	Remove
3217	*Malus spp.*	Crabapple		4,4,3	5 - Poor	Remove
3218	*Ulmus pumila*	Siberian Elm		5	4 - Poor	Remove
3219	*Celtis occidentalis*	Hackberry		10	3 - Fair	Remove
3220	*Acer negundo*	Box Elder		8,4	5 - Poor	Remove
3221	*Acer negundo*	Box Elder		7,2	4 - Poor	Remove
3222	*Acer negundo*	Box Elder		13	4 - Poor	Remove
3223	*Celtis occidentalis*	Hackberry		11	3 - Fair	Remove
3224	*Acer negundo*	Box Elder		11,5	4 - Poor	Remove
3225	*Celtis occidentalis*	Hackberry		12	4 - Poor	Remove
3226	*Acer negundo*	Box Elder		8	5 - Poor	Remove
3227	*Celtis occidentalis*	Hackberry		16	3 - Fair	Remove
3228	*Acer negundo*	Box Elder		7	5 - Poor	Remove
3229	*Celtis occidentalis*	Hackberry		14	3 - Fair	Remove
3230	*Acer negundo*	Box Elder		8	5 - Poor	Remove
3231	*Celtis occidentalis*	Hackberry		15	3 - Fair	Remove
3232	*Acer negundo*	Box Elder		14	5 - Poor	Remove
3233	*Acer negundo*	Box Elder		7	4 - Poor	Remove
3234	*Acer negundo*	Box Elder		7	5 - Poor	Remove
3235	*Acer negundo*	Box Elder		9	4 - Poor	Remove
3236	*Acer negundo*	Box Elder		6	4 - Poor	Remove
3237	*Acer negundo*	Box Elder		6	4 - Poor	Remove
3238	*Acer negundo*	Box Elder		4	5 - Poor	Remove
3239	*Acer negundo*	Box Elder		7	4 - Poor	Remove
3240	*Acer negundo*	Box Elder		6	5 - Poor	Remove
3241	*Acer negundo*	Box Elder		10	5 - Poor	Remove
3242	*Acer negundo*	Box Elder		5	5 - Poor	Remove
3243	*Acer negundo*	Box Elder		4	4 - Poor	Remove
3244	*Acer negundo*	Box Elder		5	4 - Poor	Remove
3245	*Acer negundo*	Box Elder		9	5 - Poor	Remove
3246	*Acer negundo*	Box Elder		6	4 - Poor	Remove
3247	*Celtis occidentalis*	Hackberry		7	3 - Fair	Remove
3248	*Acer negundo*	Box Elder		5,4	5 - Poor	None, offsite
3249	*Ginkgo biloba*	Gingko		11	2 - Good	None, offsite
3250	*Malus spp.*	Crabapple		9,8	5 - Poor	Remove
3251	*Crataegus crus-galli*	Hawthorn		7,6	5 - Dead	None, offsite
3252	*Crataegus crus-galli*	Hawthorn		9,7,6	3 - Fair	None, offsite
3253	*Crataegus crus-galli*	Hawthorn		8,8	3 - Fair	Remove
3254	*Crataegus crus-galli*	Hawthorn		10	3 - Fair	None, offsite
3255	*Acer saccharinum*	Silver Maple		54	3 - Fair	None, offsite
3256	*Acer saccharinum*	Silver Maple		34,30,28,24,16	5 - Poor	Remove
3257	*Acer saccharinum*	Silver Maple		34,26	5 - Poor	Remove
3258	*Betula nigra*	River Birch		22,22,22	5 - Poor	Remove
3259	*Picea pungens*	Colorado Spruce		13,50'	2 - Good	Remove
3260	*Picea pungens*	Colorado Spruce		15,50'	2 - Good	Remove
3261	*Picea abies*	Norway Spruce		23,50'	3 - Fair	Remove
3262	*Picea abies*	Norway Spruce		19,50'	3 - Fair	Remove
3263	*Morus alba*	White Mulberry		9,9	5 - Poor	Remove
3264	*Morus alba*	White Mulberry		8	4 - Poor	Remove
3265	*Morus alba*	White Mulberry		7,4	4 - Poor	Remove
3266	*Acer spp.*	Maple Cultivar		12	2 - Good	Remove
3267	*Thuja occidentalis*	Arborvitae		7,6,6,3	4 - Poor	Remove
3268	*Acer negundo*	Box Elder		30	5 - Poor	None, offsite
3269	*Acer negundo*	Box Elder		28,18	5 - Poor	Remove
3270	*Acer negundo*	Box Elder		14,11	5 - Poor	Remove
3271	*Acer negundo*	Box Elder		22,17	5 - Poor	Remove
3272	*Acer saccharinum*	Silver Maple		17	4 - Poor	Remove
3273	*Acer saccharinum*	Silver Maple		14,13,13,13,9	5 - Poor	Remove
3274	*Picea pungens*	Colorado Spruce		6,30'	4 - Poor	Remove
3275	*Picea abies*	Norway Spruce		22,50'	3 - Fair	Remove
3276	*Tilia cordata*	Little Leaf Linden		27	5 - Poor	None, offsite
3277	*Crataegus crus-galli*	Hawthorn		7,5,5	5 - Poor	None, offsite
3278	*Tilia cordata*	Little Leaf Linden		22	3 - Fair	None, offsite
3279	*Morus alba*	White Mulberry		20,18	5 - Poor	None, offsite
3280	*Morus alba*	White Mulberry		12,8,8,6	5 - Poor	None, offsite
3281	*Crataegus crus-galli*	Hawthorn		5,4,4	5 - Dead	None, offsite
3282	*Morus alba*	White Mulberry		11	4 - Poor	None, offsite
3283	*Morus alba*	White Mulberry		4,4	5 - Poor	Remove
3284	*Acer saccharinum*	Silver Maple		40	4 - Poor	Remove
3285	*Acer saccharinum*	Silver Maple		30,25	5 - Poor	Remove
3286	*Acer negundo*	Box Elder		23	5 - Poor	Remove
3287	*Acer saccharinum*	Silver Maple		44	3 - Fair	Remove
3288	*Quercus rubra*	Red Oak		9	2 - Good	Remove
3289	*Prunus serotina*	Black Cherry		7	4 - Poor	Remove
3290	*Quercus rubra*	Red Oak		9	2 - Good	Remove
3291	*Prunus serotina*	Black Cherry		26,21,15	5 - Poor	Remove
3292	*Morus alba*	White Mulberry		6	4 - Poor	Remove
3293	*Morus alba*	White Mulberry		6	4 - Poor	Remove
3294	*Acer saccharinum*	Silver Maple		43	3 - Fair	Remove
3295	*Acer saccharinum*	Silver Maple		23	3 - Fair	Remove
3296	*Acer saccharinum*	Silver Maple		40	3 - Fair	Remove
3297	*Picea pungens*	Colorado Spruce		18,50'	2 - Good	Remove
3298	*Acer negundo*	Box Elder		24,16,14	5 - Poor	Remove
3299	*Acer spp.*	Maple Cultivar		29	5 - Poor	Remove
3300	*Acer negundo*	Box Elder		49	5 - Poor	Remove
3301	*Acer spp.*	Maple Cultivar		20	3 - Fair	Remove
3302	*Picea pungens*	Colorado Spruce		14,40'	5 - Dead	Remove
3303	*Picea pungens*	Colorado Spruce		14,40'	5 - Dead	Remove
3304	*Morus alba*	White Mulberry		7	4 - Poor	None, offsite
3305	*Picea pungens*	Colorado Spruce		16,50'	2 - Good	Remove
3306	*Picea pungens*	Colorado Spruce		9,40'	3 - Fair	Remove
3307	*Picea pungens*	Colorado Spruce		10,40'	3 - Fair	Remove
3308	*Picea pungens*	Colorado Spruce		14,50'	2 - Good	Remove
3309	*Picea pungens*	Colorado Spruce		18,50'	2 - Good	Remove
3310	*Morus alba*	White Mulberry		20,19,7	5 - Poor	Remove
3311	*Acer negundo*	Box Elder		30	4 - Poor	Remove
3312	*Acer saccharinum*	Silver Maple		32	4 - Poor	Remove
3313	*Picea pungens*	Colorado Spruce		9,40'	3 - Fair	Remove
3314	*Picea pungens*	Colorado Spruce		13,40'	3 - Fair	Remove
3315	*Acer saccharinum*	Silver Maple		26,20,13,13	5 - Poor	Remove
3316	*Acer saccharinum*	Silver Maple		14	3 - Fair	Remove
3317	*Acer saccharinum*	Silver Maple		26	5 - Poor	Remove
3318	*Acer saccharinum*	Silver Maple		25	5 - Poor	Remove
3319	*Pinus strobus*	White Pine		33,65'	2 - Good	Remove
3320	*Taxodium distichum*	Bald Cypress		15	2 - Good	Remove
3321	*Prunus persica*	Peach Tree		6	4 - Poor	Remove
3322	*Juniperus virginiana*	Red Cedar		12	2 - Good	Remove
3323	*Pinus strobus*	White Pine		23,65'	4 - Poor	Remove
3324	*Pinus strobus*	White Pine		15,50'	3 - Fair	Remove
3325	*Acer saccharinum*	Silver Maple		34,34,17	5 - Poor	Remove
3326	*Morus alba*	White Mulberry		11,8	5 - Poor	Remove
3327	*Morus alba*	White Mulberry		17,11,10,6	5 - Poor	Remove
3328	*Morus alba*	White Mulberry		23,12,13,10,10,10	5 - Poor	Remove
3329	*Picea pungens*	Colorado Spruce		25,55'	2 - Good	Remove
3330	*Acer saccharinum*	Silver Maple		49	3 - Fair	Remove
3331	*Malus spp.*	Crabapple		6,3,3	4 - Poor	Remove
3332	*Acer negundo*	Box Elder		24	5 - Poor	Remove
3333	*Tilia cordata*	Little Leaf Linden		24	2 - Good	Remove
3334	*Acer negundo*	Box Elder		18,14	5 - Poor	Remove
3335	*Acer negundo*	Box Elder		20	5 - Poor	None, offsite
3336	*Morus alba*	White Mulberry		20	4 - Poor	None, offsite
3337	*Pinus strobus*	White Pine		12,50'	4 - Poor	Remove
3338	*Pinus strobus*	White Pine		10,7,45'	5 - Poor	Remove
3339	*Prunus serotina*	Black Cherry		14	5 - Poor	None, offsite
3340	*Amelanchier arborea*	Serviceberry		4,4,3,3	3 - Fair	None, offsite
3341	*Pinus strobus*	White Pine		11,40'	3 - Fair	Remove
3342	*Acer saccharinum*	Silver Maple		7	3 - Fair	None, offsite
3343	*Pinus nigra*	Austrian Pine		9,30'	3 - Fair	Remove
3344	*Pinus nigra*	Austrian Pine		10,40'	4 - Poor	Remove
3345	*Pinus nigra*	Austrian Pine		10,40'	5 - Poor	Remove
3346	*Morus alba*	White Mulberry		20,17,17	5 - Poor	None, offsite
3347	*Pinus nigra*	Austrian Pine		11,40'	4 - Poor	Remove
3348	*Pinus nigra*	Austrian Pine		15,40'	4 - Poor	Remove
3349	*Morus alba*	White Mulberry		8,6	5 - Poor	None, offsite
3350	*Pinus nigra*	Austrian Pine		11,40'	4 - Poor	Remove
3351	*Acer negundo*	Box Elder		23,15	5 - Poor	None, offsite
3352	*Acer negundo*	Box Elder		14,9	5 - Poor	None, offsite
3353	*Morus alba*	White Mulberry		11,9	5 - Poor	None, offsite
3354	*Pinus nigra*	Austrian Pine		12,40'	4 - Poor	Remove
3355	*Pinus nigra*	Austrian Pine		13,11,40'	5 - Poor	Remove
3356	*Pinus nigra*	Austrian Pine		11,40'	3 - Fair	Remove
3357	*Pinus nigra*	Austrian Pine		15,40'	3 - Fair	Remove
3358	*Pinus nigra*	Austrian Pine		13,40'	4 - Poor	Remove
3359	*Pinus nigra*	Austrian Pine		12,40'	4 - Poor	Remove
3360	*Pinus nigra*	Austrian Pine		15,40'	4 - Poor	Remove
3361	*Prunus serotina*	Black Cherry		18	4 - Poor	Remove
3362	*Acer saccharinum*	Silver Maple		7	3 - Fair	Remove
3363	*Salix babylonica*	Chinese Willow		7	3 - Fair	Remove
3364	*Ulmus pumila*	Siberian Elm		10	3 - Fair	Remove
3365	*Ulmus pumila*	Siberian Elm		7,6	5 - Poor	Remove
3366	*Ulmus pumila*	Siberian Elm		12	3 - Fair	Remove
3367	*Ulmus pumila*	Siberian Elm		8	3 - Fair	Remove
3368	*Ulmus pumila*	Siberian Elm		12	3 - Fair	Remove
3369	*Picea pungens*	Colorado Spruce		11,9	5 - Dead	Remove
3370	*Picea pungens*	Colorado Spruce		13,40'	2 - Good	Remove
3371	*Acer negundo*	Box Elder		22	5 - Poor	Remove
3372	*Acer saccharinum*	Silver Maple		29	5 - Poor	Remove
3373	*Morus alba*	White Mulberry		19,19	5 - Poor	Remove
3374	*Acer negundo*	Box Elder		15,12,10,10,8	5 - Poor	Remove
3375	*Acer saccharinum*	Silver Maple		18,12	5 - Poor	Remove
3376	*Acer negundo*	Box Elder		7	5 - Poor	Remove
3377	*Acer saccharinum*	Silver Maple		10,8	5 - Poor	Remove
3378	*Acer saccharinum*	Silver Maple		11,11	5 - Poor	Remove
3379	*Acer saccharinum*	Silver Maple		12,12,12,4	5 - Poor	Remove
3380	*Morus alba*	White Mulberry		17	4 - Poor	Remove
3381	*Thuja occidentalis*	Arborvitae		10,40'	4 - Poor	Remove
3382	*Thuja occidentalis*	Arborvitae		12,40'	4 - Poor	Remove
3383	*Thuja occidentalis*	Arborvitae		9,40'	4 - Poor	Remove
3384	*Thuja occidentalis*	Arborvitae		10,4,40'	4 - Poor	Remove
3385	*Thuja occidentalis*	Arborvitae		14,40'	4 - Poor	Remove
3386	*Thuja occidentalis*	Arborvitae		12,35'	4 - Poor	Remove
3387	*Juniperus virginiana*	Red Cedar		6,15'	5 - Poor	Remove
3388	*Juniperus virginiana*	Red Cedar		7,20'	5 - Poor	Remove
3389	*Juniperus virginiana*	Red Cedar		11,40'	3 - Fair	Remove
3390	*Juniperus virginiana*	Red Cedar		13,40'	3 - Fair	Remove
3391	*Juniperus virginiana*	Red Cedar		8,20'	5 - Poor	Remove
3392	*Juniperus virginiana*	Red Cedar		6,20'	3 - Fair	Remove
3393	*Pyrus communis*	Pear Tree		4,4,3,3	5 - Poor	Remove
3394	*Picea pungens*	Colorado Spruce		6,20'	4 - Poor	Remove
3395	*Ulmus pumila*	Siberian Elm		42	4 - Poor	Remove
3396	*Malus spp.*	Apple		8	3 - Fair	Remove
3397	*Acer negundo*	Box Elder		20	5 - Poor	Remove
3398	*Morus alba*	White Mulberry		38	5 - Poor	Remove
3399	*Ulmus pumila*	Siberian Elm		60	3 - Fair	Remove
3400	*Acer saccharinum*	Silver Maple		15	3 - Fair	Remove
3401	*Acer saccharinum*	Silver Maple		4,3	5 - Poor	Remove
3402	*Acer saccharinum*	Silver Maple		10	5 - Poor	Remove
3403	*Acer negundo*	Box Elder		8	4 - Poor	Remove
3404	*Acer saccharinum*	Silver Maple		40	5 - Poor	Remove
3405	*Acer saccharinum*	Silver Maple		58	5 - Poor	Remove
3406	*Morus alba*	White Mulberry		9,6	5 - Poor	Remove
3407	*Acer negundo*	Box Elder		7	4 - Poor	Remove
3408	*Acer saccharinum*	Silver Maple		24,20,19,12,11	5 - Poor	Remove
3409	*Morus alba*	White Mulberry		10	5 - Poor	Remove
3410	*Morus alba*	White Mulberry		8	5 - Poor	Remove
3411	*Acer negundo*	Box Elder		13	4 - Poor	Remove
3412	*Acer negundo*	Box Elder		16,14	5 - Poor	Remove
3413	*Morus alba*	White Mulberry		10,9	5 - Poor	Remove
3414	*Ulmus pumila*	Siberian Elm		8,7	5 - Poor	Remove
3415	*Acer saccharinum*	Silver Maple		7,6	5 - Poor	Remove
3416	*Acer saccharinum*	Silver Maple		6,6,3,3	5 - Poor	Remove
3417	*Morus alba*	White Mulberry		8	4 - Poor	Remove
3418	*Morus alba*	White Mulberry		5,4	5 - Poor	Remove
3419	*Morus alba*	White Mulberry		5	4 - Poor	Remove
3420	*Morus alba*	White Mulberry		6	4 - Poor	Remove
3421	*Morus alba*	White Mulberry		8,6,6,3	5 - Poor	Remove
3422	*Morus alba*	White Mulberry		7,6	4 - Poor	Remove
3423	*Betula nigra*	River Birch		15	3 - Fair	Remove
3424	*Ulmus pumila*	Siberian Elm		32	4 - Poor	Remove
3425	*Picea pungens*	Colorado Spruce		9,35'	2 - Good	Remove
3426	*Malus spp.*	Crabapple		6,4,4	5 - Poor	Remove
3427	*Malus spp.*	Crabapple		6,5,4,2	5 - Poor	Remove
3428	*Acer negundo*	Box Elder		13	5 - Poor	Remove
3429	*Acer saccharinum*	Silver Maple		23	5 - Poor	Remove
3430	*Acer negundo*	Box Elder		8	4 - Poor	Remove
3431	*Picea pungens*	Colorado Spruce		14,45'	3 - Fair	Remove
3432	*Betula papyrifera*	White Birch		32	5 - Poor	Remove
3433	*Betula papyrifera*	White Birch		21	5 - Poor	Remove
3434	*Betula papyrifera*	White Birch		25,14	5 - Poor	Remove
3435	*Morus alba*	White Mulberry		5	4 - Poor	Remove
3436	*Morus alba*	White Mulberry		21	3 - Fair	Remove
3437	*Morus alba*	White Mulberry		7	5 - Poor	Remove
3438	*Morus alba*	White Mulberry		6	4 - Poor	Remove
3439	*Morus alba*	White Mulberry		8	4 - Poor	Remove
3440	*Morus alba*	White Mulberry		4	5 - Poor	Remove
3441	*Populus alba*	White Poplar		16	3 - Fair	Remove
3442	*Populus alba*	White Poplar		18	3 - Fair	Remove
3443	*Populus alba*	White Poplar		17	3 - Fair	Remove
3444	*Populus alba*	White Poplar		13	3 - Fair	Remove
3445	*Morus alba*	White Mulberry		5	4 - Poor	Remove
3446	*Acer negundo*	Box Elder		21	5 - Poor	None, offsite
3447	*Acer negundo*	Box Elder		23,10,7,5	5 - Poor	None, offsite
3448	*Morus alba*	White Mulberry		28	5 - Poor	None, offsite
3449	*Acer saccharinum*	Silver Maple		16	5 - Poor	None, offsite
3450	*Picea pungens*	Colorado Spruce		12,50'	4 - Poor	Remove
3451	*Morus alba*	White Mulberry		5	4 - Poor	None, offsite
3452	*Picea pungens*	Colorado Spruce		10	4 - Poor	Remove
3453	*Picea pungens*	Colorado Spruce		11,40'	4 - Poor	Remove
3454	*Pinus strobus*	White Pine		11,40'	4 - Poor	Remove
3455	*Morus alba*	White Mulberry		6	4 - Poor	None, offsite
3456	*Morus alba*	White Mulberry		8	5 - Poor	Remove
3457	*Acer negundo*	Box Elder		13	5 - Poor	Remove
3458	*Acer negundo*	Box Elder		9	5 - Poor	Remove
3459	*Acer negundo*	Box Elder		17	4 - Poor	Remove
3460	*Morus alba*	White Mulberry		26	5 - Poor	Remove
3461	*Morus alba*	White Mulberry		8,4	4 - Poor	Remove
3462	*Morus alba*	White Mulberry		6	4 - Poor	Remove
3463	*Morus alba*	White Mulberry		50,11,8	5 - Poor	Remove
3464	*Acer negundo*	Box Elder		15	4 - Poor	Remove
3465	*Acer negundo*	Box Elder		10,10,5	5 - Poor	Remove
3466	*Acer negundo*	Box Elder		8	4 - Poor	None, offsite
3467	*Acer negundo*	Box Elder		14	4 - Poor	None, offsite
3468	*Acer negundo*	Box Elder		13	5 - Poor	None, offsite
3469	*Picea pungens*	Colorado Spruce		11	4 - Poor	Remove
3470	*Picea pungens*	Colorado Spruce		11,45'	4 - Poor	Remove
3471	-	Unknown		7	5 - Dead	Remove
3472	*Picea pungens*	Colorado Spruce		8,30'	4 - Poor	Remove
3473	*Morus alba*	White Mulberry		21,15	5 - Poor	Remove
3474	*Morus alba*	White Mulberry		58	5 - Poor	Remove
3475	*Picea pungens*	Colorado Spruce		12,35'	4 - Poor	Remove
3476	*Morus alba*	White Mulberry		23,23,17	5 - Poor	Remove
3477	*Acer saccharinum*	Silver Maple		20,12	5 - Poor	Remove
3478	*Populus alba*	White Poplar		33,25	5 - Poor	Remove
3479	*Populus alba*	White Poplar		28,26,25	5 - Poor	Remove
3480	*Picea pungens*	Colorado Spruce		9,25'	3 - Fair	Remove
3481	*Acer saccharinum*	Silver Maple		26,25,19	5 - Poor	Remove
3482	*Morus alba*	White Mulberry		5	4 - Poor	Remove
3483	*Picea pungens*	Colorado Spruce		11,30'	2 - Good	Remove
3484	*Picea pungens*	Colorado Spruce		8,30'	2 - Good	Remove
3485	*Populus deltoides*	Eastern Cottonwood		38	2 - Good	Remove
3486	*Picea pungens*	Colorado Spruce		9,25'	3 - Fair	Remove
3487	*Acer spp.*	Maple Cultivar		13	2 - Good	Remove
3488	*Acer spp.*	Maple Cultivar		17	2 - Good	Remove
3489	*Picea pungens*	Colorado Spruce		9,30'	3 - Fair	Remove
3490	*Picea pungens*	Colorado Spruce		13,45'	2 - Good	Remove
3491	*Acer saccharinum*	Silver Maple		43	4 - Poor	Remove
3492	*Ulmus pumila*	Siberian Elm		11	4 - Poor	Remove
3493	*Acer saccharinum*	Silver Maple		17	3 - Fair	Remove
3494	*Ulmus pumila*	Siberian Elm		17	3 - Fair	Remove
3495	*Acer negundo*	Box Elder		28	4 - Poor	Remove
3496	*Acer negundo*	Box Elder		24	5 - Poor	Remove
3497	*Morus alba*	White Mulberry		20	4 - Poor	Remove
3498	*Acer negundo*	Box Elder		24	4 - Poor	Remove
3499	*Acer negundo*	Box Elder		16	5 - Dead	Remove
3500	*Acer negundo*	Box Elder		21	5 - Poor	Remove
3501	*Acer saccharinum*	Silver Maple		25,17,8	5 - Poor	Remove
3502	*Acer saccharinum*	Silver Maple		33,16,12	5 - Poor	Remove
3503	*Acer saccharinum*	Silver Maple		30,23,22,11	5 - Poor	Remove
3504	*Acer negundo*	Box Elder		11,10,8	5 - Poor	None, offsite
3505	*Ulmus pumila*	Siberian Elm		11	3 - Fair	None, offsite
3506	*Acer negundo*	Box Elder		22,13	5 - Poor	Remove
3507	*Ulmus pumila*	Siberian Elm		28	3 - Fair	None, offsite
3508	*Acer saccharinum*	Silver Maple		11	4 - Poor	None, offsite
3509	*Pinus strobus*	White Pine		14,50'	3 - Fair	Remove
3510	*Pinus strobus*	White Pine		14,50'	3 - Fair	Remove
3511	*Morus alba*	White Mulberry		5	4 - Poor	Remove
3512	*Pinus strobus*	White Pine		14	5 - Dead	Remove
3513	*Morus alba*	White Mulberry		12,11	5 - Poor	None, offsite
3514	*Acer negundo*	Box Elder		20	5 - Dead	Remove
3515	*Acer negundo*	Box Elder		19	5 - Poor	Remove
3516	*Acer negundo*	Box Elder		7	4 - Poor	Remove
3517	*Acer negundo*	Box Elder		24	5 - Poor	Remove
3518	*Acer negundo*	Box Elder		7	5 - Poor	Remove
3519	*Acer negundo*	Box Elder		7	5 - Poor	Remove
3520	-	Unknown		8	5 - Dead	Remove
3521	*Acer negundo*	Box Elder		16	4 - Poor	Remove
3522	*Acer negundo*	Box Elder		22	5 - Poor	Remove
3523	*Acer saccharinum*	Silver Ma

TAGGED TREES: All dead trees and Buckthorn are to be removed.

TAG NO.	SCIENTIFC NAME	COMMON NAME	Height	DBH (inches)	CONDITION	PROPOSED ACTION
3575	*Pinus strobus*	White Pine		17,45	2 - Good	Remove
3576	*Malus spp.*	Crabapple		6,5,5	5 - Poor	Remove
3577	*Pinus strobus*	White Pine		12,45	3 - Fair	Remove
3578	*Pinus strobus*	White Pine		23,50	4 - Poor	Remove
3579	*Pinus strobus*	White Pine		14,50	3 - Fair	Remove
3580	*Acer rubrum*	Red Maple		26,20,17	5 - Poor	Remove
3581	*Ulmus pumila*	Siberian Elm		26	4 - Poor	Remove
3582	*Acer rubrum*	Red Maple		26,23	5 - Poor	Remove
3583	*Syringa reticulata*	Japanese Tree Lilac		7	3 - Fair	Remove
3584	*Acer saccharinum*	Silver Maple		22	3 - Fair	Remove
3585	*Pyrus calleryana*	Pear		15	4 - Poor	Remove
3586	*Malus spp.*	Crabapple		13	4 - Poor	Remove
3587	*Morus alba*	White Mulberry		13	4 - Poor	Remove
3588	*Morus alba*	White Mulberry		10	5 - Poor	Remove
3589	*Morus alba*	White Mulberry		11	4 - Poor	Remove
3590	*Acer saccharinum*	Silver Maple		35	3 - Fair	Remove
3591	*Morus alba*	White Mulberry		48,13	5 - Poor	Remove
3592	*Acer negundo*	Box Elder		22	4 - Poor	Remove
3593	*Morus alba*	White Mulberry		17	4 - Poor	Remove
3594	*Juglans nigra*	Black Walnut		18	3 - Fair	None, offsite
3595	*Juglans nigra*	Black Walnut		20	2 - Good	None, offsite
3596	*Morus alba*	White Mulberry		16	3 - Fair	None, offsite
3597	*Ulmus pumila*	Siberian Elm		21	5 - Poor	None, offsite
3598	*Acer negundo*	Box Elder		30	4 - Poor	None, offsite
3599	*Morus alba*	White Mulberry		17	4 - Poor	None, offsite
3600	*Morus alba*	White Mulberry		17,7,5	5 - Poor	Remove
3601	*Acer saccharinum*	Silver Maple		7,3	5 - Poor	Remove
3602	*Acer negundo*	Box Elder		7	5 - Poor	Remove
3603	*Morus alba*	White Mulberry		11,11,7	5 - Poor	Remove
3604	*Morus alba*	White Mulberry		5	4 - Poor	Remove
3605	*Morus alba*	White Mulberry		6	4 - Poor	Remove
3606	*Malus spp.*	Crabapple		16,9,6,6	5 - Poor	Remove
3607	*Malus spp.*	Crabapple		19,14,13	4 - Poor	Remove
3608	*Acer saccharinum*	Silver Maple		30	3 - Fair	Remove
3609	*Acer saccharinum*	Silver Maple		34	5 - Poor	Remove
3610	*Acer saccharinum*	Silver Maple		36	5 - Poor	Remove
3611	*Acer saccharinum*	Silver Maple		25	3 - Fair	Remove
3612	*Acer saccharinum*	Silver Maple		32	4 - Poor	Remove
3613	*Morus alba*	White Mulberry		18	4 - Poor	None, offsite
3614	*Juglans nigra*	Black Walnut		24	3 - Fair	None, offsite
3615	*Morus alba*	White Mulberry		10	5 - Poor	None, offsite
3616	*Morus alba*	White Mulberry		9	4 - Poor	Remove
3617	*Acer saccharinum*	Silver Maple		16,8	5 - Poor	Remove
3618	*Acer saccharinum*	Silver Maple		6	4 - Poor	None, offsite
3619	*Morus alba*	White Mulberry		13	4 - Poor	None, offsite
3620	*Morus alba*	White Mulberry		5	4 - Poor	None, offsite
3621	*Morus alba*	White Mulberry		12	4 - Poor	None, offsite
3622	*Morus alba*	White Mulberry		11,9	5 - Poor	None, offsite
3623	*Acer saccharinum*	Silver Maple		26	4 - Poor	None, offsite
3624	*Acer negundo*	Box Elder		7	4 - Poor	None, offsite
3625	*Juglans nigra*	Black Walnut		15	3 - Fair	Remove
3626	*Morus alba*	White Mulberry		12	4 - Poor	Remove
3627	*Morus alba*	White Mulberry		21	4 - Poor	Remove
3628	*Acer negundo*	Box Elder		14	5 - Poor	None, offsite
3629	*Morus alba*	White Mulberry		32	5 - Poor	Remove
3630	*Populus deltoides*	Eastern Cottonwood		5	4 - Poor	None, offsite
3631	*Populus deltoides*	Eastern Cottonwood		14	3 - Fair	None, offsite
3632	*Populus deltoides*	Eastern Cottonwood		4	4 - Poor	Remove
3633	*Populus deltoides*	Eastern Cottonwood		15,7	4 - Poor	None, offsite
3634	*Populus deltoides*	Eastern Cottonwood		8	3 - Fair	None, offsite
3635	*Populus deltoides*	Eastern Cottonwood		7	4 - Poor	None, offsite
3636	*Acer negundo*	Box Elder		7	5 - Poor	None, offsite
3637	*Morus alba*	White Mulberry		13	4 - Poor	None, offsite
3638	*Salix nigra*	Black Willow		11	3 - Fair	None, offsite
3639	*Acer negundo*	Box Elder		10,9	5 - Poor	Remove
3640	*Acer negundo*	Box Elder		15	4 - Poor	Remove
3641	*Morus alba*	White Mulberry		14	4 - Poor	Remove
3642	*Morus alba*	White Mulberry		26	4 - Poor	Remove
3643	*Acer negundo*	Box Elder		20	4 - Poor	Remove
3644	*Morus alba*	White Mulberry		10	4 - Poor	Remove
3645	*Acer negundo*	Box Elder		13	4 - Poor	Remove
3646	*Morus alba*	White Mulberry		11	4 - Poor	Remove
3647	*Populus deltoides*	Eastern Cottonwood		13,11	3 - Fair	Remove
3648	*Populus deltoides*	Eastern Cottonwood		18	3 - Fair	Remove
3649	*Acer saccharinum*	Silver Maple		15,13,11,9	5 - Poor	Remove
3650	*Acer negundo*	Box Elder		9	5 - Poor	Remove
3651	*Acer negundo*	Box Elder		9	4 - Poor	Remove
3652	*Ulmus americana*	American Elm		14	4 - Poor	Remove
3653	*Acer negundo*	Box Elder		10	4 - Poor	Remove
3654	*Acer negundo*	Box Elder		12	5 - Poor	Remove
3655	*Morus alba*	White Mulberry		16	5 - Poor	Remove
3656	*Juglans nigra*	Black Walnut		13	4 - Poor	Remove
3657	*Morus alba*	White Mulberry		19,14	5 - Poor	Remove
3658	*Juglans nigra*	Black Walnut		24	3 - Fair	Remove
3659	*Morus alba*	White Mulberry		13,11	5 - Poor	Remove
3660	*Acer negundo*	Box Elder		14	5 - Poor	Remove
3661	*Acer negundo*	Box Elder		13	4 - Poor	Remove
3662	*Juglans nigra*	Black Walnut		14	3 - Fair	Remove
3663	*Morus alba*	White Mulberry		31	5 - Poor	Remove
3664	*Acer negundo*	Box Elder		14	5 - Poor	Remove
3665	*Acer saccharinum*	Silver Maple		7	4 - Poor	Remove
3666	*Acer saccharinum*	Silver Maple		15,12	5 - Poor	Remove
3667	*Acer negundo*	Box Elder		15	4 - Poor	Remove
3668	*Acer negundo*	Box Elder		9	5 - Poor	Remove
3669	*Acer negundo*	Box Elder		9	5 - Poor	Remove
3670	*Acer negundo*	Box Elder		7	5 - Poor	Remove
3671	*Acer saccharinum*	Silver Maple		23	3 - Fair	Remove
3672	*Acer negundo*	Box Elder		14	5 - Poor	Remove
3673	*Acer negundo*	Box Elder		16	5 - Poor	Remove
3674	*Acer negundo*	Box Elder		7	4 - Poor	Remove
3675	*Acer negundo*	Box Elder		11	5 - Poor	Remove
3676	*Populus deltoides*	Eastern Cottonwood		18	3 - Fair	None, offsite
3677	*Salix nigra*	Black Willow		14	4 - Poor	None, offsite
3678	*Populus deltoides*	Eastern Cottonwood		13	3 - Fair	Remove
3679	*Populus deltoides*	Eastern Cottonwood		14	3 - Fair	Remove
3680	*Populus deltoides*	Eastern Cottonwood		15	3 - Fair	Remove
3681	*Salix nigra*	Black Willow		17	5 - Poor	Remove
3682	*Salix nigra*	Black Willow		19	5 - Poor	Remove
3683	*Acer saccharinum*	Silver Maple		22	3 - Fair	Remove
3684	*Pinus strobus*	White Pine		20,60	2 - Good	Remove
3685	*Picea pungens*	Colorado Spruce		22,50	2 - Good	Remove
3686	*Morus alba*	White Mulberry		52,15	5 - Poor	Remove
3687	*Picea pungens*	Colorado Spruce		29,50	2 - Good	Remove
3688	*Picea pungens*	Colorado Spruce		21,50	2 - Good	Remove
3689	*Picea pungens*	Colorado Spruce		9,45	5 - Poor	Remove
3690	*Picea pungens*	Colorado Spruce		10,45	5 - Poor	Remove
3691	*Acer saccharinum*	Silver Maple		25	3 - Fair	Remove
3692	*Betula papyrifera*	White Birch		19,13	5 - Poor	Remove
3693	*Picea pungens*	Colorado Spruce		16,50	4 - Poor	Remove
3694	*Morus alba*	White Mulberry		8	4 - Poor	Remove
3695	*Morus alba*	White Mulberry		7	4 - Poor	Remove
3696	*Morus alba*	White Mulberry		9	4 - Poor	Remove
3697	*Picea pungens*	Colorado Spruce		13,45	4 - Poor	Remove
3698	*Picea pungens*	Colorado Spruce		14,60	4 - Poor	Remove
3699	*Picea pungens*	Colorado Spruce		15,60	4 - Poor	Remove
3700	*Picea pungens*	Colorado Spruce		16,60	4 - Poor	Remove
3701	*Picea pungens*	Colorado Spruce		15,50	5 - Dead	Remove
3702	*Picea pungens*	Colorado Spruce		7,30	5 - Dead	Remove
3703	*Picea pungens*	Colorado Spruce		16,30	5 - Dead	Remove
3704	*Picea pungens*	Colorado Spruce		13,50	4 - Poor	Remove
3705	*Picea abies*	Norway Spruce		20,50	2 - Good	Remove
3706	*Prunus serotina*	Black Cherry		19	4 - Poor	Remove
3707	*Malus spp.*	Crabapple		7	4 - Poor	Remove
3708	*Malus spp.*	Crabapple		7	4 - Poor	Remove
3709	*Acer saccharinum*	Silver Maple		18,16	5 - Poor	Remove
3710	*Acer saccharinum*	Silver Maple		28	3 - Fair	Remove
3711	*Malus spp.*	Crabapple		7,5	5 - Poor	Remove
3712	*Picea abies*	Norway Spruce		30,60	3 - Fair	Remove
3713	*Picea abies*	Norway Spruce		8,40	3 - Fair	Remove
3714	*Picea abies*	Norway Spruce		8,50	3 - Fair	Remove
3715	*Picea abies*	Norway Spruce		16,50	4 - Poor	Remove
3716	*Picea abies*	Norway Spruce		16,50	4 - Poor	Remove
3717	*Picea pungens*	Colorado Spruce		17,50	4 - Poor	Remove
3718	*Picea abies*	Norway Spruce		16,50	4 - Poor	Remove
3719	*Picea abies*	Norway Spruce		17,50	4 - Poor	Remove
3720	*Picea abies*	Norway Spruce		17,50	4 - Poor	Remove
3721	*Picea abies*	Norway Spruce		22,50	3 - Fair	Remove
3722	*Picea abies*	Norway Spruce		13,50	4 - Poor	Remove
3723	*Picea pungens*	Colorado Spruce		32,50	5 - Poor	Remove
3724	*Picea abies*	Norway Spruce		9,50	4 - Poor	Remove
3725	*Picea abies*	Norway Spruce		12,50	5 - Poor	Remove
3726	*Picea abies*	Norway Spruce		23,50	4 - Poor	Remove
3727	*Morus alba*	White Mulberry		5	4 - Poor	Remove
3728	*Morus alba*	White Mulberry		6	4 - Poor	Remove
3729	*Picea abies*	Norway Spruce		15,50	5 - Poor	Remove
3730	*Picea abies*	Norway Spruce		24,50	4 - Poor	Remove
3731	*Picea abies*	Norway Spruce		22,50	3 - Fair	Remove
3732	*Picea abies*	Norway Spruce		11,7	5 - Poor	Remove
3733	*Ulmus pumila*	Siberian Elm		36,20,18	5 - Poor	Remove
3734	*Picea abies*	Norway Spruce		20,50	5 - Poor	Remove
3735	*Morus alba*	White Mulberry		10	4 - Poor	Remove
3736	*Betula nigra*	River Birch		8,7,5	4 - Poor	Remove
3737	*Acer saccharinum*	Silver Maple		7,7	5 - Poor	Remove
3738	*Ulmus rubra*	Red Elm		9	4 - Poor	Remove
3739	*Salix babylonica*	Chinese Willow		24	3 - Fair	Remove
3740	*Acer saccharinum*	Silver Maple		37	3 - Fair	Remove
3741	*Acer saccharinum*	Silver Maple		26,25,21	5 - Poor	Remove
3742	*Platanus occidentalis*	American Sycamore		32	3 - Fair	Remove
3743	*Magnolia stellata*	Magnolia		12,11,6,6	5 - Poor	Remove
3744	*Prunus persica*	Peach Tree		5	5 - Poor	Remove
3745	*Picea pungens*	Colorado Spruce		15,50	3 - Fair	Remove
3746	*Acer negundo*	Box Elder		22	5 - Poor	None, offsite
3747	*Acer negundo*	Box Elder		21	3 - Fair	None, offsite
3748	*Acer negundo*	Box Elder		20	4 - Poor	None, offsite
3749	*Acer negundo*	Box Elder		7	5 - Poor	None, offsite
3750	*Prunus serotina*	Black Cherry		13	5 - Poor	None, offsite
3751	*Picea pungens*	Colorado Spruce		15,45	4 - Poor	Remove
3752	*Picea pungens*	Colorado Spruce		22,60	3 - Fair	Remove
3753	*Picea pungens*	Colorado Spruce		19,60	4 - Poor	Remove
3754	*Picea pungens*	Colorado Spruce		5,25	4 - Poor	Remove
3755	*Malus spp.*	Crabapple		18,12	5 - Poor	Remove
3756	*Magnolia stellata*	Magnolia		11,11,5,3	5 - Poor	Remove
3757	*Magnolia stellata*	Magnolia		5	3 - Fair	Remove
3758	*Picea pungens*	Colorado Spruce		19,60	3 - Fair	Remove
3759	*Picea pungens*	Colorado Spruce		22,60	3 - Fair	Remove
3760	*Picea pungens*	Colorado Spruce		25,60	3 - Fair	Remove
3761	*Picea pungens*	Colorado Spruce		17,35	3 - Fair	Remove
3762	*Malus spp.*	Crabapple		22	3 - Fair	Remove
3763	*Picea abies*	Norway Spruce		21,60	4 - Poor	Remove
3764	*Picea abies*	Norway Spruce		15,60	4 - Poor	Remove
3765	*Acer saccharinum*	Silver Maple		19	5 - Poor	Remove
3766	*Acer saccharinum*	Silver Maple		32	4 - Poor	Remove
3767	*Picea abies*	Norway Spruce		17,60	4 - Poor	Remove
3768	*Picea abies*	Norway Spruce		9,50	4 - Poor	Remove
3769	*Picea abies*	Norway Spruce		13,50	4 - Poor	Remove
3770	*Picea abies*	Norway Spruce		16,50	5 - Dead	Remove
3771	*Picea abies*	Norway Spruce		16,40	4 - Poor	Remove
3772	*Picea abies*	Norway Spruce		11,35	4 - Poor	Remove
3773	*Picea abies*	Norway Spruce		24,60	3 - Fair	Remove
3774	*Juniperus virginiana*	Red Cedar		10,50	5 - Poor	Remove
3775	*Juniperus virginiana*	Red Cedar		17,50	4 - Poor	Remove
3776	*Picea pungens*	Colorado Spruce		13,50	4 - Poor	Remove
3777	*Picea pungens*	Colorado Spruce		17,50	4 - Poor	Remove
3778	*Morus alba*	White Mulberry		16	4 - Poor	Remove
3779	*Morus alba*	White Mulberry		13	4 - Poor	Remove
3780	*Acer saccharinum*	Silver Maple		10,8	5 - Poor	Remove
3781	*Acer negundo*	Box Elder		16,14	5 - Poor	Remove
3782	*Prunus serotina*	Black Cherry		7	4 - Poor	Remove
3783	*Morus alba*	White Mulberry		9	4 - Poor	Remove
3784	*Morus alba*	White Mulberry		7	4 - Poor	Remove
3785	*Morus alba*	White Mulberry		4	4 - Poor	Remove
3786	*Morus alba*	White Mulberry		8	4 - Poor	Remove
3787	*Morus alba*	White Mulberry		9	4 - Poor	Remove
3788	*Morus alba*	White Mulberry		12,10	5 - Poor	Remove
3789	*Morus alba*	White Mulberry		10	5 - Dead	Remove
3790	*Acer saccharinum*	Silver Maple		28,28,23	5 - Poor	Remove
3791	*Picea abies*	Norway Spruce		18,60	4 - Poor	Remove
3792	*Picea abies*	Norway Spruce		12,50	4 - Poor	Remove
3793	*Picea abies*	Norway Spruce		10,50	4 - Poor	Remove
3794	*Prunus serotina*	Black Cherry		19,9	5 - Poor	Remove
3795	*Populus deltoides*	Eastern Cottonwood		50,46	5 - Poor	Remove
3796	*Acer saccharinum*	Silver Maple		68	5 - Poor	Remove
3797	*Acer saccharinum*	Silver Maple		40,34,28	5 - Poor	Remove
3798	*Pinus strobus*	White Pine		12,7,50	5 - Poor	Remove
3799	*Pinus strobus*	White Pine		11,6,50	5 - Poor	Remove
3800	*Pinus strobus*	White Pine		12,11,7,50	5 - Poor	Remove
3801	*Acer negundo*	Box Elder		22	3 - Fair	Remove
3802	*Ulmus pumila*	Siberian Elm		62	5 - Poor	Remove
3803	*Acer negundo*	Box Elder		18	4 - Poor	Remove
3804	*Morus alba*	White Mulberry		27,18	5 - Poor	Remove
3805	*Malus spp.*	Crabapple		14,11	5 - Poor	Remove
3806	*Ulmus pumila*	Siberian Elm		25,20	4 - Poor	Remove
3807	*Ulmus pumila*	Siberian Elm		24,22	5 - Poor	Remove
3808	*Ulmus pumila*	Siberian Elm		40	4 - Poor	Remove
3809	*Tilia americana*	American Basswood		25	3 - Fair	Remove
3810	*Ailanthus altissima*	Tree of Heaven		30	4 - Poor	Remove
3811	*Ulmus pumila*	Siberian Elm		38	4 - Poor	Remove
3812	*Ailanthus altissima*	Tree of Heaven		15,12	4 - Poor	Remove
3813	*Acer negundo*	Box Elder		28	4 - Poor	Remove
3814	*Picea abies*	Norway Spruce		13,45	3 - Fair	Remove
3815	*Picea abies*	Norway Spruce		13,50	3 - Fair	Remove
3816	*Picea abies*	Norway Spruce		16,40	5 - Poor	Remove
3817	*Picea abies*	Norway Spruce		17,60	3 - Fair	Remove
3818	*Picea abies*	Norway Spruce		13,60	4 - Poor	Remove
3819	*Picea abies*	Norway Spruce		11,50	4 - Poor	Remove
3820	*Picea abies*	Norway Spruce		12,60	3 - Fair	Remove
3821	*Picea abies*	Norway Spruce		16,60	3 - Fair	Remove
3822	*Pinus sylvestris*	Scots Pine		11,45	5 - Poor	Remove
3823	*Morus alba*	White Mulberry		13,12,10	5 - Poor	Remove
3824	*Acer saccharinum*	Silver Maple		28	3 - Fair	Remove
3825	*Quercus rubra*	Red Oak		18	2 - Good	Remove
3826	*Salix nigra*	Black Willow		21,20	5 - Poor	None, offsite
3827	*Morus alba*	White Mulberry		8,6,5	5 - Poor	Remove
3828	*Acer saccharinum*	Silver Maple		6,4	5 - Poor	Remove
3829	*Morus alba*	White Mulberry		9,6	5 - Poor	Remove
3830	*Morus alba*	White Mulberry		7	4 - Poor	Remove
3831	*Morus alba*	White Mulberry		7,6,4	5 - Poor	None, offsite
3832	*Ulmus americana*	American Elm		24	3 - Fair	None, offsite
3833	*Acer saccharinum*	Silver Maple		12	4 - Poor	None, offsite
3834	*Ulmus pumila*	Siberian Elm		27,22,18	5 - Poor	Remove
3835	*Morus alba*	White Mulberry		13	4 - Poor	Remove
3836	*Acer negundo*	Box Elder		18	5 - Poor	Remove
3837	*Ulmus pumila*	Siberian Elm		24	3 - Fair	Remove
3838	*Ulmus pumila*	Siberian Elm		11	4 - Poor	Remove
3839	*Ulmus americana*	American Elm		11	3 - Fair	Remove
3840	*Ulmus pumila*	Siberian Elm		13	3 - Fair	Remove
3841	*Ulmus pumila*	Siberian Elm		18	3 - Fair	Remove
3842	*Ulmus pumila*	Siberian Elm		22	4 - Poor	Remove
3843	*Ulmus pumila*	Siberian Elm		22	4 - Poor	Remove
3844	*Ulmus pumila*	Siberian Elm		13	3 - Fair	Remove
3845	*Acer negundo*	Box Elder		12	4 - Poor	Remove
3846	*Acer negundo*	Box Elder		23	5 - Poor	Remove
3847	*Acer negundo*	Box Elder		25	4 - Poor	Remove
3848	*Gleditsia triacanthos*	Honey Locust		19	5 - Poor	Remove
3849	*Acer saccharinum*	Silver Maple		27,22,14,12,9	5 - Poor	Remove
3850	*Acer saccharinum*	Silver Maple		14	4 - Poor	Remove
3851	*Acer negundo*	Box Elder		9	5 - Poor	Remove
3852	*Acer negundo*	Box Elder		8	5 - Poor	Remove
3853	*Gleditsia triacanthos*	Honey Locust		18	4 - Poor	Remove
3854	*Gleditsia triacanthos*	Honey Locust		15	4 - Poor	Remove
3855	*Acer saccharinum*	Silver Maple		12	4 - Poor	Remove
3856	*Acer saccharinum*	Silver Maple		19	3 - Fair	Remove
3857	*Gleditsia triacanthos*	Honey Locust		17	5 - Poor	Remove
3858	*Acer negundo*	Box Elder		5	5 - Poor	Remove
3859	*Acer saccharinum*	Silver Maple		15,11	5 - Poor	Remove
3860	*Acer saccharinum*	Silver Maple		18	4 - Poor	Remove
3861	*Acer negundo*	Box Elder		7	5 - Poor	Remove
3862	*Acer saccharinum*	Silver Maple		7	3 - Fair	Remove
3863	*Gleditsia triacanthos*	Honey Locust		19	3 - Fair	Remove
3864	*Acer saccharinum*	Silver Maple		12	4 - Poor	Remove
3865	*Acer negundo*	Box Elder		5	5 - Poor	Remove
3866	*Juniperus virginiana*	Red Cedar		8	4 - Poor	Remove
3867	*Ulmus americana*	American Elm		9	3 - Fair	Remove
3868	*Ulmus americana*	American Elm		15	4 - Poor	Remove
3869	*Acer saccharinum*	Silver Maple		10	5 - Poor	Remove
3870	*Acer negundo*	Box Elder		4	5 - Poor	Remove
3871	*Acer negundo*	Box Elder		6	5 - Poor	Remove
3872	*Acer negundo*	Box Elder		17	5 - Poor	Remove
3873	*Gleditsia triacanthos*	Honey Locust		15	5 - Poor	Remove
3874	*Morus alba*	White Mulberry		7	4 - Poor	Remove
3875	*Prunus serotina*	Black Cherry		6	3 - Fair	None, offsite
3876	*Acer saccharinum*	Silver Maple		17,12	5 - Poor	Remove
3877	*Acer saccharinum*	Silver Maple		18	3 - Fair	Remove
3878	*Gleditsia triacanthos*	Honey Locust		20	5 - Poor	Remove
3879	*Acer negundo*	Box Elder		5	4 - Poor	Remove
3880	*Gleditsia triacanthos*	Honey Locust		7	4 - Poor	Remove
3881	*Acer saccharinum*	Silver Maple		12,7	5 - Poor	Remove
3882	*Ulmus americana*	American Elm		13	3 - Fair	Remove
3883	*Acer saccharinum*	Silver Maple		7	4 - Poor	Remove
3884	*Acer saccharinum*	Silver Maple		9	4 - Poor	Remove
3885	*Acer saccharinum*	Silver Maple		4	4 - Poor	Remove
3886	*Acer saccharinum*	Silver Maple		5,4	5 - Poor	Remove
3887	*Acer saccharinum*	Silver Maple		4	4 - Poor	Remove
3888	*Acer saccharinum*	Silver Maple		10	4 - Poor	Remove
3889	*Acer saccharinum*	Silver Maple		7	4 - Poor	Remove
3890	*Acer saccharinum*	Silver Maple		9	4 - Poor	Remove
3891	*Populus deltoides*	Eastern Cottonwood		29	3 - Fair	Remove
3892	*Acer saccharinum*	Silver Maple		4	4 - Poor	Remove
3893	*Ulmus americana*	American Elm		5	3 - Fair	Remove
3894	*Acer saccharinum*	Silver Maple		15,10	3 - Fair	Remove
3895	*Gleditsia triacanthos*	Honey Locust		19	5 - Poor	Remove
3896	*Gleditsia triacanthos*	Honey Locust		16	3 - Fair	None, offsite
3897	*Ulmus americana*	American Elm		10	3 - Fair	None, offsite
3898	*Ulmus americana*	American Elm		7	4 - Poor	None, offsite
3899	*Acer saccharinum*	Silver Maple		6	4 - Poor	None, offsite
3900	*Acer saccharinum*	Silver Maple		6	4 - Poor	None, offsite
3901	*Acer saccharinum*	Silver Maple		7	4 - Poor	None, offsite
3902	*Acer saccharinum*	Silver Maple		5,5	4 - Poor	None, offsite
3903	*Ailanthus altissima*	Tree of Heaven		15	4 - Poor	Remove
3904	*Pinus strobus*	White Pine		18,50	3 - Fair	Remove
3905	*Acer saccharinum*	Silver Maple		50	5 - Poor	Remove
3906	*Acer saccharinum*	Silver Maple		41	3 - Fair	Remove
3907	*Pinus strobus*	White Pine		12,50	3 - Fair	Remove
3908	*Acer saccharinum*	Silver Maple		36	4 - Poor	Remove
3909	*Pinus strobus*	White Pine		21,50	3 - Fair	Remove
3910	*Morus alba*	White Mulberry		12	4 - Poor	Remove
3911	*Morus alba*	White Mulberry		30	4 - Poor	Remove
3912	*Ulmus americana*	American Elm		6	5 - Poor	Remove
3913	*Prunus serotina*	Black Cherry		28	3 - Fair	Remove
3914	*Acer negundo*	Box Elder		48	4 - Poor	Remove
3915	*Pinus sylvestris*	Scots Pine		10,40	2 - Good	Remove
3916	*Acer saccharinum*	Silver Maple		32	3 - Fair	Remove
3917	*Pinus sylvestris*	Scots Pine		11,40	3 - Fair	Remove
3918	*Pinus sylvestris*	Scots Pine		19,50	2 - Good	Remove
3919	*Acer saccharinum*	Silver Maple		13	3 - Fair	Remove
3920	*Pinus sylvestris*	Scots Pine		10,40	5 - Poor	Remove
3921	*Acer saccharinum*	Silver Maple		16	5 - Poor	Remove
3922	*Acer negundo*	Box Elder		20	4 - Poor	Remove
3923	*Acer saccharinum*	Silver Maple		12	4 - Poor	Remove
3924	*Quercus rubra*	Red Oak		9	2 - Good	Remove
3925	*Pinus strobus*	White Pine		8,35	3 - Fair	Remove
3926	*Acer saccharinum*	Silver Maple		27	5 - Poor	Remove
3927	*Acer saccharinum*	Silver Maple		11	3 - Fair	Remove
3928	*Acer saccharinum*	Silver Maple		24	3 - Fair	Remove
3929	*Tilia cordata*	Little Leaf Linden		11	3 - Fair	Remove
3930	*Quercus rubra*	Red Oak		17	2 - Good	Remove
3931	*Tilia americana*	American Basswood		30,6,6,6,4	3 - Fair	Remove
3932	*Tilia americana*	American Basswood		17	3 - Fair	Remove
3933	*Prunus serotina*	Black Cherry		25	3 - Fair	Remove
3934	*Tilia americana*	American Basswood		22,9,6,5,5	3 - Fair	Remove

arete design studio ltd
architecture • planning • design
13543 West 185th Street, Mokena, Illinois 60448
815.485.7333 arete-ltd.com

PROJECT

LONG AVE. WAREHOUSE FACILITY

SCHAUMBURG, IL

uplandDesign ltd
Landscape Architecture & Park Planning
1250 W. 18th St, Chicago, Illinois 60608
24042 Lockport St, Plainfield, Illinois 60544
815-254-0091 www.uplandDesign.com

SHEET TITLE

Tree Survey - Tagged Tree List

SHEET NUMBER **T2.5**

DRAW / REVISION

AJ/MO	Tree Preservation Plan	08AUG2025
AJ/MO	Tree Preservation Plan	09OCT2025

Project Number 1388

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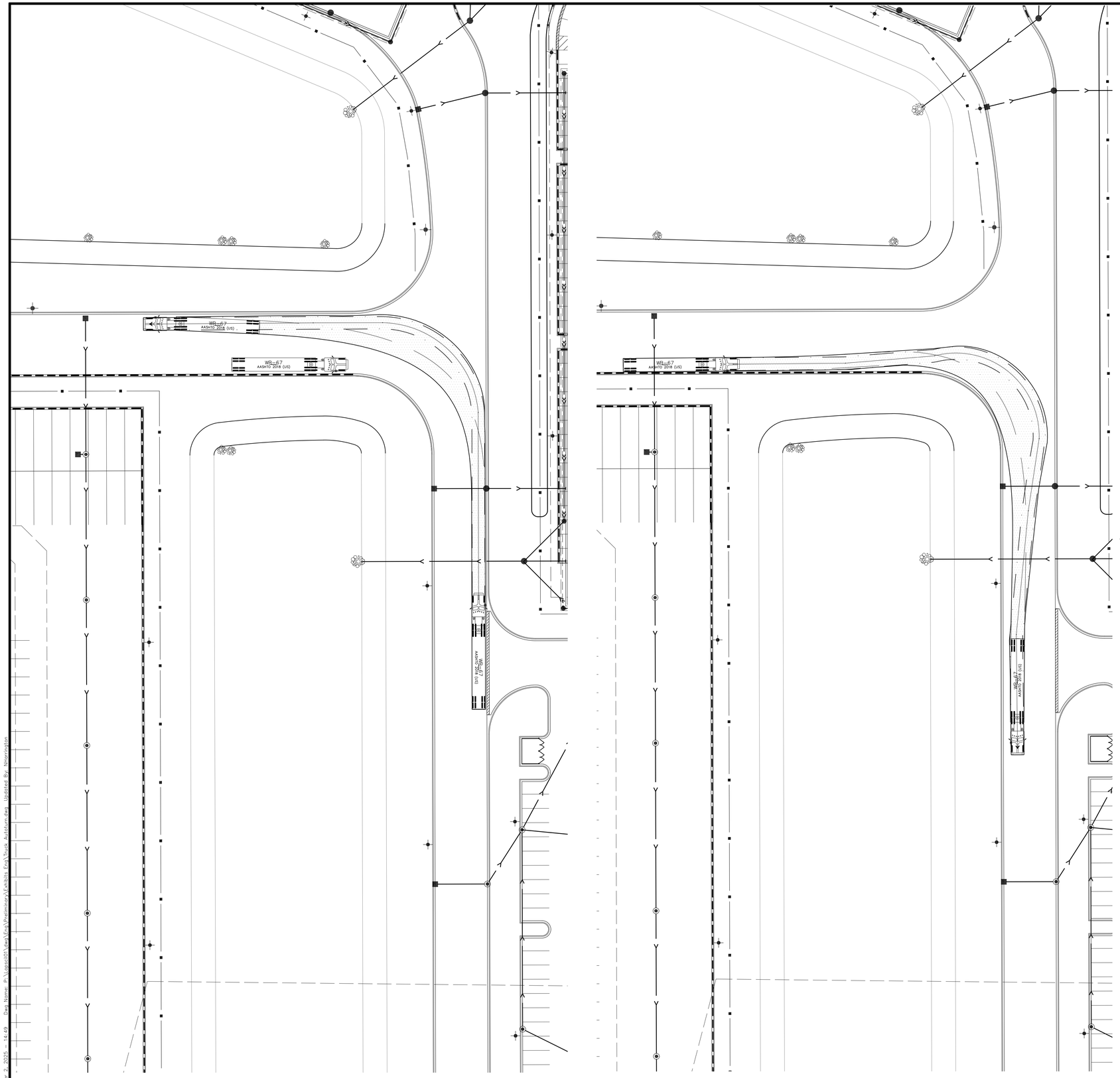
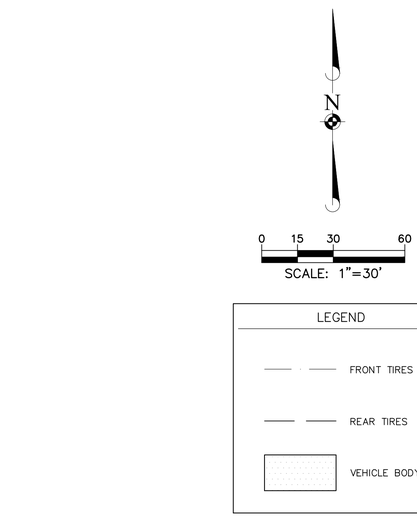
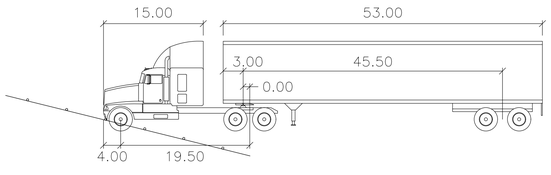
W:\1388-Long Avenue Warehouse Landscape Plan-Arete Design Studio\30-CD-files

PLOT: UPLAND 2020







WB-67

feet

Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.5
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		

DRAWN BY

REVISIONS

DATE

Manhard CONSULTING
303 East Butterfield Road, Suite 600, Lombard, IL 60148 ph 630.691.8200 fx 630.691.8686 manhard.com
Civil Engineers • Water Resource Engineers • Surveyors • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

LONG AVENUE ASSEMBLAGE

VILLAGE OF SCHAUMBURG, ILLINOIS

TRUCK ACCESS DRIVE

PROJ. MGR.:	ODH
PROJ. ASSOC.:	NAH
DRAWN BY:	NAH
DATE:	10/08/25
SCALE:	1"=10'

SHEET

1 OF 1

LOP.SCIL01

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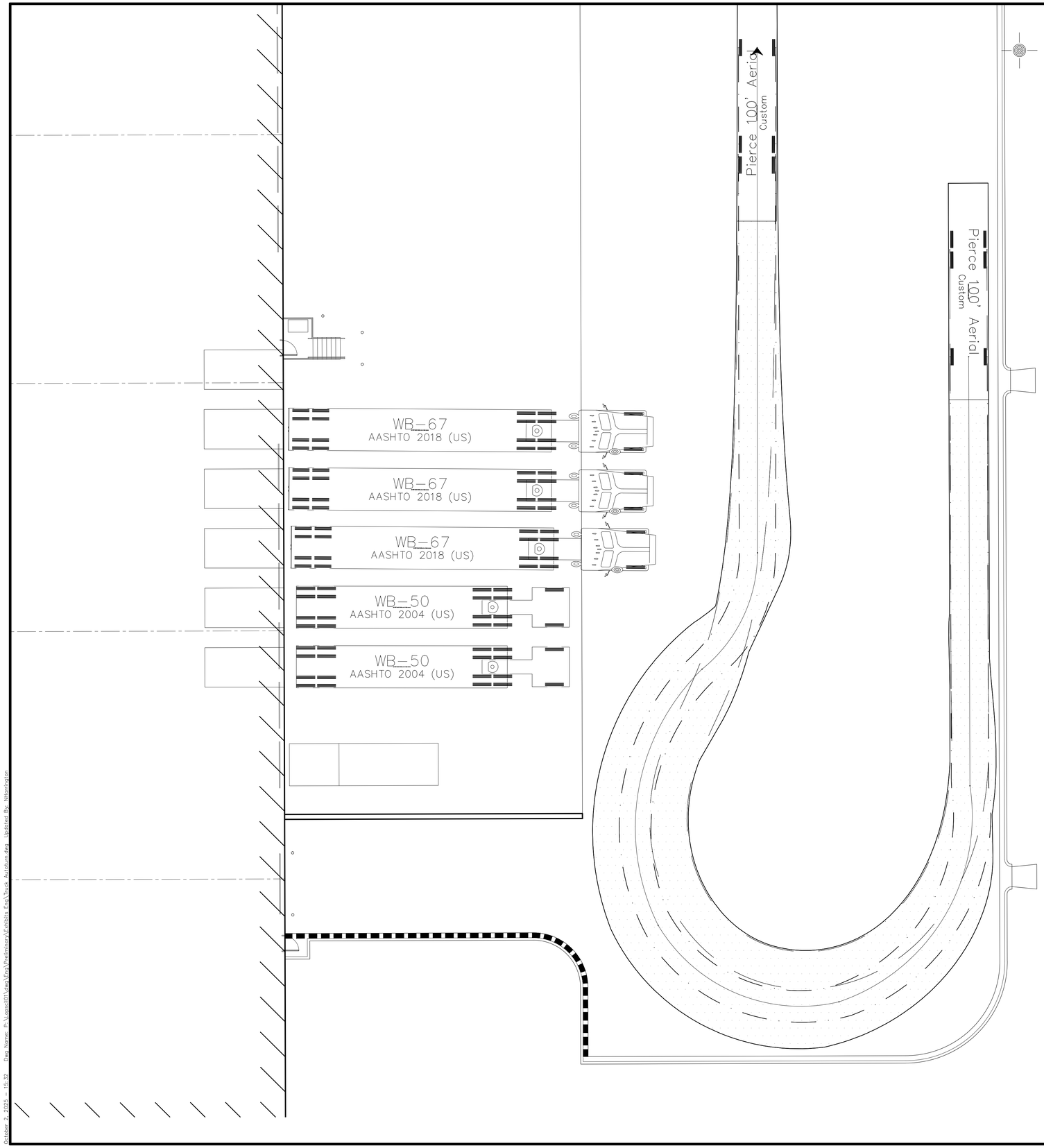
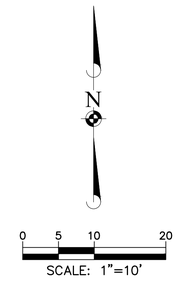
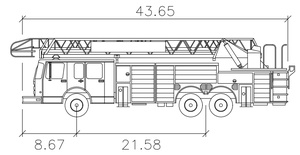
October 2, 2025 - 14:49 Dwg Name: P:\Jobs\001\Eng\Engineering\Preliminary\Exhibits Eng\Truck Autoturn.dwg Updated By: kharrington







Pierce 100' Aerial

feet

Width	: 8.00
Track	: 7.50
Lock to Lock Time	: 6.0
Steering Angle	: 63.5

LEGEND

- FRONT TIRES
- REAR TIRES
- VEHICLE BODY

DRAWN BY	DATE	REVISIONS	
NAH	10/08/25	REVISED PER VILLAGE COMMENTS	

Manhard CONSULTING
303 East Butterfield Road, Suite 600, Lombard, IL 60148
ph 630.691.8000 fx 630.691.8585 manhard.com
Civil Engineers • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

LONG AVENUE ASSEMBLAGE

VILLAGE OF SCHAUMBURG, ILLINOIS

FIRETRUCK U-TURN

PROJ. MGR.:	QDH
PROJ. ASSOC.:	
DRAWN BY:	NAH
DATE:	08-07-2025
SCALE:	1"=10'

SHEET

3 OF 3

LOP.SCIL01

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October 2, 2025 - 10:32 Dwg Name: P:\Projects\01\dwg\Eng\Preliminary\Exhibits Eng\Truck Autoturn.dwg Updated By: QHarrington

Development Review Application

DEVR-25-54

Submitted On: Aug 12, 2025

Applicant

Todd Russell
630-215-5124
@ trussell@arete-ltd.com

Primary Location

1001 W IRVING PARK RD
Schaumburg, IL 60193

Pre-Application Contact

Have you spoken to a Village planner about this project

Yes

Who have you spoken to?

Parth Joshi

Z2508-04 / LONG AVENUE DEVELOPMENT / 1001 W. Irving Park Road / Plat of Annexation, Plat of Consolidation, Plat of Vacation, Plat of Dedication, Plat of Easement, Rezone from A (Agricultural) to M-1 (Manufacturing) Upon Annexation, Site Plan Approval, Variations: Landscape, Parking Setback, Building Setback, Building Height, Sign and Fence

Applicant Information

Is Applicant the Property Owner?

No

Relationship of Applicant to Property

Architect - Owner's Agent

Property Owner Approval Confirmed

Yes

Property Owner Information

Property Owner Name

LPC Acquisition Company, LLC

Property Owner Street Address

191 N. Wacker Dr., Suite 1700

Property Owner City

Chicago

Property Owner State

IL

Property Owner Zip Code

60606

Property Owner Phone Number

708-257-4922

Property Owner Email

bfish@logisticspropco.com

Site Information

Is this Residential, Commercial, Industrial or Mixed Use?

Industrial

PIN Number

07-32-405-005-0000

Township of Subject Property?

Schaumburg

Approvals Requested

Setback Variation

true

Shopping Center Signage Plan Approval / Amendment

--

-

-

Site Plan Amendment

--

Plat of Easment

true

Plat of Vacation

true

Plat of Subdivision

true

Plat of Dedication

true

Plat of Consolidation

true

PUD Site Plan Approval

true

PUD Amendment

--

Valet - Regular

--

Valet - Special Event

--

PUD Special Use Amendment

--

PUD Administrative Amendment

--

Fence Variation

--

Variation - Other

--

Brief description of the request

Rezone 23 Residential Parcels to M-1 MAnufacturing, Site Plan Approval, Annexation of 23 Parcels, Proposed Plat Approval.

Plat Information

Acreage - Plat

22.738

PUD - Land Use Breakdown

Acres - Residential

--

% of Total - Residential

--

Acres - Commercial

--

% of Total - Commercial

--

Acres - Industrial

22.738

% of Total - Industrial

100

Acres - Open Space

--

% of Total - Open Space

--

Acres - Institutional

--

% of Total - Institutional

--

Acres - Other

--

% of Total - Other

--

Total No. Acres - PUD

22.738

Percentage of Total Acreage - PUD

100

PUD - Character Of Surrounding Area

North Zoning/Jurisdiction

--

North Land Use

--

South Zoning/Jurisdiction

--

South Land Use

--

East Zoning/Jurisdiction

--

East Land Use

--

West Zoning/Jurisdiction

--

West Land Use

--

PUD - Residential Density

Number of Units

--

Net Acres

--

Gross Acres

--

Net Density

0

Gross Density

0

PUD - Lot Coverage

Building Coverage Sq. Ft.

221580

Building Coverage %

44.8

Impervious Pavement - Patios, Sidewalk, Driveways Sq. Ft.

--

Impervious Pavement - Patios, Sidewalk, Driveways %

--

Impervious Pavement - Roadways Sq. Ft.

--

Impervious Pavement - Roadways %

--

Open Space/Landscaping Sq. Ft.

--

Open Space/Landscaping %

--

Total Lot Coverage Sq. Ft. - PUD

221580

Total Lot Coverage % - PUD

44.8

Is a Building Height or Lot Coverage Credits being requested?

No

Project Staff

Type	If Other, Describe
Architect	--

Company Name

Arete Design Studio

Staff Name

Charles E. Smith

Staff Mailing Address

13543 W. 185th St. Mokena, IL

Staff Phone Number

815-980-0670

Staff Email

csmith@arete-ltd.com

Type

Engineer

If Other, Describe

--

Company Name

Manhard Consulting

Staff Name

Quentin Hoogenboom

Staff Mailing Address

333 E. Butterfield Rd, Suite 600 Lombard, IL

Staff Phone Number

630-596-7321

Staff Email

qhoogenboom@manhard.com

Type

Landscape Architect

If Other, Describe

--

Company Name

Upland Design LP

Staff Name

Michelle Kelly

Staff Mailing Address

1229 N. Branch St. # 220A Chicago IL

Staff Phone Number

815-254-0091 x727

Staff Email

mkelly@uplanddesign.com

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

This document prepared by
and after recording mail to:

Elizabeth O'Brien
Levenfeld Pearlstein, LLC
120 S. Riverside Plaza, Suite 1800
Chicago, Illinois 60606

EASEMENT AGREEMENT[1]

THIS EASEMENT AGREEMENT (this "Easement Agreement") is made as of the _____ day of _____, 2025 (the "Effective Date"), by and between Experior Group LLC, an Illinois limited liability company and Experior Schaumburg LLC, an Illinois limited liability company (individually and collectively, "Grantor") and LPC Acquisition Company, LLC, a Delaware limited liability company ("Grantee"). Grantor and Grantee are sometimes referred to herein individually as a "Party" and collectively as the "Parties," as the context may require.

RECITALS:

A. Grantee is the owner of a certain parcel of real property in the City of Schaumburg ("City"), County of Cook ("County"), State of Illinois ("State") which parcel is legally described on **Exhibit A-1** attached to and made a part of this Easement Agreement (the "Grantee Parcel").

B. Grantor is the owner of a certain parcel of real property located at 1001 W Irving Park Rd, Schaumburg, IL 60193 in the City which parcel is legally described on **Exhibit A-2** attached to and made a part of this Easement Agreement (the "Grantor Parcel"). Each of the Grantee Parcel and Grantor Parcel may be referred to herein as a "Parcel", or collectively the "Parcels". The Parcels are depicted on the site plan attached to this Easement Agreement as **Exhibit B** (the "Site Plan").

C. Grantor desires to grant to Grantee certain perpetual, non-exclusive pedestrian and vehicular ingress and egress easement rights over and across, and a perpetual easement to access and use, that certain portion of the Grantor Parcel legally described on **Exhibit C** and depicted on **Exhibit C-1** ("Easement Area 1") on the terms and conditions set forth herein.

D. Grantor desires to grant to Grantee certain perpetual, non-exclusive pedestrian and vehicular ingress and egress easement rights over and across, and a perpetual easement to

---

[1] ***Note to draft: In terms of signing and recording, the goal would be to have this signed and deposited with the title company prior to completing diligence on the site, with a joint instruction to the title company to record upon closing. In the event LPC does not acquire the Grantee Parcel, the terms and conditions of this Agreement shall null and void. This note is to be deleted immediately prior to recording.***

access and use, that certain portion of the Grantor Parcel legally described on **Exhibit D** and depicted on **Exhibit D-1** ("Easement Area 2") on the terms and conditions set forth herein.

E. Grantor desires to grant to Grantee perpetual non-exclusive stormwater management drainage easement rights over, across and upon that certain portion of the Grantor Parcel legally described on **Exhibit E** and depicted on **Exhibit E-1** ("Easement Area 3") on the terms and conditions set forth herein.

F. Grantor desires to grant to Grantee certain perpetual, non-exclusive pedestrian and vehicular ingress and egress easement rights over and across, and a perpetual easement to access and use, that certain portion of the Grantor Parcel legally described on **Exhibit F** and depicted on **Exhibit F-1** ("Easement Area 4") on the terms and conditions set forth herein.

G. Grantor desires to grant to Grantee certain perpetual, non-exclusive pedestrian and vehicular ingress and egress easement rights over and across, and a perpetual easement to access and use, that certain portion of the Grantor Parcel legally described on **Exhibit G** and depicted on **Exhibit G-1** ("Easement Area 5") on the terms and conditions set forth herein. Easement Area 1, Easement Area 2, Easement Area 3, Easement Area 4, and Easement Area 5 are sometimes individually and collectively referred to herein as "Easement Area(s)".

The Parties desire to make further agreements and covenants that shall be binding upon the Parcels, on the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the foregoing recitals, which are hereby incorporated into this Easement Agreement and made a material part hereof, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Grantor Grant of Easement 1. Subject to the provisions set forth in this Easement Agreement, Grantor hereby grants to Grantee and Grantee's Permittees (defined below), for the benefit of the Grantee Parcel, a perpetual, irrevocable, non-exclusive easement, appurtenant to the Grantee Parcel, over, across and upon Easement Area 1 for the purpose of pedestrian and vehicular (including trucking) ingress and egress to and from the Grantee Parcel to the Metra access road that connects with Rodenburg Road. So that Grantee may enjoy the benefit of this easement, Grantee covenants to complete an asphalt drive area ("Drive Area") located in Easement Area 1. Grantor hereby grants a temporary, appurtenant, non-exclusive easement in and through the Grantor Parcel ("Temporary Construction Easement") that is reasonably necessary for the purpose of constructing the Drive Area. Grantee shall give Grantor at least seven (7) days' prior written notice of the commencement of construction affecting Easement Area 1. The Temporary Construction Easement shall be effective as of the Effective Date and shall terminate automatically upon the date access is no longer needed for the construction of the Drive Area referenced herein. Upon termination of this Temporary Construction Easement, Grantee shall promptly remove all personal property, equipment, and materials not incorporated into the work from the Temporary Construction Easement area. Once built, Grantor shall not alter Easement Area 1 without the prior written consent of Grantee. If the Grantee Parcel is

hereinafter divided into two (2) or more parcels, by separation of ownership, then the rights and burdens of the easement rights granted pursuant to this Section 1 shall inure to the benefit of and be binding upon each party owning a part thereof.

2. Grantor Grant of Easement 2. Subject to the provisions set forth in this Easement Agreement, Grantor hereby grants to Grantee and Grantee's Permittees for the benefit of the Grantee Parcel, a perpetual, irrevocable, non-exclusive easement, appurtenant to the Grantee Parcel, over, across and upon Easement Area 2 for the purpose of pedestrian and vehicular (including trucking) ingress and egress to and from the Grantee Parcel for the purpose of access to the internal ring road that connects with Rodenburg Road. So that Grantee may enjoy the benefit of this easement, Grantee covenants to complete an asphalt Drive Area located in Easement Area 2. Grantor hereby grants a Temporary Construction Easement that is reasonably necessary for the purpose of constructing the Drive Area within Easement Area 2. Grantee shall give Grantor at least seven (7) days' prior written notice of the commencement of construction affecting the Easement Area 2. The Temporary Construction Easement shall be effective as of the Effective Date and shall terminate automatically upon the date access is no longer needed for the construction of the Drive Area referenced herein. Upon termination of this Temporary Construction Easement, Grantee shall promptly remove all personal property, equipment, and materials not incorporated into the work from the Temporary Construction Easement area. If the Grantee Parcel is hereinafter divided into two (2) or more parcels, by separation of ownership, then the rights and burdens of the easement rights granted pursuant to this Section 2 shall inure to the benefit of and be binding upon each party owning a part thereof.

3. Grantor Grant of Easement 4. Subject to the provisions set forth in this Easement Agreement, Grantor hereby grants to Grantee and Grantee's Permittees, for the benefit of the Grantee Parcel, a perpetual, irrevocable, non-exclusive easement, appurtenant to the Grantee Parcel, over, across and upon Easement Area 4 for the purpose of pedestrian and vehicular (including trucking) ingress and egress to and from the Grantee Parcel for the purpose of access to the internal ring road that connects with Rodenburg Road. If the Grantee Parcel is hereinafter divided into two (2) or more parcels, by separation of ownership, then the rights and burdens of the easement rights granted pursuant to this Section 3 shall inure to the benefit of and be binding upon each party owning a part thereof.

4. Drainage and Stormwater Management Easement. Grantor hereby gives, grants, bargains, sells and conveys to Grantee a perpetual, permanent, non-exclusive, drainage and stormwater management easement consisting of a stormwater outfall and stormwater management pond for drainage and detention/retention purposes over, under, upon, through, and across the real property more particularly described in **Exhibit E** attached hereto and incorporated herein ("Drainage and Stormwater Management Easement Area") with full authority to enter, construct, operate and maintain, as Grantee may deem necessary, a drainage ditch, pipes, detention/retention area or facility over, under and upon the Drainage and Stormwater Management Easement Area, which may be required for the full enjoyment of the rights herein granted ("Drainage and Stormwater Management Easement"). Grantor hereby grants a Temporary Construction Easement that is reasonably necessary for the purpose of constructing the facilities contemplated by this Section 4. Grantee shall give Grantor at least seven (7) days' prior written notice of the commencement of construction affecting the Drainage and Stormwater Management Easement area. The Temporary Construction Easement shall be effective as of the Effective Date and shall terminate automatically upon the date access is no longer needed for the

construction of the facilities referenced herein. Upon termination of this Temporary Construction Easement, Grantee shall promptly remove all personal property, equipment, and materials not incorporated into the work from the Temporary Construction Easement area. Grantee may use the Drainage and Stormwater Management Easement Area for constructing, maintaining, operating, repairing, and replacing drainage facilities, conveying stormwater runoff, accessing the Drainage and Stormwater Management Easement Area for inspection and maintenance, preventing obstruction or interference with the natural or designed flow of stormwater, or for any activity that will not adversely affect the operation, functionality and structural integrity of the drainage facilities. Grantor shall not construct or place any structure, fence, landscaping, or other obstruction within the Drainage and Stormwater Management Easement Area, alter the grade or drainage pattern, or interfere with Grantee's access or use of the easement without express written consent of Grantee, which may be withheld in its sole but reasonable discretion. In connection with the foregoing, it has been determined by the engineer for Grantee that certain wetlands maintenance within the Drainage and Stormwater Management Easement Area is required ("Wetlands Maintenance"). Grantor shall manage and complete the Wetlands Maintenance over a period of four (4) years after the Effective Date hereof. Grantee shall reimburse to Grantor fifty percent (50%) of the agreed upon costs of the annual Wetlands Maintenance within thirty (30) days after delivery to Grantee of the actual invoice therefor. In addition to the foregoing, Grantee at Grantee's sole cost and expense shall re-plant any invasive plantings in the Drainage and Stormwater Management Easement Area disturbed by Grantee's construction, maintenance, operations, repairs, and replacements to the drainage facilities, as determined by Grantee's engineer in its reasonable professional capacity.

5. Grantor Grant of Easement 5. Grantor hereby grants and conveys to Grantee, its successors and assigns, a perpetual, non-exclusive easement (the "Lift Station Easement") over, under, upon, and across that portion of Easement Area 5 for the limited purposes of (i) connecting Grantee's sanitary sewer facilities to the existing private lift station located thereon (together with the related facilities, the "Lift Station"), (ii) transmitting wastewater through the Lift Station, and (iii) accessing, inspecting, maintaining, repairing, and replacing Grantee's connection facilities within Easement Area 5. Grantor shall, as soon as practicable, dedicate the Lift Station to the local municipality or utility authority ("Dedication"). If such Dedication occurs, the easement granted hereby shall automatically be deemed amended so that Grantee's rights continue with the municipality or utility authority as the new owner/operator of the Lift Station. In consideration of the foregoing grant of Lift Station Easement Grantee shall within thirty (30) days after the Dedication pay to Grantor an amount equal to One Hundred Thousand and 00/100 Dollars ($100,000). In addition to the foregoing Grantee shall be responsible for (x) the cost and expense of constructing and installing its initial tie-in to the Lift Station, and (y) the actual hard costs of any modifications to the Lift Station required by the Village of Schaumburg arising out of the Dedication. Until the Dedication Grantor shall, at its sole cost and expense, operate, maintain, repair, and replace the Lift Station in good working order and in compliance with all applicable laws and regulations. Except as expressly set forth in this Section 5 Grantee shall not be responsible for any portion of the costs of operating, maintaining, repairing, or replacing the Lift Station. Grantor represents and warrants that the Lift Station has adequate capacity to accommodate Grantee's anticipated wastewater flows, and Grantor shall not grant additional connections that materially impair Grantee's use of the Lift Station. Until such time as the Lift Station is Dedicated, (x) in the event of a failure of the Lift Station or any interruption of service, Grantor shall promptly undertake all necessary remedial action at its sole cost, and (y) Grantor shall indemnify, defend, and hold harmless Grantee, its successors and assigns, from and against

any and all claims, damages, losses, liabilities, costs, and expenses (including reasonable attorneys' fees) arising out of or related to the ownership, operation, maintenance, repair, or replacement of the Lift Station, except to the extent caused by the negligence or willful misconduct of Grantee. Grantor reserves the right to use the Lift Station Easement for all purposes not inconsistent with the rights granted to Grantee herein.

6. Maintenance; Self-Help.

(a) Each Party shall, at its sole cost and expense (subject to 6(b), 6(c), 6(d)), at all times repair and maintain and keep (or cause to be maintained and kept) its Parcel in compliance with all applicable law and otherwise in accordance with a standard of maintenance that is commercially reasonable and consistent with the standards of first-class industrial properties located in the same geographical region.

(b) Grantor shall be responsible, at Grantor's sole cost and expense, to repair and maintain Easement Area 1 and Easement Area 4, including without limitation removal of debris, refuse, snow, and ice from the Easement Area 1 and Easement Area 4.

(c) Grantee shall be responsible, at Grantee's sole cost and expense, to repair and maintain Easement Area 2, including without limitation removal of debris, refuse, snow, and ice from the Easement Area 2. Prior to the Dedication Grantee shall be responsible for the maintenance and repair of the drainage facilities installed by Grantee.

(d) Notwithstanding anything to the contrary contained in this Easement Agreement, each Party, at its sole cost and expense, shall be responsible for the repair of any damage caused to any Easement Area by the negligent or willful acts or omissions of such Party and such Party's Permittees.

(e) In the event that either Party fails to perform any of its material obligations under this Agreement (other than a failure excused by a valid Force Majeure Event as set forth herein), then the other Party shall be entitled to exercise self-help rights. Before exercising such rights, the non-defaulting Party shall demand that the defaulting Party provide the non-defaulting Party with reasonable assurances that it will perform any required obligation(s) within ten (10) days of receipt of the demand letter or, if the obligation cannot reasonably be performed within ten (10) days, assurances that it will commence performing within such ten (10) day period and thereafter diligently perform to completion. If the defaulting party does not deliver such assurances within five (5) business days of receipt of such demand letter, or thereafter timely perform, then the non-defaulting Party shall be permitted to exercise self-help rights and perform work. If the non-defaulting Party elects to exercise self-help rights, the non-defaulting Party shall (i) perform only so much work as is reasonably necessary to cure the default, and (ii) perform all work in a good, workmanlike and lien free manner, in accordance with all applicable law and in a manner designed to minimize any disruption or interference with the business on the defaulting Party's Parcel. Upon completion of such work, the non-defaulting Party shall provide invoices and evidence of payment in commercially reasonable form and substance for all costs incurred in connection with performing such work (the "Self-Help Amount") and final, unconditional lien waivers from all contractors and suppliers. Within ten (10) days of receipt of such invoices and evidence of payment

and lien waivers, the defaulting party shall reimburse to the non-defaulting party its share of the Self-Help Amount.

7. Reimbursement Rights. A Party owing money hereunder ("Debtor Party") shall pay or reimburse the party entitled to payment ("Creditor Party") for such costs within thirty (30) days after the Debtor Party's receipt of the Creditor Party's written request therefor and reasonable evidence to substantiate the costs incurred (unless a shorter time period is provided for elsewhere herein). If the Debtor Party does not reimburse the Creditor Party as required herein, the Creditor Party shall have all rights, in law and equity, to enforce payment of any amounts due and outstanding. In addition, past due sums shall accrue interest at an annual rate of interest equal the "Prime Rate" of interest (as published in the Money Rates section of The Wall Street Journal). Interest shall begin to accrue when an amount is past due and five (5) business days after a Party has delivered a demand of payment to the non-paying Party. If a Creditor Party engages the services of a collection agency or law firm to collect amounts that are past due, then the Debtor Party also shall be required to pay the Creditor Party's reasonable costs of collection including reasonable attorneys' fees and court costs. Each Party shall reasonably cooperate with the other in executing and delivering any documents, forms, or certifications reasonably necessary or appropriate to facilitate the payment or reimbursement process described herein, including without limitation any tax forms or other documentation required by applicable law or the internal policies of the Parties.

8. Prohibition Against Liens. Any Party performing work, on such Party's property or the other Party's property, shall promptly remove any mechanic's, materialmen's or other liens filed against the other Party's property or any part thereof for work or materials furnished by the performing Party and each Party agrees to indemnify, defend and hold the other harmless from and against the same.

9. Indemnity and Insurance.

(a) Each Party shall maintain the minimum insurance coverage required by **Exhibit H**, attached hereto and made a part hereof.

(b) Each Party (the "Indemnifying Party") shall indemnify, defend, and hold the other Party (the "Indemnified Party") harmless from and against any and all third-party claims, expenses, liabilities, losses, damages, and costs, including reasonable attorneys' fees, and any actions or proceedings in connection therewith, to the extent arising out of or resulting from (i) the negligence or willful misconduct of the Indemnifying Party or its Permittees, or (ii) any accident, injury, death, loss, or damage occurring in or about the Indemnifying Party's Parcel, but only to the extent caused by the negligence or willful misconduct of the Indemnifying Party or its Permittees. Notwithstanding anything to the contrary herein, the indemnity obligations set forth in this Section shall be limited to the proportionate share of fault of the Indemnifying Party or its Permittees and shall not apply to the extent any such claims, losses, or damages arise out of the negligence or willful misconduct of the Indemnified Party or its Permittees. For purposes of this Section, "Permittee" shall mean the officers, directors, employees, agents, contractors, customers, vendors, suppliers, visitors, invitees, patrons, licensees, tenants, subtenants, and concessionaires of a Party, insofar as their activities relate to the intended development, use, and occupancy of the Parcels.

10. Covenants Running with the Land. The provisions of this Easement Agreement, including the benefits and burdens set forth therein, shall run with the land, shall be binding upon, and shall inure to the benefit of the successors and assigns of the Parties hereto, respectively.

11. Estoppel. Each Party shall from time to time, within fifteen (15) days after written request from the other Party (but not more than twice a year), execute, acknowledge and deliver a certificate in favor of the requesting party, its lender, prospective purchasers as the case may be, affirming that, except as otherwise expressly stated in the certificate, (a) this Easement Agreement is unmodified and in full force and effect; (b) to the Party's knowledge, the other Party is not in default hereunder; (c) the requesting Party is current in its maintenance payment and performance obligations; and (d) a statement of all sums then due under this Easement Agreement from the requesting Party to the Party giving such estoppel certificate.

12. Interpretation. This Easement Agreement and the grant of easements herein shall not be strictly construed but shall be given a reasonable construction in order to carry out the intention of the parties to confer permanent and commercially usable rights of enjoyment of the easements so granted. Headings in this Easement Agreement are for convenience only and shall not limit, expand, or otherwise modify the terms and conditions contained herein.

13. Governing Law. The laws of the State of Illinois govern the construction, performance and enforcement of this Easement Agreement.

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

15. Notice to Mortgagees.

(a) Each Party hereto agrees to give the holder of any mortgage to which the property owned by the other Party is subject a copy of any written notice or claim of default served by the Party giving such notice upon the other Party, provided that prior to such notice the Party giving such notice has been notified in writing of the name and address of such mortgage holder. Each Party hereto further agrees that the holder of any mortgage to which the property owned by the other Party is subject shall have the same period of time within which to cure or correct such default. The mortgagee's cure period shall begin to run upon receipt of the default notice, and may run concurrently with the defaulting Party's cure period. The applicable mortgagee shall have no obligation to cure the default, but the Party sending the notice of default shall accept performance by the mortgagee with the same force and effect as though performed by the defaulting Party.

(b) Any mortgagee with respect to either the Grantee Parcel or the Grantor Parcel, as applicable, shall not be responsible for any amounts incurred or becoming due under this Easement Agreement prior to a foreclosure of its mortgage or a transfer of the interest of a Party hereto in the applicable property to such mortgagee in lieu of foreclosure, and its liability hereunder in the event of such a foreclosure or transfer shall exist only so long as such mortgagee is the owner of a Parcel and shall not continue or survive after further transfer of ownership.

16. Default. Without limiting any of the remedies otherwise available at law or in equity to the Parties as a result of the breach of this Easement Agreement, the Parties agree as follows:

(a) This Easement Agreement shall be enforceable in any court of competent jurisdiction by the Parties or by any successor or assign of the Parties. Enforcement may be sought by an appropriate action at law or in equity to secure the performance of the covenants, agreements, conditions and obligations contained herein.

(b) No action taken by any Party pursuant to the provisions of this Section 16 or pursuant to any other section of this Easement Agreement shall constitute an election of remedies, and all remedies set forth in this Easement Agreement, as well as any remedies at law or in equity, shall be cumulative and shall not exclude any other remedy.

(c) Unless otherwise expressly provided herein, in the event of a breach of this Easement Agreement, the Parties agree that the defaulting Party shall have 10 calendar days after notice of said breach to correct the same prior to the non- breaching Party's seeking of any remedy provided for herein. If such breach cannot be corrected within 10 days, the non-breaching Party shall not seek to exercise any remedy provided for herein as long as the defaulting Party has initiated the cure of said breach and is diligently prosecuting the cure of said breach, but in no event shall the cure period set forth herein exceed 30 days.

(d) In the event that a legal action is filed to enforce or defend any rights or obligations under this Section 16, the non-prevailing Party shall pay the prevailing Party's reasonable attorneys' fees and court costs incurred in connection with such action.

(e) Despite anything in this Easement Agreement to the contrary, no breach under this Easement Agreement shall entitle any Party to cancel, rescind, or otherwise terminate this Easement Agreement.

17. Notices. Any notices required, pursuant to the provisions of this Easement Agreement, shall be in writing and shall be deemed to have been given or made (a) 3 business days after mailing when mailed by certified United States mail, postage prepaid, return receipt requested; (b) immediately upon personal service; (c) 1 business day after depositing with a recognized overnight courier service; or (d) on the day of the transmission if sent by email so long as it is received in its entirety by 5:00 p.m. (Central time) on that day and a copy is sent by first class mail and is post-marked the same date as the email is transmitted. A Party may change its address for notices by notice given in accordance with this Section 17. The mailing address of each Party, until changed as set forth in this Section 17, is as follows:

If to Grantee: LPC Acquisition Company, LLC,
c/o Logistics Property Company
191 N. Wacker Drive, Suite 1700,
Chicago, Illinois 60606
Attn: Matthew Leffler, Ben Fish

Email: mleffler@logisticspropco.com;
bfish@logisticspropco.com

With a copy to: Levenfeld Pearlstein, LLC
120 S. Riverside Plaza, Suite 1800
Chicago, Illinois 60606
Attn: Elizabeth O'Brien
Email: eobrien@lplegal.com

If to Grantor: Experior Group LLC
12161 S. Central Avenue
Alsip, Illinois 60803

18. Lender Consent. On the Effective Date, each Party shall deliver to the other Party an acknowledgement by its mortgage lender, if applicable, that such lender consents to this Easement Agreement and acknowledge that the lender's interest in the respective Parcel shall be subordinate to this Easement Agreement.

19. Severability. If any phrase, paragraph, article or portion of this Easement Agreement is found to be invalid, illegal or unenforceable by any court of competent jurisdiction, such finding of invalidity, illegality or unenforceability as to that portion shall not affect the validity, legality or enforceability of the remaining portions of this Easement Agreement. If, for any reason, this Easement Agreement, or any provision hereof, is ruled invalid, in whole or in part, the Parties shall expeditiously take such actions as may be necessary to give effect to the spirit of this Easement Agreement and the intentions of the Parties as reflected by the terms of this Easement Agreement.

20. Entire Agreement. This Easement Agreement sets forth the entire understanding of the parties and may not be changed except by a written document executed and acknowledged by all Parties to this Easement Agreement and duly recorded in with the Cook County, Illinois recorder.

21. Construction and Interpretation.

(a) This Easement Agreement and the exhibits hereto contain all the representations and the entire agreement between the Parties with respect to the subject matter hereof. Any prior negotiations, correspondence, memoranda or agreements are superseded in total by this Easement Agreement and the exhibits attached hereto. This Easement Agreement has been fully negotiated at arm's length between the signatories hereto, and after advice by counsel and other representatives chosen by such Parties, and such Parties are fully informed with respect thereto; no such Party shall be deemed the scrivener of this Easement Agreement; and, based on the foregoing, the provisions of this Easement Agreement and the Exhibits hereto shall be construed as a whole according to their common meaning and not strictly for or against any Party.

(b) Whenever required by the context of this Easement Agreement**,** (i) the singular shall include the plural and vice versa, (ii) the masculine shall include the feminine and neuter genders and vice versa; and (iii) use of the words "including", "such as", or words of similar import, when following any general term, statement or matter shall not be construed to limit such statement, term or matter to specific items, whether or not language of non-limitation, such as "without limitation", or "but not limited to", are used with reference thereto, but rather shall be deemed to refer to all other items or matters that could reasonably fall within the broadest scope of such statement, terms or matter.

(c) Except as otherwise specifically indicated, all references to an article, section or other provisions refer to Articles, Sections and other provisions of this Easement Agreement, and all references to Exhibits refer to exhibits attached to this Easement Agreement.

(d) The captions preceding the text of each article, section or other provisions are included only for convenience of reference. Captions shall be disregarded in the construction and interpretation of this Easement Agreement. Capitalized terms are also selected only for convenience of reference and do not necessarily have any connection to the meaning that might otherwise be attached to such term in a context outside of this Easement Agreement.

22. Negation of Partnership. None of the terms or provisions of this Easement Agreement shall be deemed to create a partnership between or among Parties in their respective businesses or otherwise, nor shall it cause them to be considered joint venturers or members of any joint enterprise. The Parties shall be considered as separate Parties, and neither Party shall have the right to act as an agent for another such Party, unless expressly authorized to do so herein or by separate written instrument signed by the Party to be charged.

23. Not a Public Dedication. Nothing herein contained shall be deemed to be a gift or dedication of any portion of the Parcels or portion thereof to the general public, or for any public use or purpose whatsoever. Except as herein specifically provided, no right, privileges or immunities of the Parties shall inure to the benefit of any unrelated third party, nor shall any unrelated third party be deemed to be a beneficiary of any of the provisions contained herein.

24. Excusable Delays. Whenever performance is required of any Party hereunder, such Party shall use all due diligence to perform and take all necessary measures in good faith to perform; provided, however, that if despite such diligence completion of performance shall be delayed at any time by reason of acts of God, war, riots, strikes, picketing, or other labor disputes, unavailability of labor or materials, material damage to work in progress by reason of fire or other casualty, unusual weather conditions, governmental order, pandemic, epidemic, or declared health emergency, or any other cause beyond the reasonable control of a Party (financial inability, imprudent management, or negligence excepted) (each a "Force Majeure Event"), then the time for performance as herein specified shall be appropriately extended by the amount of the delay actually so caused. The provisions of this Section 24 shall not operate to excuse any Party from the prompt payment of any monies required by this Easement Agreement. Each Party shall take action as necessary to ensure that labor harmony is maintained on its parcel and to avoid any strike, picketing, labor stoppage or slowdown. The right of a Party to excuse its failure to

perform by reason of this Section 24 shall be conditioned upon that Party delivering to the other Party written notice of its assertion that a delay has commenced within five (5) business days after the commencement of the delay and uses reasonable efforts to resume performance as soon as reasonably possible.

25. Time. Subject to Section 24 above, time is of the essence of this Easement Agreement.

26. No Waiver. The failure of any Party to insist upon strict performance of any of the terms, covenants or conditions hereof shall not be deemed a waiver of any rights or remedies which that Party may have hereunder, at law or in equity and shall not be deemed a waiver of any subsequent breach or default in any of such terms, covenants or conditions. No waiver by any Party of any default under this Easement Agreement shall be effective or binding on such Party unless made in writing by such Party, and no such waiver shall be implied from any omission by such Party to take action in respect to such default. No express written waiver any default shall affect any other default or cover any other period of time other than any default and/or period of time specified in such express waiver. One (1) or more written waivers of any default under any provision of this Easement Agreement shall not be deemed to be a waiver of any subsequent default in the performance of the same provision or any other term or provision contained in this Easement Agreement.

27. Limitation of Liability. There shall be no personal liability of persons, firms, corporations or entities who constitute either Party, including members, managers, partners, officers, directors, employees or agents of such Party, with respect to any of the terms, covenants, conditions, and provisions of this Easement Agreement. In the event of default by a defaulting Party hereunder any other non-defaulting Party who seeks recovery from a defaulting Party hereto shall look solely to the interest of such defaulting Party, its successors and assigns, in the Parcels for the satisfaction of each and every remedy of the non-Defaulting Party; provided, however, the foregoing shall not in any way impair, limit or prejudice the right of any Party to pursue equitable relief in connection with any term, covenants or condition of this Easement Agreement, including a proceeding for temporary restraining order, preliminary injunction, permanent injunction or specific performance.

28. Reasonable Use of Easements. The easement rights granted under this Agreement shall be exercised by each Party and its Permittees in a manner that is reasonable and consistent with the terms of this Agreement, and shall not unreasonably interfere with the operations of any business lawfully conducted from time to time on the other Party's Parcel.

29. Amendment; Voluntary Termination. This Easement Agreement may be canceled, changed, modified, amended, or terminated in whole or in part only by written instrument (i) executed by each Party, together with its lender (as applicable) and (ii) recorded with the Cook County, Illinois Recorder.

30. Liability Upon Transfer. Each Party shall be personally liable only for performance of those obligations under this Easement Agreement that relate to its own Parcel and accrue during its period of ownership. Upon transfer of title to a Parcel, a Party shall be released from all prospective obligations hereunder, and the transferee shall be deemed to assume all such

obligations from and after the date of transfer; provided, however, that the transferor shall remain liable for any defaults occurring or accruing prior to such transfer.

31. Disclaimer of Derivative Rights. No consent to the modification, from time to time, or to the termination of the provisions of this Easement Agreement shall ever be required by any lessee, sublessee, licensee, occupant, agent, concessionaire or other party other than a Party, nor shall any party other than a Party have any right to enforce any of the provisions contained in this Easement Agreement.

[*signatures appear on the following page*]

[Signature Page to Easement Agreement]

GRANTOR:

EXPERIOR GROUP LLC

By: _____
Name:
Its:

State of Illinois)
) ss
County of Cook)

I, _____, a Notary Public in and for said County, in the State aforesaid, do hereby certify that _____, the _____ of Experior Group, LLC who is personally known to me to be the same person whose name is subscribed to the foregoing instrument in such capacity, 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 company, for the uses and purposes therein set forth.

Given under my hand and Notary Seal, this ___ day of _____, 2025.

_____
Notary Public

My commission expires:

[Signatures continued next page]

GRANTOR:

EXPERIOR SCHAUMBURG LLC

By: _____
Name:
Its:

State of Illinois)
) ss
County of Cook)

I, _____, a Notary Public in and for said County, in the State aforesaid, do hereby certify that _____, the _____ of Experior Schaumburg, LLC who is personally known to me to be the same person whose name is subscribed to the foregoing instrument in such capacity, 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 company, for the uses and purposes therein set forth.

Given under my hand and Notary Seal, this ___ day of _____, 2025.

_____
Notary Public

My commission expires:

[Signature Page to Easement Agreement]

GRANTEE:

LPC ACQUISITION COMPANY, LLC

By: _____
Name: _____
Its: _____

State of _____)
) ss
County of _____)

I, _____, a Notary Public in and for said County, in the State aforesaid, do hereby certify that _____, the _____ of LPC Acquisition Company, LLC who is personally known to me to be the same person whose name is subscribed to the foregoing instrument in such capacity, appeared before me this day in person and acknowledged that s/he signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said company for the uses and purposes therein set forth.

Given under my hand and Notary Seal, this ___ day of _____, 2025.

_____

Notary Public

My commission expires:

CONSENT AND SUBORDINATION AGREEMENT

COVANTAGE CREDIT UNION, a Wisconsin chartered credit union ("Mortgagee"), as the holder of (1) that certain Construction Mortgage, Security Agreement, Assignment of Rents and Leases and Fixture Filing granted by Experior Group LLC and Experior Schaumburg LLC (collectively "Mortgagor"), to Mortgagee dated December 19, 2023 and recorded in the Offices of the County Recorder of Cook County, Illinois ("County Recorder"), as Instrument No. 2336006038 (the "Mortgage"), (2) that certain Assignment of Leases and Rents, from Mortgagor, as assignor, to Mortgagee, as assignee, dated December 19, 2023 and recorded in Offices of the County Recorder, as Instrument No. 2336006039 (the "ALR"), and (3) that certain First Recordable Amendment of Loan Documents for Purposes of Recording from Mortgagor, as assignor, to Mortgagee, as assignee, dated September 25, 2024 and recorded in Offices of the County Recorder, as Instrument No. 2427724044 (the "Amendment"), does hereby grant its consent in all respects to this Covenants, Conditions, Restrictions and Reciprocal Easement Agreement, and agrees and consents that the Mortgage, the ALR, and the Amendment are hereby made subject and subordinate to this Easement Agreement.

MORTGAGEE:

COVANTAGE CREDIT UNION, a Wisconsin chartered credit union

By: _____
Name: _____
Its: _____

State of _____)
) ss
County of _____)

I, _____, a Notary Public in and for said County, in the State aforesaid, do hereby certify that _____, the _____ of COVANTAGE CREDIT UNION, a Wisconsin chartered credit union who is personally known to me to be the same person whose name is subscribed to the foregoing instrument in such capacity, appeared before me this day in person and acknowledged that s/he signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said company for the uses and purposes therein set forth.

Given under my hand and Notary Seal, this ___ day of _____, 2025.

_____

Notary Public

My commission expires:

EXHIBIT A-1

GRANTEE PARCEL LEGAL DESCRIPTION

LOTS 3 THROUGH 11 AND LOTS 14 THROUGH 21 IN FENZ ACRES, BEING A SUBDIVISION OF THE EAST 600 FEET MEASURED AT RIGHT ANGLES WITH THE EAST LINE OF THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHERLY OF THE RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL, AND PACIFIC RAILROAD, LYING SOUTHERLY OF THE CENTERLINE OF THE PUBLIC HIGHWAY, KNOWN AS IRVING PARK ROAD, ACCORDING TO THE PLAT THEREOF RECORDED JULY 12, 1948 AS DOCUMENT 14355939, IN COOK COUNTY, ILLINOIS

AND

THAT PART OF LOTS 1 AND 2 IN SAID FENZ ACRES SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89 DEGREES 54 MINUTES 16 SECONDS WEST, ALONG THE SOUTHERLY LINE OF SAID LOTS 1 AND 2, A DISTANCE OF 267.06 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 37.13 FEET TO THE NORTHERLY LINE OF THE PARCEL CONVEYED BY DOCUMENT NUMBER 95170136; THENCE NORTH 63 DEGREES 39 MINUTES 58 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 275.13 FEET; THENCE SOUTH 89 DEGREES 12 MINUTES 51 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 20.10 FEET TO THE EASTERLY LINE OF SAID LOT 1; THENCE SOUTH 00 DEGREES 10 MINUTES 31 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 158.46 FEET TO THE POINT OF BEGINNING.

AND

THAT PART OF LOT 22 IN SAID FENZ ACRES SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 22; THENCE NORTH 00 DEGREES 10 MINUTES 25 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 22, A DISTANCE OF 41.04 FEET TO THE NORTHERLY LINE OF THE PARCEL CONVEYED BY DOCUMENT NUMBER 2113020324; THENCE NORTH 63 DEGREES 39 MINUTES 58 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 246.41 FEET TO THE NORTH LINE OF SAID LOT 22; THENCE NORTH 89 DEGREES 54 MINUTES 12 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 45.58 FEET TO THE NORTHEAST CORNER OF SAID LOT 22; THENCE SOUTH 00 DEGREES 10 MINUTES 24 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 22, A DISTANCE OF 150.13 FEET TO THE SOUTHEAST CORNER OF SAID LOT 22; THENCE SOUTH 89 DEGREES 56 MINUTES 16 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 22, A DISTANCE OF 266.74 FEET TO THE POINT OF BEGINNING.

AND

THAT PART OF LONG AVENUE AND FENZ ROAD DEDICATED BY FENZ ACRES SUBDIVISION RECORDED JULY 12, 1948 AS DOCUMENT 14355939, IN COOK COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 22; THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID LONG AVENUE, A DISTANCE OF 4.62 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF FAP 426 (ELGIN-OHARE EXPRESSWAY) PER CONDEMNATION CASE 90L50780; THENCE NORTH 63 DEGREES 39 MINUTES 58 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 73.53 FEET TO ITS INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID LONG AVENUE; THENCE SOUTH 00 DEGREES 10 MINUTES 24 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 1719.29 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID LONG AVENUE; THENCE SOUTH 89 DEGREES 55 MINUTES 48 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 66.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID LONG AVENUE; THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 566.43 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID FENZ AVENUE; THENCE SOUTH 89 DEGREES 56 MINUTES 16 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 266.74 FEET TO THE WEST LINE OF SAID FENZ ACRES SUBDIVISION; THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 66.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID FENZ AVENUE; THENCE NORTH 89 DEGREES 56 MINUTES 16 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 266.74 FEET TO AFORESAID WEST LINE OF LONG AVENUE; THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 1049.70 FEET TO THE POINT OF BEGINNING;
CONTAINING 990,467 SQUARE FEET (22.738 ACRES) MORE OR LESS

Permanent Real Estate Index Number(s): 07-32-400-007-0000, 07-32-400-008-0000, 07-32-400-009-0000, 07-32-400-010-0000, 07-32-400-011-0000, 07-32-400-012-0000, 07-32-400-013-0000, 07-32-403-006-0000, 07-32-403-007-0000, 07-32-403-008-0000, 07-32-403-009-0000, 07-32-405-001-0000, 07-32-405-002-0000, 07-32-405-003-0000, 07-32-405-004-0000, 07-32-405-005-0000, 07-32-405-006-0000, 07-32-405-007-0000, 07-32-405-008-0000, 07-32-405-009-0000, 07-32-405-015-0000, 07-32-405-016-0000, 07-32-405-018-0000

Common Address:

EXHIBIT A-2

GRANTOR PARCEL LEGAL DESCRIPTION

LOT 1, OUTLOT A, AND OUTLOT B IN EXPERIOR LOGISTICS SUBDIVISION BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 2306722044, IN COOK COUNTY, ILLINOIS.

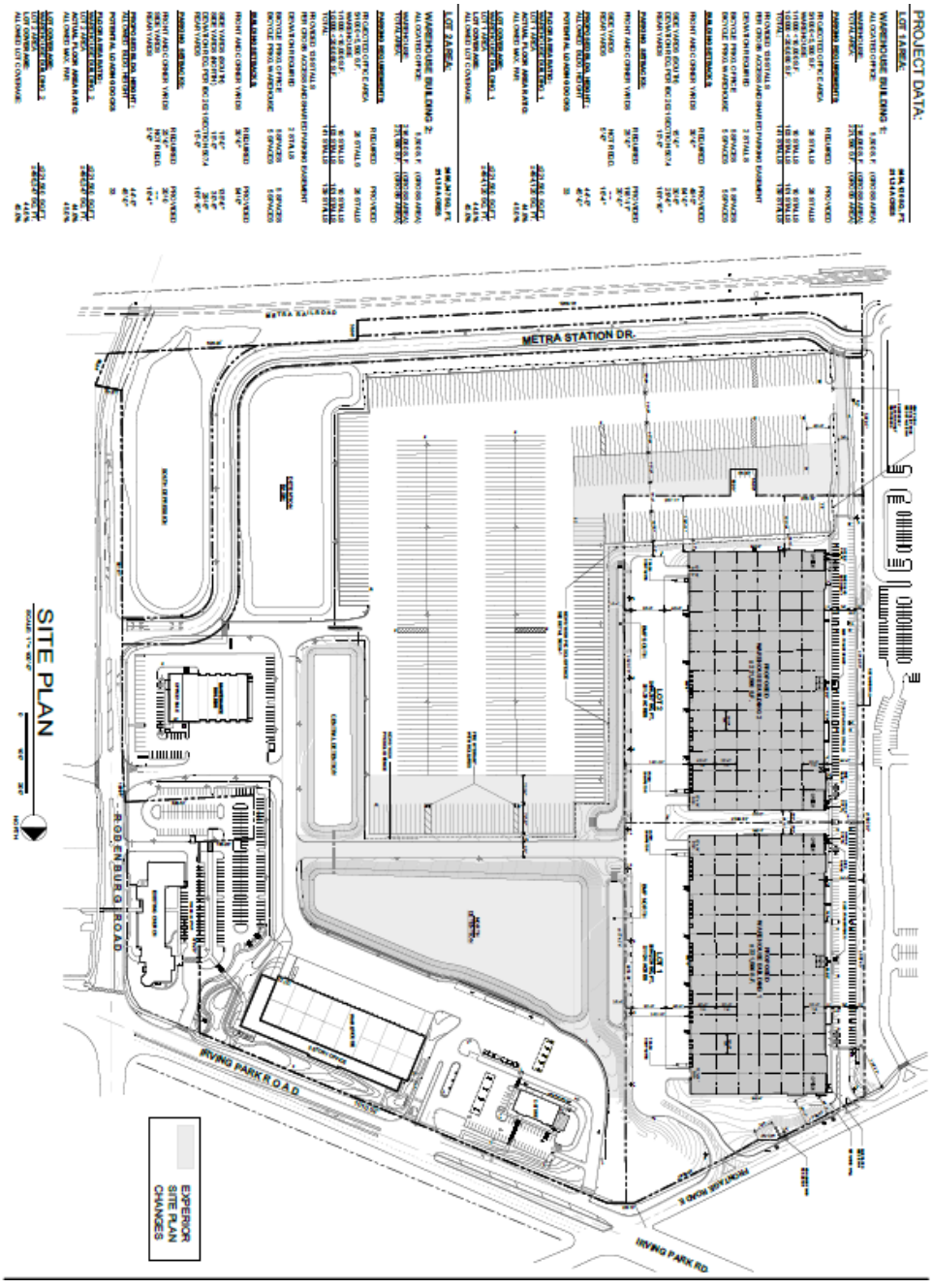
CONTAINING 2,459,431 SQUARE FEET (56.461 ACRES) MORE OR LESS

Permanent Real Estate Index Number(s):

Common Address:

EXHIBIT B

SITE PLAN[2]



[2] ***Note to draft: Site plan is the 8.10.25 version; check with Ben Fish prior to recording to confirm it is final.***

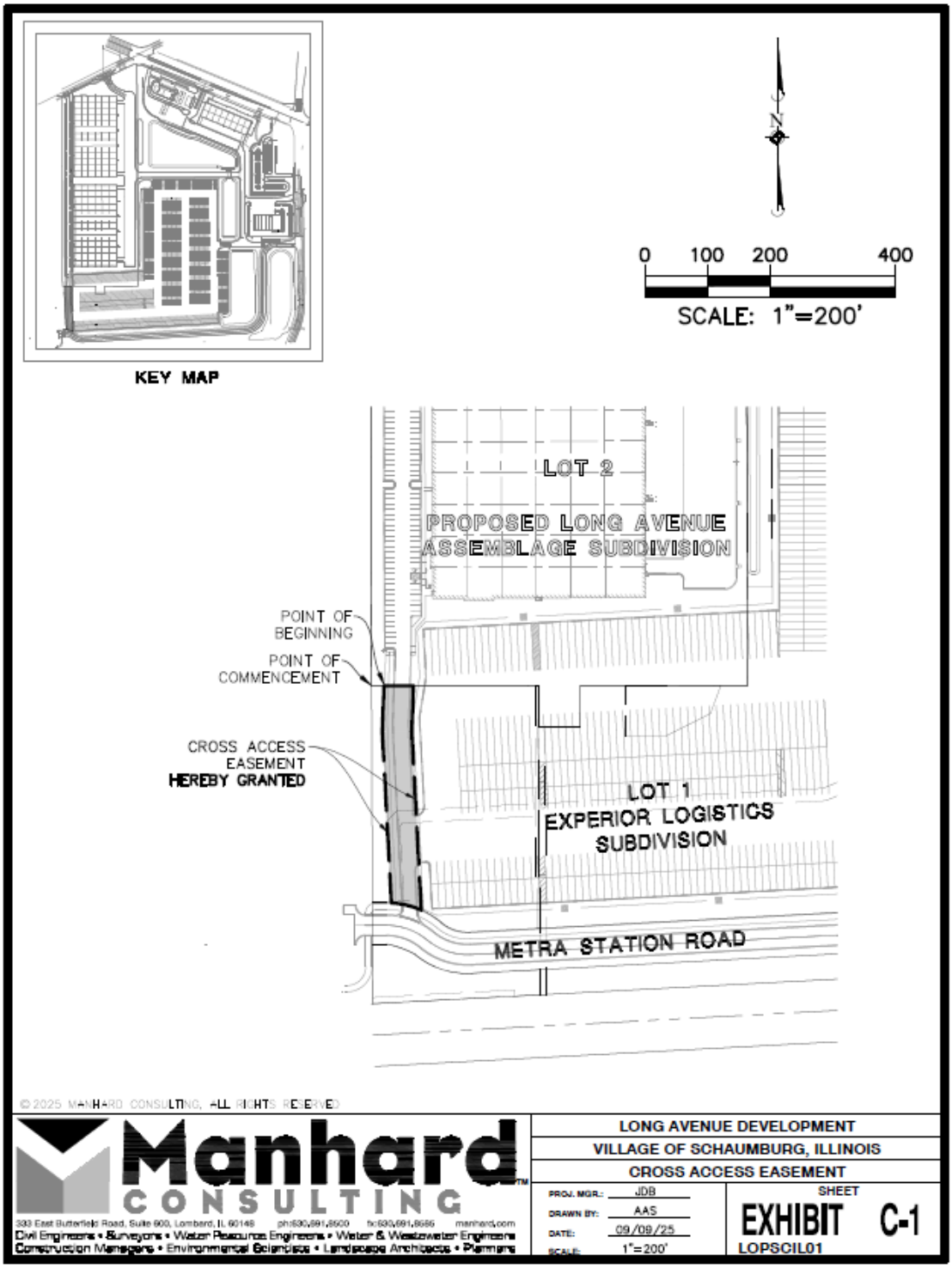
EXHIBIT C

LEGAL DESCRIPTION – EASEMENT AREA 1

THAT PART OF LOT 1 IN EXPERIOR LOGISTICS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 8, 2023, AS DOCUMENT NUMBER 2306722044, IN COOK COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE WESTERLYMOST NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 89 DEGREES 55 MINUTES 48 SECONDS EAST ALONG A NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 19.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 55 MINUTES 48 SECONDS EAST, A DISTANCE OF 47.03 FEET; THENCE SOUTH 02 DEGREES 04 MINUTES 15 SECONDS WEST, A DISTANCE OF 72.82 FEET; THENCE SOUTH 03 DEGREES 02 MINUTES 34 SECONDS EAST, A DISTANCE OF 285.37 FEET TO A POINT OF NON-TANGENT CURVATURE, BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF METRA STATION DRIVE AS DEDICTED PER DOCUMENT NUMBER 2306722045; THENCE WESTERLY, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, BEING A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 136.00 FEET, AN ARC DISTANCE OF 49.30 FEET, A CHORD BEARING NORTH 76 DEGREES 29 MINUTES 36 SECONDS WEST, AND A CHORD DISTANCE OF 49.03 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 03 DEGREES 02 MINUTES 34 SECONDS WEST, A DISTANCE OF 273.50 FEET; THENCE NORTH 02 DEGREES 04 MINUTES 15 SECONDS EAST, A DISTANCE OF 73.16 FEET TO THE POINT OF BEGINNING.
CONTAINING 16,491 SQUARE FEET (0.379 ACRES) MORE OR LESS.

EXHIBIT C-1

DEPICTION - EASEMENT AREA



1

EXHIBIT D

LEGAL DESCRIPTION – EASEMENT AREA 2

THAT PART OF LOT 1 IN EXPERIOR LOGISTICS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 8, 2023, AS DOCUMENT NUMBER 2306722044, IN COOK COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHERLYMOST NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 00 DEGREES 10 MINUTES 31 SECONDS EAST, ALONG A WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 853.02 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 68 DEGREES 22 MINUTES 26 SECONDS EAST, A DISTANCE OF 26.93 FEET; THENCE NORTH 89 DEGREES 49 MINUTES 29 SECONDS EAST, A DISTANCE OF 783.93 FEET; THENCE NORTH 44 DEGREES 49 MINUTES 57 SECONDS EAST, A DISTANCE OF 14.14 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 36 SECONDS EAST, A DISTANCE OF 71.00 FEET; THENCE NORTH 45 DEGREES 10 MINUTES 03 SECONDS WEST, A DISTANCE OF 14.14 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 29 SECONDS WEST, A DISTANCE OF 783.92 FEET; THENCE SOUTH 68 DEGREES 01 MINUTES 24 SECONDS WEST, A DISTANCE OF 26.93 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 31 SECONDS WEST, A DISTANCE OF 71.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 42,115 SQUARE FEET (0.967 ACRES) MORE OR LESS

EXHIBIT D-1

DEPICTION - EASEMENT AREA 2

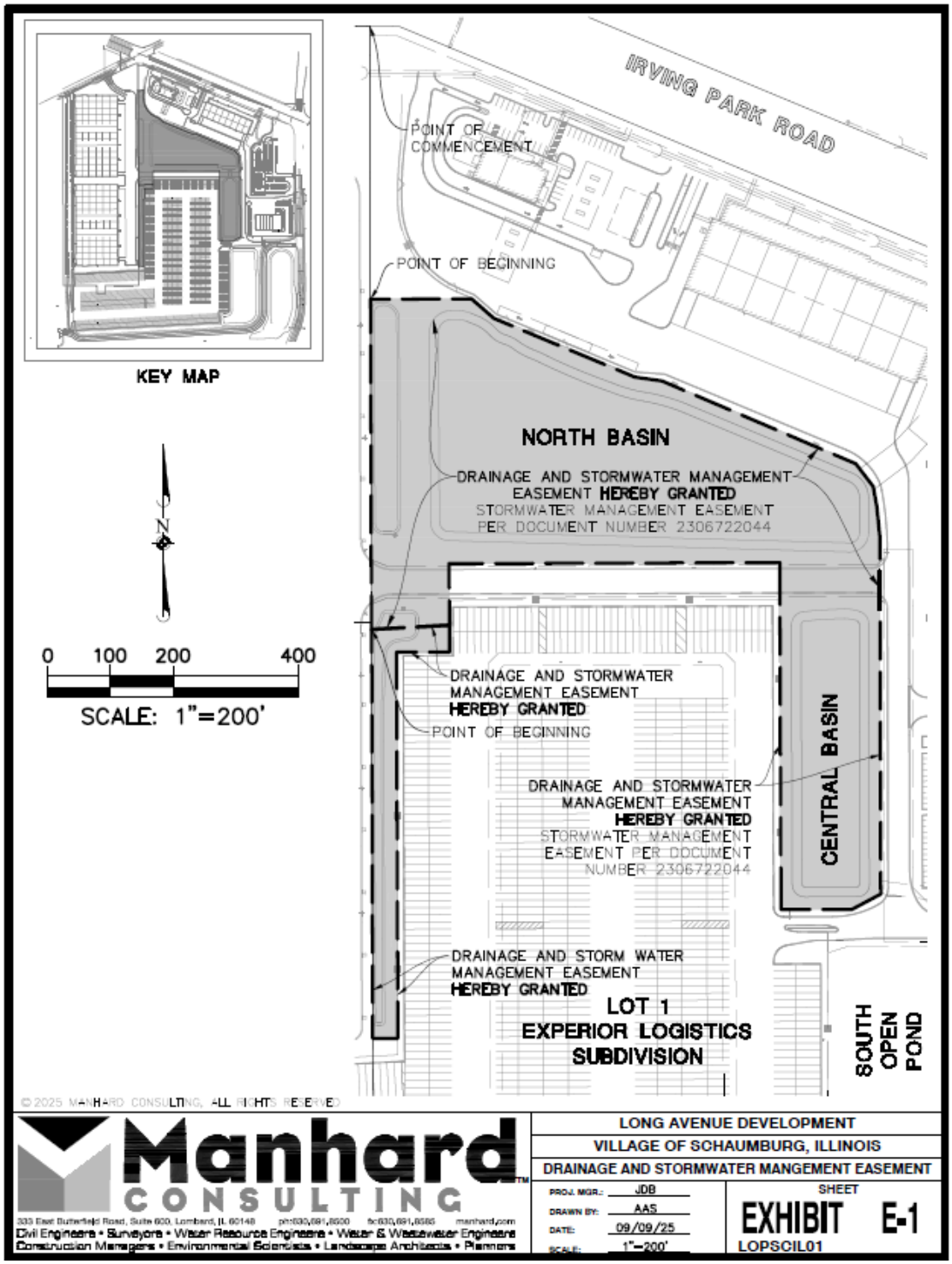


EXHIBIT E

LEGAL DESCRIPTION – DETENTION EASEMENT AREA

THAT PART OF STORMWATER MANAGEMENT EASEMENT GRANTED BY DOCUMENT NUMBER 2306722044, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHERLYMOST NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 00 DEGREES 10 MINUTES 31 SECONDS EAST, ALONG A WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 436.52 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 49 MINUTES 29 SECONDS EAST, A DISTANCE OF 161.49 FEET; THENCE SOUTH 48 DEGREES 56 MINUTES 22 SECONDS EAST, A DISTANCE OF 47.43 FEET; THENCE SOUTH 67 DEGREES 22 MINUTES 28 SECONDS EAST, A DISTANCE OF 244.00 FEET; THENCE SOUTH 81 DEGREES 54 MINUTES 39 SECONDS EAST, A DISTANCE OF 43.82 FEET; THENCE SOUTH 66 DEGREES 52 MINUTES 14 SECONDS EAST, A DISTANCE OF 336.88 FEET; THENCE SOUTH 37 DEGREES 15 MINUTES 42 SECONDS EAST, A DISTANCE OF 45.90 FEET; THENCE SOUTH 10 DEGREES 10 MINUTES 58 SECONDS EAST, A DISTANCE OF 32.90 FEET; THENCE SOUTH 05 DEGREES 41 MINUTES 28 SECONDS EAST, A DISTANCE OF 48.77 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 26 SECONDS EAST, A DISTANCE OF 570.17 FEET; THENCE SOUTH 61 DEGREES 54 MINUTES 39 SECONDS WEST, A DISTANCE OF 52.52 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 113.37 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 26 SECONDS WEST, A DISTANCE OF 554.36 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 29 SECONDS WEST, A DISTANCE OF 529.00 FEET; THENCE SOUTH 00 DEGREES 45 MINUTES 07 SECONDS EAST, A DISTANCE OF 98.36 FEET; THENCE SOUTH 86 DEGREES 53 MINUTES 47 SECONDS WEST, A DISTANCE OF 125.15 FEET TO SAID WESTERLY LINE OF LOT 1; THENCE NORTH 00 DEGREES 10 MINUTES 31 SECONDS WEST, ALONG SAID LINE, A DISTANCE OF 527.75 FEET TO THE POINT OF BEGINNING.
TOGETHER WITH
THAT PART OF LOT 1 IN EXPERIOR LOGISTICS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 8, 2023, AS DOCUMENT NUMBER 2306722044, IN COOK COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHERLYMOST NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 00 DEGREES 10 MINUTES 31 SECONDS EAST, ALONG A WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 964.27 FEET TO THE POINT OF BEGINNING; THENCE NORTH 86 DEGREES 53 MINUTES 47 SECONDS EAST, A DISTANCE OF 124.41 FEET; THENCE SOUTH 00 DEGREES 10 MINUTES 35 SECONDS EAST, A DISTANCE OF 43.11 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 29 SECONDS WEST, A DISTANCE OF 84.25 FEET; THENCE SOUTH 00 DEGREES 10 MINUTES 31 SECONDS EAST, A DISTANCE OF 616.98 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 29 SECONDS WEST, A DISTANCE OF 40.00 FEET TO SAID WESTERLY LINE OF LOT 1; THENCE NORTH 00 DEGREES 10 MINUTES 31 SECONDS WEST, ALONG SAID LINE, A DISTANCE OF 653.73 FEET TO THE POINT OF BEGINNING.

CONTAINING 377,577 SQUARE FEET (8.668 ACRES) MORE OR LESS

EXHIBIT E-1

DEPICTION - DETENTION EASEMENT AREA

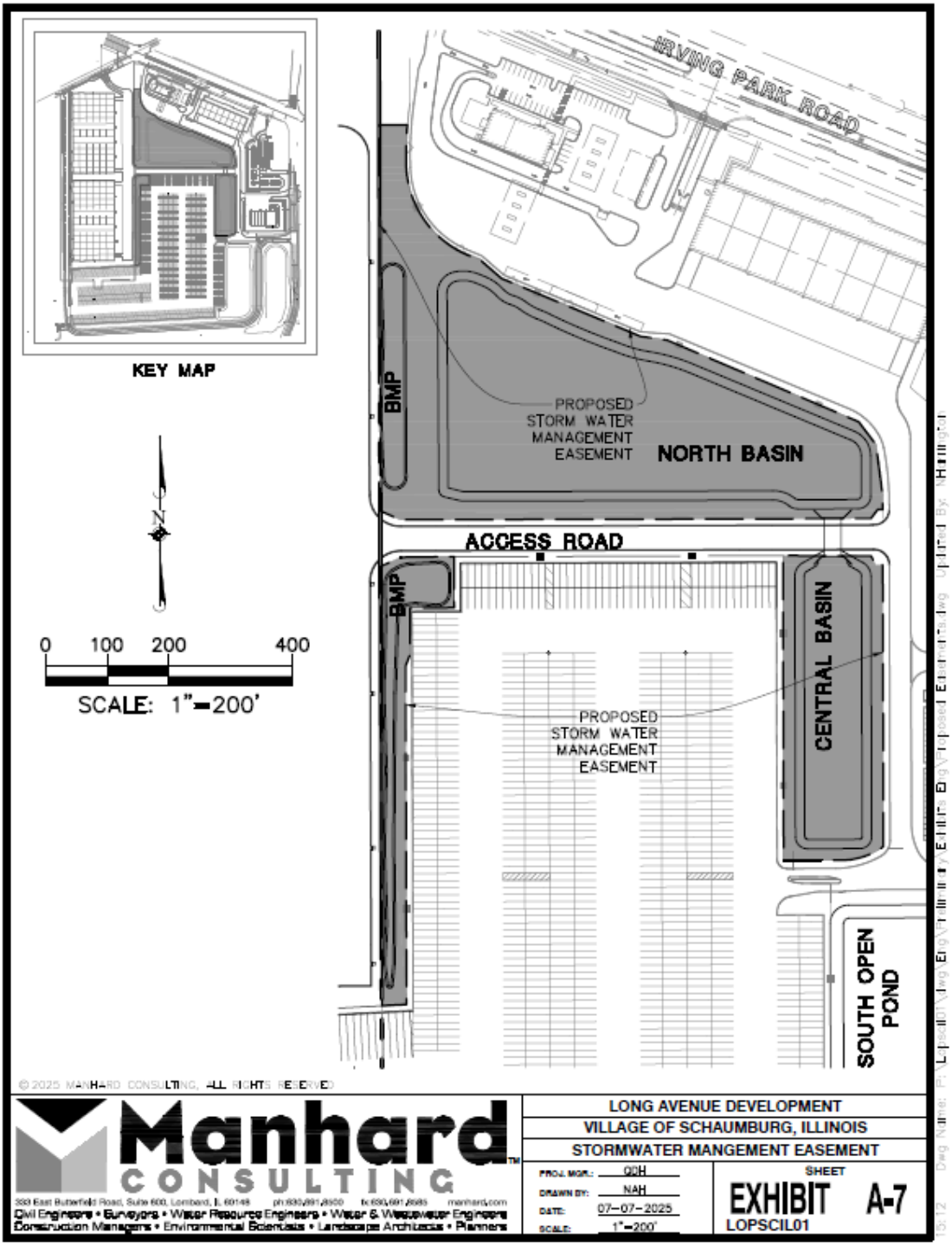


EXHIBIT F

LEGAL DESCRIPTION – EASEMENT AREA 4

THAT PART OF LOT 1 IN EXPERIOR LOGISTICS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 8, 2023, AS DOCUMENT NUMBER 2306722044, IN COOK COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHERLYMOST NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 00 DEGREES 10 MINUTES 31 SECONDS EAST, ALONG AN EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 408.18 TO A POINT ON A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE; THENCE SOUTH 89 DEGREES 49 MINUTES 29 SECONDS WEST, ALONG SAID PERPENDICULAR LINE, A DISTANCE OF 204.43 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 09 MINUTES 36 SECONDS EAST, A DISTANCE OF 541.63 FEET; THENCE SOUTH 45 DEGREES 09 MINUTES 36 SECONDS EAST, A DISTANCE OF 56.57 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 24 SECONDS EAST, A DISTANCE OF 144.17 FEET TO A POINT OF NON-TANGENT CURVATURE, BEING A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF METRA STATION DRIVE AS DEDICTED PER DOCUMENT NUMBER 2306722045; THENCE SOUTHWESTERLY, ALONG SAID RIGHT-OF-WAY LINE, BEING A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 143.00 FEET, AN ARC DISTANCE OF 72.27 FEET, A CHORD BEARING SOUTH 49 DEGREES 47 MINUTES 52 SECONDS WEST, AND A CHORD DISTANCE OF 71.50 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 89 DEGREES 50 MINUTES 24 SECONDS WEST, A DISTANCE OF 175.43 FEET; THENCE NORTH 00 DEGREES 09 MINUTES 36 SECONDS WEST, A DISTANCE OF 627.63 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 24 SECONDS EAST, A DISTANCE OF 46.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 36,666 SQUARE FEET (0.842 ACRES) MORE OR LESS

EXHIBIT F-1

DEPICTION – EASEMENT AREA 4

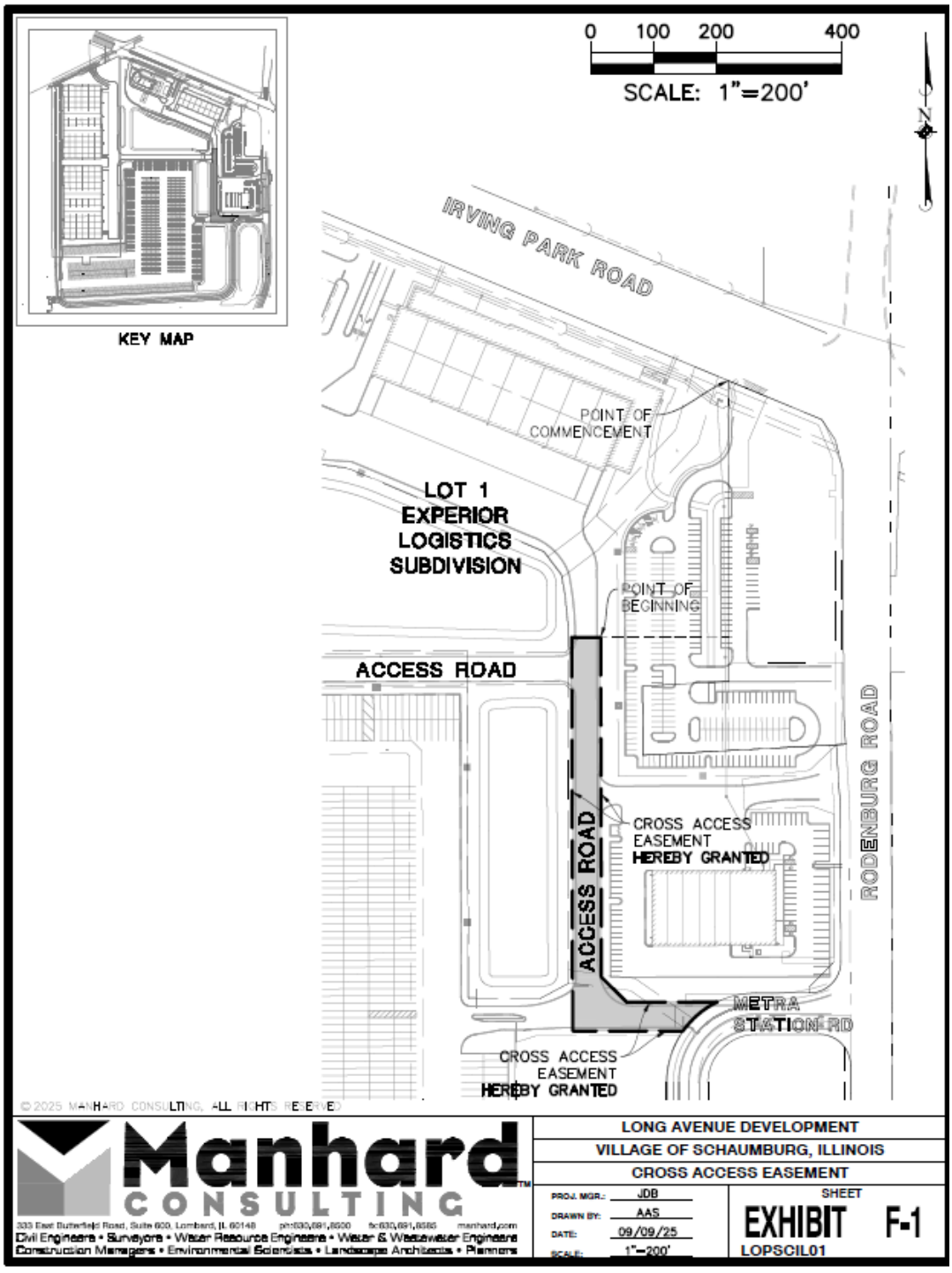


EXHIBIT G

LEGAL DESCRIPTION – EASEMENT AREA 5

THAT PART OF LOT 1 IN EXPERIOR LOGISTICS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 8, 2023, AS DOCUMENT NUMBER 2306722044, IN COOK COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHERLYMOST NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 00 DEGREES 10 MINUTES 31 SECONDS EAST, ALONG A WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 70.01 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 12 MINUTES 51 SECONDS EAST, A DISTANCE OF 167.55 FEET; THENCE SOUTH 67 DEGREES 22 MINUTES 28 SECONDS EAST, A DISTANCE OF 155.75 FEET; THENCE SOUTH 67 DEGREES 15 MINUTES 56 SECONDS EAST, A DISTANCE OF 400.00 FEET; THENCE SOUTH 67 DEGREES 28 MINUTES 46 SECONDS EAST, A DISTANCE OF 352.75 FEET; THENCE SOUTH 52 DEGREES 41 MINUTES 19 SECONDS EAST, A DISTANCE OF 52.85 FEET; THENCE NORTH 22 DEGREES 49 MINUTES 52 SECONDS EAST, A DISTANCE OF 9.50 FEET; THENCE SOUTH 67 DEGREES 10 MINUTES 08 SECONDS EAST, A DISTANCE OF 20.35 FEET TO AN EASTERLY LINE OF SAID LOT 1; THENCE SOUTH 00 DEGREES 10 MINUTES 31 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 16.30 FEET; THENCE NORTH 67 DEGREES 10 MINUTES 08 SECONDS WEST, A DISTANCE OF 5.47 FEET; THENCE SOUTH 22 DEGREES 49 MINUTES 52 SECONDS WEST, A DISTANCE OF 5.00 FEET; THENCE NORTH 67 DEGREES 10 MINUTES 08 SECONDS WEST, A DISTANCE OF 20.60 FEET; THENCE NORTH 52 DEGREES 41 MINUTES 19 SECONDS WEST, A DISTANCE OF 54.81 FEET; THENCE NORTH 67 DEGREES 28 MINUTES 46 SECONDS WEST, A DISTANCE OF 351.47 FEET; THENCE NORTH 67 DEGREES 15 MINUTES 56 SECONDS WEST, A DISTANCE OF 400.00 FEET; THENCE NORTH 67 DEGREES 22 MINUTES 28 SECONDS WEST, A DISTANCE OF 153.81 FEET;THENCE NORTH 89 DEGREES 12 MINUTES 51 SECONDS WEST, A DISTANCE OF 165.45 FEET TO SAID WESTERLY LINE OF LOT 1; THENCE NORTH 00 DEGREES 10 MINUTES 31 SECONDS WEST, ALONG SAID LINE, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 11,728 SQUARE FEET (0.269 ACRES) MORE OR LESS

EXHIBIT G-1

DEPICTION – EASEMENT AREA 5

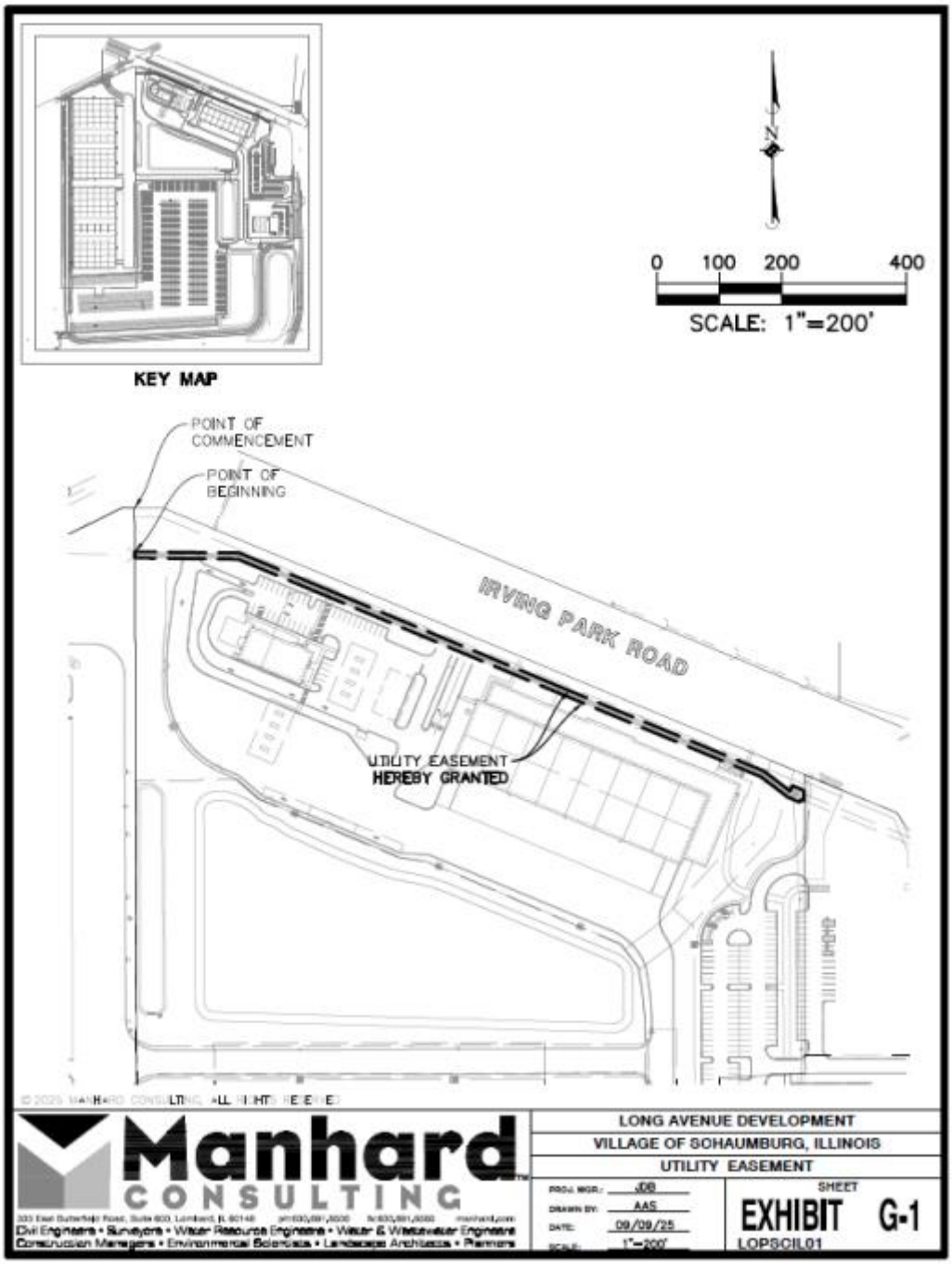


EXHIBIT H

INSURANCE REQUIREMENTS

THROUGHOUT THE TERM OF THIS EASEMENT AGREEMENT, EACH OWNER SHALL PROCURE AND MAINTAIN GENERAL AND/OR COMPREHENSIVE PUBLIC LIABILITY AND PROPERTY DAMAGE INSURANCE AGAINST CLAIMS FOR PERSONAL INJURY (INCLUDING CONTRACTUAL LIABILITY ARISING UNDER THE INDEMNITY CONTAINED IN PARAGRAPH 9 ABOVE), DEATH, OR PROPERTY DAMAGE OCCURRING UPON SUCH OWNER'S PARCEL, WITH SINGLE LIMIT COVERAGE OF NOT LESS THAN AN AGGREGATE OF FIVE MILLION DOLLARS ($5,000,000.00) INCLUDING UMBRELLA COVERAGE, IF ANY, AND NAMING EACH OTHER OWNER DURING THE CONTINUANCE OF THE EASEMENT AGREEMENT (PROVIDED THE OWNER OBTAINING SUCH INSURANCE HAS BEEN SUPPLIED WITH THE NAME OF SUCH OTHER OWNER) AS ADDITIONAL INSUREDS. EITHER PARTY MAY ELECT TO SELF-INSURE AND/OR CARRY INSURANCE REQUIRED HEREUNDER UNDER MASTER OR BLANKET POLICIES OF INSURANCE.

GROUND LEASE

between

LPC ACQUISITION COMPANY, LLC

as Landlord,

and

EXPERIOR GROUP LLC,

as Tenant

Premises:

Approximately 1.495 acres located between the southern end of Fenz Acres Subdivision and the northwestern end of Experior Logistics Subdivision, Schaumburg, Illinois

Dated as of September 11, 2025

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Exhibit A-1 Description of the Land

Exhibit A-2 Depiction of the Land

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GROUND LEASE

THIS GROUND LEASE (the "Lease") is made as of the 11th day of September, 2025, by and between **LPC ACQUISITION COMPANY, LLC**, a Delaware limited liability company ("Landlord"), and **EXPERIOR GROUP LLC**, an Illinois limited liability company ("Tenant").

W I T N E S S E T H:

It is hereby mutually covenanted and agreed by and between the parties hereto that this Lease (hereinafter defined) is made upon the terms, covenants and conditions hereinafter set forth.

ARTICLE 1
DEFINITIONS

The terms defined in this Article 1, for all purposes of this Lease, shall have the following meanings:

1.01. "Affiliate of Tenant" shall mean any Person controlled by, under common control with or controlling Tenant.

1.02. "Business Day" shall mean any day which is not a Saturday, Sunday or a day observed as a holiday by either the State of Illinois or the United States government.

1.03. "Certificate of Occupancy" shall mean a certificate of occupancy (temporary or permanent) or other similar certificate issued by the appropriate governmental department or agency of the City (hereinafter defined).

1.04. "City" shall mean the village of Schaumburg, Illinois.

1.05. "Commencement Date" shall mean the date of commencement of the Term (hereinafter defined) as set forth in Article 2.

1.06. "Construction Agreements" shall mean agreements for construction, Restoration (hereinafter defined), Capital Improvement, rehabilitation, alteration, conversion, extension, repair or demolition performed pursuant to this Lease.

1.07. "Default" shall mean any condition or event which constitutes or, after the giving of notice or the passage of time or both, would constitute an Event of Default (hereinafter defined).

1.08. "Equipment" shall mean any and all fixtures, equipment and machinery of every kind and nature whatsoever now or hereafter affixed or attached to the Improvements, or now or hereafter used or procured for use in connection with the operation, use or occupancy thereof, and the appurtenances thereof, but excluding therefrom all trade fixtures and articles of personal property title to which is vested in Tenant, any Person claiming under Tenant or in contractors engaged in maintaining the Premises.

1.09. "Expiration Date" shall mean the date of the expiration of the Term as set forth in Article 2.

1.10. "Fee Mortgage" shall mean any mortgage or trust deed which now or hereafter is a lien on the entire fee simple title to the Land or the Premises, or any part thereof, as the same may be renewed, modified, amended, extended, consolidated or coordinated from time to time.

1.11. "Fee Mortgagee" shall mean the holder of a Fee Mortgage.

1.12. "Governmental Authority (Authorities)" shall mean the United States of America, the State of Illinois, County of Cook, and City, and any agency, authority, department, commission, board, bureau, instrumentality or political subdivision of any of the foregoing, now existing or hereafter created, having jurisdiction over the Premises or any portion thereof.

1.13. "Improvements" shall mean all of the Equipment (hereinafter defined) and other improvements and appurtenances of every kind and description now or hereafter erected, constructed or placed on or about the Land (hereinafter defined), and any and all alterations and replacements thereof, additions thereto and substitutions therefor.

1.14. "Insurance Policies" shall mean any and all insurance policies which Tenant is required to keep and maintain pursuant to this Lease.

1.15. "Land" shall mean the real estate legally described on **Exhibit A-1** , and depicted on **Exhibit A-2**, each attached hereto and made a part hereof.

1.16. "Landlord," on the date as of which this Lease is made, shall mean LPC Acquisition Company, LLC, but thereafter, "Landlord" shall mean only the holder of the landlord's interest in the Land at the time in question, so that if LPC Acquisition Company, LLC or any successor to its interest hereunder ceases to have any interest in the Land as the result of a sale or sales or transfer or transfers of the Landlord's interest in the Land, then the Landlord under this Lease at the time of such sale or sales or transfer or transfers shall be and hereby is entirely freed and relieved of all agreements, covenants and obligations of Landlord hereunder to be performed on or after the date of such sale or transfer, any remaining liability of such Landlord to be subject to the provisions of Section 32.04 hereof, and it shall be deemed and construed without further agreement between the parties or their successors in interest and the Person who then acquires or owns the landlord's interest in the Land, including, without limitation, the purchaser or transferee in any such sale or transfer, that such Person has assumed and agreed to carry out, subject to the provisions of Section 32.04 hereof, any and all agreements, covenants and obligations of Landlord hereunder accruing on or after the date of the aforesaid sale or transfer.

1.17. "Lease" shall mean this Ground Lease and all amendments, modifications, extensions and renewals hereof and exhibits attached hereto.

1.18. "Lease Year" shall mean each consecutive twelve (12) month period during the Term, the first Lease Year commencing on the Commencement Date and expiring at midnight of the day preceding the first anniversary of the Commencement Date, and each successive consecutive twelve (12) month period thereafter.

1.19. "Net Replacement Cost" shall mean the actual replacement cost of the Improvements (excluding foundation and excavation costs, but including the cost of debris removal and of replacing all Equipment appurtenant to, located in or used in connection with the Improvements) without physical depreciation.

1.20. "Permitted Encumbrances" shall mean the items set forth in **Exhibit B** attached hereto and made a part hereof.

1.21. "Person" shall mean and include an individual, corporation, partnership, joint venture, estate, trust, unincorporated association or any federal, state, county or municipal government or any bureau, department, authority or agency thereof.

1.22. "Premises" shall mean the Land and the Improvements.

1.23. "Prime Rate" shall mean the annual rate of interest announced from time to time by JPMorgan Chase as its corporate base rate of interest.

1.24. "Substantial Completion" shall mean the date upon which the City (or the applicable agency thereof) issues a permanent certificate of occupancy for the shell and core of the initial trailer stall Improvements described in Section 11.01.

1.25. "Tenant" shall mean Experior Group LLC, provided, however, that whenever this Lease and the leasehold estate hereby created shall be assigned or transferred in accordance with the terms of and in the manner specifically permitted by this Lease, then, from and after the date of such assignment or transfer and until the next permitted assignment or transfer, the term "Tenant" shall mean the permitted assignee or transferee, except that the assignor shall continue to remain liable with respect to any obligations or liabilities of Tenant hereunder.

1.26. "Term" shall mean the term of this Lease as set forth in Article 2 hereof.

1.27. "Unavoidable Delays" shall mean delays incurred by Tenant due to strikes, lockouts, acts of God, enemy action, civil commotion, governmental restrictions or preemption, fire or other casualty or other causes beyond the reasonable control of Tenant (not including Tenant's insolvency, bankruptcy or financial condition or financial difficulties or problems or any action by Tenant or any Affiliate of Tenant).

1.28. "Zoning Laws" shall mean the zoning laws of the City, as the same may be amended from time to time.

ARTICLE 2
PREMISES AND TERM OF LEASE

Landlord does hereby demise and lease to Tenant, and Tenant does hereby lease, hire and take from Landlord, the Premises, subject to the Permitted Encumbrances.

TO HAVE AND TO HOLD unto Tenant, its successors and assigns, for a term of ninety-nine (99) years (the "Term") commencing on the date (the "Commencement Date") that is the latest to occur of: (i) the date Landlord acquires fee title to the entirety of the Premises, (ii) the date the Premises are delivered to Tenant with the Landlord Demolition Work (hereinafter defined) substantially completed, or (iii) the date first written above. The Term shall expire on the day immediately preceding the ninety-ninth (99th) anniversary of the Commencement Date, or on such earlier date upon which this Lease may be terminated as hereinafter provided (the "Expiration Date"). Following the determination of the Commencement Date, upon the request of Landlord or Tenant, Landlord and Tenant shall enter into a memorandum of this Lease in the form attached hereto as **Exhibit C**, which memorandum may be recorded in the appropriate land records. If an Event of Default occurs hereunder and, as a result thereof, this Lease is terminated, Landlord may execute a statement to be recorded in the appropriate land records terminating such memorandum. Tenant hereby appoints Landlord as its attorney-in-fact to execute such a termination statement on its behalf. This appointment shall be deemed to be coupled with an interest and irrevocable.

ARTICLE 3
RENT

3.01. Tenant shall pay to Landlord, without offset or deduction and without notice or demand, an amount equal to One Dollar ($1.00) per year ("Base Rent") payable in advance on the Commencement Date and on the first day of each Lease Year thereafter occurring during the Term (unless any such date is not a Business Day, in which case payment shall be due on the next succeeding Business Day). Base Rent shall be paid in lawful money of the United States to Landlord at the office of Landlord or at such other place as Landlord shall direct from time to time by written notice to Tenant.

3.02. Tenant shall also pay and discharge as additional rent (the "Additional Rent") all other amounts, liabilities and obligations of whatsoever nature relating to the Premises, including, without limitation, any amounts arising under any operating easement, or other similar agreements affecting the Premises or any adjoining property thereto, and all interest and penalties that may accrue thereon in the event of Tenant's failure to pay such amounts when due, and all damages, costs and expenses which Landlord may incur by reason of any Default of Tenant or failure on Tenant's part to comply with any of the terms of this Lease, all of which Tenant hereby agrees to pay upon demand.

3.03. This Lease shall be deemed and construed to be a fully "net lease" and Tenant shall pay to Landlord, absolutely net throughout the Term, all Base Rent and Additional Rent (collectively, "Rental"), free of any charges, assessments, impositions or deductions of any kind and without abatement, deduction or setoff whatsoever in the manner set out above for payment of Base Rent, and under no circumstances or conditions, whether now existing or hereafter arising, or whether beyond the present contemplation of the parties, shall Landlord be expected or required to make any payment of any kind whatsoever relating to the Premises or be under any other obligation or liability hereunder or otherwise, except as herein otherwise expressly set forth. Except for debt service on any indebtedness of Landlord, Tenant shall pay all costs, expenses and charges of every kind and nature relating to the Premises which may arise or become due or payable prior to, during or after (but attributable to a period falling within) the Term, including all costs, expenses and charges related to all recorded or unrecorded agreements, easements, declarations, restrictions or other matters affecting the title to the Premises, and Tenant hereby agrees to indemnify Landlord against and hold Landlord harmless from the same. Except as otherwise specifically provided in this Lease, Tenant's obligation to pay Rental hereunder shall not terminate prior to the Expiration Date, notwithstanding the exercise by Landlord of any or all of its rights under Article 21 hereof or otherwise, and all the obligations of Tenant hereunder shall be absolute and shall not be affected for any reason whatsoever, including, without limitation, by any damage to or destruction of the Premises or any part thereof, any taking of the Premises or any part thereof or interest therein by condemnation or otherwise, any prohibition, limitation, restriction or prevention of Tenant's use, occupancy or enjoyment of the Premises or any part thereof, or any interference with such use, occupancy or enjoyment by any person or for any reason, any matter affecting title to the Premises, any default by Landlord hereunder, the impossibility, impracticability or illegality of performance by Landlord, Tenant or both, any action of any governmental authority, Tenant's acquisition of ownership of all or part of the Premises (unless this Lease shall be terminated by a writing signed by all persons, including any Fee Mortgagee, having an interest in the Premises), any breach of warranty or misrepresentation, or any other cause whether similar to or dissimilar from the foregoing and whether or not Tenant shall have notice or knowledge thereof and whether or not such cause shall now be foreseeable. The parties intend that the obligations of Tenant under this Lease shall be separate and independent covenants and agreements and shall continue unaffected unless such obligations have been modified or terminated pursuant to an express provision of this Lease.

3.04. Tenant hereby waives all right (i) to terminate this Lease, or (ii) to surrender this Lease, or (iii) to any abatement, deferment, reduction, setoff, counterclaim or defense with respect to any Rental

payable hereunder. Tenant shall remain obligated under this Lease in accordance with its terms, and Tenant hereby waives any and all rights now or hereafter conferred by statute or otherwise to modify or to avoid strict compliance with its obligations under this Lease. Notwithstanding any such statute or otherwise, Tenant shall be bound by all the terms and provisions contained in this Lease.

ARTICLE 4
IMPOSITIONS

4.01. Tenant further agrees to pay, as Additional Rent for the Premises, all Impositions (as hereinafter defined) which accrue during the Term of this Lease, and are levied, assessed or become a lien imposed upon the Premises or any part thereof. Such Additional Rent shall be payable notwithstanding the fact that the amount of such Impositions may not be ascertainable or due and payable until after the expiration of the Term of this Lease; provided, however, that the Impositions levied against the Premises shall be prorated between Landlord and Tenant for the first year of the Term hereof as of the Commencement Date, and as of the Expiration Date for the last year of the Term, all such prorations being calculated on the basis of the aggregate Impositions payable over the entirety of the calendar year in which the Commencement Date occurs (as to the first year of the Term) and the calendar year in which the Expiration Date occurs (as to the last year of the Term), as the case may be.

4.02. From time to time upon Landlord's receipt of any bills for Impositions against the Premises from the applicable taxing authority, Landlord shall notify Tenant of the same in writing, and Tenant shall pay such Impositions to Landlord within thirty (30) days of Landlord's demand. If at any time any bills for Impositions against the Premises also apply (in part) to other real property which is not the Premises, Tenant shall be responsible for payment of its pro rata share of such bills, as reasonably determined by Landlord based on the square footage of the land comprising the Premises and the square footage of the land comprising such other real property which is the subject to such bill. Subject to Tenant's obligation to timely pay Landlord for Impositions against the Premises as contemplated above, Landlord shall pay Impositions applicable to the Premises to the applicable taxing authority.

4.03. Tenant shall, in addition to the foregoing, pay any new Impositions of a nature not presently in effect but which may hereafter be levied or assessed upon Landlord or upon the Premises or imposed as a lien upon the Premises, if such Impositions shall be based upon or arise out of the ownership, use or operation of the Premises. Tenant's obligations under this Article shall survive the expiration or termination of this Lease. As used herein, "Impositions" means real estate taxes, assessments, sewer rents, rates and charges, permit and license fees, transit taxes, taxes based upon the receipt of rent, and any other federal, state or local governmental or quasi-governmental charge, general, special, ordinary or extraordinary, which may now or hereafter be assessed, accrue or become a lien against the Premises or any portion thereof in any year during the Term of this Lease, and also shall include any personal property taxes (attributable to the year in which paid) imposed upon the furniture, fixtures, machinery, equipment, apparatus, systems and appurtenances used in connection with the operation of the Premises and any fine, penalty, interest or cost that may be added to the foregoing as a result of Tenant's nonpayment of Landlord's invoice therefor.

ARTICLE 5
LATE CHARGES

If payment of Base Rent, Impositions or other Rental shall become overdue beyond the due date thereof pursuant to this Lease (or if no such due date is set forth in this Lease, then such due date for purposes of this Article 5 shall be deemed to be the date upon which demand therefor is made), a late charge on the sums so overdue equal to the lesser of (i) the Prime Rate plus five percent (5%) per annum, or (ii) the highest interest rate allowable by applicable law (such lesser amount is referred to herein as the

"Late Charge Rate"), for the period from the due date to the date of actual payment, shall become due and payable to Landlord as liquidated damages for the administrative costs and expenses incurred by Landlord by reason of Tenant's failure to make prompt payment, and the late charges shall be payable by Tenant on demand.

ARTICLE 6
INSURANCE

6.01. Tenant shall:

(i) keep the Improvements insured against loss or damage by fire, windstorm, tornado and hail and all other hazards covered by the usual extended coverage and "all risk" endorsements of whatsoever kind ("Casualty Insurance"), including, without limitation, coverage for loss or damage by water, flood, subsidence and earthquake, with such sublimits as are reasonably required by Landlord, and excluding from such coverage normal settling only, and including war risks when and to the extent obtainable from the United States government or an agency thereof. Such Casualty Insurance shall be in the amount set forth in the "agreed amount clause" endorsement to the policy in question, which endorsement shall be attached to the policy, provided that such amount, in all events, shall be (x) sufficient to prevent Landlord and Tenant from becoming co-insurers under provisions of applicable policies of insurance, and (y) in the amount not less than one hundred percent (100%) of the Net Replacement Cost of the Improvements, such Net Replacement Cost to be determined by the insurers from time to time, but not less frequently than required by the standard "agreed amount clause" endorsement, and (a) no omission on the part of Landlord to request any such determination shall relieve Tenant of its obligation to have such Net Replacement Cost determined as aforesaid, and (b) any such determination to the contrary notwithstanding, Landlord may require Tenant to furnish additional insurance of the nature specified in this paragraph at any time that Landlord reasonably deems such Casualty Insurance to be inadequate;

(ii) provide and keep in force general comprehensive public liability insurance ("Liability Insurance") against liability for bodily injury and death and property damage, such Liability Insurance to be in such amount as may from time to time be reasonably required by Landlord, but not less than $5,000,000.00 combined single limit for liability for bodily injury, death and property damage, and shall include the Premises and all sidewalks adjoining or appurtenant to the Premises, shall contain blanket contractual coverage and shall also provide the following protection:

(1) completed operations;

(2) personal injury protection;

(3) sprinkler leakage/water damage legal liability;

(4) fire legal liability, if not otherwise covered under the comprehensive form of public liability insurance;

(5) employees as additional insured coverage; and

(6) coverage to indemnify and hold Landlord and all other Indemnified Parties harmless from and against all cost, expense and liability arising out of or based upon any and all claims, accidents, injuries and damages mentioned in Article 18 hereof (and the policy or endorsement shall have Section 18.01 hereof printed thereon in its entirety);

Tenant also shall provide and keep in force automobile liability and property damage insurance for all owned, non-owned and hired vehicles insuring against liability for bodily injury and death and for property damage in an amount determined from time to time by Landlord, but not less than $1,000,000.00 combined single limit, such insurance to contain the so-called "occurrence clause";

(iii) provide and keep in force workers' compensation providing statutory benefits for all persons employed by Tenant at or in connection with the Premises;

(iv) provide and keep in force rent insurance on an "All Risk of Physical Loss" basis in an amount not less than the sum of (a) the Base Rent then payable hereunder for a period of one year, (b) an amount equal to the Impositions for a like period, and (c) an amount equal to the insurance premiums payable under this Lease for a like period;

(v) if a sprinkler system shall be located in any portion of the Improvements, provide and keep in force sprinkler leakage insurance in amounts reasonably required by Landlord;

(vi) provide and keep in force boiler, machinery and pressure vessel insurance in an amount determined from time to time by Landlord, but not less than $1,000,000.00 per occurrence on a combined basis covering direct property loss and loss of income and providing for all steam, mechanical and electrical equipment, including, without limitation, all boilers, unfired pressure vessels, piping and wiring, to the extent applicable; and

(vii) provide and keep in force such other insurance in such amounts as may from time to time be reasonably required by Landlord or any Fee Mortgage against such other insurable hazards as at the time are commonly insured against in the case of prudent owners of like buildings and improvements.

Whenever, under the terms of this Lease, Tenant is required to maintain insurance, Landlord shall be an additional named insured in all such insurance policies. If the Premises shall be subject to any Fee Mortgage, the public liability insurance shall, if required by such Fee Mortgage, name the Fee Mortgagee as an additional named insured, and all other insurance provided hereunder shall name the Fee Mortgagee as an additional named insured under a standard "noncontributory mortgagee" endorsement or its equivalent.

6.02. If a loss shall be payable to Tenant, provided that there is no Default by Tenant hereunder, Tenant (1) shall hold the insurance proceeds with respect to such loss in trust for the sole purpose of paying the cost of the Restoration, and (2) shall apply such proceeds first to the payment in full of the cost of the Restoration before using any part of the same for any other purpose. Tenant shall give Landlord notice of completion of the Restoration within ten (10) days thereafter. If Landlord makes no claim or objection with respect to such proceeds or their disposition within one hundred eighty (180) days after such notice is given, then Tenant may pay over to itself the unapplied proceeds and the trust obligations hereunder with respect to such proceeds shall terminate. Notwithstanding the foregoing, if there is a Default by Tenant hereunder, Tenant shall pay (or assign) all insurance proceeds with respect to such loss to Landlord.

(a) All Insurance Policies shall be in such form and shall be issued by such responsible companies licensed and authorized to do business in the State of Illinois as are reasonably acceptable to Landlord. All such companies shall have a Best rating of not less than A-VIII. All policies referred to in this Lease shall be procured, or caused to be procured, by Tenant, at no expense to Landlord, and for periods of not less than one (1) year. A photocopy of each such policy, certified by the insurer to be a true copy thereof, shall be delivered to Landlord immediately upon receipt from the

insurance company or companies (and Tenant shall use diligent efforts to procure such certified copies), except that if any insurance carried by Tenant is effected by one or more blanket policies, then with respect to such insurance, certified abstracted policies relating to the Premises shall be so delivered to Landlord. In addition thereto, on the Commencement Date hereof, if such certified copies or certified abstracted policies, as the case may be, have not yet been procured from the insurance company or companies, Tenant shall deliver to Landlord certificates of the insurance required hereunder together with paid receipts therefor. Certified copies, or certified abstracted policies in the case of blanket policies, of new or renewal policies replacing any policies expiring during the Term shall be delivered as aforesaid at least thirty (30) days before the date of expiration, together with proof satisfactory to Landlord that the full premiums have been paid by Tenant for at least the first year of the term of such policies. During the term of such policies, at least thirty (30) days before each anniversary of the effective date of the policy, Tenant shall deliver to Landlord proof satisfactory to Landlord that the full premiums have been paid by Tenant for at least the next year of the term of the policy. Premiums on policies shall not be financed in any manner whereby the lender, on default or otherwise, shall have the right or privilege of surrendering or cancelling or requesting the surrender or cancellation of the policies, provided, however, that premiums may be paid in such installments as are permitted pursuant to the provisions of the applicable policy so long as payment by installments will not allow the insurer thereunder to cancel said policy.

(b) Tenant and Landlord shall cooperate in connection with the collection of any insurance moneys that may be due in the event of loss, and Tenant and Landlord shall execute and deliver such proofs of loss and other instruments which may be required for the purpose of obtaining the recovery of any such insurance moneys.

(c) Tenant shall not carry separate insurance concurrent in form or contributing in the event of loss with that required by this Lease to be furnished by Tenant, unless Landlord and each Fee Mortgagee are included therein as additional named insureds with any loss payable as provided in this Lease. Tenant shall immediately notify Landlord of the carrying of any such separate insurance and shall cause the same to be delivered as required in this Lease.

(d) Tenant shall not violate or permit to be violated any of the conditions or provisions of any of the Insurance Policies, and Tenant shall so perform and satisfy or cause to be performed and satisfied the requirements of the companies writing such policies so that at all times companies of good standing, satisfactory to Landlord (as provided in Section 6.02(a) hereof), shall be willing to write and continue such insurance.

(e) Each Insurance Policy and each certificate or memorandum therefor issued by the insurer shall contain (i) a provision that no act or omission of Tenant shall affect or limit the obligation of the insurer to pay Landlord or any Fee Mortgagee the amount of any loss sustained, (ii) an agreement by the insurer that such policy shall not be cancelled or modified without at least thirty (30) days' prior written notice to Landlord and each Fee Mortgagee, and (iii) a waiver of subrogation by the insurer of any right to recover the amount of any loss resulting from the negligence of Landlord or its agents, employees or licensees.

(f) Landlord shall not be limited in the proof of any damages which Landlord may claim against Tenant arising out of or by reason of Tenant's failure to provide and keep in force insurance, as aforesaid, to the amount of the insurance premium or premiums not paid or incurred by Tenant and which would have been payable under such insurance, but Landlord shall also be entitled to recover as damages for such breach the uninsured amount of any loss, to the extent of any deficiency in the insurance required by the provisions of this Lease, and damages, costs and expenses of suit suffered or incurred by reason of damage to, or destruction of, the Premises occurring during any period when Tenant shall have failed or neglected to provide insurance as aforesaid.

(g) Each of Landlord and Tenant hereby waives any and every claim for recovery from the other for any and all loss or damage to the Land or the Improvements or to the contents thereof, whether such loss or damage is due to the negligence of Landlord or Tenant or their respective agents or employees, which loss or damage is insured pursuant to this Lease by valid and collectible insurance policies and then only to the extent of the proceeds collected or collectible under such insurance policies; provided, however, that the foregoing waiver shall not be operative in any case where the effect thereof is to invalidate any insurance coverage of the waiving party or increase the cost of such insurance coverage; provided further, that Landlord and Tenant each agree to give written notice of the terms of this mutual waiver to each insurance company which has issued, or in the future may issue, policies of physical damage to it, and to have said insurance policies properly endorsed to prevent the invalidation of said insurance coverage by reason of said waiver and provided further that such insurance company waives all rights of subrogation which it might have against Landlord or Tenant, as the case may be.

6.03. The insurance required by this Lease, at the option of Tenant, may be effected by blanket and/or umbrella policies issued to Tenant covering the Premises and other properties owned or leased by Tenant, provided that the policies otherwise comply with the provisions of this Lease and allocate to the Premises the specified coverage, without possibility of reduction or coinsurance by reason of, or damage to, any other premises covered therein.

6.04. All insurance provided for under Section 6.01 may contain loss deductible clauses in such maximum amounts as Landlord reasonably shall approve.

6.05. Without limiting the foregoing, Tenant shall maintain and carry during the Term, at Tenant's sole cost and expense, increased amounts of insurance required to be carried by Tenant pursuant to this Lease, and such other reasonable types of insurance coverage and in such reasonable amounts covering the Premises and Tenant's operations therein, as may be reasonably requested by Landlord; provided, in no event shall Landlord so revise Tenant's insurance obligations under this Lease more than once in any five (5) year period.

ARTICLE 7
USE OF CASUALTY INSURANCE PROCEEDS

7.01. If all or any part of the Improvements shall be destroyed or damaged in whole or in part by fire or other casualty (whether or not insured) of any kind or nature, ordinary or extraordinary, foreseen or unforeseen, Tenant shall give Landlord immediate notice thereof (except with respect to partial damage the reasonably estimated cost of repair of which shall be less than $25,000.00), and Tenant, whether or not such damage or destruction shall have been insured or insurable, and whether or not insurance proceeds, if any, shall be sufficient for the purpose, and whether or not any leasehold mortgagee shall permit such insurance proceeds to be used for such repairs, alterations, restorations, replacements and rebuilding (collectively, "Restoration"), with reasonable diligence and no later than eighteen (18) months following the date of the applicable fire or other casualty event (subject to Unavoidable Delays) shall repair, alter, restore, replace and rebuild (collectively, "Restore") the same, at least to the extent of the value and as nearly as practicable to the character of the Improvements existing immediately prior to such occurrence, and Landlord, in no event, shall be called upon to Restore the Improvements, as now or hereafter existing, or any portion thereof or to pay any of the costs or expenses thereof. Tenant shall be solely responsible for paying any and all applicable insurance deductibles in connection with any disbursement of Restoration proceeds. If Tenant shall fail or neglect to Restore with reasonable diligence (subject to Unavoidable Delays) the Improvements or the portion thereof damaged or destroyed, or, having so commenced such Restoration, shall fail to complete the same with reasonable diligence and within eighteen (18) months following the date of the applicable fire or other casualty event (subject to Unavoidable Delays) in accordance with the terms of this Lease, or if Tenant shall otherwise

be in an Event of Default under this Lease, Landlord may complete such Restoration at Tenant's expense and/or pursue any of its other remedies described in Article 21 below. In the event that Landlord so elects to complete the Restoration, Tenant immediately shall pay to Landlord all insurance proceeds which shall have been received by Tenant (and shall pay any and all applicable insurance deductibles), minus those proceeds, if any, which Tenant shall have applied to the Restoration, and if such sums are insufficient to complete the Restoration, Tenant, on demand, shall pay the deficiency to Landlord. Each Restoration shall be done in accordance with the provisions of this Lease.

7.02. Any Restoration shall be done in accordance with, and subject to, the provisions of Article 12, including, without limitation, the maintenance of the insurance coverage referred to in Section 12.01(d). Prior to the making of any Restoration (except with respect to partial damage the reasonably estimated cost of Restoration of which shall be less than $25,000.00), Tenant shall furnish Landlord with an estimate of the cost of such Restoration, prepared by a licensed professional engineer or registered architect approved by Landlord, which approval shall not be unreasonably withheld or delayed. Any insurance proceeds applicable to the Restoration (other than rent insurance) (collectively, the "Restoration Funds") shall be applied towards the cost of work, labor, services, materials, fixtures and equipment incorporated in the Restoration. If the estimated cost of any Restoration exceeds the insurance proceeds received by Tenant, then, prior to the commencement of such Restoration or thereafter if at any time it is determined by Landlord that the cost to complete the Restoration exceeds the unapplied portion of such insurance proceeds, Tenant shall from time to time immediately deposit with Landlord a bond, cash, irrevocable letter of credit or other security reasonably satisfactory to Landlord in the amount of such excess, as security for the completion of the work, free of public improvement, vendors', mechanics', laborers' or materialmen's statutory or other similar liens.

7.03. This Lease shall not terminate, be forfeited or be affected in any manner, nor shall there be any reduction or abatement of the Rental payable hereunder, by reason of damage to or total, substantial or partial destruction of the Improvements or any part thereof or by reason of the untenantability of the same or any part thereof, for or due to any reason or cause whatsoever, and Tenant, notwithstanding any law or statute present or future, waives any and all rights to quit or surrender the Premises or any part thereof; and Tenant's obligations hereunder, including, without limitation, the payment of Rental hereunder, shall continue as though the Improvements had not been damaged or destroyed and without abatement, suspension, diminution or reduction of any kind.

ARTICLE 8
CONDEMNATION

8.01. If, at any time during the Term, the whole or any Significant Portion of the Premises shall be taken for any public or quasi-public purpose by any lawful power or authority by the exercise of the right of condemnation or eminent domain or by agreement among Landlord, Tenant and those authorized to exercise such right, at the option of Landlord or Tenant, this Lease and the Term shall terminate and expire on the date of such taking and the Rental payable by Tenant hereunder shall be apportioned as of the date of such taking. If either party chooses to exercise the option to cancel this Lease provided for herein, it shall notify the other party within thirty (30) days after the date that it receives notice of such taking. The cancellation shall be effective as of the date of taking but, in all events, after Landlord receives the amounts set forth in Section 8.01(a).

(a) If the whole or any Significant Portion of the Premises shall be taken or condemned and this Lease is cancelled as provided for in Section 8.01 hereof, subject to the rights of any Fee Mortgagee (i) there shall first be paid to Landlord the entire award for, or attributable to the value of, that part of the Land taken, plus consequential damages, if any, to the portion of the Land not so taken, the Land to be valued as if unimproved and unencumbered by this Lease, any mortgage, trust deed or

otherwise; (ii) Landlord shall then receive compensation for the value of the Improvements in an amount determined by multiplying the balance of the award by the Condemnation Fraction; and (iii) subject to the rights of any leasehold mortgagees, Tenant shall receive any remaining balance of the award.

The "Condemnation Fraction" shall mean a fraction, the numerator of which shall be the number of years (or fractions thereof) that this Lease shall have been in effect, and the denominator of which shall be ninety-nine (99).

(b) Each of the parties shall execute and deliver any and all documents that may be reasonably required in order to facilitate collection by them of such awards in accordance with the provisions of this Article 8.

(c) For purposes of this Article 8 a "Significant Portion" of the Premises shall be deemed to mean such portion of the Premises as, when so taken, would leave remaining a balance of the Premises which, due either to the area so taken or the location of the part so taken in relation to the part not so taken, would not in Landlord's reasonable estimation, under economic conditions, market conditions, applicable zoning laws or building regulations then existing or prevailing, readily accommodate restored Improvements of a nature similar the Improvements existing at the date of such taking and after performance of all covenants, agreements, terms and provisions herein and by law required to be performed and paid by Tenant.

8.02. If this Lease is not terminated pursuant to Section 8.01 hereof, this Lease and the Term shall continue without abatement of the Rental or diminution of any of Tenant's obligations hereunder. Tenant, whether or not the award shall be sufficient for such purpose, shall proceed with reasonable diligence (subject to Unavoidable Delays) to Restore any remaining part of the Premises not so taken to complete, rentable, self-contained architectural units in as good condition and repair and of at least the same value as prior to the taking. Such Restoration, the estimated cost thereof, Landlord's right to perform the same and Tenant's obligation with respect to condemnation proceeds held by it, shall be done, determined, made and governed in accordance with and subject to the provisions of Article 7 and Article 12. If the portion of the award made available for Restoration, as aforesaid, is insufficient for the purpose of paying for the Restoration, Tenant shall nevertheless be required to make the Restoration and pay any additional sums required for the Restoration.

8.03. If the estimated cost of any Restoration required by the terms of this Article 8 exceeds the net condemnation award available for the Restoration, as determined in the manner set forth in Section 8.02, then, prior to the commencement of such Restoration or thereafter if it is determined by Landlord that the cost to complete the Restoration exceeds the unapplied portion of such award, Tenant shall from time to time immediately deposit with Landlord a bond, cash, irrevocable letter of credit or other security reasonably satisfactory to Landlord in the amount of such excess, as security for the completion of the work, free of public improvement, vendors', mechanics', laborers' or materialmen's statutory or other similar liens.

8.04. Anything contained herein to the contrary notwithstanding, Landlord may enter into, settle or compromise any taking or other governmental action creating a right to compensation in Tenant as provided in this Article 8 without the prior consent of Tenant if the settlement or compromise shall not, in Landlord's reasonable estimation, adversely affect Tenant's right to compensation for such taking.

ARTICLE 9
ASSIGNMENT AND SUBLETTING

9.01. Tenant shall not, without the prior written consent of Landlord (which consent may be withheld in Landlord's sole discretion): (i) assign, mortgage, pledge, hypothecate, encumber, or permit any lien to attach to, or otherwise transfer, this Lease or any interest hereunder, by operation of law or otherwise, (ii) sublet the Premises or any part thereof, or (iii) permit the occupancy of the Premises by any person or entity other than Tenant and its employees (all of the foregoing are hereinafter sometimes referred to collectively as "Transfers" and any person or entity to whom any Transfer is made or sought to be made is hereinafter sometimes referred to as a "Transferee"). In the event that Tenant is a corporation or entity other than an individual, any transfer of a majority or controlling interest in Tenant (whether by stock transfer, merger, operation of law, or otherwise) shall be considered a Transfer for purposes of this Article and shall require Landlord's prior written consent, except as hereinafter expressly provided with respect to Permitted Transfers.

9.02. Notwithstanding anything to the contrary contained in this Article, Landlord shall have the option, by giving written notice to Tenant within thirty (30) days after receipt of Tenant's notice of any proposed Transfer, to recapture the Premises. Such recapture notice shall cancel and terminate this Lease as of the date stated in Tenant's notice as the effective date of the proposed Transfer (or at Landlord's option, shall cause the Transfer to be made to Landlord or its agent, in which case the parties shall execute the Transfer documentation promptly thereafter).

9.03. Notwithstanding Section 14(a), Tenant may Transfer all or part of its interest in this Lease or all or part of the Premises (a "Permitted Transfer") to the following types of entities (a "Permitted Transferee") without the written consent of Landlord: (i) any Affiliate of Tenant; (ii) any corporation, limited partnership, limited liability partnership, limited liability company or other business entity in which or with which Tenant, or its corporate successors or assigns, is merged or consolidated, in accordance with applicable statutory provisions governing merger and consolidation of business entities, so long as (a) Tenant's obligations hereunder are assumed by the entity surviving such merger or created by such consolidation; and (b) the Tangible Net Worth of the surviving or created entity is not less than the Tangible Net Worth of Tenant immediately prior to the Permitted Transfer; or (iii) any corporation, limited partnership, limited liability partnership, limited liability company or other business entity acquiring all or substantially all of Tenant's assets if such entity's Tangible Net Worth after such acquisition is not less than the Tangible Net Worth of Tenant as of the date hereof. In the event Tenant is directly or indirectly acquired or merged, Landlord reserves the right to require that Tenant provide Landlord a guaranty of Tenant's obligations in this Lease, in form and substance reasonably acceptable to Landlord, from the resulting ultimate parent entity. Tenant shall promptly notify Landlord of any such Permitted Transfer. Tenant shall remain liable for the performance of all of the obligations of Tenant hereunder, or if Tenant no longer exists because of a merger, consolidation, or acquisition, the surviving or acquiring entity shall expressly assume in writing the obligations of Tenant hereunder. Additionally, the Permitted Transferee shall comply with all of the terms and conditions of this Lease and the use of the Premises by the Permitted Transferee may not violate any other agreements affecting the Premises, the Building, Landlord or other tenants of the Building. No later than ten (10) days after the effective date of any Permitted Transfer, Tenant agrees to furnish Landlord with (x) copies of the instrument effecting the Permitted Transfer, (y) documentation establishing Tenant's satisfaction of the requirements set forth above applicable to any such Permitted Transfer, and (z) evidence of insurance as required under this Lease with respect to the Permitted Transferee. The occurrence of a Permitted Transfer shall not waive Landlord's rights as to any subsequent Transfers. "Tangible Net Worth" means the excess of total assets over total liabilities, in each case as determined in accordance with generally accepted accounting principles consistently applied, excluding, however, from the determination of total assets all assets which would be classified as intangible assets under GAAP including goodwill, licenses, patents, trademarks,

trade names, copyrights, and franchises. Any subsequent Transfer by a Permitted Transferee shall be subject to the terms of this Article.

ARTICLE 10
CONSTRUCTION OF THE IMPROVEMENTS

10.01. No later than the third (3rd) annual anniversary following the Commencement Date, Tenant, at Tenant's sole cost and expense, shall construct Improvements on the Land consisting of paved areas for trailer parking, subject to the terms and conditions of this Lease (including, without limitation, the terms and conditions of this Article). No such construction shall be commenced until final detailed plans and specifications (including layout, architectural, mechanical and structural drawings, as applicable), prepared by an architect licensed in the State of Illinois and satisfactory to Landlord in Landlord's sole discretion, shall have been submitted to and approved by Landlord, and no such construction shall be undertaken except under the supervision of such architect. The cost and expense of Landlord's review of any plans and specifications required to be furnished pursuant to this Lease shall be paid by Tenant to Landlord within ten (10) days after demand or, at the option of Landlord, as Additional Rent. Tenant shall construct the new Improvements in compliance with all applicable Requirements. Tenant shall obtain all necessary permits, consents, certificates and approvals for the construction of the Improvements required under the Requirements. Landlord, at no cost or expense to it, shall execute and deliver any documents or instruments reasonably required to obtain such permits, consents, certificates and approvals, provided such documents or instruments do not impose any liability or obligation on Landlord or vary or modify the rights and obligations of the parties under this Lease or adversely affect or impact the Landlord in any way. Construction of the Improvements shall not be commenced unless and until Tenant shall have obtained and delivered to Landlord copies of all permits, consents, certificates and approvals required for the construction of the Improvements. In addition, construction shall not be commenced until Landlord shall be satisfied, in Landlord's sole discretion, that Tenant has the financial capability to cause the construction to be completed in a good and workmanlike manner, in accordance with the plans and specifications approved by Landlord, and in accordance with the other terms and conditions of this Lease.

10.02. Prior to the commencement of any construction on the Land and until Substantial Completion, Tenant shall provide, or cause to be provided, and thereafter shall keep in full force and effect, or cause to be kept in full force and effect, the following types of insurance at no cost or expense to Landlord:

(i) comprehensive general liability insurance, naming Tenant as the insured and Landlord and all Fee Mortgagees as additional named insureds, such insurance to insure against liability for bodily injury and death and for property damage in an amount as may from time to time be reasonably required by Landlord, but in an amount not less than $5,000,000.00 combined single limit, such insurance to include operations/premises liability, contractor's protective liability on the operations of all subcontractors, completed operations, broad form contractual liability (designating the indemnity provisions of the Construction Agreements if such coverage is provided by a contractor), and if the contractor is undertaking foundation, excavation or demolition work, an endorsement that such operations are covered and that the "XCU Exclusions" have been deleted;

(ii) automobile liability and property damage insurance for all owned, non-owned and hired vehicles insuring against liability for bodily injury and death and for property damage in an amount not less than $1,000,000.00 combined single limit and naming Tenant as the insured and Landlord as additional insured;

(iii) workers' compensation providing statutory benefits for all Persons employed in connection with the construction on such portion of the Land;

(iv) builder's all-risk insurance written on an agreed value basis when completed with limits as provided in Section 6.01(i), naming Tenant as the insured and Landlord, all Fee Mortgagees and any contractor or subcontractor designated by Tenant as additional named insureds. In addition, such insurance: (x) shall contain an acknowledgment by the insurance company that its rights of subrogation have been waived and an endorsement stating that "permission is granted to complete and occupy," and (y) if any off-site storage location listed with Tenant's insurer is used, shall cover, for full insurable value, all materials and equipment which have been delivered to and are stored at any such off-site storage location and which are intended for use with respect to such portion of the Land.

(a) Tenant acknowledges that no construction shall be commenced or continued until Tenant shall have delivered to Landlord a certified copy or abstract of each policy required by this Section 10.02, as more fully provided in Section 6.02(a);

(b) Tenant shall comply with the provisions of Sections 6.01 and 6.02(f) with respect to the policies required by this Section 10.02.

(c) Tenant and Landlord shall cooperate in connection with the collection of any insurance moneys that may be due in the event of loss, and Tenant and Landlord shall execute and deliver such proofs of loss and other instruments which may be required for the purpose of obtaining the recovery of any such insurance moneys.

(d) The insurance required by this Section 10.02, at the option of Tenant, may be effected by blanket and/or umbrella policies issued to Tenant covering the Premises and other properties owned or leased by Tenant, provided that the policies otherwise comply with the provisions of this Section 10.02 and allocate to the Premises the specified coverage, without possibility of reduction or coinsurance by reason of, or damage to, any other premises covered therein.

10.03. As and when the following are received by Tenant, Tenant shall furnish Landlord with (i) a certificate from a licensed professional engineer or registered architect certifying that the Improvements has been completed substantially in accordance with the final plans therefor as approved by Landlord; (ii) a true copy of the temporary or permanent Certificates of Occupancy for the Improvements; and (iii) a complete set of as-built drawings and a survey of the Improvements.

10.04. The Premises and the assets of Landlord shall be free and clear of all liens arising out of or connected with the construction of the Improvements and the development of the Land as provided in Article 15.

ARTICLE 11
REPAIRS

11.01. Tenant shall take good care of the Premises, including, without limiting the generality of the foregoing, the Improvements, all Equipment, roofs, foundations and appurtenances thereto, all sidewalks, vaults, sidewalk hoists and curbs in front of or adjacent to the Premises, and all water, sewer and gas connections, pipes and mains which service the Premises and which neither City nor a utility company is obligated to repair and maintain, and shall put, keep and maintain the Improvements in good and safe order and working condition, and make all repairs therein and thereon, interior and exterior, structural and nonstructural, ordinary and extraordinary, foreseen and unforeseen, necessary to keep the same in good and safe order and working condition and to comply with all applicable Requirements,

howsoever the necessity or desirability therefor may occur, and whether or not necessitated by wear and tear, obsolescence or defects, latent or otherwise. Tenant shall not commit or suffer, and shall use all reasonable precaution to prevent, waste, damage or injury to the Premises. When used in this Lease, the term "repairs" shall include all alterations, additions, installations, replacements, removals, renewals and restorations.

11.02. Except for Landlord's obligation to perform the Landlord Demolition Work prior to the Commencement Date, Landlord shall not be required to furnish any services, utilities or facilities whatsoever to the Premises, nor shall Landlord have any duty or obligation to make any alteration, change, improvement, replacement, restoration or repair to, or to demolish, the Improvements or any other improvement presently or hereafter located on the Land. Tenant assumes the full and sole responsibility for the condition, operation, repair, alteration, improvement, replacement, maintenance and management of the Premises.

ARTICLE 12
CHANGES, ALTERATIONS AND ADDITIONS

12.01. From and after Substantial Completion, Tenant shall not demolish, replace or materially alter the Improvements, or any part thereof, or make any addition thereto, whether voluntarily or in connection with a repair or Restoration required by this Lease (collectively, "Capital Improvement"), unless Tenant shall comply with the following requirements:

(a) Each Capital Improvement, when completed, shall be of such a character as not to reduce the value of the Premises below its value immediately before construction of such Capital Improvement was commenced.

(b) Each Capital Improvement shall be made with reasonable diligence (subject to Unavoidable Delays) and in a good and workmanlike manner and in compliance with all applicable permits and authorizations and the Requirements. No Capital Improvement shall impair the safety or structural integrity of the Improvements.

(c) The cost of each Capital Improvement shall be paid in cash or its equivalent, so that the Premises and the assets of Landlord shall (subject to the provisions of Section 15.02) at all times be free of liens for work, services, labor and materials supplied or claimed to have been supplied to the Premises. No such Capital Improvement shall be commenced until Landlord, in its sole discretion, has determined that Tenant has the financial capability to cause said Capital Improvement to be completed in accordance with this Lease.

(d) No Capital Improvement shall be undertaken until Tenant shall have delivered to Landlord insurance policies or abstracts thereof issued by responsible insurers, bearing notations evidencing the payment of premiums or accompanied by other evidence satisfactory to Landlord of such payments, for the insurance required by Section 10.02 and Article 6 hereof. If, under the provisions of any casualty, liability or other insurance policy or policies then covering the Premises, or any part thereof, any consent to such Capital Improvement is required by the insurance company or companies issuing such policy or policies, Tenant shall obtain such consents and pay any additional premiums or charges therefor that may be imposed by said insurance company or companies.

(e) No Capital Improvement shall be undertaken until Tenant shall have procured and paid for, insofar as the same may be required from time to time, all permits and authorizations of all Governmental Authorities for such Capital Improvement. Copies of all required permits and

authorizations, certified to be true copies thereof by Tenant, shall be delivered to Landlord prior to the commencement of any Capital Improvement.

(f) Each Capital Improvement shall be deemed to have been substantially completed when Tenant shall furnish Landlord with (i) a certificate from a licensed professional engineer or registered architect certifying that such Capital Improvement has been completed substantially in accordance with the final plans therefor; (ii) a true copy, if available, of the Certificates of Occupancy for such Capital Improvement; and (iii) a complete set of as-built drawings and a survey (if applicable) of such Capital Improvement.

ARTICLE 13
REQUIREMENTS OF PUBLIC AUTHORITIES AND OF INSURANCE UNDERWRITERS AND POLICIES

Tenant shall promptly comply with any and all applicable present and future laws, rules, orders, ordinances, directives, authorities regulations, statutes, requirements, codes, orders, permits and authorizations, without regard to the nature of the work required to be done, extraordinary, as well as ordinary, of all federal, state, city, county or other Governmental Authorities now existing or hereafter created, of any and all of their departments, agencies, authorities and bureaus and of any applicable fire-rating bureau or other body exercising similar functions (collectively, "Requirements") affecting the Premises or any sidewalk comprising a part or in front thereof and/or any vault in or under the same, or requiring the removal of any encroachment, or affecting the maintenance, use or occupation of the Premises, whether or not the same involve or require any structural changes or additions in or to the Premises, and without regard to whether or not such changes or additions are required on account of any particular use to which the Premises or any part thereof may be put. Tenant also shall comply with any and all provisions and requirements of any document of record or casualty, liability or other insurance policy required to be carried by Tenant under the provisions of this Lease.

ARTICLE 14
EQUIPMENT

Tenant shall not have the right, power or authority to, and shall not, remove any Equipment from the Premises without the prior written consent of Landlord, unless such Equipment is promptly replaced by Equipment of at least equal utility and value without regard for depreciation. Tenant, however, without Landlord's consent, may remove Equipment at any time and from time to time for repairs, cleaning or other servicing, provided that Tenant shall return or reinstall same to or in the Premises with reasonable diligence.

ARTICLE 15
DISCHARGE OF LIENS; BONDS

15.01. Tenant shall not create or cause to be created any lien, encumbrance or charge upon Tenant's leasehold estate in the Premises or any part thereof or upon the income therefrom. Tenant shall not, and shall have no power to, create or cause to be created any lien, encumbrance or charge upon any assets of Landlord or upon the estate, rights or interest of Landlord in the Premises or any part thereof.

15.02. If any mechanics', laborers' or materialmen's or any other lien, charge or encumbrance at any time shall be filed against the Premises or any part thereof, or against any assets of Landlord, then Tenant, within thirty (30) days after actual notice of the filing thereof, or such shorter period as may be required by statute or by any Fee Mortgagee, shall cause the same to be discharged of record by payment, deposit, bond, order of a court of competent jurisdiction or otherwise. If Tenant shall fail to cause such

lien to be discharged of record within the period aforesaid, then, in addition to any other right or remedy, Landlord may, but shall not be obligated to, discharge the same of record, or Landlord shall be entitled, if Landlord so elects, to compel the prosecution of an action for the foreclosure of such lien by the lienholder and to pay the amount of the judgment in favor of the lienholder with interest, costs and allowances. Any amount so paid by Landlord, including all costs and expenses incurred by Landlord in connection therewith, together with interest thereon at the Late Charge Rate, from the respective dates of Landlord's making of the payment or incurring of the costs and expenses, shall constitute Rental payable by Tenant under this Lease and shall be paid by Tenant to Landlord on demand.

ARTICLE 16
NO REPRESENTATIONS BY LANDLORD; DEMOLITION OF EXISTING RESIDENTIAL STRUCTURES

16.01. Subject to Landlord's obligation to complete the Landlord Demolition Work, Tenant accepts the Premises in the existing condition and state of repair in an "as-is," "where-is" condition, with all faults, and, except as otherwise expressly set forth in this Lease, no representations, statements or warranties, written or oral, express or implied, have been made by or on behalf of Landlord in respect of the Premises, the status of title thereof, the physical condition thereof, the zoning or other laws, regulations, rules and orders applicable thereto, any Impositions or the use that may be made of the Premises, that Tenant has relied on no such representations, statements or warranties, and that Landlord shall in no event whatsoever be liable for any latent or patent defects in the Premises.

16.02. Notwithstanding the foregoing, Landlord, at Landlord's sole cost and expense, shall cause the residential structures existing on the Land as of the date of this Lease to be demolished (the "Landlord Demolition Work") within a reasonable amount of time after obtaining a permit to perform such Landlord Demolition Work, and shall deliver the Premises to Tenant promptly upon substantial completion of the Landlord Demolition Work.

ARTICLE 17
LANDLORD NOT LIABLE FOR INJURY OR DAMAGE, ETC.

17.01. Landlord shall not in any event whatsoever be liable for any injury or damage to Tenant or to any other Person happening in, on or about the Premises and its appurtenances, nor for any injury or damage to the Premises or to any property belonging to Tenant or any other Person which may be caused by any fire or breakage or by any other cause whatsoever or by the use, misuse or abuse of the Improvements (including, but not limited to, any of the common areas within the Improvements, Equipment, elevators, hatches, openings, installations, stairways, hallways or other common facilities) or the streets or sidewalk area within the Premises or which may arise from any other cause whatsoever, unless caused by the willful misconduct of Landlord, its officers, agents, employees or licensees.

17.02. Landlord shall not be liable to Tenant or to any other Person for any failure of water supply, gas, telephone or electric current, nor for any injury or damage to any property of Tenant or of any other Person or to the Premises caused by or resulting from gasoline, oil, steam, gas or electricity or hurricane, tornado, flood, wind or similar storms or disturbances, or water, rain, sleet, ice or snow which may leak or flow from the street, sewer, gas mains or subsurface area or from any part of the Premises, or leakage of gasoline or oil from pipes, storage tanks, appliances, sewers or plumbing works therein, or from any other place or from any other cause, nor for interference with light or other incorporeal hereditaments by anybody, or caused by any public or quasi-public work, unless any of the foregoing results from the willful misconduct of Landlord, its officers, agents, employees or licensees.

ARTICLE 18
INDEMNIFICATION OF LANDLORD

18.01. Tenant shall not do or permit any act or thing to be done upon the Premises which may subject Landlord to any liability or responsibility for injury, damage to Persons or property, or to any liability by reason of any violation of law or of any Requirement, and shall exercise such control over the Premises so as to fully protect Landlord against any such liability. Tenant shall indemnify and save Landlord and any agent, beneficiary, contractor, director, employee, lessor, mortgagee, officer, parent, affiliate, partner, shareholder and trustee of Landlord (each an "Indemnified Party") harmless from and against any and all liabilities, suits, obligations, fines, damages, penalties, claims, costs, charges and expenses, including, without limitation, engineers', architects' and attorneys' fees, court costs and disbursements, which may be imposed upon or incurred by or asserted against any Indemnified Party by reason of any of the following occurring during or after (but attributable to a period of time falling within) the Term:

(a) any demolition or razing or construction of the Improvements or any other work or thing done in, on or about the Premises or any part thereof;

(b) any use, nonuse, possession, occupation, alteration, repair, condition, operation, maintenance or management of the Premises or any part thereof or of any sidewalk, curb or vault adjacent thereto;

(c) any act or failure to act on the part of Tenant or any subtenant or any of its or their respective officers, agents, employees or licensees;

(d) any accident, injury (including death at any time resulting therefrom) or damage to any Person or property occurring in, on or about the Premises or any part thereof or in, on or about any sidewalk, curb or vault adjacent thereto;

(e) any failure on the part of Tenant to comply with any of the covenants, agreements, terms or conditions contained in this Lease;

(f) any lien or claim which may be alleged to have arisen against or on the Premises, or any lien or claim which may be alleged to have arisen out of this Lease and created or permitted to be created by Tenant against any assets of Landlord under the laws of the State of Illinois or of any other Governmental Authority, or any liability which may be asserted against Landlord with respect thereto;

(g) any failure on the part of Tenant to keep, observe and perform any of the terms, covenants, agreements, provisions, conditions or limitations contained in the Construction Agreements, subleases or other contracts and agreements affecting the Premises on Tenant's part to be kept, observed or performed; and/or

(h) any contest permitted pursuant to the provisions of Article 4, Article 13, and Article 15 hereof.

18.02. The obligations of Tenant under this Article 18 shall not be affected in any way by the absence in any case of covering insurance or by the failure or refusal of any insurance carrier to perform any obligation on its part under insurance policies affecting the Premises or any part thereof.

18.03. If any claim, action or proceeding is made or brought against any Indemnified Party against which it is indemnified pursuant to Section 18.01 hereof, then, upon demand by Landlord, Tenant

shall resist or defend such claim, action or proceedings in Landlord's name, if necessary, by such attorneys as Landlord shall approve. The foregoing notwithstanding, Landlord may engage its own attorneys to defend it or to assist in its defense, and Tenant shall pay the reasonable fees and disbursements of such attorneys.

18.04. The provisions of this Article 18 shall survive the Expiration Date with respect to any liability, suit, obligation, fine, damage, penalty, claim, cost, charge or expense arising out of or in connection with any matter which is the subject of indemnification under this Article 18.

ARTICLE 19
RIGHT OF INSPECTION

Tenant shall permit Landlord and Landlord's agents or representatives to enter the Premises at all reasonable times for the purpose of (a) inspecting the Premises; (b) performing Landlord's obligations or enforcing Landlord's rights hereunder; (c) determining whether or not Tenant is in compliance with its obligations hereunder; and (d) in the case of an emergency (i.e., a condition presenting imminent danger to the health or safety of Persons or to property), or following an Event of Default, making any necessary repairs to the Premises and performing any work therein, provided that in the case of an emergency Landlord shall make a reasonable attempt to communicate with Tenant to alert Tenant to the necessary repair. Nothing in this Article 19 or elsewhere in this Lease shall imply any duty upon the part of Landlord to do any work, and performance of any work by Landlord shall not constitute a waiver of Tenant's default in failing to perform the same. Landlord, during the progress of any such work, may keep and store at the Premises, all necessary materials, tools, supplies and equipment without being liable for inconvenience, annoyance, disturbance, loss of business or other damage of Tenant by reason of the same.

ARTICLE 20
PERMITTED USE; NO UNLAWFUL OCCUPANCY; OPERATION OF THE PREMISES

20.01. Subject to the provisions of this Lease, applicable Requirements and Tenant, at Tenant's sole cost and expense, obtaining any and all permits required for Tenant's use and occupancy of the Premises in accordance with applicable laws, Tenant shall be permitted to occupy the Premises during the Term for trailer stall use and for no other use or purpose (the "Permitted Use").

20.02. Tenant shall not use or occupy the Premises or any part thereof, or permit or suffer the Premises or any part thereof to be used or occupied for any unlawful business, use or purpose or in such manner as to constitute in law or in equity a nuisance of any kind (public or private), or for any use which might adversely affect the reputation of Landlord or for any dangerous or noxious trade or business or for any purpose or in any way in violation of the Certificates of Occupancy for the Premises in effect from time to time during the Term or of any Requirement, or which may make void or voidable any insurance then in force on the Premises. Tenant shall take, immediately upon the discovery of any such prohibited use, all necessary steps, legal, equitable and otherwise, to compel the discontinuance of such use, and Tenant shall exercise all of its rights and remedies against any subtenants guilty of such use.

20.03. Tenant shall not suffer or permit the Premises or any portion thereof to be used by the public without restriction or in such manner as might reasonably tend to impair title to the Premises or any portion thereof, or in such manner as might reasonably make possible a claim or claims of adverse usage or adverse possession by the public, as such, or of implied dedication of the Premises or any portion thereof.

ARTICLE 21
EVENTS OF DEFAULT AND REMEDIES

21.01. Each of the following events shall be an "Event of Default" hereunder:

(a) if Tenant shall fail to pay any installment of Rental by the applicable due, and such failure shall continue for a period of ten (10) days after notice thereof from Landlord;

(b) if Tenant shall fail to observe or perform one or more of the other terms, conditions, covenants or agreements of this Lease and such failure shall not be cured by Tenant within thirty (30) days after written notice thereof by Landlord to Tenant specifying such failure (unless such failure requires work to be performed, acts to be done or conditions to be removed which cannot either by their nature or by reason of Unavoidable Delays reasonably be performed, done or removed, as the case may be, within such thirty (30) day period, in which case no Default shall be deemed to exist as long as Tenant shall have commenced curing the same within such thirty (30) day period and shall continuously prosecute the same to completion with reasonable diligence, subject to Unavoidable Delays);

(c) to the extent permitted by law, if Tenant shall admit, in writing, that it is unable to pay its debts as such debts become due;

(d) to the extent permitted by law, if Tenant shall make an assignment for the benefit of creditors;

(e) to the extent permitted by law, if Tenant shall file a voluntary petition under Title 11 of the United States Bankruptcy Code, as amended from time to time, or if such petition is filed against Tenant and an order for relief is entered, or if Tenant shall file any petition or answer seeking, consenting to or acquiescing in any reorganization, arrangement, composition, readjustment, liquidation, dissolution or similar relief under the present or any future federal Bankruptcy Code or any other present or future applicable federal, state or other statute or law, or shall seek or consent to or acquiesce to or suffer the appointment of any trustee, receiver, custodian, assignee, sequestrator, liquidator or other similar official of Tenant, or of all or any substantial part of its properties or of the Premises or any interest therein of Tenant, or if Tenant shall take any corporate (or partnership) action in furtherance of any action described in Sections 21.01(c), (d) or (e) hereof;

(f) to the extent permitted by law, if within sixty (60) days after the commencement of any proceeding against Tenant seeking any reorganization, arrangement, composition, readjustment, liquidation, dissolution or similar relief under the present or any future federal bankruptcy code or any other present or future applicable federal, state or other statute or law, such proceeding shall not have been dismissed; or if, within one hundred twenty (120) days after the appointment, without the consent or acquiescence of Tenant, of any trustee, receiver, custodian, assignee, sequestrator, liquidator or other similar official of Tenant or of all or any substantial part of its properties or of the Premises or any interest therein of Tenant, such appointment shall not have been vacated or stayed on appeal or otherwise, or if, within one hundred twenty (120) days after the expiration of any such stay, such appointment shall not have been vacated;

(g) if this Lease or the estate or interest of Tenant hereunder or any portion thereof (whether by operation of law or otherwise) shall be assigned, subleased, transferred, mortgaged or encumbered without compliance with the provisions of this Lease applicable thereto; or

(h) if a levy under execution or attachment shall be made against Tenant or its interest in the Premises or any part thereof and such execution or attachment shall not be vacated or removed by court order, bonding or otherwise within a period of sixty (60) days.

21.02. If an Event of Default occurs, Landlord shall have the rights and remedies hereinafter set forth, each of which shall be distinct, separate and cumulative with and in addition to any other right or remedy allowed under any applicable law (including, without limitation, specific performance) or other provisions of this Lease, any and all of which may be exercised with or without further notice and with or without demand whatsoever, concurrently or successively, and at such time or times and in such order as Landlord may from time to time determine:

(a) Terminate this Lease by giving Tenant written notice thereof, in which event Tenant shall pay to Landlord the sum of (i) all Rental accrued hereunder through the date of termination, (ii) all amounts due under Section 22.02(c), and (iii) an amount equal to (A) the total Rental that Tenant would have been required to pay for the remainder of the Term discounted to present value at a per annum rate equal to the Prime Rate on the date this Lease is terminated minus one percent, minus (B) the then present fair rental value of the Premises for such period, similarly discounted (provided, in no event shall the amount calculated pursuant to this clause (iii) be deemed less than zero).

(b) Terminate Tenant's right to possess the Premises without terminating this Lease by giving written notice thereof to Tenant, in which event Tenant shall pay to Landlord (i) all Rental accrued hereunder to the date of termination of possession, (ii) all amounts due from time to time under Section 22.02(c), and (iii) all Rental and other net sums required hereunder to be paid by Tenant during the remainder of the Term, diminished by any net sums thereafter received by Landlord through reletting the Premises during such period, after deducting all costs incurred by Landlord in reletting the Premises. If Landlord elects to proceed under this Section 22.02(b), Landlord may remove all of Tenant's property from the Premises and store the same in a public warehouse or elsewhere at the cost of, and for the account of, Tenant, without becoming liable for any loss or damage which may be occasioned thereby. Tenant shall not be entitled to the excess of any consideration obtained by reletting over the Rental due hereunder. Reentry by Landlord in the Premises shall not affect Tenant's obligations hereunder for the unexpired Term; rather, Landlord may, from time to time, bring an action against Tenant to collect amounts due by Tenant, without the necessity of Landlord's waiting until the expiration of the Term. Unless Landlord delivers written notice to Tenant expressly stating that it has elected to terminate this Lease, all actions taken by Landlord to dispossess or exclude Tenant from the Premises shall be deemed to be taken under this Section 22.02(b).

(c) Tenant shall pay to Landlord all costs incurred by Landlord (including court costs and reasonable attorneys' fees and expenses) in (i) obtaining possession of the Premises, (ii) removing and storing Tenant's or any other occupant's property, (iii) repairing or restoring the Premises to the condition required to be maintained under this Lease, (iv) if Tenant is dispossessed of the Premises and this Lease is not terminated, reletting all or any part of the Premises (including brokerage commissions and other costs incidental to such reletting), (v) performing Tenant's obligations which Tenant failed to perform, and (vi) enforcing or advising Landlord of its rights, remedies, and recourses arising out of the Event of Default.

21.03. If Tenant at any time fails to make any payment or perform any other act on its part to be made or performed under this Lease, Landlord may, but shall not be obligated to, after reasonable notice or demand and without waiving or releasing Tenant from any obligation under this Lease, make such payment or perform such other act to the extent Landlord may deem desirable and in that connection pay expenses and employ counsel. All sums paid by Landlord and all costs, charges, and expenses incurred by Landlord in enforcing Tenant's obligations under this Lease or incurred by Landlord in any litigation,

negotiation, or transaction in which Tenant causes Landlord, without Landlord's fault, to be involved or concerned (including, but not limited to reasonable attorneys' fees and costs) shall be payable by Tenant upon demand.

21.04. Except as otherwise expressly provided herein or as prohibited by applicable law, Tenant hereby expressly waives, for and on behalf of itself and all persons claiming through or under Tenant, also waives any and all right of redemption provided by any law or statute now in force or hereafter enacted or otherwise, or to restore the operation of this Lease in case Tenant shall be dispossessed by a judgment or by warrant of any court or judge or in case of reentry or repossession by Landlord or in case of any expiration or termination of this Lease, and Landlord and Tenant waive and shall waive trial by jury in any action, proceeding or counterclaim brought by either of the parties hereto against the other on any matter whatsoever arising out of or in any way connected with this Lease, the relationship of Landlord and Tenant, Tenant's use or occupancy of the Premises, or any claim of injury or damage. The terms "enter," "re-enter," "entry" or "reentry," as used in this Lease, are not restricted to their technical legal meaning.

21.05. No failure by either party to insist upon the strict performance by the other party of any covenant, agreement, term or condition of this Lease or to exercise any right or remedy consequent upon a breach thereof, and no payment or acceptance of full or partial Rental during the continuance of any such breach, shall constitute a waiver of any such breach or of such covenant, agreement, term or condition. No covenant, agreement, term or condition of this Lease to be performed or completed with by either party, and no breach thereof, shall be waived, altered or modified except by a written instrument executed by the other party. No waiver of any breach shall affect or alter this Lease, but each and every covenant, agreement, term and condition of this Lease shall continue in full force and effect with respect to any other then existing or subsequent breach thereof.

21.06. Subject to Section 32.04, in the event of any breach or threatened breach by either party of any of the covenants, agreements, terms or conditions contained in this Lease, the other party shall be entitled to enjoin such breach or threatened breach and shall have the right to invoke any rights and remedies allowed at law or in equity or by statute or otherwise, as though reentry, summary proceedings and other remedies were not provided for in this Lease.

21.07. Subject to Section 32.04, each right and remedy of Landlord and Tenant provided for in this Lease shall be cumulative and shall be in addition to every other right or remedy provided for in this Lease or now or hereafter existing at law or in equity or by statute or otherwise, and the exercise or beginning of the exercise by a party of any of one or more of the rights or remedies provided for in this Lease or now or hereafter existing at law or in equity or by statute or otherwise shall not preclude the simultaneous or later exercise by such party of any or all other rights or remedies provided for in this Lease or now or hereafter existing at law or in equity or by statute or otherwise.

21.08. If an order for relief is entered or if a stay of proceeding or other acts becomes effective in favor of Tenant or Tenant's interest in this Lease, in any proceeding which is commenced by or against Tenant under the present or any future applicable federal Bankruptcy Code or any other present or future applicable federal, state or other statute or law, Landlord shall be entitled to invoke any and all rights and remedies available to it under such bankruptcy code, statute, law or this Lease, including, without limitation, such rights and remedies as may be necessary to adequately protect Landlord's right, title and interest in and to the Premises or any part thereof and/or adequately assure the complete and continuous future performance of Tenant's obligations under this Lease.

ARTICLE 22
NOTICES

22.01. Whenever it is provided in this Lease that a notice, demand, request, consent, approval or other communication (each of which is herein referred to as a "Notice") shall or may be given to or served upon either of the parties by the other, and whenever either of the parties shall desire to give or serve upon the other any Notice with respect hereto or the Premises, each such Notice shall be in writing and, any law or statute to the contrary notwithstanding, shall not be effective for any purpose unless given or served as follows:

(a) if given by Landlord, by a nationally recognized overnight courier service, personal delivery or by mailing the same to Tenant by certified or registered mail, postage prepaid, return receipt requested, addressed to Tenant at 12161 S. Central Avenue, Alsip, Illinois 60803 and/or to such other address(es) and attorneys as Tenant may from time to time designate by Notice given to Landlord in the manner set forth below, except that at no time shall Landlord be required to give, in the aggregate, more than four Notices or copies thereof; and

(b) if given by Tenant, by a nationally recognized overnight courier service, personal delivery or by mailing the same to Landlord by certified or registered mail, postage prepaid, return receipt requested, addressed to Landlord c/o Logistics Property Company, LLC, 191 North Wacker Drive, Suite 1700, Chicago, Illinois 60606 and/or to such other address(es) and attorneys as Landlord may from time to time designate by Notice given to Tenant in the manner set forth above except that at no time shall Tenant be required to give, in the aggregate, more than four Notices or copies thereof.

22.02. Every Notice shall be deemed to have been given or served upon receipt or refusal of receipt if delivered personally, if delivered by a nationally recognized overnight courier service, one (1) Business Day after deposit with same, or if mailed, on the second Business Day after the same shall have been deposited in the United States mails in the manner aforesaid.

ARTICLE 23
SUBORDINATION; ATTORNMENT

23.01. Landlord's interest in this Lease, as the same may be modified, amended or renewed, shall not be subject or subordinate to (a) any leasehold mortgage now or hereafter placed upon Tenant's interest in this Lease, or (b) any other liens or encumbrances hereafter affecting Tenant's interest in this Lease.

23.02. This Lease shall be subject and subordinate to each and every Fee Mortgage which may now or hereafter affect the Premises, or any portion thereof, and to all renewals, extensions, supplements, amendments, modifications, consolidations and replacements thereof or thereto, substitutions therefor, and advances made thereunder. In confirmation of such subordination, Tenant shall execute and deliver promptly any certificate that Landlord reasonably may request. Tenant shall not do or omit to do anything that Tenant is obligated to do under the terms of this Lease so as to cause Landlord to be in default under any Fee Mortgage.

23.03. If any Fee Mortgagee, or any of its successors or assigns, or any other person claiming by or through any such Fee Mortgagee or by or through any foreclosure proceeding of any such Fee Mortgage, shall succeed to the rights of Landlord under this Lease, Tenant shall attorn to and recognize such successor as Tenant's landlord under this Lease, and Tenant shall promptly execute and deliver at any time any instrument that may be necessary to evidence such attornment. Upon such attornment, this Lease shall continue in full force and effect as a direct lease between Tenant and such successor Landlord,

upon and subject to all of the then executory terms, covenants and conditions of this Lease. The provisions of this Section shall be self-operative, and no instrument of any such attornment shall be required or needed by the holders of any such Fee Mortgage. In confirmation of any such attornment Tenant shall, at Landlord's request or at the request of any such Fee Mortgagee, promptly execute and deliver such further instruments as may be reasonably required by any such Fee Mortgagee.

23.04. Notwithstanding anything herein to the contrary, no Fee Mortgagee, nor anyone claiming by, through or under such Fee Mortgagee, shall be:

(a) liable for any act or omission of any prior Landlord (including, without limitation, the then defaulting Landlord);

(b) subject to any defenses or offsets that Tenant may have against any prior Landlord (including, without limitation, the then defaulting Landlord);

(c) bound by any payment of Rental which Tenant might have paid for more than the current month to any prior Landlord (including, without limitation, the then defaulting Landlord);

(d) bound by any covenant to make any payment to Tenant which was required to be made prior to the time such Fee Mortgagee succeeded to any prior Landlord's interest;

(e) bound by any obligation to perform any work or to make improvements to the Premises or any portion thereof; or

(f) accountable for any moneys deposited with any prior Landlord, except to the extent such moneys are actually received by such Fee Mortgagee.

23.05. Tenant hereby agrees to give to any Fee Mortgagee copies of all notices of default by Landlord under this Lease at the same time and in the same manner as and whenever Tenant shall give any such notice of default to Landlord, and no such notice of default shall be deemed given to Landlord hereunder unless and until a copy of such notice shall have been so delivered to such Fee Mortgagee. Such Fee Mortgagee shall have the right to remedy any default of Landlord under this Lease, or to cause any default of Landlord under this Lease to be remedied, and, for such purpose, Tenant hereby grants such Fee Mortgagee such additional period of time as may be reasonable to enable such Fee Mortgagee to remedy, or cause to be remedied, any such default in addition to the period given to Landlord for remedying, or causing to be remedied, any such default. Tenant shall accept performance by such Fee Mortgagee of any term, covenant, condition or agreement to be performed by Landlord under this Lease with the same force and effect as though performed by Landlord. No default under this Lease shall exist or shall be deemed to exist (i) as long as such Fee Mortgagee, in good faith, shall have commenced to cure such default and shall be prosecuting the same to completion with reasonable diligence, subject to Unavoidable Delays, or (ii) if possession of the Premises is required in order to cure such default, or if such default is not susceptible of being cured by such Fee Mortgagee, as long as such Fee Mortgagee, in good faith, shall have notified Tenant that such Fee Mortgagee intends to institute proceedings under the Fee Mortgage to acquire possession of the Premises, and, thereafter, as long as such proceedings shall have been instituted and shall be prosecuted with reasonable diligence. In the event of the termination of this Lease by reason of Landlord's default hereunder, upon such Fee Mortgagee's written request, given within thirty (30) days after any such termination, Tenant, within fifteen (15) days after receipt of such request, shall execute and deliver to such Fee Mortgagee or its designee or nominee a new lease of the Premises for the remainder of the Term of the Lease upon all of the terms, covenants and conditions of this Lease. Neither such Fee Mortgagee nor its designee or nominee shall become liable under this Lease unless and until such Fee Mortgagee or its designee or nominee becomes, and then only for so long as

such Fee Mortgagee or its designee or nominee remains, the fee owner of the Premises. Such Fee Mortgagee shall have the right, without Tenant's consent, to foreclose the Fee Mortgage or to accept a deed in lieu of foreclosure of such Fee Mortgage.

23.06. Tenant agrees to perform, execute, acknowledge, and deliver or cause to be performed, executed, acknowledged, and delivered all such further and other acts, instruments, and assurances as may reasonably be required by any Fee Mortgagee for the carrying out or performing of the provisions of this Lease.

ARTICLE 24
HAZARDOUS SUBSTANCES

(a) "Claim" shall mean and include any demand, cause of action, proceeding or suit and the results thereof (i) for damages (actual or punitive), losses, injuries to person or property, damages to natural resources, fines, penalties, expenses, liabilities, interest, contribution or settlement (including, without limitation, attorneys' fees, court costs and disbursements), (ii) for the costs of site investigations, feasibility studies, information requests, health or risk assessments, or Response actions, and (iii) for enforcing insurance, contribution, or indemnification agreements.

(b) "Environmental Law" shall mean and include all federal, state and local statutes, ordinances, regulations and rules relating to environmental quality, health, safety, contamination and clean-up, including, without limitation, the Clean Air Act, 42 U.S.C. Section 7401 et seq.; the Clean Water Act, 33 U.S.C. Section 1251 et seq., and the Water Quality Act of 1987; the Federal Insecticide, Fungicide, and Rodenticide Act ("FIFRA"), 7 U.S.C. Section 136 et seq.; the Marine Protection, Research, and Sanctuaries Act, 33 U.S.C. Section 1401 et seq.; the National Environmental Policy Act, 42 U.S.C. Section 4321 et seq.; the Noise Control Act, 42 U.S.C. Section 4901 et seq.; the Occupational Safety and Health Act, 29 U.S.C. Section 651 et seq.; the Resource Conservation and Recovery Act ("RCRA"), 42 U.S.C. Section 6901 et seq., as amended by the Hazardous and Solid Waste Amendments of 1984; the Safe Drinking Water Act, 42 U.S.C. Section 300f et seq.; the Comprehensive Environmental Response, Compensation and Liability Act ("CERCLA"), 42 U.S.C. Section 9601 et seq., as amended by the Superfund Amendments and Reauthorization Act, the Emergency Planning and Community Right-to-Know Act, and Radon Gas and Indoor Air Quality Research Act; the Toxic Substances Control Act ("TSCA"), 15 U.S.C. Section 2601 et seq.; the Atomic Energy Act, 42 U.S.C. Section 2011 et seq., and the Nuclear Waste Policy Act of 1982, 42 U.S.C. Section 10101 et seq.; and the Environmental Protection Act of Illinois ("IEPA"), Ill. Rev. Stat. ch. 111, para. 1001 et seq., and state superlien and environmental clean-up statutes, with implementing regulations and guidelines. Environmental Laws shall also include all state, regional, county, municipal and other local laws, regulations and ordinances insofar as they are equivalent or similar to the federal laws recited above or purport to regulate Hazardous Materials.

(c) "Hazardous Materials" shall mean and include the following, including mixtures thereof: any hazardous substance, pollutant, contaminant, waste, by-product, or constituent regulated under CERCLA; oil and petroleum products and natural gas, natural gas liquids, liquefied natural gas and synthetic gas usable for fuel; pesticides regulated under the FIFRA; asbestos and asbestos-containing materials, PCBs and other substances regulated under the TSCA; source material, special nuclear material, by-product material and any other radioactive materials or radioactive wastes, however produced, regulated under the Atomic Energy Act or the Nuclear Waste Policy Act; chemicals subject to the OSHA Hazard Communication Standard, 29 C.F.R. § 1910.1200 et seq.; industrial process and pollution control wastes whether or not hazardous within the meaning of RCRA and any other hazardous substance, pollutant or contaminant regulated under any other Environmental Law.

(d) "Manage" means to generate, manufacture, process, treat, store, use, re-use, refine, recycle, reclaim, blend or burn for energy recovery, incinerate, accumulate speculatively, transport, transfer, dispose of or abandon Hazardous Materials.

(e) "Release" or "Released" shall mean any actual or threatened spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leaching, presence, dumping, migration from adjacent property or disposing of Hazardous Materials into the environment, as "environment" is defined in CERCLA.

(f) "Response" or "Respond" shall mean action taken in compliance with Environmental Laws to correct, remove, remediate, cleanup, prevent, mitigate, monitor, evaluate, investigate, assess or abate the Release of a Hazardous Material.

24.02. Tenant covenants that (a) Tenant shall at its own cost comply with all Environmental Laws; (b) Tenant shall not Manage any Hazardous Materials on the Premises, nor conduct nor authorize the same, including installation of any underground storage tanks, without prior written disclosure to and approval of the Landlord; (c) Tenant shall not take any action that would subject the Premises to permit requirements under RCRA for storage, treatment or disposal of Hazardous Materials; (d) Tenant shall not dispose of Hazardous Materials; (e) Tenant shall not discharge Hazardous Materials into drains or sewers; (f) Tenant shall not suffer, cause or allow the Release of any Hazardous Materials on, to or from the Premises; (g) Tenant shall keep the Premises free from Hazardous Materials; and (h) Tenant shall at its own cost arrange for the lawful transportation and off-site disposal of all Hazardous Materials that it generates.

24.03. During the term of this Lease, Tenant shall promptly provide Landlord with copies of all summons, citations, directives, information inquiries or requests, notices of potential responsibility, notices of violation or deficiency, orders or decrees, Claims, complaints, investigations, judgments, letters, notices of environmental liens or response actions in progress, and other communications, written or oral, actual or threatened, from the United States Environmental Protection Agency, Occupational Safety and Health Administration, Illinois Environmental Protection Agency or other federal, state or local agency or authority or any other entity or individual, concerning (a) any Release of a Hazardous Material on, to or from the Premises; (b) the imposition of any lien on the Premises; or (c) any alleged violation of or responsibility under Environmental Laws. Landlord and Landlord's employees shall have the right to enter the Premises and conduct appropriate inspections or tests in order to determine Tenant's compliance with Environmental Laws.

24.04. Upon written request by Landlord, Tenant shall provide Landlord with the results of appropriate reports and tests, with transportation and disposal contracts for Hazardous Materials, with any permits issued under Environmental Laws and with any other applicable documents to demonstrate that Tenant complies with all Environmental Laws relating to the Premises.

Landlord shall have the right from time to time, in its sole discretion, to require Tenant to perform (at Tenant's expense) an environmental audit and, if deemed necessary by Landlord, an environmental risk assessment (each of which must be satisfactory to Landlord) of the Premises, hazardous waste management practices and/or hazardous waste disposal sites used by Tenant. Said audit and/or risk assessment must be by an environmental consultant satisfactory to Landlord, in its reasonable discretion. Should Tenant fail to undertake and seek diligently to perform said environmental audit or risk assessment within thirty (30) days after Landlord's request, Landlord shall have the right but not the obligation to retain an environmental consultant to perform said environmental audit or risk assessment. All costs and expenses incurred by Landlord in the exercise of such rights shall be payable by Tenant upon demand.

24.05. If Tenant's Management of Hazardous Materials at the Premises (a) gives rise to liability or to a Claim under any Environmental Law, (b) causes a significant public health effect, or (c) creates a nuisance, Tenant shall promptly take all applicable action in Response. Landlord (or any Fee Mortgagee if so permitted by applicable loan documents) shall have the right, but not the obligation, after providing Tenant with notice and a reasonable opportunity to cure, to enter onto the Premises or to take such other actions as it deems necessary or advisable to perform any and all Response action(s). All costs and expenses incurred by Landlord in the exercise of any such rights shall be payable by Tenant upon demand.

24.06. Tenant shall indemnify, defend and hold harmless Landlord, its beneficiaries, any Fee Mortgagee, any managing agents and leasing agents of the Premises, and their respective agents, partners, officers, directors and employees from all Claims suffered or incurred by any of the foregoing arising from or attributable to (a) any breach by Tenant of any of its warranties, representations or covenants in this Section; (b) noncompliance of the Premises or Tenant with any Environmental Laws; (c) any actual or alleged illness, disability, injury, or death of any person in any manner arising out of or allegedly arisen out of exposure to Hazardous Materials or other substances or conditions present at the Premises, regardless of when any such illness, disability, injury, or death shall have occurred or been incurred or manifested itself; and (d) Hazardous Materials Managed or Released by Tenant or otherwise located or Released upon the Premises. In the event any Claims or other assertion of liability shall be made against Landlord for which Landlord is entitled to indemnity hereunder, Landlord shall notify Tenant of such Claim or assertion of liability and thereupon Tenant shall, at its sole cost and expense, assume the defense of such Claim or assertion of liability and continue such defense at all times thereafter until completion. Tenant's obligations hereunder shall survive the termination or expiration of this Lease.

ARTICLE 25
CERTIFICATES BY LANDLORD AND TENANT

At any time and from time to time upon not less than ten (10) business days' prior written notice by the other party, Tenant or Landlord, as the case may be, shall execute, acknowledge and deliver to the other party or any other party reasonably specified by such other party, a statement in writing certifying that this Lease is unmodified and in full force and effect (or if there have been modifications, that the same, as modified, is in full force and effect and stating the modifications) and the date to which each obligation constituting the Rental has been paid, and stating whether or not to the best knowledge of the representing party (a) there is a continuing default by the other party in the performance or observance of any covenant, agreement or condition contained in this Lease to be performed or observed by the other party, or (b) there shall have occurred any event which, with the giving of notice or passage of time or both, would become such a default and, if so, specifying each such default or occurrence of which the representing party may have knowledge. Such statement may be relied upon by any Fee Mortgagee, a prospective successor to Landlord's interest in this Lease, or any subtenant, assignee or purchaser of all or a portion of Tenant's interest in this Lease.

ARTICLE 26
CONSENTS AND APPROVALS

All consents and approvals which may be given under this Lease shall, as a condition of their effectiveness, be in writing. The granting of any consent or approval by a party to perform any act requiring consent or approval under the terms of this Lease, or the failure on the part of a party to object to any such action taken without the required consent or approval, shall not be deemed a waiver by the party whose consent was required of its right to require such consent or approval for any further similar act, and each party hereby expressly covenants and warrants that as to all matters requiring the other party's consent or approval under the terms of this Lease, the party requiring the consent or approval shall

secure such consent or approval for each and every happening of the event requiring such consent or approval and shall not claim any waiver on the part of the other party of the requirement to secure such consent or approval.

ARTICLE 27
SURRENDER AT END OF TERM

27.01. Tenant shall, on the last day of the Term or upon the earlier termination of the Term, quit and surrender to Landlord the Premises vacant, free of all equipment, furniture and other personal property and in good order and condition, reasonable wear and tear and condemnation excepted, and free and clear of all lettings, occupancies, liens and encumbrances other than those, if any, existing at the date hereof, created by Landlord or which lettings and occupancies by their express terms and conditions extend beyond the Expiration Date and to which Landlord shall have consented and agreed, pursuant to this Lease or in writing, without any payment or allowance whatsoever by Landlord. Tenant hereby waives any notice now or hereafter required by law with respect to vacating the Premises on any such termination date. Tenant shall remove or demolish all of the fixtures, structures and other improvements which Landlord shall elect. Tenant's obligation to observe and perform this covenant shall survive the expiration or earlier termination of the Term.

27.02. Except as otherwise provided in Article 21 of this Lease, upon the expiration of the Term, all Rental and other items payable by Tenant under this Lease shall be apportioned to the date of termination.

27.03. Tenant acknowledges that possession of the Premises must be surrendered to Landlord at the expiration or earlier termination of the Term. Tenant agrees to indemnify Landlord against and save Landlord harmless from any and all costs, expenses, claims, loss or liability resulting from the failure or delay by Tenant in so surrendering the Premises, including, without limitation, any claims made by any succeeding tenant founded on such failure or delay. The parties recognize and agree that the damage to Landlord resulting from any failure by Tenant to surrender possession of the Premises timely as aforesaid will be extremely substantial, will exceed the amount of the Base Rent and Additional Rent theretofore payable hereunder and will be impossible to measure accurately. Tenant therefore agrees that if possession of the Premises is not surrendered to Landlord upon the expiration or earlier termination of the Term, then Tenant shall pay to Landlord, as liquidated damages for each month and for each portion of any month during which Tenant holds over at the Premises after the expiration or sooner termination of the Term, in addition to any sums payable pursuant to the foregoing indemnity, a sum equal to two (2) times the gross market rental of the Premises as reasonably determined by Landlord. Nothing herein contained shall be deemed to permit Tenant to retain possession of the Premises after the expiration or earlier termination of the Term. If Tenant holds over in possession after the expiration or termination of the Term, such holding over shall not be deemed to extend the Term or renew this Lease, but the tenancy thereafter shall continue as a tenancy from month to month upon the terms and conditions of this Lease at the Rental as herein increased. This provision shall survive the expiration or earlier termination of this Lease.

27.04. On the last day of the Term or upon any earlier termination of the Lease or upon reentry by Landlord upon the Premises pursuant to Article 21 hereof, fee simple title to the Improvements and all fixtures and improvements therein, to the extent not theretofore vested in Landlord pursuant to the terms of this Lease, shall revert to Landlord without the necessity of any further action by either party hereunder, provided, however, that upon Landlord's request, Tenant shall execute and deliver to Landlord (in recordable form) all documents necessary to evidence such conveyance, including, without limitation, a quitclaim deed and bill of sale. Tenant shall deliver to Landlord Tenant's executed counterparts of any service and maintenance contracts that are in Tenant's possession and are then affecting the Premises, true

and complete maintenance records for the Premises, all original licenses and permits then pertaining to the Premises, permanent certificates of occupancy then in effect for the Improvements, and all assignable warranties and guarantees then in effect which Tenant has received in connection with any work or services performed or Equipment installed in the Improvements, together with a duly executed assignment of any of the foregoing to Landlord, all financial reports, documents, books and records whatsoever relating to the Premises.

27.05. On the last day of the Term or upon any earlier termination of this Lease or upon a re-enter by Landlord upon the Premises pursuant to Article 21 hereof, Tenant, at its sole cost and expense, shall remove from the Premises on or prior to such expiration, termination or reentry all personal property situated thereon which is not owned by Landlord, and shall repair any damage caused by such removal. Any property not so removed shall become the property of Landlord, and Landlord may cause such property to be removed from the Premises and disposed of, but the cost of any such removal and disposition and of repairing any damage caused by such removal shall be borne by Tenant.

ARTICLE 28
ENTIRE AGREEMENT

All understandings and agreements, oral or written, heretofore made between the parties hereto are merged in this Lease, which alone fully and completely expresses the agreement between Landlord (and its beneficiary, if any, and their agent(s)) and Tenant.

ARTICLE 29
QUIET ENJOYMENT

If and as long as Tenant shall faithfully perform the agreements, terms, covenants and conditions hereof, Tenant shall and may (subject, however, to the provisions, reservations, terms and conditions of this Lease) peaceably and quietly have, hold and enjoy the Premises for the Term hereby granted without molestation or disturbance by or from Landlord or any Person claiming through or under Landlord and free of any encumbrance created or suffered by Landlord, except from encumbrances created or suffered by Tenant and the Permitted Encumbrances.

ARTICLE 30
SEVERABILITY

The invalidity of any provision of this Lease shall not impair or affect in any manner the validity, enforceability or effect of the rest of this Lease.

ARTICLE 31
OPTION TO SELL

31.01. Landlord shall have the option to sell Landlord's interest in the Premises (the "Sale Option") to Tenant for a purchase price of One Dollar ($1.00) on the terms and conditions set forth herein and otherwise in accordance with Landlord's preferred form of purchase agreement (the "Purchase Agreement") on an "AS-IS, WHERE-IS" basis. The Sale Option shall be exercisable at any time during the Term (the "Option Period") by Landlord giving Tenant notice of Landlord's exercise thereof (the "Notice of Exercise") which Notice of Exercise shall be accompanied by a copy of the Purchase Agreement. Within thirty (30) days of the Notice of Exercise, the parties shall execute the Purchase Agreement, which Purchase Agreement shall set forth the date for the conveyance (the "Closing Date") of the Premises by Landlord to Tenant, which date shall be not less than thirty (30) days nor more than ninety (90) days after the date of full execution and delivery of the Purchase Agreement.

31.02. If the parties enter into the Purchase Agreement pursuant to this Article 31, Landlord shall convey or cause to be conveyed insurable fee title to the Premises in accordance with the terms of the Purchase Agreement, subject to the Permitted Encumbrances and all other charges, liens, security interests and encumbrances affecting the Premises other than Fee Mortgages or other liens or encumbrances created by Landlord.

(i) Upon the closing, Tenant shall pay to Landlord, in lawful money of the United States of America by bank wire transfer of immediately available funds or as otherwise reasonably directed by Landlord, the Purchase Price together with all Rental and other sums then due and payable or accruing hereunder to and including such date of purchase (in each case as adjusted or apportioned through the Closing Date), and Landlord shall deliver to Tenant a quitclaim deed and/or other necessary instruments of conveyance to the interests in the Premises then being sold to Tenant and any other instruments reasonably necessary to convey the title thereto as described in the Purchase Agreement and this paragraph and to assign any other property then required to be assigned pursuant to the Purchase Agreement or this Lease as shall be reasonably required by Tenant and its counsel.

(ii) Tenant shall pay all charges incident to such conveyance and assignment, including escrow fees, recording fees and title insurance premiums, including, without limitation, any Illinois Real Estate Transfer Tax, any county transfer tax or any municipal transfer tax, which may be imposed by reason of such conveyance and assignment.

(iii) Upon the completion of any purchase by Tenant of the entire interest of Landlord in the Premises but not prior thereto (whether or not any delay or failure in the completion of such purchase shall be the fault of Landlord), this Lease shall terminate, except with respect to obligations and liabilities of Tenant hereunder, actual or contingent, which have arisen on or prior to such date of purchase. Upon completion of any such purchase by Tenant, Landlord shall be released by Tenant from all obligations arising under this Lease.

31.03. The Sale Option is a continuing option and shall survive any sale of the Premises by Landlord prior to the expiration of the Option Period.

31.04. Notwithstanding anything herein to the contrary, in the event that Landlord delivers the Notice to Exercise and Tenant (at no fault of Landlord) refuses or fails to timely execute the Purchase Agreement or consummate the closing in accordance with this Article 38, and such failure continues for more than thirty (30) days following written notice from Landlord, then Landlord (without limiting any other remedies available to it under this Lease) may terminate this Lease upon no less than thirty (30) days' written notice to Tenant.

ARTICLE 32
MISCELLANEOUS

32.01. The captions of this Lease are for convenience of reference only and in no way define, limit or describe the scope or intent of this Lease or in any way affect this Lease.

32.02. The use herein of the neuter pronoun in any reference to Landlord or Tenant shall be deemed to include any individual Landlord or Tenant, and the use herein of the words "successors and assigns" or "successors and assigns" of Landlord or Tenant shall be deemed to include the heirs, legal representative and permitted assigns of any individual Landlord or Tenant.

32.03. If more than one entity is named as or becomes Landlord or Tenant hereunder, the other party may require the signatures of all such entities in connection with any notice to be given or action to be taken by that party hereunder. Each entity constituting Tenant or Landlord (other than a limited partner, if any such entity is a limited partnership) shall be fully jointly and severally liable for all of that party's obligations hereunder, subject to Section 32.04. Any notice by a party to any entity named as the other party shall be sufficient and shall have the same force and effect as through given to all entities named as such other party.

32.04. The liability of Landlord (which, for purposes of this Section 32.04, shall include any parent, affiliate or subsidiary corporation of Landlord and any directors, officers, employees, members, shareholders, partners or agents of Landlord and any of the foregoing) hereunder for damages or otherwise shall be limited to Landlord's interest in the Premises. Landlord shall have no personal liability beyond its interest therein and no other property or assets of Landlord shall be subject to levy, execution or other enforcement procedure for the satisfaction of Tenant's remedies.

32.05. Except as otherwise expressly provided in this Lease, there shall be no merger of this Lease or the leasehold estate created hereby with the fee estate in the Premises or any part thereof by reason of the same person acquiring or holding, directly or indirectly, this Lease or the leasehold estate created hereby or any interest in this Lease or in such leasehold estate as well as the fee estate in the Premises.

32.06. Each of the parties represents and warrants to the other that it has not dealt with any broker, finder or like entity in connection with this Lease transaction, including the Sale Option, and each party shall defend, indemnify and hold the other party harmless from and against any and all claims for brokerage fees or other commissions which may at any time be asserted against the indemnified party founded upon a claim that the aforesaid representation and warranty of the indemnifying party is untrue, together with any and all losses, damages, costs and expenses (including reasonable attorneys' fees, court costs and disbursements) relating to such claims or arising therefrom or incurred by the indemnified party in connection with the enforcement of this indemnification provision.

32.07. This Lease may not be changed, modified or terminated orally, but only by a written instrument of change, modification or termination executed by the party against whom enforcement of any change, modification or termination is sought.

32.08. This Lease shall be governed by and construed in accordance with the laws of the State of Illinois.

32.09. The agreements, terms, covenants and conditions herein shall be binding upon, and shall inure to the benefit of, Landlord and Tenant and their respective successors and (except as otherwise provided herein) assigns.

32.10. All references in this Lease to "Articles" or "Sections" shall refer to the designated Article(s) or Section(s), as the case may be, of this Lease.

32.11. All references in this Lease to "licensed professional engineer" or "registered architect" shall mean a professional engineer or architect who is licensed or registered, as the case may be, by the State of Illinois.

32.12. Unless specifically provided otherwise herein, any undertaking either required or permitted hereunder by either Landlord or Tenant shall include the obligation to pay for such undertaking.

32.13. This Lease shall not be construed to create a partnership or joint venture between the parties, it being the intention of the parties only to create a landlord and tenant relationship.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK;
SIGNATURES APPEAR ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Landlord and Tenant have executed this Ground Lease as of the day and year first written above.

LANDLORD:

[LPC ACQUISITION COMPANY, LLC, a Delaware limited liability company]

By: Aaron Martell
Name: AARON MARTELL
Title: VP

TENANT:

EXPERIOR GROUP LLC, an Illinois limited liability company

By:
Name: TOM PAGAN
Title: CEO

EXHIBIT A-1

DESCRIPTION OF THE LAND

THAT PART OF FENZ ACRES SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JULY 12, 1948 AS DOCUMENT 14355939, IN COOK COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE WESTERLYMOST NORTHWEST CORNER OF LOT 1 IN EXPERIOR LOGISTICS SUBDIVISION RECORDED AS DOCUMENT NUMBER 2306722044; THENCE NORTH 89 DEGREES 55 MINUTES 48 SECONDS EAST, ALONG A NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 73.15 FEET TO THE POINT OF BEGINNING; THENCE NORTH 09 DEGREES 10 MINUTES 32 SECONDS EAST, A DISTANCE OF 15.05 FEET; THENCE NORTH 03 DEGREES 02 MINUTES 34 SECONDS WEST, A DISTANCE OF 73.44 FEET; THENCE NORTH 41 DEGREES 57 MINUTES 26 SECONDS EAST, A DISTANCE OF 19.38 FEET; THENCE NORTH 86 DEGREES 57 MINUTES 26 SECONDS EAST, A DISTANCE OF 515.58 FEET TO A WESTERLY LINE OF SAID LOT 1; THENCE SOUTH 00 DEGREES 10 MINUTES 27 SECONDS EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 129.34 FEET TO A NORTHERLY LINE OF SAID LOT 1; THENCE ALONG SAID NORTHLY LINE FOR THE NEXT 5 COURSES; (1) THENCE SOUTH 89 DEGREES 55 MINUTES 48 SECONDS WEST, A DISTANCE OF 267.11 FEET; (2) THENCE SOUTH 00 DEGREES 10 MINUTES 24 SECONDS EAST, A DISTANCE OF 66.00 FEET; (3) THENCE SOUTH 89 DEGREES 55 MINUTES 48 SECONDS WEST, A DISTANCE OF 66.00 FEET; (4) THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, A DISTANCE OF 66.00 FEET; (5) THENCE SOUTH 89 DEGREES 55 MINUTES 48 SECONDS WEST, A DISTANCE OF 193.59 FEET TO THE POINT OF BEGINNING.
CONTAINING 65,140 SQUARE FEET (1.495 ACRES) MORE OR LESS.

EXHIBIT A-2

DEPICTION OF THE LAND

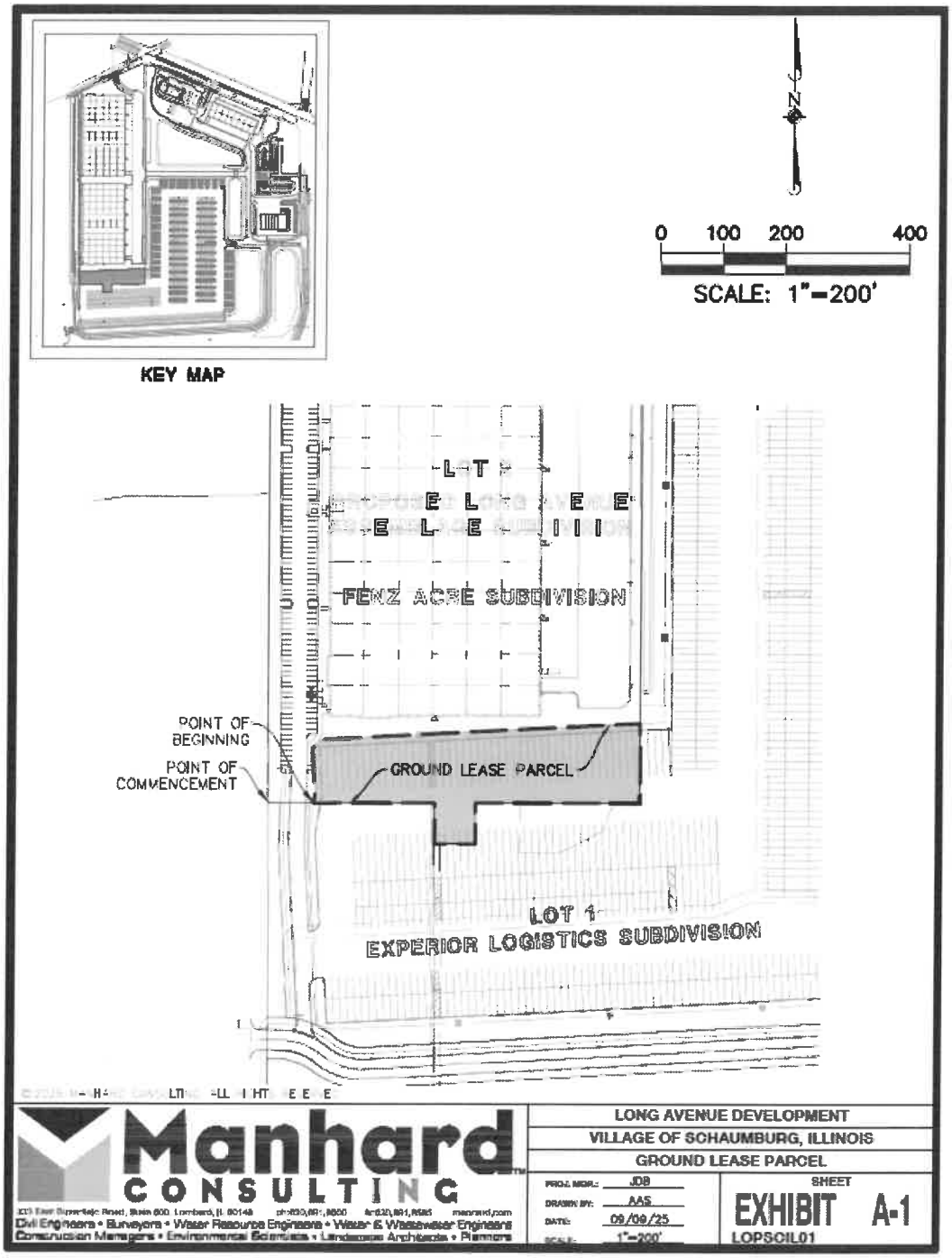


EXHIBIT B

PERMITTED ENCUMBRANCES

A. All title exceptions shown on Schedule B-2 to the Title Commitment Number_____, dated _____, issued by _____ Title Insurance Company.

B. Any and all other matters affecting title to the Premises including, without limitation, all liens, encumbrances, security interests, covenants, conditions, restrictions, notices of pendency, charges, easements, zoning laws, ordinances and regulations, building codes, regulations and rules and other governmental laws, regulations, rules and orders affecting the Premises.

C. Revocable nature of the right, if any, to maintain vaults, vault space, basement and sub-basement spaces, areas of signs beyond building lines.

D. Any state of facts an accurate survey or visual inspection of the Premises would allow.

E. Consents by Landlord or any former owner of the Premises for the erection of any structure or structures on, under or above any street or streets on which the Premises abut.

F. Encroachments of any stoops, areas, cellar steps, trims or corners, if any, upon any street.

G. Variations between fences, retaining walls, steps, hedges, shrubs and trees, if any, and record lines of title.

EXHIBIT C

FORM OF MEMORANDUM OF GROUND LEASE

THIS INSTRUMENT PREPARED BY,
AND AFTER RECORDING RETURN TO:

Blake F. Hanson, Esq.
Levenfeld Pearlstein, LLC
120 S. Riverside Plaza, Suite 1800
Chicago, Illinois 60606

ABOVE SPACE RESERVED FOR COUNTY RECORDER

MEMORANDUM OF GROUND LEASE

THIS MEMORANDUM OF GROUND LEASE ("**Memorandum**"), made as of _____, 20____, by and between by and between **LPC ACQUISITION COMPANY, LLC**, a Delaware limited liability company ("**Landlord**"), and **EXPERIOR GROUP LLC**, an Illinois limited liability company ("**Tenant**").

WITNESSETH

A. Landlord and Tenant are parties to that certain Ground Lease dated _____, 2025 (as may be amended from time to time, the "**Lease**"), whereby Landlord leases to Tenant, and Tenant leases from Landlord, certain real property located in County of Cook, State of Illinois legally described on **Exhibit A** attached hereto and made a part hereof (the "**Premises**").

B. Landlord and Tenant desire to give notice of the existence of the Ground Lease.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree that the Memorandum is hereby amended, and Lessor and Lessee further agree as follows:

1. **Recitals**. The recitals set forth above are true and correct and are incorporated herein by reference as if fully set forth herein. Capitalized terms used herein without definition shall have the meanings given them in the Lease.

2. **Term of Lease**. The Term of the Lease commenced on _____ and will expire on _____, unless sooner terminated in accordance with the terms of the Lease.

3. **Miscellaneous**. The provisions of this Memorandum are subject in all respects to the provisions of the Lease to which reference must be made in connection with any matters affecting this Memorandum or any part of the property affected by the Lease. In the event of any conflict between the provisions of this Memorandum and the provisions of the Lease, the provisions of the Lease shall control,

it being the intent of the parties that this Memorandum shall not alter or vary the terms of the agreement between the parties as set out in the Lease.

[SIGNATURE AND ACKNOWLEDGEMENT PAGES FOLLOW]

IN WITNESS WHEREOF, the parties have caused this Memorandum to be executed on the date first above written.

LANDLORD:

LPC ACQUISITION COMPANY, LLC, a Delaware limited liability company

By: _____
Name: _____
Title: _____

TENANT:

EXPERIOR GROUP LLC, an Illinois limited liability company

By: _____
Name: _____
Title: _____

STATE OF _____)

) SS.

COUNTY OF _____)

I, _____, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that _____, in his/her capacity as _____ of **LPC ACQUISITION COMPANY, LLC**, a Delaware limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such _____ appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this _____ day of _____, 20__.

_____

Notary Public

My Commission Expires:

_____

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, _____, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that _____, in his/her capacity as _____ of **EXPERIOR GROUP LLC**, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such _____ appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this _____ day of _____, 20___.

_____
Notary Public

My Commission Expires:

_____

EXHIBIT A

LEGAL DESCRIPTION

THAT PART OF FENZ ACRES SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JULY 12, 1948 AS DOCUMENT 14355939, IN COOK COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE WESTERLYMOST NORTHWEST CORNER OF LOT 1 IN EXPERIOR LOGISTICS SUBDIVISION RECORDED AS DOCUMENT NUMBER 2306722044; THENCE NORTH 89 DEGREES 55 MINUTES 48 SECONDS EAST, ALONG A NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 73.15 FEET TO THE POINT OF BEGINNING; THENCE NORTH 09 DEGREES 10 MINUTES 32 SECONDS EAST, A DISTANCE OF 15.05 FEET; THENCE NORTH 03 DEGREES 02 MINUTES 34 SECONDS WEST, A DISTANCE OF 73.44 FEET; THENCE NORTH 41 DEGREES 57 MINUTES 26 SECONDS EAST, A DISTANCE OF 19.38 FEET; THENCE NORTH 86 DEGREES 57 MINUTES 26 SECONDS EAST, A DISTANCE OF 515.58 FEET TO A WESTERLY LINE OF SAID LOT 1; THENCE SOUTH 00 DEGREES 10 MINUTES 27 SECONDS EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 129.34 FEET TO A NORTHERLY LINE OF SAID LOT 1; THENCE ALONG SAID NORTHLY LINE FOR THE NEXT 5 COURSES; (1) THENCE SOUTH 89 DEGREES 55 MINUTES 48 SECONDS WEST, A DISTANCE OF 267.11 FEET; (2) THENCE SOUTH 00 DEGREES 10 MINUTES 24 SECONDS EAST, A DISTANCE OF 66.00 FEET; (3) THENCE SOUTH 89 DEGREES 55 MINUTES 48 SECONDS WEST, A DISTANCE OF 66.00 FEET; (4) THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, A DISTANCE OF 66.00 FEET; (5) THENCE SOUTH 89 DEGREES 55 MINUTES 48 SECONDS WEST, A DISTANCE OF 193.59 FEET TO THE POINT OF BEGINNING.
CONTAINING 65,140 SQUARE FEET (1.495 ACRES) MORE OR LESS.

STAFF REPORT

TO: ZONING BOARD OF APPEALS

PREPARED BY: Parth Joshi, AICP
Planning Manager

HEARING DATE: December 3, 2025

CASE NUMBER: Z2508-04

DATE PREPARED: November 14, 2025

TITLE: Z2508-04 / LONG AVENUE DEVELOPMENT / 1001 W. Irving Park Road / Plat of Annexation, Plat of Consolidation, Plat of Vacation, Plat of Dedication, Plat of Easement, Rezone from A (Agricultural) to M-1 (Manufacturing) Upon Annexation, Site Plan Approval, Variations: Landscape, Parking Setback, Building Setback, Building Height, Sign and Fence

BACKGROUND INFORMATION

Petitioner:	Todd Russell
Address of Petitioner:	One Mid America Plaza, Suite 3019, Oak Brook Terrace, IL 60181
Status of Petitioner:	Architect
Owner of Parcel:	LPC Acquisition Company, LLC
Address of Owner:	191 N. Wacker Dr., Suite 1700 Chicago, IL 60606
Existing Zoning:	Unincorporated Schaumburg
Existing Land Use:	Single-Family

Requested Actions:

- Annexation [Title 15, Chapter 154, Section 154.147 – New or Annexed Land in the Zoning Ordinance]
- Plat of Consolidation [Title 15, Chapter 151, Section 151.20 of the Subdivision and Land Development Ordinance]
- Plat of Vacation [Title 15, Chapter 151, Section 151.20(E) of the Subdivision and Land Development Ordinance]
- Plat of Easement [Title 15, Chapter 151, Section 151.20 of the Subdivision and Land Development Ordinance]
- Rezoning from A - Agricultural to M-1 Manufacturing Upon Annexation [Title 15, Chapter 154, Section 154.43 (B)(2) of the Zoning Ordinance]

- Site Plan Approval to construct two (2) - 221,580 square foot Office/Warehouse buildings [Title 15, Chapter 154, Section 154.46 (A) of the Zoning Ordinance]
- Variation to Waive the South Bufferyard Requirement Between the Office/Warehouse Parking and Experior Parking [Title 15, Chapter 154, Section 154.136 Table 2 Buffer Yards of the Zoning Ordinance]
- Variation To Reduce Parking Setback from 5' to 0'for the Shared Parking Lot [Title 15, Chapter 154, Section 154.188.(D)(6)(a)(2) of the Zoning Ordinance]
- Variation to Reduce Overall Landscaping from 20% to 19.3% [Title 15, Chapter 154, Section 154.136(J)(1)]
- Variation to Reduce the Front Yard Building Setback from 58' to 49'5" [Title 15, Chapter 154, Section 154.188(D)(6)(a)(1) of the Zoning Ordinance]
- Variation to Exceed the Maximum Building Height from 45' to 46' [Title 15, Chapter 154, Section 154.188(D)(5) of the Zoning Ordinance]
- Fence Variation to Install a Fence Outside of the Six-Inch Allowance from the Property Line [Title 9, Chapter 102, Section 102.10(A) of the Fence Ordinance]
- Variation to Reduce the Minimum Separation of Driveways from 200' to 172' [Title 15, Chapter 151, Section 151.06(P) of the Subdivision Ordinance]
- Sign Variation to Install five (5) additional Wall Signs [Title 15, Chapter 155, Section 155.110(A)(1) of the Sign Ordinance]

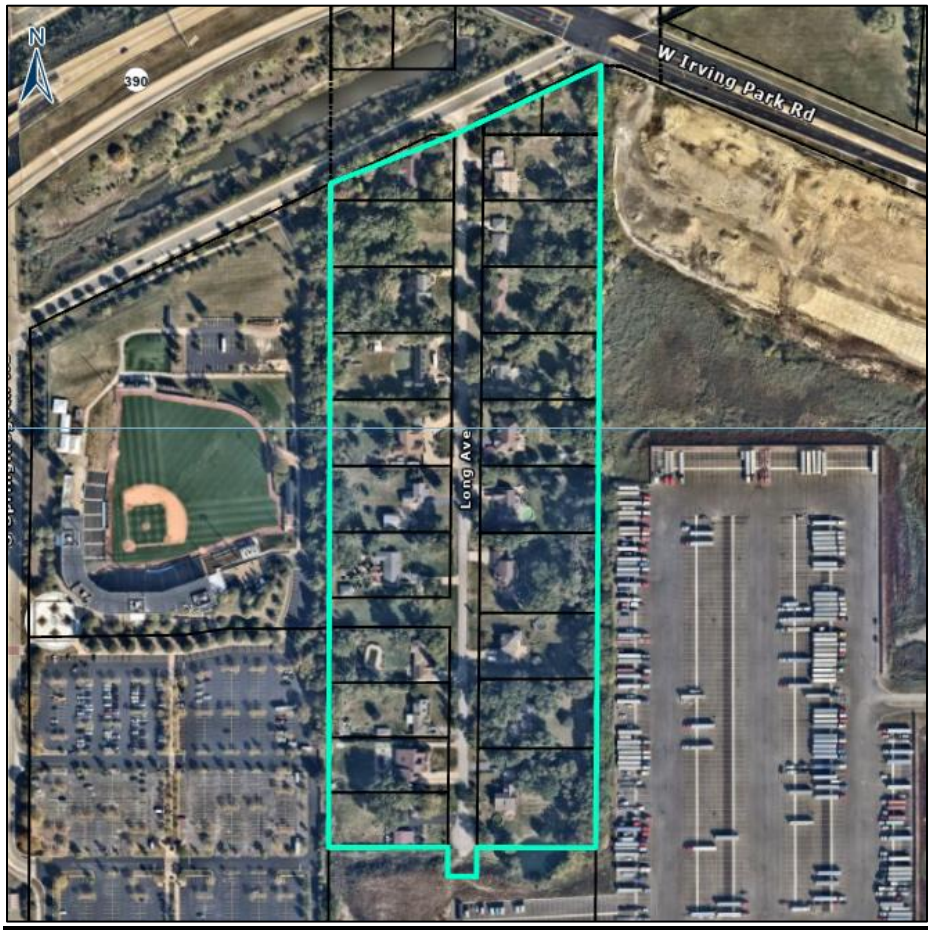
ANALYSIS

Project Summary

The petitioner is requesting an annexation, plat of consolidation, plat of vacation, plat of easement, rezone from A (agricultural) to M-1 (manufacturing) upon annexation, site plan approval, and variations including landscape, parking setback, building setback, building height. sign and fence for property currently developed as a single-family subdivision on Long Avenue. The existing residential subdivision is unincorporated Cook County and is situated to the east of the Boomers stadium and Schaumburg Metra south parking lot and west side of the Experior Transport development site.

Annexation

The petitioner is proposing to annex the existing single-family subdivision on Long Avenue, which is currently improved with 20 homes. Long Avenue is a north/south street in unincorporated Cook County. As shown on the proposed Plat of Annexation, the existing property is comprised of 22 lots in the Fenz Acres subdivision. The property is ±22.73 acres. A public hearing for the annexation will be held by the Village Board on December 9, 2025.



Plats

Consolidation

The petitioner is proposing to consolidate the existing 22 lots and subdivide the property into 2 lots, as shown in the submitted plat of subdivision. Lot 1 will be on the north side of the property and measure ±11.34 acres. Lot 2 will be on the south side of the property and measure ±11.39 acres. Both lots will comply with the minimum M-1 district area of 20 acres combined as well as minimum lot area of 15,000 square feet.

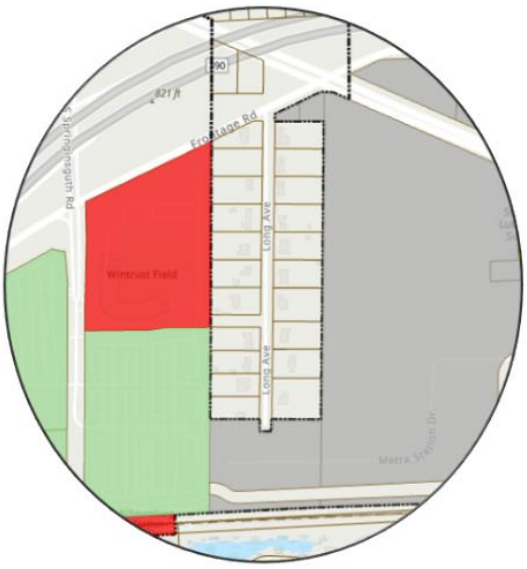
Vacation

As shown on the plat of vacation, the petitioner is also proposing to vacate the existing north/south right-of-way for Long Avenue, and an east/west right-of-way platted as Fenz Road between Lots 9 and 10 on the east side of Long Avenue and Lots 16 and 15 on the west side of Long Avenue.

Easement

The petitioner is requesting multiple easements to be granted for the proposed development. First is the utility easement for stormwater management. As proposed, the development will share both underground and above-ground stormwater detention systems with Experior. For the purposes of shared maintenance responsibilities to inspect, repair or maintain stormwater storage facilities, a plat of easement exhibit has been submitted which depicts the proposed utility easement limits. The second easement request is related to off-site grading work and a proposed sidewalk at the northwest corner of the property on the Boomers stadium lot owned by the Village. Lastly, at the Village's request, the petitioner is providing a 60' cross-access and utility easement on the south side of the property, along the west side of the proposed lot 2 to preserve the opportunity for future connection to the northern parking lot serving the Boomers stadium and Schaumburg Metra station. A physical connection between the two properties is currently not feasible due to approximately 10' of elevation change from west to east. However, the developer is prepared to dedicate a cross-access and utility easement that can facilitate a future connection if the ballpark site is redeveloped and the grading challenges are addressed. It shall be noted that the submitted plat omits "utility" easement for the future connection along the west side of lot 2. A condition of approval has been added to this staff report to revise the plat of subdivision to include cross access and utility easement.

Rezoning



Section 154.147 of the zoning code states that any territory in excess of five (5) acres in area, annexed to the municipality shall automatically, upon such annexation be classified as A-Agricultural District. The petitioner is proposing to rezone the property to M-1 Manufacturing, upon annexation. This is the same zoning classification as the adjacent site currently being developed by Experior Transport. A public hearing to consider the annexation of the subject property is scheduled with the Village Board on December 9, 2025. Staff is supportive of the rezoning request. The proposed industrial zoning will align with the adjacent land use designation. Once annexed, the subject parcel will conform to the minimum area (20 acres) that may constitute a separate or detached area of the

M-1 zoning district designation. The Fenz Acres subdivision conforms to all other bulk requirements as listed in the Village M-1 zoning code section.

Zoning amendments are addressed in Section 154.42 of the municipal code. Per the code, requests for rezoning must be considered by the Zoning Board. The code also states the Zoning Board shall forward its recommendations and findings of fact in the form of a written report to the village board within a reasonable time, usually within thirty (30) days following the date of public hearing on each application, unless it is withdrawn by the petitioner.

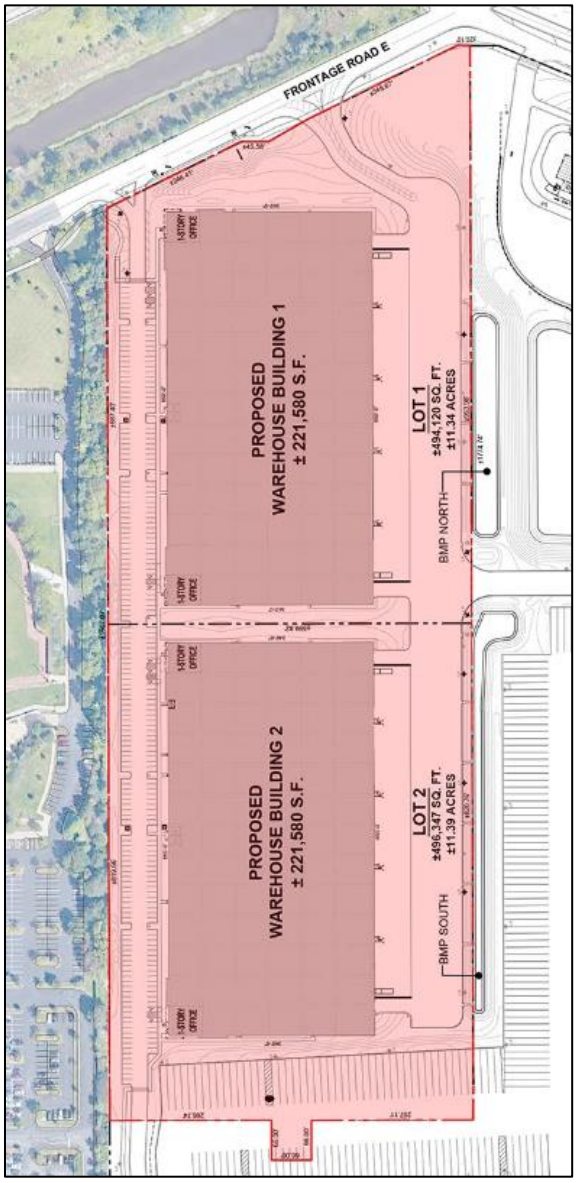
The zoning code lists three findings for rezonings. Those findings and their application to the requested rezoning are as follows:

General Welfare: That the proposed zoning classification 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. The property is in unincorporated Cook County and is not included in the future land use map within the village's Comprehensive Plan; however, the property to the east (Experior property) is designated for industrial land use in the Comprehensive Plan and the proposed rezoning of the LPC property is consistent with this designation. The M-1 rezoning will allow for compatible use. Once approved and constructed, the subject parcels will be an integral part of the overall industrial development at this corner and the proposed M-1 zoning is required to be consistent with the parcel to the east.

Desirability: That such zoning classification will not under the circumstances of the particular case be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or be injurious to property value or improvements in the vicinity. The proposed rezoning will not be detrimental to the health, safety, morals, or general welfare of persons working in the vicinity. The development proposal and proposed area of rezoning includes all the 20 homes in the vicinity. The subject parcel will include bufferyard landscaping to minimize any impacts that may contribute to the health, safety, morals, or general welfare of the intended users of the parking lot on the west side at Boomers stadium and Schaumburg Metra site. The zoning is consistent with the industrial parcel to the east.

Conformance: That the amendment shall conform to the regulations and conditions specified in this chapter for such use, and with the stipulations and conditions made a part of the authorization granted by the village board. The subject parcel is currently in unincorporated Cook County. However, once annexed, the property will conform to the regulations and conditions specified in the M-1 zoning district code.

Site Plan Approval



The petitioner is proposing to construct two (2) - 221,580 square foot office/warehouse buildings on the subject property. As previously stated, the proposed plat of subdivision divides the property into two lots. Each lot will be improved with a new east/west oriented building. Two new curb cuts will be constructed on Frontage Road for ingress/egress to the site. The western most curb cut will serve as the primary access for customers and employees. Whereas the easternmost curb cut will be used by semi-trailer trucks associated with the businesses. Both the proposed curb cuts will be right-in right-out only. No left turns will be permitted onto Frontage Road. An additional access point to the site is provided on the south side, outside of the subject property which connects to Metra Station Drive via Experior Transport's property. The southern access point will only be used by customers/employees. Lastly, a second (east/west) access point for semi-trailer trucks is proposed to be constructed off-site via Experior Transport's property, which eventually connects to Rodenburg Road.

Surface parking is proposed on the west side of the buildings as primary entrances are on this side. 33 loading docks are proposed on the east side of the buildings, including 4 trash compactors. 48 truck parking spaces are proposed to be constructed on the south side of the building on Lot 2. These spaces will be leased to Experior by the applicant. However, the future tenants of the proposed buildings could also use the truck parking spaces.

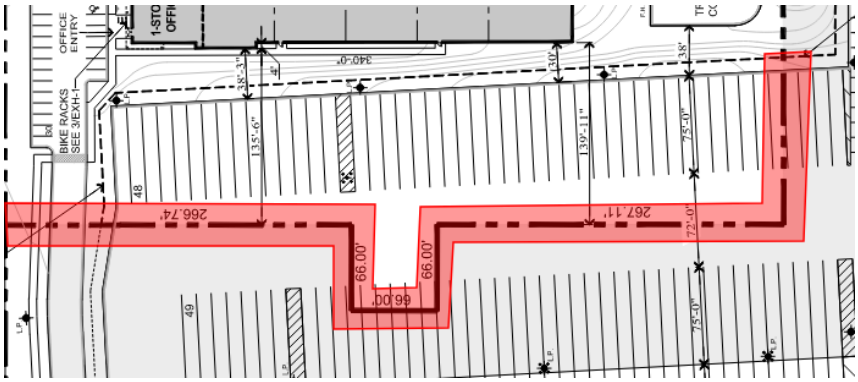
There is an existing bike path which runs east/west on Frontage Road via the subject property. The petitioner is proposing to modify the pathway to fit the geometry of the drive aisles and maintain the connectivity. A continuous sidewalk pathway from Frontage Road to the site is provided along the west side of the building for pedestrian connectivity. The proposed sidewalk

will be further constructed off-site on the west side of the southern drive-aisle to connect pedestrians to the Schaumburg Metra station. Additional sidewalks are provided between the two proposed buildings. A total of 12 bike rack parking spaces are provided at each corner of the buildings on the west side. A shared monument sign with 4 tenant panels will be installed in the front yard facing Frontage Road. Lastly, an 8' tall privacy fence is proposed on the south side of the building on lot 2, which connects to the existing north/south fence located on the west side of Experior Transport's property.

Variations

Landscape Bufferyard and Parking Setback

The petitioner is requesting a landscape and parking setback variation along the south and east lot line. As illustrated below, the southern property line and a portion of the east property line overlap the truck parking areas on the Experior Transport's property. The zoning code requires a minimum of 10 feet landscape buffer and a minimum of 5 feet parking setback between properties. As previously mentioned, the proposed development includes multiple shared site components such as parking and ingress/egress with the adjacent property. Once constructed, the proposed development will complement the adjacent property to operate as a comprehensive and unified development. Since the requested variation is the result of the proposed subdivision boundary lines and given the intended use of the subject area as truck parking to coincide between the two properties, staff is supportive of the request.



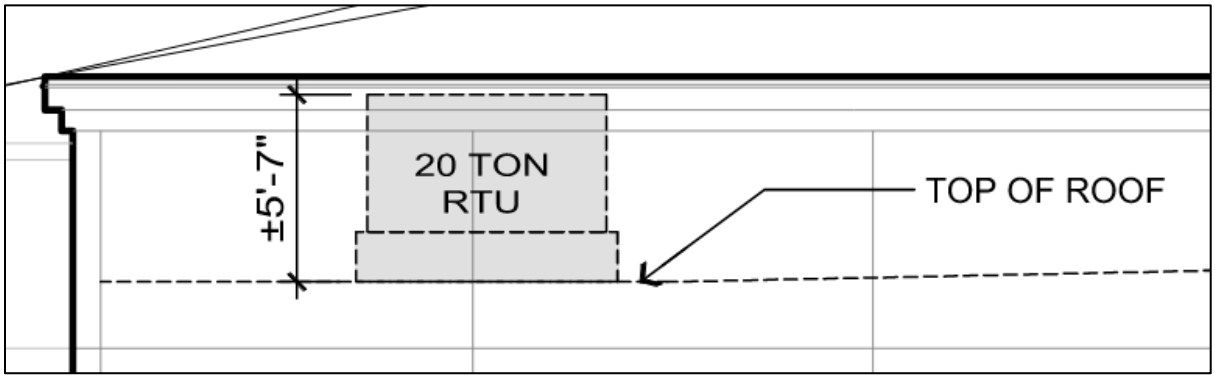
Landscape Quantity

The petitioner is requesting to reduce the overall landscaping on-site from 20% to 19.3%. The zoning code requires each zoning lot to contain a minimum of 20% greenspace. Staff is supportive of this variation for a few reasons. First, the proposed development includes an off-site stormwater detention system, which means that there will be no on-site underground or above-ground detention system to collect and convey rainwater. The subject property will drain

through the 2 off-site detention ponds on the east side of the property which eventually will convey water to the large north detention basin on the Experior Transport's property. Should the petitioner install an on-site detention system, then they would exceed the required 20% greenspace requirement. Second, the proposed landscape plan shows a variety of plantings in and around the property including mix of shade, evergreen, and ornamental tress and shrubs for ground cover purposes. Once installed, the proposed development will blend in seamlessly with the adjacent property and generate a cohesive landscape visual amongst the properties. Lastly, the requested variation of 0.7% is minor.

Building Height

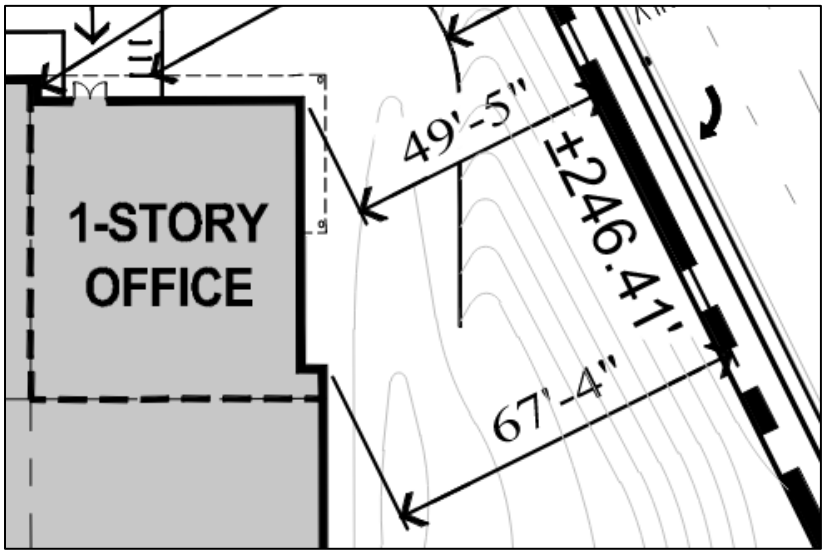
The petitioner is requesting a 1' building height variation to construct the proposed buildings from 45' to 46' tall. As proposed, the majority of both the buildings will be 44' tall. However, the proposed height of the building at the north and south ends is 46'. The subject area includes the placement of the roof top mechanical units (RTU's). The proposed mechanical units are ±6' tall. The zoning code requires all roof top mechanical units to be screened from the roadway. The screening must be achieved by increasing the height of the building parapet wall for new construction. The petitioner is requesting a variation of 1' tall to provide a parapet wall adequate to screen the proposed RTU's. The petitioner has submitted a site line diagram to illustrate the requested variation. Staff is supportive of this request since it's minor and provides screening of the RTU's. The remainder of the building portions in the middle will be 44' tall and comply with the maximum height requirement.



Building Setback

The petitioner is requesting a front yard building setback variation from 58' to 49'5". Section 154.188(D)(6)(a)(1) requires all buildings abutting a roadway in the front lot line to be setback 30' plus 1' in addition for every 1' increase in building height over 16'. The proposed building height is 46'. Therefore, the required front yard building setback is 58'. Staff is supportive of the

requested building setback variation for a few reasons. First, the total north elevation width of the building facing Frontage Rd on lot 1 is 340’ and the proposed reduced setback of 49’5” is only for a minor east/west section (±28’) of the building at the northwest corner. This equates to roughly 8% of the total width of the wall requiring a reduced setback. Second, the requested building setback variation is due to the property shape and angle of the lot line adjacent to Frontage Road going west to east. 92% of the width on the north elevation will have a setback of 58’ or greater. Lastly, a large detention pond is located on the north side of Frontage Rd coupled with I-390/ Elgin-Ohare Tollway, additional greenspace and a detention pond on the north which eventually leads to the intersection of E. Irving Park Rd and Springinsguth Rd. Therefore, there are no other buildings or businesses on the north side of the Frontage Rd which minimizes any potential negative impact of the requested setback.



Sign

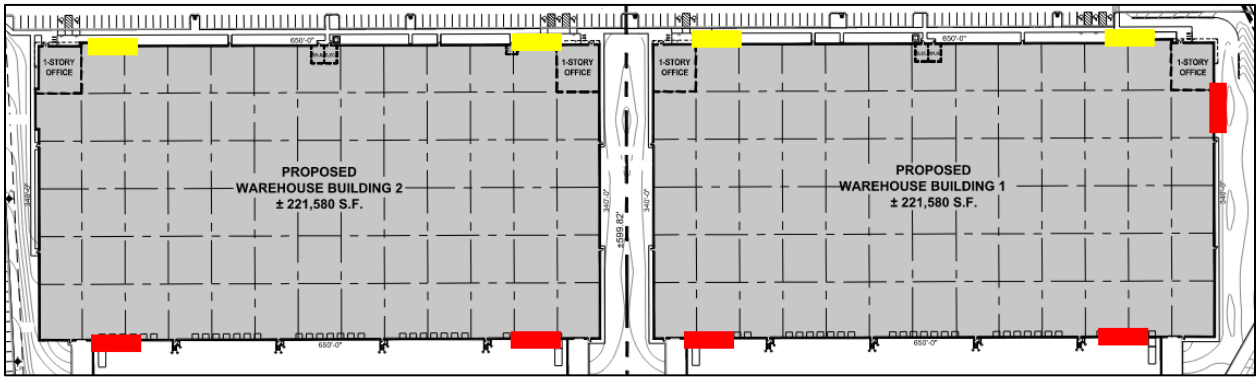
The petitioner is requesting a sign variation to have 5 additional wall signs (2 on each building on the east elevations and 1 on the north elevation of the building on lot 1). Per the sign code, one wall sign per street frontage is permitted for each tenant in a building where a single-story building is devoted to 2 or more uses. The proposed buildings anticipate 2 tenants per building. Since the buildings will only have street frontage facing Frontage Road, each tenant is eligible for a wall sign on the north elevation based on their appropriate fair share of the building wall to which the sign is to be affixed. In addition, the code allows an administrative exception process for a permitted sign to be relocated to a different façade should an applicant chose. Since the main entrances to the tenants are located on the west side of the buildings, the petitioner has

confirmed to have the 4 permitted wall signs for the tenants to be installed on the west elevation, as shown in yellow box in the exhibit listed below.

At this time, the property owner does not have specific tenants proposed for the signs. With typical sign variations requests, detailed plans and more specific details such as the tenant name and design of the sign are presented as part of the request. Although this is not typical of sign variations requested, the Village has approved a blanket sign variation for 1700 E. Golf Road (Z1508-06), which granted the subject property an additional wall sign measuring 200 square feet. The sign was requested to attract a future tenant.

Although Staff is supportive of the request, Staff recommends conditions of approval to minimize sign clutter on the building as well as maintain some consistency with the signage.

1. Wall signs shall be a maximum of 100 square feet.
2. Wall signs for the building shall be individual channel letters.
3. The same tenant cannot have more than one wall sign.
4. If signs are illuminated, signs shall be internally illuminated.



The petitioner is requesting the same business/tenant wall signs to be installed on the east elevation and one additional developer identification wall sign on the north elevation, as shown as red boxes in the exhibit above. Because the petitioner does not have more than one street frontage, a variation is required for additional wall signs. Staff is supportive of the variations for multiple reasons. In addition to the entrance to the site from Frontage Road, there will be a secondary access to the site on the east side from Experior Transport's property. Therefore, the proposed tenant wall signs on the east side of the building will help truck drivers locate the businesses. In addition, the proposed east wall signs could also help achieve branding and advertising for patrons driving north/south on Rodenburg Road. Lastly, the total square feet of the 4 permitted wall signs would be 800 sf (200 sf each). The petitioner is proposing to split the

maximum allowed square footage for all the signs to be at 100 sf. The additional wall signs will not cause any adverse impacts to the adjacent properties.

Similarly, staff is also supportive of the proposed developer identification wall sign on the north elevation. The proposed sign will only be a maximum of 10 sf and will include the logo of the developer for branding purposes. No additional wall signs will be installed on the north elevation at this time.

Design Analysis (for requested signs):

Type and Number of Signs:	Five Wall Signs
Items of Information:	To Be Determined (Maximum per Village Code is 8 items)
Size of sign:	No larger than 100 square feet (East Elevation) No larger than 10 square feet (North Elevation)
Height:	Maximum of 5 feet (East Elevation) Maximum of 3 feet (North Elevation)
Length:	Maximum of 20 feet (East Elevation) Maximum of 3 feet (North Elevation)
Illumination:	Illuminated Channel Letters
Color(s):	To Be Determined

The Sign Ordinance lists five justifications for variations. Those justifications and their application to the requested variation are as follows:

The literal interpretation and strict application of the provisions and requirements of this chapter would cause "undue and unnecessary hardships" to the sign owner in such a way as to prevent the owner from displaying the sign as intended by the chapter.
The literal interpretation and strict application of the provisions of these requirements would prevent the petitioner from providing signage for a new tenant to the building. By only having one street frontage, the subject property is permitted one wall sign per tenant. Allowing additional signage on the east elevation will allow the subject property to display additional signage to provide better identification for new tenants. Similarly, the north elevation wall sign will add minor visual interest with the proposed developer logo sign.

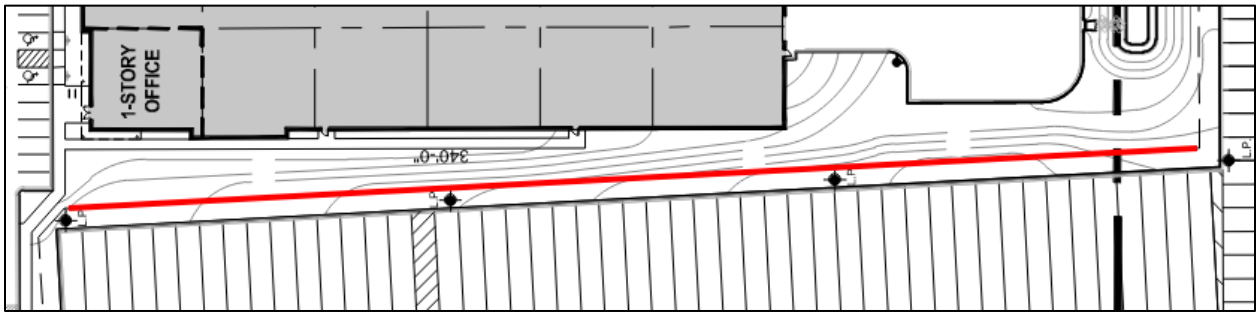
The alleged hardship must be clearly exhibited and must be a result of an external influence or this chapter and not be self-imposed or created by any person having an interest in the property.
There is no evidence that the hardship has been self-created. Staff believes the additional signs are reasonable considering the proposed sizes of the building and given multiple access points to the site.

The requested variation will not be materially detrimental to nearby property owners.
Staff does not believe that the proposed sign will set a negative precedent or be materially detrimental to nearby property owners. The signs will be located on the east elevation facing the adjacent property who are providing a shared connected drive-aisle to the subject property. On the north side, there are no businesses present on the other side of Frontage Road.

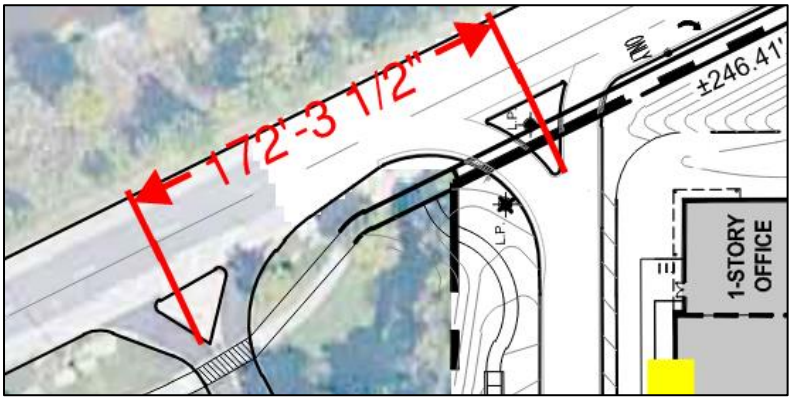
The unique and unusual conditions applying to the specific building, parcel, or property upon which the sign is to be erected do not apply generally to other properties in the Village.
The proposed signage is consistent with the spirit and intent of the Village Sign Ordinance, which is to enhance the economy, business, and industry of the village by promoting the reasonable, orderly, and effective display of signs. The proposed size and placement of the buildings with just one street frontage limits the ability to install additional signage.

The granting of the variation will not be contrary to the general objectives of this chapter regarding the size, number, and placement of signs so that they are not obtrusive; and to reduce clutter along the rights-of-way.
Staff believes that the requested variation is not contrary to the sign code and will not be obtrusive or add sign clutter along the rights of way. The additional wall sign will provide information to the general public and will be located in such a way as to provide said information effectively and at an appropriate size and scale to the office building.

Fence
The petitioner is requesting to install a fence on the south side of property to be outside of the required 6” of the property line, as depicted in red bold line below. The proposed fence location takes into consideration the existing topography and landscaping, and is in line with the shared maintenance agreement with the adjacent property. Since the proposed south lot line overlaps a parking lot, compliance with the 6” code requirement is not feasible. Therefore, the petitioner is requesting to install a fence on the south side of the building on lot 2 to visually delineate the shared truck parking area from the development. Staff is supportive of this variation.



Driveway



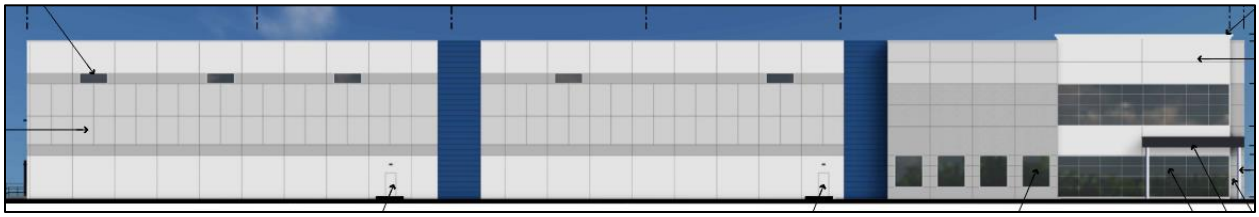
The petitioner is also requesting a relief from the Subdivision Code. Section 151.25 of the Subdivision Code indicates requests for variations can be considered by the ZBA when they are related to a zoning request. The code indicates relief from the Subdivision Code can be granted by the Village Board. Section 151.06(P) of the Street and Subdivision requires a minimum separation between 2 driveways shall be 200'. The petitioner is requesting a variance of 28' to reduce the separation to 172'. As illustrated below, the proposed western ingress/egress curb cut is ±172' away from the existing Boomers stadium curb cut. Staff worked closely with the petitioner's design professionals to consider a shared access to the site via the existing Boomers stadium curb cut to negate this deviation. However, there is a ±10' grade change between the two properties which makes it challenging to construct a shared drive-aisle. In addition, the proposed grading plans depict a drainage divide in the subject area which also limits the ability to connect the driveways from an engineering perspective. The purpose of the minimum separation between driveways is to ensure traffic safety by reducing potential conflict points between vehicles entering and exiting multiple driveways close together. The main entrance to the Boomers stadium is via Springinsguth Road. The existing east drive has restricted access, mainly for athletes and staff. The peak traffic from the ballpark is mainly directed through the west Boomers parking lot for customers. Additionally, peak traffic for the proposed warehouse is not likely to overlap with the Boomers. For the provided engineering and operations reasons, staff is supportive of this deviation.

Architecture

The proposed buildings will be primarily constructed of precast concrete wall panels with multiple color tones of white and gray. Various sizes of the panels are proposed in either a square or rectangular shape to add visual interest. Additional royal blue panels are proposed to break up the façade. The north elevation facing Frontage Road will include tinted glass windows along with a canopy constructed of prefinished aluminum by the customer entrance area. The proposed canopy will wrap around the west side. The middle portion of the west elevation features a rectilinear, panelized grid pattern with a central field composed of darker horizontal bands, providing tonal contrast and visual depth. The top of the building, including the parapet wall,

will be constructed with prefinished metal coping. Windows are proposed along the top portion of the building to allow for natural light in the proposed tall ceiling buildings.

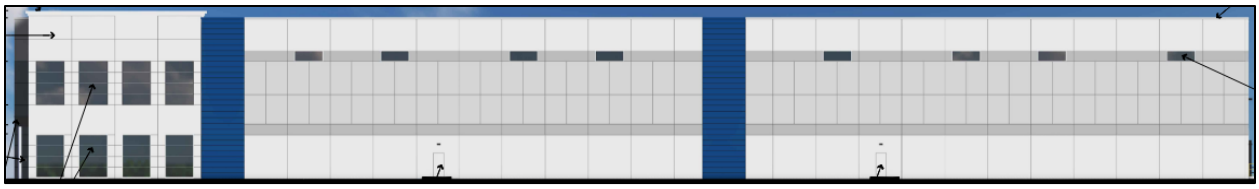
North Elevation



Partial West Elevation



South Elevation



Partial East Elevation



Traffic Impact Study

The petitioner has submitted a Traffic Impact Study (TIS) which was reviewed by the Village's third-party consultant. The study evaluated existing traffic conditions, crash history, and projected traffic volumes for the year 2032, accounting for background growth and the nearby Experior Logistics development.

According to the study, the proposed development is expected to generate approximately 1,000 vehicle trips per day, including 85 trips during the morning peak hour and 92 trips during the evening peak hour. The analysis concluded that all study area intersections including those at Springinsguth Road, Irving Park Road, Rodenburg Road, and Frontage Road will continue to

operate at acceptable Levels of Service (LOS A–C) under total future traffic conditions. The addition of site-generated traffic is projected to have little to no effect on the operational performance of the surrounding roadway network.

Based on the findings of the TIS and as recommended by the Village's consultant, the proposed development is not anticipated to result in any adverse impacts on traffic operations or safety within the study area.

Zoning History

The subject property is in unincorporated Cook County, therefore, there is no Village zoning history available.

Surrounding Zoning and Land Uses

North: Unincorporated Cook County
South: M-1 – Manufacturing (Experior Transport Parking Lot)
East: M-1 – Manufacturing (Experior Transport)
West: B-4 – Retail, Service, Motor Vehicle (Boomers Stadium)
A – Agricultural (Schaumburg Metra Parking Lot)

Compatibility with Surrounding Land Uses

The parcel to the south and east of the subject property is zoned M-1 and currently operates as a truck parking lot. Various other uses such as office/warehouse, maintenance building, and a gas station are approved but not yet constructed on the Experior Transport property. The proposed development will complement the existing land use on the east and south side. In addition, the location provides easy access from I-390 making it seamless for truck drivers to navigate the site for the proposed land use. On the west side, the petitioner is exceeding the bufferyard requirements to minimize the impact of the proposed development on the Boomers stadium and Schaumburg Metra commuter parking lot.

Comprehensive Plan Designation

The Future Land Use Map in the Village's Comprehensive Plan does not include the subject property as its unincorporated cook county. However, it designates the adjacent properties for industrial use. This designation is consistent with the proposed development.

Parking

Parking calculations for the proposed development are as follows. While the property is proposed to be subdivided into 2 lots, the overall car parking will appear to be as one lot with shared parking. The parking calculations are as follows:

Use	**Parking Rate**	**Required Parking**
Lot 1 Proposed office/warehouse building Office 5,500 sq ft GFA 4,950 sq ft NFA Warehouse 216,080 sq ft GFA 194,472 sq ft NFA	 5 spaces / 1,000 sq ft NFA 1/1,000 NFA + 1/2,000 NFA above 10,000	 25 spaces 102 spaces
Total Parking Required		**127 spaces**
Total Parking Provided		**117 spaces**
Parking Deficit		**10 spaces**
Lot 2 Proposed office/warehouse building Office 5,500 sq ft GFA 4,950 sq ft NFA Warehouse 216,080 sq ft GFA 194,472 sq ft NFA	 5 spaces / 1,000 sq ft NFA 1/1,000 NFA + 1/2,000 NFA above 10,000	 25 spaces 102 spaces
Total Parking Required		**127 spaces**
Total Parking Provided		**159 spaces**
Parking Surplus		**32 spaces**
Parking Surplus (Lot 1 and Lot 2)		**22 spaces**

Developer Contributions

1. Prior to the issuance of a land development permit, the petitioner shall make a cash contribution to the Village Police and Fire Fund in the amount of $44,316, which is $0.10 per gross square foot of each of the buildings.

2. Prior to the issuance of a Land Development Permit, the petitioner shall make a cash contribution in the amount of $8,317.25 in lieu of installing parkway trees along Frontage Road. This figure is based on the total lot frontage of 665.38 linear feet at $12.50 per linear

foot. The parkway tree selection and installation will be coordinated with Villages Engineering & Public Works Department.

PLANNING

1. Prior to the issuance of a land development permit, the plat of subdivision must be revised to include cross access and utility easement on the west side of lot 2 for the future connection towards the Schaumburg Metra station parking lot.
2. Prior to the issuance of a land development permit, the Plat of Subdivison must be recorded.
3. Prior to the issurance of a land development permit, the Plat of Annexation must be recorded.
4. Prior to the issuance of a land development permit, the Plat of Vacation must be recorded.
5. Prior to the issuance of a land development permit, the Plat of Easement must be recorded.
6. Prior to the issuance of a land development permit, the Easement Agreement between LPC and Experior must be recorded.
7. Any plat associated with the development must be revised to omit "Village Plan Commission" from the document.
8. Separate sign permits will be required.
9. Prior to the issuance of a building permit, the sign on the north elevation on lot 1 building shall be removed or revised to 10 square feet.
10. All roof top mechanical units shall be screened from view.

FIRE

1. If high-piled storage is utilized, fire department access doors must be provided at 125' intervals. This is not achieved on the west side of the buildings. (Architectural Plans SP-1).
2. Relocate FDC's closer to office entrances. (Architectural Plans SP-1)

TRANSPORTION

1. Extend the proposed curbline westward to meet the existing driveway for Wintrust Field. This improvement will help resolve potential merging and circulation issues identified along the I-390 Frontage Road. The shoulder currently continues west to Springinsguth Road and should be extended accordingly, transitioning into a painted island where the proposed curb island projects into the I-390 Frontage Road.
2. Realign the 60' cross-access easement with the northernmost east-west drive aisle that connects with Springinsguth to the west and serves Wintrust Field and the Schaumburg Metra Station.
3. Prior to the issuance of a permit a recorded traffic agreement is required. As this was not received in the final concept submittal, provide the completed document for staff review.

RECOMMENDATION

Staff has reviewed the petitioner's request and is supportive of the development. Therefore, staff recommends **approval** of a Plat of Annexation, Plat of Consolidation, Plat of Vacation, Plat of Easement, Rezone from A (Agricultural) to M-1 (Manufacturing) Upon Annexation, Site Plan Approval, Variations: Landscape, Parking Setback, Building Setback, Building Height, Sign and Fence for Long Avenue Development Case No. Z2508-04, subject to the following conditions:

1. A land development permit and fee are required prior to commencing any site work, and prior to receiving any building permits for the site. A Letter of Credit or Subdivision Bond must be submitted prior to issuance of said land development permit. The Letter of Credit or Subdivision Bond must be written for a period of 2 years in the amount of 50 percent of the approved construction cost estimate, which includes landscaping and site lighting. Sample forms of the project security are available upon request. The fee for the land development permit is based on the current village fee schedule.
2. A building permit, in accordance with the current regulations and requirements of the Village of Schaumburg, must be issued within one (1) year from the date of adoption of the enabling ordinance by the Village Board which authorized the development proposal.
3. Prior to the issuance of a land development permit, the petitioner shall make a cash contribution to the Village Police and Fire Fund in the amount of $44,316 which is $0.10 per gross square foot of each of the buildings.
4. Prior to the issuance of a Land Development Permit, the petitioner shall make a cash contribution in the amount of $8,317.25 in lieu of installing parkway trees along Frontage Road. This figure is based on the total lot frontage of 665.38 linear feet at $12.50 per linear foot. The parkway tree selection and installation will be coordinated with Villages Engineering & Public Works Department.
5. Provide an itemized landscape cost estimate at the time of Land Development Permit review. The estimate shall include an itemized listing for each plant, all mulched areas, turf, hardscape, tree removals, site furnishings, etc.
6. Prior to the issuance of a Certificate of Occupancy, a recorded traffic agreement is required. Traffic agreements between the Village and the property owner allow the village to enforce parking and traffic regulations on the property, including but not limited to, speed of vehicles, reckless driving, stop signs, fire lanes, loading zones, handicap parking, and the prohibition, restriction, or limitation of the stopping, standing, or parking of vehicles in and upon said property.
7. A complete set of as-built record drawings must be submitted to the Village of Schaumburg Community Development Department for review and approval when the project is completed. These final drawings must be received and approved prior to full release of the project security.
8. At minimum permits from the following external agencies will be required: MWRD, IDOT, IEPA.
9. Provide complete building and code compliance information, including accessibility, life safety, egress, and site verification details, to demonstrate compliance with all applicable

codes and standards as adopted by the village of Schaumburg with submittal of building permit applications.

10. Any plat associated with the development must be revised to omit "Village Plan Commission" from the document.
11. Prior to the issuance of a land development permit, the plat of annexation must be revised to incorporate the eastern section of the Frontage Road adjacent to Lots 1 and 2.
12. Prior to the issuance of a land development permit, the plat of subdivision must be revised to include cross access and utility easement on the west side of lot 2 for the future connection towards the Schaumburg Metra station parking lot.
13. Sign permits will be required.
14. All roof top mechanical units shall be screened from view.
15. Tenantall signs shall be a maximum of 100 square feet each.
16. Wall signs for the building shall be individual channel letters.
17. The same tenant cannot have more than one wall sign.
18. If signs are illuminated, signs shall be internally illuminated.
19. Prior to the issuance of a land development permit, the petitioner must record the following plats/agreements with the county:
    a. Plat of annexation
    b. Plat of subdivision/consolidation
    c. Plat of vacation
    d. Plat of easement
    e. Easement agreement between Experior Group LLC and LPC Acquisition Company LLC
20. Prior to the issuance of a land development permit, a lease agreement must be drafted between the subject property and the Experior Transport property. The agreement must include, but not be limited to, show the proposed off-site truck parking areas on an exhibit and maintenance responsibilities. A draft of the lease agreement must be submitted to the Village for review and upon acceptance, the agreement shall be recorded with the county.

21. Prior to the issuance of a land development permit, the engineering plans must be revised to address the following:
    a. The existing overhead electric lines that run north south in Long Avenue also provide power to the street lights at the Metra Road. This service will need to be kept or re-routed.
    b. Show on the plans the jurisdictions at and adjacent to the frontage road area (Tollway, Village of Schaumburg, Township etc.)
    c. Truck turning templates were provided as requested for the T-intersection of the new east-west access road and the existing north-south access road on the Experior Logistics site. However, there were no auto turn exhibits for the southbound to westbound movement nor the eastbound to northbound movement. Please provide.

d. Provide a detail for the movable fence/gate shown going through the proposed entrance of the parking lot at the far southwestern corner of the site.
e. In between the two proposed buildings, sidewalks are now proposed from the emergency access doors to the parking lots. Continue finishing off the sidewalk in between to provide front to rear access for pedestrians.
f. At the southwest corner of the southern building, relocate the ADA spaces to right in front of office door. N
g. Shift sanitary manholes E and F slightly to the west, so the lids would no longer be in the wheel paths of vehicles.
h. Provide a short or long-term maintenance and monitoring plans with vegetation performance standards. The Experior Logistics Facility Naturalized Stormwater Management Basins must meet the required Maintenance and Monitoring requirements and vegetation performance standards, as these basins will be used by the Long Avenue Project.
i. All preliminary engineering comments have been addressed. A review of the stormwater conveyance (storm sewer/overland flow route) calculations will be completed during final engineering.
j. Extend the proposed curbline westward to meet the existing driveway for Wintrust Field. This improvement will help resolve potential merging and circulation issues identified along the I-390 Frontage Road. The shoulder currently continues west to Springinsguth Road and should be extended accordingly, transitioning into a painted island where the proposed curb island projects into the I-390 Frontage Road.
k. Update the variances List to include a request for deviation from code section 151.06(O) for not meeting the minimum driveway separation of 200 feet.
l. Relocate ADA parking spaces to establish the shortest pedestrian accessible route to the front door that it's service.
m. Realign the 60' cross-access easement with the northernmost east-west drive aisle that connects with Springinsguth to the west and serves Wintrust Field and the Schaumburg Metra Station.
n. Show the adjacent parking lot design on the site plan for future coordination.
o. Crosswalks shall be striped with white pavement marking. When crosswalk lines are used, they shall consist of solid white lines that mark the crosswalk. According to IDOT standards, pavement marking shall be no less than 6 inches nor greater than 24 inches in width.
p. Update the truck turning templates with the 47' Schaumburg Fire Engine along with providing the WB-67 truck turning movement from southbound to westbound on the updated exhibits. The correct dimensions for the Schaumburg Fire Engine have been uploaded to the attachments for the applicant's use.

q. Prior to the issuance of a permit a recorded traffic agreement is required. As this was not received in the final concept submittal, provide the completed document for staff review.

22. The proposed photometrics plan is accepted as preliminary. A detailed review of the plan will be done during the land development permit review. Full compliance with the Village site lighting ordinances will be required.

23. Prior to the issuance of a land development permit the landscape plans must be revised to address the following comments:
    a. Sheets L2.1 through L2.6 still have a written and graphic scale of 1" = 40'. Please correct.
    b. Note 19 in the General Notes indicates that the contractor is to use an erosion control blanket but a specific type is not indicated. Please provide a specific type of erosion control blanket.
    c. On sheet L2.0 a hatch pattern and a seed mix for a 'Full Sun to Part Shade Prairie' is indicated but the hatch pattern doesn't appear on plans. Either remove the seed mix or show where it is to be used on the site.
    d. Provide a clear delineation between the sod and seed areas at the NW corner of the site.
24. Prior to the issuance of a land development permit, the traffic impact study must be revised to address the following comments:
    a. The Daily Sum for the proposed warehouse should be 996, not 732 .
    b. Verify the volumes depicted on Exhibit 6: 2032 Total Traffic – All Vehicles. Please clarify which volume exhibits should be added up to get the volumes depicted in Exhibit 6 – Year 2032 Total Traffic – All Vehicles. Several of the volumes (along Frontage Road, along Springinsguth Road and along Rodenburg Road @ Metra) do not add up just using the volumes in Exhibit 4A and Exhibit 5C as stated in the TIS.
    c. Revise Passage Timer for EB and WB Through movements to 7.0 seconds.
    d. Modify the recall to maximum.
25. Prior to the issuance of a building permit, the architectural plans must be revised to address the following comments:
    a. If high-piled storage is utilized, fire department access doors must be provided at 125' intervals. This is not achieved on the west side of the buildings. (Architectural Plans SP-1)
    b. Relocate FDC's closer to office entrances. (Architectural Plans SP-1).
    c. Prior to the issuance of a building permit, the sign on the north elevation on lot 1 building shall be removed or revised to 10 square feet.

18. The following plans shall be adopted as part of the governing ordinance:

a. ALTA/NSPS Land Title Survey, Sheets 1 through 7, prepared by Manhard Consulting, Ltd, dated May 22, 2025, and received by the Community Development Department on August 18, 2025.
b. Plat of Annexation, Sheet 1 of 1, prepared by Manhard Consulting, Ltd, dated August 29, 2025, latest revised date October 20, 2025, and received by the Community Development Department on October 21, 2025.
c. Plat of Subdivision, Sheets 1 through 6, prepared by Manhard Consulting, Ltd, dated August 7, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.
d. Plat of Abrogation, Sheet 1 of 1, prepared by Manhard Consulting, Ltd, dated August 7, 2025, and received by the Community Development Department on August 18, 2025.
e. Plat of Easement, Sheets 1 through 3, prepared by Manhard Consulting, Ltd, dated August 7, 2025, and received by the Community Development Department on August 18, 2025.
f. Plat of Vacation, Sheet 1 of 1, prepared by Manhard Consulting, Ltd, dated August 7, 2025, and received by the Community Development Department on August 18, 2025.
g. Project Narrative, prepared by Logistics Property Company, received by the Community Development Department on August 18, 2025.
h. Easement agreement between Experior Group LLC and LPC Acquisition Company LLC, received by the Community Development on November 6, 2025.
i. Ground Lease Agreement between LPC Acquisition Company LLC and Experior Group LLC, dated September 11, 2025, and received by the Community Development Department on November 20, 2025.
j. Site Plan, Sheet SP-1, prepared by Arete Design Studio Ltd, dated June 4, 2024, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.
k. Site Character Aerial, Sheet EXH-1, prepared by Arete Design Studio Ltd, dated June 4, 2024, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.
l. Floor Plan, Sheet FP-1, Building 1, prepared by Arete Design Studio Ltd, dated June 4, 2024, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.
m. Building Elevations, Sheets EL-1 and EL-2, Building 1, prepared by Arete Design Studio Ltd, dated June 4, 2024, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

n. Rendered Building Elevations, Sheets EL-1R and EL-2R, Building 1, prepared by Arete Design Studio Ltd, dated June 4, 2024, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

o. Floor Plan, Sheet FP-1, Building 2, prepared by Arete Design Studio Ltd, dated June 4, 2024, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

p. Building Elevations, Sheets EL-1 and EL-2, Building 2, prepared by Arete Design Studio Ltd, dated June 4, 2024, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

q. Rendered Building Elevations, Sheets EL-1R and EL-2R, Building 2, prepared by Arete Design Studio Ltd, dated June 4, 2024, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

r. Site Line Study, Sheet EXH-2, prepared by Arete Design Studio Ltd, dated June 4, 2024, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

s. Photometric Plan, Sheet E-1.0, E-1.1, E-1.2 and E-1.3, prepared by Arete Design Studio Ltd, dated June 4, 2024, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

t. Cover Sheet, Sheet 0, prepared by Gary R. Weber Associates, Inc., dated October 10, 2025, and received by the Community Development on October 13, 2025.

u. Naturalized BMP Plan, Sheets 1 and 2, prepared by Gary R. Weber Associates, Inc., dated August 17, 2021, latest revised date October 10, 2025, and received by the Community Development on October 13, 2025.

v. Management Exhibit, Sheets 3, prepared by Gary R. Weber Associates, Inc., dated August 17, 2021, latest revised date October 10, 2025, and received by the Community Development on October 13, 2025.

w. Naturalized BMP Specifications, Sheets 4, prepared by Gary R. Weber Associates, Inc., dated August 17, 2021, latest revised date October 10, 2025, and received by the Community Development on October 13, 2025.

x. Title Sheet, Sheet 1, prepared by Manhard Consulting, Ltd, dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13 2025.

y. Index of Sheets, Sheet 2, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

z. Existing Conditions and Demolition Plan – A, Sheet 3, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

aa. Existing Conditions and Demolition Plan – B, Sheet 4, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

bb. Existing Conditions and Demolition Plan – C, Sheet 5, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

cc. Existing Conditions and Demolition Plan – D, Sheet 6, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

dd. Overall Site Plan, Sheet 7, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

ee. Site Dimensional and Paving Plan – A, Sheet 8, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

ff. Site Dimensional and Paving Plan – B, Sheet 9, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

gg. Site Dimensional and Paving Plan – C, Sheet 10, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

hh. Site Dimensional and Paving Plan – D, Sheet 11, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

ii. Grading Plan – A, Sheet 12, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

jj. Grading Plan – B, Sheet 13, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

kk. Grading Plan – C, Sheet 14, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

ll. Grading Plan – D, Sheet 15, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

mm. Overall Utility Plan, Sheet 16, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

nn. Utility Plan – A, Sheet 17, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

oo. Utility Plan – B, Sheet 18, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

pp. Utility Plan – C, Sheet 19, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

qq. Utility Plan – D, Sheet 20, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

rr. Soil Erosion and Sediment Control Plan – North, Sheet 21, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

ss. Soil Erosion and Sediment Control Plan – South, Sheet 22, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

tt. Soil Erosion and Sediment Control Plan – Details, Sheet 23, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

uu. Construction Details, Sheet 24, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

vv. Construction Details, Sheet 25, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

ww. Construction Details, Sheet 26, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

xx. Construction Details and MWRD General Notes, Sheet 27, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

yy. Construction Specifications, Sheet 28, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

zz. Landscape Plan, Sheets L2.0 through L2.7, prepared by Upland Design Ltd., dated August 8, 2025, latest revised date October 9, 2025, and received by the Community Development on October 13, 2025.

aaa. Tree Preservation Plan, Sheets T2.0 through T2.5, prepared by Upland Design Ltd., dated August 8, 2025, latest revised date October 9, 2025, and received by the Community Development on October 13, 2025.

bbb. Truck Access Drive, Sheet 1 of 1, prepared by Manhard Consulting, Ltd., dated October 8, 2025, and received by the Community Development Department on October 13, 2025.

ccc. Firetruck U-Turn, Sheet 3 of 3, prepared by Manhard Consulting, Ltd., dated August 7, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

ddd. Utility Exhibit – Public vs. Private, Sheet 1 of 1, prepared by Manhard Consulting, Ltd., dates October 8, 2025, and received by the Community Development Department on October 13, 2025.

eee. Traffic Impact Study, prepared by Gewalt Hamilton Associates, Inc., dated September 30, 2025, and received by the Community Development Department on October 13, 2025.

fff. Wetland Determination Report, prepared by Gary R. Weber Associates, Inc., dated May 29, 22025, and received by the Community Development Department on October 13, 2025.

Z2508-04 / LONG AVENUE DEVELOPMENT / 1001 W. Irving Park Road / Plat of Annexation, Plat of Consolidation, Plat of Vacation, Plat of Dedication, Plat of Easement, Rezone from A (Agricultural) to M-1 (Manufacturing) Upon Annexation, Site Plan Approval, Variations: Landscape, Parking Setback, Building Setback, Building Height, Sign and Fence

CALL TO ORDER
The meeting was called to order by Chairman Harry Raimondi at 7pm.

ROLL CALL

Members Present:	Chairman Harry Raimondi, Elizabeth Veatch, Pat Riley, Rob Morreale Glenn Szurgot, Patty Errera, Jeff Mytych and Dhitu Bhagwakar
Member(s) Absent:	James Dolbeare
A quorum was present.	
Also Present:	Todd Wenger Senior Planner
Sworn in for testimony:	Parth Joshi Planning Manager
	Charles Smith Arete Design Studio 13543 185th Street Mokena, IL
	Ben Fish LPC Acquisition Co. 191 N. Wacker Dr Chicago
	Dan Brinkman 625 Forest Edge Dr. Vernon Hills, IL

Mr. Ben Fish, LPC Acquisition Company, stated that LPC (Logistics Property Company) is an industrial real estate company focused on the acquisition, development and long-term management of Class A, leed-certified, modern-logistic properties. They have eight offices throughout the U.S. They hope to establish themselves as great stewards of this property. Since they are long-term holders, they design their buildings to include high-end finishes, specialty concrete pavement and other sustainable features. Their tenant base includes mostly Fortune 500 companies across countless different industries. If approved, land closing will occur mid-to-late January, each homeowner then has the ability to utilize a 90-day post-closing occupancy period . Demolition will occur in mid-to-late April, and construction will begin in May or June, 2026. They anticipate completion in 2027. Both buildings will be built speculatively, meaning no tenants in place of this date.

Chairman Raimondi asked the Recording Secretary if all of the proper public notices were completed and she said, yes.

Mr. Charles Smith, representing the Petitioner, gave an overview of the plans. He noted that the next case that will be held at this public hearing is Experior. As he begins to walk through this and explain what is encompassed in the project, there is a synergy between the Long Avenue Development that LPC is doing in concert with Experior, they have worked with LPC in developing some easement agreements and some lease agreements that entail some sight modifications to the Experior project that provide access to the loading area of the LPC projects, as well as some detention redevelopment that would help support Experior and Long Avenue. As he walked through his presentation, he spoke about both cases because they are intertwined.

The two buildings are approximately 262,000 square feet, are designed from a standpoint of architectural elements, as well as colors to be bookends. In the front, the building is lower than the entrance because of grading issues. Travelling on Frontage Road to Irving Park Road gives a look at the entrance on the right-hand side, which is west and the loading dock area faces east. There are 22 residential lots that are under contract. To be successful with the rezoning and approval would be to close on this property. Part of the anticipated approval, would be the consolidation of those lots and subdividing them into two lots, which will be identified as Lot 1 and Lot 2. The site location drawing gives a quick overview. The salmon pink colored area is the Long Avenue proposal and the white area to the bottom of that image is the approved Experior. The Metra Train station is to the left, Wintrust Field is west of it as well. Frontage Road is on the north side. Experior is to the east and the airport is on the other side of Rodenburg. The Metra Road for Experior has been completed. Part of the parking lot has been completed and occupied and they are in the process of continuing to develop the detention basins and permitting for the fueling station, warehouse and maintenance facility. The north basin will be converted to include additional detention, as it will require a little bit of grading on the west side of the detention pond. To the immediate south of this detention pond will have an access drive all on Experior's property. The intent would be that any type of truck traffic would enter off of Rodenburg on the Metra Drive, they would go straight towards the west. There's an access drive on Experior that goes north and then any trucks accessing the Long Avenue Development would then go along that access drive up to the east end of the 2 buildings that are the loading dock and staging areas. Part of the redevelopment on Experior's lot would be to the south of Building 2. LPC has reached a lease agreement with Experior which is part of the agreement to allow access to the site and re-working the detention ponds which involves allowing them to add additional truck parking.

Regarding the Lot 1 building and Lot 2 building, there will be 2 entrances off of Frontage Road. One is far to the west, which provides access to the employee parking. It exits south all the way to the Metra Road. That area is only for domestic; there are no trucks that will access that. The only truck accessibility will be on Rodenburg Road and circulating through the Experior site. The truck traffic for the loading dock and staging area on the east side will have a right-in and right-out that is further towards the east on Frontage Road which will provide truck access from Frontage Road that gives access to the staging area. That has been designed so that trucks exit the site, they can either take the access drive that will be developed on the Experior site or they can take the access drive to Frontage Road and head toward the east, giving access to the expressway.

They will be constructing a retaining wall along the domestic parking lot on the west side. It will have a railing on it for protection. Both Building 1 and Building 2, the north elevation faces Frontage Road, the entrance and office component will be on the right-hand side of that. The east elevation will have the loading dock and over look the staging area, as well as overlook the Experior site towards the east. The west elevation is a 2-unit facility. There's an office on the north end and on the south end. They mirrored the office location. With the middle elevation, the offices are on the right-hand side and with the bottom elevation, the office component is on the left-hand side (north end of building). The dark, what appear to be windows, that are either on the left-hand side of Elevation B, that is not glass. It is painted an almost-dark-charcoal grey and from a distance it represents itself as glass. Mr. Smith said he has done this several times and it works very well. The glass elements are going to be primarily focused on the office component.

On the far corner either on the right or left will be curtain glass wall. Building 2 will be the same with regard to design and color selection.

Referring to the civil plan, the dark grey area located on the north end of the Experior parking lot will be the new access drive. The detention above that is going to be modified to be able to retain some of the detention that is required for the Long Avenue Development. The greyed out area to the south of Lot 2, is the area where Experior will be building approximately 52 additional parking spaces.

Referring to the landscape plan, Mr. Smith said that along the property line on the west and the east, which is between the existing Experior site and the Long Avenue site. On the Experior approval, there was a 50' buffer. They added additional plantings, but there is all that existing tree-line that was saved and augmented with additional plantings. Because of what MWRD (Metropolitan Water Reclamation District) is requiring in regards to bioswales prior to getting into detention. They will come back and re-plant on the Long Avenue side after the bioswales are developed.

Mr. Parth Joshi stated that the Petitioner is looking to annex the existing 22 residential lots into the Village of Schaumburg. It's called the Fenz Acre Subdivision and measures approximately 23 acres and is currently in uncorporated Cook County. Two of the lots are owned by the Village and the remaining 20 lots have homes on them. A public hearing is scheduled for the December 9th Village Board meeting for the annexation of the property itself.

Plat Items
The Petitioner is proposing to consolidate the 22 lots into 2 lots. Lot 1 will be on the north and Lot 2 will be on the south. They are also requesting a Plat of Vacation to vacate the existing right-of-ways on Long Avenue. There are some additional right-of-way slithers running east/west on Fenz Road, as well. A Plat of Easement is also being requested. This is likely the bulk of the request between the 2 properties. There will be multiple shared site components between the two properties, including stormwater management. The LPC property will be conveying their stormwater offsite to Experior. There is also some offsite grading work and sidewalk work at the northwest corner of the property that is on the Village's property. Therefore, an easement is required there.

Multiple access points are proposed and an easement is required for the following:

- One of the main ones is the east/west access point from Experior to the LPC site
- The connection to the Metra Drive to the south for customers and employees

At the Village's request, the Petitioner has provided a future cross access and utility easement on the south side of the property for the future development of the south Metra lot on the Village's end. In case the future Metra lot on the south develops, there will be some sort of connection that will be made.

The Petitioner is requesting to have the subject property rezoned. The zoning code requires that any property that is in excess of 5 acres or more, must be rezoned as agricultural. Upon annexation, the

Petitioner is requesting that it be changed to M-1, which is in line with the adjacent Experior zoning classification. Since the property is unincorporated, the Village's Comprehensive Plan doesn't really include a future land use designation. However, given the industrial area having good access to the 390 and the general industrial development, the proposed will blend in nicely with the Experior site.

Mr. Joshi noted a correction on Page 5 of the Staff Report under "Desirability." It should read as follows:

> *The proposed rezoning will not be detrimental to the health, safety, morals, or general welfare of persons working in the vicinity.*

The Petitioner is proposing a site plan of 2 office warehouse buildings consisting of approximately 220,000 square feet. They will be spec buildings, as there are currently no tenants. Two access points will be provided to the site off of Frontage Road. The one on the west side will be limited to employees and guests. The one on the east side will be a right-in and right-out only for truck access. The other access point will be off of Rodenburg Road from the Experior side. There is an additional south access point for employees and guests in the Experior lot leading to the Metra Station Drive.

A surface parking lot is provided on the west side of the buildings and 33 loading docks for the trucks will be on the east side. Additional truck parking is proposed on the LPC property which is south of the building on lot 2. However, the way the Petitioner is proposing those be used is primarily by the trucks for Experior.

An 8' tall privacy fence will be installed along the south side of the building on Lot 2. The primary building architecture will be constructed of pre-cast concrete wall panels. The office entrances for the 2 buildings will have prefinished aluminum canopy along with some windows at the front. Throughout all 4 sides of the buildings, they are providing nice panelized grid patterns to add additional depth and geometry. The top of the buildings will include a metal coping.

Landscape Bufferyard and Parking Setback Variation

Mr. Joshi said that the landscape bufferyard variation is being particularly requested on the south side of the property. This is the existing property line for the Fenz Acre subdivision. The zoning code requires a minimum of 10' landscape buffer and a minimum of 5' parking setback between properties. The parking and landscape will not be there due to the overlap of the parking areas. Staff is supportive of these variations because of the shared multiple site components. This lot line will be shared by LPC and Experior with a lease agreement. There are ingress and egress requirements for the truck drivers off of Rodenburg. Once constructed, the entire development will be a comprehensive, unified development.

Landscape Quantity Variation

The zoning code requires each lot to have 20% landscaping. The Petitioner is requesting a minor variation of 0.7% which will bring the green space down to 19.3%. Staff is supportive because the LPC property will be sharing an underground and above-ground detention system with the Experior site, which is offsite. Had those been included on this property, they would exceed that requirement. Overall, the landscape plans

include a mix of plantings, including shade, evergreen and ornamental trees and also includes nice shrubs for ground cover. Once it is installed, it will all be cohesive.

Building Height Variation
The Petitioner is requesting a minor building height variation. The maximum building height allowed in the M-1 zoning district is 45'. A portion of the north and south ends of the building measure 46' due to the screening requirements for the roof top units (RTU) that they have. Code requires all RTU's to be screened and need to be achieved by increasing the height of the parapet wall. Staff is supportive of this request.

Building Setback Variation
The Petitioner is requesting a building setback variation. The code requires a 58' building setback off of Frontage Road, and the Petitioner is requesting that it be reduced to 49'5". This only applies to a certain portion of the building. The plat shows that the property line goes down from east to west and it creates a unique situation for the building to not be tilted. Overall, the length of the building façade facing Frontage Road is 340', whereas the section does not comply with the minimum setback requirement is only 28'. This is approximately 8% of the overall building will be non-compliant. There are no adjacent users on the other side of the property. There are no negative visual impacts that this variation would be creating. Staff is supportive of the request.

Sign Variation
The Petitioner is requesting a sign variation. One wall sign is permitted per street frontage. Because both of the buildings will only have street frontage facing Frontage Road, they are only allowed to have one wall sign. During the review process, Staff worked closely with the Petitioner to include this variation to have additional wall signs on the east elevation. The ones in yellow will be permissible to the tenants and the ones in red are being requested for variations. The 4 on the east elevation will help with identification for the truck drivers since that provides a secondary access from the east off of Rodenburg, it also helps drivers travelling north/south on Rodenburg, as well. Overall, the Petitioner is not requesting to increase any square footage. They are requesting that each sign be 100 square feet, which is in alignment with code. A small, 10 square-foot developer wall sign is also being requested which will be a logo of the company. Staff is supportive of these requests.

Fence Variation
A fence variation is being requested on the south side of the building on Lot 2. The code requires that fences be installed within 6" of the property line. Achieving compliance with that code, in this situation, is not feasible because of the way the property line runs through the parking lot along with Experior. They have taken into consideration the existing topography and landscaping and in an effort to clearly delineate some shared maintenance responsibilities and visualize the property lines, they propose the fence on the south side of the building. Staff is supportive of this request.

Separation Between Two Driveways
Code requires a minimum setback of 200' between 2 driveways. The proposed variation is requested at 172'. Staff worked closely with the Petitioner to have a shared access to the site off of the Boomers' east

access to Frontage Road. However, there is a 10' grade difference between the 2 properties which makes a physical connection impossible which required that they propose a new access off of Frontage Road on this property. There is also the uniqueness of the use of this access to the Boomers' stadium on the east side, which is restricted for athletes and staff only. This access is not used by visitors; they use the access off of Springinsguth Road via the Metra station parking. Lastly, peak traffic for both uses is unlikely to interfere when there are ballpark games and activities. Staff is supportive of this request.

Parking

The overall parking required is 127 spaces for Lot 1 and the Petitioner is providing 117 spaces which generates a deficit of 10 spaces. Lot 2 also requires 127 spaces and the Petitioner is providing 159 spaces, which creates a parking surplus of 32 spaces. This will help offset the Lot 1 deficit. Overall, keeping the shared parking agreement in mind for the 2 buildings, there will actually be a 22-space parking surplus. Staff is supportive of this request.

Mr. Joshi stated that he would like the Board members to consider two revisions which Staff would like to add to the Staff Report. Under the conditions of approval, under the Plat of Annexation, Staff would like to request that the ZBA adopt the following 2 conditions:

11) Prior to the issuance of a land development permit, the Plat of Annexation must be revised to incorporate the eastern section of the Frontage Road adjacent to Lots 1 and 2.

Regarding the lease agreement, Staff would like to delete Condition #7 on Page 17 under Planning and Condition #18F on Page 19 and add the following condition:

> *Prior to the issuance of a land development permit, a lease agreement must be drafted between the subject property and the Experior Transport property. The agreement must include, but not be limited to, show the proposed off-site truck parking areas on an exhibit and maintenance responsibilities. A draft of the lease agreement must be submitted to the Village for review and upon acceptance, the agreement shall be recorded with the county.*

Mr. Joshi said that Staff is supportive of the overall project, as well as the aforementioned revisions and recommends approval.

Chairman Raimondi asked if the public had any questions or concerns. There were none.

Chairman Raimondi asked the Board for their comments.

Mr. Mytych stated that his question was answered regarding if they have tenants signed up yet for one or both of the new buildings. He also appreciated the timeline details.

Mr. Bhagwakar had no questions.

Ms. Veatch stated that the sign variation is not listed under the requested actions. Mr. Joshi thanked her for that and noted that the Staff Report will be revised to include the sign variation.

Mr. Riley asked if the Petitioner is agreeable to the conditions on the Staff Report. Mr. Smith said that Staff has been phenomenal throughout this process, and he and LPC are agreeable to all of the conditions.

Mr. Morreale asked if the reason LPC is creating 2 lots is in case they subdivided into 2 lets so it would be easier to sell one at a time. Mr. Smith said, yes and added that they will be 2 separate tax lots. Mr. Morreale asked how wide the space is in between the 2 lots, and Mr. Smith said 61'.

Mr. Szurgot asked why it was determined that Frontage Road will only have a right-in and right-out. Mr. Smith said it is a one-way road going towards east.

Ms. Errera asked if it's correct that there will be a lift station. Mr. Smith said that Experior has a lift station on the northeast corner sort of behind the church. He added that there is a forced main that goes from the lift station under the Experior approval that goes to the east on the north side of the church, underneath Rodenburg and ties into a gravity line and goes directly into the sewer. She asked how many trucks will be going in and out. Mr. Dan Brinkman, engineer, stated that based on national published information, truck trips on a daily basis for these 2 warehouses at full occupancy is approximately 260 trips and 130 trucks. He added that is on a 24-hour daily basis.

Regarding the truck maneuvering between the 2 buildings, Chairman Raimondi asked how it's going to work if there are 25 trucks there. Mr. Smith said they allow 60+ feet for where the truck stages (the circulation space where the trucks dock) and there is 80' in front of that. He added that there is not a holding area. Typically, they design a truck and staging area at 135'. Chairman Raimondi asked if vehicles travelling on Metra Drive can access the new buildings on the LPC site. Mr. Smith yes, patrons will be able to access the LPC site through the south drive aisle on Experior's property and that currently, there is only access for emergency vehicles on Metra Drive which has a Knox Box.

Ms. Errera asked why they didn't widen Rodenberg, and Mr. Joshi said that when Experior was approved in 2022, they were limited to any expansion on the south side of Rodenberg due to the airport.

PUBLIC HEARING CLOSED

Mr. Szurgot made a motion, seconded by Mr. Morreale, to close the hearing. **MOTION CARRIED**

Ms. Errera made a motion, seconded by Mr. Mytych, to recommend approval of a Plat of Annexation, Plat of Consolidation, Plat of Vacation, Plat of Easement, Rezone from A (Agricultural) to M-1 (Manufacturing) Upon Annexation, Site Plan Approval, Variations: Landscape, Parking Setback, Building Setback, Building Height, Sign and Fence for Long Avenue Development located at 1001 W. Irving Park Road, Case No. Z2508-04 subject to the following conditions:

1. A land development permit and fee are required prior to commencing any site work, and prior to receiving any building permits for the site. A Letter of Credit or Subdivision Bond must be submitted prior to issuance of said land development permit. The Letter of Credit or Subdivision Bond must be written for a period of 2 years in the amount of 50 percent of the approved construction cost estimate, which includes landscaping and site lighting. Sample forms of the project security are available upon request. The fee for the land development permit is based on the current village fee schedule.
2. A building permit, in accordance with the current regulations and requirements of the Village of Schaumburg, must be issued within one (1) year from the date of adoption of the enabling ordinance by the Village Board which authorized the development proposal.
3. Prior to the issuance of a land development permit, the petitioner shall make a cash contribution to the Village Police and Fire Fund in the amount of $44,316 which is $0.10 per gross square foot of each of the buildings.
4. Prior to the issuance of a Land Development Permit, the petitioner shall make a cash contribution in the amount of $8,317.25 in lieu of installing parkway trees along Frontage Road. This figure is based on the total lot frontage of 665.38 linear feet at $12.50 per linear foot. The parkway tree selection and installation will be coordinated with Villages Engineering & Public Works Department.
5. Provide an itemized landscape cost estimate at the time of Land Development Permit review. The estimate shall include an itemized listing for each plant, all mulched areas, turf, hardscape, tree removals, site furnishings, etc.
6. Prior to the issuance of a Certificate of Occupancy, a recorded traffic agreement is required. Traffic agreements between the Village and the property owner allow the village to enforce parking and traffic regulations on the property, including but not limited to, speed of vehicles, reckless driving, stop signs, fire lanes, loading zones, handicap parking, and the prohibition, restriction, or limitation of the stopping, standing, or parking of vehicles in and upon said property.
7. A complete set of as-built record drawings must be submitted to the Village of Schaumburg Community Development Department for review and approval when the project is completed. These final drawings must be received and approved prior to full release of the project security.
8. At minimum permits from the following external agencies will be required: MWRD, IDOT, IEPA.
9. Provide complete building and code compliance information, including accessibility, life safety, egress, and site verification details, to demonstrate compliance with all applicable codes and standards as adopted by the village of Schaumburg with submittal of building permit applications.
10. Any plat associated with the development must be revised to omit "Village Plan Commission" from the document.
11. Prior to the issuance of a land development permit, the plat of annexation must be revised to incorporate the eastern section of the Frontage Road adjacent to Lots 1 and 2.
12. Prior to the issuance of a land development permit, the plat of subdivision must be revised to include cross access and utility easement on the west side of lot 2 for the future connection towards the Schaumburg Metra station parking lot.

13. Sign permits will be required.
14. All roof top mechanical units shall be screened from view.
15. Tenantall signs shall be a maximum of 100 square feet each.
16. Wall signs for the building shall be individual channel letters.
17. The same tenant cannot have more than one wall sign.
18. If signs are illuminated, signs shall be internally illuminated.
19. Prior to the issuance of a land development permit, the petitioner must record the following plats/agreements with the county:
    a. Plat of annexation
    b. Plat of subdivision/consolidation
    c. Plat of vacation
    d. Plat of easement
    e. Easement agreement between Experior Group LLC and LPC Acquisition Company LLC
20. Prior to the issuance of a land development permit, a lease agreement must be drafted between the subject property and the Experior Transport property. The agreement must include, but not be limited to, show the proposed off-site truck parking areas on an exhibit and maintenance responsibilities. A draft of the lease agreement must be submitted to the Village for review and upon acceptance, the agreement shall be recorded with the county.
21. Prior to the issuance of a land development permit, the engineering plans must be revised to address the following:
    a. The existing overhead electric lines that run north south in Long Avenue also provide power to the street lights at the Metra Road. This service will need to be kept or re-routed.
    b. Show on the plans the jurisdictions at and adjacent to the frontage road area (Tollway, Village of Schaumburg, Township etc.)
    c. Truck turning templates were provided as requested for the T-intersection of the new east-west access road and the existing north-south access road on the Experior Logistics site. However, there were no auto turn exhibits for the southbound to westbound movement nor the eastbound to northbound movement. Please provide.
    d. Provide a detail for the movable fence/gate shown going through the proposed entrance of the parking lot at the far southwestern corner of the site.
    e. In between the two proposed buildings, sidewalks are now proposed from the emergency access doors to the parking lots. Continue finishing off the sidewalk in between to provide front to rear access for pedestrians.
    f. At the southwest corner of the southern building, relocate the ADA spaces to right in front of office door. N

g. Shift sanitary manholes E and F slightly to the west, so the lids would no longer be in the wheel paths of vehicles.

h. Provide a short or long-term maintenance and monitoring plans with vegetation performance standards. The Experior Logistics Facility Naturalized Stormwater Management Basins must meet the required Maintenance and Monitoring requirements and vegetation performance standards, as these basins will be used by the Long Avenue Project.

i. All preliminary engineering comments have been addressed. A review of the stormwater conveyance (storm sewer/overland flow route) calculations will be completed during final engineering.

j. Extend the proposed curbline westward to meet the existing driveway for Wintrust Field. This improvement will help resolve potential merging and circulation issues identified along the I-390 Frontage Road. The shoulder currently continues west to Springinsguth Road and should be extended accordingly, transitioning into a painted island where the proposed curb island projects into the I-390 Frontage Road.

k. Update the variances List to include a request for deviation from code section 151.06(O) for not meeting the minimum driveway separation of 200 feet.

l. Relocate ADA parking spaces to establish the shortest pedestrian accessible route to the front door that it's service.

m. Realign the 60' cross-access easement with the northernmost east-west drive aisle that connects with Springinsguth to the west and serves Wintrust Field and the Schaumburg Metra Station.

n. Show the adjacent parking lot design on the site plan for future coordination.

o. Crosswalks shall be striped with white pavement marking. When crosswalk lines are used, they shall consist of solid white lines that mark the crosswalk. According to IDOT standards, pavement marking shall be no less than 6 inches nor greater than 24 inches in width.

p. Update the truck turning templates with the 47' Schaumburg Fire Engine along with providing the WB-67 truck turning movement from southbound to westbound on the updated exhibits. The correct dimensions for the Schaumburg Fire Engine have been uploaded to the attachments for the applicant's use.

q. Prior to the issuance of a permit a recorded traffic agreement is required. As this was not received in the final concept submittal, provide the completed document for staff review.

22. The proposed photometrics plan is accepted as preliminary. A detailed review of the plan will be done during the land development permit review. Full compliance with the Village site lighting ordinances will be required.

23. Prior to the issuance of a land development permit the landscape plans must be revised to address the following comments:

    a. Sheets L2.1 through L2.6 still have a written and graphic scale of 1" = 40'. Please correct.

b. Note 19 in the General Notes indicates that the contractor is to use an erosion control blanket but a specific type is not indicated. Please provide a specific type of erosion control blanket.

c. On sheet L2.0 a hatch pattern and a seed mix for a 'Full Sun to Part Shade Prairie' is indicated but the hatch pattern doesn't appear on plans. Either remove the seed mix or show where it is to be used on the site.

d. Provide a clear delineation between the sod and seed areas at the NW corner of the site.

24. Prior to the issuance of a land development permit, the traffic impact study must be revised to address the following comments:

a. The Daily Sum for the proposed warehouse should be 996, not 732 .

b. Verify the volumes depicted on Exhibit 6: 2032 Total Traffic – All Vehicles. Please clarify which volume exhibits should be added up to get the volumes depicted in Exhibit 6 – Year 2032 Total Traffic – All Vehicles. Several of the volumes (along Frontage Road, along Springinsguth Road and along Rodenburg Road @ Metra) do not add up just using the volumes in Exhibit 4A and Exhibit 5C as stated in the TIS.

c. Revise Passage Timer for EB and WB Through movements to 7.0 seconds.

d. Modify the recall to maximum.

25. Prior to the issuance of a building permit, the architectural plans must be revised to address the following comments:

a. If high-piled storage is utilized, fire department access doors must be provided at 125' intervals. This is not achieved on the west side of the buildings. (Architectural Plans SP-1)

b. Relocate FDC's closer to office entrances. (Architectural Plans SP-1).

c. Prior to the issuance of a building permit, the sign on the north elevation on lot 1 building shall be removed or revised to 10 square feet.

24. The following plans shall be adopted as part of the governing ordinance:

a. ALTA/NSPS Land Title Survey, Sheets 1 through 7, prepared by Manhard Consulting, Ltd, dated May 22, 2025, and received by the Community Development Department on August 18, 2025.

b. Plat of Annexation, Sheet 1 of 1, prepared by Manhard Consulting, Ltd, dated August 29, 2025, latest revised date October 20, 2025, and received by the Community Development Department on October 21, 2025.

c. Plat of Subdivision, Sheets 1 through 6, prepared by Manhard Consulting, Ltd, dated August 7, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

d. Plat of Abrogation, Sheet 1 of 1, prepared by Manhard Consulting, Ltd, dated August 7, 2025, and received by the Community Development Department on August 18, 2025.

e. Plat of Easement, Sheets 1 through 3, prepared by Manhard Consulting, Ltd, dated August 7, 2025, and received by the Community Development Department on August 18, 2025.

f. Plat of Vacation, Sheet 1 of 1, prepared by Manhard Consulting, Ltd, dated August 7, 2025, and received by the Community Development Department on August 18, 2025.

g. Project Narrative, prepared by Logistics Property Company, received by the Community Development Department on August 18, 2025.

h. Easement agreement between Experior Group LLC and LPC Acquisition Company LLC, received by the Community Development on November 6, 2025.

i. Ground Lease Agreement between LPC Acquisition Company LLC and Experior Group LLC, dated September 11, 2025, and received by the Community Development Department on November 20, 2025.

j. Site Plan, Sheet SP-1, prepared by Arete Design Studio Ltd, dated June 4, 2024, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

k. Site Character Aerial, Sheet EXH-1, prepared by Arete Design Studio Ltd, dated June 4, 2024, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

l. Floor Plan, Sheet FP-1, Building 1, prepared by Arete Design Studio Ltd, dated June 4, 2024, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

m. Building Elevations, Sheets EL-1 and EL-2, Building 1, prepared by Arete Design Studio Ltd, dated June 4, 2024, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

n. Rendered Building Elevations, Sheets EL-1R and EL-2R, Building 1, prepared by Arete Design Studio Ltd, dated June 4, 2024, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

o. Floor Plan, Sheet FP-1, Building 2, prepared by Arete Design Studio Ltd, dated June 4, 2024, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

p. Building Elevations, Sheets EL-1 and EL-2, Building 2, prepared by Arete Design Studio Ltd, dated June 4, 2024, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

q. Rendered Building Elevations, Sheets EL-1R and EL-2R, Building 2, prepared by Arete Design Studio Ltd, dated June 4, 2024, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

r. Site Line Study, Sheet EXH-2, prepared by Arete Design Studio Ltd, dated June 4, 2024, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

s. Photometric Plan, Sheet E-1.0, E-1.1, E-1.2 and E-1.3, prepared by Arete Design Studio Ltd, dated June 4, 2024, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

t. Cover Sheet, Sheet 0, prepared by Gary R. Weber Associates, Inc., dated October 10, 2025, and received by the Community Development on October 13, 2025.

u. Naturalized BMP Plan, Sheets 1 and 2, prepared by Gary R. Weber Associates, Inc., dated August 17, 2021, latest revised date October 10, 2025, and received by the Community Development on October 13, 2025.

v. Management Exhibit, Sheets 3, prepared by Gary R. Weber Associates, Inc., dated August 17, 2021, latest revised date October 10, 2025, and received by the Community Development on October 13, 2025.

w. Naturalized BMP Specifications, Sheets 4, prepared by Gary R. Weber Associates, Inc., dated August 17, 2021, latest revised date October 10, 2025, and received by the Community Development on October 13, 2025.

x. Title Sheet, Sheet 1, prepared by Manhard Consulting, Ltd, dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13 2025.

y. Index of Sheets, Sheet 2, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

z. Existing Conditions and Demolition Plan – A, Sheet 3, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

aa. Existing Conditions and Demolition Plan – B, Sheet 4, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

bb. Existing Conditions and Demolition Plan – C, Sheet 5, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

cc. Existing Conditions and Demolition Plan – D, Sheet 6, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

dd. Overall Site Plan, Sheet 7, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

ee. Site Dimensional and Paving Plan – A, Sheet 8, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

ff. Site Dimensional and Paving Plan – B, Sheet 9, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

gg. Site Dimensional and Paving Plan – C, Sheet 10, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

hh. Site Dimensional and Paving Plan – D, Sheet 11, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

ii. Grading Plan – A, Sheet 12, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

jj. Grading Plan – B, Sheet 13, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

kk. Grading Plan – C, Sheet 14, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

ll. Grading Plan – D, Sheet 15, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

mm. Overall Utility Plan, Sheet 16, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

nn. Utility Plan – A, Sheet 17, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

oo. Utility Plan – B, Sheet 18, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

pp. Utility Plan – C, Sheet 19, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

qq. Utility Plan – D, Sheet 20, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

rr. Soil Erosion and Sediment Control Plan – North, Sheet 21, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

ss. Soil Erosion and Sediment Control Plan – South, Sheet 22, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

tt. Soil Erosion and Sediment Control Plan – Details, Sheet 23, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

uu. Construction Details, Sheet 24, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

vv. Construction Details, Sheet 25, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

ww. Construction Details, Sheet 26, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

xx. Construction Details and MWRD General Notes, Sheet 27, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

yy. Construction Specifications, Sheet 28, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

zz. Landscape Plan, Sheets L2.0 through L2.7, prepared by Upland Design Ltd., dated August 8, 2025, latest revised date October 9, 2025, and received by the Community Development on October 13, 2025.

aaa. Tree Preservation Plan, Sheets T2.0 through T2.5, prepared by Upland Design Ltd., dated August 8, 2025, latest revised date October 9, 2025, and received by the Community Development on October 13, 2025.

bbb. Truck Access Drive, Sheet 1 of 1, prepared by Manhard Consulting, Ltd., dated October 8, 2025, and received by the Community Development Department on October 13, 2025.

ccc. Firetruck U-Turn, Sheet 3 of 3, prepared by Manhard Consulting, Ltd., dated August 7, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

ddd. Utility Exhibit – Public vs. Private, Sheet 1 of 1, prepared by Manhard Consulting, Ltd., dates October 8, 2025, and received by the Community Development Department on October 13, 2025.

eee. Traffic Impact Study, prepared by Gewalt Hamilton Associates, Inc., dated September 30, 2025, and received by the Community Development Department on October 13, 2025.

fff. Wetland Determination Report, prepared by Gary R. Weber Associates, Inc., dated May 29, 22025, and received by the Community Development Department on October 13, 2025.

MOTION CARRIED: vote: 8-0 with one member(s) absent

A poll was taken:
Mr. Dhitu Bhagwakar - Yes
Mr. James Dolbeare - Absent
Ms. Patricia Errera - Yes
Mr. Jeff Mytych - Yes
Mr. Rob Morreale - Yes
Mr. Harry Raimondi - Yes
Mr. Pat Riley - Yes
Mr. Glenn Szurgot - Yes
Ms. Elizabeth Veatch - Yes

The Petitioner was advised that this recommendation will be forwarded to the Village Board for consideration at their meeting on Tuesday, 12/9/25.

ADJOURNMENT
The meeting was adjourned at 8pm.

Parth Joshi

Parth Joshi, AICP, Planning Manager
I have reviewed the minutes and they accurately represent the actions taken by the Zoning Board of Appeals

Mary Kirschbaum

Mary Kirschbaum, Recording Secretary
Zoning Board of Appeals

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Award Bid for the Sanitary and Storm Sewer Televising and Cleaning Services to National Power Rodding Corporation
12/09/25
Village Board

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

Account(s):	Budget:	Expense Request:
5729020-7457 (23028-30-300)	$394,100.90	$144,577.50

The budget status for this request is: Under Budget

Amount Under Budget: $249,523.40

Executive Summary:

As part of the Village's ongoing infrastructure maintenance program, the Engineering and Public Works Department solicited bids for televising, inspection, and cleaning of storm and sanitary sewer lines in the following locations: Weathersfield Way (Barrington Road to Springinsguth Road), Walnut Lane (Schaumburg Road to Bode Road), and Salem Drive (Schaumburg Road to Parker Drive).

These three locations were selected due to upcoming roadway reconstruction or resurfacing projects in future fiscal years. Performing sewer televising and cleaning in advance of those improvements allows the Village to assess existing underground conditions and identify any necessary repairs before roadway work begins. This proactive approach helps avoid future pavement cuts, reduces construction conflicts, and results in cost savings by coordinating the utility and roadway work.

Bids for the Sanitary and Storm Sewer Televising and Cleaning Services were opened on November 21, 2025, with five contractors submitting bids. The low bid was submitted by National Power Rodding Corporation (National Power Rodding Corp) of Chicago, IL, in the amount of $144,577.50. National Power Rodding Corp has successfully completed the Meacham Road Resurfacing - Higgins to Golf Road project in FY 20/21 as well as similar projects for other municipalities and has demonstrated the experience, equipment, and personnel necessary to complete the work efficiently and professionally.

Recommended Action:

The Village Manager recommends the Village Board award the bid for the Sanitary and Storm Sewer Televising and Cleaning Services to National Power Rodding Corporation of Chicago, IL in the amount of $144,577.50.

ATTACHMENTS:
- Bid Tab

- Bid Submittal
- Televising Location Maps

Sanitary and Storm Sewer Televising and Cleaning - Bid Tabulation
November 21, 2025

Weathersfield Way				National Power Rodding Corp.		Sewertech LLC		Visu Sewer Inc.		Pipe View America		Duke's Root Control, Inc.	
Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1	Sewer Cleaning and Televising - Sanitary Sewer, 8" DIA	216	LF	$3.00	$648.00	$1.70	$367.20	$3.05	$658.80	$3.59	$775.44	$3.55	$766.80
2	Sewer Cleaning and Televising - Sanitary Sewer, 12" DIA	104	LF	$3.00	$312.00	$2.00	$208.00	$3.05	$317.20	$3.59	$373.36	$3.95	$410.80
3	Sewer Cleaning and Televising - Sanitary Sewer, 15" DIA	722	LF	$3.00	$2,166.00	$2.00	$1,444.00	$3.05	$2,202.10	$5.39	$3,891.58	$4.15	$2,996.30
4	Sewer Cleaning and Televising - Sanitary Sewer, 18" DIA	2286	LF	$3.00	$6,858.00	$2.50	$5,715.00	$3.05	$6,972.30	$5.39	$12,321.54	$4.40	$10,058.40
5	Sewer Cleaning and Televising - Storm Sewer, 10" to 15" DIA	1898	LF	$3.25	$6,168.50	$2.75	$5,219.50	$5.10	$9,679.80	$4.05	$7,686.90	$4.15	$7,876.70
6	Sewer Cleaning and Televising - Storm Sewer, 18" to 24" DIA	662	LF	$3.25	$2,151.50	$3.00	$1,986.00	$5.10	$3,376.20	$4.82	$3,190.84	$7.00	$4,634.00
7	Sewer Cleaning and Televising - Storm Sewer, 27" to 30" DIA	865	LF	$5.00	$4,325.00	$3.00	$2,595.00	$5.10	$4,411.50	$4.82	$4,169.30	$7.00	$6,055.00
8	Sewer Cleaning and Televising - Storm Sewer, 33" to 36" DIA	1206	LF	$5.00	$6,030.00	$4.00	$4,824.00	$5.10	$6,150.60	$7.51	$9,057.06	$7.75	$9,346.50
9	Sewer Cleaning and Televising - Storm Sewer, 48" DIA	1260	LF	$5.00	$6,300.00	$5.00	$6,300.00	$5.10	$6,426.00	$7.51	$9,462.60	$13.80	$17,388.00
10	Sewer Cleaning and Televising - Storm Sewer, 54" DIA	894	LF	$5.00	$4,470.00	$5.00	$4,470.00	$5.10	$4,559.40	$7.51	$6,713.94	$13.80	$12,337.20
11	Sewer Obstruction Removal	40	EA	$300.00	$12,000.00	$500.00	$20,000.00	$250.00	$10,000.00	$200.00	$8,000.00	$1,365.00	$54,600.00
Total					**$51,429.00**		**$53,128.70**		**$54,753.90**		**$65,642.56**		**$126,469.70**

Walnut Avenue				National Power Rodding Corp.		Sewertech LLC		Visu Sewer Inc.		Pipe View America		Duke's Root Control, Inc.	
Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
12	Sewer Cleaning and Televising - Sanitary Sewer, 8" DIA	1589	LF	$3.00	$4,767.00	$1.80	$2,860.20	$3.05	$4,846.45	$3.59	$5,704.51	$3.55	$5,640.95
13	Sewer Cleaning and Televising - Sanitary Sewer, 10" DIA	3140	LF	$3.00	$9,420.00	$2.00	$6,280.00	$3.05	$9,577.00	$3.59	$11,272.60	$3.75	$11,775.00
14	Sewer Cleaning and Televising - Sanitary Sewer, 18" DIA	1978	LF	$3.00	$5,934.00	$3.00	$5,934.00	$3.05	$6,032.90	$5.39	$10,661.42	$4.40	$8,703.20
15	Sewer Cleaning and Televising - Sanitary Sewer, 21" DIA	3047	LF	$4.00	$12,188.00	$3.50	$10,664.50	$3.05	$9,293.35	$5.39	$16,423.33	$4.70	$14,320.90
16	Sewer Cleaning and Televising - Storm Sewer, 6" DIA	55	LF	$5.00	$275.00	$2.00	$110.00	$5.10	$280.50	$4.05	$222.75	$3.55	$195.25
17	Sewer Cleaning and Televising - Storm Sewer, 10" to 15" DIA	2842	LF	$3.25	$9,236.50	$3.00	$8,526.00	$5.10	$14,494.20	$4.05	$11,510.10	$4.15	$11,794.30
18	Sewer Cleaning and Televising - Storm Sewer, 18" to 24" DIA	2350	LF	$4.00	$9,400.00	$4.00	$9,400.00	$5.10	$11,985.00	$4.82	$11,327.00	$7.00	$16,450.00
19	Sewer Cleaning and Televising - Storm Sewer, 27" to 30" DIA	325	LF	$5.00	$1,625.00	$4.00	$1,300.00	$5.10	$1,657.50	$4.82	$1,566.50	$7.00	$2,275.00
20	Sewer Obstruction Removal	40	EA	$300.00	$12,000.00	$500.00	$20,000.00	$250.00	$10,000.00	$200.00	$8,000.00	$1,365.00	$54,600.00
Total					**$64,845.50**		**$65,074.70**		**$68,166.90**		**$76,688.21**		**$125,754.60**

Salem Drive				National Power Rodding Corp.		Sewertech LLC		Visu Sewer Inc.		Pipe View America		Duke's Root Control, Inc.	
Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
21	Sewer Cleaning and Televising - Sanitary Sewer, 8" DIA	1732	LF	$3.00	$5,196.00	$2.00	$3,464.00	$3.05	$5,282.60	$3.59	$6,217.88	$3.55	$6,148.60
22	Sewer Cleaning and Televising - Storm Sewer, 10" to 15" DIA	2498	LF	$3.00	$7,494.00	$3.00	$7,494.00	$5.10	$12,739.80	$4.05	$10,116.90	$4.15	$10,366.70
23	Sewer Cleaning and Televising - Storm Sewer, 18" to 24" DIA	1272	LF	$4.00	$5,088.00	$4.00	$5,088.00	$5.10	$6,487.20	$4.82	$6,131.04	$7.00	$8,904.00
24	Sewer Cleaning and Televising - Storm Sewer, 27" to 30" DIA	420	LF	$5.00	$2,100.00	$4.00	$1,680.00	$5.10	$2,142.00	$4.82	$2,024.40	$7.00	$2,940.00
25	Sewer Cleaning and Televising - Storm Sewer, 33" to 36" DIA	485	LF	$5.00	$2,425.00	$5.00	$2,425.00	$5.10	$2,473.50	$7.51	$3,642.35	$7.75	$3,758.75
26	Sewer Obstruction Removal	20	EA	$300.00	$6,000.00	$500.00	$10,000.00	$250.00	$5,000.00	$200.00	$4,000.00	$1,365.00	$27,300.00
Total					**$28,303.00**		**$30,151.00**		**$34,125.10**		**$32,132.57**		**$59,418.05**

	National Power Rodding Corp.	Sewertech LLC	Visu Sewer Inc.	Pipe View America	Duke's Root Control, Inc.
Cumulative Total	**$ 144,577.50**	**$ 148,354.40**	**$ 157,045.90**	**$ 174,463.34**	**$ 311,642.35**

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

[NATIONAL POWER RODDING CORP.] RESPONSE DOCUMENT REPORT

IFB No. 2025-IFB-074

Sewer Televising and Cleaning

RESPONSE DEADLINE: November 21, 2025 at 12:00 pm

Report Generated: Wednesday, November 26, 2025

National Power Rodding Corp. Response

CONTACT INFORMATION

Company:
National Power Rodding Corp.

Email:
office@nationalpowerrodding.com

Contact:
Destiny Resendez

Address:
2500 W Arthington St
Chicago, IL 60612

Phone:
N/A

Website:
www.nationalpowerrodding.com

Submission Date:
Nov 20, 2025 7:37 AM (Central Time)

PRICE TABLES

WEATHERSFIELD WAY

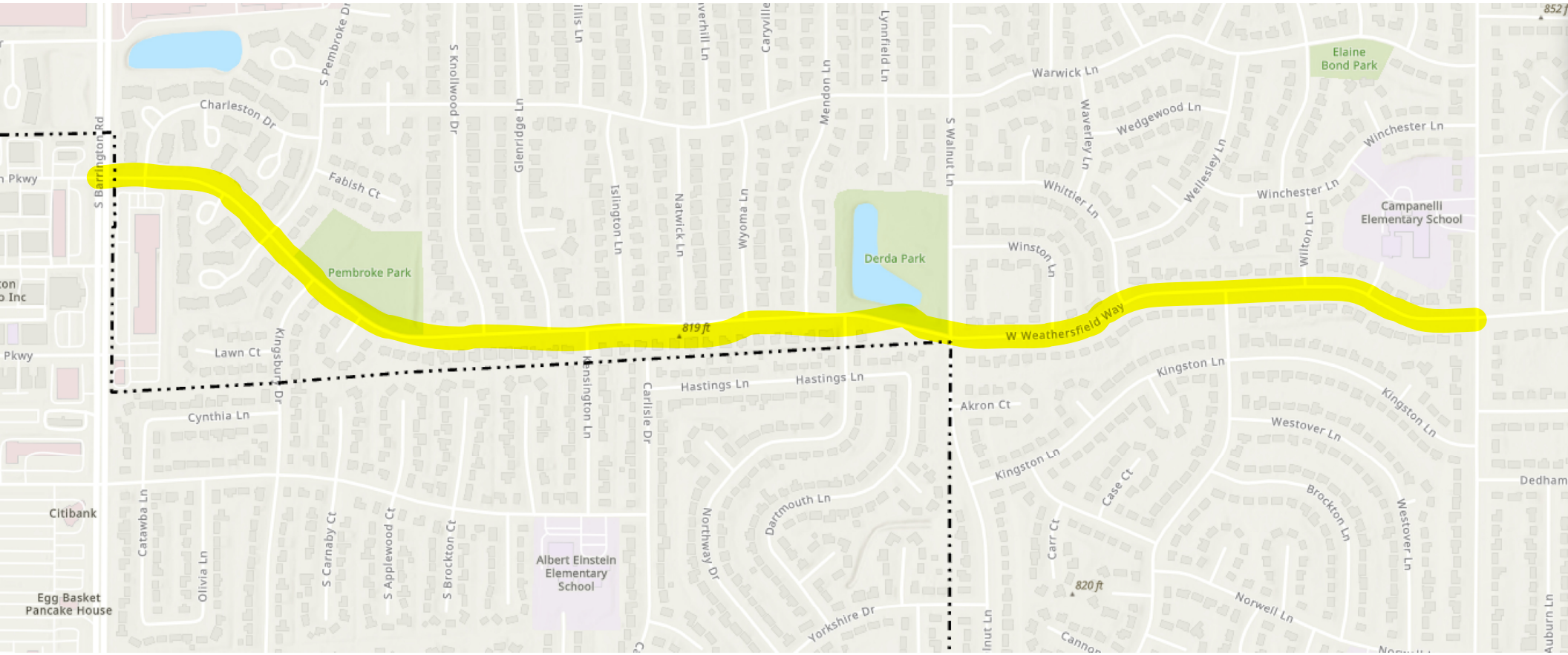
Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
1	Sewer Cleaning and Televising - Sanitary Sewer, 8" DIA	216	LF	$3.00	$648.00
2	Sewer Cleaning and Televising - Sanitary Sewer, 12" DIA	104	LF	$3.00	$312.00
3	Sewer Cleaning and Televising - Sanitary Sewer, 15" DIA	722	LF	$3.00	$2,166.00
4	Sewer Cleaning and Televising - Sanitary Sewer, 18" DIA	2,286	LF	$3.00	$6,858.00
5	Sewer Cleaning and Televising - Storm Sewer, 10" to 15" DIA	1,898	LF	$3.25	$6,168.50
6	Sewer Cleaning and Televising - Storm Sewer, 18" to 24" DIA	662	LF	$3.25	$2,151.50
7	Sewer Cleaning and Televising - Storm Sewer, 27" to 30" DIA	865	LF	$5.00	$4,325.00
8	Sewer Cleaning and Televising - Storm Sewer, 33" to 36" DIA	1,206	LF	$5.00	$6,030.00
9	Sewer Cleaning and Televising - Storm Sewer, 48" DIA	1,260	LF	$5.00	$6,300.00
10	Sewer Cleaning and Televising - Storm Sewer, 54" DIA	894	LF	$5.00	$4,470.00
11	Sewer Obstruction Removal	40	EA	$300.00	$12,000.00
TOTAL					**$51,429.00**

WALNUT LANE

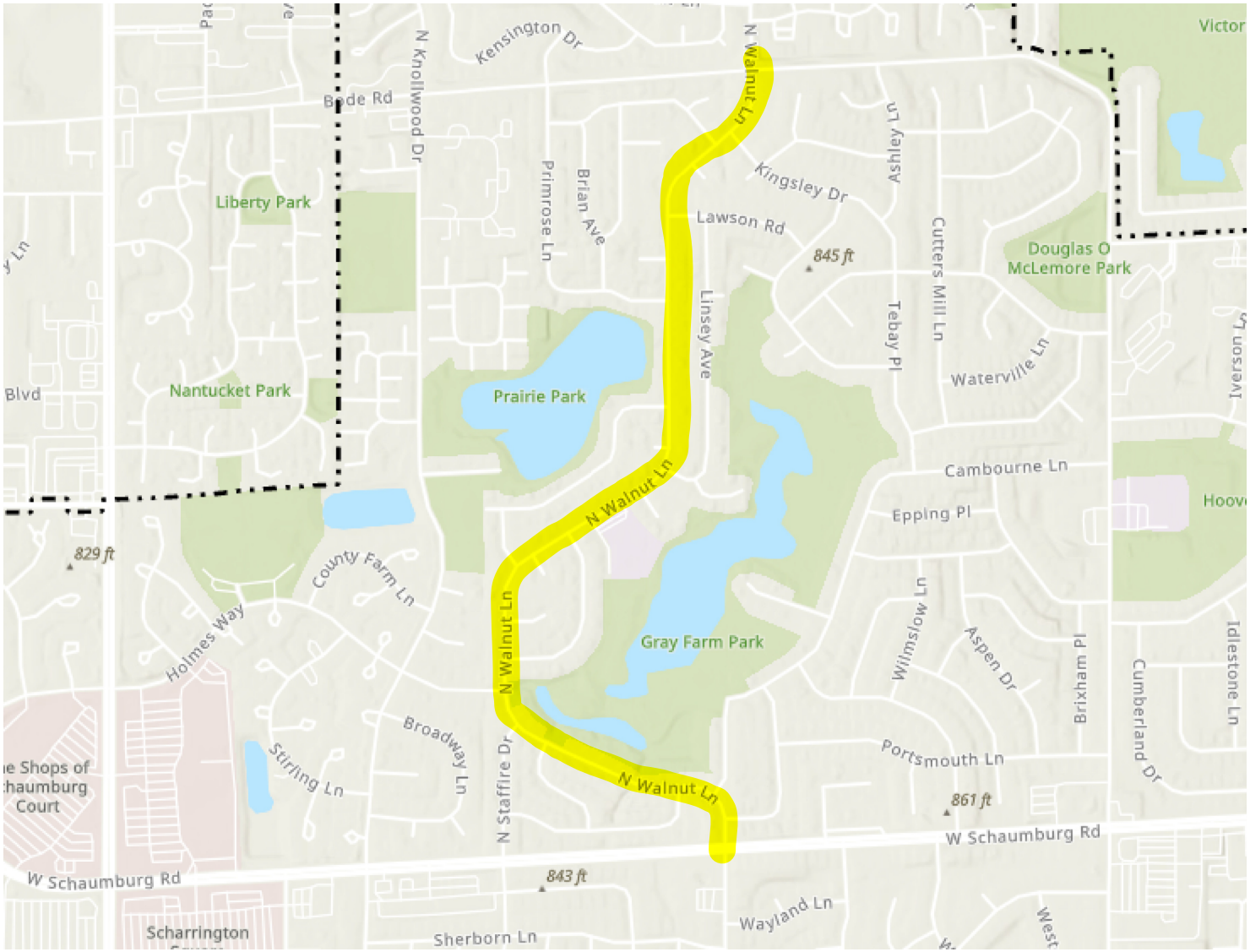
Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
12	Sewer Cleaning and Televising - Sanitary Sewer, 8" DIA	1,589	LF	$3.00	$4,767.00
13	Sewer Cleaning and Televising - Sanitary Sewer, 10" DIA	3,140	LF	$3.00	$9,420.00
14	Sewer Cleaning and Televising - Sanitary Sewer, 18" DIA	1,978	LF	$3.00	$5,934.00
15	Sewer Cleaning and Televising - Sanitary Sewer, 21" DIA	3,047	LF	$4.00	$12,188.00
16	Sewer Cleaning and Televising - Storm Sewer, 6" DIA	55	LF	$5.00	$275.00
17	Sewer Cleaning and Televising - Storm Sewer, 10" to 15" DIA	2,842	LF	$3.25	$9,236.50
18	Sewer Cleaning and Televising - Storm Sewer, 18" to 24" DIA	2,350	LF	$4.00	$9,400.00
19	Sewer Cleaning and Televising - Storm Sewer, 27" to 30" DIA	325	LF	$5.00	$1,625.00
20	Sewer Obstruction Removal	40	EA	$300.00	$12,000.00
TOTAL					**$64,845.50**

SALEM DRIVE

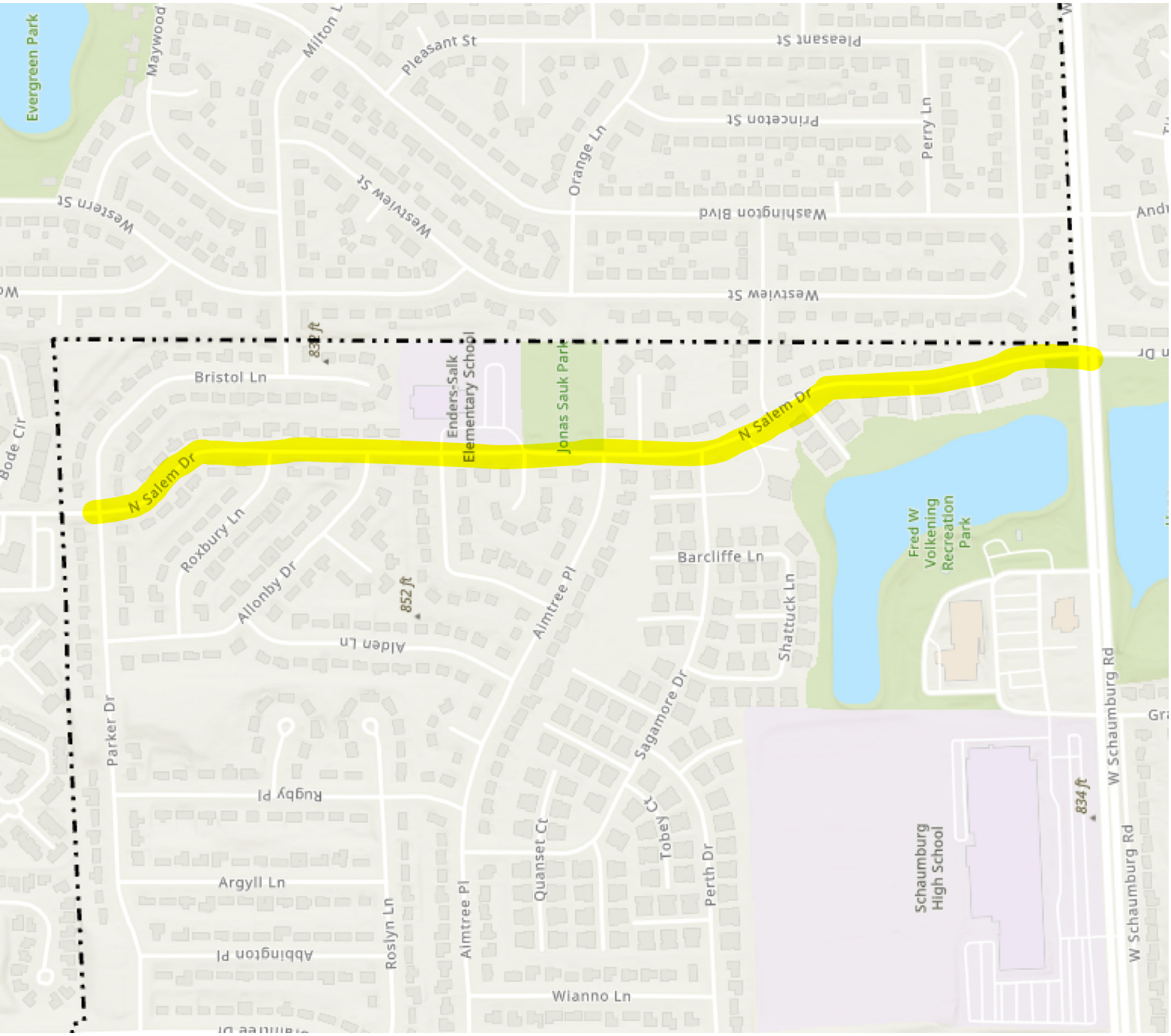
Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
21	Sewer Cleaning and Televising - Sanitary Sewer, 8" DIA	1,732	LF	$3.00	$5,196.00
22	Sewer Cleaning and Televising - Storm Sewer, 10" to 15" DIA	2,498	LF	$3.00	$7,494.00
23	Sewer Cleaning and Televising - Storm Sewer, 18" to 24" DIA	1,272	LF	$4.00	$5,088.00
24	Sewer Cleaning and Televising - Storm Sewer, 27" to 30" DIA	420	LF	$5.00	$2,100.00
25	Sewer Cleaning and Televising - Storm Sewer, 33" to 36" DIA	485	LF	$5.00	$2,425.00
26	Sewer Obstruction Removal	20	EA	$300.00	$6,000.00
TOTAL					**$28,303.00**



LOCATION MAP - WEATHERSFIELD WAY FROM BARRINGTON ROAD TO SPRINGINSGUTH ROAD



LOCATION MAP - WALNUT LANE FROM
SCHAUMBURG ROAD TO BODE ROAD



LOCATION MAP - SALEM DRIVE FROM SCHAUMBURG ROAD TO PARKER DRIVE

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Resolution No. R-25-_____A Resolution Approving and Authorizing the Execution of an Intergovernmental Agreement between the Village of Schaumburg and the Schaumburg Township District Library.
12/09/25
Village Board

Presenter: Bill Wolf, Police Chief
Lead Department: Police Department

Executive Summary:

Attached is an intergovernmental agreement between the Schaumburg Township District Library and the Village to allow the police department access to library exterior cameras for law enforcement purposes. The cameras will be tied to the department's Real-Time Information Center and will allow the department to view cameras when responding to calls for service or conducting investigation. The department will have 24/7 access, but will not be obligated to monitor the cameras during those times.

Recommended Action:

The Village Manager recommends the Public Safety Committee recommend the Village Board approve a Resolution authorizing the execution of an intergovernmental agreement between the Village of Schaumburg and the Schaumburg Township District Library.

ATTACHMENTS:

- Resolution
- IGA Village surveillance video CLEAN - AG 9-17-25 4905-8881-8026.pdf

RESOLUTION NO R-25-_____

RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE VILLAGE OF SCHAUMBURG AND THE SCHAUMBURG TOWNSHIP DISTRICT LIBRARY

WHEREAS, the Schaumburg Township District Library ("Library") and the Village of Schaumburg ("Village") desire to cooperate to allow for the Village's Police Department to access video surveillance cameras located at property owned and controlled by the Library; and

WHEREAS, the Library and Village are public agencies authorized under Section 5 of the Intergovernmental Cooperation Act, to contract with one another to perform any governmental service, activity, or undertaking or to combine, transfer, or exercise any powers, functions, privileges, or authority which either the Library or the Village is authorized by law to perform (5 ILCS 220/5); and; and

WHEREAS, the Village finds it would be in the best interests of the Village and its citizens to enter into the attached Intergovernmental 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 President be and is hereby authorized and directed to execute the attached Intergovernmental Agreement (Exhibit "A") by and between the Village and the Library, 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 _____, 2025.

_____
Village President

ATTEST:

_____
Village Clerk

INTERGOVERNMENTAL AGREEMENT BETWEEN THE VILLAGE OF SCHAUMBURG AND THE SCHAUMBURG TOWNSHIP DISTRICT LIBRARY

This Agreement is made and entered into as of this ___ day of _____, 2025, by and between the Village of Schaumburg, an Illinois municipal corporation ("Village") and Schaumburg Township District Library, an Illinois public library district ("Library"). The Village and Library may be referred to individually as a "Party" and collectively as the "Parties."

RECITALS

WHEREAS, the Library and Village are public agencies authorized under Section 5 of the Intergovernmental Cooperation Act, to contract with one another to perform any governmental service, activity, or undertaking or to combine, transfer, or exercise any powers, functions, privileges, or authority which either the Library or the Village is authorized by law to perform (5 ILCS 220/5); and

WHEREAS, the Library has installed video surveillance equipment in and around its facilities to assist with the safety of its patrons and staff and assist in loss prevention on its property; and

WHEREAS, the Village provides law enforcement services to the Library and its patrons through the Village of Schaumburg Police Department ("Police Department"); and

WHEREAS, the Village and the Library recognize the important role of public and community relationships in providing effective public safety measures; and

WHEREAS, the Village and the Library further recognize that advancements in video surveillance and related technology offer the ability to provide real-time intelligence to law enforcement officers responding to crisis situations; and

WHEREAS, the Village and the Library agree that it is in the best interests of the Library's patrons and residents of the Village that immediate and precise intelligence be provided to responding emergency public safety personnel, in order to ensure an accurate and effective response to crisis situations; and

WHEREAS, the Library desires to provide the Village, through the Police Department, access to the Library's external video surveillance system under the circumstances and conditions provided by this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and agreements set forth in this Agreement, the Parties agree as follows:

AGREEMENT

1. The above recitals are incorporated into this Agreement as if fully recited herein.

2. The Library will provide access via the internet to the Village to enable the Village to view footage made by and stored by the Library's external video surveillance system ("Surveillance System"). The Village's access to the Surveillance System will be limited to the twelve (12) cameras located surrounding the Library's facilities, as depicted in the diagram attached to this Agreement as **Exhibit A**. This Agreement does not provide any right to the Village to access, monitor, or be provided footage from surveillance cameras located inside the Library facilities.

3. The Village will have access to the Surveillance System on a 24/7 real-time basis. The Parties acknowledge that neither the Library nor the Village has an obligation to monitor the Surveillance System on a regular schedule or real-time basis.

4. The Village agrees to limit its access to Surveillance System records for law enforcement purposes in response to a call for service or investigative reasons.

5. The Parties agree that nothing in this Agreement creates a duty or responsibility for the Village to serve as a monitoring or security unit of the Library. Likewise, the Village is under no obligation to access the Surveillance System in response to an alarm.

6. The Library agrees to provide access to the Village's Police Department to review footage from its Surveillance System for a particular incident upon request within a reasonable time period. The Library agrees to keep footage from the Surveillance System for no less than thirty (30) days. Requests by the Village's Police Department for footage will not require a Freedom of Information Act ("FOIA") request. The Village agrees that any requests to access footage not originating from the Village's Police Department will be made to the Library pursuant to a FOIA request.

7. Nothing in the Agreement allows the Village or Library to violate the Illinois Library Records Confidentiality Act, 75 ILCS 70/1, *et seq*. In the event that the Library determines that the Village's request for footage from the Surveillance System is subject to the Illinois Library Records Confidentiality Act, the Library will require the Village to obtain a court order prior to releasing footage or data from the Surveillance System.

8. The Village agrees not to disseminate copies of Surveillance System footage without the Library's consent or pursuant to a court order.

9. The Parties agree that video surveillance on the Library property will conducted in a professional, ethical and legal manner and in accordance with the following principles: a) video surveillance must be conducted in accordance with the laws of Illinois; and b) appropriate signs and notice of video surveillance will be posted outside of the Library's premises to notify the public that the Library is under video surveillance. The Library will disable audio capture. Video cameras will not be installed in areas where individuals have a reasonable expectation of privacy.

10. The Library shall pay all maintenance costs for Library-owned Surveillance System cameras at the Library's sole expense. This agreement does not bind the Library to install or maintain any video surveillance cameras on behalf of or at the direction of the Village.

11. The Library agrees that it is responsible for removing all Surveillance System cameras that are no longer in working order.

12. No special duties or obligations are intended nor will be deemed or construed to be created by this Agreement. It is further agreed and understood that this Agreement is not intended nor will be construed to alter, limit or constitute a waiver of any of the civil immunities afforded the Library and/or the Village and/or their officials, officers, employees and/or agents pursuant to the Local Governmental and Governmental Employees Tort Immunity Act at 745 ILCS 10/1-101, *et seq.,* as amended, or otherwise provided by law, it being agreed that all civil immunities as set forth in such Act, as amended, and/or as otherwise provided by law will fully apply to any claims asserted or which might be asserted against the Library and/or the Village and/or their respective officials, officers, employees and/or agents as a result of this Agreement or any of the actions of the Parties pursuant to this Agreement. Without limiting the foregoing, it is further agreed and understood that the Library and/or the Village and/or their respective officials, officers, employees and/or agents as a result of this Agreement or any of the actions of the Parties pursuant to this Agreement will not be liable to any person or entity for failure to provide adequate police protection or service, failure to prevent the commission of crimes, failure to detect or solve crimes and/or failure to identify or apprehend criminals. Notwithstanding anything to the contrary in this Agreement, it is agreed and understood that no third party beneficiaries are intended or will be construed to be created by the provisions of this Agreement and it is the intention of the Parties hereto that no action may be commenced by any person or entity against the Library and/or the Village and/or their respective officials, officers, employees, agents and/or other related persons or entities for monetary damages as a result of this Agreement or any of the actions of the Parties pursuant to this Agreement. The provisions of this section will survive an expiration and/or termination of this Agreement.

13. Upon termination of this Agreement, the Village will not be liable for any costs of disconnection or removal of any equipment.

14. This Agreement will be subject to and governed by the laws of the State of Illinois. Venue for the resolution of any dispute or the enforcement of any rights arising out of or in connection with this Agreement will be in the Circuit Court of Cook County, Illinois.

15. The terms of this Agreement are severable. In the event any of the terms or provisions of this Agreement are deemed to be void or otherwise unenforceable for any reason, the remainder of this Agreement will remain in full force and effect.

16. This Agreement may be executed in counterparts, each of which will be an original and all of which will constitute one and the same Agreement. For the purposes of executing this Agreement, any signed copy of this Agreement transmitted by fax machine or e-mail will be treated in all manners and respects as an original document. The signature of any party

on a copy of this Agreement transmitted by fax machine or e-mail will be considered for these purposes as an original signature and will have the same legal effect as an original signature.

17. This Agreement is the only agreement between the Parties. There are no other agreements between the Parties hereto regarding the subject matter hereof, either oral, written or implied.

18. The Parties to this Agreement are independent contractors, and nothing in this Agreement shall be deemed or construed to create an agency, partnership, joint venture, or employment relationship between the Parties.

19. This Agreement is and will be deemed and construed to be a joint and collective work product of the Parties and, as such, this Agreement will not be construed against either Party as the purported drafter of same, by any court of competent jurisdiction in order to resolve any inconsistency, ambiguity, vagueness or conflict, if any, in the terms and provisions contained herein.

20. The covenants, terms and conditions herein contained may be modified only through the written mutual consent of the Parties hereto in accordance with the notice requirements set forth in this Agreement.

21. This Agreement will be in effect for a term of three (3) years, unless terminated earlier. This Agreement will become effective on _____, 2025 and will terminate on _____, 2028. Either party may terminate this Agreement prior to _____upon thirty (30) days' written notice without penalty, liability or additional costs.

22. Notices.
    a. Any and all notices required herein to be sent to the Library will be provided in writing by certified mail to the Schaumburg Township District Library, Executive Director, 130 South Rosell Road, Schaumburg, IL 60193.
    b. Any and all notices required herein to be sent to the Village will be provided in writing by certified mail to Village of Schaumburg Police Department, Chief of Police at 1000 W. Schaumburg Rd., Schaumburg, IL 60194.

IN WITNESS WHEREOF, the undersigned have entered into and executed this Agreement.

SCHAUMBURG TOWNSHIP DISTRICT LIBRARY ATTEST:

_____ _____
Library Board President Library Board Secretary

_____ _____
Date Date

VILLAGE OF SCHAUMBURG

_____
President, Village of Schaumburg

_____
Date

ATTEST:

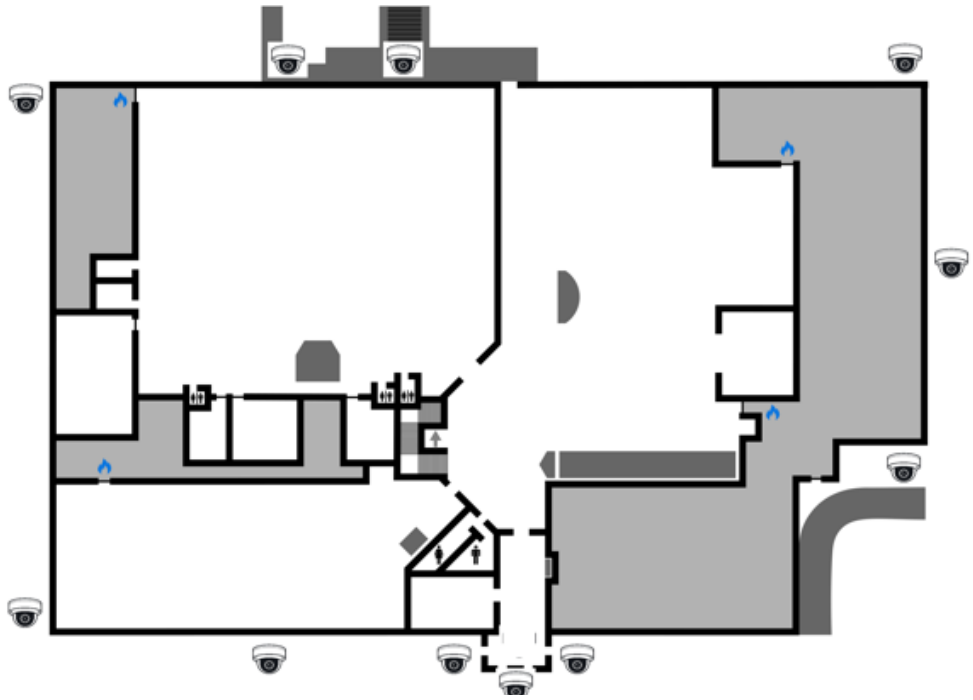
_____
Village Clerk

_____
Date

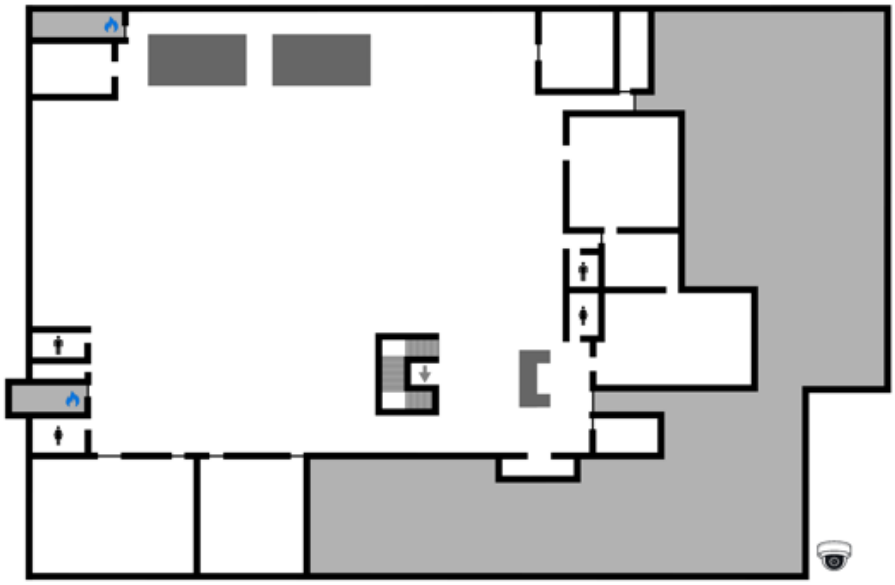
EXHIBIT A

External Surveillance Diagram

Library - First Floor



Library - Second Floor



VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Resolution No. R-25-_____A Resolution Approving a Products Agreement between the Village of Schaumburg and Motorola Solutions, Inc, for the Installation, Maintenance and Use of A Drone As First Responder Program for the Village of Schaumburg Police Department.
12/09/25
Village Board

Presenter: Bill Wolf, Police Chief
Lead Department: Police Department

Executive Summary:

The police department has been successfully using drone technology for the last two years. In recent years, police departments across the country have begun flying drones remotely to create what is commonly referred to as a Drone as a First Responder (DFR) program. The goal of these programs is to enhance public safety, improve response times, and assist public safety operations through the strategic use of drones. DFR programs are a more advanced and robust use of drones than the current program. It would not replace officers but would serve as a tool to provide real-time video intelligence to ensure a safer, more efficient, and faster response to calls for service.

The Schaumburg Real-Time Information Center (RTIC) puts the department in a uniquely advantageous position to fully and easily implement DFR. The DFR program would integrate with the technology currently used in the RTIC. A drone operator, located in the RTIC, would be able to listen to incoming 911 calls in real-time using Live911 software, see the caller's location, and, when possible, launch a drone before an officer is dispatched. The drone's aerial view allows for a more rapid and efficient assessment of a situation, providing valuable intelligence for emergencies. This can help guide responding resources, locate or follow suspects, and de-escalate or escalate a response. In some cases, a drone may even clear unfounded calls before officers arrive.

The proposed agreement with Motorola Solutions would allow the department to implement the program for the first year free of charge. During that first year, the department would evaluate the effectiveness of the program and decide if it should be recommended for future budget years. If the program is successful and approved in future budgets, the cost would be $139,998 per year, all inclusive of hardware, software, and maintenance. The proposed agreement is for four years but allows the village to cancel for any reason within 30 days before entering years two through four. The four-year cost per year, including the first free year, is $104,998.50.

Attached is a memorandum with additional details on the program and the vendor selection.

Recommended Action:

The Village Manager recommends the Public Safety Committee recommend the Village Board authorize the Village Manager and Village Clerk to execute an agreement for the implementation of a Drone as a First Responder Program with Motorola Solutions of Schaumburg, IL, and approve the required Resolution.

ATTACHMENTS:

- DFR Program Recommendation.pdf
- Resolution
- Motorola - Brinc Drone as a First Responder Proposal.pdf

VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

MEMORANDUM

Date: October 29, 2025

To: Brian Townsend, Village Manager

From: Bill Wolf, Police Chief

Subject: Drone as a First Responder Program Recommendation

For: Public Safety Committee

SUMMARY

This memorandum outlines a proposal for the Schaumburg Police Department to implement a Drone as a First Responder (DFR) program. The goal of this program is to enhance public safety, improve response times, and assist public safety operations through the strategic use of drones. This DFR program would be a more advanced and robust use of drones than the current program. It would not replace officers but would serve as a tool to provide real-time video intelligence to ensure a safer, more efficient, and faster response to calls for service.

The DFR program would integrate with the technology currently used in the Real-Time Information Center (RTIC). A drone operator, located in the RTIC, would be able to listen to incoming 911 calls in real-time using Live911 software, see the caller's location, and, when possible, launch a drone before an officer is dispatched. The drone's aerial view allows for a more rapid and efficient assessment of a situation, providing valuable intelligence for emergencies. This can help guide responding resources, locate or follow suspects, and de-escalate or escalate a response. In some cases, a drone may even clear unfounded calls before officers arrive.

The Schaumburg Police Department currently uses two drones for public events, parades, serious traffic accidents, and investigations like missing people. These drones are manually deployed by officers in the field and require two dedicated officers each flight (one pilot and one visual observer). While sufficient for certain applications, the patrol-led drone program does not allow for the same benefits as a DFR.

PROGRAM BENEFITS

- **Enhances response times.**
- **Improves real-time situational awareness for de-escalation strategies.**
- **Mitigates risks to the safety of first responders and the community.**
- **Reduces the number of officers responding to calls that do not require an in-person response.**
- **Preserves crime scene evidence and integrity.**

In a similar program in Chula Vista, California, a DFR pioneer, drones were able to get on scene and relay critical information to officers in approximately 83 seconds (1 minute and 23 seconds) on average. This is a significant improvement over our current average response time of 4 minutes and 52 seconds for priority calls, representing a difference of 3 minutes and 11 seconds. Locally, the Oak Brook Police Department has implemented a DFR program with similar success. Given the proven capabilities of DFR, law enforcement agencies both locally and around the world are quickly adopting this technology.

ANTICIPATED SUCCESS OF DFR PROGRAMS

Publicly available data on DFR programs across the United States shows remarkable success. On average, DFR has returned ground units to service in **25% of responses** before they arrived on scene. This alone frees up patrol units to respond to other calls. In Chula Vista, drones have been deployed over 18,000 times, resulting in **2,512 arrests** and avoiding dispatching officers in **4,177 cases**. The ability to verify reports of weapons or threats has changed officer approaches in ways that have prevented tragic outcomes, with DFR being recognized as a powerful de-escalation tool.

DFR PROGRAM VENDOR OPTIONS

Axon, BRINC and Flock are the three leading vendors for public safety DFR programs. After an initial review and demonstrations by all three vendors, staff felt that Axon and BRINC had the best offerings. Both the Axon and BRINC DFR proposals offer comprehensive programs designed to enhance emergency response capabilities by deploying drones rapidly to incident scenes. They both include program setup, the drone hardware, a launch/docking station, and associated software/service licensing. The programs also include guidance and expert assistance in FAA licensing for the program which allows the drones to be flown remotely.

Key features that are similar or present in both the Axon and BRINC proposals include:

- **Core DFR Solution:** Both proposals focus on the Drone as a First Responder (DFR) model, utilizing two (2) drones launched from two strategic docking station locations.
- **DFR System Hardware:** Both proposals include the drone hardware (Skydio X10 Drone/ BRINC Responder 1) and the ground station/dock. Drone hardware for both vendors is made in the USA.
- **Communication Capabilities:** Both include a speaker attachment to facilitate two-way communication from the drone.
- **Warranties and Replacements:** Both agreements include a form of warranty or replacement coverage for accidental damage or failure.
- **Training and Support:** Both proposals include services for installation, deployment, and operator training.

Notable differences in the proposed programs are outlined as follows:

Feature	Axon Air DFR (5-Year Term)	BRINC DFR Lite (4-Year Term)
Drone Model	Skydio X10 Drone	BRINC Responder 1

Term Length & Total Cost	5 years at **$535,621.20 total** ($107,124.24/year)	4 years, **$419,994 total** ($104,998.50/year, including free trial year)
Initial Cost & Free Year	Annual cost starts in Year 1.	**Year 1 is free** (program setup, delivery of drone and dock).
Included Equipment Refresh	Hardware **refresh at 2.5 years**. Full Ground Station and X10 Refresh at Year 5 is an *additional option*.	Hardware refresh including the dock with the newest Responder model (and customer keeps previous drone model), delivered at the **start of Year 3**.
Included Warranty/ Replacements	Skydio CARE (extended warranty) for accidental damage and loss, covers **three replacement drones over the contract term**, as well as and Maintenance and Repair Service for unlimited dock service, battery and propeller replacement.	Includes service plan and **one full drone replacement per year** , plus a manufacturer's warranty and maintenance and repair service. Includes accidental damage and loss, dock, battery and propeller service. Additional airframe replacement cost (if necessary) would be $18,070.
DFR Operating Software	Skydio DFR Command License. Integration with Axon's FUSUS software (not currently utilized by SPD)	BRINC LiveOps License. Upcoming integration with Motorola's Command Central Aware (currently utilized by SPD)
Data/Evidence Management	Axon Evidence License included for automated data offload and **unlimited storage**.	**Unlimited data storage** for flight recordings through BRINC. Uploads to Evidence.com would not be covered under the current Axon unlimited data plan. However, we currently have enough storage capacity for several years of non-Axon data.
Option to Add Hardware Upgrade/ Refresh	The dock and X10 Refresh at Year 5 is an option at **$49,200/year increase**.	BRINC offering a **FREE Lemur 2 interior drone** ($20,000/year MSRP) with refresh for the duration of the contract.

JUSTIFICATION FOR BRINC DRONES

After careful consideration, The Schaumburg Police Department recommends BRINC Drones as the preferred DFR vendor. There are several factors that stand out to support this recommendation:

- BRINC products are purpose-built for public safety and are NDAA (National Defense Authorization Act) and CJIS (Criminal Justice Information Services) compliant. Unlike many off-the-shelf drones, BRINC's aircraft are engineered specifically for law enforcement, with features like two-way communication, red/blue strobes, and sirens that aid in de-escalation.
- The strategic alliance with Motorola Solutions, a long-standing Schaumburg partner in public safety technology, allows for greater potential for integration into the existing platforms utilized by the Schaumburg Police Department Real-Time Information Center.
- The drones are extremely durable and can fly through moderate levels of rain and snow with winds under 28mph. The drones can fly in temperatures from -4 degrees Fahrenheit to 113 degrees Fahrenheit.
- Through the Motorola partnership, BRINC has offered Schaumburg a one-year free trial, with a no-penalty opt-out. This trial would allow for full program analysis without long-term commitment.

DFR IMPLEMENTATION

The implementation of the BRINC DFR Ecosystem for the Village of Schaumburg is a carefully phased process, targeting a go-live date of May 1, 2026. The project initiates 3-6 months prior to installation with a project onboarding call, site survey, and the finalization of all infrastructure locations. The docking stations will likely be placed on village owned buildings. Studies will be conducted to ensure sufficient cellular coverage and optimal RF antennae locations. Once locations are finalized, the Village is responsible for commencing the essential site buildout, which includes preparing for power and internet at the designated sites. It is likely that village staff can run the power and ethernet cable needed for the docking station but that will depend on the location selected. Approximately one month before go-live, the Schaumburg IT Department will provide the solidified IP addresses, in order for BRINC to commence equipment fabrication and configuration. The final week is dedicated to on-site work by the BRINC Installation Team for hardware setup, followed by two days of essential testing and validation flights. On-site training for Schaumburg Police Department personnel will then be scheduled only after the successful completion of installation, configuration, and validation, marking the final step toward full operational deployment.

RECOMMENDATION

Staff recommends accepting the free one-year DFR evaluation program from Motorola Solutions and BRINC Drones. This pilot program provides a risk-free way to introduce an autonomous drone response system to our department.

Based on an analysis of our call data, both vendors propose we implement two drone locations to effectively cover the entire Village of Schaumburg. The FAA has recently been granting permits for police responses within a three-mile radius of a launch point. Placing two drone docks strategically would allow us to serve a wider geographic area and maximize response opportunities. As part of our agreement, BRINC will analyze call data to help determine optimal placement.

The drones would be used primarily during the RTIC's operating hours, which are Monday through Thursday from 0700 to 2300 hrs, Friday from 0900 to 0200 hrs, Saturday from 1000 to 0200 hrs, and Sunday from 1200 to 2200 hrs. Additional operational hours may be utilized when trained staff are available, without compromising existing operations.

Current RTIC operators would receive necessary FAA certifications, along with in-house training for remote operations and accurate information relay. The RTIC operators would be the primary DFR pilots. The department also has 17 officers (current drone program pilots) with FAA certification who could also be utilized as DFR pilots.

During the trial period, data would be collected to analyze not only drone usage and success cases, but overall departmental response efficiency, to determine if a long-term DFR program would be advantageous to the Village.

RESOLUTION NO _____

A RESOLUTION APPROVING A PRODUCTS AGREEMENT BETWEEN THE VILLAGE OF SCHAUMBURG AND MOTOROLA SOLUTIONS, INC, FOR THE INSTALLATION, MAINTENANCE AND USE OF A DRONE AS FIRST RESPONDER PROGRAM FOR THE VILLAGE OF SCHAUMBURG POLICE DEPARTMENT

WHEREAS, the VILLAGE OF SCHAUMBURG, Cook and DuPage Counties, Illinois (the "Village") is a home rule municipality, pursuant to Article VII, Section 6 of the Illinois Constitution of 1970; and

WHEREAS, the Village and its Police Department place a high priority on utilizing effective techniques to aid in the investigation and deterrence of crime in the Village, including the use of advancing technology in the area of law enforcement, to ensure the safety of the Village's residents and businesses; and

WHEREAS, the Village desires to enhance its ability to detect and deter crime and aid in criminal investigations by the installation and use of a Drone as First Responder (DFR) program within the Village, including certain drone launch sites, teleoperations, training and support; and

WHEREAS, the installation, maintenance and use of these devices is achieved by entering into an agreement with Motorola Solutions, Inc., a nationally-known provider of these services to the law enforcement community; and

WHEREAS, the Village is empowered to enter into such an agreement, and to approve the expenditure of funds for the services performed by Motorola Solutions, Inc., pursuant to its home rule powers and contracting authority provided by Article VII, Section 6 of the Illinois Constitution of 1970, and finds that entering into this agreement is in the best interests of the Village.

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

SECTION ONE: That the Village Manager be and is hereby authorized and directed to execute the attached Agreement (Exhibit "A") and all associated documents by and between the Village and Motorola Solutions, Inc. 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 _____, 2025.

_____
Village President

ATTEST:

_____
Village Clerk

EXHIBIT A

AGREEMENT

MOTOROLA SOLUTIONS







SCHAUMBURG POLICE DEPT

09/11/2025

The design, technical, pricing, and other information ("Information") furnished with this submission is confidential proprietary information of Motorola Solutions, Inc. or the Motorola Solutions entity providing this quote ("Motorola") and is submitted with the restriction that it is to be used for evaluation purposes only. To the fullest extent allowed by applicable law, the Information is not to be disclosed publicly or in any manner to anyone other than those required to evaluate the Information without the express written permission of Motorola.
MOTOROLA, MOTO, MOTOROLA SOLUTIONS, and the Stylized M Logo are trademarks or registered trademarks of Motorola Trademark Holdings, LLC and are used under license. All other trademarks the property of their respective owners. © 2020 Motorola Solutions, Inc. All rights reserved.

MOTOROLA SOLUTIONS

QUOTE-3296316

10/21/2025

SCHAUMBURG POLICE DEPT
1000 W SCHAUMBURG RD
SCHAUMBURG, IL 60194

Dear Chief Bill Wolf,

We're excited to present the **BRINC MSI Takeoff Program**, built in partnership between BRINC and Motorola Solutions to give every public safety agency access to a reliable, cost-effective, and purpose-built air program.

Too often, agencies are forced to choose between expensive aviation solutions or tools not designed for the realities of public safety work. The Takeoff Program changes that. Together with BRINC, we're making it simple for agencies to stand up Drone as First Responder (DFR) programs that:

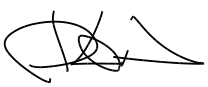
- **Fit within real budgets with the first year at no cost**
- **Rely on technology built for first responders**, not adapted from consumer or inspection hardware
- **Integrate directly into existing Motorola systems** like Command Central Software, radios and ALPR
- **Include full training and support** so teams are mission-ready from day one

We believe every community deserves the benefits of a DFR program---safer officers, lower response times, and better outcomes for the public. The Takeoff Program helps make that possible for every agency ready to deploy an air program. We are confident that Motorola Solutions' ongoing commitment to safety, innovation, and mission-critical performance, combined with BRINC's cutting-edge drone technology, will deliver significant value to your operations.

This offer is subject to the attached Products Agreement and TAKEOFF Program Addendum, and expires 60 days from the date of this letter.

Please let us know when we can schedule time to review this proposal in more detail. Thank you for your leadership and commitment to serving your community. We're honored to support you.

Sincerely,



David Redus
Sr. Manager
Motorola Solutions Inc.

Billing Address:
SCHAUMBURG POLICE DEPT
1000 W SCHAUMBURG RD
SCHAUMBURG, IL 60194
US

Shipping Address:
SCHAUMBURG POLICE DEPT
1000 W SCHAUMBURG RD
SCHAUMBURG, IL 60194
US

Quote Date:10/21/2025
Expiration Date:11/10/2025
Quote Created By:
David Redus
David.Redus@motorolasolutions.com

End Customer:
SCHAUMBURG POLICE DEPT
Chief Bill Wolf
gwolf@schumburg.com
847-348-7227
Payment Terms:30 NET

Summary:

Any sales transaction resulting from Motorola's quote is based on and subject to the applicable Motorola Standard Terms and Conditions, notwithstanding terms and conditions on purchase orders or other Customer ordering documents. Motorola Standard Terms and Conditions are found at www.motorolasolutions.com/product-terms.

Year	Item Number	Description	QTY	TERM	Sale Price	Ext. Sale Price
Year 1 Subscription	BRINC	Responder w/Station DFR (Single Site)	2	4 Years	$0.00	$0.00
		Safeguard LITE				
Sub Total:						**$0.00**
Year		Description				Annual Price
Year 2 Subscription		2 Responder w/Station DFR (Single Site)				$139,998.00
Year 3 Subscription		2 Responder w/Station DFR (Single Site)				$139,998.00
Year 4 Subscription		2 Responder w/Station DFR (Single Site)				$139,998.00
	Grand Total					**$419,994.00**

Safeguard LITE:

- Warranty is limited to 1 full Drone Replacement per Year.
- Equipment upgrade in year two of the performance period.

Notes:

• Unless otherwise noted, this quote excludes sales tax or other applicable taxes (such as Goods and Services Tax, sales tax, Value Added Tax and other taxes of a similar nature).
• Any tax the customer is subject to will be added to invoices.

Takeoff Program term structure:

• Year 1: No cost period includes right to exercise termination for convenience at any point within the first year.
• Year 2 - 4: **Paid period starts at beginning of the first Renewal Subscription Year**.

• Motorola will invoice Customer annually in advance of each year of the Subscription Term following the no cost period.

Any sales transaction following Motorola's quote is based on and subject to the terms and conditions of the valid and executed written contract between Customer and Motorola (the ""Underlying Agreement"") that authorizes Customer to purchase equipment and/or services or license software (collectively ""Products""). If no Underlying Agreement exists between Motorola and Customer, then Motorola's Standard Terms of Use and Motorola's Standard Terms and Conditions of Sales and Supply shall govern the purchase of the Products.
Motorola Solutions, Inc.: 500 West Monroe, United States - 60661 ~ #: 36-1115800

PRODUCTS AGREEMENT

This Products Agreement (this "**Agreement**") is entered into between **Motorola Solutions Inc.,** ("**Seller**" or "**Motorola**") and the entity set forth in section I(b) ("**Customer**") as of the date last signed below ("Effective Date"). Seller and Customer will each be referred to herein as a "**Party**" and collectively as the "**Parties**".

I. Seller and Customer Information

(a)	Seller	Motorola Solutions Inc.
(b)	Customer	Name: Schaumburg Police Department Address: 1000 W SCHAUMBURG RD SCHAUMBURG, IL 60194 Contact: Chief Wolf

II. Transaction Details

(a)	Proposal	Proposal No. 3296316 Date:10/21/2025 Motorola will provide Customer with the products and services set forth in the proposal dated above (the "Proposal"), a copy of which is attached hereto and incorporated herein.
(b)	Pricing	Pricing for products and services being purchased by Customer is set forth in the Proposal.
(c)	Term and Conditions	The Parties acknowledge and agree that the terms of the Motorola Customer Agreement ("MCA"), including all applicable addenda, located at https://www.motorolasolutions.com/content/dam/msi/docs/msi-standards_terms-conditions/US-Motorola-Solutions-Customer-Agreement.pdf are incorporated herein and shall apply to the products and services provided to Customer as set forth in the Proposal.

III. Entire Agreement

This Agreement, including the Proposal and any terms and conditions referenced herein, constitutes the entire agreement of the Parties regarding the subject matter of the Agreement and supersedes all previous agreements, proposals, and understandings, whether written or oral, relating to this subject matter. This Agreement may be executed in multiple counterparts, and shall have the same legal force and effect as if the Parties had executed it as a single document. The Parties may sign in writing, or by electronic signature, including by email. An electronic signature, or a facsimile copy or computer image, such as a PDF or tiff image, of a signature, shall be treated as and shall have the same effect as an original signature. In addition, an electronic signature, a true and correct facsimile copy or computer image of this Agreement shall be treated as and shall have the same effect as an original signed copy of this document. This Agreement may be amended or modified only by a written instrument signed by authorized representatives of both Parties. The preprinted terms and conditions found on any Customer purchase or purchase order, acknowledgment or other form will not be considered an amendment or modification of this Agreement, even if a representative of each Party signs that document, and the terms of this Agreement will take precedence.

CUSTOMER:	MOTOROLA SOLUTIONS INC.
By:_____	By:_____
Print Name:_____	Print Name: David Redus
Title:_____	Title: Sr. Manager
Date:_____	Date: 09/11/2025

Drone as First Responder

How It Works

Utilizing strategically positioned drones operated by remote pilots, the BRINC DFR solution provides **advanced air support capabilities.**

These drones are designed to arrive on scene ahead of traditional patrol units, delivering real-time situational awareness and enhancing response effectiveness.

01

Call for service received.



02

Drone automatically responds.



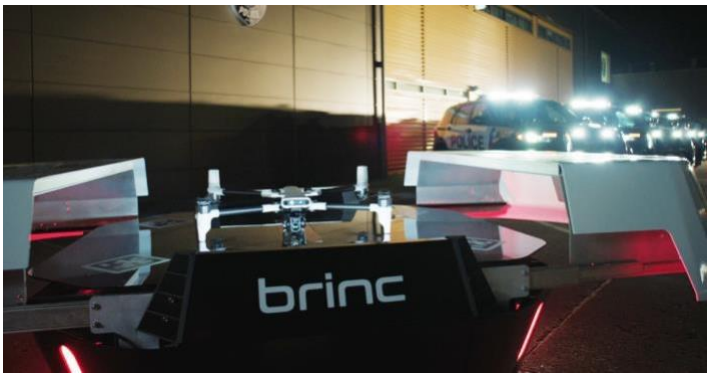
03

Drone provides live video feed with the capability for two-way communication.



04

Drone autonomously returns to Station and lands.



Measures of Success

Agencies adopting **Drone as First Responder(DFR)** programs have seen significant improvements in response times, situational awareness, and resource efficiency. By deploying drones within seconds of an emergency call, agencies can assess incidents faster, reduce risks to first responders, and make data-driven decisions that enhance public safety.

70 seconds

Average on-scene visibility

25% of calls

Resolved without dispatching officers

54% quicker

Human response times as drones clear non-priority calls

>700 public safety agencies

Fly BRINC drones

With the BRINC Drone as First Responder solution public safety agencies will see an immediate impact

Increase Officer Safety



Get eyes and ears in dangerous situations without risking lives and before officers arrive

Reduce Use of Force



Create distance and slow down the speed of operations with technology

Deliver Lifesaving Payloads



Make Narcan, AEDs, EpiPens and other equipment available anywhere in seconds

DFR
Solution Overview

BRINC builds drone solutions for public safety agencies that empower first responders with technology to safeguard their communities.

INTEGRATED SOFTWARE SOLUTION

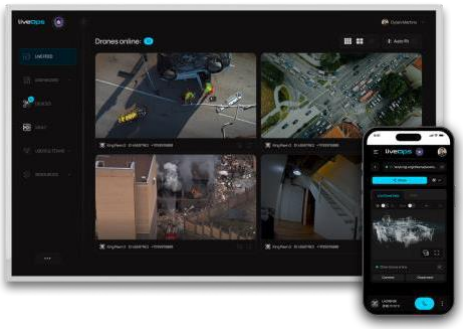


OUTDOOR

Fully equipped drone launch sites, including installation and maintenance

Purpose-built **911 response drones** tailored for DFR operations

Mountable parachutes for FAA compliance and improved safety with free parachute repacks



liveOps



INDOOR

An indoor tactical drone that makes entry first

Durable throw phones designed to establish and maintain contact

Mesh-radio controllers for local operations, compatible with all BRINC drones

Community **transparency portal**

Teleoperations & fleet **management platform**



INFRASTRUCTURE

Meshing antenna masts to extend range coverage

4G LTE antennas for data syncing and upload once the drone lands

Optional radars and ADS-B receivers for detecting manned aircraft

Hardware

responder

The world's first purpose-built 911 response drone, Responder is a powerful aerial tool made right here in the USA for public safety agencies.

40x
Total Zoom

Provides detailed imagery even from a considerable distance, enhancing mission capabilities.

640 px
Thermal Camera

Makes it easy to identify people or see fire through smoke and provides situational awareness even in low or no light conditions.

Mobile
Communication Hub

Integrated loudspeaker (with siren function) and microphone allow communication for negotiations and emergency announcements.

Emergency
Payload Dropper

Deploy AEDs, Narcan, EpiPens, PFDs and other lifesaving payloads.



IPX4 Water Resistant	Integrated 2-Way Comms with Loudspeaker	Emergency Lights and Siren
Forward Obstacle Avoidance	Attachment Rail	Mesh Networking

Hardware

responder station

The Responder Station launches, protects and recharges Responder drones.

Temperature Controlled

Optimizes battery charging and protects electronics.

Weather Resistant

Ensures reliable performance in challenging climates.

Simple

Infrastructure

Resistant to erosion. Increases reliability.

25 Minutes

How long it takes to charge from 10% to 90%.



<5 Sec Deployment Time	Large Vehicle Mountable	Starlink / Solar Compatible	Standard Power Input
Weather Resistant	Charge 10 to 90% in 25 Minutes	Corrosion Resistant	Integrated HVAC

Hardware

DFR Infrastructure

BRINC provides **additional infrastructure** to make your DFR operations more reliable through redundancy and advanced BVLOS operations. We cover the installation and maintenance for all DFR infrastructure elements.

DFR Antenna Masts

Extend range coverage of our mesh networking system.

ADS-B Receivers

Detect manned aircraft.

Optional Radars

Another way to detect manned aircraft.



Services

DFR Safeguard Program

UNLIMITED REPAIR & REPLACE

You own the hardware. When upgraded, the Unlimited Repair and Replace warranty transfers to the latest hardware.

Set-up made easy

Day 1

Site setup

- Responder delivery
- Station installation
- Infrastructure setup
- BVLOS Waiver submission
- Training

Year 3

Upgrade

- Responder upgrade
- Training

Year 5

Upgrade

- Responder upgrade
- Training

Regular Upgrades

01 Software upgrades

02 Maintenance of Station and infrastructure

03 Recurring training

MISSION-CRITICAL. MISSION-RELIABLE. MISSION-READY.

Drone destroyed during a mission? With Unlimited Repair & Replace, first you get a loaner, then you get a new unit.

Safeguard ensures operational success



Swaps	Data	Accessories & Training
Battery swap due to age or performance	Unlimited cellular data for your systems	Unlimited payload mounts to deploy medical aid
Prop swap due to age or performance	Unlimited storage on LiveOps	On-demand training

STATEMENT OF WORK

Motorola is providing the BRINC solution, as set out below.

BRINC Drone as First Responder (DFR) Implementation

Term: This SOW is effective as of the Effective Date and will continue unless terminated earlier pursuant to the Agreement.

This Statement of Work ("SOW") is governed by the Agreement (the "Agreement") entered into between Motorola and Customer. All definitions not defined herein shall have the meaning set forth in the Agreement (including its addenda or riders). In the event of a direct conflict between this SOW and the Agreement, this SOW will control solely with respect to the services and deliverables described herein. Terms used but not defined in this SOW have the meanings set forth in the Agreement.

1. PURPOSE & SCOPE

This SOW defines the roles, responsibilities, deliverables, acceptance criteria, and project governance for the implementation of a Drone as First Responder (DFR) program powered by BRINC LiveOps software and BRINC UAS hardware. The objective is to deploy an operational DFR capability, including fixed launch sites, teleoperations (where applicable), training, and support.

2. DEFINITIONS

DFR: Drone as First Responder operational model, designed to enable rapid Unmanned Aircraft System (UAS) response to calls for service.

Go-Live: The date on which the Customer begins live operational use of the BRINC DFR solution.

CIQ: Customer Input Questionnaire used to capture configuration, networking, and deployment specifics.

3. DESCRIPTION OF SERVICES

3.1 Implementation Services: BRINC will perform the implementation tasks described herein to prepare the Customer's environment for full DFR functionality, including the following:

(a) DFR Solution Design & Configuration (subdomain creation, network configuration, geofencing, RF/EMF analysis).

(b) Hardware & Software Deployment (BRINC UAS, docking station if applicable, LiveOps SaaS activation).

(c) Training for System Administrators, Pilots in Command (PIC), and Teleoperators.

(d) Support (24x7x365).

(e) Project Documentation & Handover (CIQ, IP plans).

3.2 Warranty and Replacement Policy: BRINC offers the Warranty and Replacement Policy for Equipment sold to Customer pursuant to the Agreement that is manufactured or supplied by BRINC (the "BRINC Equipment"), as set forth on Schedule A.

4. SYSTEM REQUIREMENTS

The Hosted Services are cloud-based and provided over the internet. Customer must provide all equipment and software necessary to connect to the Services, including:

(a) Dedicated bandwidth minimum of 30 Mbps upload and 30 Mbps download at each teleoperator and launch site location, with IT firewall profile configuration allowing required ports/IP ranges for BRINC internet traffic.

(b) DFR launch and related infrastructure sites provided and equipped as specified in Schedule C.

(c) Part 107 certified pilots (or equivalent regulatory authorization).

(d) Hardware required to support BRINC operations (ability to launch browser).

5. ROLES & RESPONSIBILITIES

5.1 BRINC Obligations. Motorola will engage BRINC to provide:

(a) Project Management

(i) Lead project planning, execution, reporting, and closure.

(ii) Coordinate technical clarification, CIQ completion, configuration, staging, deployment, and acceptance activities.

(b) Configuration Documentation

(i) Provide BRINC configuration documents and coordinate with Customer IT on necessary settings.

(c) Support

(i) Provide 24x7x365 support channels (Intercom, phone, email) through BRINC, as set forth on Schedule B.

(d) Limitations / Disclaimers

(i) BRINC procures cloud hosting from third-party vendors and is not responsible for interruptions or breaches caused by such providers, subject to applicable law and the Agreement.

(e) Solution Design & Environment Prep

(i) Create a unique subdomain/URL for Customer access.

(ii) Collaborate with Customer IT on firewall, port, and IP configuration for LiveOps.

(iii) Conduct RF/EMF analysis and launch area testing to validate flight operations, geofenced areas, and interference mitigation.

(f) Software Activation & Configuration

(i) Enable BRINC Drone Software on the Customer's network, create Customer accounts, and provide admin access using Authorized User information.

(ii) Provision BRINC LiveOps SaaS, including admin portal access, telemetry, error/warning notifications, and PIC/teleoperator data capture.

(g) Hardware

(i) Recommend proper hardware requirements and deployment architecture for the DFR program.

(h) Training

(i) Deliver on-site and/or remote training for administrators, PICs, and teleoperators, covering BRINC hardware, LiveOps, geofencing, emergency override, and DFR best practices.

(i) Documentation

(i) Deliver CIQ, IP plans, configuration documents, and final project close-out documentation.

(j) Out of Scope (unless separately contracted):

(i) Management of on-site resources used during installation. This includes resources to add or build required infrastructure (pre-install) to accommodate base STATION placement or RF Infrastructure at strategic regional locations. This could include non-customer sites requiring an MOU driven by customer.

(ii) Implementation/management of Customer's networking equipment, routing/switching, or third-party systems not listed herein.

(iii) Configuration changes requested after CIQ sign-off (unless via approved change order).

(iv) Ongoing operations beyond specified support, including remote operations, unless contracted as Managed Services.

5.2 Customer Obligations. Customer will provide the following:

(a) Program Governance

(i) Appoint a Project Manager to manage user access, retention periods, and public data visibility; act as primary point of contact.

(b) Regulatory Compliance

(i) Obtain and maintain FAA waivers, CoAs, and other regulatory approvals required for DFR operations (Motorola Managed Services may assist as agreed).

(ii) Ensure Part 107 certified pilots and appropriate SOP/SRM/PPE are in place.

(c) Technical Readiness

(i) Provide required infrastructure, bandwidth (≥30 Mbps up/down at teleoperator and launch sites), LTE fallback, firewall configurations, electrical, and other prerequisites.

(d) Deployment Requirements & Site Prep

(i) Meet site preparation, power, environmental, mounting/security, airspace, maintenance access, and backup landing zone requirements as outlined in Schedule C.

(e) Accounts & Security

(i) Provide Authorized User emails; maintain account/password security; promptly notify Motorola/BRINC of security issues.

(f) Operations & Data

(i) Properly configure and use the services; secure, protect, and back up content; implement encryption and routine archiving as needed.

6. ASSUMPTIONS

The Services are provided under the following assumptions:

(a) Customer will meet all system requirements and maintain them during the term.

(b) Material scope changes post-CIQ require a change order (fees/timeframe adjustments may apply).

(c) DFR docking station and infrastructure (if included) will be installed only after Customer meets the prerequisites defined in Schedule C.

7. EXCLUSIONS.

Unless expressly stated, the following are excluded from the Services:

(a) Customer network hardware configuration and maintenance.

(b) Third-party platform licensing not listed herein.

(c) Long-term managed operations.

(d) Post-CIQ configuration changes without a change order.

8. TRAINING

BRINC will provide the following training:

(a) Flight Hardware Training: Manual RC flight basics, emergency override maneuvers, hardware limitations.

(b) BRINC Software Training: Admin overview, safety features, geofence editor usage, teleoperation basics.

(c) Operational Validation: Test flights within geofenced areas; validate launch/landing reliability.

9. ACCEPTANCE CRITERIA

The solution will be deemed accepted ("Final Acceptance") upon:

(a) Successful completion of agreed work packages and test flights demonstrating DFR functionality, as set forth on Schedule D.

(b) Delivery of all documentation (CIQ, IP plans, admin portal credentials, configuration docs).

(c) Go-Live commencement.

(d) Resolution (or documented plan) for any material issues blocking operational use.

10. SUPPORT & SLAS

BRINC provide the following support Services:

(a) Go-Live Support: 8 weeks post-implementation.

(b) Ongoing Support: 24x7x365 via Intercom, phone, and email; on-site support if issues cannot be resolved virtually.

(c) Data Handling: Data will not be intentionally deleted prior to termination; however, certain media (e.g., video/images >30 days) may be deleted per platform policy (adjust to your policy).

(d) Support Program set forth on Schedule B

SCHEDULE A – BRINC EQUIPMENT WARRANTY & REPLACEMENT POLICY

1. Hardware Warranty. Motorola warrants that BRINC Equipment is free from defects in workmanship and materials for one year from the date of Customer's receipt. For BRINC Equipment purchased by Customer under the BRINC Support Program, Motorola warrants such BRINC Equipment is free from defects in workmanship and materials from the date of Customer's receipt for the duration of the BRINC Support Program term.

2. Disclaimers. **Except as expressly provided herein, BRINC and Motorola provides all BRINC Equipment and BRINC Services "AS IS," without any warranty of any kind, either express or implied, including without limitation the implied warranties of merchantability, fitness for a particular purpose and non-infringement. Non-BRINC Materials are not covered by the limited hardware warranty described in Section 1 of this Schedule above and are only subject to the warranties of the third-party provider or manufacturer.**

3. Claims. If BRINC or Motorola receives a valid warranty claim for BRINC Equipment during the limited hardware warranty term, BRINC's and Motorola's sole responsibility is to repair or replace such BRINC Equipment with the same or like BRINC Equipment, at BRINC's or Motorola's option, as applicable. A replacement BRINC Equipment will be new or like new. The limited hardware warranty of the replacement BRINC Equipment will be the longer of (a) the remaining limited hardware warranty term of the original BRINC Equipment or (b) 90-days from the date of repair or replacement.

4. Exclusions. BRINC's limited hardware warranty excludes damage related to: (a) failure to follow BRINC Equipment use instructions, including those set forth in the applicable BRINC Equipment documentation; (b) BRINC Equipment used with equipment not manufactured or recommended by BRINC; (c) abuse, misuse, or intentional damage to the BRINC Equipment; (d) force majeure; (e) BRINC Equipment repaired or modified by persons other than BRINC, without BRINC's written permission; (f) BRINC Equipment with a defaced or removed serial number; or (g) Customer's or its Authorized User's failure to complete training from BRINC on operating and flying the BRINC Equipment prior to Customer's or its Authorized User's use of the BRINC Equipment. BRINC's limited hardware warranty will be void if Customer resells BRINC Equipment.

5. Replacement BRINC Equipment. BRINC or Motorola may permit Customer to exchange BRINC Equipment or a part thereof. In such events, subject to Section 4 of this Schedule, the replacement BRINC Equipment or part thereof will become Customer's property, and the replaced Equipment or part thereof will become Motorola's or BRINC's property, as applicable. Before delivering BRINC Equipment for any BRINC Services (including replacement services), Customer must download BRINC Equipment data and retain a copy. BRINC is not responsible for any loss of software, data, or other information contained in storage media or any part of the BRINC Equipment sent to BRINC for BRINC Services.

6. Spare BRINC Equipment. At BRINC's or Motorola's reasonable discretion, as applicable, BRINC or Motorola may provide Customer a predetermined number of spare BRINC Equipment. Spare BRINC Equipment is intended to replace broken or non-functioning units while BRINC or Motorola repairs or replaces the broken or non-functioning units through the warranty return process. Title and risk of loss for all spare BRINC Equipment shall pass to Customer in accordance with the Agreement.

SCHEDULE B – BRINC SUPPORT PROGRAM

If the Customer purchases BRINC Support Program or a bundle including BRINC Support Program, this appendix applies.

1. BRINC Support Program. The "BRINC Support Program" is an extended full-service warranty that starts on the Subscription commencement date and terminates as detailed in the Proposal. The extended warranty includes (i) unlimited repairs on BRINC Equipment and (ii) for any BRINC Equipment that cannot be repaired, up to 1 replacement per year for the Responder and Guardian Camera payload, and unlimited replacements for any other BRINC Equipment that BRINC is unable to repair between hardware Upgrades (as defined below). Customer is to return the destroyed device or provide reasonable documentation that the device was destroyed (i.e. pictures or video). The BRINC Support Program is available to agencies only upon completion of BRINC certified training on the associated product or service.

2. BRINC Support Program Upgrade. If Customer has no outstanding payment obligations and purchased BRINC Support Program, BRINC will provide Customer a new BRINC Lemur, Responder or Guardian Drone, corresponding Stations and/or BRINC Ball as scheduled in the Proposal ("Upgrade"). If Customer purchased BRINC Support Program, BRINC will provide an upgrade that is the same or like BRINC Device, at BRINC's option. BRINC makes no guarantee the Upgrade will utilize the same accessories. Upgrades exclude new products that BRINC introduces and markets as distinct products or applications. New or additional BRINC products and applications, as well as any BRINC professional services are not included. Neither BRINC nor Motorola will offer any warranty for such BRINC Equipment that has been replaced with an Upgrade, and will have no liability for any damages relating to the use of such BRINC Equipment. BRINC and Motorola will not and have no obligation to provide Upgrades once the BRINC Support Program terminates for any reason.

3. Upgrade Delay. BRINC may ship the Upgrades as scheduled in the Proposal without prior confirmation from Agency. BRINC may ship the final Upgrades as scheduled in the Proposal 60 days before the end of the Subscription Term without prior confirmation from Customer.

4. Upgrade Change. If Customer wants a different BRINC Equipment model from the Upgrade offered by BRINC, Customer must pay the price difference between the MSRP for the desired BRINC Equipment and the MSRP for the Upgrade. If the model Customer desires has an MSRP less than the MSRP of the offered Upgrade, Motorola will not provide a refund. The MSRP is the MSRP in effect at the time of the Upgrade.

5. Firmware Updates. BRINC will provide Updates to BRINC Equipment firmware for as long as a BRINC Equipment is part of an active Support Program. An "Update" can be either (i) a generally available release that BRINC makes available from time to time, or (ii) a new version of BRINC software and/or firmware that enhance features and functionality, as solely determined by BRINC.

6. Original BRINC Device. Following receipt of an Upgrade, Customer will retain the original BRINC Devices, provided that: (i) Customer cannot resell, gift, or donate the BRINC Devices; (ii) Customer will not allow the BRINC Devices to be used for personal use; (iii) Customer must retain direct custody and control of the BRINC Devices; and (iv) BRINC will offer no warranty for those BRINC Devices and will have no liability for any damages relating to the use of such BRINC Devices (as the warranty for such devices will have shifted to the Upgrade).

SCHEDULE C – CUSTOMER DEPLOYMENT REQUIREMENTS (DFR SITE & DOCK READINESS)

Site Preparation

• Base STATION Infrastructure**:** Safe accessibility; minimum surface area (16’ x 16’), adequate load support (≥360 lbs), unobstructed view of the sky. Station placement must be possible via ground transport, crane, or walking access with standard door clearance. Power and network access as specified below.

• RF Site Infrastructure**:** Safe accessibility; minimum surface area for Non-Penetrating RF Pole (6’ x 6’), or appropriate Penetrating RF Wall Mount (with mounting hardware preinstalled as directed by BRINC). Both RF options must have an unobstructed 360° view of the geographical flight area (i.e. RF array above all obstructions) and installed away from other high powered RF or cellular antennae. RF access must be possible via standard door clearance or roof hatch. Power and network access as specified below.

Power

• Continuous 110V/20A (outdoor rated plugs/protection), surge protection, battery backup where possible to ensure 100% uptime, proper grounding (≤10Ω).

Network/Backhaul

• Dedicated hard-wired internet access with LTE or similar fallback preferred, properly configured firewall rules, outdoor IP-rated connectors and wiring.

Environmental & Physical Security

• Weatherproofing, secure mounting, controlled access.

Flight Safety & Airspace

• No-fly zones reviewed; documented RF/geofencing compliance; defined backup landing area.

Maintenance Access

• Routine access, maintenance plan for cleaning, battery management, firmware updates.

Documentation & Compliance

• Site layout, network diagrams, operational SOP, permits/insurance, logging/ticketing for incidents.

Backup Safe Landing Area

• Required: 16’ diameter area**,** clear view of the sky with obstruction-free vertical corridor above, clearly marked, traffic restricted. Preferred: Same altitude as station.

SCHEDULE D – ACCEPTANCE TEST PLAN (ATP)

Functional Tests

• LiveOps connectivity, drone telemetry, flight log validation, geofence enforcement.

Operational Tests

• Launch/land cycles, teleoperation handoff (if applicable), emergency failsafe procedures.

TAKEOFF Program Addendum

This TAKEOFF Program Addendum (this "TOPA") is entered into between Motorola and Customer, and shall be subject to, and governed by, the terms of the MCA, or other agreement between Motorola and Customer, as applicable, including any applicable addenda (the "Agreement"). Unless the context otherwise requires, all capitalized terms used but not defined herein shall have the meanings set forth in the MCA and DA which may be found at: https://www.motorolasolutions.com/en_us/about/legal/us_terms.html.

If you are purchasing drone or unmanned aerial vehicle and related Products manufactured, supplied or otherwise provided by BRINC Drones, Inc. ("BRINC", and such Products, the "BRINC Products") as part of the TAKEOFF Program (from Motorola on behalf of your employer or another entity, you warrant that: (a) you have authority to bind your employer or the applicable entity, as "Customer" to this TOPA; (b) you have read and understand this TOPA; and (c) on behalf of the Customer that you represent, you agree to this TOPA. If you do not have the legal authority to bind your employer or the applicable entity as Customer to this TOPA, please do not complete the purchase. The BRINC Products include Equipment ("BRINC Equipment"), and related Services and Licensed Software.

This TOPA governs Customer's purchase of BRINC Products from Motorola under the TAKEOFF Program and shall form part of the Parties' Agreement. This TOPA shall control with respect to conflicting terms in the Agreement or any other applicable Addendum (including, without limitation, the Drone Addendum agreed to between Customer and Motorola (the "DA")), but only as applicable to the BRINC Products purchased under this TOPA and not with respect to other Products. For the avoidance of doubt, BRINC Products which are purchased under the Agreement (and, where applicable, the DA) which are not part of the TAKEOFF Program shall not be subject to this TOPA. Unless otherwise stated in this TOPA, the terms of the Agreement, including the DA apply.

1. THE FIRST YEAR OF THE SUBSCRIPTION. As set forth in the Proposal, Customer has agreed to a multi-year Subscription for BRINC Products (the "BRINC Subscription"). All references to the first twelve months of the BRINC Subscription (the "Initial Subscription Period") and each renewal year (each a "Renewal Subscription Year") in this TOPA shall refer to the BRINC Subscription. The Initial Subscription Period of the BRINC Subscription is subject to the following terms:

    1.1. Title. Title to the BRINC Equipment shall transfer to Customer at the commencement of the first Renewal Subscription Year. During the Initial Subscription Period the BRINC Equipment shall be the sole property of BRINC. Customer shall have no rights whatsoever in or to the BRINC Products other than the right to use the BRINC Products during the Initial Subscription Year. Customer shall have the benefit of the Support Program as set out in the Proposal, however Customer shall reimburse Motorola for the cost of any

necessary repairs or replacement of the BRINC Equipment for damage not covered by the Support Program.

2. CUSTOMER RESPONSIBILITIES

2.1. Customer Obligations. Customer shall fulfil the Customer Obligations as set out in the Proposal ("Customer Obligations").

2.2. Feedback. Customer may provide Motorola internal reports and feedback to assist in improving the TAKEOFF Program. Motorola and BRINC may use such internal reports and feedback to develop or improve their Products and Services (including without limitation BRINC Products)

2.3. Reference. Motorola or BRINC may request that Customer act as a public reference or that Customer participate in a case study.

2.4. Exclusivity. During the Initial Subscription Period, Customer shall use Products from BRINC as its sole Drone as First Responder ("DFR") provider for any Products covered by the TAKEOFF Program, and shall not, until the commencement of the first Renewal Subscription Period, deploy or purchase any autonomous docked drone platform or DFR product from a third party ("Competing Product").

2.5. Compatibility. Customer is responsible for ensuring that any Customer-Provided Equipment and any alterations to the applicable network with which the BRINC Products are to be used are compatible with the BRINC Product.

3. EARLY TERMINATION

3.1. Customer Termination. Customer may terminate the BRINC Subscription without penalty by giving notice to Motorola up to 30 days prior to the commencement of the first Renewal Subscription Year.

3.2. Motorola Termination. During the Initial Subscription Year, Motorola may terminate the BRINC Subscription immediately by giving notice to Customer should:

3.2.1. Customer fail to fulfill a Customer Obligation pursuant to Section 2.1; or

3.2.2. Customer deploy or purchase a Competing Product.

4. ON TERMINATION On termination pursuant to Section 3, Motorola or its subcontractors (including BRINC or its subcontractors) shall remove the BRINC Equipment from Customer's premises, and will deactivate (or cancel Customer's access to) all related Software and SaaS Products (as defined in the Agreement) provided or made available by BRINC. Customer will cooperate with such removals and deactivations (including without limitation by allowing Motorola and its subcontractors (including BRINC and its

subcontractors) to access Customer facilities for such purpose. Motorola shall work with Customer to offload any Customer Data to Customer's system.

5. SURVIVAL The following sections of this TOPA survive termination of this Agreement: Sections 1 and 4.

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Resolution No. R-25-_____A Resolution Approving and Authorizing a 6B Classification for Long Avenue, Schaumburg, Illinois (LPC Acquisition Company, LLC).
12/09/25
Village Board

Presenter: Matt Frank
Lead Department: Economic Development

Executive Summary:

Please find the Cook County Class 6B Application from LPC Acquisition Company, LLC (the "Applicant") for the development of 443,160 square-feet on Long Avenue (the "Subject Property"). The Applicant is seeking a 6B tax incentive, in which the property would be assessed at a 10% assessment level instead of the normal 25% assessment level. According to the Office of the Cook County Treasurer, the properties on Long Avenue were billed $121,679 total in property taxes in the 2023 tax year. Cook County allows the Class 6B incentive for new industrial development.

LPC Acquisition Company, LLC has the properties on Long Avenue under contract and expects to close in early 2026. The Applicant plans to demolish the existing improvements and construct 2 new 221,580 square foot industrial warehouse buildings on two lots.

The Schaumburg Business Development Commission reviewed this at their November 10th meeting and recommended approval of the Class 6B request. If approved, staff will work with the Applicant and make the 6B contingent upon the attached Development Agreement outlining LPC Acquisition Company, LLC investment of $80,000,000, employing 150 employees on the Subject Property, and establishing their local community support.

Recommended Action:

The Schaumburg Business Development Commission recommends that the Finance, Legal, Administrative and General Government Committee recommend the Village Board approve a resolution authorizing a Class 6B tax incentive for LPC Acquisition Company, LLC on Long Avenue.

ATTACHMENTS:
- LPC 6B Memo for FLAGG 11_17_25.docx
- Long Avenue 6b Application 10.17.25 - Opt.pdf
- LPC 6B Resolution.docx
- LPC 6B RDA for FLAGG 11_17_25.docx

VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

TO: FLAGG Committee

FROM: Matt Frank, Director of Economic Development

RE: Recommendation to Approve a Cook County Class 6B Request for LPC Acquisition Company, LLC, on Long Avenue

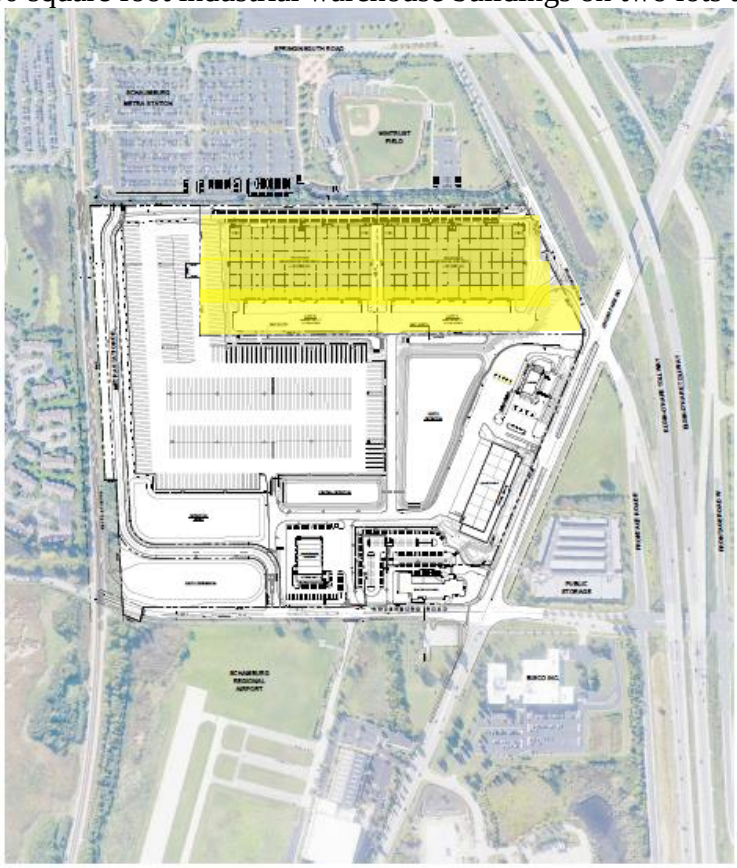
DATE: November 17, 2025

Introduction

Please find the Cook County Class 6B Application from LPC Acquisition Company, LLC (the "Applicant") for the development of 443,160 square-feet on Long Avenue (the "Subject Property"). The Applicant is seeking a 6B tax incentive, in which the property would be assessed at a 10% assessment level instead of the normal 25% assessment level. According to the Office of the Cook County Treasurer, the properties on Long Avenue were billed $121,679 total in property taxes in the 2023 tax year. Cook County allows the Class 6B incentive for new industrial development.

Discussion

The Applicant is an experienced developer with over 55.3 million square feet of development over the past 30 years. Palatine 90 Logistics Center at 975 W. Algonquin Road and the Swift & Lake property in Addison are two recent examples of their developments. LPC Acquisition Company, LLC has the properties on Long Avenue under contract and expects to close in early 2026. The Applicant plans to demolish the existing improvements and construct 2 new 221,580 square foot industrial warehouse buildings on two lots as shown below:



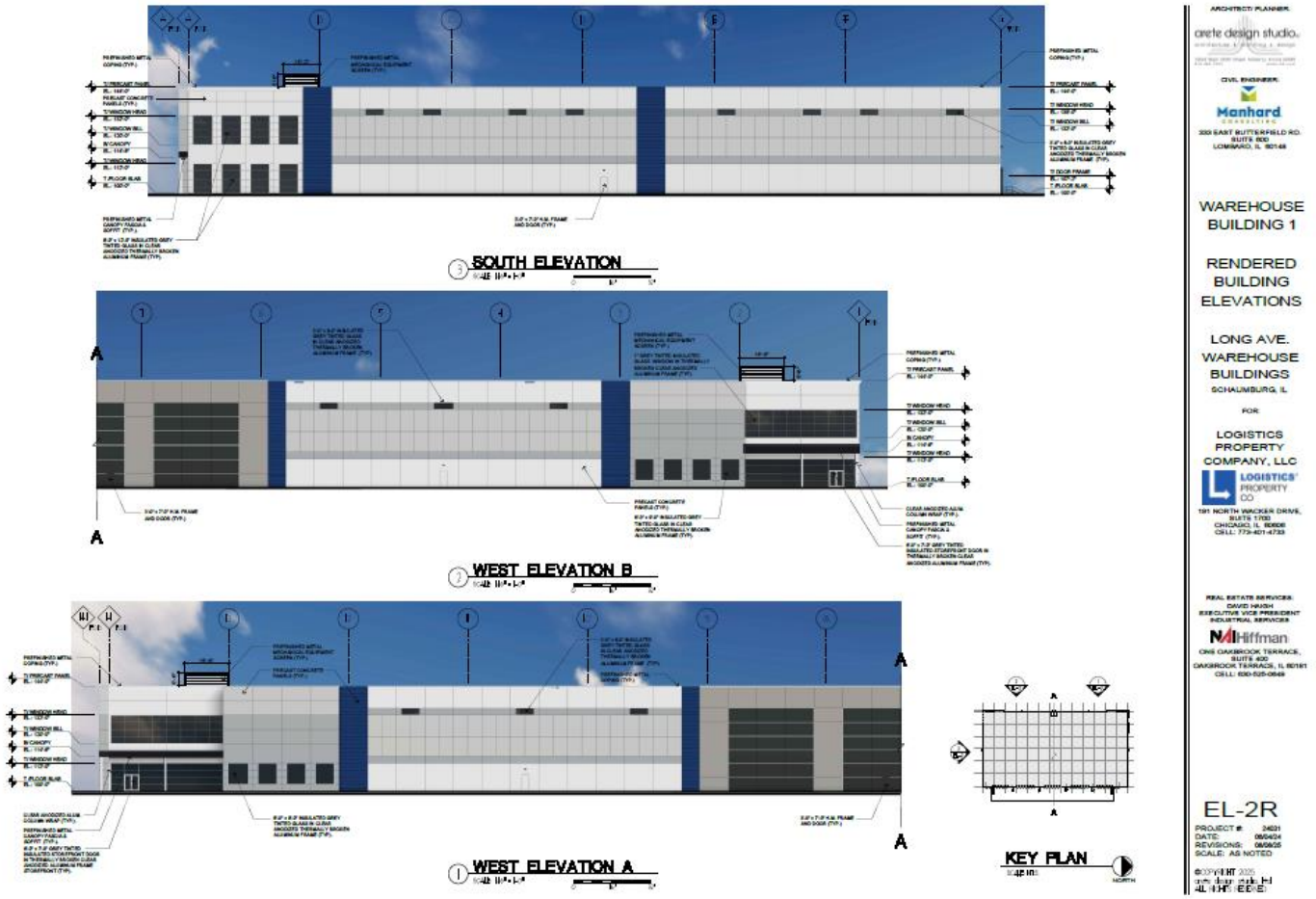
The proposed development will integrate with the Experior development to the west of the site. The Village of Schaumburg is also in the process of the establishment of the 390 Gateway Logistics Redevelopment Project Area TIF District to help facilitate this development by the Applicant. The Joint Review Board met on October 13th and recommended approval of the proposed TIF District. A public hearing for the proposed TIF District was held on November 11th and there will be a final Village Board meeting on December 9th.

Employment and Business Growth

The Applicant is building these two industrial warehouses as specs so there are no tenants lined up for the buildings yet. The application estimates that there will be 150 full-time employees upon stabilization of both buildings. These 150 employees are expected to meet the minimum wage requirements for Cook County. The Applicant also anticipates that these employees will spend over $600,000 per year on gas, entertainment, groceries and other purchases.

Capital Improvements

The Applicant is proposing to invest $60,000,000 on the redevelopment of Long Avenue with an additional $10,000,000 in costs for tenant improvements for a total of $70,000,000. The Village of Schaumburg's policy requires substantial capital expenditures that improve the Equalized Assessed Value. The below elevations reflect the development that the Applicant is proposing:



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

	Current Valuation	Valuation With 6B and Improvements	Valuation Without 6B
Fair Market Value (FMV)	$4,606,992	$60,400,000	$60,400,000
Assessment Value	10%	10%	25%
Assessed Value (AV)	$460,699	$6,040,000	$15,100,000
State Equalizer	3.0355	3.0355	3.0355
Equalized Assessed Value EAV)	$1,398,452	$18,334,420	$45,836,050
Tax Rate	9.287%	9.287%	9.287%
Tax Amount	$129,930	$1,703,451	$4,258,627

*****Investment and discount rate only calculated in the Revised Valuation. FMV is generated from purchase price plus additional investment into building at a 75% discount rate.

Over the life of the incentive, the applicant is expected to pay nearly $23,000,000 in property taxes and save approximately $28,000,000 based on the 2024 State Equalizer of 3.0355 and 2023 Local Tax Rate of 9.287%:

	Tax Assessment Level	Tax Amount	Total Cost
Years 1-10	10%	$1,703,451	$17,034,510
Year 11	15%	$2,555,176	$2,55,176
Year 12	20%	$3,406,902	$3,406,902
Total Taxes with 6B			$22,996,588

Civic Involvement

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

The Schaumburg Business Development Commission reviewed this at their November 10th meeting and recommended approval of the Class 6B request. If approved, staff will work with the Applicant and make the 6B contingent upon the attached Development Agreement outlining LPC Acquisition Company, LLC investment of $80,000,000, employing 150 employees on the Subject Property, and establishing their local community support.

Recommendation

The Schaumburg Business Development Commission recommends that the Finance, Legal, Administrative and General Government Committee recommend the Village Board approve a resolution authorizing a Class 6B tax incentive for LPC Acquisition Company, LLC on Long Avenue.

THE LAW OFFICES OF
LISTON & TSANTILIS
A PROFESSIONAL CORPORATION

33 NORTH LASALLE STREET, 28TH FLOOR CHICAGO, ILLINOIS 60602
BRIAN P. LISTON (312) 580-1594 PETER TSANTILIS (312) 604-3808 FACSIMILE (312) 580-1592

October 17, 2025

VIA MAIL & EMAIL
Matt Frank
Director of Economic Development
101 Schaumburg Court
Schaumburg, IL 60193

RE: Class 6b Resolution Request
LPC Acquisition Company, LLC, or its assignee
Long Avenue Project
Schaumburg, IL 60193
PINs: Multiple – See Enclosed

Dear Matt,

LPC Acquisition Company, LLC, or its assignee (the "Applicant" or "LPC") is the owner of the above-referenced property (the "Subject Property") and is requesting a Resolution from the Village of Schaumburg supporting and consenting to a Class 6b Tax Incentive for the Subject Property based on New Construction and Substantial Rehabilitation.

Current & Proposed Site Characteristics

The Subject Property currently consists of number of individual vacant or vacant residential lots. The site is currently unincorporated, however as a result of the purchase and redevelopment, the Applicant plans to annex the site into Schaumburg proper. Assuming the 6b is granted, the Applicant plans to purchase the site, demolish any existing improvements and construct two (2) new industrial facilities on two (2) separate lots. Lot 1 is expected to consist of an approximately 221,580 square-foot industrial warehouse (Building 1) sited on approximately 494,120 square feet of land. Lot 2 is expected to consist of a separate 221,580 square industrial warehouse (Building 2) sited on 496,347 square feet.

Building 1 is expected to measure 44 feet in height, including up to 5,500 square feet of office space, 139 parking stalls (per cross access and share parking easement) & approximately 33 loading docks. Building 2 is also expected to have the same characteristics, albeit on a slightly larger site. As mentioned, the site is currently unincorporated, but upon annexation it will be rezoned as M-1 for general manufacturing & related uses. The site is conveniently situated right off Irving Park Road & the Elgin-O'Hare tollway, with quick access to the O'Hare airport, and just over 30 miles to downtown Chicago. The Applicant does not yet have a tenant in tow but plans to market the sites to suitable industrial users.

Developer Information:

Logistics Property Company (LPC) is a leading industrial real estate development and management firm specializing in the acquisition, development, and operation of modern logistics facilities across North America. With a focus on strategic site selection, cutting-edge design, and

sustainable building practices, LPC delivers high-quality industrial spaces tailored to meet the evolving needs of e-commerce, distribution, and manufacturing businesses. LPC's portfolio includes state-of-the-art warehouses, distribution centers, and logistics hubs designed to optimize supply chain efficiency. The Company partners with institutional investors and corporate clients to create innovative solutions that drive economic growth and job creation in local communities.

Committed to responsible development, LPC integrates best-in-class sustainability practices, including LEED-certified buildings, energy-efficient designs, and environmentally conscious construction methods. The company works closely with municipalities to ensure compliance with zoning regulations and to contribute positively to community development. Headquartered right here in Chicago, LPC operates a national platform with a presence in key logistics markets across the United States.

Construction, Job Creation & Fiscal Impact

Should the Class 6b Tax Incentive be granted, the Applicant plans to spend approximately $80,000,000 to purchase & construct the proposed facilities. Once improvements are finished, the Applicant will lease the property to a speculative industrial tenant(s) for warehousing, manufacturing, distribution, etc. Based on square footage, parking counts and previous experience, the Applicant expects around 150 full-time employees (total) upon stabilization of both buildings. The Applicant also expects the planned improvements on the site will also result in approximately 250 temporary construction jobs.

After the completion of the construction and subsequent stabilization, the Subject Property is projected to have a market value of approximately $60,400,000 which would generate an estimated $22,841,293 in total taxes (or approx. **$1,691,948 per year** to start) over the life of the Class 6b Tax Incentive. Without the incentive, the property is expected to generate only approximately $1,548,634 in taxes over the next 12 years (or approx. **$129,053 per year** to start) based on current land value. Or approximately $2,960,501 (or approx. **$246,708** per year) based on the full current value. Therefore, should the Class 6b Tax Incentive be approved, the Subject Property would generate approximately an additional **$19,880,793 - $21,292,659** in additional real estate taxes over the life of the Class 6b Tax Incentive. Please see the attached "12 Year Tax Comparison Chart" for more details.

In addition to increased property tax revenues, the eventual occupants' presence will significantly benefit the local community. The Applicant expects the Occupants' employees and visitors will frequent Village restaurants, gas stations, stores and more. The Applicant also expects the eventual Occupant will attract both new and returning customers who will also frequent nearby establishments. According to the enclosed employee impact chart, an estimated 150 full-time individuals are expected to spend over **$600,000+** per year in the Village on gas, entertainment, groceries, etc. In total, the construction and reoccupation of the newly proposed facility could generate over **$27,000,000+** in additional revenue over the life of the incentive.

"But-For" Condition Statement

The Applicant has determined that without the incentive, the heavy Cook County property tax burden (28.012%) will make the project infeasible & in the event the Subject Property is not developed, the site is likely to be kept as raw land to limit tax exposure and eventually sold.

Conclusion

Based on the foregoing, the Applicant requests that the Village of Schaumburg review its Class 6b Tax Incentive request and approve a Resolution supporting and consenting to a Class 6b Tax Incentive for the Subject Property based on New Construction and Substantial Rehabilitation. Should you need any additional documentation or have any questions or concerns, do not hesitate to contact me at (312) 604-3898 or via email at mrogers@ltlawchicago.com.

Respectfully Submitted,

Mark Rogers

Mark Rogers

COOK COUNTY ASSESSOR
FRITZ KAEGI

COOK COUNTY ASSESSOR'S OFFICE
118 NORTH CLARK STREET, CHICAGO, IL 60602
PHONE: 312.443.7550 FAX: 312.603.6584
WWW.COOKCOUNTYASSESSOR.COM

CLASS 6B
ELIGIBILITY APPLICATION

Carefully review the Class 6B Eligibility Bulletin before completing this Application. For assistance, please contact the Assessor's Office, Development Incentives Department (312) 603-7529. This application, ***a filing fee of $500.00***, and supporting documentation *(except drawings and surveys)* must be filed as follows:

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

Applicant Information

Name: LPC Acquisition Company, LLC, or its assignee Telephone: (224) 805-2800

Company: Logistics Property Company

Address: 191 N. Wacker Drive, Suite 1700

City: Chicago State: IL Zip Code: 60606

Email: amartell@logisticspropco.com

Contact Person (if different than the Applicant)

Name: Aaron Martell Telephone: (224) 805-2800

Company: Logistics Property Company

Address: 191 N. Wacker Drive, Suite 1700

City: Chicago State: IL Zip Code: 60606

Email: amartell@logisticspropco.com

Property Description (per PIN)

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

Street Address: (1) SEE ATTACHMENT

Permanent Real Estate Index Number: SEE ATTACHMENT

(2) _____

Permanent Real Estate Index Number: _____

(3) _____

Permanent Real Estate Index Number: _____

City: To be Annexed into Schaumburg State: IL Zip Code: 60193

Township: Schaumburg Existing Class: 204

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

Identification of Person Having an Interest in the Property

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

Industrial Use

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

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

Employment Opportunities

How many construction jobs will be created as a result of this development? Approx. 250

How many new permanent full-time and part-time employees do you now employ in Cook County?

Full-time: N/A Part-time: N/A

How many new permanent full-time jobs will be created by this proposed development? TBD - 100+

How many new permanent ~~full~~ part-time jobs will be created by this proposed development? TBD

Nature of Development

Indicate nature of proposed development by checking the appropriate space:

[✓] New Construction **(Read and Complete Section A)**

[✓] Substantial Rehabilitation **(Read and Complete Section A)**
Incentive only applied to the market value attributable to the rehabilitation

[ ] Occupation of Abandoned Property - No Special Circumstance
(Read and Complete Section B)

[ ] Occupation of Abandoned Property - With Special Circumstance
(Read and Complete Section C)

[ ] Occupation of Abandoned Property - **(CEERM Supplemental Application)**
(Read and Complete Section C)

SECTION A (NEW CONSTRUCTION/SUBSTANTIAL REHABILITATION)

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

Estimated date of construction commencement *(excluding demolition, if any)*: July 2026

Estimated date of construction completion: July 2027

Attach copies of the following:

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

SECTION B (ABANDONED PROPERTY WITH NO SPECIAL CIRCUMSTANCE)

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

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

   [ ] YES [ ] NO

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

   _____

   _____

   Attach copies of the following documents:

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

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

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

   Estimated date of reoccupation: _____
   Date of Purchase: _____
   Name of purchaser: _____
   Name of seller: _____
   Relationship of purchaser to seller: _____

   Attach copies of the following documents:

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

SECTION C (SPECIAL CIRCUMSTANCES)

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

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

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

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

   _____

   _____

   Attach copies of the following documents:

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

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

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

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

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

   Attach copies of the following documents:

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

2. How long has the subject property been unused?

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

   [ ] 3 continuous months and maintain/create 250 Employees *(Eligible for Special Circumstance under CEERM)* - **Complete CEERM Supplemental Application**

   [ ] **Not Eligible for Special Circumstance if No purchase and less than 12 continuous months *vacant, or not a CEERM***

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

_____

_____

Attach copies of the following documents:

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

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

(c) Include the finding of special circumstances supporting "abandonment" as determined by the municipality, or the County Board, if located in an unincorporated area. Also include the ordinance or resolution from the Board of Commissioners of Cook County stating its approval for lack of a purchase for value.

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

Estimated date of reoccupation: _____

CEERM SUPPLEMENTAL APPLICATION

(This form will ONLY be utilized for applicants who specifically elect for CEERM)

This supplemental eligibility application is for properties that have been abandoned (due to special circumstances) where there has been no purchase for value and the buildings and other structures have been vacant and unused for at least three continuous months and applicant has provided sufficient documentation to establish that such applicant will create or maintain at least 250 jobs for employees at the subject location.

The CEERM Program shall be limited to the party who is the initial applicant of the Class 6B Incentive under the CEERM Program and the subject of the municipal Resolution or Ordinance.

*Under the **CEERM** Program, qualifying industrial real estate would be eligible for the Class 6B level of assessment from the date of substantial re-occupancy of the abandoned property. Properties receiving Class 6B will be assessed at 10% of market value for the first 10 years, 15% in the 11th year and 20% in the 12th year.* ***The terms of this program are Not Renewable.***

I _____ applicant/representative hereby specifically elect to submit this **Supplemental Application** for the **CEERM** program.

Further affiant sayeth not.

_____ _____

Agent's Signature | Agent's Name & Title

_____ _____

Agent's Mailing Address | Agent's Telephone Number

_____ _____

Applicant's Name | Applicant's Mailing Address

_____

Applicant's e-mail address

Subscribed and sworn before me this _____ day of _____, 20 _____

_____

Signature of Notary Public

LOCAL APPROVAL

A certified copy of a resolution or ordinance from the municipality in which the real estate is located *(or the County Board, if the real estate is located in an unincorporated area)* should accompany this Application. *The ordinance or resolution must expressly state that the municipality supports and consents to this Class 6B Application and that it finds Class 6B necessary for development to occur on the subject property.* If a resolution is unavailable at the time the application is filed, a letter from the municipality or the County Board, as the case may be, stating that a resolution or ordinance supporting the incentive has been requested may be filed with this application instead. If the applicant is seeking to apply based on the reoccupation of abandoned property and will be seeking a finding of "special circumstances" from the municipality, in addition to obtaining a letter from the municipality confirming that a resolution or ordinance supporting the incentive has been requested, the applicant must file a letter from the County Board confirming that a resolution validating a municipal finding of special circumstances has been requested. If, at a later date, the municipality or the County Board denies the applicant's request for a resolution or ordinance, the applicant will be deemed ineligible for the Class 6B incentive, whether or not construction has begun. In all circumstances, the resolution must be submitted by the time the applicant files an "Incentive Appeal".

FINALIZING THE INCENTIVE PROCESS

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

When filing an appeal requesting an Incentive Class Change, a $100.00 filing fee (made out to the Cook County Assessor) must be included. The property cannot receive Class 6B designation until you file an Incentive Appeal Form, AND this office grants reclassification for the parcel(s).

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

Aaron Martell	7/16/25
Signature	Date
Aaron Martell	Executive Vice President
Print Name	Title

4/1/2022

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: LPC Acquisition Company, LLC, or its assignee
   Address: 191 N. Wacker Drive, Suite 1700
   City: Chicago State: IL Zip: 60606
   Telephone: 224-805-2800
   (Number at which applicant can be reached during business hours)
   Fax Number: _____
   E-mail Address: amartell@logisticspropco.com

   b. Chief Executive Officer:
   James Martell

   c. Principle Contact Person: Aaron Martell
   Title: Executive Vice President
   Address: 191 N. Wacker Drive, Suite 1700
   City: Chicago State: IL Zip: 60606
   Telephone: 224-805-2800
   Fax Number: _____
   E-mail Address: amartell@logisticspropco.com

2. Name and addresses of commercial bankers that may be contacted for references:

   Bank: _____
   Address: _____
   City: _____ State: _____ Zip: _____

   Bank: _____
   Address: _____
   City: _____ State: _____ Zip: _____

3. Brief description of business, including history and type of ownership (attach additional information if deemed necessary): Tenant is speculative - Information on LPC below:

Logistics Property Company (LPC) is a leading industrial real estate development and management firm specializing in the acquisition, development, and operation of modern logistics facilities across North America. With a focus on strategic site selection, cutting-edge design, and sustainable building practices, LPC delivers high-quality industrial spaces tailored to meet the evolving needs of e-commerce, distribution, and manufacturing businesses.

4. Current facility location and reason for establishing new facility:

Address: N/A

City: _____ State: _____ Zip: _____

Reason: N/A

5. Major products of the company: N/A

6. Names of two or more customers: N/A

7. Proposed location:

Address: SEE ATTACHMENT

Parcel Identification Number: Multiple - See attachment

8. Project Value:

Land: $ 22,300,000

Building: $ 38,100,000

Personal Property: $ TBD

Equipment: $ TBD

9. Present Zoning Classification: Unincorporated Cook County

10. Size of new facility in square feet: Approx. 443,160 (two buildings)

11. Area of land required by the new facility in square feet or acres: Approx. 23 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? — Yes: | No: x

13. Community traffic impact:

a. Projected number of vehicles entering new facility per day:

		Peak Hours	Per Day
1. Cars	See Traffic Study		
2. Trucks	See Traffic Study		

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):
See enclosed Traffic Study

14. Economic impact:

a. Number of employees at new facility:

	Transfer from present facility	New	Total
Full Time	N/A	TBD	~150
Part Time	N/A	TBD	TBD

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):
Unlikely

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
$ 18,218,452.00

2. Explain the methodology used in estimating equalized assessed value:
Purchase Price + Hard Costs & a 6b tax incentive

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	$671,350	$268,540
School District 211	2.710	$493,720	$197,488
Harper College	0.410	$74,696	$29,878
Schaumburg Township	0.101	$18,401	$7,360
Schaumburg Park District	0.633	$115,323	$46,129
Township Library	0.328	$59,757	$23,903
Village of Schaumburg	0.484	$88,177	$35,271

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 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): TBD

17. To what degree has the requesting firm been involved in local community events? Please list those areas of involvement or sponsorship: TBD

18. Has the requesting firm received financial assistance in the past? If so, explain what incentives were received and for what facility: No

19. Please provide legal description of property:
SEE ATTACHMENT

Applicant: AARON MARTELL
(Print or type name)
Aaron Martell
(Applicant's Signature)

Date: 10/14/25

Legal Description, Site and Building Square Footage

Long Avenue Project,
Schaumburg, Illinois 60193
PINs: Multiple

The Subject Property currently consists of number of individual vacant or vacant residential lots. The site is currently unincorporated, however as a result of the purchase and redevelopment, the Applicant plans to annex the site into Schaumburg proper. Assuming the 6b is granted, the Applicant plans to purchase the site, demolish any existing improvements and construct two (2) new industrial facilities on two (2) separate lots. Lot 1 is expected to consist of an approximately 221,580 square-foot industrial warehouse (Building 1) sited on approximately 494,120 square feet of land. Lot 2 is expected to consist of a separate 221,580 square industrial warehouse (Building 2) sited on 496,347 square feet.

Building 1 is expected to measure 44 feet in height, including up to 5,500 square feet of office space, 139 parking stalls (per cross access and share parking easement) & approximately 33 loading docks. Building 2 is also expected to have the same characteristics, albeit on a slightly larger site. As mentioned, the site is currently unincorporated, but upon annexation it will be rezoned as M-1 for general manufacturing & related uses. The site is conveniently situated right off Irving Park Road & the Elgin-O'Hare tollway, with quick access to the O'Hare airport, and just over 30 miles to downtown Chicago. The Applicant does not yet have a tenant in tow but plans to market the sites to suitable industrial users.

Attached hereto please find:

- Legal Description
- Survey
- Proposed Site Plan
- Aerial of Subject Property
- Street View of the Subject Property

LEGAL DESCRIPTION

LOTS 3 THROUGH 11 AND LOTS 14 THROUGH 21 IN FENZ ACRES, BEING A SUBDIVISION OF THE EAST 600 FEET MEASURED AT RIGHT ANGLES WITH THE EAST LINE OF THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 70 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHERLY OF THE RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL, AND PACIFIC RAILROAD, LYING SOUTHERLY OF THE CENTERLINE OF THE PUBLIC HIGHWAY, KNOWN AS IRVING PARK ROAD, ACCORDING TO THE PLAT THEREOF RECORDED JULY 72, 1948 AS DOCUMENT 14355939, IN COOK COUNTY, ILLINOIS.

AND

THAT PART OF LOTS 1 AND 2 IN SAID FENZ ACRES SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89 DEGREES 54 MINUTES 16 SECONDS WEST, ALONG THE SOUTHERLY LINE OF SAID LOTS 1 AND 2, A DISTANCE OF 267.06 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 37.13 FEET TO THE NORTHERLY LINE OF THE PARCEL CONVEYED BY DOCUMENT NUMBER 95170136; THENCE NORTH 63 DEGREES 39 MINUTES 58 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 275.13 FEET; THENCE SOUTH 89 DEGREES 12 MINUTES 57 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 20.10 FEET TO THE EASTERLY LINE OF SAID LOT 1; THENCE SOUTH 00 DEGREES 10 MINUTES 31 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 158.46 FEET TO THE POINT OF BEGINNING.

AND

THAT PART OF LOT 22 IN SAID FENZ ACRES SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 22; THENCE NORTH 00 DEGREES 10 MINUTES 25 SECONDS WEST, ALONG THE WEST LINE OF

SAID LOT 22, A DISTANCE OF 41.04 FEET TO THE NORTHERLY LINE OF THE PARCEL CONVEYED BY DOCUMENT NUMBER 2113020324; THENCE NORTH

63 DEGREES 39 MINUTES 58 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 246.41 FEET TO THE NORTH LINE OF SAID LOT 22; THENCE NORTH 89 DEGREES 54 MINUTES 12 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 45.58 FEET TO THE NORTHEAST CORNER OF SAID LOT 22; THENCE SOUTH 00 DEGREES 10 MINUTES 24 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 22, A DISTANCE OF 150.73 FEET TO THE SOUTHEAST CORNER OF SAID LOT 22; THENCE SOUTH 89 DEGREES 56 MINUTES 16 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LDT 22, A DISTANCE OF 266.74 FEET TO THE POINT OF BEGINNING.

ALTA/NSPS LAND TITLE SURVEY

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL–TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

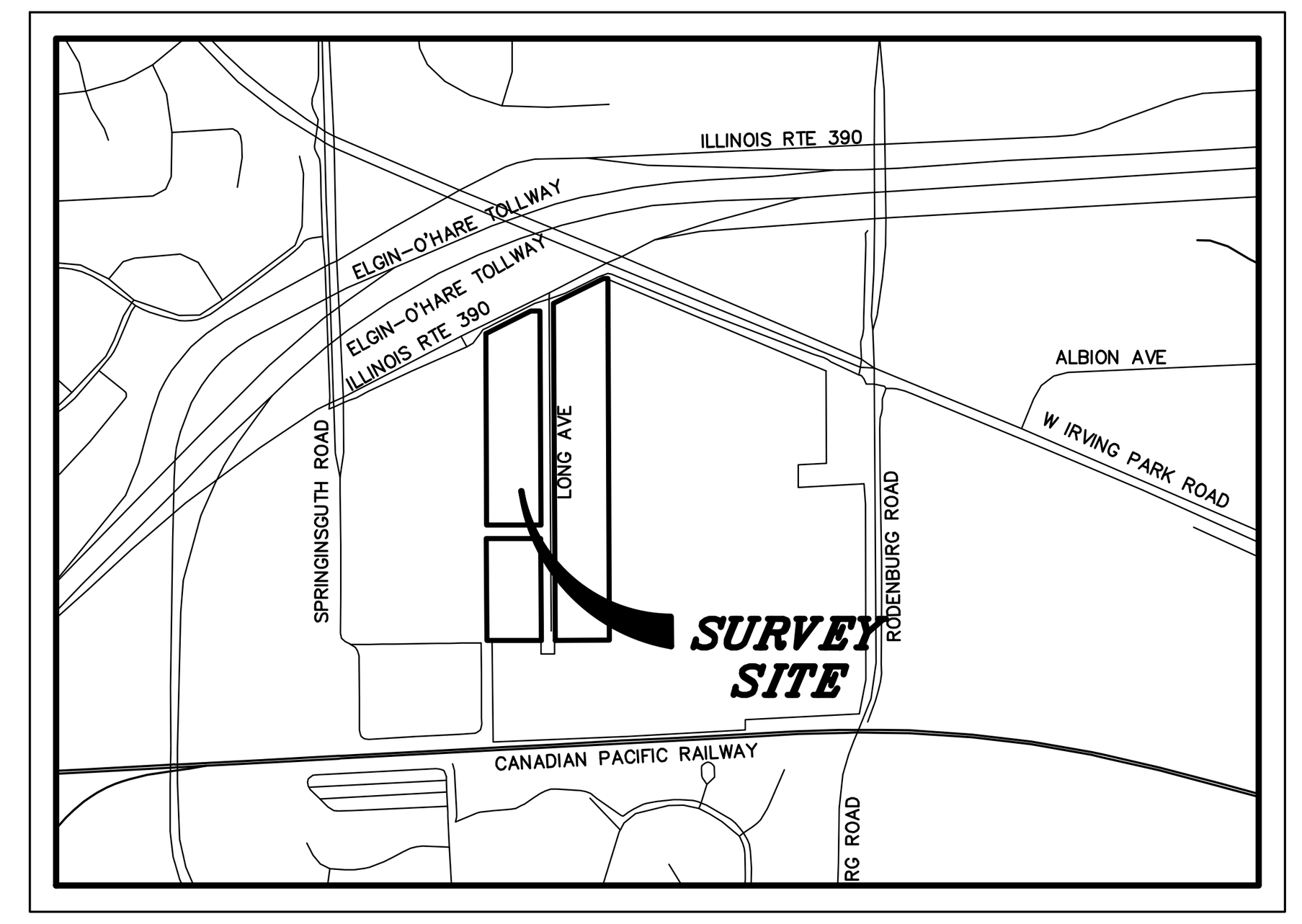
TITLE NOTE

FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER NCS–1262944–CHI2 WITH A COMMITMENT DATE OF MAY 20, 2025 HAS BEEN REVIEWED IN CONJUNCTION WITH THE PREPARATION OF THIS SURVEY. THIS SURVEY MAY NOT REFLECT MATTERS OF TITLE THAT MAY BENEFIT OR BURDEN THE PROPERTY UNLESS THEY ARE EVIDENT FROM THE FIELD SURVEY OR THEY ARE CONTAINED IN THE ABOVE TITLE COMMITMENT.

(EXCEPTION 40) THE SURVEY PROPERTY IS SUBJECT TO DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED DECEMBER 19, 2018 AS DOCUMENT NUMBER 1835308267. SAID DOCUMENT GRANTS RIGHTS, MAINTENANCE REQUIREMENTS, AND USES OF A POND WHICH STRADDLES THE BOUNDARY LINE BETWEEN LOT 11 AND THE PROPERTY TO THE SOUTH. SAID DOCUMENT ALSO GRANTS INGRESS AND EGRESS EASEMENT OVER THE PARCELS TO ACCESS SAID POND. (SEE DOCUMENT FOR PARTICULARS)

INDEX TO SCHEDULE B

EXCEPTION NUMBER	DOCUMENT NUMBER	DESCRIPTION	PLOTTABLE	NOTATION	AFFECTS LOT
1	N/A	RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS	UNKNOWN	NOT ADDRESSED BY SURVEY	ALL LOTS
2	N/A	EASEMENTS NOT SHOWN BY PUBLIC RECORDS	UNKNOWN	IMPROVEMENTS SHOWN ON SURVEY	ALL LOTS
3	N/A	MATTERS DISCLOSED BY AN ACCURATE SURVEY	YES	IMPROVEMENTS SHOWN ON SURVEY	ALL LOTS
4	N/A	ANY LIEN NOT SHOWN BY PUBLIC RECORDS	UNKNOWN	NOT ADDRESSED BY SURVEY	ALL LOTS
5	N/A	TAXES OR SPECIAL ASSESSMENTS NOT SHOWN BY PUBLIC RECORDS	UNKNOWN	NOT ADDRESSED BY SURVEY	ALL LOTS
6	N/A	MATTERS THAT MAY APPEAR FOR THE FIRST TIME IN PUBLIC RECORDS BETWEEN THE COMMITMENT DATE AND THE DATE IN WHICH ALL THE REQUIREMENTS ARE MET	NOT ADDRESSED BY SURVEY	UNKNOWN	ALL LOTS
7	N/A	PROPERTY TAXES FOR 2024 AND 2025 (07-32-400-007-0000)	UNKNOWN	NOT ADDRESSED BY SURVEY	LOT 22
8	N/A	PROPERTY TAXES FOR 2024 AND 2025 (07-32-400-008-0000)	UNKNOWN	NOT ADDRESSED BY SURVEY	LOT 21
9	N/A	PROPERTY TAXES FOR 2024, 2025 AND PRIOR YEARS MARKED EXEMPT AND REQUEST FOR EVIDENCE SHOWING LAND IS ENTITLED TO SAID EXEMPTION	UNKNOWN	NOT ADDRESSED BY SURVEY	LOT 21
10	N/A	PROPERTY TAXES FOR 2024 AND 2025 (07-32-400-009-0000)	UNKNOWN	NOT ADDRESSED BY SURVEY	LOT 20
11	N/A	PROPERTY TAXES FOR 2024 AND 2025 (07-32-400-010-0000)	UNKNOWN	NOT ADDRESSED BY SURVEY	LOT 19
12	N/A	PROPERTY TAXES FOR 2024 AND 2025 (07-32-400-011-0000)	UNKNOWN	NOT ADDRESSED BY SURVEY	LOT 18
13	N/A	PROPERTY TAXES FOR 2024 AND 2025 (07-32-400-012-0000)	UNKNOWN	NOT ADDRESSED BY SURVEY	LOT 17
14	N/A	PROPERTY TAXES FOR 2024 AND 2025 (07-32-400-013-0000)	UNKNOWN	NOT ADDRESSED BY SURVEY	LOT 16
15	N/A	PROPERTY TAXES FOR 2024 AND 2025 (07-32-403-006-0000)	UNKNOWN	NOT ADDRESSED BY SURVEY	PART OF LOT 14
16	N/A	PROPERTY TAXES FOR 2024 AND 2025 (07-32-403-007-0000)	UNKNOWN	NOT ADDRESSED BY SURVEY	PART OF LOT 14
17	N/A	PROPERTY TAXES FOR 2024 AND 2025 (07-32-403-008-0000)	UNKNOWN	NOT ADDRESSED BY SURVEY	PART OF LOT 15
18	N/A	PROPERTY TAXES FOR 2024 AND 2025 (07-32-403-009-0000)	UNKNOWN	NOT ADDRESSED BY SURVEY	PART OF LOT 15
19	N/A	PROPERTY TAXES FOR 2024 AND 2025 (07-32-405-001-0000)	UNKNOWN	NOT ADDRESSED BY SURVEY	LOT 2
20	N/A	PROPERTY TAXES FOR 2024, 2025 AND PRIOR YEARS MARKED EXEMPT AND REQUEST FOR EVIDENCE SHOWING LAND IS ENTITLED TO SAID EXEMPTION	UNKNOWN	NOT ADDRESSED BY SURVEY	LOT 2
21	N/A	PROPERTY TAXES FOR 2024 AND 2025 (07-32-405-002-0000)	UNKNOWN	NOT ADDRESSED BY SURVEY	LOT 1
22	N/A	PROPERTY TAXES FOR 2024, 2025 AND PRIOR YEARS MARKED EXEMPT AND REQUEST FOR EVIDENCE SHOWING LAND IS ENTITLED TO SAID EXEMPTION	UNKNOWN	NOT ADDRESSED BY SURVEY	LOT 1
23	N/A	PROPERTY TAXES FOR 2024 AND 2025 (07-32-405-003-0000)	UNKNOWN	NOT ADDRESSED BY SURVEY	LOT 3
24	N/A	PROPERTY TAXES FOR 2024 AND 2025 (07-32-405-004-0000)	UNKNOWN	NOT ADDRESSED BY SURVEY	LOT 4
25	N/A	PROPERTY TAXES FOR 2024 AND 2025 (07-32-405-005-0000)	UNKNOWN	NOT ADDRESSED BY SURVEY	LOT 5
26	N/A	PROPERTY TAXES FOR 2024 AND 2025 (07-32-405-006-0000)	UNKNOWN	NOT ADDRESSED BY SURVEY	LOT 6
27	N/A	PROPERTY TAXES FOR 2024 AND 2025 (07-32-405-007-0000)	UNKNOWN	NOT ADDRESSED BY SURVEY	LOT 7
28	N/A	PROPERTY TAXES FOR 2024 AND 2025 (07-32-405-008-0000)	UNKNOWN	NOT ADDRESSED BY SURVEY	LOT 8
29	N/A	PROPERTY TAXES FOR 2024 AND 2025 (07-32-405-009-0000)	UNKNOWN	NOT ADDRESSED BY SURVEY	LOT 9
30	N/A	PROPERTY TAXES FOR 2024 AND 2025 (07-32-405-015-0000)	UNKNOWN	NOT ADDRESSED BY SURVEY	LOT 10
31	N/A	PROPERTY TAXES FOR 2024 AND 2025 (07-32-405-016-0000)	UNKNOWN	NOT ADDRESSED BY SURVEY	PART OF LOT 10 AND 11
32	N/A	PROPERTY TAXES FOR 2024 AND 2025 (07-32-405-018-0000)	UNKNOWN	NOT ADDRESSED BY SURVEY	PART OF LOT 11
33	0605418011	ORDINANCE NO. 06-03 DISCONTINUING SPECIAL SERVICE AREA NO. 3	NO	NO EASEMENTS GRANTED	UNKNOWN (LOT 5, LOT 18 AND PART OF LOT 15 PER TITLE)
34	0605418012	ORDINANCE NO. 06-04 DISCONTINUING SPECIAL SERVICE AREA NO. 4	NO	NO EASEMENTS GRANTED	UNKNOWN (LOT 5, LOT 18 AND PART OF LOT 15 PER TITLE)
35	0814822026	ORDINANCE NO. 08-068 DISCONTINUING SPECIAL SERVICE AREA NO. 5	NO	NO EASEMENTS GRANTED	UNKNOWN (LOT 5, LOT 18 AND PART OF LOT 15 PER TITLE)
36	14355939	BUILDING SETBACK LINES AS SHOWN ON PLAT OF SUBDIVISION	YES	SHOWN ON SURVEY	ALL LOTS
37	14355939	EASEMENTS FOR PUBLIC UTILITIES AS SHOWN ON PLAT OF SUBDIVISION	YES	SHOWN ON SURVEY	ALL LOTS
38	14355939	EASEMENTS FOR ROADWAY AS SHOWN ON PLAT OF SUBDIVISION	YES	SHOWN ON SURVEY	LOT 9 AND LOT 10
39	2102719098	VILLAGE OF SCHAUMBURG ORDINANCE NO. 20-094	NO	NO EASEMENTS GRANTED	LOT 1 AND LOT 2
40	1835308267	DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS	NO	NOTED ON SURVEY	LOT 11
41	87480000	ORDINANCE NO. 2836 - ORDINANCE ESTABLISHING A TAX ON THE PURCHASE OF FOOD, BEVERAGE AND ALCOHOLIC LIQUOR IN THE VILLAGE OF SCHAUMBURG	NO	NO EASEMENTS GRANTED	LOT 15
42	N/A	RIGHTS OF OWNERS OF LAND BORDERING ON THE POND IN RESPECT TO THE WATER OF SAID POND	YES	IMPROVEMENTS SHOWN ON SURVEY	LOT 11
43	N/A	EXISTING UNRECORDED LEASES, IF ANY	UNKNOWN	NOT ADDRESSED BY SURVEY	UNKNOWN



LOCATION MAP

NOT TO SCALE

PROPERTY AREA

860,463 SQUARE FEET (19.754 ACRES)

LEGAL DESCRIPTION

LOTS 3 THROUGH 11 AND LOTS 14 THROUGH 21 IN FENZ ACRES, BEING A SUBDIVISION OF THE EAST 600 FEET MEASURED AT RIGHT ANGLES WITH THE EAST LINE OF THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHERLY OF THE RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL, AND PACIFIC RAILROAD, LYING SOUTHERLY OF THE CENTERLINE OF THE PUBLIC HIGHWAY, KNOWN AS IRVING PARK ROAD, ACCORDING TO THE PLAT THEREOF RECORDED JULY 12, 1948 AS DOCUMENT 14355939, IN COOK COUNTY, ILLINOIS.

AND

THAT PART OF LOTS 1 AND 2 IN SAID FENZ ACRES SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89 DEGREES 54 MINUTES 16 SECONDS WEST, ALONG THE SOUTHERLY LINE OF SAID LOTS 1 AND 2, A DISTANCE OF 267.06 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 37.13 FEET TO THE NORTHERLY LINE OF THE PARCEL CONVEYED BY DOCUMENT NUMBER 95170136; THENCE NORTH 63 DEGREES 39 MINUTES 58 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 275.13 FEET; THENCE SOUTH 89 DEGREES 12 MINUTES 51 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 20.10 FEET TO THE EASTERLY LINE OF SAID LOT 1; THENCE SOUTH 00 DEGREES 10 MINUTES 31 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 158.46 FEET TO THE POINT OF BEGINNING.

AND

THAT PART OF LOT 22 IN SAID FENZ ACRES SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 22; THENCE NORTH 00 DEGREES 10 MINUTES 25 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 22, A DISTANCE OF 41.04 FEET TO THE NORTHERLY LINE OF THE PARCEL CONVEYED BY DOCUMENT NUMBER 2113020324; THENCE NORTH 63 DEGREES 39 MINUTES 58 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 246.41 FEET TO THE NORTH LINE OF SAID LOT 22; THENCE NORTH 89 DEGREES 54 MINUTES 12 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 45.58 FEET TO THE NORTHEAST CORNER OF SAID LOT 22; THENCE SOUTH 00 DEGREES 10 MINUTES 24 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 22, A DISTANCE OF 150.13 FEET TO THE SOUTHEAST CORNER OF SAID LOT 22; THENCE SOUTH 89 DEGREES 56 MINUTES 16 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 22, A DISTANCE OF 266.74 FEET TO THE POINT OF BEGINNING.

PROPERTY DATA TABLE

ADDRESS	LOT NUMBER	PIN
92 LONG AVENUE	LOT 22	07-32-400-007-0000
94 LONG AVENUE	LOT 21	07-32-400-008-0000
96 LONG AVENUE	LOT 20	07-32-400-009-0000
97 LONG AVENUE	LOT 1 (PART)	07-32-405-002-0000
97 LONG AVENUE	LOT 2 (PART)	07-32-405-001-0000
98 LONG AVENUE	LOT 19	07-32-400-010-0000
99 LONG AVENUE	LOT 3	07-32-405-003-0000
100 LONG AVENUE	LOT 18	07-32-400-011-0000
101 LONG AVENUE	LOT 4	07-32-405-004-0000
102 LONG AVENUE	LOT 17	07-32-400-012-0000
103 LONG AVENUE	LOT 5	07-32-405-005-0000
104 LONG AVENUE	LOT 16	07-32-400-013-0000
105 LONG AVENUE	LOT 6	07-32-405-006-0000
106 LONG AVENUE	LOT 15 (N 1/2)	07-32-403-008-0000
107 LONG AVENUE	LOT 7	07-32-405-007-0000
108 LONG AVENUE	LOT 15 (S 1/2)	07-32-403-009-0000
109 LONG AVENUE	LOT 8	07-32-405-008-0000
110 LONG AVENUE	LOT 14 (N 1/2)	07-32-403-006-0000
111 LONG AVENUE	LOT 9	07-32-405-009-0000
112 LONG AVENUE	LOT 14 (S 1/2)	07-32-403-007-0000
113 LONG AVENUE	LOT 10 (N 150')	07-32-405-015-0000
115 LONG AVENUE	LOT 10 (S 133') AND LOT 11 (N 27')	07-32-405-016-0000
121 LONG AVENUE	LOT 11(EXCEPT N 27')	07-32-405-018-0000

SHEET INDEX

SHEET 1	LEGAL DESCRIPTION,SITE DATA, TITLE NOTES AND INDEX, FEMA NOTE, SURVEYORS NOTES AND CERTIFICATE
SHEET 2–3	EXISTING LOT AND EASEMENT DETAILS
SHEETS 4–6	EXISTING IMPROVEMENTS AND IMPROVEMENT TIES
SHEET 7	EXISTING ORTHOPHOTOGRAPHY

SURVEY PREPARED FOR

LPC ACQUISITION COMPANY, LLC
191 NORTH WACKER DRIVE, SUITE 1700
CHICAGO, ILLINOIS 60606

SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.
2. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
3. THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED ON THE LEGAL DESCRIPTION CONTAINED IN THE TITLE COMMITMENT AND SHOWN HEREON. THIS INFORMATION HAS BEEN FURNISHED BY THE CLIENT AND COMPARED TO RECORD DEEDS TO CHECK FOR GAPS AND/OR OVERLAPS. HOWEVER, THIS SURVEY MAY NOT REFLECT HISTORICAL MATTERS OF TITLE AND OWNERSHIP THAT HAVE NOT BEEN DISCLOSED BY THE TITLE COMMITMENT.
4. UNLESS OTHERWISE NOTED, ONLY THE IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
5. MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH, AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE.
6. AT THE TIME OF THIS SURVEY THE SURVEYOR HAS NOT RECEIVED A PZR/ZONING REPORT FOR THE SURVEY PROPERTY AT THE TIME OF THE SURVEY. UPON RECEIVING SID PZR/ZONING REPORT THE SURVEYOR SHALL STATE AND PLOT APPLICABLE BULK RESTRICTIONS AND SETBACKS. (PERTAINS TO TABLE A, ITEM 6A AND 6B)
7. THERE ARE NO STRIPED PARKING SPACES FOR CARS WITHIN THE SURVEY PROPERTY (PERTAINS TO TABLE A, ITEM 9)
8. UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, STORM AND SANITARY SEWERS, WATER MAINS, TELEPHONE AND ELECTRIC CABLES OR CONDUITS, GAS MAINS AND ALL SERVICE LINES SHOWN HEREON HAVE BEEN LOCATED BASED ON ACTUAL FIELD OBSERVATIONS AT AN OPEN MANHOLE AND A THIRD–PARTY PRIVATE UTILITY LOCATE COMPLETED BY THE UNDERGROUND DETECTIVE ON MAY 20, 2025. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THAT 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. (PERTAINS TO TABLE A, ITEM 11B)
9. UNDERGROUND DRY UTILITIES WERE MARKED IN THE FIELD BY THE UNDERGROUND DETECTIVE. THE UTILITIES WERE MARKED WITH FLAGS AND PAINT MARKS UTILIZING ELECTROMAGNETIC EQUIPMENT AND METHODS. SOME OF THE UTILITIES WERE MARKED UTILIZING GROUND PENETRATING RADAR EQUIPMENT AND METHODS. HOWEVER, HIGH GRADE GROUND PENETRATING RADAR EQUIPMENT WITH THE CAPABILITY OF DATA STORAGE AND GEO–PHYSICAL POST PROCESSING WAS NOT UTILIZED TO LOCATE THE UTILITIES. (PERTAINS TO TABLE A, ITEM 11B)
10. OWNER/TAXPAYER INFORMATION HAS BEEN SHOWN HEREON BASED ON COOK COUNTY GIS WEBSITE (PERTAINS TO TABLE A, ITEM 13)
11. THIS SURVEY MAY NOT REFLECT ALL UTILITIES, OR IMPROVEMENTS, IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING, TALL GRASS OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS OR TRAILERS. OVERHEAD WIRES AND POLES (IF ANY) HAVE BEEN SHOWN, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.
12. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE OR UTILITY LINE. CONTROLLED UNDERGROUND EXPLORATORY EFFORT TOGETHER WITH "JULIE" MARKINGS IS RECOMMENDED TO DETERMINE THE FULL EXTENT OF UNDERGROUND SERVICE AND UTILITY LINES. CONTACT J.U.L.I.E. AT 1–800–892–0123.
13. ADJACENT OWNER/TAXPAYER INFORMATION HAS BEEN SHOWN HEREON BASED ON RECORDS FROM COOK COUNTY TREASURER'S OFFICE WEBSITE (PERTAINS TO TABLE A ITEM 13)
14. AERIAL MAPPING HAS BEEN UTILIZED TO SUPPLEMENT THIS SURVEY AND TO PROVIDE THE LOCATIONS OF INTERNAL IMPROVEMENTS. THE AERIAL SURVEY WAS COMPLETED BY MANHARD CONSULTING ON THE DATE OF THE FIELD SURVEY AND EXCEEDS THE RECOMMENDED ACCURACIES AND TOLERANCES FOR ENGINEERING AND CONSTRUCTION PROJECTS PER THE FEDERAL GEOGRAPHIC DATA COMMITTEE GEOSPATIAL POSITIONING ACCURACY STANDARDS PART 4, STANDARDS FOR ARCHITECTURE, ENGINEERING, CONSTRUCTION AND FACILITY MANAGEMENT, TABLE A–3. (PERTAINS TO TABLE A, ITEM 15)
15. THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SURVEYED PROPERTY AT THE TIME OF SURVEY. (PERTAINS TO TABLE A, ITEM 16)
16. THE VILLAGE OF SCHAUMBURG AND THE ILLINOIS DEPARTMENT OF TRANSPORTATION HAVE BEEN CONTACTED AND HAVE INDICATED THAT CURRENTLY THERE ARE NO PLANS TO CHANGE THE STREET RIGHT–OF–WAY LINES FOR FAP 426 ELGIN O'HARE EXPRESSWAY FRONTAGE ROAD OR IRVING PARK ROAD. IN ADDITION, THERE WAS NO OBSERVABLE EVIDENCE OF STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. (PERTAINS TO TABLE A, ITEM 17)

FLOOD HAZARD NOTE

THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FIRM COMMUNITY PANEL NUMBER 17031C0330J WITH AN EFFECTIVE DATE OF AUGUST 19, 2008 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AN AREA WHICH HAS NOT BEEN PRINTED (ZONE X, AREA OF MINIMAL FLOOD HAZARD). ACCORDING TO FEMA, "THIS MEANS THE ENTIRE AREA OF THE PANEL IS IN A SINGLE FLOOD ZONE, THEREFORE FEMA CHOSE TO ECONOMIZE AND NOT CREATE A PRINTABLE IMAGE FOR THIS LOCATION."

SURVEYOR CERTIFICATE:

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

CERTIFIED TO: FIRST AMERICAN TITLE INSURANCE COMPANY
AND: LPC ACQUISITION COMPANY, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 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, 6A, 6B, 7A, 7B1, 8, 9, 11B, 13, 14, 15, 16, 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 22, 2025.

DATED THIS 9TH DAY OF JUNE, A.D., 2025.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
EMAIL ADDRESS: JBAKER@MANHARD.COM
LICENSE EXPIRES NOVEMBER 30, 2026

DESIGN FIRM PROFESSIONAL LICENSE NO. 184003350
LICENSE EXPIRES APRIL 30, 2027.

JAMES D. BAKER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
LINCOLNSHIRE, ILLINOIS

DATE	REVISIONS	DRAWN BY

Manhard CONSULTING
One Overlook Point, Suite 290, Lincolnshire, IL 60069 ph:847.634.5550 fx:847.634.0095 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

LONG AVENUE WAREHOUSE FACILITY DEVELOPMENT
SCHAUMBURG, ILLINOIS
ALTA/NSPS LAND TITLE SURVEY

PROJ. MGR.: QH
PROJ. ASSOC.: JDB
DRAWN BY: AAS
DATE: 05/22/25
SCALE: N/A

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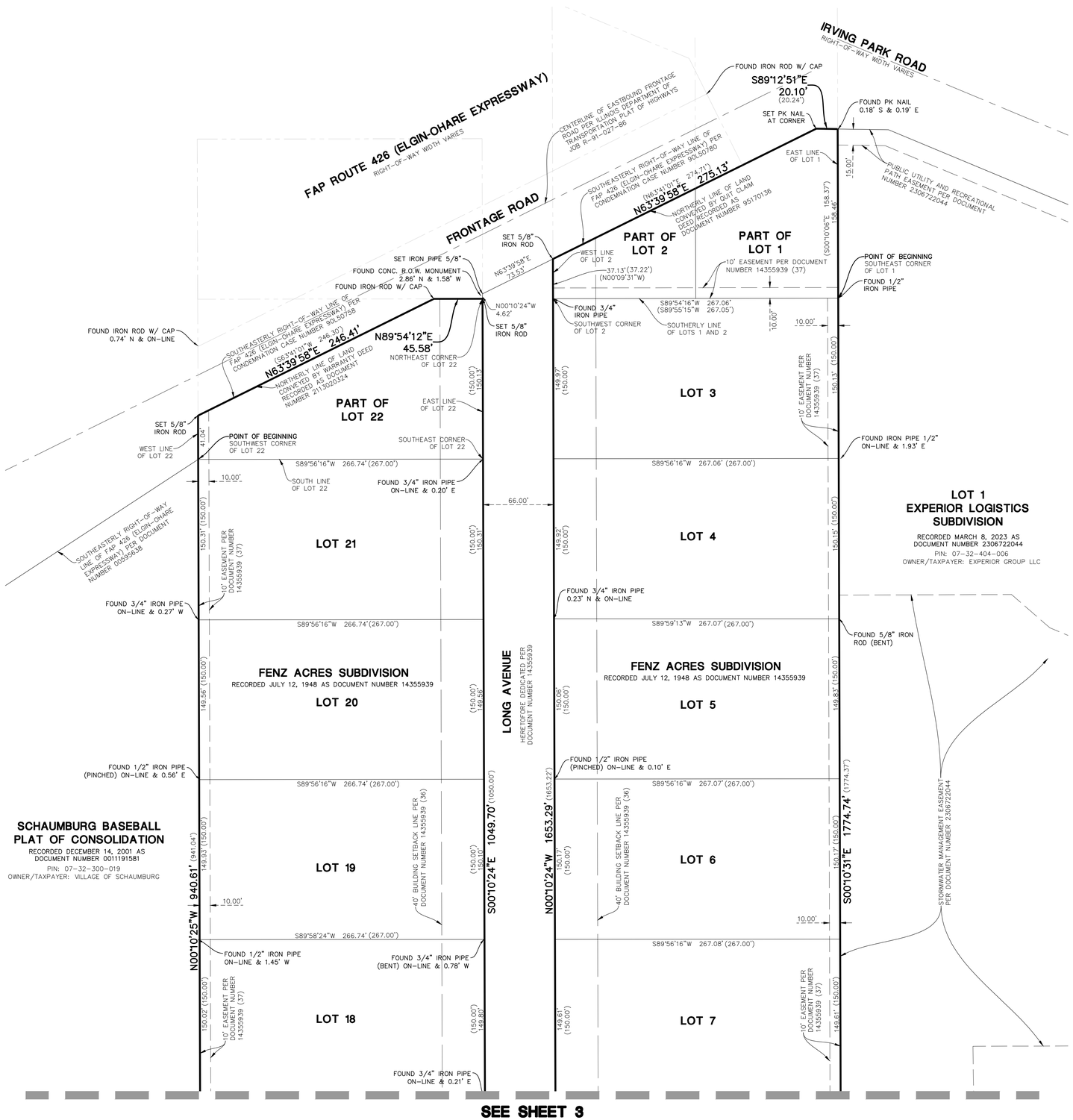
June 10, 2025 – 14:12 Dwg Name: \\mcl–vh–nas\Projects–LO\Lopscil01\dwg\Surv\Final Drawings\Alta Survey\01–LOPSCIL01–SA.dwg Updated By: LMoryl

ALTA/NSPS LAND TITLE SURVEY



SEE SHEET 3

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

DRAWN BY
REVISIONS
DATE

Manhard CONSULTING
One Overlook Point, Suite 250, Lincolnshire, IL 60069 ph 847.634.0066 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

LONG AVENUE WAREHOUSE FACILITY DEVELOPMENT
SCHAUMBURG, ILLINOIS
ALTA/NSPS LAND TITLE SURVEY

PROJ. MGR.:	QH
PROJ. ASSOC.:	JDB
DRAWN BY:	AAS
DATE:	05/22/25
SCALE:	1"=50'

SHEET 2 OF 7
LOPSCIL01

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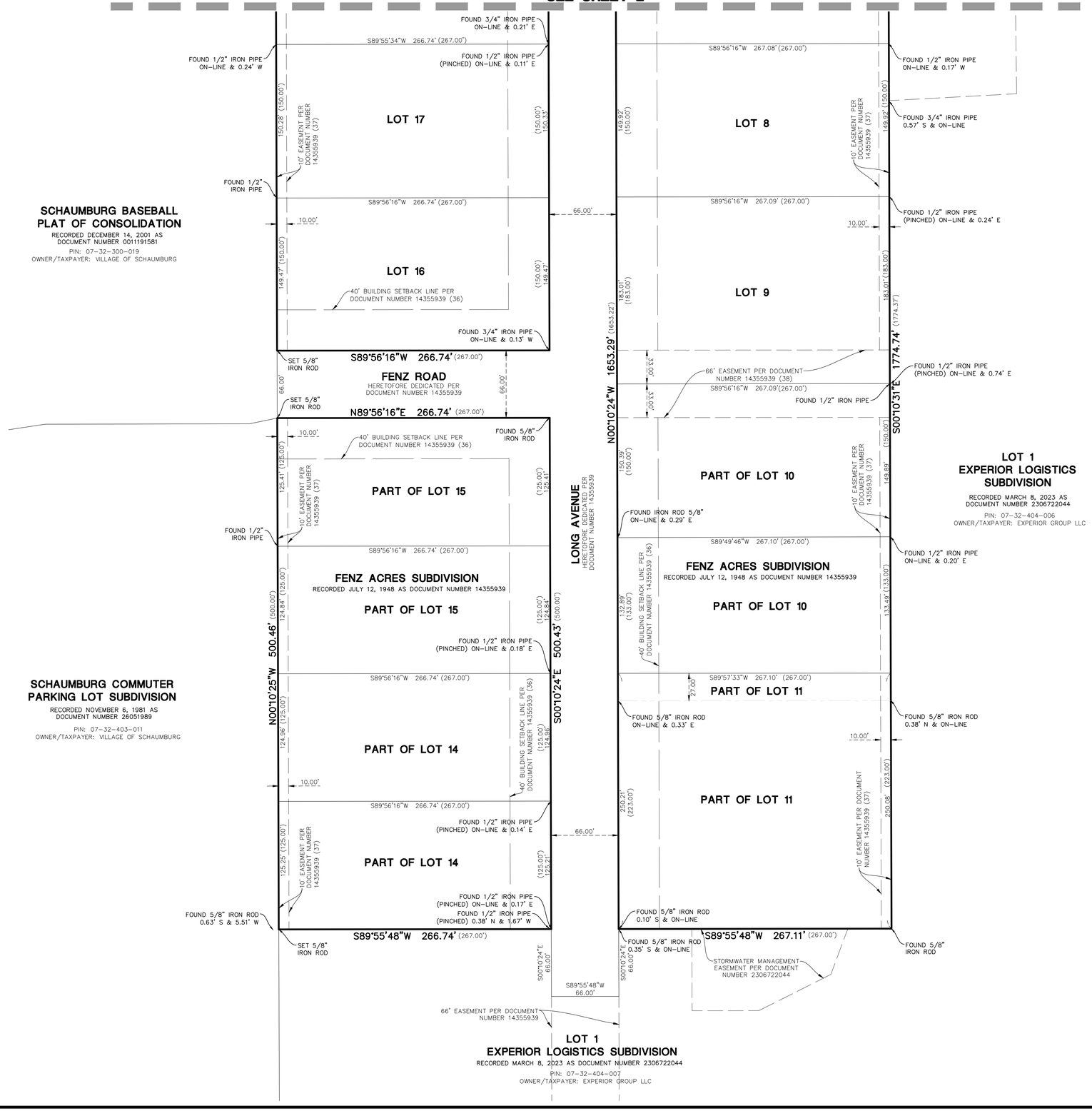
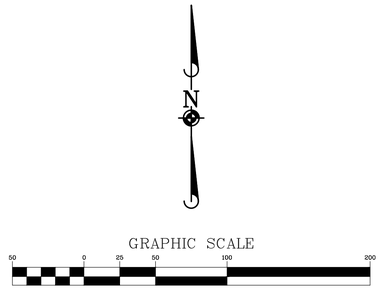
June 6, 2025 - 13:47 Dwg Name: P:\Projects01\Data\Surv\Final Drawings\Alta Survey\X01-031-LOPSCIL01-SA.dwg Updated By: AShaver

ALTA/NSPS LAND TITLE SURVEY

SEE SHEET 2





1028

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LONG AVENUE WAREHOUSE FACILITY DEVELOPMENT
SCHAUMBURG, ILLINOIS
ALTA/NSPS LAND TITLE SURVEY

PROJ. MGR.:	QH
PROJ. ASSOC.:	JDB
DRAWN BY:	AAS
DATE:	05/22/25
SCALE:	1"=50'

SHEET 3 OF 7
LOPSCIL01

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June 6, 2025 - 13:47 Dwg Name: P:\Projects\01\Arch\Surv\Final Drawings\Alta Survey\02-03-LOPSCIL01-S24.dwg Updated By: ASlower

ALTA/NSPS LAND TITLE SURVEY

FAP ROUTE 426 (ELGIN-OHARE EXPRESSWAY)

FRONTAGE ROAD

SCHAUMBURG BASEBALL
PLAT OF CONSOLIDATION
RECORDED DECEMBER 14, 2001 AS
DOCUMENT NUMBER 0011191581

PART OF LOT 22

LOT 21

FENZ ACRES SUBDIVISION
RECORDED JULY 12, 1948 AS DOCUMENT NUMBER 14355939

LOT 20

PART OF LOT 2

PART OF LOT 1

LOT 3

LOT 4

LOT 5

LONG AVENUE

LOT 1
EXPERIOR LOGISTICS SUBDIVISION
RECORDED MARCH 8, 2023 AS DOCUMENT NUMBER 2306722044

ONE STORY FRAME BUILDING 2,967 SQ FT

ONE STORY FRAME BUILDING 511 SQ FT

ONE STORY METAL BUILDING 999 SQ FT

TWO STORY FRAME BUILDING 1,547 SQ FT

ONE STORY BRICK BUILDING 2,100 SQ FT

ONE STORY BRICK BUILDING 555 SQ FT

ONE STORY BRICK BUILDING 1,362 SQ FT

ONE STORY FRAME BUILDING 491 SQ FT

ONE STORY FRAME BUILDING 1068 SQ FT

ELECTRIC TRANSFORMER

BRICK RETAINING WALL T/WALL=±816.6

CONCRETE RETAINING WALL

BITUMINOUS PAVEMENT

CONCRETE

AGGREGATE

STAMPED CONCRETE

WOOD FENCE

CHAIN-LINK FENCE

FENCE IS 1.30' N'LY

FENCE IS 1.0' NW'LY

FENCE IS 4.3' S'LY AND 3.6' N'LY

FENCE IS 3.5' W'LY

FENCE CORNER IS 1.1' S'LY

FENCE CORNER IS 1.0' W'LY

FENCE CORNER IS 3.4' E'LY

FENCE CORNER IS 2.0' W'LY

FENCE CORNER IS 0.4' S'LY

POLE IS 0.3' W'LY

FENCE IS 0.7' NW'LY

POLE IS 0.25' E'LY

GUY IS 0.2' W'LY

GUY IS 0.2' W'LY

TELEPHONE PEDESTAL IS 0.3' E'LY

CENTER OF POLE IS 0.3' E'LY & END OF MAST ARM IS 4.1' W'LY

CENTER OF POLE 1.6' E MAST ARM 2.2' W

WALK EDGE IS 3.5' SE'LY

SIGN

GATE

BUILDING OVERHANG

STAIRS

POOL

FIREPIT

BRICK

METAL POLE

WOOD DECK

10' EASEMENT PER DOCUMENT NUMBER 14355939 (37)

40' BUILDING SETBACK LINE PER DOCUMENT NUMBER 14355939 (36)

STORMWATER MANAGEMENT EASEMENT PER DOCUMENT NUMBER 2306722044

OH

LA

UT

SEE SHEET 5

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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LONG AVENUE WAREHOUSE FACILITY DEVELOPMENT
SCHAUMBURG, ILLINOIS
ALTA/NSPS LAND TITLE SURVEY

PROJ. MGR.: QH
PROJ. ASSOC.: JDB
DRAWN BY: AAS
DATE: 05/22/25
SCALE: 1"=30'

SHEET 4 OF 7
LOPSCIL01

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SEE SHEET 4

ALTA/NSPS LAND TITLE SURVEY

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

LOT 19

LOT 18

LOT 17

LOT 16

LOT 6

LOT 7

LOT 8

LOT 9

FENZ ACRES SUBDIVISION
RECORDED JULY 12, 1948 AS DOCUMENT NUMBER 14355939

SCHAUMBURG BASEBALL
PLAT OF CONSOLIDATION
RECORDED DECEMBER 14, 2001 AS
DOCUMENT NUMBER 0011191581

LOT 1
EXPERIOR LOGISTICS SUBDIVISION
RECORDED MARCH 6, 2023 AS DOCUMENT NUMBER 2306722044

LONG AVENUE

FENZ ROAD

SEE SHEET 6

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REVISIONS
DATE

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LONG AVENUE WAREHOUSE FACILITY DEVELOPMENT
SCHAUMBURG, ILLINOIS
ALTA/NSPS LAND TITLE SURVEY

PROJ. MGR.:	QH
PROJ. ASSOC.:	JDB
DRAWN BY:	AAS
DATE:	05/22/25
SCALE:	1"=30'

SHEET
5 OF 7
LOPSCIL01

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June 2, 2025 - 12:01 Dwg Name: P:\Projects\01\Work\Survey\Plat\ Drawings\Alta Survey\04-08-LOPSCI01-SA.dwg Updated By: AShriver

1030

ALTA/NSPS LAND TITLE SURVEY

SEE SHEET 5

FENCE IS 1.9' N'LY
FENCE IS 0.3' N'LY
FENZ ROAD
WOOD FENCE
CORNER FENCE IS 0.5' E'LY
GATE
CHICKEN COOP
5X8 TREEHOUSE
WOOD FENCE
FENCE IS 0.5' E'LY
WOOD FENCE
80.95'
FIREPIT
FENCE END IS 0.5' E'LY
CHAIN-LINK FENCE
WOOD FENCE
CHAIN-LINK FENCE
10' EASEMENT PER DOCUMENT NUMBER 14355939 (37)
GATE
GATE
FENCE IS 4.1' W'LY
FENCE CORNER IS 4.2' W'LY
WOOD FENCE
FENCE END IS 3.0' W'LY
CONCRETE STAIRS
WOOD FENCE
WOOD RETAINING WALL
WOOD RETAINING WALL
WOOD FENCE
WOOD RETAINING WALL
WOOD RETAINING WALL
WOOD FENCE
SCHAUMBURG COMMUTER PARKING LOT SUBDIVISION
RECORDED NOVEMBER 6, 1981 AS DOCUMENT NUMBER 26051989
40' BUILDING SETBACK LINE PER DOCUMENT NUMBER 14355939 (36)
CONCRETE
POOL
PART OF LOT 15
ONE STORY FRAME BUILDING 2,765 SQ FT
BRICK RETAINING WALL
BRICK RETAINING WALL
STAMPED CONC.
ONE STORY FRAME BUILDING 726 SQ FT
AGGREGATE
BITUMINOUS PAVEMENT
CHAIN-LINK FENCE
BIRDHOUSE ON METAL POLE
FENZ ACRES SUBDIVISION
RECORDED JULY 12, 1948 AS DOCUMENT NUMBER 14355939
PART OF LOT 15
TWO STORY FRAME BUILDING 2,431 SQ FT
CONC.
CENTER OF POLE IS 0.9' E'LY & END OF MAST ARM IS 2.9' W'LY
ONE STORY FRAME BUILDING 852 SQ FT
ONE STORY FRAME BUILDING 617 SQ FT
BRICK RETAINING WALL T/WALL=±809.0
CONC.
WOOD FENCE
BITUMINOUS PAVEMENT
CENTER OF POLE IS 0.5' W'LY & END OF MAST ARM IS 4.3' W'LY
CHAIN-LINK FENCE
BUSHES
T/WALL=±809.0
WOOD FENCE
CONCRETE
GATE
STAMPED CONCRETE
T/WALL=±809.6
CONCRETE RETAINING WALL
POND AREA
GROTTO
STAMPED CONCRETE
STAMPED CONCRETE
WOOD DECK
POOL
STAMPED CONCRETE
PART OF LOT 14
SEPTIC MANHOLE
COVERED PORCH
STAMPED CONCRETE
40' BUILDING SETBACK LINE PER DOCUMENT NUMBER 14355939 (36)
TWO STORY FRAME BUILDING 4,198 SQ FT
141.15'
CONCRETE PAD WITH POOL EQUIPMENT
WOOD DECK
RAILING
ONE STORY FRAME BUILDING 297 SQ FT
122.88'
STAMPED CONCRETE
FIREPIT
APPROX LIMITS OF TREEHOUSE (IN DISREPAIR)
122.99'
SCO
GATE
WOOD FENCE
CENTER OF POLE IS 0.5' W'LY & END OF MAST ARM IS 4.5' W'LY
BUSHES
T/WALL=±801.1
54.89'
CONCRETE RETAINING WALL
T/WALL=±800.6
WOOD DECK
ONE STORY BRICK BUILDING 1119 SQ FT
CONCRETE STOOP WITH RAILING
BRICK
55.20'
168.79'
CONCRETE RETAINING WALL T/WALL=±801.0
BITUMINOUS PAVEMENT
PART OF LOT 14
BITUMINOUS PAVEMENT
BRICK
144.97'
FIRE PIT
BUSHES
AGGREGATE
ONE STORY FRAME BUILDING 1,178 SQ FT
BITUMINOUS PAVEMENT
L.A.
77.22'
CENTER OF POLE IS 3.9' S'LY MAST ARM IS 3.9' W'LY
BRUSH LINE
SILT FENCE
CHAIN-LINK CONSTRUCTION FENCE
SILT FENCE
AGGREGATE
BITUMINOUS PAVEMENT
LONG AVENUE
MAST ARM IS 2.7' W'LY
66' EASEMENT PER DOCUMENT NUMBER 14355939 (38)
AGGREGATE
SHED
SMOKER
DECK
POOL
GARDEN
SHED
BRICK RETAINING WALL
BRICK RETAINING WALL
BRICK
CONC.
POND
PART OF LOT 10
THREE STORY BRICK/FRAME BUILDING 2,333 SQ FT
CONCRETE
TARP COVERED FOUNDATION
ONE STORY GAZEBO 224 SQ FT
10' EASEMENT PER DOCUMENT NUMBER 14355939 (37)
FENZ ACRES SUBDIVISION
RECORDED JULY 12, 1948 AS DOCUMENT NUMBER 14355939
WATER WELL
SATELLITE
TWO STORY FRAME BUILDING 2673 SQ FT
PART OF LOT 10
CONCRETE STEPS
CONCRETE BLOCK RETAINING WALL
BITUMINOUS PAVEMENT
STCO
CONCRETE BLOCK RETAINING WALL
CINDER BLOCK RETAINING WALL
PART OF LOT 11
LOT 1
EXPERIOR LOGISTICS SUBDIVISION
RECORDED MARCH 8, 2023 AS DOCUMENT NUMBER 2306722044
40' BUILDING SETBACK LINE PER DOCUMENT NUMBER 14355939 (36)
FENCE END IS 2.2' W'LY
BITUMINOUS PAVEMENT
FENCE END IS 2.5' E'LY
WIRE FENCE
SHED
CONCRETE
WOOD BUILDING
WIRE FENCE
65.34'
PART OF LOT 11
DECORATIVE WELL
THREE STORY WOOD BUILDING 1,175 SQ FT
SCO
41.22'
BRICK RETAINING WALL T/WALL=±799.2
STAMPED CONCRETE
POOL
AGGREGATE
FIRE PIT
PAVEMENT EDGE IS 0.6' E'LY
WATERLINE AS LOCATED MAY 2025
10' EASEMENT PER DOCUMENT NUMBER 14355939 (37)
SILT FENCE
CHAIN-LINK CONSTRUCTION FENCE
SILT FENCE
POND
STORMWATER MANAGEMENT EASEMENT PER DOCUMENT NUMBER 2306722044
SILT FENCE
BITUMINOUS PAVEMENT
AGGREGATE
LOT 1
EXPERIOR LOGISTICS SUBDIVISION

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

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LONG AVENUE WAREHOUSE FACILITY DEVELOPMENT
SCHAUMBURG, ILLINOIS
ALTA/NSPS LAND TITLE SURVEY

PROJ. MGR.:	QH
PROJ. ASSOC.:	JDB
DRAWN BY:	AAS
DATE:	05/22/25
SCALE:	1"=30'

SHEET 6 OF 7
LOPSCIL01

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ALTA/NSPS LAND TITLE SURVEY



N

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

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LONG AVENUE WAREHOUSE FACILITY DEVELOPMENT

SCHAUMBURG, ILLINOIS

ALTA/NSPS LAND TITLE SURVEY

PROJ. MGR.: QH
PROJ. ASSOC.: JDB
DRAWN BY: AAS
DATE: 05/22/25
SCALE: 1"=100'

SHEET 7 OF 7

LOPSCIL01

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May 23, 2025 - 14:48 Dan Nunez P:\Lopscil01\Vara\Sara\Final Drawings\Alta Survey\V27-LOPSCIL01-S1A.dwg Updated By: ASchaver

1032

PROJECT DATA:

LOT 1 AREA: ±494,120 SQ. FT. ±11.34 ACRES

WAREHOUSE BUILDING 1:

ALLOCATED OFFICE:	5,500 S.F.	(GROSS AREA)
WAREHOUSE:	216,080 S.F.	(GROSS AREA)
TOTAL AREA:	221,580 S.F.	(GROSS AREA)

PARKING REQUIREMENTS:

	REQUIRED	PROVIDED
PROJECTED OFFICE AREA		
5/1000 <5,500 S.F.	28 STALLS	28 STALLS
WAREHOUSE		
1/1000 <10,000 S.F.	10 STALLS	10 STALLS
1/2000 <206,080 S.F.	103 STALLS	101 STALLS
TOTAL :	141 STALLS	139 STALLS

PROVIDED 139 STALLS
PER CROSS ACCESS AND SHARED PARKING EASEMENT

DEVIATION REQUIRED 2 STALLS

BICYCLE PRKG. OFFICE	5 SPACES	5 SPACES
BICYCLE PRKG. WAREHOUSE	5 SPACES	5 SPACES

BUILDING SETBACKS:

	REQUIRED	PROVIDED
FRONT AND CORNER YARDS	30'-0"	49'-5"
		94'-0"
SIDE YARDS (SOUTH)	15'-0"	30'-6"
DEVIATION REQ. PER IBC 2021 SECTION 507.4		29'-6"
REAR YARDS	15'-0"	161'-10"

PARKING SETBACKS:

	REQUIRED	PROVIDED
FRONT AND CORNER YARDS	25'-0"	118'-11"
		20'-0"
SIDE YARDS	NOT REQD.	----
REAR YARDS	5'-0"	16'-4"

PROPOSED BLDG. HEIGHT : 44'-0"
ALLOWED BLDG. HEIGHT 45'-0"

POTENTIAL LOADING DOCKS 33

FLOOR AREA RATIO:

WAREHOUSE BUILDING 1	±221,580 SQ.FT.
LOT 1 AREA	±494,120 SQ. FT.
ACTUAL FLOOR AREA RATIO:	44.8%
ALLOWED MAX. FAR:	45.0%

LOT COVERAGE:

WAREHOUSE BUILDING 1	±221,580 SQ.FT.
LOT 1 AREA	±494,120 SQ. FT.
LOT COVERAGE:	44.8%
ALLOWED LOT COVERAGE:	45.0%

LOT 2 AREA: ±496,347 SQ. FT. ±11.39 ACRES

WAREHOUSE BUILDING 2:

ALLOCATED OFFICE:	5,500 S.F.	(GROSS AREA)
WAREHOUSE:	216,080 S.F.	(GROSS AREA)
TOTAL AREA:	221,580 S.F.	(GROSS AREA)

PARKING REQUIREMENTS:

	REQUIRED	PROVIDED
PROJECTED OFFICE AREA		
5/1000 <5,500 S.F.	28 STALLS	28 STALLS
WAREHOUSE		
1/1000 <10,000 S.F.	10 STALLS	10 STALLS
1/2000 <206,080 S.F.	103 STALLS	101 STALLS
TOTAL:	141 STALLS	139 STALLS

PROVIDED 139 STALLS
PER CROSS ACCESS AND SHARED PARKING EASEMENT

DEVIATION REQUIRED 2 STALLS

BICYCLE PRKG. OFFICE	5 SPACES	5 SPACES
BICYCLE PRKG. WAREHOUSE	5 SPACES	5 SPACES

BUILDING SETBACKS:

	REQUIRED	PROVIDED
FRONT AND CORNER YARDS	30'-0"	94'-0"
SIDE YARDS (SOUTH)	15'-0"	135'-6"
SIDE YARDS (NORTH)	15'-0"	30'-6"
DEVIATION REQ. PER IBC 2021 SECTION 507.4		29'-6"
REAR YARDS	15'-0"	161'-10"

PARKING SETBACKS:

	REQUIRED	PROVIDED
FRONT AND CORNER YARDS	25'-0"	20'-0
SIDE YARDS	NOT REQD.	----
REAR YARDS	5'-0"	16'-4"

PROPOSED BLDG. HEIGHT : 44'-0"
ALLOWED BLDG. HEIGHT 45'-0"

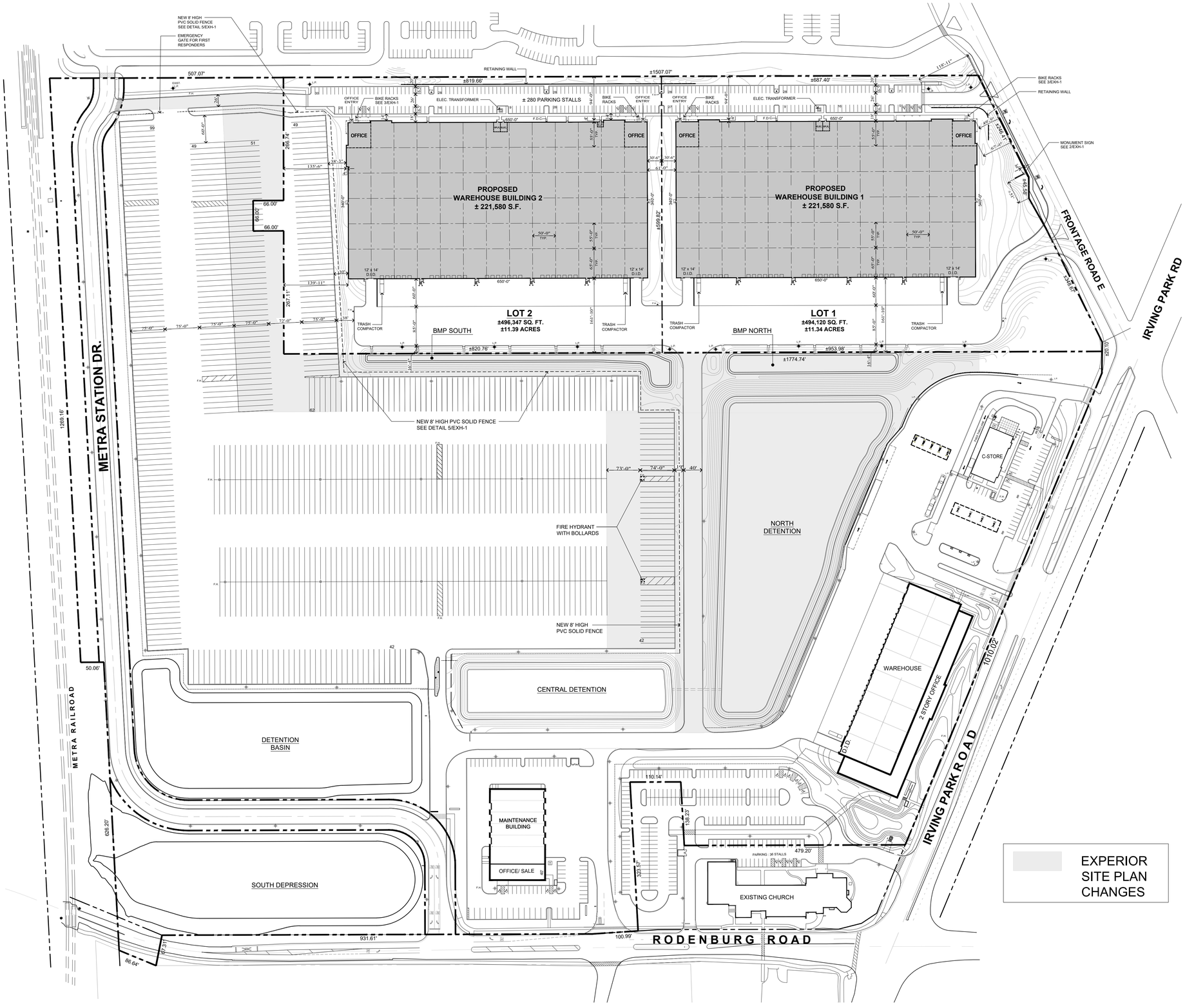
POTENTIAL LOADING DOCKS 33

FLOOR AREA RATIO:

WAREHOUSE BUILDING 2	±221,580 SQ.FT.
LOT 2 AREA	±496,347 SQ. FT.
ACTUAL FLOOR AREA RATIO:	44.6%
ALLOWED MAX. FAR:	45.0%

LOT COVERAGE:

WAREHOUSE BUILDING 2	±221,580 SQ.FT.
LOT 2 AREA	±496,347 SQ. FT.
LOT COVERAGE:	44.6%
ALLOWED LOT COVERAGE:	45.0%



EXPERIOR SITE PLAN CHANGES

SITE PLAN

SCALE: 1" = 100'-0"

0 100' 200'

NORTH

ARCHITECT/ PLANNER:

arete design studio ltd
architecture • planning • design
13543 West 185th Street, Mokena, Illinois 60448
815.485.7333 arete-ltd.com

CIVIL ENGINEER:

Manhard CONSULTING
333 EAST BUTTERFIELD RD.
SUITE 600
LOMBARD, IL 60148

PROPOSED SITE PLAN

LONG AVE. WAREHOUSE BUILDINGS

SCHAUMBURG, IL

FOR:

LOGISTICS PROPERTY COMPANY, LLC

LOGISTICS PROPERTY CO
191 NORTH WACKER DRIVE,
SUITE 1700
CHICAGO, IL 60606
CELL: 773-401-4733

REAL ESTATE SERVICES:
DAVID HAIGH
EXECUTIVE VICE PRESIDENT
INDUSTRIAL SERVICES
NAIHiffman
ONE OAKBROOK TERRACE,
SUITE 400
OAKBROOK TERRACE, IL 60181
CELL: 630-525-0649

SP-1

PROJECT #: 24031
DATE: 06/04/24
REVISIONS: 08/08/25
SCALE: AS NOTED

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1033


Masjid Al Huda
Midwest Islamic Center
Irving Park Rd
Frontage Road W
Chesapeake Ln
AQC Services Inc HVAC
& Appliance Repair
390
19
Frontage Road E
Wrightwood
Briar
Pointe Park
W Irving Park Rd
SofA Co
Signature Auto
Enterprises
Springinguth Rd
Wintrust Field
Rodenburg Rd
Schaumburg Park
District Sport Center
E Irving Park Rd
Schaumburg Metra
Station North Lot
Schaumburg
Layers
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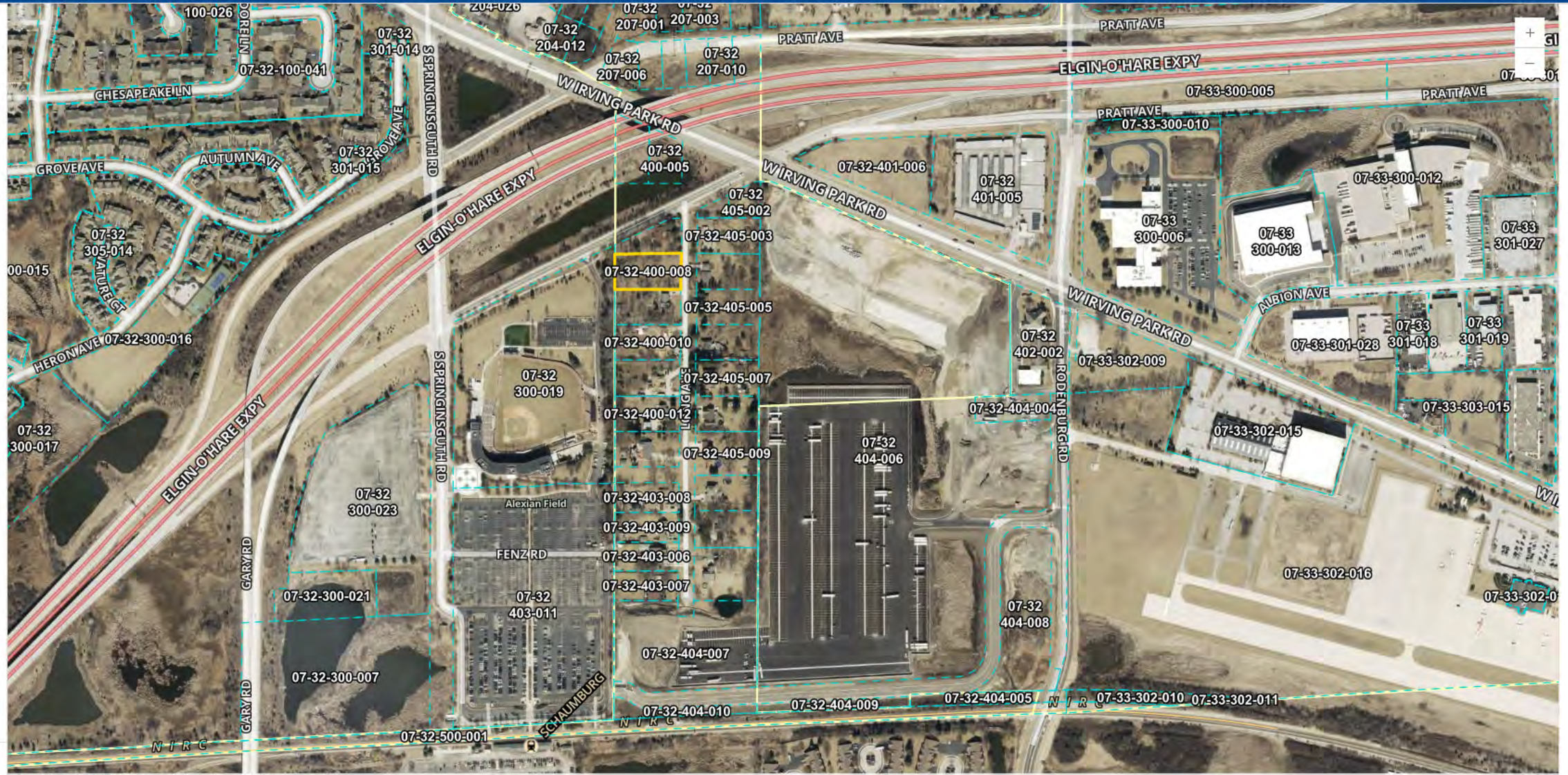
100-026
07-32-100-041
CHESAPEAKE LN
07-32 301-014
GROVE AVE
AUTUMN AVE
07-32 301-015
07-32 305-014
NATURE CT
00-015
HERON AVE
07-32-300-016
07-32 300-017
07-32 300-023
07-32-300-021
07-32-300-007
07-32 204-012
07-32 207-001
07-32 207-003
07-32 207-006
07-32 207-010
PRATT AVE
ELGIN-O'HARE EXPY
W IRVING PARK RD
S SPRINGINSGUTH RD
07-32 400-005
07-32 405-002
07-32-405-003
07-32-400-008
07-32-405-005
07-32-400-010
07-32-405-007
07-32-400-012
07-32-405-009
07-32-403-008
07-32-403-009
07-32-403-006
07-32-403-007
07-32 403-011
07-32-404-007
07-32-404-010
07-32-500-001
SCHAUMBURG
N I R C
GARY RD
FENZ RD
Alexian Field
07-32 300-019
07-32-401-006
07-32 401-005
07-32 402-002
07-32-404-004
07-32 404-006
07-32 404-008
07-32-404-009
07-32-404-005
07-33-300-005
07-33-300-010
07-33-300-012
07-33 300-006
07-33 300-013
07-33 301-027
ALBION AVE
07-33-301-028
07-33 301-018
07-33 301-019
07-33-302-009
07-33-303-015
07-33-302-015
07-33-302-016
07-33-302-010
07-33-302-011
RODENBURG RD


Frontage Road E
Schaumburg, Illinois
Google Street View
May 2025 See more dates
Share
Long Ave
Frontage Road E
Google Maps
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196 Long Ave
Schaumburg, Illinois
Google Street View
Jan 2022
Share
Long Ave
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Identification of Persons Having an Interest in the Property

Long Avenue Project,
Schaumburg, Illinois 60193
PINs: Multiple

Applicant: LPC Acquisition Company, LLC, or its assignee

To be formed entity indirectly owned by LPC REIT 200 Venture II Holdco, LP via a to be formed REIT entity.

Occupant(s):

- TBD

Once improvements are finished, the Applicant will lease the property to a speculative industrial tenant(s) for warehousing, manufacturing, distribution, etc.

Developer Information & Industrial Use

Long Avenue Project,
Schaumburg, Illinois 60193
PINs: Multiple

Logistics Property Company (LPC) is a leading industrial real estate development and management firm specializing in the acquisition, development, and operation of modern logistics facilities across North America. With a focus on strategic site selection, cutting-edge design, and sustainable building practices, LPC delivers high-quality industrial spaces tailored to meet the evolving needs of e-commerce, distribution, and manufacturing businesses. LPC's portfolio includes state-of-the-art warehouses, distribution centers, and logistics hubs designed to optimize supply chain efficiency. The Company partners with institutional investors and corporate clients to create innovative solutions that drive economic growth and job creation in local communities.

Committed to responsible development, LPC integrates best-in-class sustainability practices, including LEED-certified buildings, energy-efficient designs, and environmentally conscious construction methods. The company works closely with municipalities to ensure compliance with zoning regulations and to contribute positively to community development. Headquartered right here in Chicago, LPC operates a national platform with a presence in key logistics markets across the United States.

Once improvements are finished, the Applicant will lease the property to a speculative industrial tenant(s) for warehousing, manufacturing, distribution, etc. Based on square footage, parking counts and previous experience, the Applicant expects around 150 full-time employees (total) upon stabilization of both buildings. The Applicant also expects the planned improvements on the site will also result in approximately 250 temporary construction jobs.

Employment Information

Long Avenue Project,
Schaumburg, Illinois 60193
PINs: Multiple

Once improvements are finished, the Applicant will lease the property to a speculative industrial tenant(s) for warehousing, manufacturing, distribution, etc. Based on square footage, parking counts and previous experience, the Applicant expects around 150 full-time employees (total) upon stabilization of both buildings. The Applicant also expects the planned improvements on the site will also result in approximately 250 temporary construction jobs.

In addition to increased property tax revenues, the eventual occupants' presence will significantly benefit the local community. The Applicant expects the Occupants' employees and visitors will frequent Village restaurants, gas stations, stores and more. The Applicant also expects the eventual Occupant will attract both new and returning customers who will also frequent nearby establishments. According to the enclosed employee impact chart, an estimated 150 full-time individuals are expected to spend over **$600,000+ per year** in the Village on gas, entertainment, groceries, etc.

Employee Business Impact Chart					
Purchase	**Emp.**	**%**	**Exp./Week**	**Weeks**	**Total**
Lunch	150	55%	$55	50	$226,875
Grocery	150	30%	$50	50	$112,500
Consumer Goods	150	25%	$35	50	$65,625
Entertainment	150	15%	$55	50	$61,875
Auto-Gas	150	75%	$30	50	$168,750
TOTAL (Per Year)					**$635,625**

Property Improvements, Potential Growth and Fiscal Effect

Long Avenue Project,
Schaumburg, Illinois 60193
PINs: Multiple

Should the Class 6b Tax Incentive be granted, the Applicant plans to spend approx. $80,000,000 to purchase & construct the proposed facilities. After the completion of the construction and subsequent stabilization, the Subject Property is projected to have a market value of approximately $60,400,000 which would generate an estimated $22,841,293 in total taxes (or approx. **$1,691,948 per year** to start) over the life of the Class 6b Tax Incentive. Without the incentive, the property is expected to generate only approximately $1,548,634 in taxes over the next 12 years (or approx. $129,053 per year to start) based on current land value. Or approximately $2,960,501 (or approx. $246,708 per year) based on the full current value.

Therefore, should the Class 6b Tax Incentive be approved, the Subject Property would generate approximately an additional **$19,880,793 - $21,292,659** in additional real estate taxes over the life of the Class 6b Tax Incentive. Please see the attached "12 Year Tax Comparison Chart" for more details. As mentioned previously, the Applicant expects the eventual Occupant(s) employees and visitors to frequent Village restaurants, gas stations, stores and more. The Applicant also expects the eventual Occupant will attract both new and returning customers who will also frequent nearby establishments. According to the enclosed employee impact chart, an estimated 150 full-time individuals are expected to spend over **$600,000+** per year in the City on gas, entertainment, groceries, etc. In total, the construction and reoccupation of the newly proposed facility could generate over **$27,000,000+** in additional revenue over the life of the incentive.

12 Year Tax Estimates

Long Avenue Project
Schaumburg, Illinois
PINs: Multiple

Estimated Taxes Based on:
Proposed Purchase Price + Approx. $38,100,000 in Hard Construction Costs & a 6b Tax Incentive
Compared to
Current Market Value, No Improvements & No 6b
Compared to
Current Market Value at Full Vacancy No Improvements & No 6b

				Proposed Purchase Price + Approx. $38,100,000 in Hard Construction Costs & a 6b Tax Incentive				Current Market Value, No Improvements & No 6b				e Current Market Value at Full Vacancy, No Improvements & No 6b			
Tax Year	2023 Tax Rate****	2023 Multiplier	Estimated Effective Tax Rate*	Estimated Market Value	Assessment Level with a Class 6b**	Estimated Assessed Value With a Class 6b	Estimated Tax With a Class 6b	Estimated Market Value	Assessment Level With NO Class 6b	Estimated Assessed Value Without a Class 6b	Estimated Taxes Without a Class 6b	Estimated Market Value	Assessment Level With NO Class 6b	Estimated Assessed Value Without a Class 6b	Estimated Taxes Without a Class 6b
2027	9.287%	3.0163	28.012%	$60,400,000	10%	$6,040,000	**$1,691,948**	$8,807,120	10%	$880,712	**$246,708**	$4,606,992	10%	$460,699	**$129,053**
2028	9.287%	3.0163	28.012%	$60,400,000	10%	$6,040,000	**$1,691,948**	$8,807,120	10%	$880,712	**$246,708**	$4,606,992	10%	$460,699	**$129,053**
2029	9.287%	3.0163	28.012%	$60,400,000	10%	$6,040,000	**$1,691,948**	$8,807,120	10%	$880,712	**$246,708**	$4,606,992	10%	$460,699	**$129,053**
2030	9.287%	3.0163	28.012%	$60,400,000	10%	$6,040,000	**$1,691,948**	$8,807,120	10%	$880,712	**$246,708**	$4,606,992	10%	$460,699	**$129,053**
2031	9.287%	3.0163	28.012%	$60,400,000	10%	$6,040,000	**$1,691,948**	$8,807,120	10%	$880,712	**$246,708**	$4,606,992	10%	$460,699	**$129,053**
2032	9.287%	3.0163	28.012%	$60,400,000	10%	$6,040,000	**$1,691,948**	$8,807,120	10%	$880,712	**$246,708**	$4,606,992	10%	$460,699	**$129,053**
2033	9.287%	3.0163	28.012%	$60,400,000	10%	$6,040,000	**$1,691,948**	$8,807,120	10%	$880,712	**$246,708**	$4,606,992	10%	$460,699	**$129,053**
2034	9.287%	3.0163	28.012%	$60,400,000	10%	$6,040,000	**$1,691,948**	$8,807,120	10%	$880,712	**$246,708**	$4,606,992	10%	$460,699	**$129,053**
2035	9.287%	3.0163	28.012%	$60,400,000	10%	$6,040,000	**$1,691,948**	$8,807,120	10%	$880,712	**$246,708**	$4,606,992	10%	$460,699	**$129,053**
2036	9.287%	3.0163	28.012%	$60,400,000	10%	$6,040,000	**$1,691,948**	$8,807,120	10%	$880,712	**$246,708**	$4,606,992	10%	$460,699	**$129,053**
2037	9.287%	3.0163	28.012%	$60,400,000	15%	$9,060,000	**$2,537,921**	$8,807,120	10%	$880,712	**$246,708**	$4,606,992	10%	$460,699	**$129,053**
2038	9.287%	3.0163	28.012%	$60,400,000	20%	$12,080,000	**$3,383,895**	$8,807,120	10%	$880,712	**$246,708**	$4,606,992	10%	$460,699	**$129,053**
				Total Estimated Taxes (2027 to 2038)			**$22,841,293**	**Total Estimated Taxes (2027 to 2038)**			**$2,960,501**	**Total Estimated Taxes (2027 to 2038)**			**$1,548,634**

Property Tax Revenue Generated Over the Life of the Property's Class 6b Tax Incentive	**$19,880,793 - $21,292,659**

Additional Revenue Generated by ~150 Full Time Employees - PER YEAR	**$635,625**

Notes:

* The 2023 Tax Rate (the 2023 tax rate x the 2023 multiplier) was used. It does not take into account any increases or decreases in the Effective Tax Rate between 2024 and 2038.

**The above is based on the assumption that the Class 6b Tax Incentive for the subject property will be granted in 2025 and activated in 2027

***A 20% Occupancy Factor was applied to the 2025 Final Building Assessed Value.
****Tax rate utilized from an incorporated Schaumburg property

The above estimates are speculative, and should be treated as such.

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10/16/2025

PINS	Land Sq Ft.	Land AV	Building AV	Total AV		Land MV	Building MV	Total MV
07-32-405-018-0000	59,677	$26,855	$30,145	$57,000		$268,550	$301,450	$570,000
07-32-405-016-0000	42,719	$19,224	$26,776	$46,000		$192,240	$267,760	$460,000
07-32-405-015-0000	40,049	$18,022	$27,978	$46,000		$180,220	$279,780	$460,000
07-32-405-009-0000	48,874	$21,993	$43,007	$65,000		$219,930	$430,070	$650,000
07-32-405-008-0000	40,119	$18,053	$40,947	$59,000		$180,530	$409,470	$590,000
07-32-405-007-0000	40,119	$18,053	$41,947	$60,000		$180,530	$419,470	$600,000
07-32-405-006-0000	40,119	$16,970	$16,030	$33,000		$169,700	$160,300	$330,000
07-32-405-005-0000	40,119	$17,491	$16,509	$34,000		$174,910	$165,090	$340,000
07-32-405-004-0000	40,119	$17,973	$17,027	$35,000		$179,730	$170,270	$350,000
07-32-405-003-0000	40,119	$18,053	$19,947	$38,000		$180,530	$199,470	$380,000
07-32-405-002-0000	0	$0	$0	$0		$0	$0	$0
07-32-405-001-0000	0	$0	$0	$0		$0	$0	$0
07-32-403-009-0000	33,411	$15,035	$29,966	$45,001		$150,350	$299,660	$450,010
07-32-403-008-0000	33,411	$15,035	$16,966	$32,001		$150,350	$169,660	$320,010
07-32-403-007-0000	33,411	$15,035	$15,966	$31,001		$150,350	$159,660	$310,010
07-32-400-013-0000	40,119	$18,053	$19,947	$38,000		$180,530	$199,470	$380,000
07-32-400-012-0000	40,119	$18,053	$19,947	$38,000		$180,530	$199,470	$380,000
07-32-400-011-0000	40,119	$18,053	$25,947	$44,000		$180,530	$259,470	$440,000
07-32-400-010-0000	40,119	$18,053	$7,655	$25,708		$180,530	$76,550	$257,080
07-32-400-009-0000	40,119	$18,053	$22,947	$41,000		$180,530	$229,470	$410,000
07-32-400-008-0000	0	$0	$0	$0		$0	$0	$0
07-32-400-007-0000	28,009	$12,604	$31,396	$44,000		$126,040	$313,960	$440,000
07-32-403-006-0000	33,411	$15,035	$53,966	$69,001		$150,350	$539,660	$690,010
Total	**$794,281**	**$355,696**	**$525,016**	**$880,712**		**$3,556,960**	**$5,250,160**	**$8,807,120**
						$3,556,960.0	**$1,050,032.0**	**$4,606,992**

RESOLUTION NO. R-25 - ___

A RESOLUTION APPROVING AND AUTHORIZING A 6B CLASSIFICATION FOR LONG AVENUE, SCHAUMBURG, ILLINOIS (LPC ACQUISITION COMPANY, LLC)

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

WHEREAS, the corporate authorities have received a renewal request LPC Acquisition Company, LLC to support and consent to the filing of an application for a Class 6B Tax Incentive for the property located on Long Avenue, in Schaumburg, Illinois, part of Permanent Parcel No. 07-32-400-007-0000, 07-32-400-008-0000, 07-32-400-009-0000, 07-32-405-002-0000, 07-32-405-001-0000, 07-32-400-010-0000, 07-32-405-003-0000, 07-32-400-011-0000, 07-32-405-004-0000, 07-32-400-012-0000, 07-32-405-005-0000, 07-32-400-013-0000, 07-32-405-006-0000, 07-32-403-008-0000, 07-32-405-007-0000, 07-32-403-009-0000, 07-32-405-008-0000, 07-32-403-006-0000, 07-32-405-009-0000, 07-32-403-007-0000, 07-32-405-015-0000, 07-32-405-016-0000, and 07-32-405-018-0000 (the "Property") with a legal description of:

LOTS 3 THROUGH 11 AND LOTS 14 THROUGH 21 IN FENZ ACRES, BEING A SUBDIVISION OF THE EAST 600 FEET MEASURED AT RIGHT ANGLES WITH THE EAST LINE OF THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 70 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHERLY OF THE RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL, AND PACIFIC RAILROAD, LYING SOUTHERLY OF THE CENTERLINE OF THE PUBLIC HIGHWAY, KNOWN AS IRVING PARK ROAD, ACCORDING TO THE PLAT THEREOF RECORDED JULY 72, 1948 AS DOCUMENT 14355939, IN COOK COUNTY, ILLINOIS.

AND

THAT PART OF LOTS 1 AND 2 IN SAID FENZ ACRES SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89 DEGREES 54 MINUTES 16 SECONDS WEST, ALONG THE SOUTHERLY LINE OF SAID LOTS 1 AND 2, A DISTANCE OF 267.06 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 37.13 FEET TO THE NORTHERLY LINE OF THE PARCEL CONVEYED BY DOCUMENT NUMBER 95170136; THENCE NORTH 63 DEGREES 39 MINUTES 58 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 275.13 FEET; THENCE SOUTH 89 DEGREES 12 MINUTES 57 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 20.10 FEET TO THE EASTERLY LINE OF SAID LOT 1; THENCE SOUTH 00 DEGREES 10 MINUTES 31 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 158.46 FEET TO THE POINT OF BEGINNING.

AND

THAT PART OF LOT 22 IN SAID FENZ ACRES SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 22; THENCE NORTH 00 DEGREES 10 MINUTES 25 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 22, A DISTANCE OF 41.04 FEET TO THE NORTHERLY LINE OF THE PARCEL CONVEYED BY DOCUMENT NUMBER 2113020324; THENCE NORTH

RESOLUTION NO. R-25 - ___

A RESOLUTION APPROVING AND AUTHORIZING A 6B CLASSIFICATION FOR LONG AVENUE, SCHAUMBURG, ILLINOIS (LPC ACQUISITION COMPANY, LLC)

63 DEGREES 39 MINUTES 58 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 246.41 FEET TO THE NORTH LINE OF SAID LOT 22; THENCE NORTH 89 DEGREES 54 MINUTES 12 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 45.58 FEET TO THE NORTHEAST CORNER OF SAID LOT 22; THENCE SOUTH 00 DEGREES 10 MINUTES 24 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 22, A DISTANCE OF 150.73 FEET TO THE SOUTHEAST CORNER OF SAID LOT 22; THENCE SOUTH 89 DEGREES 56 MINUTES 16 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LDT 22, A DISTANCE OF 266.74 FEET TO THE POINT OF BEGINNING.

WHEREAS, request LPC Acquisition Company, LLC intends to purchase the Property and construct two industrial facilities totaling approximately 443,160 square feet; and

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

WHEREAS, the Village is willing to assist LPC Acquisition Company, LLC in receiving the Class 6B Tax Incentive for the Subject Property, provided the Village receives certain assurances from request LPC Acquisition Company, LLC relating thereto, given that the development on Long Avenue 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, LPC Acquisition Company, LLC will lease the two buildings to industrial businesses who will hire a minimum of one hundred fifty (150) employees by December 31, 2029, that is located on the Subject Property (the "Facility"); and

WHEREAS, LPC Acquisition Company, LLC will invest a minimum of seventy million and no/100 dollars ($70,000,000.00) in capital improvements to the Facility by December 31, 2029; and

WHEREAS, LPC Acquisition Company, LLC will support the Schaumburg community and be members of organizations such as the Schaumburg Business Association, Greater Chicago Advanced Manufacturing Partnership (GCAMP) and Technology and Manufacturing Association (TMA) and shall also establish apprenticeship and internship programs with the local school districts while expanding its civic engagement relative to Schaumburg civic agencies of a minimum of $10,000 a year including for the term of the 6B Incentive.

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

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

RESOLUTION NO. R-25 - ___

A RESOLUTION APPROVING AND AUTHORIZING A 6B CLASSIFICATION FOR LONG AVENUE, SCHAUMBURG, ILLINOIS (LPC ACQUISITION COMPANY, LLC)

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

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

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

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

SECTION FIVE: That, in the event LPC Acquisition Company, LLC does not comply with the terms of the Development Agreement, the Village may request that the Cook County Assessor terminate the Class 6B Tax Incentive for the Subject Property.

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

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

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

AYES:
NAYS:
ABSENT:
PASSED AND APPROVED this _____ day of _____, 2025.

_____
Village President

ATTEST:

_____
Village Clerk

Exhibit A

**DEVELOPMENT AGREEMENT BETWEEN
THE VILLAGE OF SCHAUMBURG AND LPC ACQUISITION COMPANY, LLC
FOR THE APPROVAL OF A COOK COUNTY CLASS 6B REAL ESTATE TAX
CLASSIFICATION FOR LONG AVENUE, SCHAUMBURG, ILLINOIS**

(attached)

DEVELOPMENT AGREEMENT BETWEEN
THE VILLAGE OF SCHAUMBURG AND LPC ACQUISITION COMPANY, LLC FOR THE APPROVAL OF A COOK COUNTY CLASS 6B REAL ESTATE TAX CLASSIFICATION
FOR LONG AVENUE, SCHAUMBURG, ILLINOIS

THIS AGREEMENT ("Agreement") is made and entered into as of the _____ day of _____, 2025, by and between the VILLAGE OF SCHAUMBURG, an Illinois home rule municipal corporation (the "Village") and LPC ACQUISITION COMPANY, LLC, an Illinois incorporated company ("LPC").

RECITALS

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

B. LPC is an Illinois incorporated company, and the owner of the following-described property:

LOTS 3 THROUGH 11 AND LOTS 14 THROUGH 21 IN FENZ ACRES, BEING A SUBDIVISION OF THE EAST 600 FEET MEASURED AT RIGHT ANGLES WITH THE EAST LINE OF THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 70 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHERLY OF THE RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL, AND PACIFIC RAILROAD, LYING SOUTHERLY OF THE CENTERLINE OF THE PUBLIC HIGHWAY, KNOWN AS IRVING PARK ROAD, ACCORDING TO THE PLAT THEREOF RECORDED JULY 72, 1948 AS DOCUMENT 14355939, IN COOK COUNTY, ILLINOIS.

AND

THAT PART OF LOTS 1 AND 2 IN SAID FENZ ACRES SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89 DEGREES 54 MINUTES 16 SECONDS WEST, ALONG THE SOUTHERLY LINE OF SAID LOTS 1 AND 2, A DISTANCE OF 267.06 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 37.13 FEET TO THE NORTHERLY LINE OF THE PARCEL CONVEYED BY DOCUMENT NUMBER 95170136; THENCE NORTH 63 DEGREES 39 MINUTES 58 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 275.13 FEET; THENCE SOUTH 89 DEGREES 12 MINUTES 57 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 20.10 FEET TO THE EASTERLY LINE OF SAID LOT 1; THENCE SOUTH 00 DEGREES 10 MINUTES 31 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 158.46 FEET TO THE POINT OF BEGINNING.

AND

THAT PART OF LOT 22 IN SAID FENZ ACRES SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 22; THENCE NORTH 00 DEGREES 10 MINUTES 25 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 22, A DISTANCE OF 41.04 FEET TO THE

NORTHERLY LINE OF THE PARCEL CONVEYED BY DOCUMENT NUMBER 2113020324; THENCE NORTH 63 DEGREES 39 MINUTES 58 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 246.41 FEET TO THE NORTH LINE OF SAID LOT 22; THENCE NORTH 89 DEGREES 54 MINUTES 12 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 45.58 FEET TO THE NORTHEAST CORNER OF SAID LOT 22; THENCE SOUTH 00 DEGREES 10 MINUTES 24 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 22, A DISTANCE OF 150.73 FEET TO THE SOUTHEAST CORNER OF SAID LOT 22; THENCE SOUTH 89 DEGREES 56 MINUTES 16 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 22, A DISTANCE OF 266.74 FEET TO THE POINT OF BEGINNING.

Permanent Tax Index Number(s): 07-32-400-007-0000, 07-32-400-008-0000, 07-32-400-009-0000, 07-32-405-002-0000, 07-32-405-001-0000, 07-32-400-010-0000, 07-32-405-003-0000, 07-32-400-011-0000, 07-32-405-004-0000, 07-32-400-012-0000, 07-32-405-005-0000, 07-32-400-013-0000, 07-32-405-006-0000, 07-32-403-008-0000, 07-32-405-007-0000, 07-32-403-009-0000, 07-32-405-008-0000, 07-32-403-006-0000, 07-32-405-009-0000, 07-32-403-007-0000, 07-32-405-015-0000, 07-32-405-016-0000, and 07-32-405-018-0000

C. LPC is the developer of the subject property and intends to build two industrial facilities totaling approximately 443,160 square feet on the Subject Property (the "Facility").

D. LPC 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 LPC in obtaining the approval of the Class 6B Incentive, provided the Village receives certain assurances from LPC relating thereto, given that the development on Long Avenue should be beneficial to the economic vitality of the Village.

IN CONSIDERATION OF the Recitals set forth above, the mutual covenants and agreements set forth in this Agreement, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and agreed to by LPC and the Village, LPC 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. LPC will commence construction of the development by June 30, 2026, receive a final certificate of occupancy for the shell and core of the buildings and completion of the buildings and completion of all site work and off-site improvements by April 1, 2028, and lease the two buildings to industrial businesses who will hire a minimum of one hundred fifty (150) employees by December 31, 2029, on the Subject Property (the "Facility"); and is to be maintained for the term of the 6B Incentive.

Section 3. LPC will invest a minimum of seventy million and no/100 dollars ($70,000,000.00) in additional capital improvements to the Facility by December 31, 2029.

Section 4. LPC will support the Schaumburg community and be members of organizations such as the Schaumburg Business Association, Greater Chicago Advanced Manufacturing Partnership (GCAMP) and Technology and Manufacturing Association (TMA) and shall also expand its civic engagement relative to Schaumburg civic agencies of a minimum of $10,000 a year including, but not limited to, the Schaumburg Food Pantry and for the term of the 6B Incentive.

Section 5. LPC shall, on an annual basis, provide the Village with the number of employees at the Facility, along with documentation, from the Cook County Assessor and LPC that depicts the land value and all line-item Improvements assigned to the Subject Property and the Facility by the Cook County Assessor. LPC 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 LPC does not comply with the requirements set forth in Sections 2, 3, 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 LPC 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, LPC 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 LPC to make such a reimbursement to the County Collector shall not constitute a lien upon the subject property but shall constitute an in-person liability, which may be

enforced against the owners. If necessary, a Repayment Plan agreement could be established.

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

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

VILLAGE OF SCHAUMBURG	**LPC ACQUISITION COMPANY, LLC**
By: _____	By: _____
Tom Dailly, Village President	_____
Attest: _____	Attest: _____
Date: _____	Date: _____

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Resolution No. R-25-_____A Resolution Authorizing the Village Manager and Village Clerk to Execute a Term Sheet between the Village of Schaumburg and Nitti Group, LLC.
12/09/25
Village Board

Presenter: Matt Frank
Lead Department: Economic Development

Executive Summary:

The Village of Schaumburg has been approached by Nitti Group, LLC (Nitti) about expanding the North Schaumburg TIF District (TIF) to include the Loeber Farm property off Meacham Road to facilitate the residential development. Nitti is proposing 122 residential units on approximately 33 acres of the Loeber Farm property. The for-sale residential units would include 43 single-family detached units, 37 rowhouses, and 42 townhomes.

Nitti is looking to finalize the acquisition of the Loeber Farm in the next few months and go through the village's development review process to proceed with construction in 2026. The total project costs for the Nitti development on the Loeber Farm are estimated to exceed $82,000,000. We are recommending $4,800,000 in TIF assistance from the Village of Schaumburg to assist with extraordinary costs associated with the redevelopment of the Loeber Farm Property. TIF assistance would be paid on a pay as you go basis. SB Friedman is estimating approximately $17,000,000 in incremental property tax revenues over the remaining life of the North Schaumburg TIF from this development.

The TIF Term Sheet lays the foundation for preparing a TIF Redevelopment Agreement with Nitti. The Term Sheet states that the Redevelopment Agreement will be drafted and approved 90 days after the TIF Term Sheet is signed. Staff will also work through the schedule to review and present the TIF for Village Board consideration in 2026.

Recommended Action:

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

ATTACHMENTS:

- Memo to FLAGG for Loeber TIF Term Sheet 11_25_25.pdf
- Resolution Authorizing Nitti Term Sheet 2025.docx
- Signed Loeber Term Sheet November FLAGG 11_25_25.pdf

VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

TO: FLAGG Committee

FROM: Matt Frank, Director of Economic Development

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

DATE: November 25, 2025

Introduction

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

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

Discussion

The TIF was created in 2014 and an amendment to the Redevelopment Plan is required to include the Loeber Farm property in the TIF. Staff is working with SB Friedman to assess this addition to the TIF and will be going through the process over the next 4 months to amend the TIF.

Nitti is looking to finalize the acquisition of the Loeber Farm in the next few months and go through the village's development review process to proceed with construction in 2026. The total project costs for the Nitti development on the Loeber Farm are estimated to be $83,000,000.

TIF Eligible Costs

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

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

Staff have been negotiating with Nitti on TIF-eligible redevelopment costs that are extraordinary to this project and agreed to the following:

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

TIF Request

Staff and the Village's consultants have been negotiating with Nitti over the amount and terms of a TIF agreement to move the $83,000,000 project forward. Nitti will use a combination of construction loans, mezzanine debt, and equity to supplement the TIF financing. We are recommending $4,800,000 in TIF assistance from the Village of Schaumburg to assist with extraordinary costs associated with the redevelopment of the Loeber Farm Property.

The Loeber Farm property has unsuitable soil, lacks adequate utilities, and requires significant investment to bring water and sanitary to the site making it difficult to develop. A sanitary lift station is needed due to the elevations of the property and isolated location. In addition, a bridge is required to be constructed to provide access over the creek and throughout the site.

Staff have reviewed the TIF request with SB Friedman and our engineering consultant. SB Friedman noted the following in their memo to Village staff:

> Based on SB Friedman's review of the Developer's pro forma and supplemental materials, it appears that the Requested Village Assistance is needed for the Project to achieve a market-appropriate net profit. The Developer's costs estimates appear reasonable relative to industry benchmarks and SB Friedman's review of similar projects. Furthermore, site construction costs have been verified by a contractor estimate. The Developer's sales price assumptions and pace of sales are slightly more aggressive than indicated by their market study, however, SB Friedman's review of recent new construction homes sales and the sales activity of recently completed single-family home developments in the Village indicate that the Developer's assumptions appear reasonable.
>
> The Developer's Requested Village Assistance totals $4.9 million in TIF reimbursements and would fund a portion of their TIF-eligible site construction costs. Site construction costs for the Project identified as extraordinary include land balance and offsite utility and roadway improvements, which in total account for approximately 35.1% of their total site development budget. The Developer has requested reimbursement of extraordinary TIF-eligible costs as incurred during construction, not to exceed $4.9 million.
>
> If amended into the North Schaumburg (90 North) TIF District prior to construction, the Project is projected to generate approximately $17.4 million in incremental property tax revenues, net of statutory school district reimbursements, over the remaining life of the TIF District. After the Requested Village Assistance, it is projected that there will be approximately $12.5 million in remaining incremental property tax revenue generated from the Project.

Development Impacts on TIF

The attached exhibit in the Term Sheet shows that the project will include 122 residential units. Nitti anticipates construction lasting three years and absorption of all 122 residential units in four years.

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

TIF assistance would be paid on a pay as you go basis. This means that as new TIF increment is generated and paid to the Village, TIF increment will be paid to Nitti for the TIF eligible costs.

The TIF Term Sheet lays the foundation for preparing a TIF Redevelopment Agreement with Nitti. The Term Sheet states that the Redevelopment Agreement will be approved 90 days after the TIF Term Sheet is signed. Staff will also work through the schedule to review and present the TIF for Village Board consideration in 2026.

Recommendation

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

RESOLUTION NO. 25- _____

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

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

WHEREAS, the corporate authorities have received the Term Sheet which is attached hereto; and

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

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

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

SECTION ONE: That the Village Manager and Village Clerk be and hereby are authorized to execute and attest the attached Term Sheet between the Village of Schaumburg, and Nitti Group, LLC.

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

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

AYES:

NAYS:

ABSENT:

PASSED AND APPROVED this _____ day of _____ , 2025.

_____
Village President

ATTEST:

_____
Village Clerk

Term Sheet
for Redevelopment Agreement
between
Village of Schaumburg and
Nitti Group, LLC

November 12th, 2025

1. Introduction

This Term Sheet outlines the business terms of a proposed Redevelopment Agreement ("RDA") between the Village of Schaumburg ("Village"), and Nitti Group, LLC, or its affiliate ("Developer") related to the redevelopment (the "Project") of approximately 33-acres on the west side of Meacham Road north of Algonquin Road (the "Subject Property") depicted on Exhibit A. The Subject Property is vacant and has been marketed by the Loeber family for over twenty years. The Village will undertake the required steps to include the Subject Property in the North Schaumburg TIF (the "TIF District"). This Term Sheet is non-binding but will provide a guideline for the Village and Developer to negotiate a binding RDA in good faith. The RDA will include a public-private financing arrangement in support of the $83,000,000 Project.

The Project includes site acquisition, site preparation and the development of 122 for-sale residential units depicted on Exhibit B.

2. Objective

To provide necessary financial assistance for the reimbursement, through tax increment financing ("TIF"), of eligible redevelopment project costs permitted under both the Illinois Tax Increment Allocation Redevelopment Act (the "Act") and the redevelopment plan for the TIF District, in connection with the Project, so as to induce the Developer to make necessary investments in the redevelopment of the Subject Property which, but for such inducement, would not occur.

3. Tax Increment Financing Incentives

Eligible Costs

The public financial assistance under consideration for the current RDA includes reimbursement of eligible costs for the following activities within and related to the Subject Property ("Eligible Costs"):

- Public Infrastructure (Bridge, Offsite Sanitary Sewer and Water, and Sanitary Lift Station) $4.855 million

Prior to approval of the RDA, the Developer shall provide the Village full documentation regarding Financing Costs, including term sheets setting forth the amount, rate, terms, and availability and equity to develop and construct the Project, so that the Village can confirm that (i) the Financing Costs being reimbursed are consistent with market expectations for projects with this type of risk and (ii) Developer has secured financing sufficient to substantially complete the Project.

The public assistance is to be set forth in greater detail in the RDA, relative to Eligible Costs. Eligible Costs shall be reimbursed on a pay as you go basis in an amount not to exceed $4.855 million (the "Incentive Amount") upon acceptance of the public improvements contemplated for the Project.

Other Conditions

Other conditions for Village Funds are outlined below:

- As a material inducement of Developer's efforts to acquire the Subject Property and undertake the Project, the Village will adopt an Inducement Resolution and will review land use entitlements to allow and facilitate the development of the Project on the Subject Property.

- Developer shall provide to the Village a detailed itemization, and evidence of payment, of Eligible Costs and the RDA will provide a process for the Village to certify Eligible Costs.

- The Developer will start construction of the Project within 90 days after the later of (a) RDA approval or (b) 150 days following the Village's issuance of the first permit allowing work to commence. Developer will complete construction of the Project in 2029. The dates above are subject to force majeure and timely issuance of government permits.

4. Project Redevelopment

The Project shall be subject to the codes, ordinances, rules and regulations of the Village in effect at the time of the Village Board's approval of the RDA (the "Village Laws"), and the Developer shall be responsible for obtaining all necessary approvals and permits for the Project, including, but not limited to, zoning approvals, development approvals, subdivision approvals, demolition permits, building permits and utility connection permits, as required by the Village Laws; provided, the Village will cooperate with the Developer in its efforts to obtain all such approvals and permits and to carry out the development of the Project and the terms of the RDA.

The Village and Developer acknowledge that the transactions contemplated by this TIF Term Sheet are subject to the negotiation, approval and execution of the RDA by and between the Village and Developer, within ninety (90) days after the date on which this TIF Term Sheet is approved by the Village, or any agreed upon extension thereof, with said RDA to contain, among other terms and conditions, those terms and conditions set forth above. The parties acknowledge that this TIF Term Sheet is not a contract and is non-binding.

VILLAGE OF SCHAUMBURG

By:_____

Brian Townsend

Village Manager

Date:_____

ATTEST:

_____

Jane Lentino

Village Clerk

Date:_____

NITTI GROUP, LLC

By:_____

Name: Nico Nitti

Title: Member

Date: 11/12/2025

ATTEST:

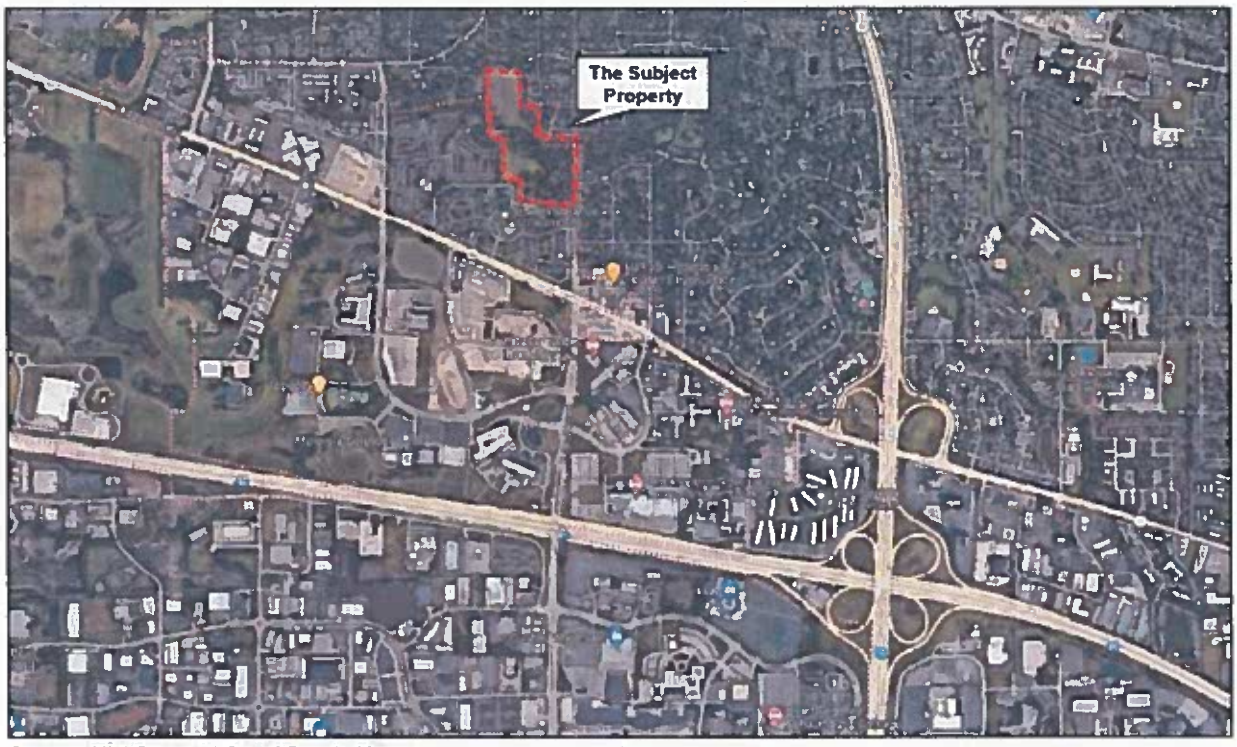
_____

Name: JoeNitti

Title: Member

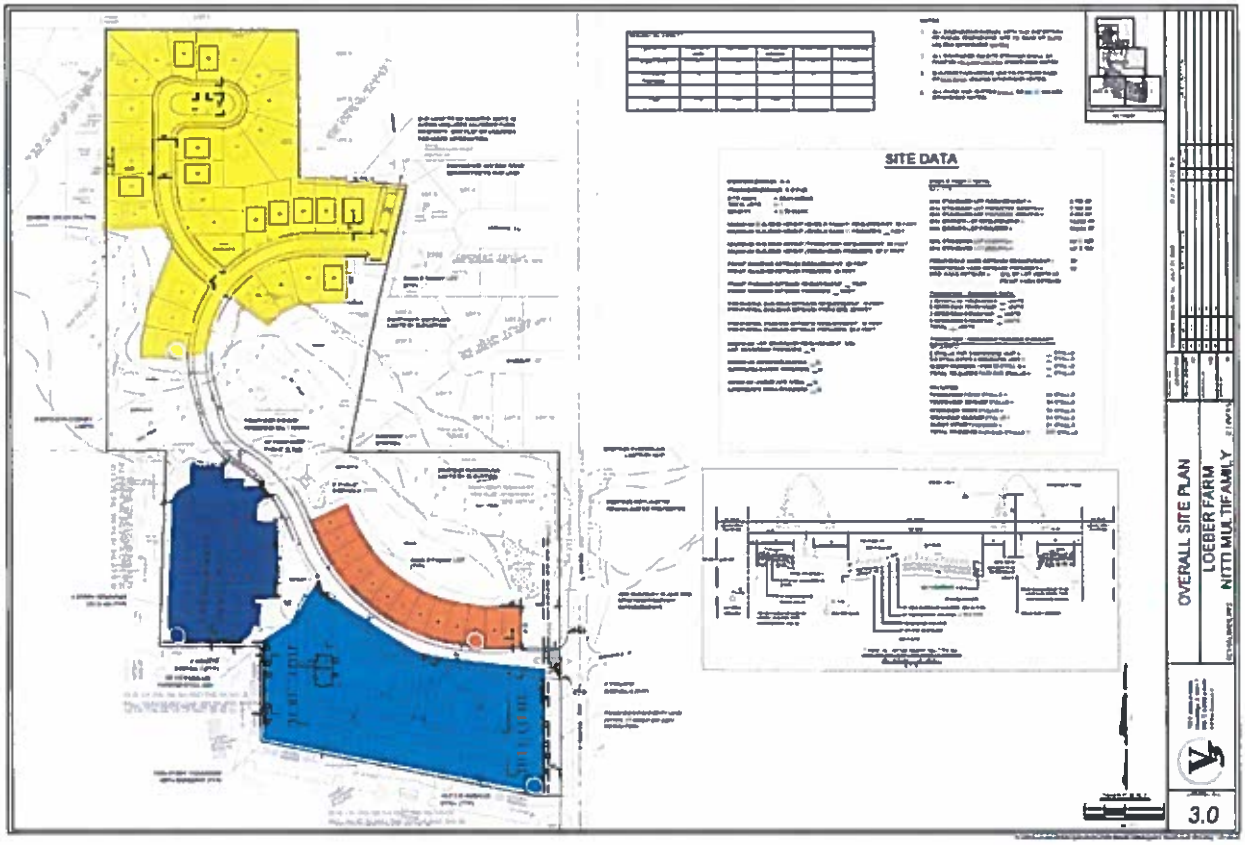
Date: 11/12/2025

Exhibit A



Source: Nitti Group, LLC and Google Maps

Exhibit B


SITE DATA
OVERALL SITE PLAN
LOEBER FARM
NITTI MULTIFAMILY
3.0

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Resolution No. R-25-_____A Resolution Designating an Area in the Village of Schaumburg, Cook County, Illinois, Consisting of Property Index Number 07-32-100-30-0000 as a Blighted Area.
12/09/25
Village Board

Presenter: Liz Dechant
Lead Department: Economic Development

Executive Summary:

Please find the Cook County Class 7B Application from B N Estate, LLC (the "Applicant") for the development of 40,000 square-feet at 1821 W. Irving Park Road (the "Subject Property"). The Applicant is seeking a 7B tax incentive, in which the property would be assessed at a 10% assessment level instead of the normal 25% assessment level. According to the Office of the Cook County Treasurer, the property was billed $11,281 total in property taxes in the 2023 tax year. Cook County allows the Class 7B incentive for new commercial development.

There will be two buildings constructed on the subject property in two phases. The first phase will be to construct an approximately 1,600 square-foot building that will house Bruster's Real Ice Cream, and the second phase is to construct an approximately 2,400 square-foot building for a future retail development. A study by Gruen Gruen + Associates found the property meets blight conditions due to long-term vacancy since 2014, unsuitable soils present, a deficient water main on Irving Park Road requiring replacement, and the need to reconnect an abandoned sanitary line across Mercury Drive. This project would not be economically feasible without the incentive.

The Schaumburg Business Development Commission reviewed this at their November 10th meeting and recommended approval of the Class 7B request. If approved, staff will work with the Applicant and make the 7B contingent upon the attached Development Agreement outlining B N Estate, LLC investment of $2,000,000, employing 15-17 employees on the Subject Property, and establishing their local community support.

Recommended Action:

The Schaumburg Business Development Commission recommends that the Finance, Legal, Administrative and General Government Committee recommend the Village Board approve a resolution authorizing a Class 7B property tax incentive for B N Estate LLC at 1821 W. Irving Park Road.

ATTACHMENTS:

- Application 1821 W. Irving Park Road - Class 7B.pdf
- Resolution Blighted 1821 W Irving Park Road.pdf
- Resolution 1821 W Irving Park Road.pdf
- RDA 1821 W. Irving Park Road - Bruster's.pdf
- FLAGG Memo Class 7B Request 1821 W. Irving Park Rd Bruster's.pdf

SARNOFF PROPERTY TAX

October 1, 2025

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

Re: Class 7b Incentive Resolution Request
B N Estate LLC
1821 W. Irving Park Rd.
Schaumburg, Illinois 60193
PIN: 07-32-100-030-0000

Dear Matt:

B N Estate LLC ("Applicant") is seeking a Resolution supporting and consenting to a Class 7b Incentive on the above-referenced property based on new construction. The Applicant plans to purchase the subject property and construct two buildings in two phases. First, the Applicant plans to construct an approximately 1,600 square foot building for its related entity, Bruster's Real Ice Cream ("Bruster's"), to occupy for its retail use consisting of the sale of ice cream. Second, the Applicant plans to construct an approximately 2,400 square foot building for another retail use to be determined.

The subject property consists of approximately 40,000 square feet of vacant land. As noted, the Applicant plans to construct two new buildings on the subject property. Specifically, the Applicant plans to invest approximately $1,600,000 to complete the construction of the approximately 1,600 square foot building. The current timeline is to start construction in November, 2025 with completion and occupancy in April, 2026. The construction will create construction jobs. Please note that the items in need of rehabilitation as well as the costs associated therewith could significantly vary as they are preliminary and additional reviews of the property as well as discussions with contractors must be completed to determine both. The Applicant currently plans to start construction on the approximately 2,400 square foot building in 2028 should everything go as planned.

Bruster's is an ice cream shop that currently has two locations in the Chicagoland area (Oakbrook Terrace and Aurora). The Applicant's related entity plans to franchise a Bruster's and open the same at the subject property. At this time, the Applicant plans to have Bruster's start operations with approximately 15 to 17 employees (5 full-time; 10 to 12 part-time). We also note that Bruster's will look to hire all qualified Village of Schaumburg residents for future employment. Additionally, Bruster's works to mentor its employees to become leaders. Specifically, a slogan for them is "Preparing tomorrow's leader, today." In addition, the business that will occupy the approximately 2,400 square foot space will also bring jobs, which could be roughly 15 to 20, depending on the final user.

As Bruster's is a retail operation, it will generate sales tax. Based on its proforma, the Applicant expects Bruster's net sales in years one thru three to be $900,000, $945,000 and $992,250 respectively. The Village of Schaumburg can also expect that Bruster's employees will invest commercially back into the community by visiting local establishments such as restaurants, gas stations, grocery stores and more. In addition, the Village of Schaumburg can expect that Bruster's will attract business and various customers to the Village in the course of its operations. Bruster's and its ownership are new to the Village of Schaumburg and they look forward to being involved in the local community in the future and working with the Village. Additionally, the tenant that will occupy the approximately 2,400 square foot unit will also generate jobs, customers and sales tax.

As the above indicates, there are various benefits the Village of Schaumburg will receive should the Applicant be granted the Class 7b Incentive on the subject property. The Applicant is excited to move forward with the new construction and occupation of the subject property. Additionally, Bruster's is excited to expand its operations at the subject property and to be a strong community member for many years to come. However, the above is all contingent on the Applicant receiving a Class 7b Incentive.

As part of the Class 7b Incentive, the subject property must be located in an area designated in need of redevelopment. Therefore, the Applicant is also requesting that the Village of Schaumburg pass a Resolution designating the subject property as blighted, a renewal area, an area encompassing a rehabilitation or redevelopment plan or designation of like effect adopted under any similar statute or Ordinance.

Therefore, please review this letter and the following attached Application and materials, and place the Applicant on the agenda for the October 13, 2025 Village of Schaumburg Business Development Commission meeting, or earlier if possible, where it will present its request for the Village of Schaumburg to pass a Resolution supporting and consenting to a Class 7b Incentive on the subject property based on new construction.

Should you have any questions or concerns, or require additional information, please do not hesitate to contact me at (312) 782-8310.

Sincerely,
SARNOFF & BACCASH

Zachary A. Kafitz

COOK COUNTY ASSESSOR
FRITZ KAEGI

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

CLASS 7B
ELIGIBILITY APPLICATION

CONTROL NUMBER
To be provided

Carefully review the Class 7b Eligibility Bulletin before completing this Application. For assistance, please contact the Assessor's Office, Development Incentives Department (312) 603-7529. This application, *a filing fee of $500.00,* and supporting documentation must be filed as follows:
This application must be filed PRIOR TO the commencement of New Construction or the commencement of Substantial Rehabilitation Activities or PRIOR TO the Reoccupation of Vacant/Abandoned Property.

Applicant Information

Name: B N Estate LLC

Company: B N Estate LLC Telephone: (703) 945-3551

Address: 133 Brixham Pl.

City: Schaumburg State: IL Zip Code: 60194

Email Address: dipenkachhia745@gmail.com

Contact Person (if different than the Applicant)

Name: Dipen Kachhiapatel

Company: See above Telephone: (____)

Address:

City: State: Zip Code:

Email Address:

Property Description (per PIN)

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

Street address: (1) 1821 W. Irving Park Rd.

Permanent Real Estate Index Number: 07-32-100-030-0000

(2)

Permanent Real Estate Index Number:

(3)

Permanent Real Estate Index Number:

City: Schaumburg State: IL Zip Code: 60193

Township: Schaumburg Existing Class: 1-00

Identification of Persons Having an Interest in the Property

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

Property Use

General Description of Proposed Property Usage See attached

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

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

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

Employment Opportunities

How many construction jobs will be created as a result of this development? See attached

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

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

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

Nature of Development

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

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

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

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

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

SECTION A (NEW CONSTRUCTION/SUBSTANTIAL REHABILITATION)

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

Estimated date of construction commencement (excluding demolition if any): See attached

Estimated date of construction completion: See attached

Total redevelopment cost, excluding land: $ See attached

Attach copies of the following:

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

SECTION B (ABANDONED PROPERTY WITH NO SPECIAL CIRCUMSTANCE)

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

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

   [ ] YES [ ] NO

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

   _____

   _____

   Attach copies of the following documents:

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

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

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

   Estimated date of reoccupation: _____
   Date of Purchase: _____
   Name of purchaser: _____
   Name of seller: _____
   Relationship of purchaser to seller: _____

   Attach copies of the following documents:

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

SECTION C (SPECIAL CIRCUMSTANCES)

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

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

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

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

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

_____

_____

Attach copies of the following documents:

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

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

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

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

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

Attach copies of the following documents:

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

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

How long has the subject property been unused?

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

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

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

_____

_____

Attach copies of the following documents:

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

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

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

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

Estimated date of reoccupation: _____

Local Approval

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

In addition, a copy of the application must be submitted to the Cook County Bureau of Economic Development (BED) for their approval (for additional information contact BED at 312-603-1000.

Finalizing The Incentive Process

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

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

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

DH
Signature

09/30/2025
Date

DIPEN KACHHIAPATEL
Print Name

PRESIDENT
Title

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

Revised 4/1/2022

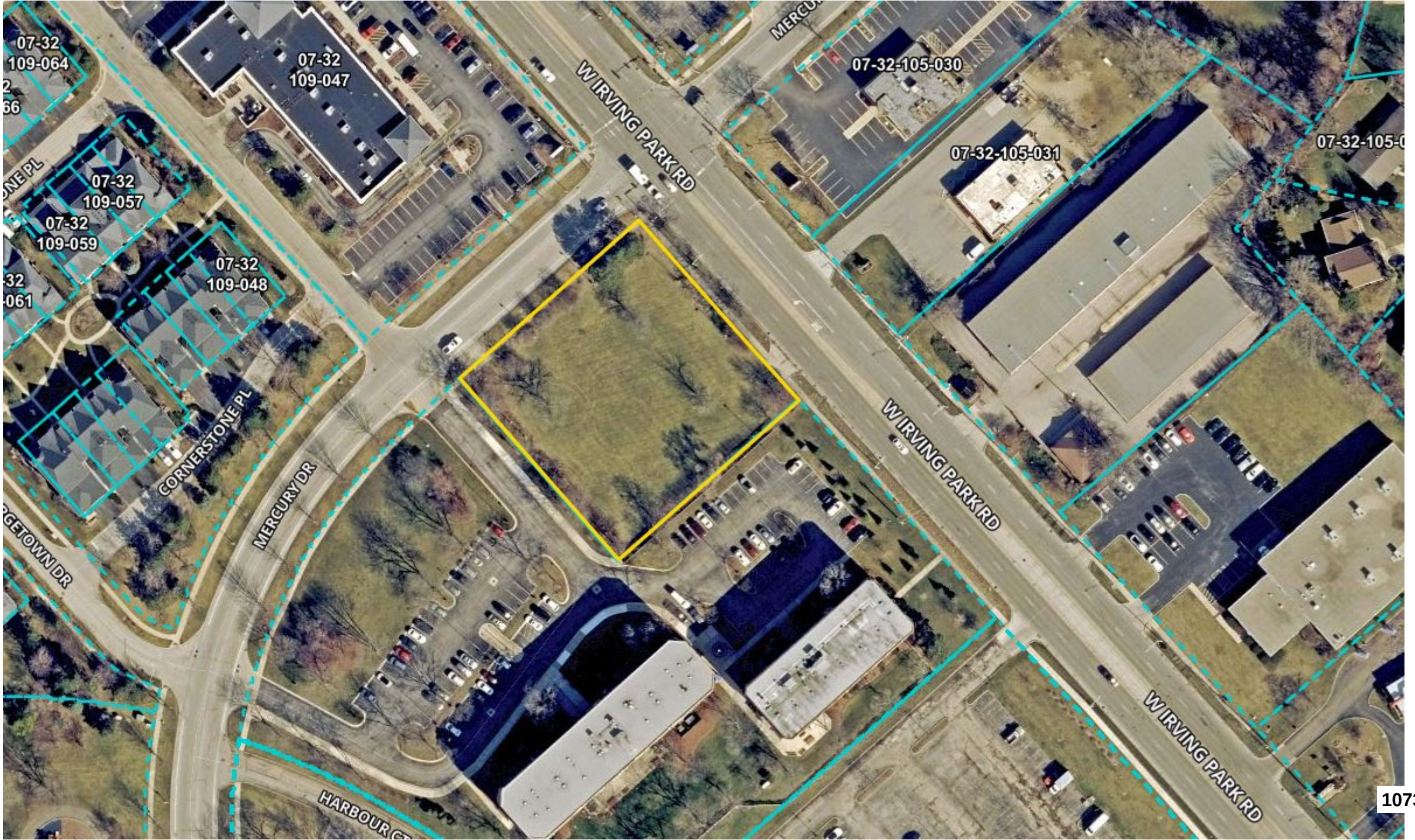
Legal Description, Site and Building Square Footage

The total land area of the subject parcel located at 1821 W. Irving Park Rd. in Schaumburg, Illinois (PINs: 07-32-100-030-0000) is approximately 40,000 square feet. There will be two buildings constructed on the subject property in two phases. The first phase will be to construct an approximately 1,600 square foot building and the second phase is to construct an approximately 2,400 square foot building.

Below please find a legal description of the subject property:

THAT PART OF THE WEST SEVEN EIGHTS OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF IRVING PARK ROAD (DOC. NO. 112457675) AND THE EASTERLY LINE OF MERCURY DRIVE (DOC. NO. 23591223); THENCE SOUTH 41 DEGREES 39 MINUTES 11 SECONDS EAST ALONG SAID SOUTHERLY LINE, 200.00 FEET; THENCE SOUTH 48 DEGREES 20 MINUTES 49 SECONDS WEST, 200.00 FEET ; THENCE NORTH 41 DEGREES 39 MINUTES 11 SECONDS WEST, 200.00 FEET TO SAID EASTERLY LINE OF MERCURY DRIVE; THENCE ALONG SAID EASTERLY DRIVE OF MERCURY DRIVE. 200.00 FEET TO THE POINT OF BEGINNING.


07-32
109-064
07-32
109-047
07-32-105-030
07-32-105-031
07-32-105-0
W IRVING PARK RD
07-32
109-057
07-32
109-059
07-32
109-048
CORNERSTONE PL
MERCURY DR
W IRVING PARK RD
W IRVING PARK RD
HARBOUR CT

Plot Date: May 29, 2025 - 10:14am Plotted By: gil-r
File Name: P:\2025\25087\Drawings\Final Survey\16032-Boundary & Topographic Survey.dwg

LEGEND

- Manhole
- Catch Basin
- Inlet
- C.O. Clean Out
- Storm Sewer
- Sanitary Sewer
- W Water Main
- Fire Hydrant
- Valve Vault
- Valve Box
- B B-Box
- Light Pole
- Light Pole With Mast Arm
- Traffic Signal
- Traffic Signal With Mast Arm
- H Hand Hole
- Pipe Bollard
- Sign
- G Gas Line
- E Electric Line
- OHW Overhead Utility Line
- E Electrical Pedestal
- Utility Pole
- T Telephone Pedestal
- C Cable TV Pedestal
- Curb & Gutter
- Depressed Curb
- C XXX.XX / G/P XXX.XX Curb Elevation and Gutter/Pavement Elevation
- XXX.XX Pavement Elevation
- XXX.XX Sidewalk Elevation
- XXX.X + Ground Elevation
- XXX Contour Line
- Deciduous Tree
- Coniferous Tree
- R / O.L. Brushline Record On Line

LEGAL DESCRIPTION

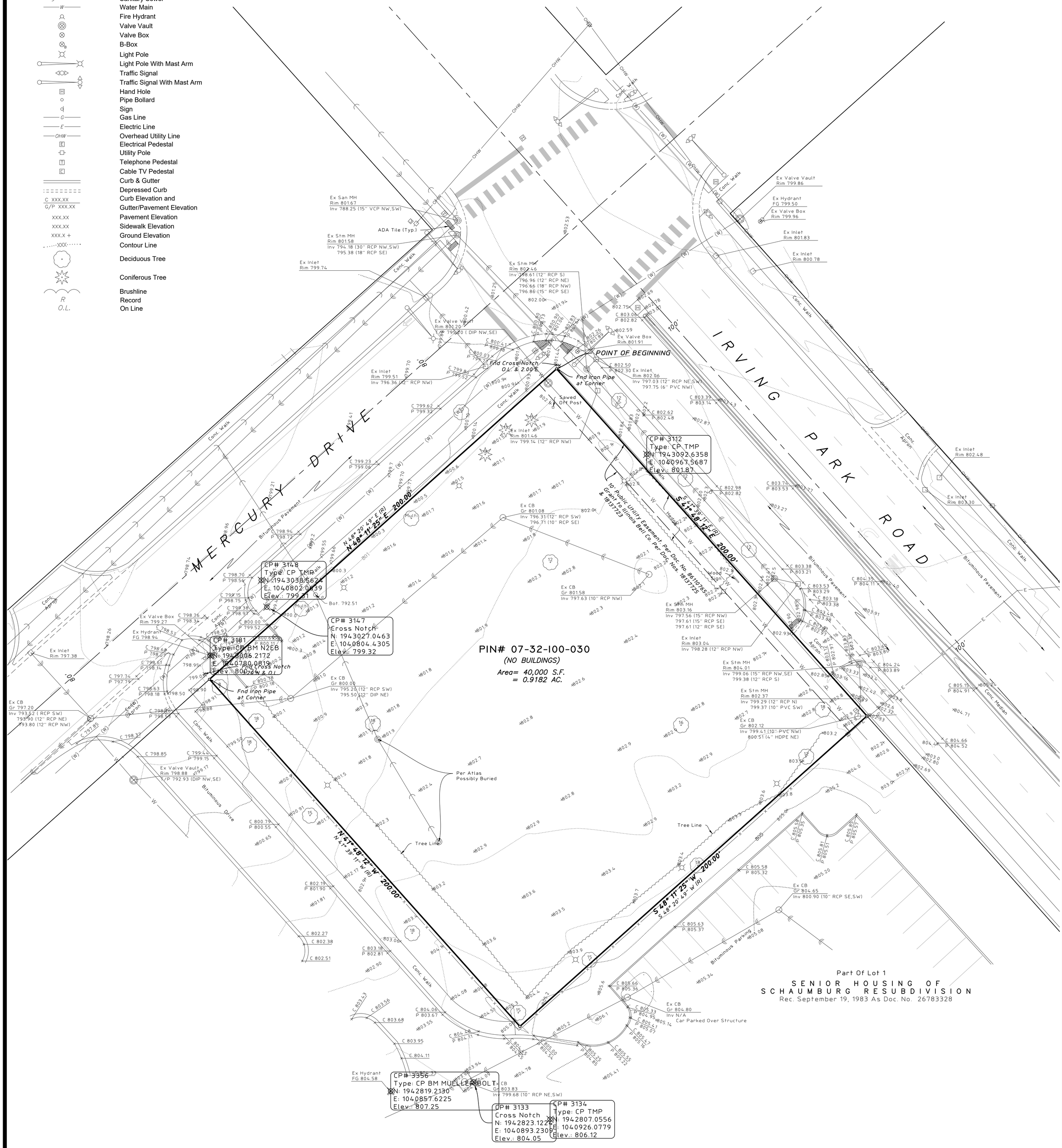
THAT PART OF THE WEST SEVEN EIGHTHS OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF IRVING PARK ROAD (DOC. NO. 112457675) AND THE EASTERLY LINE OF MERCURY DRIVE (DOC. NO. 23591223); THENCE SOUTH 41 DEGREES 39 MINUTES 11 SECONDS EAST ALONG SAID SOUTHERLY LINE, 200.00 FEET; THENCE SOUTH 48 DEGREES 20 MINUTES 49 SECONDS WEST, 200.00 FEET; THENCE NORTH 41 DEGREES 39 MINUTES 11 SECONDS WEST, 200.00 FEET TO SAID EASTERLY LINE OF MERCURY DRIVE; THENCE ALONG SAID EASTERLY DRIVE OF MERCURY DRIVE. 200.00 FEET TO THE POINT OF BEGINNING.

Benchmark

Site Benchmark

CP # 3147 (See Survey)
Description: Cross Notch
Elevation: 799.32 NAVD 88 (Geoid 12A)



PIN# 07-32-100-030

(NO BUILDINGS)

Area= 40,000 S.F. = 0.9182 AC.

Part Of Lot 1
SENIOR HOUSING OF SCHAUMBURG RESUBDIVISION
Rec. September 19, 1983 As Doc. No. 26783328

Surveyor's Notes:

1. Field work was completed on March 28, 2016.
2. The Horizontal coordinates and basis of bearing shown hereon are based on NAD 83(2012) Illinois East Zone 1201 State Plane Coordinates as referenced from Kara Company's RTK Network.
3. The Vertical Datum referenced hereon is based on NAVD 88 (Geoid 12A) as referenced from Kara Company's RTK Network.
4. A title commitment policy was not provided for this survey. This property may be subject to easements and/or restrictions not provided to the surveyor prior to the completion of this survey.
5. Utility information shown hereon is based upon field measurements, available records. Information from field data is limited to that which is visible and can be measured. This survey does not exclude the possibility of the existence of other underground utilities and or structures. Record information is based upon data collected from both public and private sources. The completeness and/or accuracy of these records cannot be guaranteed, except for those items that can be verified by field measurement. Prior to any excavation contact J.U.L.I.E (1-800-892-0123).

STATE OF ILLINOIS — JEFFREY W. GLUNT 035-3695 SCHAUMBURG, ILLINOIS — PROFESSIONAL LAND SURVEYOR

EXPIRES 11-30-25

State of Illinois)
) SS:
County of Cook)

This professional service conforms to the current Illinois minimum standards for a boundary topographic survey.

Schaumburg, Illinois May 13, 2025

By: _____
Illinois Professional Land Surveyor No. 3695

Ordered By: Marchris Engineering LTD
Order No.: 16-032

Project Manager: LAK
Engineer: JWG
Date: 4-4-2016
Project No. 16032
Sheet 1 / 1

BOUNDARY & TOPOGRAPHIC SURVEY

1821 IRVING PARK ROAD SCHAUMBURG, ILLINOIS

HAEGER ENGINEERING
consulting engineers • land surveyors
1304 N. Plum Grove Road, Schaumburg, IL 60173 • Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

No.	Date	Revision

NORTH
10 0 20
Scale: 1" = 20'

© 2025 Haeger Engineering, LLC

Description of the Nature of the Project, the Intended Use of the Subject Property and Information Regarding the Applicant and User

B N Estate LLC ("Applicant") plans to purchase the property located at 1821 W. Irving Park Rd. in Schaumburg, Illinois (PINs: 07-32-100-030-0000) and construct two buildings in two phases. First, the Applicant plans to construct an approximately 1,600 square foot building for its related entity, Bruster's Real Ice Cream ("Bruster's"), to occupy for its retail use consisting of the sale of ice cream. Second, the Applicant plans to construct an approximately 2,400 square foot building for another retail use to be determined.

The subject property consists of approximately 40,000 square feet of vacant land. As noted, the Applicant plans to construct two new buildings on the subject property. Specifically, the Applicant plans to invest approximately $1,600,000 to complete the construction of the approximately 1,600 square foot building. The current timeline is to start construction in November, 2025 with completion and occupancy in April, 2026. The construction will create construction jobs. Please note that the items in need of rehabilitation as well as the costs associated therewith could significantly vary as they are preliminary and additional reviews of the property as well as discussions with contractors must be completed to determine both. The Applicant currently plans to start construction on the approximately 2,400 square foot building in 2028 should everything go as planned.

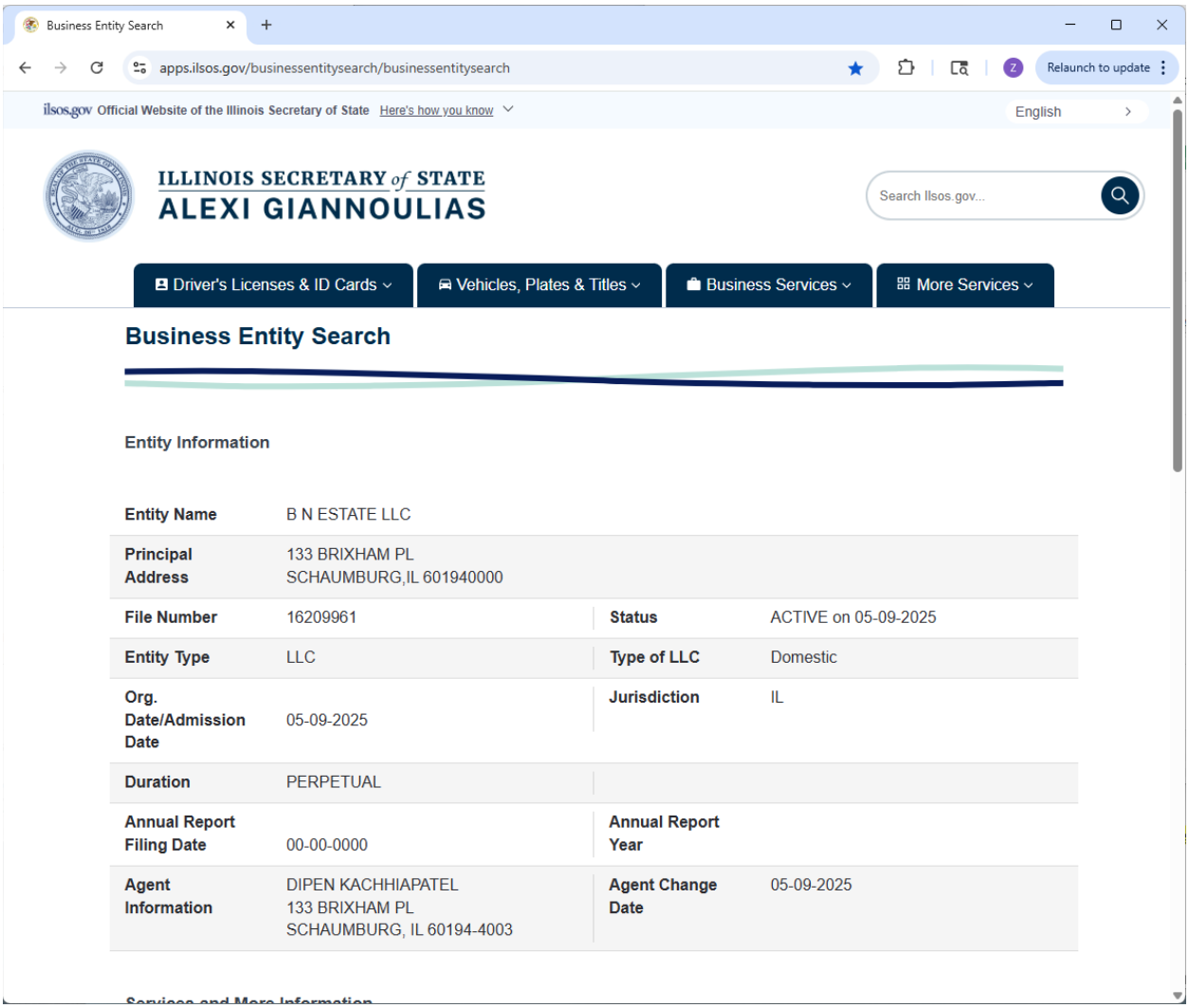
Bruster's is an ice cream shop that currently has two locations in the Chicagoland area (Oakbrook Terrace and Aurora). The Applicant's related entity plans to franchise a Bruster's and open the same at the subject property. At this time, the Applicant plans to have Bruster's start operations with approximately 15 to 17 employees (5 full-time; 10 to 12 part-time). We also note that Bruster's will look to hire all qualified Village of Schaumburg residents for future employment. Additionally, Bruster's works to mentor its employees to become leaders. Specifically, a slogan for them is "Preparing tomorrow's leader, today." In addition, the business that will occupy the approximately 2,400 square foot space will also bring jobs, which could be roughly 15 to 20, depending on the final user.

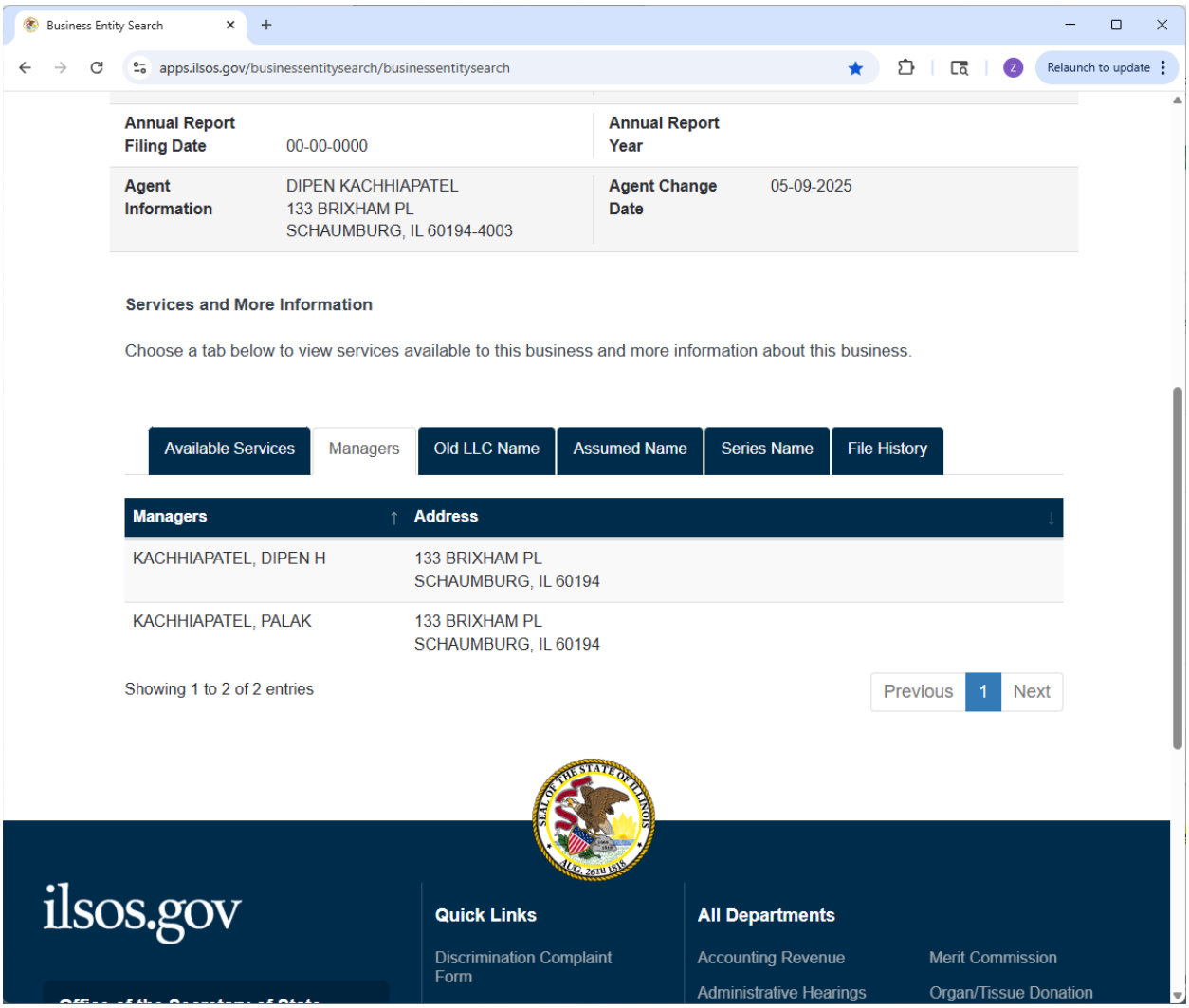
As Bruster's is a retail operation, it will generate sales tax. Based on its proforma, the Applicant expects Bruster's net sales in years one thru three to be $900,000, $945,000 and $992,250 respectively. The Village of Schaumburg can also expect that Bruster's employees will invest commercially back into the community by visiting local establishments such as restaurants, gas stations, grocery stores and more. In addition, the Village of Schaumburg can expect that Bruster's will attract business and various customers to the Village in the course of its operations. Bruster's and its ownership are new to the Village of Schaumburg and they look forward to being involved in the local community in the future and working with the Village. Additionally, the tenant that will occupy the approximately 2,400 square foot unit will also generate jobs, customers and sales tax.

As the above indicates, there are various benefits the Village of Schaumburg will receive should the Applicant be granted the Class 7b Incentive on the subject property. The Applicant is excited to move forward with the new construction and occupation of the subject property. Additionally, Bruster's is excited to expand its operations at the subject property and to be a strong community member for many years to come. However, the above is all contingent on the Applicant receiving a Class 7b Incentive.

Ownership Information

Ownership: B N Estate LLC ("Applicant") plans to purchase the property located at 1821 W. Irving Park Rd. in Schaumburg, Illinois (PINs: 07-32-100-030-0000). Attached hereto please find a copy of the Secretary of State webpage printout and a Cook County Disclosure of Ownership Interest Statement.


Business Entity Search
apps.ilsos.gov/businessentitysearch/businessentitysearch
Relaunch to update
ilsos.gov Official Website of the Illinois Secretary of State Here's how you know
English
ILLINOIS SECRETARY of STATE
ALEXI GIANNOULIAS
Search Ilsos.gov...
Driver's Licenses & ID Cards
Vehicles, Plates & Titles
Business Services
More Services
Business Entity Search
Entity Information
Entity Name B N ESTATE LLC
Principal Address 133 BRIXHAM PL SCHAUMBURG,IL 601940000
File Number 16209961
Status ACTIVE on 05-09-2025
Entity Type LLC
Type of LLC Domestic
Org. Date/Admission Date 05-09-2025
Jurisdiction IL
Duration PERPETUAL
Annual Report Filing Date 00-00-0000
Annual Report Year
Agent Information DIPEN KACHHIAPATEL 133 BRIXHAM PL SCHAUMBURG, IL 60194-4003
Agent Change Date 05-09-2025


Business Entity Search
apps.ilsos.gov/businessentitysearch/businessentitysearch
Relaunch to update
Annual Report Filing Date
00-00-0000
Annual Report Year
Agent Information
DIPEN KACHHIAPATEL
133 BRIXHAM PL
SCHAUMBURG, IL 60194-4003
Agent Change Date
05-09-2025
Services and More Information
Choose a tab below to view services available to this business and more information about this business.
Available Services
Managers
Old LLC Name
Assumed Name
Series Name
File History
Managers
Address
KACHHIAPATEL, DIPEN H
133 BRIXHAM PL
SCHAUMBURG, IL 60194
KACHHIAPATEL, PALAK
133 BRIXHAM PL
SCHAUMBURG, IL 60194
Showing 1 to 2 of 2 entries
Previous
1
Next
ilsos.gov
Quick Links
Discrimination Complaint Form
All Departments
Accounting Revenue
Administrative Hearings
Merit Commission
Organ/Tissue Donation

COOK COUNTY DISCLOSURE OF OWNERSHIP INTEREST STATEMENT

The Cook County Code of Ordinances (§2-610 *et seq.*) requires that any Applicant for any County Action must disclose information concerning ownership interests in the Applicant. This Disclosure of Ownership Interest Statement must be completed with all information current as of the date this Statement is signed. Furthermore, this Statement must be kept current, by filing an amended Statement, until such time as the County Board or County Agency shall take action on the application. The information contained in this Statement will be maintained in a database and made available for public viewing. **County reserves the right to request additional information to verify veracity of information containted in this statement.**

If you are asked to list names, but there are no applicable names to list, you must state NONE. An incomplete Statement will be returned and any action regarding this contract will be delayed. A failure to fully comply with the ordinance may result in the action taken by the County Board or County Agency being voided.

"*Applicant*" means any Entity or person making an application to the County for any County Action.

"County Action" means any action by a County Agency, a County Department, or the County Board regarding an ordinance or ordinance amendment, a County Board approval, or other County agency approval, with respect to contracts, leases, or sale or purchase of real estate.

"Person" "Entity" or *"Legal Entity"* means a sole proprietorship, corporation, partnership, association, business trust, estate, two or more persons having a joint or common interest, trustee of a land trust, other commercial or legal entity or any beneficiary or beneficiaries thereof.

This Disclosure of Ownership Interest Statement must be submitted by :

1. An Applicant for County Action and

2. A Person that holds stock or a beneficial interest in the Applicant and is listed on the Applicant's Statement (a "Holder") must file a Statement and complete #1 only under **Ownership Interest Declaration**.

Please print or type responses clearly and legibly. Add additional pages if needed, being careful to identify each portion of the form to which each additional page refers.

This Statement is being made by the [✓] Applicant or [ ] Stock/Beneficial Interest Holder

This Statement is an: [x] Original Statement or [ ] Amended Statement

Identifying Information:

Name B N ESTATE LLC

D/B/A: N/A FEIN # Only: 39-2107699

Street Address: 133 BRIXHAM PL

City: SCHAUMBURG State: ILLINOIS Zip Code: 60194

Phone No.: 703-945-3551 Fax Number: N/A Email: DIPENKACHHIA745@GMAIL.COM

Cook County Business Registration Number: _____
(Sole Proprietor, Joint Venture Partnership)

Corporate File Number (if applicable): _____

Form of Legal Entity:

[ ] Sole Proprietor [ ] Partnership [ ] Corporation [ ] Trustee of Land Trust

[ ] Business Trust [ ] Estate [ ] Association [ ] Joint Venture

[✓] Other (describe) LLC

Ownership Interest Declaration:

1. List the name(s), address, and percent ownership of each Person having a legal or beneficial interest (including ownership) of more than five percent (5%) in the Applicant/Holder.

Name	Address	Percentage Interest in Applicant/Holder
DIPEN KACHHIAPATEL	133 BRIXHAM PL, SCHAUMBURG, IL-60194	50 %.
PALAK KACHHIAPATEL	133 BRIXHAM PL, SCHAUMBURG, IL-60194	50 %.

2. If the interest of any Person listed in (1) above is held as an agent or agents, or a nominee or nominees, list the name and address of the principal on whose behalf the interest is held.

Name of Agent/Nominee	Name of Principal	Principal's Address
	N/A	

3. Is the Applicant constructively controlled by another person or Legal Entity? [ ] Yes [✓] No

If yes, state the name, address and percentage of beneficial interest of such person, and the relationship under which such control is being or may be exercised.

Name	Address	Percentage of Beneficial Interest	Relationship
		N/A	

Corporate Officers, Members and Partners Information:

For all corporations, list the names, addresses, and terms for all corporate officers. For all limited liability companies, list the names, addresses for all members. For all partnerships and joint ventures, list the names, addresses, for each partner or joint venture.

Name	Address	Title (specify title of Office, or whether manager or partner/joint venture)	Term of Office
DIPEN KACHHIAPATEL	133 BRIXHAM PL, SCHAUMBURG, IL-60194	MANAGER	
PALAK KACHHIAPATEL	133 BRIXHAM PL, SCHAUMBURG, IL-60194	MANAGER	

Declaration (check the applicable box):

[✓] I state under oath that the Applicant has withheld no disclosure as to ownership interest in the Applicant nor reserved any information, data or plan as to the intended use or purpose for which the Applicant seeks County Board or other County Agency action.

[ ] I state under oath that the Holder has withheld no disclosure as to ownership interest nor reserved any information required to be disclosed.

1. REAL ESTATE OWNERSHIP DISCLOSURES.

The Applicant must indicate by checking the appropriate provision below and providing all required information that either:

a) The following is a complete list of all real estate owned by the Applicant in Cook County:

PERMANENT INDEX NUMBER(S): N/A

(ATTACH SHEET IF NECESSARY TO LIST ADDITIONAL INDEX NUMBERS)

OR:

b) ✓ The Applicant owns no real estate in Cook County.

2. EXCEPTIONS TO CERTIFICATIONS OR DISCLOSURES.

If the Applicant is unable to certify to any of the Certifications or any other statements contained in this EDS and not explained elsewhere in this EDS, the Applicant must explain below:

If the letters, "NA", the word "None" or "No Response" appears above, or if the space is left blank, it will be conclusively presumed that the Applicant certified to all Certifications and other statements contained in this EDS.

COOK COUNTY DISCLOSURE OF OWNERSHIP INTEREST STATEMENT SIGNATURE PAGE

DIPEN HASITKUMAR KACHHIAPATEL
Name of Authorized Applicant/Holder Representative (please print or type)

PRESIDENT
Title

Signature JLDL K313-1689-1345

08/28/2025
Date

DIPENKACHHIA745@GMAIL.COM
E-mail address

703-945-3551
Phone Number

Subscribed to and sworn before me
this 28 day of August 2025

My commission expires: 12/6/2027

"OFFICIAL SEAL"
ELIZABETH ROMERO
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 500824
MY COMMISSION EXPIRES 12/06/2027

X Elizabeth Romero
Notary Public Signature

Notary Seal

Docusign Envelope ID: C914AB75-E581-4319-BAA8-54ED3812FDB8

CONTRACT ADDENDUM TO THE MAINSTREET ORGANIZATION OF REALTORS COMMERCIAL SALES CONTRACT

This Addendum to the Mainstreet Organization of Realtors Commercial Sales Contract ("Addendum") is entered into as of [Effective Date], by and between **B N Estate, LLC**, an Illinois limited liability company, or its assigns ("Buyer"), and **Schaumburg Plaza LLC**, a_____ ("Seller").

RECITALS

WHEREAS, Seller is the owner of certain real property located at 1821 W. Irving Park Road, Schaumburg, Illinois, approximately 40,000 SF, as more particularly described in Exhibit A attached hereto (the "Property"); and

WHEREAS, Buyer desires to purchase the Property from Seller, and Seller desires to sell the Property to Buyer, on the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. PURCHASE AND SALE OF PROPERTY.
Seller agrees to sell and convey to Buyer, and Buyer agrees to purchase from Seller, all of Seller's right, title, and interest in and to the Property, including all improvements thereon, all rights, privileges, easements, and appurtenances pertaining thereto.

2. PURCHASE PRICE.
The total purchase price for the Property shall be **Eight Hundred and Twenty Thousand Dollars, ($820,000)**, payable in cash at Closing, with a financing contingency, as per the underlying Contract (as defined below).

3. EARNEST MONEY.
Within five (5) business days following the Effective Date, Buyer shall deposit earnest money in the amount of Ten Thousand and No/100 Dollars ($10,000.00) (the "Earnest Money") with a mutually agreed upon escrow agent (the "Escrow Agent"). The Earnest Money shall be applied to the Purchase Price at Closing or returned to Buyer or Seller as provided herein.

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After the Feasibility Period has lapsed, as more clearly described in Paragraph 4 of this Addendum, should Buyer choose to continue with the purchase of the Property, an additional earnest money deposit of Ten Thousand Dollars & no/100 ($10,000.00) shall be deposited at the end of the initial 120 day Feasibility Period ("Additional Deposit"). If the Sales Contract has not otherwise been terminated, the Initial Deposit and the Additional Deposit, Totaling Twenty Thousand Dollars & no/100 ($20,000.00) (together the "Deposit") shall become non-refundable at the end of the Feasibility Period and any extension periods. The Deposit shall be applicable to the Purchase Price at the Close of Escrow.

4. FEASIBILITY PERIOD.
Buyer shall have one hundred twenty (120) days from the Effective Date (the "Feasibility Period") to conduct its due diligence investigations of the Property. Buyer may terminate the underlying Sales Contract for any reason or no reason by providing written notice to Seller at any time prior to the expiration of the Feasibility Period, in which event the Earnest Money, shall be returned to Buyer (as more clearly described in Paragraph 5 below) and neither party shall have any further obligations hereunder.

5. FEASIBILITY PERIOD EXTENSION.

Buyer shall have the right to obtain two (2) additional extension periods of thirty (30) days each extending the Feasibility Period, ("Extension Period") for IDOT approval and/or MWDRD approval and/or municipal requirements by depositing Five Thousand Dollars & no/100 ($5,000.00) for each extension period. All monies shall be applicable to the Purchase Price. If Buyer exercises one or both extensions, extension monies will become non-refundable. However, the original earnest money payment of $20,000 shall remain fully refundable during the Feasibility Period and any extensions thereof.

6. CLOSING.
The closing of the purchase and sale of the Property (the "Closing") shall occur on the date that is thirty (30) days after the expiration of the Feasibility Period, or such earlier date as the parties may mutually agree (the "Closing Date").

7. CLOSING COSTS.
Each party shall bear its own attorneys' fees. Seller shall pay for the survey, title insurance premium for Owner's Policy, and recording fees attributable to Seller. Seller shall also pay for documentary stamp taxes, if applicable. Other customary closing costs shall be allocated in accordance with local practice.

8. TITLE AND SURVEY.
Within ten (10) business days after the Effective Date, Seller shall provide Buyer with a

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copy of Seller's existing title insurance policy. Seller shall provide Buyer with a Credit at Closing, in the amount of $1,500.00, in lieu of a survey.

9. REPRESENTATIONS AND WARRANTIES.
Each party represents and warrants to the other that it has full power and authority to enter into this Addendum and perform its obligations hereunder. Seller further represents that it owns the Property free and clear of any liens or encumbrances, except as disclosed in writing to Buyer.

10. ASSIGNMENT.
Buyer may assign its rights under the underlying Sales Contract and this Addendum to any affiliate or entity controlled by, controlling, or under common control with Buyer without the prior consent of Seller. In the event of an Assignment of the contract, Buyer shall remain personally liable for compliance with all contract terms through completion of the closing.

11. MISCELLANEOUS.
This Addendum constitutes the entire agreement between the parties and supersedes all prior agreements or understandings. This Addendum may only be amended in writing signed by both parties. This Addendum shall be governed by the laws of the State of Illinois. Time is of the essence. This Addendum may be executed in counterparts and by electronic signatures.

IN WITNESS WHEREOF, the parties have executed this Addendum as of the Effective Date.

SCHAUMBURG PLAZA, LLC

By: _____

Name:

Title:

B N ESTATE, LLC

By: Signed by: Dipenkumar Kachhiapatel DocuSigned by: Dalak Kachhiapatel
B91461324BC3461... F550450C2734D9...

Name:

Title:

Docusign Envelope ID: C914AB75-E581-4319-BAA8-54ED3812FDB8

EXHIBIT A – Legal Description of Property

Designation of Area

As part of the Class 7b Incentive, the subject property located at 1821 W. Irving Park Rd. in Schaumburg, Illinois (PINs: 07-32-100-030-0000) must be located in an area designated in need of redevelopment. Therefore, B N Estate LLC ("Applicant") is requesting that the Village of Schaumburg pass a Resolution designating the subject property as blighted, a renewal area, an area encompassing a rehabilitation or redevelopment plan or designation of like effect adopted under any similar statute or Ordinance. See attached study finding the area in need of redevelopment.

WHETHER REDEVELOPMENT BLIGHTING CONDITIONS EXIST AND THE NEED FOR A CLASS 7(B) INCENTIVE TO BRIDGE A FEASIBILITY GAP FOR THE REDEVELOPMENT OF THE PROPERTY LOCATED AT 1821 WEST IRVING PARK ROAD IN THE VILLAGE OF SCHAUMBURG, ILLINOIS

To

B N ESTATE LLC

From

GRUEN GRUEN + ASSOCIATES
Urban Economists, Market Strategists & Land Use/Public Policy Analysts

September 2025

C1707

Gruen Gruen + Associates

WHETHER REDEVELOPMENT BLIGHTING CONDITIONS EXIST AND THE NEED FOR A CLASS 7(B) INCENTIVE TO BRIDGE A FEASIBILITY GAP FOR THE REDEVELOPMENT OF THE PROPERTY LOCATED AT 1821 WEST IRVING PARK ROAD IN THE VILLAGE OF SCHAUMBURG, ILLINOIS

To

B N ESTATE LLC

From

GRUEN GRUEN + ASSOCIATES
Urban Economists, Market Strategists & Land Use/Public Policy Analysts

September 2025

C1707

APPLYING KNOWLEDGE

CREATING RESULTS

ADDING VALUE

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Estimated Development Costs 3

Market and Operating Parameters 4

Investment and Financing Parameters 5

FORECAST PROJECT CASH FLOW AND INTERNAL RATE OF RETURN ON EQUITY INVESTMENT 6

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Whether Redevelopment Blighting Conditions Exist and the Need for A Class 7(b) Incentive to Bridge a Feasibility Gap for the Redevelopment of the Property Located at 1821 West Irving Park Road in the Village of Schaumburg, Illinois

ÍNTRODUCTION

Gruen Gruen + Associates ("GG+A") has been asked to evaluate whether blight conditions apply such that the property located at 1821 West Irving Park Road in the Village of Schaumburg, Illinois is in need of redevelopment. According to the survey of the property provided to GG+A, the property consists of approximately 40,000 square feet of land. The contract purchaser envisions developing one building of approximately 1,615 square feet of space for occupancy and operation of a Bruster's ice cream shop. The contract purchaser plans to also develop a second building comprising approximately 2,400 square feet of commercial space, for a total of approximately 4,015 square feet of building space on the property. The timing of the development of the second building has not been determined. For purposes of this analysis, however, for simplicity and to allocate land acquisition and land development (sitework) costs planned to be completed upfront for the entire site, GG+A assumes that both buildings are completed and leased simultaneously.

To complete the evaluation, GG+A obtained information from the contract purchaser of the property as well as property and equalized assessed valuation data from the Cook County Assessor's Office. In addition, blight is most often the result of barriers that work to keep the market from operating to support the maintenance or development of improved real estate because the costs of maintaining or improving property are higher than the resulting income/value of the real estate. Therefore, GG+A also evaluated whether a Cook County Class 7(b) tax incentive is needed to facilitate the feasible redevelopment of the property to a viable commercial use. To do this GG+A simulated the real estate investment results of the redevelopment, operation, and eventual sale of the property with- and without- the Class 7(b) tax incentive.

The conclusion that the property is subject to blight and in need of redevelopment is supported by the following findings:

- It has been vacant for 12 years;
- The property has extensive unsuitable soils present;
- The water main on Irving Park Road is deficient – it cannot be used to service building space constructed on the property. As a result, extraordinary costs will be incurred to connect the planned commercial buildings to municipal water services; and
- The connection to the sanitary line serving the property was abandoned when the former building was demolished in 2013. As a result, additional costs will be incurred to establish a connection from the planned building space to the sanitary main across the road from Mercury Drive.

In addition, as another basis for the property being appropriately designated in need of redevelopment, the results of the real estate economic analysis indicate that but for the provision of the Class 7(b) tax incentive, it would not be financially feasible for the private sector to redevelop and operate the property as a contemporary commercial use including an ice cream shop. In the absence of the Class 7(b) tax incentive, the potential investment returns from the redevelopment, operation, and hypothetical eventual sale of the constructed building space and associated land would be too low relative to the associated risks to justify the investment of capital and entrepreneurial resources to undertake the redevelopment and operation of a commercial use. Even with a Class 7(b) tax incentive the project is only marginally financially feasible, even under optimistic or best-case assumptions. The results of the real estate economic analysis explain why the property has been vacant for 12 years.

BLIGHT CONDITION FINDINGS

THE NEED FOR CLASS 7(B) INCENTIVE TO BRIDGE A FEASIBILITY GAP TO REDEVELOP THE PROPERTY FOR COMMERICAL USE

As a primary determination of the appropriateness of designating the property in need of redevelopment, GG+A evaluated the real estate economics of developing the property for commercial use given the extraordinary costs associated with remedying the infrastructure deficiencies.

To evaluate the need for a Class 7(b) tax incentive, GG+A compared the returns on investment with- and without- the incentive based on the estimated cash flows produced from the build-out, operation, and eventual sale of the property from the viewpoint of the owner-investor. One simulation assumes that a Class 7(b) tax incentive is provided to facilitate the feasible redevelopment of the property. The second simulation holds all other variables the same but reflects the assumption that a Class 7(b) tax incentive is not provided. The real estate economic analysis is used as the basis to determine whether there is a "reasonable expectation that the development … is viable and likely to go forward on a reasonably timely basis if granted Class 7(b) designation and therefore result in the economic enhancement" of the site.

The internal rate of return (IRR) on initial investment is estimated to increase to 10.4 percent over the 14-year period if the Class 7(b) tax incentive is granted compared to only 5.7 percent in the absence of a Class 7(b) tax incentive. A 14-year period is used based on an estimate of a one-year construction period and to include one year following the 12-year period during which the Class 7(b) tax incentive would apply. The projected return with Class 7(b) tax incentive is not typically a high enough return for a developer but an affiliate of the developer anticipates operating the ice cream shop and therefore is willing to accept a marginally feasible rate of return on the investment in land acquisition, land development and building development with the expectation that the ice cream shop will be profitable enough in combination with the property investment to justify the

investment in both the real estate development and business. The rate of return, however, is certainly not extraordinary and would not provide a windfall to the developer and occupant.

Estimated Development Costs

Table 1 summarizes estimated development costs based on information provided by the contract purchaser and redeveloper and operator of the property.

TABLE 1: Estimated Acquisition and Development Costs

	Estimated Cost $ Per Square Foot[1]	Estimated Cost $ Total
Property Acquisition	204	820,000
Sitework/Land Development	162	650,000
Building Construction	212	850,000
Tenant Improvement Allowance	50	200,750
Architecture, Engineering, & Other Soft Costs	42	170,075
Financing Costs @ 8.5% Annual Interest Rate	34	137,232
Total	**704**	**2,828,057**

[1] Per square foot of gross building space based on estimate of 4,015 square feet. Figures are rounded.

Sources: Contract Purchaser/Developer; Gruen Gruen + Associates.

Property acquisition costs, based on the contracted purchase price, are estimated at $820,000 or about $204 per square foot of building space. These land costs represent approximately 29 percent of estimated total development costs. Sitework or land development costs are estimated at approximately $162 per square foot of building space or $650,000. Sitework (land development) costs represent nearly 23 percent of estimated total development costs. Together, the land acquisition and sitework costs are $1,470,000 or more than $365 per square foot of building space.

Construction hard costs for the planned buildings are estimated at $850,000 or $212 per square foot. Construction hard costs represent about 30 percent of estimated total development costs. A tenant improvement allowance of $50 per square foot or nearly $201,000 is included to improve the buildings beyond a basic "core and shell" condition and lease the space. Given the high rents needed, this estimate could be optimistic (low).

Architecture, engineering, and other soft costs are estimated at $42 per square foot or $170,075. Soft costs represent only six percent of total development costs (it would not be unusual for soft costs to comprise a higher share of total development costs). Including construction financing for

a period of one year, the total capital cost for the acquisition and development of the property is estimated at over $700 per square foot of building space or approximately $2,828,000.

Market and Operating Parameters

Table 2 summarizes the estimated revenues and expenses associated with the operation of the improved approximately 1,615-square-foot ice cream shop and assuming the occupancy of the additional 2,400 square feet of commercial space.

TABLE 2: Annual Net Operating Income With- and Without- Class 7(b) Tax Incentive

	Without 7(b) Tax Incentive		With 7(b) Tax Incentive	
	$ Per Square Foot	$ Total	$ Per Square Foot	$ Total
Gross Rent Income	84.06	337,500	84.06	337,500
Non-Tax Operating Expense[1]	8.00	32,120	8.00	32,120
Property Tax Expense	30.10	120,832	12.03	48,333
Total Operating Expense	38.10	152,952	20.03	80,453
Net Operating Income	**45.96**	**184,548**	**64.03**	**257,047**

[1] Property insurance, maintenance and repair, common utilities, lease administration, etc.

Sources: Contract Purchaser/Developer; Gruen Gruen + Associates.

For purposes of this analysis, given the high estimated acquisition and development cost estimate, GG+A assumes a higher annual rent than rent for existing building space in the area of approximately $84 or square foot of building space or $337,500 per year. For the Bruster's ice cream shop the rent is estimated to be approximately 15 percent of sales of $1,000,000, which would be in the upper echelon of sales productivity of ice cream shops.[1] Overall sales from the tenancies are estimated at nearly $560 per square foot or $2,250,000. The forecast assumes the space will be fully occupied by completion of the building space. Annual gross rent is assumed to increase by 10 percent in Year 11, to $371,250.

[1] The sales estimate would be comparable to the top 20 percent of the franchised outlets for Cold Stone Creamery. See Cold Stone Creamery: $619K Average Sales vs. $322K-$627K Franchise Cost.

Non-tax annual operating expenses for insurance, property maintenance and repair, common area utilities, administration, and other costs not paid for by tenants, are estimated at approximately $8 per square foot or $32,120.

Annual property tax expenses with a Class 7(b) tax incentive are estimated at approximately $12 per square foot or $48,333. Without a Class 7(b) tax incentive, annual property taxes are estimated at approximately $30 per square foot or $120,832. This reflects the current tax rate applicable to the property (9.2870 percent), the 2024 Cook County equalization multiplier of 3.0355, and an estimated property value of $427 per square foot or $1,714,500[2] following development and occupancy of the building space. With an assessment ratio of 10 percent with a Class 7(b) tax incentive and a 25 percent assessment ratio without a Class 7(b) tax incentive, the property tax savings per year for the first 10 years are estimated at approximately $72,500 per year.

Investment and Financing Parameters

For purposes of this analysis, GG+A assumes a loan of 60 percent or approximately $1,697,000 will be obtained to fund property acquisition and construction costs. GG+A assumes equity investment of 40 percent of estimated total acquisition and development costs or approximately $1,131,200.

The fully leased property is assumed to be sold in year 14 for approximately $3,119,000 with net proceeds after repayment of the loan principal of approximately $1,901,000. The sales estimate equates to a capitalization rate or buyer's yield on income of seven percent based on forecast net operating income of approximately $218,000.

The loan is assumed to have an amortization schedule of 25 years with an interest rate including loan fees of 8.5 percent. Annual debt service is estimated at $165,801.

[2] The property market value for the property tax estimate is estimated at about 61 percent of the estimated total acquisition and development costs.

FORECAST PROJECT CASH FLOW AND INTERNAL RATE OF RETURN ON EQUITY INVESTMENT

Based upon the income, expense, and capital cost estimates and investment and financing assumptions described above, Table 3 summarizes the forecast property cash flow over 14 years and the Internal Rate of Return (IRR) on equity investment of $1,131,223 over that period with- and without- a Class 7(b) tax incentive.

TABLE 3: Total Cash Flow and IRR With- and Without- Class 7(b) Tax Incentive

	Without 7(b) Incentive				With 7(b) Incentive			
	Initial Equity Investment	Net Operating Income	Proceeds from Property Sale[1]	Total Cash Flow	Initial Equity Investment	Net Operating Income	Proceeds from Property Sale[1]	Total Cash Flow
Year 1	($1,131,223)	($13,532)[2]		($1,144,754)	($1,131,223)	($13,532)[2]		($1,144,754)
Year 2		$184,548		$18,747		$257,047		$91,247
Year 3		$184,548		$18,747		$257,047		$91,247
Year 4		$184,548		$18,747		$257,047		$91,247
Year 5		$184,548		$18,747		$257,047		$91,247
Year 6		$184,548		$18,747		$257,047		$91,247
Year 7		$184,548		$18,747		$257,047		$91,247
Year 8		$184,548		$18,747		$257,047		$91,247
Year 9		$184,548		$18,747		$257,047		$91,247
Year 10		$184,548		$18,747		$257,047		$91,247
Year 11		$184,548		$18,747		$257,047		$91,247
Year 12		$218,298		$52,497		$266,631		$100,830
Year 13		$218,298		$52,497		$242,464		$76,664
Year 14		$218,298	$1,900,785	$1,953,282		$218,298	$1,900,785	$1,953,282
Total	**($1,131,223)**	**$2,486,838**	**$1,900,785**	**$1,100,994**	**($1,131,223)**	**$3,284,332**	**$1,900,785**	**$1,898,487**
Internal Rate of Return (IRR)				**5.7%**				**10.4%**

[1] Sale price based on a 7.0% capitalization rate applied to net income of $218,298 in Year 14. Outstanding debt principal paid off to produce net sale proceeds.
[2] Estimate of property taxes due for the vacant land parcel, during construction.

Source: Gruen Gruen + Associates

In Year 1 as summarized above, an equity investment of approximately $1,131,200 is assumed to be made to acquire and develop the land and building space of approximately 4,015 square feet. Without a Class 7(b) tax incentive, the total cash flow over 14 years is estimated to total approximately $1,100,000. This provides an internal rate of return (IRR) on initial investment of only 5.7 percent, below the cost of debt.

If a Class 7(b) tax incentive is granted, net cash flow over 14 years is estimated to total approximately $1,898,000 or approximately $797,500 greater than if no incentive is provided. The IRR on initial investment is estimated to increase to 10.4 percent over the 14-year period if the Class 7(b) tax incentive is granted. This is typically not a high enough return for a commercial real estate developer, but an affiliate of the developer anticipates operating the ice cream shop and therefore is willing to accept a marginally feasible rate of return on the investment in land acquisition, land development and building development with the expectation that the ice cream shop will be profitable enough in combination with the property investment to justify the investment in both the real estate and operating business. The rate of return, however, is certainly not extraordinary and would not provide a windfall to the developer or real estate occupant (tenant).

Whether Redevelopment Blighting Conditions Exist and the Need for A Class 7(b) Incentive to Bridge a Feasibility Gap for the Redevelopment of the Property Located at 1821 West Irving Park Road in the Village of Schaumburg, Illinois

Gruen Gruen + Associates (GG+A) is a firm of economists, sociologists, and market, financial and fiscal analysts. Developers, public agencies, attorneys, and others involved in real estate asset management utilize GG+A research and consulting to make and implement investment, marketing, product, pricing and legal support decisions. The firm's staff has extensive experience and special training in the use of demographic analysis, survey research, econometrics, and financial analysis to describe and forecast markets for a wide variety of real estate projects, land uses, and economic activities.

Since its founding in 1970, GG+A has pioneered the integration of behavioral research and economic analysis to provide a sound foundation for successful land use policy and economic development actions. GG+A has also pioneered the use of economic, social and fiscal impact analysis. GG+A impact studies accurately and comprehensively portray the effects of public and private real estate developments, land use plans, regulations, annexations and assessments on the affected treasuries, taxpayers, consumers, other residents and property owners.

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Real Estate Tax Analysis

From 2019 thru 2024 the real estate taxes and assessments were stagnant as the property located at 1821 W. Irving Park Rd. in Schaumburg, Illinois (PINs: 07-32-100-030-0000) was assessed merely as vacant land. Attached please find the Cook County Treasurer's Office webpage screenshots showing the taxes on the subject property from 2014 thru 2023. In addition, attached please find the Cook County Assessor's Office webpage screenshots showing the assessments on the property from 2019 thru 2024.

As seen in the attached, the assessments/taxes from 2019 thru 2024 for PIN: 07-32-100-030-0000 were as follows:

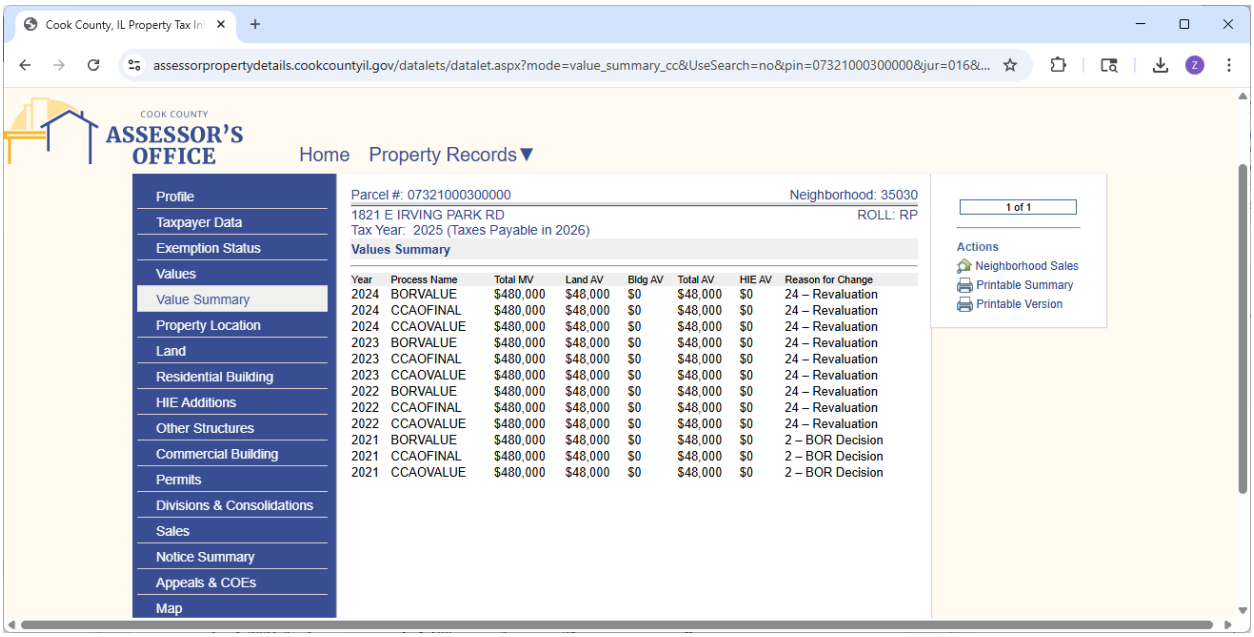
1. 2019: $48,000/$12,865.86
2. 2020: $48,000/$14,297.95
3. 2021: $48,000/$14,548.48
4. 2022: $48,000/$13,038.80
5. 2023: $48,000/$13,445.90
6. 2024: $48,000/$13,445.90
    a. NOTE: The 2024 taxes are estimated based on the 2023 Tax Rate and Multiplier.

The above/attached show the assessments and taxes have been stagnant for years on the subject property and the same is still vacant land. In addition, we expect the assessment to remain at this value for years without any improvements made to the subject property, which would continue the stagnation.

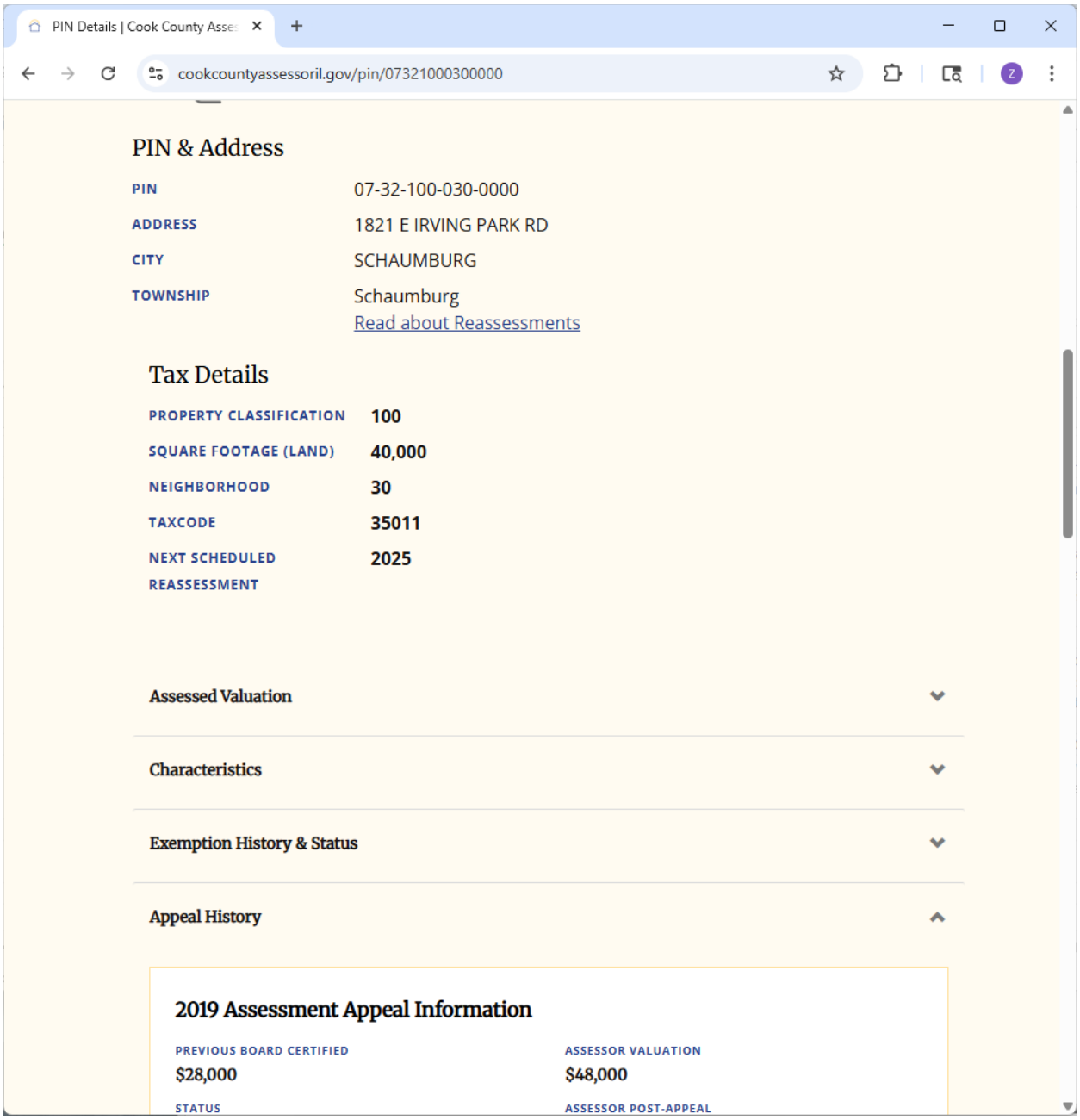
B N Estate LLC ("Applicant") plans to purchase the subject property and construct two buildings in two phases. First, the Applicant plans to construct an approximately 1,600 square foot building for its related entity, Bruster's Real Ice Cream ("Bruster's"), to occupy for its retail use consisting of the sale of ice cream. Second, the Applicant plans to construct an approximately 2,400 square foot building for another retail use to be determined. Should the Applicant be able to secure the Class 7b Incentive, it believes it will be able to construct the new buildings and Bruster's and the tenant to be will be able successfully operate there.

The Applicant has allotted approximately $1,600,000 to complete the new construction of the first building. The cost to construct the second building will likely cost more. The improvements will create construction jobs. Please note that the construction costs could significantly vary as they are preliminary and additional reviews of the property as well as discussions with contractors must be completed to finalize this number.

As the subject property has been merely vacant land, the assessments and taxes have been low and stagnant for years. The new construction on the subject property will significantly increase the taxes over the life of the Class 7b Incentive and beyond.



Year	Process Name	Total MV	Land AV	Bldg AV	Total AV	HIE AV	Reason for Change
2024	BORVALUE	$480,000	$48,000	$0	$48,000	$0	24 – Revaluation
2024	CCAOFINAL	$480,000	$48,000	$0	$48,000	$0	24 – Revaluation
2024	CCAOVALUE	$480,000	$48,000	$0	$48,000	$0	24 – Revaluation
2023	BORVALUE	$480,000	$48,000	$0	$48,000	$0	24 – Revaluation
2023	CCAOFINAL	$480,000	$48,000	$0	$48,000	$0	24 – Revaluation
2023	CCAOVALUE	$480,000	$48,000	$0	$48,000	$0	24 – Revaluation
2022	BORVALUE	$480,000	$48,000	$0	$48,000	$0	24 – Revaluation
2022	CCAOFINAL	$480,000	$48,000	$0	$48,000	$0	24 – Revaluation
2022	CCAOVALUE	$480,000	$48,000	$0	$48,000	$0	24 – Revaluation
2021	BORVALUE	$480,000	$48,000	$0	$48,000	$0	2 – BOR Decision
2021	CCAOFINAL	$480,000	$48,000	$0	$48,000	$0	2 – BOR Decision
2021	CCAOVALUE	$480,000	$48,000	$0	$48,000	$0	2 – BOR Decision


PIN Details | Cook County Asse
cookcountyassessoril.gov/pin/07321000300000
PIN & Address
PIN
07-32-100-030-0000
ADDRESS
1821 E IRVING PARK RD
CITY
SCHAUMBURG
TOWNSHIP
Schaumburg
Read about Reassessments
Tax Details
PROPERTY CLASSIFICATION
100
SQUARE FOOTAGE (LAND)
40,000
NEIGHBORHOOD
30
TAXCODE
35011
NEXT SCHEDULED REASSESSMENT
2025
Assessed Valuation
Characteristics
Exemption History & Status
Appeal History
2019 Assessment Appeal Information
PREVIOUS BOARD CERTIFIED
$28,000
ASSESSOR VALUATION
$48,000
STATUS
ASSESSOR POST-APPEAL

Cook County Treasurer's Office

cookcountytreasurer.com/taxbillhistoryresults.aspx

Where Your Money Goes
Download Your Tax Bill
Name or Address Change
Tax Exemptions
Sold Taxes
Overpayment Refunds
Overpayment Refund Status
Uncashed Checks
Taxing Districts' Financials
Property Tax Appeal Board Decisions
20-Year Tax Bill History
Debt to Property Value

Property Index Number (PIN): 07-32-100-030-0000 BEGIN A NEW SEARCH



Incorrect Image? Click Here.

Property Location:
1821 E IRVING PARK RD
SCHAUMBURG, IL 00000-0000

Volume: 187

Mailing Information:
SCHAUMBURG PLAZA LLC
5005 NEWPORT DR STE501
ROLLING MDWS, IL 60008-3841

Update Your Information

20-Year Property Tax Bill History

Tax Year 2004:	$42,566.83
Tax Year 2023:	$13,445.90
Difference:	**- $29,120.93**
Percent Change:	**- 68.41%**

Read "The Pappas Study" 20-Year Property Tax History
See the Top 50 Largest Tax Increases since 2000 by Chicago ward and suburb
Voter Turnout 2011-2020 Chicago and Cook County Suburbs
Cook County Suburbs - Interactive Map
Chicago by Ward - Interactive Map

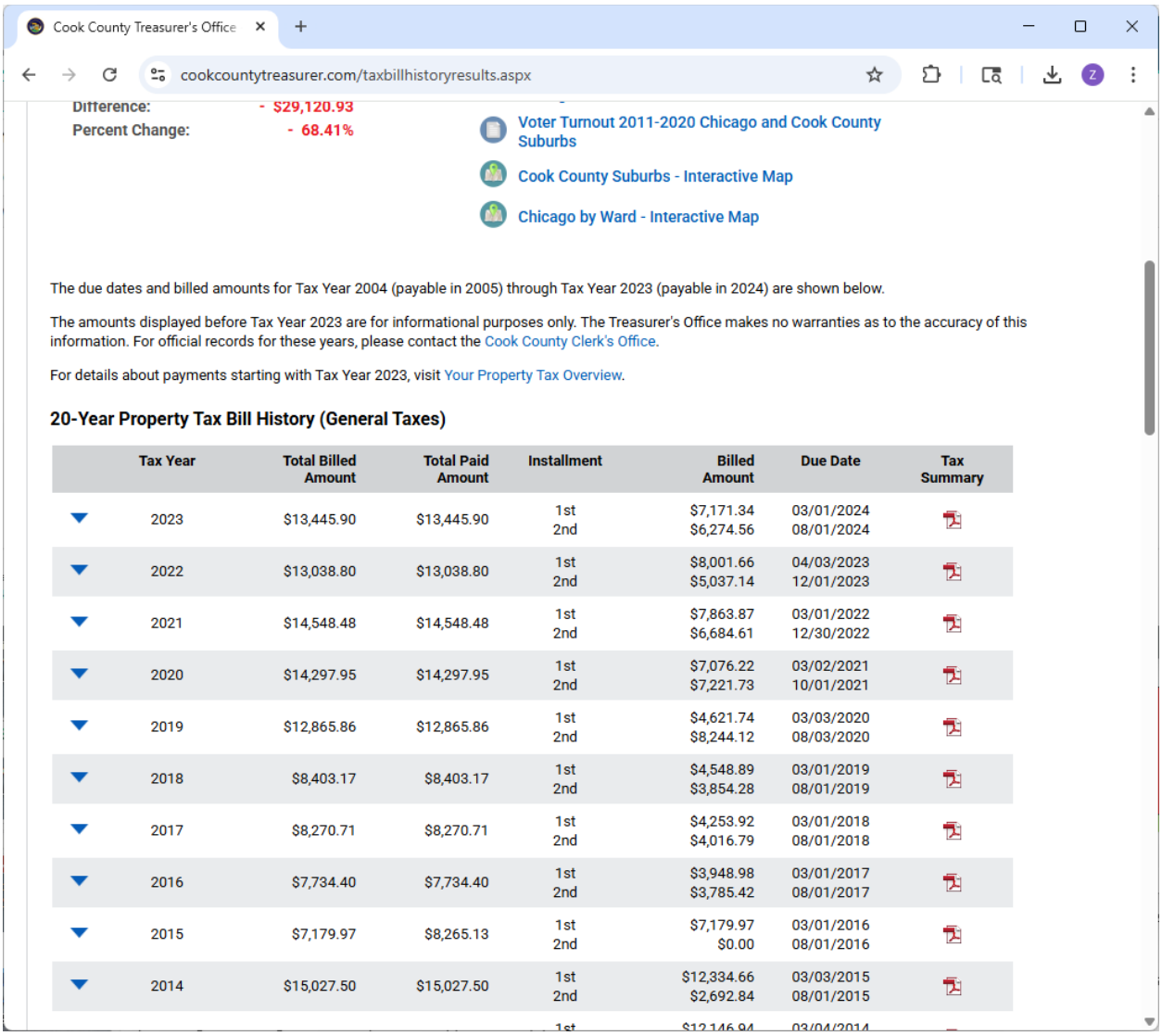
The due dates and billed amounts for Tax Year 2004 (payable in 2005) through Tax Year 2023 (payable in 2024) are shown below.

The amounts displayed before Tax Year 2023 are for informational purposes only. The Treasurer's Office makes no warranties as to the accuracy of this information. For official records for these years, please contact the Cook County Clerk's Office.

For details about payments starting with Tax Year 2023, visit Your Property Tax Overview.

20-Year Property Tax Bill History (General Taxes)

Tax Year	Total Billed Amount	Total Paid Amount	Installment	Billed Amount	Due Date	Tax Summary
2023	$13,445.90	$13,445.90	1st 2nd	$7,171.34 $6,274.56	03/01/2024 08/01/2024	
2022	$13,038.80	$13,038.80	1st 2nd	$8,001.66 $5,037.14	04/03/2023 12/01/2023	
2021	$14,548.48	$14,548.48	1st 2nd	$7,863.87 $6,684.61	03/01/2022 12/30/2022	
2020	$14,297.95	$14,297.95	1st 2nd	$7,076.22 $7,221.73	03/02/2021 10/01/2021	
2019	$12,865.86	$12,865.86	1st 2nd	$4,621.74 $8,244.12	03/03/2020 09/03/2020	



Tax Year	Total Billed Amount	Total Paid Amount	Installment	Billed Amount	Due Date	Tax Summary
2023	$13,445.90	$13,445.90	1st 2nd	$7,171.34 $6,274.56	03/01/2024 08/01/2024	
2022	$13,038.80	$13,038.80	1st 2nd	$8,001.66 $5,037.14	04/03/2023 12/01/2023	
2021	$14,548.48	$14,548.48	1st 2nd	$7,863.87 $6,684.61	03/01/2022 12/30/2022	
2020	$14,297.95	$14,297.95	1st 2nd	$7,076.22 $7,221.73	03/02/2021 10/01/2021	
2019	$12,865.86	$12,865.86	1st 2nd	$4,621.74 $8,244.12	03/03/2020 08/03/2020	
2018	$8,403.17	$8,403.17	1st 2nd	$4,548.89 $3,854.28	03/01/2019 08/01/2019	
2017	$8,270.71	$8,270.71	1st 2nd	$4,253.92 $4,016.79	03/01/2018 08/01/2018	
2016	$7,734.40	$7,734.40	1st 2nd	$3,948.98 $3,785.42	03/01/2017 08/01/2017	
2015	$7,179.97	$8,265.13	1st 2nd	$7,179.97 $0.00	03/01/2016 08/01/2016	
2014	$15,027.50	$15,027.50	1st 2nd	$12,334.66 $2,692.84	03/03/2015 08/01/2015	

Viability and Timeliness

B N Estate, LLC ("Applicant") plans to purchase the property located at 1821 W. Irving Park Rd. in Schaumburg, Illinois (PINs: 07-32-100-030-0000) and construct two buildings in two phases. First, the Applicant plans to construct an approximately 1,600 square foot building for its related entity, Bruster's Real Ice Cream ("Bruster's"), to occupy for its retail use consisting of the sale of ice cream. Second, the Applicant plans to construct an approximately 2,400 square foot building for another retail use to be determined.

Development Plan

The subject property consists of approximately 40,000 square feet of vacant land. As noted, the Applicant plans to construct two new buildings on the subject property. Specifically, the Applicant plans to invest approximately $1,600,000 to complete the construction of the approximately 1,600 square foot building. The current timeline is to start construction in November, 2025 with completion and occupancy in April, 2026. The construction will create construction jobs.

Please note that the items in need of rehabilitation as well as the costs associated therewith could significantly vary as they are preliminary and additional reviews of the property as well as discussions with contractors must be completed to determine both. The Applicant currently plans to start construction on the approximately 2,400 square foot building in 2028 should everything go as planned. Attached please find the proposed drawings as well as an aerial and Survey.

The Applicant will be working with the Village of Schaumburg to secure all required permits as soon as possible.

Economic Feasibility

Bruster's is an ice cream shop that currently has two locations in the Chicagoland area (Oakbrook Terrace and Aurora). The Applicant's related entity plans to franchise a Bruster's and open the same at the subject property. The individuals behind the Applicant along with their general contractor/civil engineer have experience constructing buildings as well as owning and operating the proposed use and the Applicant believes that it will be able to do so at the subject property. In addition, the Applicant has secured the proper financing to complete its plan for the subject property.

The Applicant, however, will need a Class 7b Incentive in place on the subject property to successfully construct and operate at the same. The Applicant believes that the Class 7b Incentive will help it absorb some of the approximately $1,600,000 needed to complete construction on the first building as well as the additional costs to construct the second building.

As seen in the attached, the estimated taxes on the subject property with the proposed construction of only the 1,600 square foot building will be $169,475 without the Class 7b Incentive and $67,790 with the Incentive. That is a roughly $101,685 difference. Based on the attached, the Applicant believes that it would not be able to successfully construct and operate this site without the Class 7b Incentive, especially given the significant initial investment required to construct the first building on the subject property and later on the additional building.

In addition, we note that the taxes on the subject property are currently $13,446 as it is only vacant land. Therefore, should the Applicant construct the buildings on the subject property, the taxes with the Class 7b Incentive would be significantly greater than if there were no improvements thereon.

The subject property has been vacant land for years and there are likely few interested in investing the significant sum to purchase and build new on the property as well as take on the tax burden of a fully taxed property. Additionally, the comparatively high taxes in Cook County are a competitive disadvantage for any owner of real estate in the same. The Applicant believes that the Class 7b Incentive will allow it to not only help it absorb some of the significant construction costs, but also allow it to successfully operate the subject property and stay competitive with nearby DuPage and Lake Counties where the taxes are far lower as well as with other facilities located in Cook County that already have Incentives.

Financing

The Applicant plans to spend approximately $820,000 to purchase the subject property and spend roughly $1,600,000 to construct the 1,600 square foot new building on the subject property. Attached please find the proposed budget for the initial phase of the project. The Applicant will be funding the construction through equity and financing.

Owners, Developers, Prime Tenants and other Interested Parties

Attached please find the Commercial Sales Contract and Secretary of State webpage printout for the Applicant showing the interested parties, names and addresses. We have also provided the Cook County Disclosure of Ownership Interest Statement.

Development Schedule

The Applicant plans to start construction as soon as it secures the approval for the Class 7b Incentive. The current timeline is to start construction in November, 2025 with completion and occupancy in April, 2026.

CONCLUSION

Therefore, based on the above information and documentation, there is a reasonable expectation that the Applicant will construct the new building, have timely occupancy and be able to successfully operate at the subject property if granted the Class 7b Incentive, which will result in the economic enhancement of the same after years as vacant land.

The Applicant is eager to construct the new building on the subject property and have Bruster's expand its operations within Cook County and in the Village of Schaumburg, however, but for the Class 7b Incentive the Applicant does not believe it will be able to successfully construct and operate at the subject property.

1821 W. Irving Park Rd., Schaumburg, IL (PIN: 07-32-100-030-0000)

Year	Estimated Market Value	Estimated Tax Rate	Estimated Multiplier	Estimated Tax Without The Class 7b Incentive	Estimated Tax With The Class 7b Incentive	Estimated Taxes As Vacant Land
2025*	$2,420,000	9.287%	3.0163	**$169,475**	**$67,790**	**$13,446**
2026	$2,420,000	9.287%	3.0163	**$169,475**	**$67,790**	**$13,446**
2027	$2,420,000	9.287%	3.0163	**$169,475**	**$67,790**	**$13,446**
2028*	$2,904,000	9.287%	3.0163	**$203,370**	**$81,348**	**$16,135**
2029	$2,904,000	9.287%	3.0163	**$203,370**	**$81,348**	**$16,135**
2030	$2,904,000	9.287%	3.0163	**$203,370**	**$81,348**	**$16,135**
2031*	$3,484,800	9.287%	3.0163	**$244,044**	**$97,618**	**$19,362**
2032	$3,484,800	9.287%	3.0163	**$244,044**	**$97,618**	**$19,362**
2033	$3,484,800	9.287%	3.0163	**$244,044**	**$97,618**	**$19,362**
2034*	$4,181,760	9.287%	3.0163	**$292,853**	**$117,141**	**$23,235**
2035	$4,181,760	9.287%	3.0163	**$292,853**	**$175,712**	**$23,235**
					15% Assessment in year 11	
2036	$4,181,760	9.287%	3.0163	**$292,853**	**$234,282**	**$23,235**
					20% Assessment in year 12	
Totals				**$2,729,224**	**$1,267,401**	**$216,533**

***Denotes Reassessment Year.**

Assumptions:

1. 2023 tax rate and 2023 multiplier.

2. Market value is based on an $820,000 purchase price along with approximately $1,600,000 of improvements and increasing 20% per reassessment year. This only considers the construction of the 1,600 square foot building

3. Taxes based on vacant land are based on the current 2024 land assessed value of $48,000

Financial Proposal - Free Standing

Note 1: This document is designed to act as a tool to assist you in forecasting the required financing for your project; however, it may not properly identify all cost categories specific to your site. **You** are responsible for estimating all costs required for your project.

Note 2: Building costs are subject to increase based on local building requirements - please refer to the "Financial Overview" documents for the type of Bruster's you are building. The cost of site work may vary greatly.

USE OF FUNDS

	LOCATION DEVELOPMENT		Total Cost	Paid	Balance
	Franchise Fee - Bruster's		40,000	40,000	-
	LAND - Variable $250k - $700k	1/2 - 3/4 acre parcel	820,000	-	
				-	-
	BUILDING - Variable -$450k - $650k	1200 - 1600 sf	600,000	-	600,000
	EQUIPMENT & MISC				
1	Tri-State Equipment Company package	Tri-State Equipment Company	107,500	-	107,500
2	Batch freezer machine	Carpigiani LB502G	42,000	-	42,000
	POS SYSTEM				
	(cash register equipment)				-
1	POS system	NCR	17,000	-	17,000
	OUTSIDE FURNITURE NEEDS				-
3	Outside tables - Wabash Valley - Red/Black	Upbeat	7,500	-	7,500
4	Outside benches -Wabash Valley - Red/Black	Upbeat	6,200	-	6,200
2	Trash receptacles - Wabash Valley - Red/Black	Upbeat	1,500	-	1,500
	EXTERIOR SIGNAGE			-	-
1	Building front sign	Sign vendor	8,000	-	8,000
1	Street sign	Sign vendor	20,000		20,000
	MARKETING ITEMS			-	-
2or3	Menu board for walk-up windows	Mainstreet Menu System	17,000	-	17,000
1	music equipment & install	Mood Media	1,400		1,400
1	Marketing tools	Bruster's marketing	2,000	-	2,000
1	Marketing Grand Opening Kit	Bruster's marketing	5,000	-	5,000
	DRIVE THRU EQUIPMENT (if applicable)			-	-
1	DT menu boards & speaker post	Mainstreet Menu System	12,200	-	12,200
1	DT intercom system	Mood Media	4,000		4,000
	MISC. ITEMS			-	-
1	Misc items (Wal-mart list, cake supplies)	Bakery Craft & on your own	2,000	-	2,000
1	Employee uniforms	Advance Embroidering	500	-	500
1	Quickbooks Pro	Staples, Best Buy, Costco, internet, e	250	-	250
1	Training cost	Travel, hotel, car rental, etc.	4,500	-	4,500
1	Site development cost (GC) - **VARIABLE**	($450,000 - $600,000)	650,000	-	650,000
	Soft costs (architect, civil engineer, permits, tap fees, Health dept. fees, etc.) **VARIABLE**		100,000	-	100,000
1	Legal fees and closing costs - **VARIABLE**		10,500	-	10,500
			-	-	-
	Total Development Cost		1,619,050	-	1,619,050
	Total Project Cost		2,479,050	40,000	1,619,050
	Total to be Paid by Owner		365,858		
	Funds Required for Financing		**2,113,193**		

NOTE: Pricing does not include sales tax or freight on any items

Assistance and Necessity

B N Estate, LLC ("Applicant") plans to purchase the property located at 1821 W. Irving Park Rd. in Schaumburg, Illinois (PINs: 07-32-100-030-0000) and construct two buildings in two phases. First, the Applicant plans to construct an approximately 1,600 square foot building for its related entity, Bruster's Real Ice Cream ("Bruster's"), to occupy for its retail use consisting of the sale of ice cream. Second, the Applicant plans to construct an approximately 2,400 square foot building for another retail use to be determined.

The subject property consists of approximately 40,000 square feet of vacant land. As noted, the Applicant plans to construct two new buildings on the subject property. Specifically, the Applicant plans to invest approximately $1,600,000 to complete the construction of the approximately 1,600 square foot building. The current timeline is to start construction in November, 2025 with completion and occupancy in April, 2026. The construction will create construction jobs.

Please note that the items in need of rehabilitation as well as the costs associated therewith could significantly vary as they are preliminary and additional reviews of the property as well as discussions with contractors must be completed to determine both. The Applicant currently plans to start construction on the approximately 2,400 square foot building in 2028 should everything go as planned. Attached please find the proposed drawings as well as an aerial and Survey.

The Applicant will be working with the Village of Schaumburg to secure all required permits as soon as possible.

Bruster's is an ice cream shop that currently has two locations in the Chicagoland area (Oakbrook Terrace and Aurora). The Applicant's related entity plans to franchise a Bruster's and open the same at the subject property. The individuals behind the Applicant along with their general contractor/civil engineer have experience constructing buildings as well as owning and operating the proposed use and the Applicant believes that it will be able to do so at the subject property. In addition, the Applicant has secured the proper financing to complete its plan for the subject property.

The Applicant, however, will need a Class 7b Incentive in place on the subject property to successfully construct and operate at the same. The Applicant believes that the Class 7b Incentive will help it absorb some of the approximately $1,600,000 needed to complete construction on the first building as well as the additional costs to construct the second building.

As seen in the attached, the estimated taxes on the subject property with the proposed construction of only the 1,600 square foot building will be $169,475 without the Class 7b Incentive and $67,790 with the Incentive. That is a roughly $101,685 difference. Based on the attached, the Applicant believes that it would not be able to successfully construct and operate this site without the Class 7b Incentive, especially given the significant initial investment required to construct the first building on the subject property and later on the additional building.

In addition, we note that the taxes on the subject property are currently $13,446 as it is only vacant land. Therefore, should the Applicant construct the buildings on the subject property, the taxes with the Class 7b Incentive would be significantly greater than if there were no improvements thereon.

The subject property has been vacant land for years and there are likely few interested in investing the significant sum to purchase and build new on the property as well as take on the tax burden of a fully taxed property. Additionally, the comparatively high taxes in Cook County are a competitive disadvantage for any owner of real estate in the same. The Applicant believes that the Class 7b Incentive will allow it to not only help it absorb some of the significant construction costs, but also allow it to successfully operate the subject property and stay competitive with nearby DuPage and Lake Counties where the taxes are far lower as well as with other facilities located in Cook County that already have Incentives.

The Applicant is eager to construct the new building on the subject property and have Bruster's expand its operations within Cook County and in the Village of Schaumburg, however, but for the Class 7b Incentive the Applicant does not believe it will be able to successfully construct and operate at the subject property.

Increased Tax Revenue and Employment

B N Estate, LLC ("Applicant") plans to purchase the property located at 1821 W. Irving Park Rd. in Schaumburg, Illinois (PINs: 07-32-100-030-0000) and construct two buildings in two phases. First, the Applicant plans to construct an approximately 1,600 square foot building for its related entity, Bruster's Real Ice Cream ("Bruster's"), to occupy for its retail use consisting of the sale of ice cream. Second, the Applicant plans to construct an approximately 2,400 square foot building for another retail use to be determined.

The proposed new construction and occupancy of the subject property will result in a major increase in property taxes, employment and sales tax at this site.

The subject property has been assessed for years as merely vacant land by the Cook County Assessor's Office. As a result, the taxes have been significantly lower than if the property had any improvements thereon. Therefore, the new construction and occupation of the site will result in significantly increased property tax revenue. Attached please find a schedule that shows the impact of what the taxes will be with a Class 7b Incentive as well as the comparably lower taxes on this property if it remains vacant and without any improvements thereon. By looking at this breakdown, one can see that the overall taxes for this property with a Class 7b Incentive along with the investment to be added will be greater than the taxes for this property if it were to remain vacant and unimproved.

Specifically, the approximately $1,600,000 that the Applicant plans to spend on the new construction of just the 1,600 square foot building will significantly increase the value of the subject property, and therefore, the property taxes. The proposed improvements will also create construction jobs.

This project will also create a significant increase in employment at the subject property especially given the fact that the property was vacant land for many years. Specifically, the Applicant plans to have Bruster's start operations with approximately 15 to 17 employees (5 full-time; 10 to 12 part-time). We also note that Bruster's will look to hire all qualified Village of Schaumburg residents for future employment. Additionally, Bruster's works to mentor its employees to become leaders. Specifically, a slogan for them is "Preparing tomorrow's leader, today." In addition, the business that will occupy the approximately 2,400 square foot space will also bring jobs, which could be roughly 15 to 20, depending on the final user.

As Bruster's is a retail operation, it will generate sales tax. Based on its proforma, the Applicant expects Bruster's net sales in years one thru three to be $900,000, $945,000 and $992,250 respectively. The Village of Schaumburg can also expect that Bruster's employees will invest commercially back into the community by visiting local establishments such as restaurants, gas stations, grocery stores and more. In addition, the Village of Schaumburg can expect that Bruster's will attract business and various customers to the Village in the course of its operations. Bruster's and its ownership are new to the Village of Schaumburg and they look forward to being involved in the local community in the future and working with the Village. Additionally, the tenant that will occupy the approximately 2,400 square foot unit will also generate jobs, customers and sales tax.

As discussed above, there will be a significant increase in property taxes, employment and sales tax should the Applicant move forward with this project. Specifically, employment at the subject property will increase initially from 0 to approximately 17 employees with more to come. In addition, real estate taxes will increase significantly as shown in the attached and there will be a strong sales tax generated where there was none previously. Therefore, by granting the Class 7b Incentive and the Applicant moving forward with its project, the Village of Schaumburg will see a significant benefit.

RESOLUTION NO. R-20 - ___

A RESOLUTION DESIGNATING AN AREA IN THE VILLAGE OF SCHAUMBURG, COOK COUNTY, ILLINOIS, CONSISTING OF PROPERTY INDEX NUMBER 07-32-100-030-0000 AS A BLIGHTED AREA

WHEREAS, the Village of Schaumburg, Cook County, Illinois (the "Village") is a home rule unit of government pursuant to the Illinois Constitution of 1970, and as such may exercise any power and perform any function pertaining to its government affairs; and

WHEREAS, the corporate authorities of the Village of Schaumburg has evaluated whether the parcel delineated by Property Index Number 07-32-100-030-0000 in Schaumburg, Cook County, Illinois, and further described on Exhibit A, a copy of which is attached hereto and made part hereof (the "Area"), constitute a blighted area as defined by the criteria set forth in the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.) (the "TIF Act").

WHEREAS, in order to find that an area qualified as a blighted area under the TIF Act five of the following thirteen factors listed must be present: (1) Dilapidation; (2) Obsolescence; (3) Deterioration; (4) Presence of structures below minimum code standards; (5) Illegal use of individual structures; (6) Excessive vacancies; (7) Lack of ventilation, light, or sanitary facilities; (8) Inadequate utilities; (9) Excessive land coverage and overcrowding of structures and community facilities; (10) Deleterious land-use or layout; (11) Environmental clean-up; (12) Lack of community planning; (13) Stagnant or declining EAV whereas total equalized assessed value of proposed redevelopment project area has declined three of the last five years.

WHEREAS, the Village of Schaumburg has reviewed a September 2025 study analysis from the consulting firm Gruen Gruen & Associates prepared specifically for above referenced PIN in determining whether all or a portion of this area qualifies as a blighted area as set forth in the definitions of the Tax Increment Allocation Redevelopment Act.

WHEREAS, the Gruen Gruen & Associates analysis concluded that said area meets five of the eligibility factors: (1) Obsolescence; (2) Deterioration; (3) Inadequate utilities; (4) Excessive vacancies and (5) Stagnant or declining Equalized Assessed Value (EAV) whereas total equalized assessed value of proposed redevelopment project area has declined three of the last five years.

WHEREAS, the Village finds the property within the Area is obsolete and contains characteristics that are no longer suitable from their original use due to age and other factors; find that the property is in a state of deterioration and that the property within the Area is in need of substantial rehabilitation; public infrastructure is insufficient, faulty or poorly maintained that it impairs site use or development; find that the property within the Area is currently 100% vacant, and that the extent and duration of the vacancy will persist and have an adverse influence on the Area if the property is not immediately redeveloped; and find that falling or stagnant property tax value over a prolonged period demonstrates underinvestment and failure to attract and retain economic activity.

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

SECTION ONE: That the above recitals and legislative findings are found to be true and correct and are hereby incorporated herein and made part hereof, as if fully set forth in their entirety.

SECTION TWO: The Village of Schaumburg hereby finds and agrees that the said area has been appropriately declared as a blighted area by a qualified independent consultant and meets five of the thirteen eligibility factors.

RESOLUTION NO. R-20 - ___

A RESOLUTION DESIGNATING AN AREA IN THE VILLAGE OF SCHAUMBURG, COOK COUNTY, ILLINOIS, CONSISTING OF PROPERTY INDEX NUMBER 07-32-100-030-0000 AS A BLIGHTED AREA

SECTION THREE: All property in the blighted area is expected to substantially benefit by redevelopment improvements.

SECTION FOUR: The sound growth of taxing districts applicable to the area, including the Village, has been impaired by the factors found present in the area.

SECTION FIVE: That the area is therefore in need of redevelopment.

SECTION SIX: That unless corrected, the blighted conditions outlined in the report will persist and continue to delay any future economic development within the Area.

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

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

AYES:
NAYS:
ABSENT:
PASSED AND APPROVED this _____ day of _____, 2025.

_____
Village President

ATTEST:

_____
Village Clerk

RESOLUTION NO. R-20 - ___

A RESOLUTION APPROVING AND AUTHORIZING A 7B CLASSIFICATION FOR 1821 W. IRVING PARK ROAD, SCHAUMBURG, ILLINOIS (B N ESTATE LLC)

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

WHEREAS, the corporate authorities have received a request from B N Estate LLC to support and consent to the filing of an application for a Class 7B Tax Incentive for the property located at 1821 W. Irving Park Road, in Schaumburg, Illinois, part of Permanent Parcel No. 07-32-100-030-0000 (the "Property") with a legal description of:

PARCEL:
THAT PART OF THE WEST SEVEN EIGHTHS OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF IRVING PARK ROAD (DOC. NO. 112457675) AND THE EASTERLY LINE OF MERCURY DRIVE (DOC. NO. 23591223); THENCE SOUTH 41 DEGREES 39 MINUTES 11 SECONDS EAST ALONG SAID SOUTHERLY LINE, 200.00 FEET; THENCE SOUTH 48 DEGREES 20 MINUTES 49 SECONDS WEST, 200.00 FEET ; THENCE NORTH 41 DEGREES 39 MINUTES 11 SECONDS WEST, 200.00 FEET TO SAID EASTERLY LINE OF MERCURY DRIVE; THENCE ALONG SAID EASTERLY DRIVE OF MERCURY DRIVE. 200.00 FEET TO THE POINT OF BEGINNING.

WHEREAS, the primary tenant, B N Estate LLC, intends to use the property for commercial purposes; and

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

WHEREAS, the Village is willing to assist B N Estate LLC in receiving the Class 7B Tax Incentive for the Subject Property, provided the Village receives certain assurances from B N Estate LLC relating thereto, given that the continued operation of B N Estate LLC's business in the Village should be beneficial to the economic vitality of the Village, as more specifically set forth in the Development Agreement attached hereto as Exhibit A and made part hereof (the "Development Agreement"); and

WHEREAS, B N Estate LLC will have a minimum of fifteen (15) full-time employees by December 31, 2027 that is located on the Subject Property (the "Facility") and is to be maintained for the term of the 7B Incentive; and

WHEREAS, B N Estate LLC will invest a minimum of two million dollars ($2,000,000.00) in additional capital improvements to the Facility by December 31, 2027; and

WHEREAS, B N Estate LLC will support the Schaumburg community and expand its civic engagement relative to Schaumburg civic agencies of a minimum of $10,000 a year for the term of the Class 7B Tax Incentive; and

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

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

RESOLUTION NO. R-20 - ___

A RESOLUTION APPROVING AND AUTHORIZING A 7B CLASSIFICATION FOR 1821 W. IRVING PARK ROAD, SCHAUMBURG, ILLINOIS (B N ESTATE LLC)

SECTION ONE: The Village of Schaumburg hereby supports and consents to the filing of an application for a Class 7B classification for the Property.

SECTION TWO: The Village of Schaumburg finds that conditions of the Class 7B Tax Incentive as laid out in the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-3) are present, and that it is necessary for development to occur on the property that the property be classified as 7B, and that it supports and consents to a 7B on the property.

SECTION THREE: The Village of Schaumburg finds that the Incentive is necessary for the retail enterprise for its operation at the current location, and that without such designation, the enterprise would not be economically viable causing the property to be in imminent risk of remaining vacant and unused.

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

SECTION FIVE: That, in the event the Company does not comply with the terms of the Development Agreement, the Village may request that the Cook County Assessor terminate the Class 7B Tax Incentive for the Subject Property.

SECTION SIX: That, in the event the B N Estate LLC does not comply with the terms of the Development Agreement, the Village may require that B N Estate LLC pay to the Village the difference between what the Company would have paid in real estate taxes, had the Class 7B Tax Incentive not been granted, and what B N Estate LLC actually paid in real estate taxes with the Class 7B Tax Incentive, as provided for in the Development Agreement.

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

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

AYES:
NAYS:
ABSENT:
PASSED AND APPROVED this _____ day of _____, 2025.

_____
Village President

ATTEST:

_____
Village Clerk

RESOLUTION NO. R-20 -

A RESOLUTION APPROVING AND AUTHORIZING A 7B CLASSIFICATION FOR 1821 W. IRVING PARK ROAD, SCHAUMBURG, ILLINOIS (B N ESTATE LLC)

Exhibit A

**DEVELOPMENT AGREEMENT BETWEEN
THE VILLAGE OF SCHAUMBURG AND B N ESTATE LLC
FOR THE APPROVAL OF A COOK COUNTY CLASS 7B REAL ESTATE TAX
CLASSIFICATION FOR 1821 W. IRVING PARK ROAD, SCHAUMBURG, ILLINOIS**

(attached)

THIS AGREEMENT ("Agreement") is made and entered into as of the _____ day of _____, 2025, by and between the VILLAGE OF SCHAUMBURG, an Illinois home rule municipal corporation (the "Village") and B N ESTATE LLC, an Illinois Limited Liability Corporation ("B N Estate").

RECITALS

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

B. B N Estate is an Illinois Limited Liability Corporation, and the tenant of the following-described property:

> THAT PART OF THE WEST SEVEN EIGHTHS OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF IRVING PARK ROAD (DOC. NO. 112457675) AND THE EASTERLY LINE OF MERCURY DRIVE (DOC. NO. 23591223); THENCE SOUTH 41 DEGREES 39 MINUTES 11 SECONDS EAST ALONG SAID SOUTHERLY LINE, 200.00 FEET; THENCE SOUTH 48 DEGREES 20 MINUTES 49 SECONDS WEST, 200.00 FEET ; THENCE NORTH 41 DEGREES 39 MINUTES 11 SECONDS WEST, 200.00 FEET TO SAID EASTERLY LINE OF MERCURY DRIVE; THENCE ALONG SAID EASTERLY DRIVE OF MERCURY DRIVE. 200.00 FEET TO THE POINT OF BEGINNING.

Permanent Tax Index Number(s): 07-32-100-030-0000

Common Address: 1821 W. Irving Park Road, Schaumburg, Illinois 60193;
(the "Subject Property").

C. B N Estate LLC is the occupant of the Subject Property and intends to develop the property in two phases. First, the Applicant plans to construct an approximately 1,600-square-foot building for its related entity, Bruster's Real Ice Cream, a quick service restaurant, to occupy for its retail use consisting of the sale of ice cream. Second, B N Estate LLC plans to construct an approximately 2,400-square-foot building for another retail use to be determined.

D. B N Estate LLC is currently seeking a real estate tax incentive under Class 7B of the Cook County Real Property Assessment Classification Ordinance (the "Incentive") and seeking the Village's assistance in obtaining the approval of the Class 7B Incentive.

E. The Village is willing to assist B N Estate LLC in obtaining the approval of the Class 7B Incentive, provided the Village receives certain assurances from B N Estate LLC relating thereto, given that the continued operation of businesses located within 1821 W. Irving Park Road should be beneficial to the economic vitality of the Village.

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

Section 1. The Village shall approve the Class 7B Incentive for the Subject Property and the Facility.

Section 2. B N Estate LLC will commence construction on the 1,600-square-foot building for Bruster's Ice Cream by June 1, 2026. They will complete construction on this building by June 1, 2027. They will occupy the building and operations will begin by December 31, 2027. B N Estate LLC will hire a minimum of 15 permanent employees by December 31, 2027, at the B N Estate Facility that is located on the Subject Property (the "Facility"); and is to be maintained for the term of the 7B Incentive. B N Estate LLC will commence construction on the 2,400-square-foot building for a future retail use by June 1, 2031. They will complete construction on this building by June 1, 2032. They will occupy the building and operations will begin by December 31, 2032.

Section 3. B N Estate LLC will invest a minimum of two million and no/100 dollars ($2,000,000.00) in additional capital improvements to the Facility by December 31, 2027.

Section 4. B N Estate LLC will support the Schaumburg community and expand its civic engagement relative to Schaumburg civic agencies of a minimum of $10,000 a year for the term of the 7B Incentive.

Section 5. B N Estate LLC shall, on a bi-annual basis, provide the Village with the number of employees at the Facility, along with documentation, from the Cook County Assessor and B N Estate LLC that depicts the land value and all line-item Improvements associated with the Subject Property and the Facility, as well as the new replacement cost (i.e., the Improvements market value) assigned to the Subject Property and the Facility by the Cook County Assessor. B N Estate LLC will provide the Village with copies of any affidavits submitted to the Cook County Assessor as required to be in compliance with and to retain the 7B Tax Incentive.

Section 6. 7B Incentive Termination Provision**:** If B N Estate LLC does not comply with the requirements set forth in Sections 2 and 3, and/or does not comply with Sections 4 and 5 above on an annual basis:

A. The Village may request that the Cook County Assessor terminate the Class 7B Incentive for the Subject Property; and

B. The 7B Incentive will be terminated if B N Estate LLC ceases operations during the Incentive period. A Cease Operation Form must be submitted to the Cook County Assessor within 30 days of the end of operations.

C. The Cook County Assessor may terminate the 7B 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 7B requirements of substantial occupancy.

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

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

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

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

VILLAGE OF SCHAUMBURG	**B N ESTATE LLC**
By: _____	By: _____
Tom Dailly, Village President	B N Estate LLC
Attest: _____	Attest: _____
Date: _____	Date: _____

VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

TO: FLAGG Committee

FROM: Matt Frank, Director of Economic Development

SUBJECT: B N Estate LLC Class 7B Request for 1821 W. Irving Park Road

DATE: November 25, 2025

Introduction

Please find the Cook County Class 7B Application from B N Estate LLC (the "Applicant") for the currently vacant 40,000-square-foot lot at 1821 W. Irving Park Road (Figure 1). The property was formerly occupied by the International House of Pancakes (IHOP) and that building was demolished in 2014. The property has been vacant for the past 11 years.

Discussion

The Applicant is proposing to develop the property in two phases. First, the Applicant plans to construct an approximately 1,600-square-foot building for its related entity, Bruster's Real Ice Cream ("Bruster's), a quick service restaurant, to occupy for its retail use consisting of the sale of ice cream, along with a 40-foot by 60-foot area next to it intended for future retail development. Second, the Applicant plans to construct an approximately 2,400-square-foot building for another retail use to be determined.

The applicant is a franchisee with Bruster's and is proposing to build a double lane drive-through and walk-up facility with an outdoor eating area. The applicant anticipates creating 5 permanent full-time jobs and 10-12 permanent part-time jobs. Bruster's stands out for its old-fashioned, small-batch approach to ice cream with over 150 rotating flavors that use dairy delivered fresh from Bruster's own creamery in Pennsylvania, and served in handmade waffle cones, sundaes, blasts, and milkshakes. Bruster's is expanding their footprint in Illinois, and Schaumburg will be their third location. There are currently 200 independently owned Bruster's locations in 22 states and the country of Guyana.

According to the Office of the Cook County Treasurer, 1821 W. Irving Park Road was billed $13,445.91 in property taxes for the 2023 tax year. The property is currently vacant and is assessed at a 10% assessment level instead of the normal 25% assessment.

With a Class 7B tax incentive, the property would receive a reduced assessment level of ten percent (10%) of fair market value for the first ten years, fifteen percent (15%) for the eleventh

year, and twenty percent (20%) for the twelfth year. The Class 7B incentive is intended to encourage, in areas determined to be "in need of commercial development," commercial projects with total development costs, exclusive of land, over $2 million, which would not be economically feasible without the incentive. Five eligibility factors must be met to qualify for the project, including the area to be designated as blighted, real estate taxes to be stagnant for at least six years, the project to be viable and timely, the project to be feasible only with the incentive, and the project to increase tax revenue and employment.

A study by Gruen Gruen + Associates found the property meets blight conditions due to long-term vacancy since 2014, unsuitable soils present on the site, a deficient water main on Irving Park Road requiring replacement, and the need to reconnect an abandoned sanitary line across Mercury Drive. Real estate taxes have been stagnant since 2011. The project is timely and is intended to be completed in 2026. Bruster's will create new tax revenue and create 15-17 new permanent jobs. Due to the significant site improvement and utility costs, the new development project needs the Class 7B incentive to bridge the feasibility gap to redevelop the property for commercial use.



Figure 1: Aerial

Employment and Business Growth

The applicant estimates Bruster's will employ 5 new full-time employees and 10 - 12 new part-time employees. They anticipate 25 construction jobs will be created as a result of the development. Additional investment and employment will be made with future phases of the development.

Capital Improvements

The Applicant is purchasing the property for $820,000 and plans to invest an additional $2,008,057 in new construction, site development, and soft costs to redevelop and modernize the current vacant property as shown in Figure 2 below. The current timeline is to start construction on the first building by summer 2026 with completion and occupancy by winter 2027. Construction on the second building will start by summer 2031 with completion and occupancy by winter 2032.



Figure 2: Current



Figure 3: Proposed

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

	Current Valuation	Revised Valuation With 7B and Improvements	Revised Valuation Without 7B and Improvements	Valuation if Vacant
Fair Market Value (FMV)	$400,000	$1,945,000	$1,945,000	$738,000
Assessment Value	10%	10%	25%	10%
Assessed Value (AV)	$40,000	$194,500	$486,250	$73,800
State Equalizer	3.0355	3.0355	3.0355	3.0355
Equalized Assessed Value (EAV)	$121,420	$590,405	$1,476,012	$224,020
Tax Rate	9.287%	9.287%	9.287%	9.287%
Tax Amount	$11,281	$54,855	$137,136	$20,805

*Investment and discount rate only calculated in the Revised Valuations. FMV is generated from purchase price plus additional investment into building at a 75% discount rate.

Over the life of the incentive, the applicant is expected to pay $740,500 in property taxes and save approximately $905,000 based on the 2024 State Equalizer of 3.0355 and 2023 Local Tax Rate of 9.287%:

	Tax Assessment Level	Tax Amount	Total Cost
Years 1-10	10%	$54,855	$548,550
Year 11	15%	$82,282	$82,282
Year 12	20%	$109,709	$109,709
Total Taxes with 7B			$740,541

Civic Involvement

The Village of Schaumburg's policy also requires ongoing community involvement and financial support. For civic involvement, the Applicant will work with future tenants to support the Schaumburg community and expand its civic engagement relative to Schaumburg civic agencies to give back.

The Schaumburg Business Development Commission reviewed this at their November 10th meeting and recommended approval of the Class 7B request. If approved, staff will work with the Applicant and make the 7B contingent upon the attached Development Agreement outling B N Estate LLC investment of $2,000,000, employing at least 15 employees on the Subject Property, and establishing their local community support.

Recommendation

The Schaumburg Business Development Commission recommends that the Finance, Legal, Administration, and General Government Committee recommend the Village Board approve a resolution authorizing a Class 7B tax incentive for B N Estate LLC at 1821 W. Irving Park.

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Resolution No. R-25-_____A Resolution Approving and Authorizing a 7B Classification for 1821 W. Irving Park Road, Schaumburg, Illinois (B N Estate LLC).
12/09/25
Village Board

Presenter: Liz Dechant
Lead Department: Economic Development

Executive Summary:

Please find the Cook County Class 7B Application from B N Estate, LLC (the "Applicant") for the development of 40,000 square-feet at 1821 W. Irving Park Road (the "Subject Property"). The Applicant is seeking a 7B tax incentive, in which the property would be assessed at a 10% assessment level instead of the normal 25% assessment level. According to the Office of the Cook County Treasurer, the property was billed $11,281 total in property taxes in the 2023 tax year. Cook County allows the Class 7B incentive for new commercial development.

There will be two buildings constructed on the subject property in two phases. The first phase will be to construct an approximately 1,600 square-foot building that will house Bruster's Real Ice Cream, and the second phase is to construct an approximately 2,400 square-foot building for a future retail development. A study by Gruen Gruen + Associates found the property meets blight conditions due to long-term vacancy since 2014, unsuitable soils present, a deficient water main on Irving Park Road requiring replacement, and the need to reconnect an abandoned sanitary line across Mercury Drive. This project would not be economically feasible without the incentive.

The Schaumburg Business Development Commission reviewed this at their November 10th meeting and recommended approval of the Class 7B request. If approved, staff will work with the Applicant and make the 7B contingent upon the attached Development Agreement outlining B N Estate, LLC investment of $2,000,000, employing 15-17 employees on the Subject Property, and establishing their local community support.

Recommended Action:

The Schaumburg Business Development Commission recommends that the Finance, Legal, Administrative and General Government Committee recommend the Village Board approve a resolution authorizing a Class 7B property tax incentive for B N Estate LLC at 1821 W. Irving Park Road.

ATTACHMENTS:

- Application 1821 W. Irving Park Road - Class 7B.pdf
- Resolution Blighted 1821 W Irving Park Road.pdf
- Resolution 1821 W Irving Park Road.pdf
- RDA 1821 W. Irving Park Road - Bruster's.pdf
- FLAGG Memo Class 7B Request 1821 W. Irving Park Rd Bruster's.pdf

SARNOFF PROPERTY TAX

October 1, 2025

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

Re: Class 7b Incentive Resolution Request
B N Estate LLC
1821 W. Irving Park Rd.
Schaumburg, Illinois 60193
PIN: 07-32-100-030-0000

Dear Matt:

B N Estate LLC ("Applicant") is seeking a Resolution supporting and consenting to a Class 7b Incentive on the above-referenced property based on new construction. The Applicant plans to purchase the subject property and construct two buildings in two phases. First, the Applicant plans to construct an approximately 1,600 square foot building for its related entity, Bruster's Real Ice Cream ("Bruster's"), to occupy for its retail use consisting of the sale of ice cream. Second, the Applicant plans to construct an approximately 2,400 square foot building for another retail use to be determined.

The subject property consists of approximately 40,000 square feet of vacant land. As noted, the Applicant plans to construct two new buildings on the subject property. Specifically, the Applicant plans to invest approximately $1,600,000 to complete the construction of the approximately 1,600 square foot building. The current timeline is to start construction in November, 2025 with completion and occupancy in April, 2026. The construction will create construction jobs. Please note that the items in need of rehabilitation as well as the costs associated therewith could significantly vary as they are preliminary and additional reviews of the property as well as discussions with contractors must be completed to determine both. The Applicant currently plans to start construction on the approximately 2,400 square foot building in 2028 should everything go as planned.

Bruster's is an ice cream shop that currently has two locations in the Chicagoland area (Oakbrook Terrace and Aurora). The Applicant's related entity plans to franchise a Bruster's and open the same at the subject property. At this time, the Applicant plans to have Bruster's start operations with approximately 15 to 17 employees (5 full-time; 10 to 12 part-time). We also note that Bruster's will look to hire all qualified Village of Schaumburg residents for future employment. Additionally, Bruster's works to mentor its employees to become leaders. Specifically, a slogan for them is "Preparing tomorrow's leader, today." In addition, the business that will occupy the approximately 2,400 square foot space will also bring jobs, which could be roughly 15 to 20, depending on the final user.

As Bruster's is a retail operation, it will generate sales tax. Based on its proforma, the Applicant expects Bruster's net sales in years one thru three to be $900,000, $945,000 and $992,250 respectively. The Village of Schaumburg can also expect that Bruster's employees will invest commercially back into the community by visiting local establishments such as restaurants, gas stations, grocery stores and more. In addition, the Village of Schaumburg can expect that Bruster's will attract business and various customers to the Village in the course of its operations. Bruster's and its ownership are new to the Village of Schaumburg and they look forward to being involved in the local community in the future and working with the Village. Additionally, the tenant that will occupy the approximately 2,400 square foot unit will also generate jobs, customers and sales tax.

As the above indicates, there are various benefits the Village of Schaumburg will receive should the Applicant be granted the Class 7b Incentive on the subject property. The Applicant is excited to move forward with the new construction and occupation of the subject property. Additionally, Bruster's is excited to expand its operations at the subject property and to be a strong community member for many years to come. However, the above is all contingent on the Applicant receiving a Class 7b Incentive.

As part of the Class 7b Incentive, the subject property must be located in an area designated in need of redevelopment. Therefore, the Applicant is also requesting that the Village of Schaumburg pass a Resolution designating the subject property as blighted, a renewal area, an area encompassing a rehabilitation or redevelopment plan or designation of like effect adopted under any similar statute or Ordinance.

Therefore, please review this letter and the following attached Application and materials, and place the Applicant on the agenda for the October 13, 2025 Village of Schaumburg Business Development Commission meeting, or earlier if possible, where it will present its request for the Village of Schaumburg to pass a Resolution supporting and consenting to a Class 7b Incentive on the subject property based on new construction.

Should you have any questions or concerns, or require additional information, please do not hesitate to contact me at (312) 782-8310.

Sincerely,
SARNOFF & BACCASH

Zachary A. Kafitz

COOK COUNTY ASSESSOR
FRITZ KAEGI

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

CLASS 7B
ELIGIBILITY APPLICATION

CONTROL NUMBER
To be provided

Carefully review the Class 7b Eligibility Bulletin before completing this Application. For assistance, please contact the Assessor's Office, Development Incentives Department (312) 603-7529. This application, *a filing fee of $500.00,* and supporting documentation must be filed as follows:
This application must be filed PRIOR TO the commencement of New Construction or the commencement of Substantial Rehabilitation Activities or PRIOR TO the Reoccupation of Vacant/Abandoned Property.

Applicant Information

Name: B N Estate LLC

Company: B N Estate LLC Telephone: (703) 945-3551

Address: 133 Brixham Pl.

City: Schaumburg State: IL Zip Code: 60194

Email Address: dipenkachhia745@gmail.com

Contact Person (if different than the Applicant)

Name: Dipen Kachhiapatel

Company: See above Telephone: (____)

Address:

City: State: Zip Code:

Email Address:

Property Description (per PIN)

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

Street address: (1) 1821 W. Irving Park Rd.

Permanent Real Estate Index Number: 07-32-100-030-0000

(2)

Permanent Real Estate Index Number:

(3)

Permanent Real Estate Index Number:

City: Schaumburg State: IL Zip Code: 60193

Township: Schaumburg Existing Class: 1-00

Identification of Persons Having an Interest in the Property

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

Property Use

General Description of Proposed Property Usage See attached

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

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

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

Employment Opportunities

How many construction jobs will be created as a result of this development? See attached

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

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

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

Nature of Development

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

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

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

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

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

SECTION A (NEW CONSTRUCTION/SUBSTANTIAL REHABILITATION)

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

Estimated date of construction commencement (excluding demolition if any): See attached

Estimated date of construction completion: See attached

Total redevelopment cost, excluding land: $ See attached

Attach copies of the following:

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

SECTION B (ABANDONED PROPERTY WITH NO SPECIAL CIRCUMSTANCE)

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

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

   [ ] YES [ ] NO

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

   _____

   _____

   Attach copies of the following documents:

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

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

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

   Estimated date of reoccupation: _____
   Date of Purchase: _____
   Name of purchaser: _____
   Name of seller: _____
   Relationship of purchaser to seller: _____

   Attach copies of the following documents:

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

SECTION C (SPECIAL CIRCUMSTANCES)

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

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

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

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

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

_____

_____

Attach copies of the following documents:

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

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

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

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

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

Attach copies of the following documents:

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

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

How long has the subject property been unused?

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

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

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

_____

_____

Attach copies of the following documents:

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

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

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

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

Estimated date of reoccupation: _____

Local Approval

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

In addition, a copy of the application must be submitted to the Cook County Bureau of Economic Development (BED) for their approval (for additional information contact BED at 312-603-1000.

Finalizing The Incentive Process

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

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

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

Signature

09/30/2025
Date

DIPEN KACHHIAPATEL
Print Name

PRESIDENT
Title

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

Revised 4/1/2022

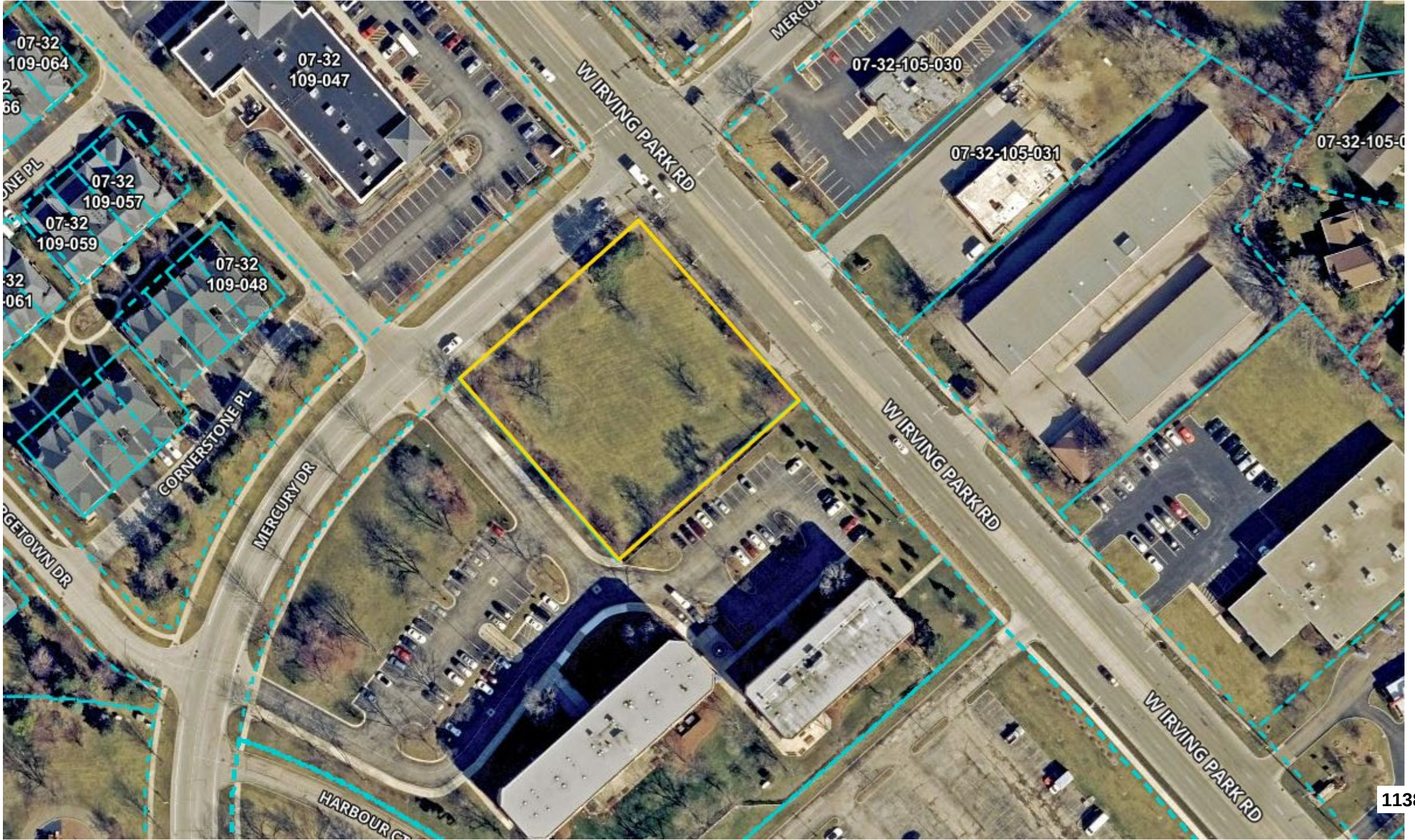
Legal Description, Site and Building Square Footage

The total land area of the subject parcel located at 1821 W. Irving Park Rd. in Schaumburg, Illinois (PINs: 07-32-100-030-0000) is approximately 40,000 square feet. There will be two buildings constructed on the subject property in two phases. The first phase will be to construct an approximately 1,600 square foot building and the second phase is to construct an approximately 2,400 square foot building.

Below please find a legal description of the subject property:

THAT PART OF THE WEST SEVEN EIGHTS OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF IRVING PARK ROAD (DOC. NO. 112457675) AND THE EASTERLY LINE OF MERCURY DRIVE (DOC. NO. 23591223); THENCE SOUTH 41 DEGREES 39 MINUTES 11 SECONDS EAST ALONG SAID SOUTHERLY LINE, 200.00 FEET; THENCE SOUTH 48 DEGREES 20 MINUTES 49 SECONDS WEST, 200.00 FEET ; THENCE NORTH 41 DEGREES 39 MINUTES 11 SECONDS WEST, 200.00 FEET TO SAID EASTERLY LINE OF MERCURY DRIVE; THENCE ALONG SAID EASTERLY DRIVE OF MERCURY DRIVE. 200.00 FEET TO THE POINT OF BEGINNING.


07-32
109-064
07-32
109-047
07-32-105-030
07-32-105-031
07-32-105-0
W IRVING PARK RD
07-32
109-057
07-32
109-059
07-32
109-048
CORNERSTONE PL
MERCURY DR
W IRVING PARK RD
W IRVING PARK RD
HARBOUR CT

Plot Date: May 29, 2025 - 10:14am Plotted By: gil-r
File Name: P:\2025\25087\Drawings\Final Survey\16032-Boundary & Topographic Survey.dwg

LEGEND

- Manhole
- Catch Basin
- Inlet
- C.O. — Clean Out
- Storm Sewer
- Sanitary Sewer
- W — Water Main
- Fire Hydrant
- Valve Vault
- Valve Box
- B — B-Box
- Light Pole
- Light Pole With Mast Arm
- Traffic Signal
- Traffic Signal With Mast Arm
- H — Hand Hole
- Pipe Bollard
- Sign
- G — Gas Line
- E — Electric Line
- OHW — Overhead Utility Line
- E — Electrical Pedestal
- Utility Pole
- T — Telephone Pedestal
- C — Cable TV Pedestal
- Curb & Gutter
- Depressed Curb
- C XXX.XX / G/P XXX.XX — Curb Elevation and Gutter/Pavement Elevation
- XXX.XX — Pavement Elevation
- XXX.XX — Sidewalk Elevation
- XXX.X + — Ground Elevation
- XXX — Contour Line
- Deciduous Tree
- Coniferous Tree
- Brushline
- R — Record
- O.L. — On Line

LEGAL DESCRIPTION

THAT PART OF THE WEST SEVEN EIGHTHS OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

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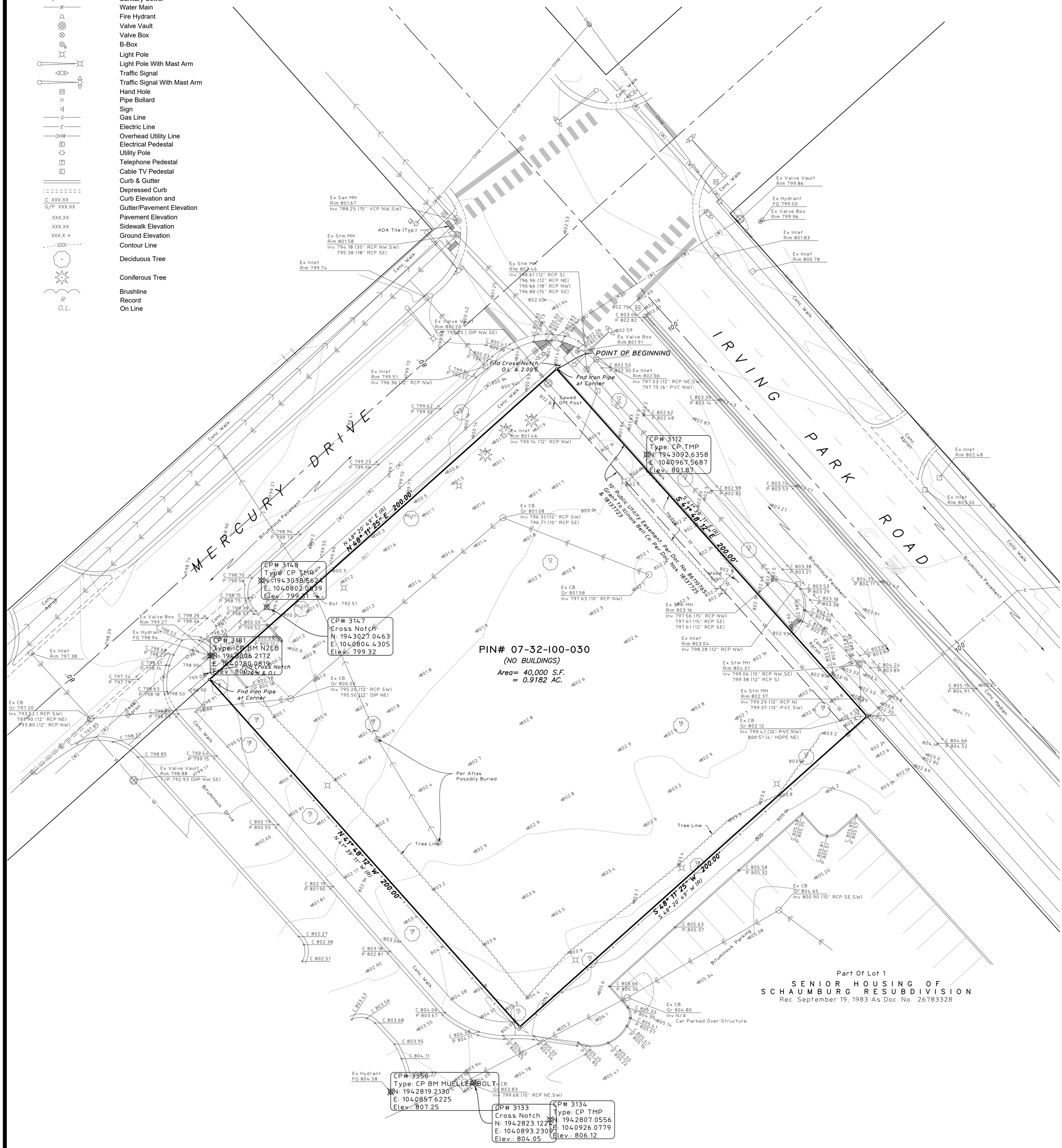
Benchmark

Site Benchmark

CP # 3147 (See Survey)
Description: Cross Notch
Elevation: 799.32 NAVD 88 (Geoid 12A)



Surveyor's Notes:

1. Field work was completed on March 28, 2016.
2. The Horizontal coordinates and basis of bearing shown hereon are based on NAD 83(2012) Illinois East Zone 1201 State Plane Coordinates as referenced from Kara Company's RTK Network.
3. The Vertical Datum referenced hereon is based on NAVD 88 (Geoid 12A) as referenced from Kara Company's RTK Network.
4. A title commitment policy was not provided for this survey. This property may be subject to easements and/or restrictions not provided to the surveyor prior to the completion of this survey.
5. Utility information shown hereon is based upon field measurements, available records. Information from field data is limited to that which is visible and can be measured. This survey does not exclude the possibility of the existence of other underground utilities and or structures. Record information is based upon data collected from both public and private sources. The completeness and/or accuracy of these records cannot be guaranteed, except for those items that can be verified by field measurement. Prior to any excavation contact J.U.L.I.E (1-800-892-0123).

STATE OF ILLINOIS — JEFFREY W. GLUNT 035-3695 SCHAUMBURG, ILLINOIS — PROFESSIONAL LAND SURVEYOR

EXPIRES 11-30-25

State of Illinois)
) SS:
County of Cook)

This professional service conforms to the current Illinois minimum standards for a boundary topographic survey.

Schaumburg, Illinois May 13, 2025

By: _____
Illinois Professional Land Surveyor No. 3695

Ordered By: Marchris Engineering LTD
Order No.: 16-032

Project Manager: LAK
Engineer: JWG
Date: 4-4-2016
Project No. 16032
Sheet 1 / 1

BOUNDARY & TOPOGRAPHIC SURVEY

1821 IRVING PARK ROAD SCHAUMBURG, ILLINOIS

HAEGER ENGINEERING
consulting engineers • land surveyors
1304 N. Plum Grove Road, Schaumburg, IL 60173 • Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

No.	Date	Revision

NORTH
10 0 20
Scale: 1" = 20'

© 2025 Haeger Engineering, LLC

Description of the Nature of the Project, the Intended Use of the Subject Property and Information Regarding the Applicant and User

B N Estate LLC ("Applicant") plans to purchase the property located at 1821 W. Irving Park Rd. in Schaumburg, Illinois (PINs: 07-32-100-030-0000) and construct two buildings in two phases. First, the Applicant plans to construct an approximately 1,600 square foot building for its related entity, Bruster's Real Ice Cream ("Bruster's"), to occupy for its retail use consisting of the sale of ice cream. Second, the Applicant plans to construct an approximately 2,400 square foot building for another retail use to be determined.

The subject property consists of approximately 40,000 square feet of vacant land. As noted, the Applicant plans to construct two new buildings on the subject property. Specifically, the Applicant plans to invest approximately $1,600,000 to complete the construction of the approximately 1,600 square foot building. The current timeline is to start construction in November, 2025 with completion and occupancy in April, 2026. The construction will create construction jobs. Please note that the items in need of rehabilitation as well as the costs associated therewith could significantly vary as they are preliminary and additional reviews of the property as well as discussions with contractors must be completed to determine both. The Applicant currently plans to start construction on the approximately 2,400 square foot building in 2028 should everything go as planned.

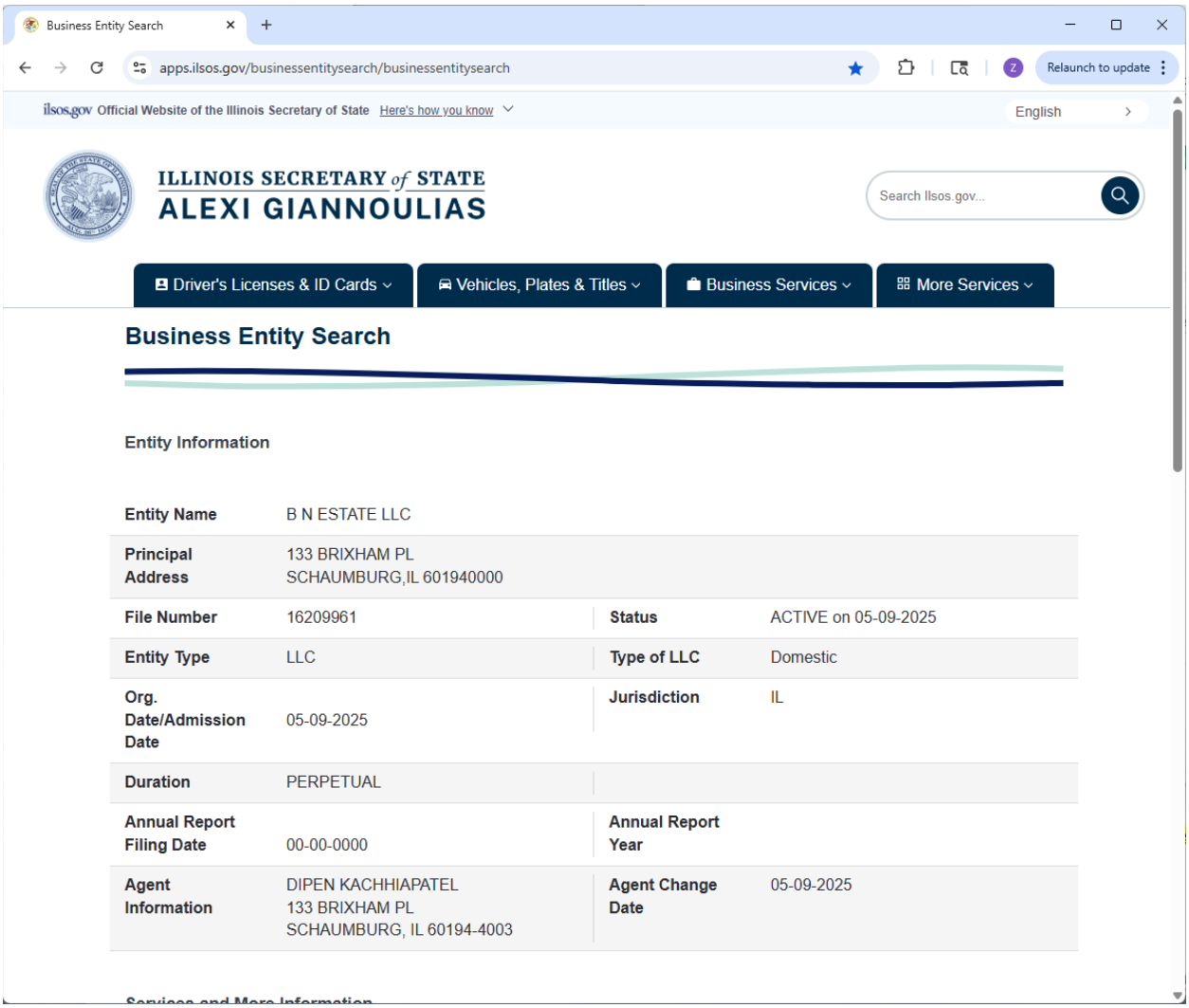
Bruster's is an ice cream shop that currently has two locations in the Chicagoland area (Oakbrook Terrace and Aurora). The Applicant's related entity plans to franchise a Bruster's and open the same at the subject property. At this time, the Applicant plans to have Bruster's start operations with approximately 15 to 17 employees (5 full-time; 10 to 12 part-time). We also note that Bruster's will look to hire all qualified Village of Schaumburg residents for future employment. Additionally, Bruster's works to mentor its employees to become leaders. Specifically, a slogan for them is "Preparing tomorrow's leader, today." In addition, the business that will occupy the approximately 2,400 square foot space will also bring jobs, which could be roughly 15 to 20, depending on the final user.

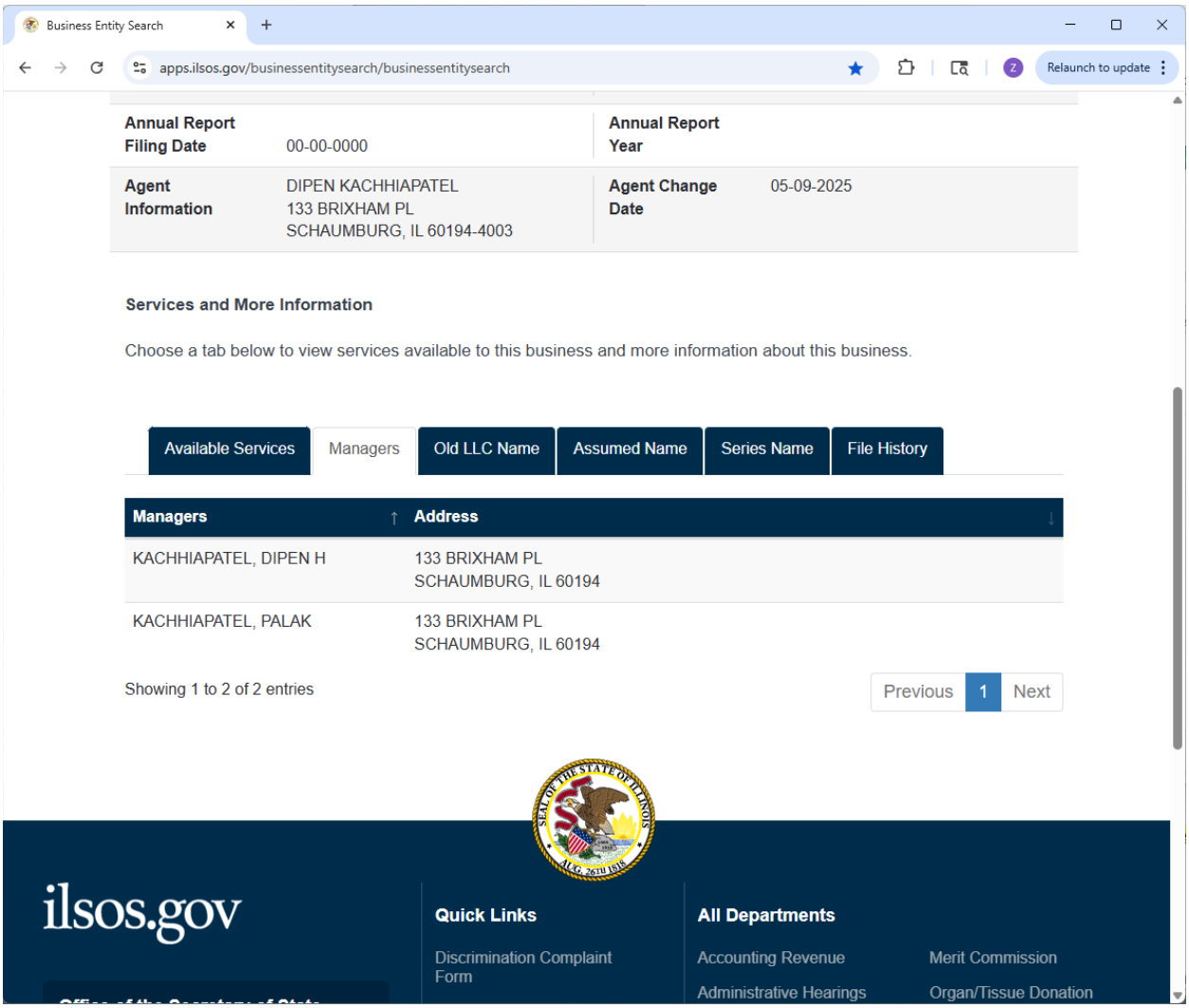
As Bruster's is a retail operation, it will generate sales tax. Based on its proforma, the Applicant expects Bruster's net sales in years one thru three to be $900,000, $945,000 and $992,250 respectively. The Village of Schaumburg can also expect that Bruster's employees will invest commercially back into the community by visiting local establishments such as restaurants, gas stations, grocery stores and more. In addition, the Village of Schaumburg can expect that Bruster's will attract business and various customers to the Village in the course of its operations. Bruster's and its ownership are new to the Village of Schaumburg and they look forward to being involved in the local community in the future and working with the Village. Additionally, the tenant that will occupy the approximately 2,400 square foot unit will also generate jobs, customers and sales tax.

As the above indicates, there are various benefits the Village of Schaumburg will receive should the Applicant be granted the Class 7b Incentive on the subject property. The Applicant is excited to move forward with the new construction and occupation of the subject property. Additionally, Bruster's is excited to expand its operations at the subject property and to be a strong community member for many years to come. However, the above is all contingent on the Applicant receiving a Class 7b Incentive.

Ownership Information

Ownership: B N Estate LLC ("Applicant") plans to purchase the property located at 1821 W. Irving Park Rd. in Schaumburg, Illinois (PINs: 07-32-100-030-0000). Attached hereto please find a copy of the Secretary of State webpage printout and a Cook County Disclosure of Ownership Interest Statement.


Business Entity Search
apps.ilsos.gov/businessentitysearch/businessentitysearch
Relaunch to update
ilsos.gov Official Website of the Illinois Secretary of State Here's how you know
English
ILLINOIS SECRETARY of STATE
ALEXI GIANNOULIAS
Search Ilsos.gov...
Driver's Licenses & ID Cards
Vehicles, Plates & Titles
Business Services
More Services
Business Entity Search
Entity Information
Entity Name B N ESTATE LLC
Principal Address 133 BRIXHAM PL SCHAUMBURG,IL 601940000
File Number 16209961
Status ACTIVE on 05-09-2025
Entity Type LLC
Type of LLC Domestic
Org. Date/Admission Date 05-09-2025
Jurisdiction IL
Duration PERPETUAL
Annual Report Filing Date 00-00-0000
Annual Report Year
Agent Information DIPEN KACHHIAPATEL 133 BRIXHAM PL SCHAUMBURG, IL 60194-4003
Agent Change Date 05-09-2025


Business Entity Search
apps.ilsos.gov/businessentitysearch/businessentitysearch
Relaunch to update
Annual Report Filing Date
00-00-0000
Annual Report Year
Agent Information
DIPEN KACHHIAPATEL
133 BRIXHAM PL
SCHAUMBURG, IL 60194-4003
Agent Change Date
05-09-2025
Services and More Information
Choose a tab below to view services available to this business and more information about this business.
Available Services
Managers
Old LLC Name
Assumed Name
Series Name
File History
Managers
Address
KACHHIAPATEL, DIPEN H
133 BRIXHAM PL
SCHAUMBURG, IL 60194
KACHHIAPATEL, PALAK
133 BRIXHAM PL
SCHAUMBURG, IL 60194
Showing 1 to 2 of 2 entries
Previous
1
Next
ilsos.gov
Quick Links
Discrimination Complaint Form
All Departments
Accounting Revenue
Administrative Hearings
Merit Commission
Organ/Tissue Donation

COOK COUNTY DISCLOSURE OF OWNERSHIP INTEREST STATEMENT

The Cook County Code of Ordinances (§2-610 *et seq.*) requires that any Applicant for any County Action must disclose information concerning ownership interests in the Applicant. This Disclosure of Ownership Interest Statement must be completed with all information current as of the date this Statement is signed. Furthermore, this Statement must be kept current, by filing an amended Statement, until such time as the County Board or County Agency shall take action on the application. The information contained in this Statement will be maintained in a database and made available for public viewing. **County reserves the right to request additional information to verify veracity of information containted in this statement.**

If you are asked to list names, but there are no applicable names to list, you must state NONE. An incomplete Statement will be returned and any action regarding this contract will be delayed. A failure to fully comply with the ordinance may result in the action taken by the County Board or County Agency being voided.

"*Applicant*" means any Entity or person making an application to the County for any County Action.

"County Action" means any action by a County Agency, a County Department, or the County Board regarding an ordinance or ordinance amendment, a County Board approval, or other County agency approval, with respect to contracts, leases, or sale or purchase of real estate.

"Person" "Entity" or *"Legal Entity"* means a sole proprietorship, corporation, partnership, association, business trust, estate, two or more persons having a joint or common interest, trustee of a land trust, other commercial or legal entity or any beneficiary or beneficiaries thereof.

This Disclosure of Ownership Interest Statement must be submitted by :

1. An Applicant for County Action and

2. A Person that holds stock or a beneficial interest in the Applicant and is listed on the Applicant's Statement (a "Holder") must file a Statement and complete #1 only under **Ownership Interest Declaration**.

Please print or type responses clearly and legibly. Add additional pages if needed, being careful to identify each portion of the form to which each additional page refers.

This Statement is being made by the [✓] Applicant or [ ] Stock/Beneficial Interest Holder

This Statement is an: [x] Original Statement or [ ] Amended Statement

Identifying Information:

Name B N ESTATE LLC

D/B/A: N/A FEIN # Only: 39-2107699

Street Address: 133 BRIXHAM PL

City: SCHAUMBURG State: ILLINOIS Zip Code: 60194

Phone No.: 703-945-3551 Fax Number: N/A Email: DIPENKACHHIA745@GMAIL.COM

Cook County Business Registration Number: _____
(Sole Proprietor, Joint Venture Partnership)

Corporate File Number (if applicable): _____

Form of Legal Entity:

[ ] Sole Proprietor [ ] Partnership [ ] Corporation [ ] Trustee of Land Trust

[ ] Business Trust [ ] Estate [ ] Association [ ] Joint Venture

[✓] Other (describe) LLC

Ownership Interest Declaration:

1. List the name(s), address, and percent ownership of each Person having a legal or beneficial interest (including ownership) of more than five percent (5%) in the Applicant/Holder.

Name	Address	Percentage Interest in Applicant/Holder
DIPEN KACHHIAPATEL	133 BRIXHAM PL, SCHAUMBURG, IL-60194	50 %.
PALAK KACHHIAPATEL	133 BRIXHAM PL, SCHAUMBURG, IL-60194	50 %.

2. If the interest of any Person listed in (1) above is held as an agent or agents, or a nominee or nominees, list the name and address of the principal on whose behalf the interest is held.

Name of Agent/Nominee	Name of Principal	Principal's Address
	N/A	

3. Is the Applicant constructively controlled by another person or Legal Entity? [ ] Yes [✓] No

If yes, state the name, address and percentage of beneficial interest of such person, and the relationship under which such control is being or may be exercised.

Name	Address	Percentage of Beneficial Interest	Relationship
	N/A		

Corporate Officers, Members and Partners Information:

For all corporations, list the names, addresses, and terms for all corporate officers. For all limited liability companies, list the names, addresses for all members. For all partnerships and joint ventures, list the names, addresses, for each partner or joint venture.

Name	Address	Title (specify title of Office, or whether manager or partner/joint venture)	Term of Office
DIPEN KACHHIAPATEL	133 BRIXHAM PL, SCHAUMBURG, IL-60194	MANAGER	
PALAK KACHHIAPATEL	133 BRIXHAM PL, SCHAUMBURG, IL-60194	MANAGER	

Declaration (check the applicable box):

[✓] I state under oath that the Applicant has withheld no disclosure as to ownership interest in the Applicant nor reserved any information, data or plan as to the intended use or purpose for which the Applicant seeks County Board or other County Agency action.

[ ] I state under oath that the Holder has withheld no disclosure as to ownership interest nor reserved any information required to be disclosed.

1. REAL ESTATE OWNERSHIP DISCLOSURES.

The Applicant must indicate by checking the appropriate provision below and providing all required information that either:

a) The following is a complete list of all real estate owned by the Applicant in Cook County:

PERMANENT INDEX NUMBER(S): N/A

(ATTACH SHEET IF NECESSARY TO LIST ADDITIONAL INDEX NUMBERS)

OR:

b) ✓ The Applicant owns no real estate in Cook County.

2. EXCEPTIONS TO CERTIFICATIONS OR DISCLOSURES.

If the Applicant is unable to certify to any of the Certifications or any other statements contained in this EDS and not explained elsewhere in this EDS, the Applicant must explain below:

If the letters, "NA", the word "None" or "No Response" appears above, or if the space is left blank, it will be conclusively presumed that the Applicant certified to all Certifications and other statements contained in this EDS.

COOK COUNTY DISCLOSURE OF OWNERSHIP INTEREST STATEMENT SIGNATURE PAGE

DIPEN HASITKUMAR KACHHIAPATEL
Name of Authorized Applicant/Holder Representative (please print or type)

PRESIDENT
Title

Signature JLDL K313-1689-1345

08/28/2025
Date

DIPENKACHHIA745@GMAIL.COM
E-mail address

703-945-3551
Phone Number

Subscribed to and sworn before me
this 28 day of August 2025

My commission expires: 12/6/2027

"OFFICIAL SEAL"
ELIZABETH ROMERO
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 500824
MY COMMISSION EXPIRES 12/06/2027

X Elizabeth Romero
Notary Public Signature

Notary Seal

Docusign Envelope ID: C914AB75-E581-4319-BAA8-54ED3812FDB8

CONTRACT ADDENDUM TO THE MAINSTREET ORGANIZATION OF REALTORS COMMERCIAL SALES CONTRACT

This Addendum to the Mainstreet Organization of Realtors Commercial Sales Contract ("Addendum") is entered into as of [Effective Date], by and between **B N Estate, LLC**, an Illinois limited liability company, or its assigns ("Buyer"), and **Schaumburg Plaza LLC**, a_____ ("Seller").

RECITALS

WHEREAS, Seller is the owner of certain real property located at 1821 W. Irving Park Road, Schaumburg, Illinois, approximately 40,000 SF, as more particularly described in Exhibit A attached hereto (the "Property"); and

WHEREAS, Buyer desires to purchase the Property from Seller, and Seller desires to sell the Property to Buyer, on the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. PURCHASE AND SALE OF PROPERTY.
Seller agrees to sell and convey to Buyer, and Buyer agrees to purchase from Seller, all of Seller's right, title, and interest in and to the Property, including all improvements thereon, all rights, privileges, easements, and appurtenances pertaining thereto.

2. PURCHASE PRICE.
The total purchase price for the Property shall be **Eight Hundred and Twenty Thousand Dollars, ($820,000)**, payable in cash at Closing, with a financing contingency, as per the underlying Contract (as defined below).

3. EARNEST MONEY.
Within five (5) business days following the Effective Date, Buyer shall deposit earnest money in the amount of Ten Thousand and No/100 Dollars ($10,000.00) (the "Earnest Money") with a mutually agreed upon escrow agent (the "Escrow Agent"). The Earnest Money shall be applied to the Purchase Price at Closing or returned to Buyer or Seller as provided herein.

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After the Feasibility Period has lapsed, as more clearly described in Paragraph 4 of this Addendum, should Buyer choose to continue with the purchase of the Property, an additional earnest money deposit of Ten Thousand Dollars & no/100 ($10,000.00) shall be deposited at the end of the initial 120 day Feasibility Period ("Additional Deposit"). If the Sales Contract has not otherwise been terminated, the Initial Deposit and the Additional Deposit, Totaling Twenty Thousand Dollars & no/100 ($20,000.00) (together the "Deposit") shall become non-refundable at the end of the Feasibility Period and any extension periods. The Deposit shall be applicable to the Purchase Price at the Close of Escrow.

4. FEASIBILITY PERIOD.
Buyer shall have one hundred twenty (120) days from the Effective Date (the "Feasibility Period") to conduct its due diligence investigations of the Property. Buyer may terminate the underlying Sales Contract for any reason or no reason by providing written notice to Seller at any time prior to the expiration of the Feasibility Period, in which event the Earnest Money, shall be returned to Buyer (as more clearly described in Paragraph 5 below) and neither party shall have any further obligations hereunder.

5. FEASIBILITY PERIOD EXTENSION.

Buyer shall have the right to obtain two (2) additional extension periods of thirty (30) days each extending the Feasibility Period, ("Extension Period") for IDOT approval and/or MWDRD approval and/or municipal requirements by depositing Five Thousand Dollars & no/100 ($5,000.00) for each extension period. All monies shall be applicable to the Purchase Price. If Buyer exercises one or both extensions, extension monies will become non-refundable. However, the original earnest money payment of $20,000 shall remain fully refundable during the Feasibility Period and any extensions thereof.

6. CLOSING.
The closing of the purchase and sale of the Property (the "Closing") shall occur on the date that is thirty (30) days after the expiration of the Feasibility Period, or such earlier date as the parties may mutually agree (the "Closing Date").

7. CLOSING COSTS.
Each party shall bear its own attorneys' fees. Seller shall pay for the survey, title insurance premium for Owner's Policy, and recording fees attributable to Seller. Seller shall also pay for documentary stamp taxes, if applicable. Other customary closing costs shall be allocated in accordance with local practice.

8. TITLE AND SURVEY.
Within ten (10) business days after the Effective Date, Seller shall provide Buyer with a

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copy of Seller's existing title insurance policy. Seller shall provide Buyer with a Credit at Closing, in the amount of $1,500.00, in lieu of a survey.

9. REPRESENTATIONS AND WARRANTIES.
Each party represents and warrants to the other that it has full power and authority to enter into this Addendum and perform its obligations hereunder. Seller further represents that it owns the Property free and clear of any liens or encumbrances, except as disclosed in writing to Buyer.

10. ASSIGNMENT.
Buyer may assign its rights under the underlying Sales Contract and this Addendum to any affiliate or entity controlled by, controlling, or under common control with Buyer without the prior consent of Seller. In the event of an Assignment of the contract, Buyer shall remain personally liable for compliance with all contract terms through completion of the closing.

11. MISCELLANEOUS.
This Addendum constitutes the entire agreement between the parties and supersedes all prior agreements or understandings. This Addendum may only be amended in writing signed by both parties. This Addendum shall be governed by the laws of the State of Illinois. Time is of the essence. This Addendum may be executed in counterparts and by electronic signatures.

IN WITNESS WHEREOF, the parties have executed this Addendum as of the Effective Date.

SCHAUMBURG PLAZA, LLC

By: _____

Name:

Title:

B N ESTATE, LLC

By: Signed by: Dipenkumar Kachhiapatel DocuSigned by: Dalak Kachhiapatel
B91461324BC3461... F550450C2734D9...

Name:

Title:

Docusign Envelope ID: C914AB75-E581-4319-BAA8-54ED3812FDB8

EXHIBIT A – Legal Description of Property

Designation of Area

As part of the Class 7b Incentive, the subject property located at 1821 W. Irving Park Rd. in Schaumburg, Illinois (PINs: 07-32-100-030-0000) must be located in an area designated in need of redevelopment. Therefore, B N Estate LLC ("Applicant") is requesting that the Village of Schaumburg pass a Resolution designating the subject property as blighted, a renewal area, an area encompassing a rehabilitation or redevelopment plan or designation of like effect adopted under any similar statute or Ordinance. See attached study finding the area in need of redevelopment.

WHETHER REDEVELOPMENT BLIGHTING CONDITIONS EXIST AND THE NEED FOR A CLASS 7(B) INCENTIVE TO BRIDGE A FEASIBILITY GAP FOR THE REDEVELOPMENT OF THE PROPERTY LOCATED AT 1821 WEST IRVING PARK ROAD IN THE VILLAGE OF SCHAUMBURG, ILLINOIS

To

B N ESTATE LLC

From

GRUEN GRUEN + ASSOCIATES
Urban Economists, Market Strategists & Land Use/Public Policy Analysts

September 2025

C1707

Gruen Gruen + Associates

WHETHER REDEVELOPMENT BLIGHTING CONDITIONS EXIST AND THE NEED FOR A CLASS 7(B) INCENTIVE TO BRIDGE A FEASIBILITY GAP FOR THE REDEVELOPMENT OF THE PROPERTY LOCATED AT 1821 WEST IRVING PARK ROAD IN THE VILLAGE OF SCHAUMBURG, ILLINOIS

To

B N ESTATE LLC

From

GRUEN GRUEN + ASSOCIATES
Urban Economists, Market Strategists & Land Use/Public Policy Analysts

September 2025

C1707

APPLYING KNOWLEDGE

CREATING RESULTS

ADDING VALUE

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Whether Redevelopment Blighting Conditions Exist and the Need for A Class 7(b) Incentive to Bridge a Feasibility Gap for the Redevelopment of the Property Located at 1821 West Irving Park Road in the Village of Schaumburg, Illinois

ÍNTRODUCTION

Gruen Gruen + Associates ("GG+A") has been asked to evaluate whether blight conditions apply such that the property located at 1821 West Irving Park Road in the Village of Schaumburg, Illinois is in need of redevelopment. According to the survey of the property provided to GG+A, the property consists of approximately 40,000 square feet of land. The contract purchaser envisions developing one building of approximately 1,615 square feet of space for occupancy and operation of a Bruster's ice cream shop. The contract purchaser plans to also develop a second building comprising approximately 2,400 square feet of commercial space, for a total of approximately 4,015 square feet of building space on the property. The timing of the development of the second building has not been determined. For purposes of this analysis, however, for simplicity and to allocate land acquisition and land development (sitework) costs planned to be completed upfront for the entire site, GG+A assumes that both buildings are completed and leased simultaneously.

To complete the evaluation, GG+A obtained information from the contract purchaser of the property as well as property and equalized assessed valuation data from the Cook County Assessor's Office. In addition, blight is most often the result of barriers that work to keep the market from operating to support the maintenance or development of improved real estate because the costs of maintaining or improving property are higher than the resulting income/value of the real estate. Therefore, GG+A also evaluated whether a Cook County Class 7(b) tax incentive is needed to facilitate the feasible redevelopment of the property to a viable commercial use. To do this GG+A simulated the real estate investment results of the redevelopment, operation, and eventual sale of the property with- and without- the Class 7(b) tax incentive.

The conclusion that the property is subject to blight and in need of redevelopment is supported by the following findings:

- It has been vacant for 12 years;
- The property has extensive unsuitable soils present;
- The water main on Irving Park Road is deficient – it cannot be used to service building space constructed on the property. As a result, extraordinary costs will be incurred to connect the planned commercial buildings to municipal water services; and
- The connection to the sanitary line serving the property was abandoned when the former building was demolished in 2013. As a result, additional costs will be incurred to establish a connection from the planned building space to the sanitary main across the road from Mercury Drive.

In addition, as another basis for the property being appropriately designated in need of redevelopment, the results of the real estate economic analysis indicate that but for the provision of the Class 7(b) tax incentive, it would not be financially feasible for the private sector to redevelop and operate the property as a contemporary commercial use including an ice cream shop. In the absence of the Class 7(b) tax incentive, the potential investment returns from the redevelopment, operation, and hypothetical eventual sale of the constructed building space and associated land would be too low relative to the associated risks to justify the investment of capital and entrepreneurial resources to undertake the redevelopment and operation of a commercial use. Even with a Class 7(b) tax incentive the project is only marginally financially feasible, even under optimistic or best-case assumptions. The results of the real estate economic analysis explain why the property has been vacant for 12 years.

BLIGHT CONDITION FINDINGS

THE NEED FOR CLASS 7(B) INCENTIVE TO BRIDGE A FEASIBILITY GAP TO REDEVELOP THE PROPERTY FOR COMMERICAL USE

As a primary determination of the appropriateness of designating the property in need of redevelopment, GG+A evaluated the real estate economics of developing the property for commercial use given the extraordinary costs associated with remedying the infrastructure deficiencies.

To evaluate the need for a Class 7(b) tax incentive, GG+A compared the returns on investment with- and without- the incentive based on the estimated cash flows produced from the build-out, operation, and eventual sale of the property from the viewpoint of the owner-investor. One simulation assumes that a Class 7(b) tax incentive is provided to facilitate the feasible redevelopment of the property. The second simulation holds all other variables the same but reflects the assumption that a Class 7(b) tax incentive is not provided. The real estate economic analysis is used as the basis to determine whether there is a "reasonable expectation that the development … is viable and likely to go forward on a reasonably timely basis if granted Class 7(b) designation and therefore result in the economic enhancement" of the site.

The internal rate of return (IRR) on initial investment is estimated to increase to 10.4 percent over the 14-year period if the Class 7(b) tax incentive is granted compared to only 5.7 percent in the absence of a Class 7(b) tax incentive. A 14-year period is used based on an estimate of a one-year construction period and to include one year following the 12-year period during which the Class 7(b) tax incentive would apply. The projected return with Class 7(b) tax incentive is not typically a high enough return for a developer but an affiliate of the developer anticipates operating the ice cream shop and therefore is willing to accept a marginally feasible rate of return on the investment in land acquisition, land development and building development with the expectation that the ice cream shop will be profitable enough in combination with the property investment to justify the

investment in both the real estate development and business. The rate of return, however, is certainly not extraordinary and would not provide a windfall to the developer and occupant.

Estimated Development Costs

Table 1 summarizes estimated development costs based on information provided by the contract purchaser and redeveloper and operator of the property.

TABLE 1: Estimated Acquisition and Development Costs

	Estimated Cost $ Per Square Foot[1]	Estimated Cost $ Total
Property Acquisition	204	820,000
Sitework/Land Development	162	650,000
Building Construction	212	850,000
Tenant Improvement Allowance	50	200,750
Architecture, Engineering, & Other Soft Costs	42	170,075
Financing Costs @ 8.5% Annual Interest Rate	34	137,232
Total	**704**	**2,828,057**

[1] Per square foot of gross building space based on estimate of 4,015 square feet. Figures are rounded.

Sources: Contract Purchaser/Developer; Gruen Gruen + Associates.

Property acquisition costs, based on the contracted purchase price, are estimated at $820,000 or about $204 per square foot of building space. These land costs represent approximately 29 percent of estimated total development costs. Sitework or land development costs are estimated at approximately $162 per square foot of building space or $650,000. Sitework (land development) costs represent nearly 23 percent of estimated total development costs. Together, the land acquisition and sitework costs are $1,470,000 or more than $365 per square foot of building space.

Construction hard costs for the planned buildings are estimated at $850,000 or $212 per square foot. Construction hard costs represent about 30 percent of estimated total development costs. A tenant improvement allowance of $50 per square foot or nearly $201,000 is included to improve the buildings beyond a basic "core and shell" condition and lease the space. Given the high rents needed, this estimate could be optimistic (low).

Architecture, engineering, and other soft costs are estimated at $42 per square foot or $170,075. Soft costs represent only six percent of total development costs (it would not be unusual for soft costs to comprise a higher share of total development costs). Including construction financing for

a period of one year, the total capital cost for the acquisition and development of the property is estimated at over $700 per square foot of building space or approximately $2,828,000.

Market and Operating Parameters

Table 2 summarizes the estimated revenues and expenses associated with the operation of the improved approximately 1,615-square-foot ice cream shop and assuming the occupancy of the additional 2,400 square feet of commercial space.

TABLE 2: Annual Net Operating Income With- and Without- Class 7(b) Tax Incentive

	Without 7(b) Tax Incentive		With 7(b) Tax Incentive	
	$ Per Square Foot	$ Total	$ Per Square Foot	$ Total
Gross Rent Income	84.06	337,500	84.06	337,500
Non-Tax Operating Expense[1]	8.00	32,120	8.00	32,120
Property Tax Expense	30.10	120,832	12.03	48,333
Total Operating Expense	38.10	152,952	20.03	80,453
Net Operating Income	**45.96**	**184,548**	**64.03**	**257,047**

[1] Property insurance, maintenance and repair, common utilities, lease administration, etc.

Sources: Contract Purchaser/Developer; Gruen Gruen + Associates.

For purposes of this analysis, given the high estimated acquisition and development cost estimate, GG+A assumes a higher annual rent than rent for existing building space in the area of approximately $84 or square foot of building space or $337,500 per year. For the Bruster's ice cream shop the rent is estimated to be approximately 15 percent of sales of $1,000,000, which would be in the upper echelon of sales productivity of ice cream shops.[1] Overall sales from the tenancies are estimated at nearly $560 per square foot or $2,250,000. The forecast assumes the space will be fully occupied by completion of the building space. Annual gross rent is assumed to increase by 10 percent in Year 11, to $371,250.

[1] The sales estimate would be comparable to the top 20 percent of the franchised outlets for Cold Stone Creamery. See Cold Stone Creamery: $619K Average Sales vs. $322K-$627K Franchise Cost.

Non-tax annual operating expenses for insurance, property maintenance and repair, common area utilities, administration, and other costs not paid for by tenants, are estimated at approximately $8 per square foot or $32,120.

Annual property tax expenses with a Class 7(b) tax incentive are estimated at approximately $12 per square foot or $48,333. Without a Class 7(b) tax incentive, annual property taxes are estimated at approximately $30 per square foot or $120,832. This reflects the current tax rate applicable to the property (9.2870 percent), the 2024 Cook County equalization multiplier of 3.0355, and an estimated property value of $427 per square foot or $1,714,500[2] following development and occupancy of the building space. With an assessment ratio of 10 percent with a Class 7(b) tax incentive and a 25 percent assessment ratio without a Class 7(b) tax incentive, the property tax savings per year for the first 10 years are estimated at approximately $72,500 per year.

Investment and Financing Parameters

For purposes of this analysis, GG+A assumes a loan of 60 percent or approximately $1,697,000 will be obtained to fund property acquisition and construction costs. GG+A assumes equity investment of 40 percent of estimated total acquisition and development costs or approximately $1,131,200.

The fully leased property is assumed to be sold in year 14 for approximately $3,119,000 with net proceeds after repayment of the loan principal of approximately $1,901,000. The sales estimate equates to a capitalization rate or buyer's yield on income of seven percent based on forecast net operating income of approximately $218,000.

The loan is assumed to have an amortization schedule of 25 years with an interest rate including loan fees of 8.5 percent. Annual debt service is estimated at $165,801.

[2] The property market value for the property tax estimate is estimated at about 61 percent of the estimated total acquisition and development costs.

FORECAST PROJECT CASH FLOW AND INTERNAL RATE OF RETURN ON EQUITY INVESTMENT

Based upon the income, expense, and capital cost estimates and investment and financing assumptions described above, Table 3 summarizes the forecast property cash flow over 14 years and the Internal Rate of Return (IRR) on equity investment of $1,131,223 over that period with- and without- a Class 7(b) tax incentive.

TABLE 3: Total Cash Flow and IRR With- and Without- Class 7(b) Tax Incentive

	Without 7(b) Incentive				With 7(b) Incentive			
	Initial Equity Investment	Net Operating Income	Proceeds from Property Sale[1]	Total Cash Flow	Initial Equity Investment	Net Operating Income	Proceeds from Property Sale[1]	Total Cash Flow
Year 1	($1,131,223)	($13,532)[2]		($1,144,754)	($1,131,223)	($13,532)[2]		($1,144,754)
Year 2		$184,548		$18,747		$257,047		$91,247
Year 3		$184,548		$18,747		$257,047		$91,247
Year 4		$184,548		$18,747		$257,047		$91,247
Year 5		$184,548		$18,747		$257,047		$91,247
Year 6		$184,548		$18,747		$257,047		$91,247
Year 7		$184,548		$18,747		$257,047		$91,247
Year 8		$184,548		$18,747		$257,047		$91,247
Year 9		$184,548		$18,747		$257,047		$91,247
Year 10		$184,548		$18,747		$257,047		$91,247
Year 11		$184,548		$18,747		$257,047		$91,247
Year 12		$218,298		$52,497		$266,631		$100,830
Year 13		$218,298		$52,497		$242,464		$76,664
Year 14		$218,298	$1,900,785	$1,953,282		$218,298	$1,900,785	$1,953,282
Total	**($1,131,223)**	**$2,486,838**	**$1,900,785**	**$1,100,994**	**($1,131,223)**	**$3,284,332**	**$1,900,785**	**$1,898,487**
Internal Rate of Return (IRR)				**5.7%**				**10.4%**

[1] Sale price based on a 7.0% capitalization rate applied to net income of $218,298 in Year 14. Outstanding debt principal paid off to produce net sale proceeds.
[2] Estimate of property taxes due for the vacant land parcel, during construction.

Source: Gruen Gruen + Associates

In Year 1 as summarized above, an equity investment of approximately $1,131,200 is assumed to be made to acquire and develop the land and building space of approximately 4,015 square feet. Without a Class 7(b) tax incentive, the total cash flow over 14 years is estimated to total approximately $1,100,000. This provides an internal rate of return (IRR) on initial investment of only 5.7 percent, below the cost of debt.

If a Class 7(b) tax incentive is granted, net cash flow over 14 years is estimated to total approximately $1,898,000 or approximately $797,500 greater than if no incentive is provided. The IRR on initial investment is estimated to increase to 10.4 percent over the 14-year period if the Class 7(b) tax incentive is granted. This is typically not a high enough return for a commercial real estate developer, but an affiliate of the developer anticipates operating the ice cream shop and therefore is willing to accept a marginally feasible rate of return on the investment in land acquisition, land development and building development with the expectation that the ice cream shop will be profitable enough in combination with the property investment to justify the investment in both the real estate and operating business. The rate of return, however, is certainly not extraordinary and would not provide a windfall to the developer or real estate occupant (tenant).

Whether Redevelopment Blighting Conditions Exist and the Need for A Class 7(b) Incentive to Bridge a Feasibility Gap for the Redevelopment of the Property Located at 1821 West Irving Park Road in the Village of Schaumburg, Illinois

Gruen Gruen + Associates (GG+A) is a firm of economists, sociologists, and market, financial and fiscal analysts. Developers, public agencies, attorneys, and others involved in real estate asset management utilize GG+A research and consulting to make and implement investment, marketing, product, pricing and legal support decisions. The firm's staff has extensive experience and special training in the use of demographic analysis, survey research, econometrics, and financial analysis to describe and forecast markets for a wide variety of real estate projects, land uses, and economic activities.

Since its founding in 1970, GG+A has pioneered the integration of behavioral research and economic analysis to provide a sound foundation for successful land use policy and economic development actions. GG+A has also pioneered the use of economic, social and fiscal impact analysis. GG+A impact studies accurately and comprehensively portray the effects of public and private real estate developments, land use plans, regulations, annexations and assessments on the affected treasuries, taxpayers, consumers, other residents and property owners.

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ADDING VALUE

Real Estate Tax Analysis

From 2019 thru 2024 the real estate taxes and assessments were stagnant as the property located at 1821 W. Irving Park Rd. in Schaumburg, Illinois (PINs: 07-32-100-030-0000) was assessed merely as vacant land. Attached please find the Cook County Treasurer's Office webpage screenshots showing the taxes on the subject property from 2014 thru 2023. In addition, attached please find the Cook County Assessor's Office webpage screenshots showing the assessments on the property from 2019 thru 2024.

As seen in the attached, the assessments/taxes from 2019 thru 2024 for PIN: 07-32-100-030-0000 were as follows:

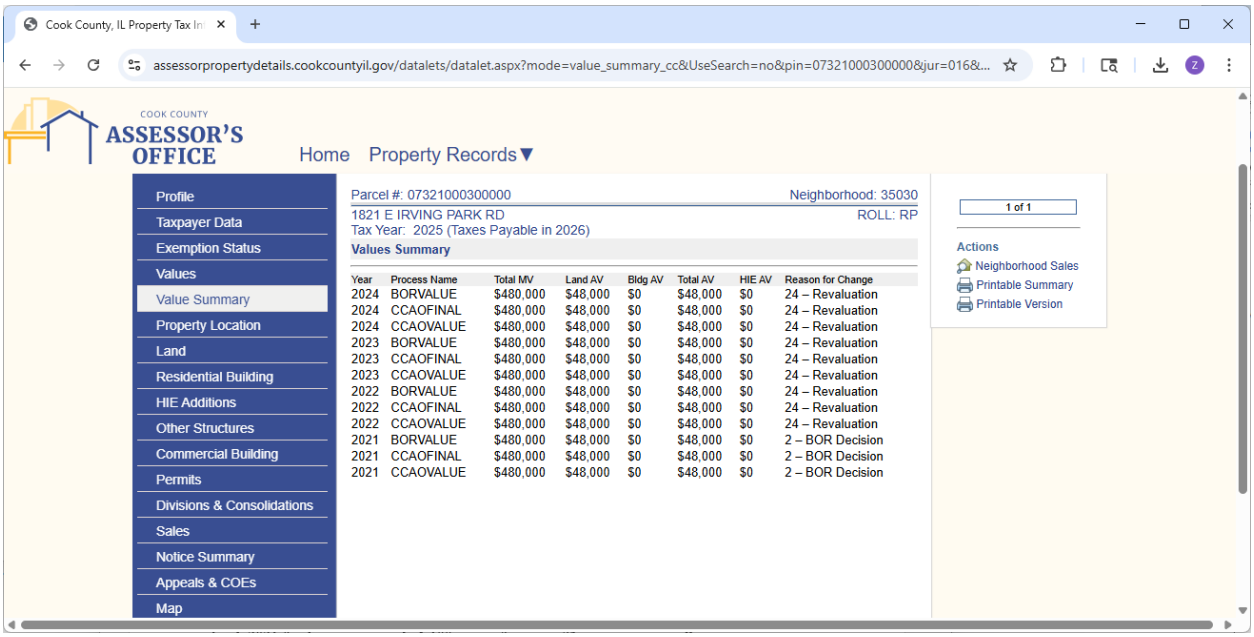
1. 2019: $48,000/$12,865.86
2. 2020: $48,000/$14,297.95
3. 2021: $48,000/$14,548.48
4. 2022: $48,000/$13,038.80
5. 2023: $48,000/$13,445.90
6. 2024: $48,000/$13,445.90
    a. NOTE: The 2024 taxes are estimated based on the 2023 Tax Rate and Multiplier.

The above/attached show the assessments and taxes have been stagnant for years on the subject property and the same is still vacant land. In addition, we expect the assessment to remain at this value for years without any improvements made to the subject property, which would continue the stagnation.

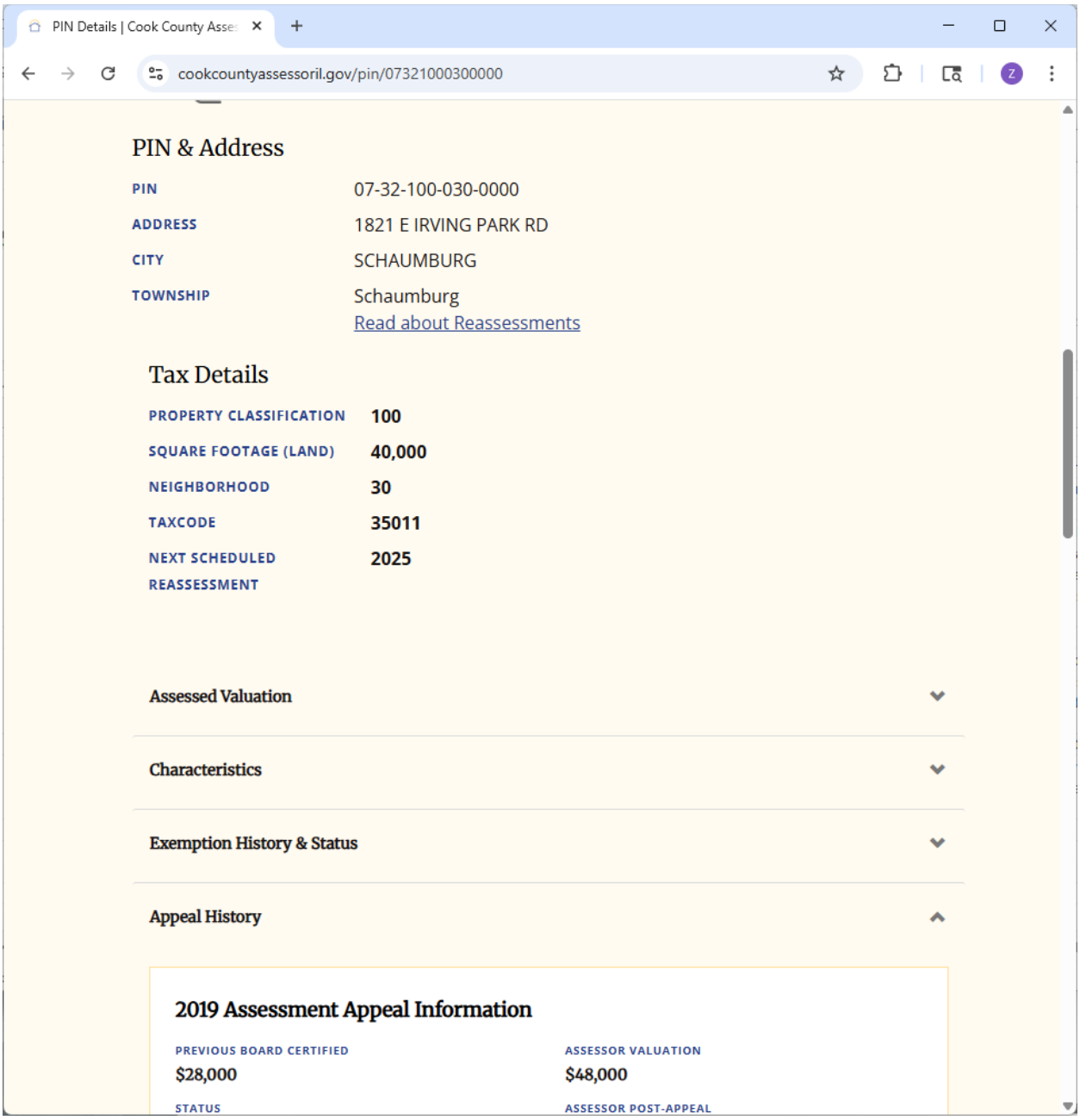
B N Estate LLC ("Applicant") plans to purchase the subject property and construct two buildings in two phases. First, the Applicant plans to construct an approximately 1,600 square foot building for its related entity, Bruster's Real Ice Cream ("Bruster's"), to occupy for its retail use consisting of the sale of ice cream. Second, the Applicant plans to construct an approximately 2,400 square foot building for another retail use to be determined. Should the Applicant be able to secure the Class 7b Incentive, it believes it will be able to construct the new buildings and Bruster's and the tenant to be will be able successfully operate there.

The Applicant has allotted approximately $1,600,000 to complete the new construction of the first building. The cost to construct the second building will likely cost more. The improvements will create construction jobs. Please note that the construction costs could significantly vary as they are preliminary and additional reviews of the property as well as discussions with contractors must be completed to finalize this number.

As the subject property has been merely vacant land, the assessments and taxes have been low and stagnant for years. The new construction on the subject property will significantly increase the taxes over the life of the Class 7b Incentive and beyond.



Year	Process Name	Total MV	Land AV	Bldg AV	Total AV	HIE AV	Reason for Change
2024	BORVALUE	$480,000	$48,000	$0	$48,000	$0	24 – Revaluation
2024	CCAOFINAL	$480,000	$48,000	$0	$48,000	$0	24 – Revaluation
2024	CCAOVALUE	$480,000	$48,000	$0	$48,000	$0	24 – Revaluation
2023	BORVALUE	$480,000	$48,000	$0	$48,000	$0	24 – Revaluation
2023	CCAOFINAL	$480,000	$48,000	$0	$48,000	$0	24 – Revaluation
2023	CCAOVALUE	$480,000	$48,000	$0	$48,000	$0	24 – Revaluation
2022	BORVALUE	$480,000	$48,000	$0	$48,000	$0	24 – Revaluation
2022	CCAOFINAL	$480,000	$48,000	$0	$48,000	$0	24 – Revaluation
2022	CCAOVALUE	$480,000	$48,000	$0	$48,000	$0	24 – Revaluation
2021	BORVALUE	$480,000	$48,000	$0	$48,000	$0	2 – BOR Decision
2021	CCAOFINAL	$480,000	$48,000	$0	$48,000	$0	2 – BOR Decision
2021	CCAOVALUE	$480,000	$48,000	$0	$48,000	$0	2 – BOR Decision


PIN Details | Cook County Asse
cookcountyassessoril.gov/pin/07321000300000
PIN & Address
PIN
07-32-100-030-0000
ADDRESS
1821 E IRVING PARK RD
CITY
SCHAUMBURG
TOWNSHIP
Schaumburg
Read about Reassessments
Tax Details
PROPERTY CLASSIFICATION
100
SQUARE FOOTAGE (LAND)
40,000
NEIGHBORHOOD
30
TAXCODE
35011
NEXT SCHEDULED REASSESSMENT
2025
Assessed Valuation
Characteristics
Exemption History & Status
Appeal History
2019 Assessment Appeal Information
PREVIOUS BOARD CERTIFIED
$28,000
ASSESSOR VALUATION
$48,000
STATUS
ASSESSOR POST-APPEAL

Cook County Treasurer's Office

cookcountytreasurer.com/taxbillhistoryresults.aspx

Where Your Money Goes
Download Your Tax Bill
Name or Address Change
Tax Exemptions
Sold Taxes
Overpayment Refunds
Overpayment Refund Status
Uncashed Checks
Taxing Districts' Financials
Property Tax Appeal Board Decisions
20-Year Tax Bill History
Debt to Property Value

Property Index Number (PIN): 07-32-100-030-0000 BEGIN A NEW SEARCH



Incorrect Image? Click Here.

Property Location:
1821 E IRVING PARK RD
SCHAUMBURG, IL 00000-0000

Volume: 187

Mailing Information:
SCHAUMBURG PLAZA LLC
5005 NEWPORT DR STE501
ROLLING MDWS, IL 60008-3841

Update Your Information

20-Year Property Tax Bill History

Tax Year 2004:	$42,566.83
Tax Year 2023:	$13,445.90
Difference:	**- $29,120.93**
Percent Change:	**- 68.41%**

Read "The Pappas Study" 20-Year Property Tax History
See the Top 50 Largest Tax Increases since 2000 by Chicago ward and suburb
Voter Turnout 2011-2020 Chicago and Cook County Suburbs
Cook County Suburbs - Interactive Map
Chicago by Ward - Interactive Map

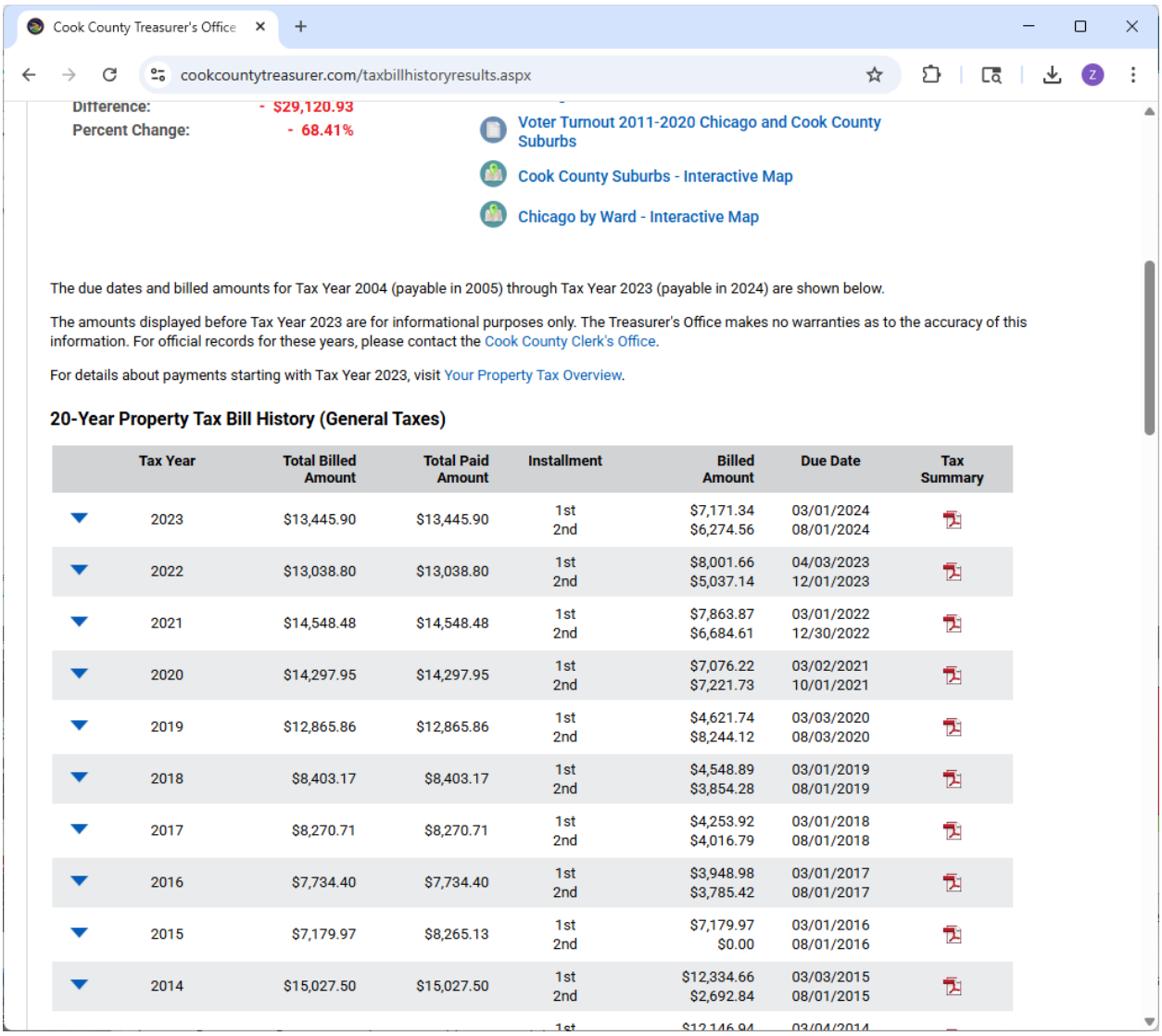
The due dates and billed amounts for Tax Year 2004 (payable in 2005) through Tax Year 2023 (payable in 2024) are shown below.

The amounts displayed before Tax Year 2023 are for informational purposes only. The Treasurer's Office makes no warranties as to the accuracy of this information. For official records for these years, please contact the Cook County Clerk's Office.

For details about payments starting with Tax Year 2023, visit Your Property Tax Overview.

20-Year Property Tax Bill History (General Taxes)

Tax Year	Total Billed Amount	Total Paid Amount	Installment	Billed Amount	Due Date	Tax Summary
2023	$13,445.90	$13,445.90	1st 2nd	$7,171.34 $6,274.56	03/01/2024 08/01/2024	
2022	$13,038.80	$13,038.80	1st 2nd	$8,001.66 $5,037.14	04/03/2023 12/01/2023	
2021	$14,548.48	$14,548.48	1st 2nd	$7,863.87 $6,684.61	03/01/2022 12/30/2022	
2020	$14,297.95	$14,297.95	1st 2nd	$7,076.22 $7,221.73	03/02/2021 10/01/2021	
2019	$12,865.86	$12,865.86	1st 2nd	$4,621.74 $8,244.12	03/03/2020 09/03/2020	



Tax Year	Total Billed Amount	Total Paid Amount	Installment	Billed Amount	Due Date	Tax Summary
2023	$13,445.90	$13,445.90	1st 2nd	$7,171.34 $6,274.56	03/01/2024 08/01/2024	
2022	$13,038.80	$13,038.80	1st 2nd	$8,001.66 $5,037.14	04/03/2023 12/01/2023	
2021	$14,548.48	$14,548.48	1st 2nd	$7,863.87 $6,684.61	03/01/2022 12/30/2022	
2020	$14,297.95	$14,297.95	1st 2nd	$7,076.22 $7,221.73	03/02/2021 10/01/2021	
2019	$12,865.86	$12,865.86	1st 2nd	$4,621.74 $8,244.12	03/03/2020 08/03/2020	
2018	$8,403.17	$8,403.17	1st 2nd	$4,548.89 $3,854.28	03/01/2019 08/01/2019	
2017	$8,270.71	$8,270.71	1st 2nd	$4,253.92 $4,016.79	03/01/2018 08/01/2018	
2016	$7,734.40	$7,734.40	1st 2nd	$3,948.98 $3,785.42	03/01/2017 08/01/2017	
2015	$7,179.97	$8,265.13	1st 2nd	$7,179.97 $0.00	03/01/2016 08/01/2016	
2014	$15,027.50	$15,027.50	1st 2nd	$12,334.66 $2,692.84	03/03/2015 08/01/2015	

Viability and Timeliness

B N Estate, LLC ("Applicant") plans to purchase the property located at 1821 W. Irving Park Rd. in Schaumburg, Illinois (PINs: 07-32-100-030-0000) and construct two buildings in two phases. First, the Applicant plans to construct an approximately 1,600 square foot building for its related entity, Bruster's Real Ice Cream ("Bruster's"), to occupy for its retail use consisting of the sale of ice cream. Second, the Applicant plans to construct an approximately 2,400 square foot building for another retail use to be determined.

Development Plan

The subject property consists of approximately 40,000 square feet of vacant land. As noted, the Applicant plans to construct two new buildings on the subject property. Specifically, the Applicant plans to invest approximately $1,600,000 to complete the construction of the approximately 1,600 square foot building. The current timeline is to start construction in November, 2025 with completion and occupancy in April, 2026. The construction will create construction jobs.

Please note that the items in need of rehabilitation as well as the costs associated therewith could significantly vary as they are preliminary and additional reviews of the property as well as discussions with contractors must be completed to determine both. The Applicant currently plans to start construction on the approximately 2,400 square foot building in 2028 should everything go as planned. Attached please find the proposed drawings as well as an aerial and Survey.

The Applicant will be working with the Village of Schaumburg to secure all required permits as soon as possible.

Economic Feasibility

Bruster's is an ice cream shop that currently has two locations in the Chicagoland area (Oakbrook Terrace and Aurora). The Applicant's related entity plans to franchise a Bruster's and open the same at the subject property. The individuals behind the Applicant along with their general contractor/civil engineer have experience constructing buildings as well as owning and operating the proposed use and the Applicant believes that it will be able to do so at the subject property. In addition, the Applicant has secured the proper financing to complete its plan for the subject property.

The Applicant, however, will need a Class 7b Incentive in place on the subject property to successfully construct and operate at the same. The Applicant believes that the Class 7b Incentive will help it absorb some of the approximately $1,600,000 needed to complete construction on the first building as well as the additional costs to construct the second building.

As seen in the attached, the estimated taxes on the subject property with the proposed construction of only the 1,600 square foot building will be $169,475 without the Class 7b Incentive and $67,790 with the Incentive. That is a roughly $101,685 difference. Based on the attached, the Applicant believes that it would not be able to successfully construct and operate this site without the Class 7b Incentive, especially given the significant initial investment required to construct the first building on the subject property and later on the additional building.

In addition, we note that the taxes on the subject property are currently $13,446 as it is only vacant land. Therefore, should the Applicant construct the buildings on the subject property, the taxes with the Class 7b Incentive would be significantly greater than if there were no improvements thereon.

The subject property has been vacant land for years and there are likely few interested in investing the significant sum to purchase and build new on the property as well as take on the tax burden of a fully taxed property. Additionally, the comparatively high taxes in Cook County are a competitive disadvantage for any owner of real estate in the same. The Applicant believes that the Class 7b Incentive will allow it to not only help it absorb some of the significant construction costs, but also allow it to successfully operate the subject property and stay competitive with nearby DuPage and Lake Counties where the taxes are far lower as well as with other facilities located in Cook County that already have Incentives.

Financing

The Applicant plans to spend approximately $820,000 to purchase the subject property and spend roughly $1,600,000 to construct the 1,600 square foot new building on the subject property. Attached please find the proposed budget for the initial phase of the project. The Applicant will be funding the construction through equity and financing.

Owners, Developers, Prime Tenants and other Interested Parties

Attached please find the Commercial Sales Contract and Secretary of State webpage printout for the Applicant showing the interested parties, names and addresses. We have also provided the Cook County Disclosure of Ownership Interest Statement.

Development Schedule

The Applicant plans to start construction as soon as it secures the approval for the Class 7b Incentive. The current timeline is to start construction in November, 2025 with completion and occupancy in April, 2026.

CONCLUSION

Therefore, based on the above information and documentation, there is a reasonable expectation that the Applicant will construct the new building, have timely occupancy and be able to successfully operate at the subject property if granted the Class 7b Incentive, which will result in the economic enhancement of the same after years as vacant land.

The Applicant is eager to construct the new building on the subject property and have Bruster's expand its operations within Cook County and in the Village of Schaumburg, however, but for the Class 7b Incentive the Applicant does not believe it will be able to successfully construct and operate at the subject property.

1821 W. Irving Park Rd., Schaumburg, IL (PIN: 07-32-100-030-0000)

Year	Estimated Market Value	Estimated Tax Rate	Estimated Multiplier	Estimated Tax Without The Class 7b Incentive	Estimated Tax With The Class 7b Incentive	Estimated Taxes As Vacant Land
2025*	$2,420,000	9.287%	3.0163	**$169,475**	**$67,790**	**$13,446**
2026	$2,420,000	9.287%	3.0163	**$169,475**	**$67,790**	**$13,446**
2027	$2,420,000	9.287%	3.0163	**$169,475**	**$67,790**	**$13,446**
2028*	$2,904,000	9.287%	3.0163	**$203,370**	**$81,348**	**$16,135**
2029	$2,904,000	9.287%	3.0163	**$203,370**	**$81,348**	**$16,135**
2030	$2,904,000	9.287%	3.0163	**$203,370**	**$81,348**	**$16,135**
2031*	$3,484,800	9.287%	3.0163	**$244,044**	**$97,618**	**$19,362**
2032	$3,484,800	9.287%	3.0163	**$244,044**	**$97,618**	**$19,362**
2033	$3,484,800	9.287%	3.0163	**$244,044**	**$97,618**	**$19,362**
2034*	$4,181,760	9.287%	3.0163	**$292,853**	**$117,141**	**$23,235**
2035	$4,181,760	9.287%	3.0163	**$292,853**	**$175,712**	**$23,235**
					15% Assessment in year 11	
2036	$4,181,760	9.287%	3.0163	**$292,853**	**$234,282**	**$23,235**
					20% Assessment in year 12	
Totals				**$2,729,224**	**$1,267,401**	**$216,533**

***Denotes Reassessment Year.**

Assumptions:

1. 2023 tax rate and 2023 multiplier.

2. Market value is based on an $820,000 purchase price along with approximately $1,600,000 of improvements and increasing 20% per reassessment year. This only considers the construction of the 1,600 square foot building

3. Taxes based on vacant land are based on the current 2024 land assessed value of $48,000

Financial Proposal - Free Standing

Note 1: This document is designed to act as a tool to assist you in forecasting the required financing for your project; however, it may not properly identify all cost categories specific to your site. **You** are responsible for estimating all costs required for your project.

Note 2: Building costs are subject to increase based on local building requirements - please refer to the "Financial Overview" documents for the type of Bruster's you are building. The cost of site work may vary greatly.

USE OF FUNDS

	LOCATION DEVELOPMENT		Total Cost	Paid	Balance
	Franchise Fee - Bruster's		40,000	40,000	-
	LAND - Variable $250k - $700k	1/2 - 3/4 acre parcel	820,000	-	
				-	-
	BUILDING - Variable -$450k - $650k	1200 - 1600 sf	600,000	-	600,000
	EQUIPMENT & MISC				
1	Tri-State Equipment Company package	Tri-State Equipment Company	107,500	-	107,500
2	Batch freezer machine	Carpigiani LB502G	42,000	-	42,000
	POS SYSTEM				
	(cash register equipment)				-
1	POS system	NCR	17,000	-	17,000
	OUTSIDE FURNITURE NEEDS				-
3	Outside tables - Wabash Valley - Red/Black	Upbeat	7,500	-	7,500
4	Outside benches -Wabash Valley - Red/Black	Upbeat	6,200	-	6,200
2	Trash receptacles - Wabash Valley - Red/Black	Upbeat	1,500	-	1,500
	EXTERIOR SIGNAGE			-	-
1	Building front sign	Sign vendor	8,000	-	8,000
1	Street sign	Sign vendor	20,000		20,000
	MARKETING ITEMS			-	-
2or3	Menu board for walk-up windows	Mainstreet Menu System	17,000	-	17,000
1	music equipment & install	Mood Media	1,400		1,400
1	Marketing tools	Bruster's marketing	2,000	-	2,000
1	Marketing Grand Opening Kit	Bruster's marketing	5,000	-	5,000
	DRIVE THRU EQUIPMENT (if applicable)			-	-
1	DT menu boards & speaker post	Mainstreet Menu System	12,200	-	12,200
1	DT intercom system	Mood Media	4,000		4,000
	MISC. ITEMS			-	-
1	Misc items (Wal-mart list, cake supplies)	Bakery Craft & on your own	2,000	-	2,000
1	Employee uniforms	Advance Embroidering	500	-	500
1	Quickbooks Pro	Staples, Best Buy, Costco, internet, e	250	-	250
1	Training cost	Travel, hotel, car rental, etc.	4,500	-	4,500
1	Site development cost (GC) - **VARIABLE**	($450,000 - $600,000)	650,000	-	650,000
	Soft costs (architect, civil engineer, permits, tap fees, Health dept. fees, etc.) **VARIABLE**		100,000	-	100,000
1	Legal fees and closing costs - **VARIABLE**		10,500	-	10,500
			-	-	-
	Total Development Cost		1,619,050	-	1,619,050
	Total Project Cost		2,479,050	40,000	1,619,050
	Total to be Paid by Owner		365,858		
	Funds Required for Financing		**2,113,193**		

NOTE: Pricing does not include sales tax or freight on any items

Assistance and Necessity

B N Estate, LLC ("Applicant") plans to purchase the property located at 1821 W. Irving Park Rd. in Schaumburg, Illinois (PINs: 07-32-100-030-0000) and construct two buildings in two phases. First, the Applicant plans to construct an approximately 1,600 square foot building for its related entity, Bruster's Real Ice Cream ("Bruster's"), to occupy for its retail use consisting of the sale of ice cream. Second, the Applicant plans to construct an approximately 2,400 square foot building for another retail use to be determined.

The subject property consists of approximately 40,000 square feet of vacant land. As noted, the Applicant plans to construct two new buildings on the subject property. Specifically, the Applicant plans to invest approximately $1,600,000 to complete the construction of the approximately 1,600 square foot building. The current timeline is to start construction in November, 2025 with completion and occupancy in April, 2026. The construction will create construction jobs.

Please note that the items in need of rehabilitation as well as the costs associated therewith could significantly vary as they are preliminary and additional reviews of the property as well as discussions with contractors must be completed to determine both. The Applicant currently plans to start construction on the approximately 2,400 square foot building in 2028 should everything go as planned. Attached please find the proposed drawings as well as an aerial and Survey.

The Applicant will be working with the Village of Schaumburg to secure all required permits as soon as possible.

Bruster's is an ice cream shop that currently has two locations in the Chicagoland area (Oakbrook Terrace and Aurora). The Applicant's related entity plans to franchise a Bruster's and open the same at the subject property. The individuals behind the Applicant along with their general contractor/civil engineer have experience constructing buildings as well as owning and operating the proposed use and the Applicant believes that it will be able to do so at the subject property. In addition, the Applicant has secured the proper financing to complete its plan for the subject property.

The Applicant, however, will need a Class 7b Incentive in place on the subject property to successfully construct and operate at the same. The Applicant believes that the Class 7b Incentive will help it absorb some of the approximately $1,600,000 needed to complete construction on the first building as well as the additional costs to construct the second building.

As seen in the attached, the estimated taxes on the subject property with the proposed construction of only the 1,600 square foot building will be $169,475 without the Class 7b Incentive and $67,790 with the Incentive. That is a roughly $101,685 difference. Based on the attached, the Applicant believes that it would not be able to successfully construct and operate this site without the Class 7b Incentive, especially given the significant initial investment required to construct the first building on the subject property and later on the additional building.

In addition, we note that the taxes on the subject property are currently $13,446 as it is only vacant land. Therefore, should the Applicant construct the buildings on the subject property, the taxes with the Class 7b Incentive would be significantly greater than if there were no improvements thereon.

The subject property has been vacant land for years and there are likely few interested in investing the significant sum to purchase and build new on the property as well as take on the tax burden of a fully taxed property. Additionally, the comparatively high taxes in Cook County are a competitive disadvantage for any owner of real estate in the same. The Applicant believes that the Class 7b Incentive will allow it to not only help it absorb some of the significant construction costs, but also allow it to successfully operate the subject property and stay competitive with nearby DuPage and Lake Counties where the taxes are far lower as well as with other facilities located in Cook County that already have Incentives.

The Applicant is eager to construct the new building on the subject property and have Bruster's expand its operations within Cook County and in the Village of Schaumburg, however, but for the Class 7b Incentive the Applicant does not believe it will be able to successfully construct and operate at the subject property.

Increased Tax Revenue and Employment

B N Estate, LLC ("Applicant") plans to purchase the property located at 1821 W. Irving Park Rd. in Schaumburg, Illinois (PINs: 07-32-100-030-0000) and construct two buildings in two phases. First, the Applicant plans to construct an approximately 1,600 square foot building for its related entity, Bruster's Real Ice Cream ("Bruster's"), to occupy for its retail use consisting of the sale of ice cream. Second, the Applicant plans to construct an approximately 2,400 square foot building for another retail use to be determined.

The proposed new construction and occupancy of the subject property will result in a major increase in property taxes, employment and sales tax at this site.

The subject property has been assessed for years as merely vacant land by the Cook County Assessor's Office. As a result, the taxes have been significantly lower than if the property had any improvements thereon. Therefore, the new construction and occupation of the site will result in significantly increased property tax revenue. Attached please find a schedule that shows the impact of what the taxes will be with a Class 7b Incentive as well as the comparably lower taxes on this property if it remains vacant and without any improvements thereon. By looking at this breakdown, one can see that the overall taxes for this property with a Class 7b Incentive along with the investment to be added will be greater than the taxes for this property if it were to remain vacant and unimproved.

Specifically, the approximately $1,600,000 that the Applicant plans to spend on the new construction of just the 1,600 square foot building will significantly increase the value of the subject property, and therefore, the property taxes. The proposed improvements will also create construction jobs.

This project will also create a significant increase in employment at the subject property especially given the fact that the property was vacant land for many years. Specifically, the Applicant plans to have Bruster's start operations with approximately 15 to 17 employees (5 full-time; 10 to 12 part-time). We also note that Bruster's will look to hire all qualified Village of Schaumburg residents for future employment. Additionally, Bruster's works to mentor its employees to become leaders. Specifically, a slogan for them is "Preparing tomorrow's leader, today." In addition, the business that will occupy the approximately 2,400 square foot space will also bring jobs, which could be roughly 15 to 20, depending on the final user.

As Bruster's is a retail operation, it will generate sales tax. Based on its proforma, the Applicant expects Bruster's net sales in years one thru three to be $900,000, $945,000 and $992,250 respectively. The Village of Schaumburg can also expect that Bruster's employees will invest commercially back into the community by visiting local establishments such as restaurants, gas stations, grocery stores and more. In addition, the Village of Schaumburg can expect that Bruster's will attract business and various customers to the Village in the course of its operations. Bruster's and its ownership are new to the Village of Schaumburg and they look forward to being involved in the local community in the future and working with the Village. Additionally, the tenant that will occupy the approximately 2,400 square foot unit will also generate jobs, customers and sales tax.

As discussed above, there will be a significant increase in property taxes, employment and sales tax should the Applicant move forward with this project. Specifically, employment at the subject property will increase initially from 0 to approximately 17 employees with more to come. In addition, real estate taxes will increase significantly as shown in the attached and there will be a strong sales tax generated where there was none previously. Therefore, by granting the Class 7b Incentive and the Applicant moving forward with its project, the Village of Schaumburg will see a significant benefit.

RESOLUTION NO. R-20 -

A RESOLUTION DESIGNATING AN AREA IN THE VILLAGE OF SCHAUMBURG, COOK COUNTY, ILLINOIS, CONSISTING OF PROPERTY INDEX NUMBER 07-32-100-030-0000 AS A BLIGHTED AREA

WHEREAS, the Village of Schaumburg, Cook County, Illinois (the "Village") is a home rule unit of government pursuant to the Illinois Constitution of 1970, and as such may exercise any power and perform any function pertaining to its government affairs; and

WHEREAS, the corporate authorities of the Village of Schaumburg has evaluated whether the parcel delineated by Property Index Number 07-32-100-030-0000 in Schaumburg, Cook County, Illinois, and further described on Exhibit A, a copy of which is attached hereto and made part hereof (the "Area"), constitute a blighted area as defined by the criteria set forth in the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.) (the "TIF Act").

WHEREAS, in order to find that an area qualified as a blighted area under the TIF Act five of the following thirteen factors listed must be present: (1) Dilapidation; (2) Obsolescence; (3) Deterioration; (4) Presence of structures below minimum code standards; (5) Illegal use of individual structures; (6) Excessive vacancies; (7) Lack of ventilation, light, or sanitary facilities; (8) Inadequate utilities; (9) Excessive land coverage and overcrowding of structures and community facilities; (10) Deleterious land-use or layout; (11) Environmental clean-up; (12) Lack of community planning; (13) Stagnant or declining EAV whereas total equalized assessed value of proposed redevelopment project area has declined three of the last five years.

WHEREAS, the Village of Schaumburg has reviewed a September 2025 study analysis from the consulting firm Gruen Gruen & Associates prepared specifically for above referenced PIN in determining whether all or a portion of this area qualifies as a blighted area as set forth in the definitions of the Tax Increment Allocation Redevelopment Act.

WHEREAS, the Gruen Gruen & Associates analysis concluded that said area meets five of the eligibility factors: (1) Obsolescence; (2) Deterioration; (3) Inadequate utilities; (4) Excessive vacancies and (5) Stagnant or declining Equalized Assessed Value (EAV) whereas total equalized assessed value of proposed redevelopment project area has declined three of the last five years.

WHEREAS, the Village finds the property within the Area is obsolete and contains characteristics that are no longer suitable from their original use due to age and other factors; find that the property is in a state of deterioration and that the property within the Area is in need of substantial rehabilitation; public infrastructure is insufficient, faulty or poorly maintained that it impairs site use or development; find that the property within the Area is currently 100% vacant, and that the extent and duration of the vacancy will persist and have an adverse influence on the Area if the property is not immediately redeveloped; and find that falling or stagnant property tax value over a prolonged period demonstrates underinvestment and failure to attract and retain economic activity.

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

SECTION ONE: That the above recitals and legislative findings are found to be true and correct and are hereby incorporated herein and made part hereof, as if fully set forth in their entirety.

SECTION TWO: The Village of Schaumburg hereby finds and agrees that the said area has been appropriately declared as a blighted area by a qualified independent consultant and meets five of the thirteen eligibility factors.

RESOLUTION NO. R-20 - ___

A RESOLUTION DESIGNATING AN AREA IN THE VILLAGE OF SCHAUMBURG, COOK COUNTY, ILLINOIS, CONSISTING OF PROPERTY INDEX NUMBER 07-32-100-030-0000 AS A BLIGHTED AREA

SECTION THREE: All property in the blighted area is expected to substantially benefit by redevelopment improvements.

SECTION FOUR: The sound growth of taxing districts applicable to the area, including the Village, has been impaired by the factors found present in the area.

SECTION FIVE: That the area is therefore in need of redevelopment.

SECTION SIX: That unless corrected, the blighted conditions outlined in the report will persist and continue to delay any future economic development within the Area.

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

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

AYES:
NAYS:
ABSENT:
PASSED AND APPROVED this _____ day of _____, 2025.

_____
Village President

ATTEST:

_____
Village Clerk

RESOLUTION NO. R-20 - ___

A RESOLUTION APPROVING AND AUTHORIZING A 7B CLASSIFICATION FOR 1821 W. IRVING PARK ROAD, SCHAUMBURG, ILLINOIS (B N ESTATE LLC)

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

WHEREAS, the corporate authorities have received a request from B N Estate LLC to support and consent to the filing of an application for a Class 7B Tax Incentive for the property located at 1821 W. Irving Park Road, in Schaumburg, Illinois, part of Permanent Parcel No. 07-32-100-030-0000 (the "Property") with a legal description of:

PARCEL:
THAT PART OF THE WEST SEVEN EIGHTHS OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF IRVING PARK ROAD (DOC. NO. 112457675) AND THE EASTERLY LINE OF MERCURY DRIVE (DOC. NO. 23591223); THENCE SOUTH 41 DEGREES 39 MINUTES 11 SECONDS EAST ALONG SAID SOUTHERLY LINE, 200.00 FEET; THENCE SOUTH 48 DEGREES 20 MINUTES 49 SECONDS WEST, 200.00 FEET ; THENCE NORTH 41 DEGREES 39 MINUTES 11 SECONDS WEST, 200.00 FEET TO SAID EASTERLY LINE OF MERCURY DRIVE; THENCE ALONG SAID EASTERLY DRIVE OF MERCURY DRIVE. 200.00 FEET TO THE POINT OF BEGINNING.

WHEREAS, the primary tenant, B N Estate LLC, intends to use the property for commercial purposes; and

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

WHEREAS, the Village is willing to assist B N Estate LLC in receiving the Class 7B Tax Incentive for the Subject Property, provided the Village receives certain assurances from B N Estate LLC relating thereto, given that the continued operation of B N Estate LLC's business in the Village should be beneficial to the economic vitality of the Village, as more specifically set forth in the Development Agreement attached hereto as Exhibit A and made part hereof (the "Development Agreement"); and

WHEREAS, B N Estate LLC will have a minimum of fifteen (15) full-time employees by December 31, 2027 that is located on the Subject Property (the "Facility") and is to be maintained for the term of the 7B Incentive; and

WHEREAS, B N Estate LLC will invest a minimum of two million dollars ($2,000,000.00) in additional capital improvements to the Facility by December 31, 2027; and

WHEREAS, B N Estate LLC will support the Schaumburg community and expand its civic engagement relative to Schaumburg civic agencies of a minimum of $10,000 a year for the term of the Class 7B Tax Incentive; and

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

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

RESOLUTION NO. R-20 - ___

A RESOLUTION APPROVING AND AUTHORIZING A 7B CLASSIFICATION FOR 1821 W. IRVING PARK ROAD, SCHAUMBURG, ILLINOIS (B N ESTATE LLC)

SECTION ONE: The Village of Schaumburg hereby supports and consents to the filing of an application for a Class 7B classification for the Property.

SECTION TWO: The Village of Schaumburg finds that conditions of the Class 7B Tax Incentive as laid out in the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-3) are present, and that it is necessary for development to occur on the property that the property be classified as 7B, and that it supports and consents to a 7B on the property.

SECTION THREE: The Village of Schaumburg finds that the Incentive is necessary for the retail enterprise for its operation at the current location, and that without such designation, the enterprise would not be economically viable causing the property to be in imminent risk of remaining vacant and unused.

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

SECTION FIVE: That, in the event the Company does not comply with the terms of the Development Agreement, the Village may request that the Cook County Assessor terminate the Class 7B Tax Incentive for the Subject Property.

SECTION SIX: That, in the event the B N Estate LLC does not comply with the terms of the Development Agreement, the Village may require that B N Estate LLC pay to the Village the difference between what the Company would have paid in real estate taxes, had the Class 7B Tax Incentive not been granted, and what B N Estate LLC actually paid in real estate taxes with the Class 7B Tax Incentive, as provided for in the Development Agreement.

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

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

AYES:
NAYS:
ABSENT:
PASSED AND APPROVED this _____ day of _____, 2025.

_____
Village President

ATTEST:

_____
Village Clerk

RESOLUTION NO. R-20 -

A RESOLUTION APPROVING AND AUTHORIZING A 7B CLASSIFICATION FOR 1821 W. IRVING PARK ROAD, SCHAUMBURG, ILLINOIS (B N ESTATE LLC)

Exhibit A

**DEVELOPMENT AGREEMENT BETWEEN
THE VILLAGE OF SCHAUMBURG AND B N ESTATE LLC
FOR THE APPROVAL OF A COOK COUNTY CLASS 7B REAL ESTATE TAX
CLASSIFICATION FOR 1821 W. IRVING PARK ROAD, SCHAUMBURG, ILLINOIS**

(attached)

THIS AGREEMENT ("Agreement") is made and entered into as of the _____ day of _____, 2025, by and between the VILLAGE OF SCHAUMBURG, an Illinois home rule municipal corporation (the "Village") and B N ESTATE LLC, an Illinois Limited Liability Corporation ("B N Estate").

RECITALS

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

B. B N Estate is an Illinois Limited Liability Corporation, and the tenant of the following-described property:

> THAT PART OF THE WEST SEVEN EIGHTHS OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF IRVING PARK ROAD (DOC. NO. 112457675) AND THE EASTERLY LINE OF MERCURY DRIVE (DOC. NO. 23591223); THENCE SOUTH 41 DEGREES 39 MINUTES 11 SECONDS EAST ALONG SAID SOUTHERLY LINE, 200.00 FEET; THENCE SOUTH 48 DEGREES 20 MINUTES 49 SECONDS WEST, 200.00 FEET ; THENCE NORTH 41 DEGREES 39 MINUTES 11 SECONDS WEST, 200.00 FEET TO SAID EASTERLY LINE OF MERCURY DRIVE; THENCE ALONG SAID EASTERLY DRIVE OF MERCURY DRIVE. 200.00 FEET TO THE POINT OF BEGINNING.

Permanent Tax Index Number(s): 07-32-100-030-0000

Common Address: 1821 W. Irving Park Road, Schaumburg, Illinois 60193;
(the "Subject Property").

C. B N Estate LLC is the occupant of the Subject Property and intends to develop the property in two phases. First, the Applicant plans to construct an approximately 1,600-square-foot building for its related entity, Bruster's Real Ice Cream, a quick service restaurant, to occupy for its retail use consisting of the sale of ice cream. Second, B N Estate LLC plans to construct an approximately 2,400-square-foot building for another retail use to be determined.

D. B N Estate LLC is currently seeking a real estate tax incentive under Class 7B of the Cook County Real Property Assessment Classification Ordinance (the "Incentive") and seeking the Village's assistance in obtaining the approval of the Class 7B Incentive.

E. The Village is willing to assist B N Estate LLC in obtaining the approval of the Class 7B Incentive, provided the Village receives certain assurances from B N Estate LLC relating thereto, given that the continued operation of businesses located within 1821 W. Irving Park Road should be beneficial to the economic vitality of the Village.

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

Section 1. The Village shall approve the Class 7B Incentive for the Subject Property and the Facility.

Section 2. B N Estate LLC will commence construction on the 1,600-square-foot building for Bruster's Ice Cream by June 1, 2026. They will complete construction on this building by June 1, 2027. They will occupy the building and operations will begin by December 31, 2027. B N Estate LLC will hire a minimum of 15 permanent employees by December 31, 2027, at the B N Estate Facility that is located on the Subject Property (the "Facility"); and is to be maintained for the term of the 7B Incentive. B N Estate LLC will commence construction on the 2,400-square-foot building for a future retail use by June 1, 2031. They will complete construction on this building by June 1, 2032. They will occupy the building and operations will begin by December 31, 2032.

Section 3. B N Estate LLC will invest a minimum of two million and no/100 dollars ($2,000,000.00) in additional capital improvements to the Facility by December 31, 2027.

Section 4. B N Estate LLC will support the Schaumburg community and expand its civic engagement relative to Schaumburg civic agencies of a minimum of $10,000 a year for the term of the 7B Incentive.

Section 5. B N Estate LLC shall, on a bi-annual basis, provide the Village with the number of employees at the Facility, along with documentation, from the Cook County Assessor and B N Estate LLC that depicts the land value and all line-item Improvements associated with the Subject Property and the Facility, as well as the new replacement cost (i.e., the Improvements market value) assigned to the Subject Property and the Facility by the Cook County Assessor. B N Estate LLC will provide the Village with copies of any affidavits submitted to the Cook County Assessor as required to be in compliance with and to retain the 7B Tax Incentive.

Section 6. 7B Incentive Termination Provision**:** If B N Estate LLC does not comply with the requirements set forth in Sections 2 and 3, and/or does not comply with Sections 4 and 5 above on an annual basis:

A. The Village may request that the Cook County Assessor terminate the Class 7B Incentive for the Subject Property; and

B. The 7B Incentive will be terminated if B N Estate LLC ceases operations during the Incentive period. A Cease Operation Form must be submitted to the Cook County Assessor within 30 days of the end of operations.

C. The Cook County Assessor may terminate the 7B 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 7B requirements of substantial occupancy.

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

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

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

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

VILLAGE OF SCHAUMBURG	**B N ESTATE LLC**
By: _____	By: _____
Tom Dailly, Village President	B N Estate LLC
Attest: _____	Attest: _____
Date: _____	Date: _____

VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

TO: FLAGG Committee

FROM: Matt Frank, Director of Economic Development

SUBJECT: B N Estate LLC Class 7B Request for 1821 W. Irving Park Road

DATE: November 25, 2025

Introduction

Please find the Cook County Class 7B Application from B N Estate LLC (the "Applicant") for the currently vacant 40,000-square-foot lot at 1821 W. Irving Park Road (Figure 1). The property was formerly occupied by the International House of Pancakes (IHOP) and that building was demolished in 2014. The property has been vacant for the past 11 years.

Discussion

The Applicant is proposing to develop the property in two phases. First, the Applicant plans to construct an approximately 1,600-square-foot building for its related entity, Bruster's Real Ice Cream ("Bruster's), a quick service restaurant, to occupy for its retail use consisting of the sale of ice cream, along with a 40-foot by 60-foot area next to it intended for future retail development. Second, the Applicant plans to construct an approximately 2,400-square-foot building for another retail use to be determined.

The applicant is a franchisee with Bruster's and is proposing to build a double lane drive-through and walk-up facility with an outdoor eating area. The applicant anticipates creating 5 permanent full-time jobs and 10-12 permanent part-time jobs. Bruster's stands out for its old-fashioned, small-batch approach to ice cream with over 150 rotating flavors that use dairy delivered fresh from Bruster's own creamery in Pennsylvania, and served in handmade waffle cones, sundaes, blasts, and milkshakes. Bruster's is expanding their footprint in Illinois, and Schaumburg will be their third location. There are currently 200 independently owned Bruster's locations in 22 states and the country of Guyana.

According to the Office of the Cook County Treasurer, 1821 W. Irving Park Road was billed $13,445.91 in property taxes for the 2023 tax year. The property is currently vacant and is assessed at a 10% assessment level instead of the normal 25% assessment.

With a Class 7B tax incentive, the property would receive a reduced assessment level of ten percent (10%) of fair market value for the first ten years, fifteen percent (15%) for the eleventh

year, and twenty percent (20%) for the twelfth year. The Class 7B incentive is intended to encourage, in areas determined to be "in need of commercial development," commercial projects with total development costs, exclusive of land, over $2 million, which would not be economically feasible without the incentive. Five eligibility factors must be met to qualify for the project, including the area to be designated as blighted, real estate taxes to be stagnant for at least six years, the project to be viable and timely, the project to be feasible only with the incentive, and the project to increase tax revenue and employment.

A study by Gruen Gruen + Associates found the property meets blight conditions due to long-term vacancy since 2014, unsuitable soils present on the site, a deficient water main on Irving Park Road requiring replacement, and the need to reconnect an abandoned sanitary line across Mercury Drive. Real estate taxes have been stagnant since 2011. The project is timely and is intended to be completed in 2026. Bruster's will create new tax revenue and create 15-17 new permanent jobs. Due to the significant site improvement and utility costs, the new development project needs the Class 7B incentive to bridge the feasibility gap to redevelop the property for commercial use.



Figure 1: Aerial

Employment and Business Growth

The applicant estimates Bruster's will employ 5 new full-time employees and 10 - 12 new part-time employees. They anticipate 25 construction jobs will be created as a result of the development. Additional investment and employment will be made with future phases of the development.

Capital Improvements

The Applicant is purchasing the property for $820,000 and plans to invest an additional $2,008,057 in new construction, site development, and soft costs to redevelop and modernize the current vacant property as shown in Figure 2 below. The current timeline is to start construction on the first building by summer 2026 with completion and occupancy by winter 2027. Construction on the second building will start by summer 2031 with completion and occupancy by winter 2032.



Figure 2: Current



Figure 3: Proposed

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

	Current Valuation	Revised Valuation With 7B and Improvements	Revised Valuation Without 7B and Improvements	Valuation if Vacant
Fair Market Value (FMV)	$400,000	$1,945,000	$1,945,000	$738,000
Assessment Value	10%	10%	25%	10%
Assessed Value (AV)	$40,000	$194,500	$486,250	$73,800
State Equalizer	3.0355	3.0355	3.0355	3.0355
Equalized Assessed Value (EAV)	$121,420	$590,405	$1,476,012	$224,020
Tax Rate	9.287%	9.287%	9.287%	9.287%
Tax Amount	$11,281	$54,855	$137,136	$20,805

*Investment and discount rate only calculated in the Revised Valuations. FMV is generated from purchase price plus additional investment into building at a 75% discount rate.

Over the life of the incentive, the applicant is expected to pay $740,500 in property taxes and save approximately $905,000 based on the 2024 State Equalizer of 3.0355 and 2023 Local Tax Rate of 9.287%:

	Tax Assessment Level	Tax Amount	Total Cost
Years 1-10	10%	$54,855	$548,550
Year 11	15%	$82,282	$82,282
Year 12	20%	$109,709	$109,709
Total Taxes with 7B			$740,541

Civic Involvement

The Village of Schaumburg's policy also requires ongoing community involvement and financial support. For civic involvement, the Applicant will work with future tenants to support the Schaumburg community and expand its civic engagement relative to Schaumburg civic agencies to give back.

The Schaumburg Business Development Commission reviewed this at their November 10th meeting and recommended approval of the Class 7B request. If approved, staff will work with the Applicant and make the 7B contingent upon the attached Development Agreement outling B N Estate LLC investment of $2,000,000, employing at least 15 employees on the Subject Property, and establishing their local community support.

Recommendation

The Schaumburg Business Development Commission recommends that the Finance, Legal, Administration, and General Government Committee recommend the Village Board approve a resolution authorizing a Class 7B tax incentive for B N Estate LLC at 1821 W. Irving Park.

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Resolution No. R-25-_____A Resolution Authorizing the Village Manager and Village Clerk to Execute an Agreement with Civiltech Engineering, Inc. of Itasca, IL for Phase I Preliminary Engineering Services for Higgins Road (IL-72) Bike Path Improvements, Roselle Road to Glen Lake Road, in the amount of $427,378.89.
12/09/25
Village Board

Presenter: Rachel Applegate, Transportation Planner
Lead Department: Transportation

Account(s):	Budget:	Expense Request:
4409010-7451, 25017 10-110	$150,000 (FY2026)	$427,378.89
4409010-7451, 25017 10-110	$230,000 (FY2027)	

The budget status for this request is: Over Budget

Amount Over Budget: $47,378.89

Executive Summary:

Introduction

The Higgins Road Bike Path project, spanning 1.75 miles from Roselle Road to Glen Lake Road, addresses a key gap in the regional bicycle network and is identified as a Priority Corridor in the Northwest Municipal Conference Bicycle Plan. The proposed path will enhance access to existing and planned bicycle facilities, residential neighborhoods, commercial areas, employment centers, and Hoffman Estates High School.

Located in both Schaumburg and Hoffman Estates, the project will contribute to an approximate 4.25-mile continuous route from Martingale Road on the east to Glen Lake Road on the west, once all segments are complete. The project will replace the existing 5-foot sidewalk on the north side of Higgins Road with a 10-foot multi-use path. All improvements will be designed in accordance with the American Association of State Highway and Transportation Officials (AASHTO) Guide for the Development of Bicycle Facilities, the Manual on Uniform Traffic Control Devices (MUTCD), and Americans with Disabilities Act (ADA) standards.

The village is partnering with the Village of Hoffman Estates to coordinate improvements and ensure connectivity throughout the corridor. Although the original project scope proposed termination of the bike path at Churchill Road, further project coordination informed the bike path connection to extend through Hoffman Estates High School with the connection to Glen Lake Road, in accordance with the Village of Hoffman Estates' capital improvement planning. Staff is currently preparing an intergovernmental agreement (IGA) with Hoffman Estates, which will be brought to a future Transportation Committee meeting. The draft IGA will include a cost share for the project based on the proportionate share of path within each jurisdiction. The Village of Hoffman Estates will infill bike path east of Roselle Road with the redevelopment of the property at the northeast corner of Higgins Road

and Roselle Road.

Higgins Road (IL-72) is under the jurisdiction of the Illinois Department of Transportation (IDOT). The project limits are served by five (5) traffic signals at the intersections with Roselle Road, Grand Canyon Parkway, Spring Mill Drive, Golf Road (IL-58), and Salem Drive/Jones Road, which are all owned and operated by IDOT. Additional coordination with IDOT is anticipated to evaluate pedestrian crossing improvements at each signalized intersection, ensure the project achieves the necessary Phase I clearances, and position the project for grant eligibility.

Consultant Selection
Staff received proposals from three qualified consulting firms. Staff evaluated the proposals based on the qualifications of the project team, the firm's relevant experience, and the proposed project approach. Based on these evaluation criteria, staff recommends Civiltech Engineering, Inc. to complete Phase I Preliminary Engineering for the Higgins Road (IL-72) Bike Path Improvements project. Civiltech's project team set themselves apart through their strong understanding of the project corridor, by providing a clear and efficient work plan, and demonstrating success on comparable assignments. The project team recently completed the preliminary engineering phase for the Martingale Road and Higgins Road bike path project, where the consultant assisted staff in obtaining the Phase I design approval and securing state and federal funding for Phase II final design and construction. Their work was critical to programming the grant funding that was ultimately awarded. Staff has been consistently satisfied with Civiltech Engineering's technical expertise, responsiveness, and coordination, which further supports staff's recommendation.

Civiltech Engineering, Inc. submitted a scope and cost proposal in the amount of $427,378.89 for the project. A detailed scope and breakdown of the costs is attached. The budget for Phase I of this project will be expended from the Capital Improvements fund and span across two fiscal years, with $150,000 in FY2026 and $230,000 in FY2027, for a budgeted total of $380,000. The overage will be addressed by requesting an amendment to the Capital Improvement Program to add the needed funding in FY2027.

The project is eligible for Illinois Transportation Enhancement Program (ITEP) and federal Congestion Mitigation and Air Quality (CMAQ) funding. Staff intends to apply for active program funds to support construction and will pursue grant funding in the 2026 Call for Projects.

Recommended Action:
The Village Manager recommends the Village Board authorize the Village Manager and Village Clerk to execute an agreement with Civiltech Engineering, Inc. of Itasca, IL for Phase I Preliminary Engineering Services for Higgins Road (IL-72) Bike Path Improvements, Roselle Road to Glen Lake Road in the amount of $427,378.89 and approve the required Resolution.

ATTACHMENTS:
- Resolution.pdf
- Exhibit
- PSA.pdf
- Scope of Services.pdf
- Evaluation Tabulation.pdf

RESOLUTION NO. R-25-_____

A RESOLUTION AUTHORIZING THE VILLAGE MANAGER AND VILLAGE CLERK TO EXECUTE AN AGREEMENT WITH CIVILTECH ENGINEERING, INC. OF ITASCA, IL FOR PHASE I PRELIMINARY ENGINEERING SERVICES FOR HIGGINS ROAD (IL-72) BIKE PATH IMPROVEMENTS, ROSELLE ROAD TO GLEN LAKE ROAD, IN THE AMOUNT OF $427,378.89

WHEREAS, the Transportation Committee of the Village of Schaumburg has recommended that the Village of Schaumburg authorize the Village Manager and Village Clerk to execute a Professional Services Agreement with Civiltech Engineering, Inc. of Itasca, IL for Phase I Preliminary Engineering Services for Higgins Road (IL-72) Bike Path Improvements, Roselle Road to Glen Lake Road; and

WHEREAS, the Transportation Committee, Transportation, Finance Departments, and Legal have reviewed the professional services agreement marked Attachment "A" attached hereto; and

WHEREAS, it would be in the best interest of the Village of Schaumburg to execute the professional services agreement for Higgins Road (IL-72) Bike Path Improvements.

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

SECTION ONE: The Village Manager is hereby authorized and directed to execute the Agreement and any and all documents, amendments, or instruments necessary to carry out the intent of this Resolution, and to undertake any and all actions as may be required to implement the provisions of the Agreement.

SECTION TWO: That the Village Manager and Village Clerk are hereby 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 _____, 2025.

_____
Village President

ATTEST:

_____
Village Clerk



VILLAGE OF SCHAUMBURG

Higgins Road (IL-72) Bike Path Project

1195

VILLAGE OF SCHAUMBURG
PROFESSIONAL SERVICES AGREEMENT FOR
Higgins Road Bike Path Project
Phase I Preliminary Design Engineering

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: Civiltech Engineering, Inc.
Street Address: Two Pierce Place, Suite 1400
City, State, Zip: Itasca, IL 60143
Telephone: (630) 773-3900
Email: jwoods@civiltechinc.com

B. Project Description.
Phase I Preliminary Design Engineering for the Higgins Road bike path project from Roselle Road to Glen Lake Road. The project will design a new, federally-compliant bike path along Higgins Road (IL-72).

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.

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 742 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
101 Schaumburg Ct
Schaumburg, IL 60193
Attention: Sidney Kenyon
E-mail: skenyon@schaumburg.com

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

Consultant Firm Name: Civiltech Engineering, Inc.
Street Address: Two Pierce Place, Suite 1400
City, State, Zip: Itasca, IL 60143
Attention: Jim Woods, P.E., PTOE
Facsimile:
Email: jwoods@civiltech.com

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

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

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

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

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

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

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

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

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

[SIGNATURES FOLLOW]

VILLAGE OF SCHAUMBURG

By:_____
Village Manager

ATTEST:

By:_____
Village Clerk

CONSULTANT

By:_____

TITLE: President

ATTEST:

By:_____

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.

CIVILTECH

REQUEST FOR PROPOSALS FOR PHASE I ENGINEERING SERVICES

Higgins Road (IL-72) Bike Path Project, Roselle Road to Glen Lake Road

COST PROPOSAL







Village of Schaumburg

October 6, 2025
Revised November 17, 2025

1209

SCOPE OF SERVICES

The Village of Schaumburg (Village) is looking to secure federal funds for construction and construction engineering for the implementation of a bike path along Higgins Road (IL Route 72) between Glen Lake Road and Roselle Road. The use of federal funds requires the preparation of a Phase I Engineering study. This section of path is part of the Northwest Municipal Conference's (NWMC) Priority Corridor Plan and is partially located in the Village of Hoffman Estates.

Higgins Road is an Other Principal Arterial roadway under the maintenance and jurisdiction of the Illinois Department of Transportation (IDOT). A continuous sidewalk is present along the north side of Higgins Road within the proposed project limits; however, there are currently no bicycle accommodations provided. land use is primarily commercial in nature. Intersections of Higgins Road (IL Route 72) with Gannon Drive, Salem Drive, Golf Road (IL Route 58), Spring Mill Drive, Grand Canyon Parkway, and Roselle Road are signalized. The remaining intersections are minor-leg stop-controlled. A continuous off-street, shared-use path is anticipated to be provided on the north side of Higgins Road (IL Route 72). All facilities will be evaluated for compliance with the Americans with Disabilities Act (ADA).

The Phase I scope of services assumes that this project will be processed as a Federal Approved Categorical Exclusion with the preparation of a Project Development Report using IDOT's BLR 22210 form. It is also assumed that this project will be processed under BDE Chapter 17 Bicycle and Pedestrian Accommodation Guidelines. The path improvements are proposed adjacent to Hoffman Estates High School and Vogelei Park. Upon preliminary review, it appears there is enough public right-of-way near Vogelei Park to avoid impacts to this recreational area and the portions of Hoffman Estates High School that are adjacent to the roadway do not have recreational use. Because of this, it is not anticipated that Section 4(f) documentation will be needed.

It is also assumed that the preferred route will utilize existing crosswalks and pedestrian signal equipment. Therefore, it is not anticipated that IDOT will require the preparation of capacity analyses or Intersection Design Studies (IDS). Submittals and other analyses are not anticipated to require existing traffic counts. No traffic analysis tasks are included in this scope. The scope also assumes that no Maximum Extent Feasible (MEF) conditions will be proposed and therefore no ADA detail sheets will be necessary. It is assumed that the pedestrian structure over the Salt Creek West Tributary will not require modifications. Because the path will be located within state right-of-way, it is assumed that IDOT will perform the PESA.

The Phase I Engineering for Higgins Road (IL Route 72) Bike Path Project will include environmental and location-design studies needed to develop and refine geometric improvements, evaluate costs and impacts, and undertake coordination with jurisdictional agencies and the public. The primary objective of the Phase I Engineering Study is to develop a conceptual improvement plan which provides the desired level of safety and operation, minimizes impacts to adjacent properties, and which fulfills all of the requirements for processing and funding of this project by the Village of Schaumburg, Village of Hoffman Estates, Illinois Department of Transportation (IDOT), and the Federal Highway Administration (FHWA).

Task 1:

Early Coordination and Data Collection

This work item will consist of collecting available existing information as follows:

a. Collect and review previous studies and existing roadway plans from IDOT and the Villages.

b. Collect land use, public transit, zoning, school district, driveway permits, maps and plans.

c. Obtain public and private utility atlases, including a call to JULIE, continued coordination with utility companies, and incorporation of atlases into survey files.

d. Obtain and review existing traffic signal timings and plans.

e. Obtain existing right-of-way data.

f. Perform 1 field visit to the project area to confirm desktop observations and capture corridor photos for use in photologs.

g. Obtain recent stock digital aerial photography of study area at a scale of 1" = 50'.

Task 2:

Field Survey and Preparation of Base Maps

In order to develop accurate construction costs and limits of grading needed for driveways, and the path to meet Americans with Disability Act (ADA) requirements, a topographic survey will be collected along the north side of the roadway from the back-of-curb or shoulder to 25 feet beyond the right-of-way at 50-foot cross sections. The topographic survey will include: structures, ground shots, roadway shots, drainage and utilities, street lighting, vegetation, and other pertinent items within the project corridor. The surveyor will identify tree location and size. Cross sections will also be taken at all intersecting side streets and driveways on the north side of the roadway to aid in the final design. An attempt will be made to recover as many property and/or other survey monuments as can be located for use in calculating the existing right-of-way.

The survey will include the establishment of the existing right-of-way lines within the project corridor. Location and elevation of survey control points will be established.

The preparation of the project CAD base files will include identification and drafting of all existing public and private utilities within the project limits. Existing cross section information would be generated from the survey data to aid in the review of compliance with ADA grades of the proposed path and driveway improvements.

A surveying subconsultant will perform the above tasks. We propose using Jorgensen and Associates, Inc. as a subconsultant to perform the field survey. A copy of their detailed proposal is included in Attachment B.

This item includes the following tasks (performed by Civiltech):

a. Prepare a base map to be used in all elements of the study, including right-of-way and property lines, street names, and individual house/business addresses.

b. Coordination with the subconsultant and desk review of the field survey files.

Task 3:

Environmental Survey Request

In order to meet requirements of the Federal-aid process, environmental clearances must be obtained prior to project approval. Environmental Pre-Screening Forms for biological and cultural clearance reviews will be submitted to IDOT as required to verify method of processing environmental reviews. It is anticipated that after completing the IDOT ESR Prescreening process, an Environmental Survey Request (ESR) will need to be prepared and processed through IDOT. The following tasks comprise this item:

a. Prepare and submit Natural Resources and Cultural Resources Pre-Screening Forms and appropriate exhibits including location map, USGS map, National Wetlands Inventory map, cultural resources map, and Environmental Survey Limits exhibits.

b. It is anticipated that a Bridge Bat Assessment will be necessary for the pedestrian structure as well as the large culverts in the project area that carry the Salt Creek West Tributary under driveways and Higgins Road (IL Route 72). This task will require one field visit.

c. Identify properties greater than 40-years old. Prepare 40-year-old Building Photolog and Summary Table. (Assumes photos will be acquired from online sources)

d. Prepare and submit ESR Form.

e. Prepare GIS Shape Files for inclusion in ESR submittal.

It is assumed that an Addendum Environmental Survey Request submittal is not included as part of this scope of services and will be completed during Phase II design if necessary.

Task 4:

Crash Analyses

In order to satisfy IDOT and FHWA requirements, it will be necessary to gather and review crash data for the study area to determine the existence of any safety hazards. It is anticipated that only pedestrian and bicyclist crashes will need to be analyzed, and roadway crash analysis will not be necessary. This work item will consist of the following tasks:

a. Collect 5 years of police crash reports (SR-1050) for all pedestrian and bicycle crashes in the corridor. (To be provided by the Villages.)

b. Tabulate data and plot collision diagrams for bicycle and pedestrian crashes.

c. Evaluate safety improvement needs, identify countermeasures and recommendations to increase safety for pedestrians and cyclists, and write crash analysis text for the PDR.

Task 5:

Geometric Studies

Geometric studies will be performed to meet the requirements of the Bureau of Design and Environmental Manual, Americans with Disabilities Act (ADA), AASHTO Guide for the Development of Bicycle Facilities, the Village of Schaumburg design criteria, and the Village of Hoffman Estates design criteria. Where meeting design criteria is not feasible, justifications for design exceptions will be developed. This item will consist of the following tasks:

Alternatives Evaluation

There are numerous constraints within the parkway between Higgins Road and the northerly right-of-way line, including trees, landscaped areas, ditches, potential wetlands, a tributary to Salt Creek, culvert crossings, steep grades, utilities, light posts, traffic signal equipment, driveway crossings, other sidewalk or bike path intersections, and the right-of-way line itself. To avoid or minimize impacts to these features, it is possible that there could be multiple bike path alignment alternatives within any given segment of the corridor. For example, the path alignment could be placed near the right-of-way line, or adjacent to the back of curb or shoulder on Higgins Road. Or, in some cases, it would be reasonable to place the path adjacent to Higgins Road while maintaining the existing sidewalk near the right-of-way line.

a. Conceptually evaluate two alternatives for the proposed bike path alignment. This will be done using aerial photography, topographic survey, plotted contours, and field visit information versus a detailed geometric analysis of profiles and cross-sections.

b. Prepare an alternatives memorandum summarizing the conceptual alignment evaluation.

c. Prepare exhibits for the alternatives memorandum and submit memorandum to the Villages. Includes one revision.

Preferred Alignment

d. Prepare detailed horizontal geometrics on topographic base sheets.

e. Define vertical geometrics including analysis of proposed cross sections.

f. Determine grading limits and driveway tie-ins to confirm where right-of-way acquisition and temporary easements are required.

g. Determine existence of and potential for environmental impacts due to the proposed improvement.

h. Preparation of tree impact exhibits and tabulations.

i. Evaluate retaining walls and grading strategies to avoid/minimize wetland and floodplain impacts.

j. Prepare Plan and Profile exhibits.

k. Cross-section sheets will be prepared showing sections on 50-foot intervals and at all 28 driveways along Higgins Road (IL Route 72).

l. Submit detailed geometrics to both Villages. Includes up to 2 revisions.

m. Prepare a Geometric Technical Memorandum for IDOT-Geometric review and approval for the proposed improvements along Higgins Road (IL Route 72). Up to 2 revisions are included with this task.

n. Submittal of Geometric Memorandum to CCDOTH for improvements at Roselle Road.

o. While it is anticipated that traffic analyses will not be necessary, assess existing traffic signal equipment to determine if pedestrian signal equipment meets current ADA/PROWAG standards and if any of the intersections will need upgrades to APS. If APS is not present, IDOT will require APS upgrades for the entire intersection at any of the proposed path crossings. This assessment will be integral to preparing an accurate cost estimate.

p. Complete ADA/PROWAG Project Alert Form (D1 PD0038).

q. Complete Bicycle Travel Assessment Form (BDE 1702) and applicable exhibits.

It is assumed that ADA improvements, other than possible APS installation, will not be required for any corners that are not within the route of the proposed path.

Task 6:

Location Drainage Technical Memo and Hydraulic Report

Since the project follows Higgins Road, an IDOT route, and will modify drainage conditions within the IDOT right-of-way, a Location Drainage Technical Memorandum that includes an analysis of the existing drainage and impacts to the existing drainage as a result of the proposed improvements will be required and coordinated through IDOT – Hydraulics. In addition there is a Zone A mapped FEMA floodplain as well as waterway structure crossings within the project limits. Parallel to Higgins Road between approximately Evanston Street and Roselle there is a section of Salt Creek West Branch Tributary A that will likely be impacted due to the proposed improvements and therefore we anticipate that a detailed Hydraulic Report will be required by IDOT. The following tasks will be performed as part of this item.

Existing Drainage Plan

a. Obtain and review previous drainage studies, applicable permits, and documented drainage problems and complaints.

b. Prepare General Location Drainage Map.

c. Obtain contour mapping of study area.

d. Determine watershed divides and identify drainage features.

e. Identify drainage outlets and determine interpreted drainage divides.

f. Identify existing drainage problems within the project limits.

g. Perform plan in hand field reconnaissance to review existing drainage conditions.

h. Develop Existing Drainage Plan sheets for the project study limits which will be a plan view exhibit at 1-inch = 50 feet scale.

i. Submit Existing Drainage Plan (EDP) to the Villages.

Proposed Drainage Plan

j. Develop and document design criteria for the proposed drainage design.

k. Address project compliance with the MWRD Watershed Management Ordinance as well as IDNR floodplain requirements.

l. Develop recommended Proposed Drainage Plan for the project study limits. The Proposed Drainage Plan will be a plan over profile sheet that matches the proposed roadway plan over profile sheet layout.

m. Submit Proposed Drainage Plan (PDP) to the Villages.

Location Drainage Technical Memorandum

n. Develop a Drainage Technical Memorandum (DTM) that summarizes the existing and proposed drainage plan, drainage design criteria, and recommendations.

o. Submit the LDTM to the Villages. Includes one revision and disposition of comments.

p. Submit the LDTM to IDOT-Hydraulics. Includes up to two revisions and a disposition of comments.

Hydraulic Report for Salt Creek West Branch Tributary A

The tasks that will be completed for completion of the Hydraulic Report item include the following:

q. Obtain the existing regulatory floodplain model.

r. Verify the regulatory hydraulic analysis and create an existing condition hydraulic model and analysis for the project area by extending the upstream limits of the existing regulatory model.

s. Develop the proposed condition hydraulic analysis based on the proposed improvements.

t. Evaluate any proposed condition alternatives such as culvert replacement or various alignments and waterway impacts as a result of the proposed path.

u. Evaluate roadway profile and existing structures for structure for floodplain freeboard and clearance design requirements.

v. Evaluate any floodplain encroachments and the need and locations for floodplain compensatory storage (if required).

w. Prepare Hydraulic Report(s) documenting analysis, results, and recommendations.

x. Prepare Hydraulic Report exhibits.

y. Submit Hydraulic Report(s) to IDOT Hydraulics for approval. Includes one revision and disposition of comments.

Task 7:

Wetland Study

Available resources identify potential wetlands are located within the project limits. The National Wetland Inventory (NWI) maps, Cook County GIS, NRCS Soil Survey, FEMA Flood Insurance Rate Maps, and Google Earth aerial imagery indicate wetlands, water bodies, hydrophytic vegetation, hydric soils, floodplains, and depressional areas may be located within the limits of the project. Therefore, a Wetland and Water Body Delineation Report for all potential wetland and water body areas within the project limits will be prepared. This includes riparian environment and Ordinary High Water Mark (OHWM) delineations when applicable. Although preliminary regulatory coordination is not included in this scope of services, preliminary coordination with the U.S. Army Corps of Engineers (USACE) Chicago District, the Metropolitan Water Reclamation District of Greater Chicago (MWRD), and the Village of Schaumburg may be necessary for regulatory, methodology, and/or access coordination.

The proposed wetland science services will be completed in accordance with the USACE Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region (Version 2.0), (Midwest Regional Supplement), and the MWRD Watershed Management Ordinance (WMO). Delineating both USACE jurisdictional "waters of the U.S." (WOUS) and MWRD regulated Isolated Wetlands will satisfy requirements of the Illinois Interagency Wetlands Policy Act (IWPA) of 1989 for the Illinois Department of Natural Resources (IDNR) and the Illinois Department of Transportation (IDOT) Phase I process. Tasks for the Wetland Study include:

a. Resource Review - An off-site records/document review of the project limits and all areas within 100 feet of the project limits, using available historical and current topographic maps, aerial imagery, NWI data, watershed plans, flood maps, and soil survey data.

b. Field Investigation - An on-site investigation of the project limits and all areas within 100 feet of the project limits, including testing for the presence of hydrologic soils, hydrophytic vegetation, and wetland hydrology to determine wetland areas and boundaries, including the determination of High-Quality Aquatic Resources. A Floristic Quality Assessment will be conducted for each identified wetland, as required by MWRD. All wetland boundaries will be flagged and surveyed using GPS collection systems. The field investigation includes the determination of riparian environments, buffers, and OHWM as outlined in the WMO.

c. **Wetland and Water Body Delineation Report** - A Wetland and Water Body Delineation Report that documents the findings of the on-site investigation.

d. **Wetland Impact Evaluation (WIE)** - Preparation and submittal of the IDOT WIE form and impact exhibits, once impacts from the proposed improvements have been identified. One resubmittal is included in this scope of services.

Task 8:

Draft Project Development Report

This item consists of preparation of the Local Project Development Form for Categorical Exclusions and Design Approval (BLR 22210) and required attachments (PDR). This item consists of the following tasks:

a. Prepare report exhibits.

b. Write Draft PDR (BLR 22210) text.

c. Compile appendices.

d. Prepare Design Exception forms (BDE 3100), if necessary. Assume no more than four design exception requests will be necessary.

e. Draft PDR Submittals will be the following:

i. Submit Draft PDR to Villages of Schaumburg and Hoffman Estates for review.

ii. Address one set of both Villages' comments and provide a disposition of comments. Submit Draft PDR to IDOT for review.

f. Conduct review meeting with both Villages and IDOT, if necessary.

Task 9:

Cost Estimate

It is important for both planning and funding purposes to maintain an accurate and up-to-date project cost throughout the Phase I Study. This task item includes preparing an initial construction cost and revising it throughout the project study. Up to three revisions are included at the project milestone submittals as noted below:

a. Funding Application

b. Draft PDR

c. Final PDR

This item also includes time for Civiltech's internal Quality Assurance/Quality Control (QA/QC) review process with Phase II, Phase III, and Right-of-Way Acquisition staff.

Task 10:

Agency Coordination

The efficiency and timeliness of executing a project can hinge on the level and frequency of coordination with applicable jurisdictional agencies. In addition to a kick-off meeting with the Village and IDOT and an IDOT/FHWA Coordination Meeting, we propose to schedule the following meetings listed below. It is assumed all meetings will be virtual unless specifically noted. All meetings will include preparation of an agenda, exhibits, meeting attendance, and preparation of meeting minutes. Meetings are summarized as follows:

a. Kickoff meeting with the Village of Schaumburg and the Village of Hoffman Estates.
b. IDOT kickoff meeting.
c. FHWA/IDOT Coordination Meeting including preparation of Coordination Meeting Data form (BLR 22410). Assume one meeting.
d. Phone/email coordination with Village of Schaumburg and Village of Hoffman Estates Police and Fire, schools, Post Office, Park District, bicycle groups and local businesses to inform them of the project.
e. Coordination with Cook County Department of Transportation and Highways (CCDOTH) for improvements at Roselle Road. Assume two meetings.
f. Prepare for and present Design Exceptions at IDOT MEF/DE meeting.
g. Coordination with PACE.
h. Coordination with Hoffman Estates High School regarding anticipated impacts to the school property. Assume one meeting.
i. Coordination with IDOT regarding processing of submittals and reviews.

Task 11:

Federal Funding Application

This item consists of aiding in the application process to obtain funding for the construction of the bike path. This item assumes the completion of an application for Congestion Mitigation and Air Quality Improvement Program (CMAQ)/Transportation Alternatives Program-Local (TAP-L) funding grant in the fall of 2026. This will consist of the following tasks:

a. Funding Application text
b. Narrative Project Summary
c. Exhibits and Tables
d. Cost Estimate (workhours for this task are included in Item 9 – Cost Estimate)
e. Milestone Schedule

Task 12:

Public Involvement

The purpose of public involvement process is to promote a proactive and responsive approach that seeks the input of all concerned stakeholders early and often, and that provides for appropriate input at key points in the project decision making process. It is anticipated that one open house style public information meeting will be held for the project. This scope also includes time for meeting with individual project stakeholders should that become necessary. Following are the specific public involvement tasks that are anticipated:

Public Information Meeting

a. Select and coordinate with public meeting venue.
b. Prepare public meeting newspaper legal notice.
c. Prepare public meeting brochure.
d. Prepare and distribute public meeting notification letters to area residents and businesses. This task includes the preparation of certified letters for residents/business owners whose property will be impacted.
e. Prepare public meeting exhibits.
f. Prepare for and attend public meeting dry run with both Villages.
g. Attend public information meeting.
h. Prepare meeting summary and responses to comments received.
i. Provide public meeting materials to both Villages for inclusion on websites.

Individual Stakeholder Meetings

j. Initial coordination with business/property identified as having particular interest or concern.

k. Prepare meeting materials and/or presentation.

l. Attend up to three virtual meetings with property owners.

m. Prepare meeting minutes/summaries and responses to comments received.

n. Provide post-meeting materials to Villages and property owners.

Task 13:

Pre-Final and Final Project Development Report

Based on the outcome of the draft report review by the Village and IDOT as well as the public involvement activities and comments, the Final PDR will be prepared. Design Approval will be requested from IDOT. It is assumed the Final PDR submittal will be electronic. This work item consists of the following tasks:

a. Complete Checklist for Determination of State/Federal Approved Categorical Exclusions (BLR 19110).

b. Prepare a disposition of IDOT comments on the Draft PDR.

c. Revise, proofread and edit the Draft PDR.

d. Revise Draft PDR exhibits and appendices.

e. Provide Pre-Final PDR for Villages' approval.

f. Provide a disposition of Villages' comments and revise Pre-Final PDR up to one time.

g. Submit Pre-Final PDR to IDOT for review.

h. Prepare a disposition of IDOT comments on the Pre-Final PDR.

i. Revise, proofread and edit the Pre-Final PDR report.

j. Revise Pre-Final PDR exhibits and appendices.

k. Provide Final PDR for Village signature.

l. Submit the Final PDR to IDOT for Design Approval.

Task 14:

Supervision, Administration and Project Coordination

This item includes project setup, monthly invoicing and preparation of status reports, client coordination and meetings as well as in-house coordination meetings. This item also includes implementation of Civiltech's Quality Assurance/Quality Control in-house review process. The duration of the project is estimated to be 24 months. Specifically, the following items are included:

a. Project setup.

b. Monthly invoicing and status reports (assume 24 months).

c. Internal coordination meetings (assume 3 people, 24 meetings, 1 hour each).

d. Regular client coordination meetings as needed (assume 2 people, 12 remote meetings, 1 hour each consisting of preparation, attendance, and summary e-mail).

e. NWMC Quarterly Status Reports (assume 3 to be prepared following funding award).

f. Prepare Project Program Information (PPI) Form (#D1-PI0004) as per IDOT requirements. Revise up to one time.

g. Implementation of QA/QC procedures.

ATTACHMENT A

Civiltech Engineering, Inc.

COST ESTIMATE OF CONSULTANT SERVICES

Work Item	Staff Classifications, Billing Rate and Workhours											Total Workhours	% of Workhours	Labor Cost
	Director & QA/QC	Sr. Project Manager	Engineer IV	Engineer I	Sr. Design Technician	Sr. Water Resources Engineer	Water Resources Engineer III	Sr. Prof. Wetland Scientist	Certified Wetland Specialist	Ecological Engineer I	Admin. Assistant			
Hourly Rates	$79.50	$71.50	$46.00	$37.00	$45.50	$90.00	$45.50	$82.50	$47.50	$37.00	$25.00			
Item 1 - Early Coordination and Data Collection	0	6	16	36	12	0	0	0	0	0	0	**70**	**3%**	**$3,043.00**
Item 2 - Field Survey and Preparation of Base Maps	0	2	0	8	16	0	0	0	0	0	0	**26**	**1%**	**$1,167.00**
Item 3 - Environmental Survey Request	0	10	14	46	30	0	0	2	0	8	0	**110**	**4%**	**$4,887.00**
Item 4 - Crash Analyses	0	6	6	12	0	0	0	0	0	0	0	**24**	**1%**	**$1,149.00**
Item 5 - Geometric Studies	22	96	138	386	132	0	0	0	0	0	0	**774**	**29%**	**$35,249.00**
Item 6 - Location Drainage Technical Memo and Hydraulic Report	0	8	0	0	4	50	368	0	0	0	0	**430**	**16%**	**$21,998.00**
Item 7 - Wetland Study	0	0	0	0	0	0	0	7	45	32	0	**84**	**3%**	**$3,899.00**
Item 8 - Draft Project Development Report	0	38	32	132	24	0	0	0	0	0	0	**226**	**8%**	**$10,165.00**
Item 9 - Cost Estimate	14	14	14	68	0	0	0	0	0	0	0	**110**	**4%**	**$5,274.00**
Item 10 - Agency Coordination	0	32	26	32	30	0	0	0	0	0	0	**120**	**4%**	**$6,033.00**
Item 11 - Federal Funding Application	4	12	20	34	0	0	0	0	0	0	0	**70**	**3%**	**$3,354.00**
Item 12 - Public Involvement	0	42	50	124	48	0	0	0	0	0	16	**280**	**10%**	**$12,475.00**
Item 13 - Pre-Final and Final Project Development Report	0	24	24	56	16	0	0	0	0	0	0	**120**	**4%**	**$5,620.00**
Item 14 - Supervision, Administration, and Project Coordination	40	70	92	32	0	0	0	0	0	0	0	**234**	**9%**	**$13,601.00**
Total Workhours by Staff Classification:	**80**	**360**	**432**	**966**	**312**	**50**	**368**	**9**	**45**	**40**	**16**	**2,678**		
Percentage of Total Workhours:	**3%**	**13%**	**16%**	**36%**	**12%**	**2%**	**14%**	**0%**	**2%**	**1%**	**1%**	**100%**		
Direct Labor Cost by Staff Classification:	**$6,360.00**	**$25,740.00**	**$19,872.00**	**$35,742.00**	**$14,196.00**	**$4,500.00**	**$16,744.00**	**$742.50**	**$2,137.50**	**$1,480.00**	**$400.00**			

Total Labor Cost: **$127,914.00**
2.6831 Multiplier*: **$343,206.05**
Total In-House Direct & Subconsultant Costs (see separate calculation): **$84,172.84**

PROJECT TOTALS: **2,678** **100%** **$427,378.89**

* Developed using Civiltech's current IDOT-approved Overhead Rate of 134.33% and IDOT BLRS Cost Plus Fixed Fee Method 1 formula: 14.5%[DL+R(DL)+ OH(DL)+IHDC], where DL = Direct Labor, R = Complexity Factor (use "0"), OH = Overhead Rate, and IHDC = In-House Direct Costs (Use $0).

WORKHOURS

Work Item and Sub-items	Staff Classifications & Workhours											Total Workhours	% of Workhours
	Director & QA/QC	Sr. Project Manager	Engineer IV	Engineer I	Sr. Design Technician	Sr. Water Resources Engineer	Water Resources Engineer III	Sr. Prof. Wetland Scientist	Certified Wetland Specialist	Ecological Engineer I	Admin. Assistant		
Item 1 - Early Coordination and Data Collection													
By Civiltech													
A. Collect previous studies and existing roadway plans.		2	4	8								**14**	20.0%
B. Collect land use, public transit, zoning, school district, driveway permits, maps, and plans.			2	4								**6**	8.6%
C. Obtain private and public utility atlases.		2	4	12								**18**	25.7%
D. Obtain and review existing traffic signal timing and plans.			2	4								**6**	8.6%
E. Obtain existing right-of-way data.				4	4							**8**	11.4%
F. Perform 1 field visits to the project area.		2	4	4								**10**	14.3%
G. Obtain recent digital aerial photography of the study area.					8							**8**	11.4%
Subtotal:	**0**	**6**	**16**	**36**	**12**	**0**	**0**	**0**	**0**	**0**	**0**	**70**	**100%**
Item 2 - Field Survey and Preparation of Base Maps													
By Civiltech and Jorgensen and Associates, Inc.													
A. Prepare a base map to be used in all phases of the study, including right-of-way and property lines, street names, and individual house/business addresses.				4	12							**16**	61.5%
B. Subconsultant coordination and review of survey files.		2		4	4							**10**	38.5%
Subtotal:	**0**	**2**	**0**	**8**	**16**	**0**	**0**	**0**	**0**	**0**	**0**	**26**	**100.0%**
Item 3 - Environmental Survey Request													
By Civiltech													
A. Prepare and submit Natural Resources and Cultural Resources Pre-Screening Forms and appropriate exhibits.		4	8	24	24							**60**	54.5%
B. Bridge Bat Assessments.				8				2		8		**18**	16.4%
C. Identify properties greater than 40-years old. Prepare photolog and summary table.		2	2	4								**8**	7.3%
D. Prepare and submit ESR Form.		4	4	8	4							**20**	18.2%
E. Prepare GIS Shapefiles of ESR Boundary.				2	2							**4**	3.6%
Subtotal:	**0**	**10**	**14**	**46**	**30**	**0**	**0**	**2**	**0**	**8**	**0**	**110**	**100.0%**

WORKHOURS (CONTINUED)

Work Item and Sub-items		Staff Classifications & Workhours											Total Workhours	% of Workhours
		Director & QA/QC	Sr. Project Manager	Engineer IV	Engineer I	Sr. Design Technician	Sr. Water Resources Engineer	Water Resources Engineer III	Sr. Prof. Wetland Scientist	Certified Wetland Specialist	Ecological Engineer I	Admin. Assistant		
Item 4 -	**Crash Analyses**													
By Civiltech														
A.	Collect 5 years of crash data from the Villages for all pedestrian/bike crashes.		2	2									**4**	16.7%
B.	Tabulate data and plot collision diagrams.		2	2	8								**12**	50.0%
C.	Evaluate safety improvement needs, identify countermeasures, and write crash analysis text.		2	2	4								**8**	33.3%
	Subtotal:	**0**	**6**	**6**	**12**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**24**	**100.0%**
Item 5 -	**Geometric Studies**													
By Civiltech														
A.	Conceptually evaluate two alternatives for the path alignment with desktop data sources.	4	8	12	36	12							**72**	9.3%
B.	Prepare an alternatives memo summarizing two concepts.	2	4	4	12								**22**	2.8%
C.	Prepare exhibits for the alternatives memo and submit to the Villages. Includes 1 revision.	2	4	8	16	20							**50**	6.5%
D.	Prepare detailed horizontal geometrics on topographic base sheets.	2	10	10	48								**70**	9.0%
E.	Define vertical geometrics including analysis of cross sections.	2	16	24	48								**90**	11.6%
F.	Determine grading limits and driveway tie-ins to confirm where right-of-way acquisition and temporary easements will be required.		4	4	8								**16**	2.1%
G.	Determine existence and potential for environmental impacts.		2	2	8								**12**	1.6%
H.	Prepare exhibits and tabulations of tree impacts.		2	2	4	8							**16**	2.1%
I.	Evaluate retaining walls and grading strategies to avoid/minimize wetland and floodplain impacts.		2	4	8								**14**	1.8%
J.	Prepare Plan and Profile Sheets.	2	8	8	48	20							**86**	11.1%
K.	Prepare cross section sheets on 50-foot intervals and at all driveways.		8	24	48								**80**	10.3%
L.	Submit detailed geometrics to Villages. Includes 2 revisions.	2	4	4	30	24							**64**	8.3%

WORKHOURS (CONTINUED)

Work Item and Sub-items		Staff Classifications & Workhours											Total Workhours	% of Workhours
		Director & QA/QC	Sr. Project Manager	Engineer IV	Engineer I	Sr. Design Technician	Sr. Water Resources Engineer	Water Resources Engineer III	Sr. Prof. Wetland Scientist	Certified Wetland Specialist	Ecological Engineer I	Admin. Assistant		
M.	Prepare a Geometric Technical Memorandum for IDOT-Geometrics Review. Up to 2 revisions.	4	12	16	48	40							**120**	15.5%
N.	Submittal of a Geometric Technical Memorandum to CCDOTH for Roselle Road.	2	2	4	8	4							**20**	2.6%
O.	Assess existing signals for ADA/PROWAG compliance and need for APS upgrades.		8	8	8								**24**	3.1%
P.	Complete ADA/PROWAG Project Alert Form.		1	2	4	2							**9**	1.2%
Q.	Complete Bicycle Travel Assessment Form and exhibits.		1	2	4	2							**9**	1.2%
	Subtotal:	**22**	**96**	**138**	**386**	**132**	**0**	**0**	**0**	**0**	**0**	**0**	**774**	**100.0%**

Item 6 -	**Location Drainage Technical Memo and Hydraulic Report**													
By Civiltech														
Existing Drainage Plan														
A.	Data Collection						1	6					**7**	1.6%
B.	Prepare General Location Drainage Exhibit						1	6					**7**	1.6%
C.	Contour mapping							4					**4**	0.9%
D.	Watershed Divides						1	8					**9**	2.1%
E.	Identify Drainage Outlets						2	12					**14**	3.3%
F.	Identify Existing Drainage Problems						1	6					**7**	1.6%
G.	Field Visit						4	4					**8**	1.9%
H.	Existing Drainage Plan - Exhibits (6 sheets)		2				6	60					**68**	15.8%
I.	Submit EDP to Villages		2				2						**4**	0.9%
Proposed Drainage Plans														
J.	Develop Design Criteria						1	6					**7**	1.6%
K.	Address MWRD WMO						1	4					**5**	1.2%
L.	Proposed Drainage Plan Exhibits (6 sheets)						6	96					**102**	23.7%
M.	Submit Proposed Drainage Plan		1				1						**2**	0.5%
Location Drainage Technical Memorandum														
N.	LDTM Narrative						2	16					**18**	4.2%
O.	Submit LDTM to Village		1				1	2					**4**	0.9%
P.	Submit LDTM to IDOT		1			2	1	2					**6**	1.4%
Hydraulic Report														
Q.	Obtain Regulatory Model						1	6					**7**	1.6%
R.	Existing Condition Model and Analysis						4	24					**28**	6.5%
S.	Proposed Condition Model and Analysis						4	32					**36**	8.4%
T.	Analysis of Alternatives						2	16					**18**	4.2%

WORKHOURS (CONTINUED)

	Work Item and Sub-items	Staff Classifications & Workhours											Total Workhours	% of Workhours
		Director & QA/QC	Sr. Project Manager	Engineer IV	Engineer I	Sr. Design Technician	Sr. Water Resources Engineer	Water Resources Engineer III	Sr. Prof. Wetland Scientist	Certified Wetland Specialist	Ecological Engineer I	Admin. Assistant		
U.	Evaluate Freeboard/Clearance						1	4					**5**	1.2%
V.	Floodplain Encroachment Evaluation						2	20					**22**	5.1%
W.	Hydraulic Report Narrative						2	12					**14**	3.3%
X.	Hydraulic Report Exhibits						2	20					**22**	5.1%
Y.	Submit Hydraulic Report to IDOT		1			2	1	2					**6**	1.4%
	Subtotal:	**0**	**8**	**0**	**0**	**4**	**50**	**368**	**0**	**0**	**0**	**0**	**430**	**100.0%**
Item 7 -	**Wetland Study**													
By Civiltech														
A.	Conduct desktop resource review.								1	1	4		**6**	7.1%
B.	Complete field investigation.								2	12	8		**22**	26.2%
C.	Prepare and submit Wetland and Water Body Delineation Report.								2	32	16		**50**	59.5%
D.	Prepare and submit Wetland Impact Evaluation and applicable exhibits.								2		4		**6**	7.1%
	Subtotal:	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**7**	**45**	**32**	**0**	**84**	**100.0%**
Item 8 -	**Draft Project Development Report**													
By Civiltech														
A.	Prepare report exhibits.		8	8	36	24							**76**	33.6%
B.	Write Draft PDR text.		8	8	36								**52**	23.0%
C.	Compile appendices.		8	4	24								**36**	15.9%
D.	Prepare Design Exception forms, if necessary. Assume no more than 4 design exceptions.		2	4	28								**34**	15.0%
E.	Draft PDR Submittals.		8	4	8								**20**	8.8%
F.	Conduct review meeting with both Villages and IDOT.		4	4									**8**	3.5%
	Subtotal:	**0**	**38**	**32**	**132**	**24**	**0**	**0**	**0**	**0**	**0**	**0**	**226**	**100.0%**
Item 9 -	**Cost Estimate**													
By Civiltech														
A.	Funding Application	14	8	8	48								**78**	70.9%
B.	Draft PDR		4	4	16								**24**	21.8%
C.	Final PDR		2	2	4								**8**	7.3%
	Subtotal:	**14**	**14**	**14**	**68**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**110**	**100.0%**

WORKHOURS (CONTINUED)

Work Item and Sub-items		Staff Classifications & Workhours											Total Workhours	% of Workhours
		Director & QA/QC	Sr. Project Manager	Engineer IV	Engineer I	Sr. Design Technician	Sr. Water Resources Engineer	Water Resources Engineer III	Sr. Prof. Wetland Scientist	Certified Wetland Specialist	Ecological Engineer I	Admin. Assistant		
Item 10 -	**Agency Coordination**													
By Civiltech														
A.	Kickoff meeting with the Village of Schaumburg and the Village of Hoffman Estates.		2	4	4	2							**12**	10.0%
B.	IDOT kickoff meeting.		4	4	4	8							**20**	16.7%
C.	FHWA/IDOT Coordination Meeting and preparation of materials.		8	8	16	16							**48**	40.0%
D.	Phone/email coordination with Village Police, Fire, Schools, Post Office Park District, etc.		2	2	2	2							**8**	6.7%
E.	Coordination with CCDOTH.		2	2	2	2							**8**	6.7%
F.	Prepare for and present at IDOT MEF/DE meeting.		2	2	2								**6**	5.0%
G.	Coordination with PACE.		2	2									**4**	3.3%
H.	Coordination with Hoffman Estates High School.		2	2	2								**6**	5.0%
I.	Coordination with IDOT regarding processing of submittals and reviews.		8										**8**	6.7%
	Subtotal:	**0**	**32**	**26**	**32**	**30**	**0**	**0**	**0**	**0**	**0**	**0**	**120**	**100.0%**
Item 11 -	**Federal Funding Application**													
By Civiltech														
A.	Funding application text.	2	2	6	8								**18**	25.7%
B.	Narrative project summary.	2	2	4	6								**14**	20.0%
C.	Exhibits and tables.		6	8	18								**32**	45.7%
D.	Cost Estimate. Included in Item 9.												**0**	
E.	Milestone schedule		2	2	2								**6**	8.6%
	Subtotal:	**4**	**12**	**20**	**34**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**70**	**100.0%**
Item 12 -	**Public Involvement**													
By Civiltech														
A.	Select and coordinate with pubic meeting venue.		2	2									**4**	1.4%
B.	Prepare public meeting newspaper legal notice.		2	2	2								**6**	2.1%
C.	Prepare public meeting brochure.		2	4	12								**18**	6.4%
D.	Prepare and distribute public meeting notification letters to area residents and businesses.		2	4	24							16	**46**	16.4%
E.	Prepare public meeting exhibits.		8	16	48	48							**120**	42.9%
F.	Prepare for and attend public meeting dry run with both Villages.		4	4	4								**12**	4.3%

WORKHOURS (CONTINUED)

Work Item and Sub-items		Staff Classifications & Workhours											Total Workhours	% of Workhours
		Director & QA/QC	Sr. Project Manager	Engineer IV	Engineer I	Sr. Design Technician	Sr. Water Resources Engineer	Water Resources Engineer III	Sr. Prof. Wetland Scientist	Certified Wetland Specialist	Ecological Engineer I	Admin. Assistant		
G.	Attend public information meeting.		6	6	6								**18**	6.4%
H.	Prepare meeting summary and responses to comments.		2	2	8								**12**	4.3%
I.	Provide public meeting materials to both Villages.		2										**2**	0.7%
J.	Initial coordination with business/property owners.		2	2	2								**6**	2.1%
K.	Prepare meeting materials/presentation for business/property owner meetings.		2	2	8								**12**	4.3%
L.	Attend up to 3 virtual meetings.		4	4	4								**12**	4.3%
M.	Prepare meeting minutes/summaries and responses to comments received.		2	2	6								**10**	3.6%
N.	Provide post-meeting materials to Villages and property owners.		2										**2**	0.7%
	Subtotal:	**0**	**42**	**50**	**124**	**48**	**0**	**0**	**0**	**0**	**0**	**16**	**280**	**100.0%**
Item 13 -	**Pre-Final and Final Project Development Report**													
By Civiltech														
A.	Complete Checklist for Determination of State/Federal Approved Categorical Exclusion.		2	2	4								**8**	6.7%
B.	Prepare a disposition of IDOT comments on the Draft PDR.		4	4	8								**16**	13.3%
C.	Revise, proofread, and edit the Draft PDR.		4	8	12								**24**	20.0%
D.	Revise Draft PDR exhibits and appendices.		2	2	12	12							**28**	23.3%
E.	Provide Pre-Final PDR to IDOT for review.		2										**2**	1.7%
F.	Prepare a disposition of IDOT comments on the Pre-Final PDR.		4	4	8								**16**	13.3%
G.	Revise, proofread, and edit the Pre-Final PDR.		2	4	8								**14**	11.7%
H.	Revise Pre-Final PDR Exhibits and appendices.				4	4							**8**	6.7%
I.	Provide Final PDR for Village signature.		2										**2**	1.7%
J.	Submit Final PDR to IDOT for Design Approval.		2										**2**	1.7%
	Subtotal:	**0**	**24**	**24**	**56**	**16**	**0**	**0**	**0**	**0**	**0**	**0**	**120**	**100.0%**
Item 14 -	**Supervision, Administration, and Project Coordination**													
By Civiltech														
A.	Project setup.		4										**4**	1.7%

WORKHOURS (CONTINUED)

Work Item and Sub-items		Staff Classifications & Workhours											Total Workhours	% of Workhours
		Director & QA/QC	Sr. Project Manager	Engineer IV	Engineer I	Sr. Design Technician	Sr. Water Resources Engineer	Water Resources Engineer III	Sr. Prof. Wetland Scientist	Certified Wetland Specialist	Ecological Engineer I	Admin. Assistant		
B.	Monthly invoicing and status reports. Assume 24 months.		24	48									**72**	30.8%
C.	Internal coordination meetings.		24	24	24								**72**	30.8%
D.	Regular client coordination meetings as needed.		12	12									**24**	10.3%
E.	NWMC Quarterly Status Reports.		4	4									**8**	3.4%
F.	Prepare Project Program Information (PPI) form. Includes one revision.		2	4	8								**14**	6.0%
G.	Implementation of QA/QC procedures.	40											**40**	17.1%
	Subtotal:	**40**	**70**	**92**	**32**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**234**	**100.0%**

Total:	**80**	**360**	**432**	**966**	**312**	**50**	**368**	**9**	**45**	**40**	**16**	**2,678**
% of Workhours:	**2.99%**	**13.44%**	**16.13%**	**36.07%**	**11.65%**	**1.87%**	**13.74%**	**0.34%**	**1.68%**	**1.49%**	**0.60%**	

DIRECT COSTS

Item No.	Work Item	In-House Direct Cost	Sub-Consultant Cost
Item 1 -	**Early Coordination and Data Collection**		
Mileage:	1 trip @ 16 mi./round trip @ $0.70/mi	$22.40	
	Item 1 Subtotal	**$22.40**	
Item 2 -	**Field Survey and Preparation of Base Maps**		
Subconsultant:	Jorgensen and Associates, Inc.		$81,691.14
	Item 2 Subtotal		**$81,691.14**
Item 3 -	**Environmental Survey Request**		
Mileage:	1 trip @ 16 mi./round trip @ $0.70/mi	$22.40	
	Item 3 Subtotal	**$22.40**	
Item 6 -	**Location Drainage Technical Memo and Hydraulic Report**		
FEMA Data Request		$500.00	
	Item 6 Subtotal	**$500.00**	
Item 7 -	**Wetland Study**		
Mileage:	2 trips @ 16 mi./round trip @ $0.7/mi.	$44.80	
	Item 7 Subtotal	**$44.80**	
Item 11 -	**Federal Funding Application**		
Mileage:	1 trip @ 16 mi./round trip @ $0.70/mi.	$22.40	
	Item 11 Subtotal	**$22.40**	
Item 12 -	**Public Involvement**		
Mileage:	2 trips @ 16 mi./round trip @ $0.70/mi.	$67.20	
Printing:	750 8"x11" pages @ $0.30/ea.	$225.00	
Printing:	75 11"x17" pages @ $0.50/ea.	$37.50	
Printing:	50 22"x34" sheets @ $1.50/ea.	$75.00	
Legal Ad:	2 each @ $250	$500.00	
Public Meeting Supplies (foam core board, easels, etc.):		$500.00	
Postage:	1 meeting @ 500 letters @ $0.73 each	$365.00	
Certified Letters:	10 letters	$100.00	
	Item 12 Subtotal	**$1,869.70**	
	Total In-House Direct Costs:	**$2,481.70**	-
	Total Subconsultant Costs:	-	**$81,691.14**
	TOTAL IN-HOUSE DIRECT & SUBCONSULTANT COSTS:	**$84,172.84**	

ATTACHMENT B

Jorgensen & Associates, Inc.

SCOPE OF SERVICES

Topographic Survey

The project corridor being along Higgins Road (IL Route 72) from the west side of Glen Lake Road to the east side of Roselle Road on the north side of the roadway with additional areas at various intersections along the corridor.

Establish horizontal and vertical control based on NGS geodetic survey monuments (if available) and using G.P.S. survey methods. The project control will be based on NAD 83 (2011 adjustment) and NAVD 88 datums. Horizontal control will be tied and benchmarks will be located and described.

The topographic survey will include structures, ground shots, roadway shots, drainage and utilities, street lighting, vegetation, trees with diameter at breast-height, curb and gutters, and all other pertinent items within the project corridor. All surveyed structures to include inverts. Cross sections will also be obtained at all intersecting side street and driveways on the north side of the roadway. The cross-sections will be at 50 foot intervals and will extend 10 feet beyond existing right-of-way or to nearest back of curb of parking lot. The southerly topo limit is generally the back of shoulder or curb along the north side of Higgins Road.

An attempt will be made to recover as many property and/or other survey monuments within the project corridor in order to identify and compute the existing right-of-way within the project corridor. The existing right-of-way will be drawn and included in the topographic cad files.

Route: Higgins Road
Section: Glen Lake Road to Roselle Road
County: Cook
Job No.:

Exhibit "A"

Payroll Burden & Fringe Costs

	% of Direct Productive Payroll
Federal Insurance Contributions Act	11.96%
State Unemployment Compensation	0.32%
Federal Unemployment Compensation	0.13%
Workmen's Compensation Insurance	1.35%
Paid Holidays, Vacation, Sick Leave, Personal Leave	11.22%
Bonus	4.12%
401(K)	0.88%
Group Insurance	42.24%
Total Payroll Burden & Fringe Costs	72.22%

Route: Higgins Road
Section: Glen Lake Road to Roselle Road
County: Cook
Job No.:

Exhibit "B"

Overhead and Indirect Costs

	% of Direct Productive Payroll
Business Insurance	4.26%
Depreciation	4.22%
Indirect wages and salaries	43.10%
Office Expenses	1.18%
Office Supplies	2.59%
Dues & Subscriptions	0.54%
Computer Software	4.32%
Professional Fees	1.57%
Telephone	2.77%
Fees, license & dues	0.05%
Repairs and maintenance	2.30%
Business space rent	4.74%
Facilities - capital	0.33%
In-house mileage	-5.71%
Survey Supplies	0.80%
Automobile/travel expense	7.16%
Miscellaneous Expense	0.54%
State Income Tax	0.39%
Recruiting	1.05%
Postage	0.10%
Educational & Professional Registrations	0.26%
Tech	1.66%
Total Overhead	78.22%

PAYROLL ESCALATION TABLE
FIXED RAISES

FIRM NAME Jorgensen & Associates, Inc. **DATE** 11/14/25
PRIME/SUPPLEMENT Prime **PTB NO.**

CONTRACT TERM	12 **MONTHS**	**OVERHEAD RATE**	150.44%
START DATE	11/14/2025	**COMPLEXITY FACTOR**	
RAISE DATE	6/1/2026	**% OF RAISE**	0.00%

ESCALATION PER YEAR

11/14/2025 - 6/1/2026	6/2/2026 - 11/1/2026			
7 / 12	5 / 12			
= 58.33%	41.67%			
= 1.0000				

The total escalation for this project would be: **0.00%**

PAYROLL RATES

FIRM NAME Jorgensen & Associates **DATE** 11/14/25
PRIME/SUPPLEMENT Prime
PSB NO.

ESCALATION FACTOR 0.00%

CLASSIFICATION	CURRENT RATE	CALCULATED RATE
Survey Party Chief, P.L.S.	$36.50	$36.50
Survey Party Chief	$30.25	$30.25
Instrument Operator	$21.00	$21.00
Cadd Supervisor	$38.25	$38.25
		$0.00
		$0.00
		$0.00
		$0.00
		$0.00
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		$0.00
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		$0.00

COST PLUS FIXED FEE
COST ESTIMATE OF CONSULTANT SERVICES

FIRM Jorgensen & Associates, Inc. **DATE** 11/14/25

PSB

PRIME/SUPPLEMENT Prime

OVERHEAD RATE 1.5044

COMPLEXITY FACTOR 0

DBE DROP BOX	ITEM	MANHOURS (A)	PAYROLL (B)	OVERHEAD & FRINGE BENF (C)	IN-HOUSE DIRECT COSTS (D)	FIXED FEE (E)	Outside Direct Costs (F)	SERVICES BY OTHERS (G)	DBE TOTAL (H)	TOTAL (B-G)	% OF GRAND TOTAL
	(1) Field-Topographic Survey	696	17,835.00	26,830.97	2,464.00	6,833.85				53,963.82	66.06%
	(2) Office-Compile Field Data	116	4,311.00	6,485.47	880.00	1,693.09				13,369.56	16.37%
	(3) Office-Create Existing Topogrpahy Base File	92	3,519.00	5,293.98		1,277.88				10,090.87	12.35%
	(4) Office-Create T.I.N. & Contours	16	612.00	920.69		222.24				1,754.93	2.15%
	(5) QC/QA	24	876.00	1,317.85		318.11				2,511.96	3.07%
	Subconsultant DL					0.00				0.00	0.00%
	TOTALS	944	27,153.00	40,848.97	3,344.00	10,345.17	0.00	0.00	0.00	**81,691.14**	100.00%

DBE 0.00%

AVERAGE HOURLY PROJECT RATES

FIRM Jorgensen & Associates, Inc.
PSB
PRIME/SUPPLEMENT Prime

DATE 11/14/25

SHEET 1 OF 1

PAYROLL CLASSIFICATION	AVG HOURLY RATES	TOTAL PROJECT RATES			(1) Field-Topographic Survey			(2) Office-Compile Field Data			(3) Office-Create Existing Topogrpahy Base File			(4) Office-Create T.I.N. & Contours			(5) QC/QA		
		Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg
Survey Party Chief, P.L.S.	36.50	96	10.17%	3.71				72	62.07%	22.66							24	100.00%	36.50
Survey Party Chief	30.25	348	36.86%	11.15	348	50.00%	15.13												
Instrument Operator	21.00	348	36.86%	7.74	348	50.00%	10.50												
Cadd Supervisor	38.25	152	16.10%	6.16				44	37.93%	14.51	92	100.00%	38.25	16	100.00%	38.25			
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TOTALS		944	100%	$28.76	696	100.00%	$25.63	116	100%	$37.16	92	100%	$38.25	16	100%	$38.25	24	100%	$36.50

Route: Higgins Road
Section: Glen Lake Road to Roselle Road
County: Cook
Job No.:

Manhour Breakdown
Topographic Survey Estimate

Higgins Road ± 9,250' = ± 1.752 miles

Total Length ± 9,250' = ± 1.752 miles

1. Field – Topographic Survey

   a. Measure traverse, level circuit & G.P.S. survey
      32 hours x 2 men = 64 MH

   b. Search & locate existing R.O.W. lines
      80 hours x 2 men = 160 MH

   c. Locate existing topography & inverts
      236 hours x 2 men = 472 MH

   Sub-total Item #1 696 MH

2. Office - Compile Field Data

   a. Compute traverse, level circuit & G.P.S. survey
      8 hours x 1 man = 8 MH

   b. Edit & compile field data
      40 hours x 1 man = 40 MH

   c. Research records
      4 hours x 1 man = 4 MH

   d. Compute existing R.O.W. lines
      64 hours x 1 man = 64 MH

   Sub-total Item #2 116 MH

3. Office - Create Existing Topography Base File

    a. Layout and drafting
    92 hours x 1 man = 92 MH

4. Office - Create T.I.N. & Contours

    a. Compute contours
    16 hours x 1 man = 16 MH

5. QC/QA

    a. Check topographic survey & contours
    24 hours x 1 man = 24 MH

Total All Items 944 MH

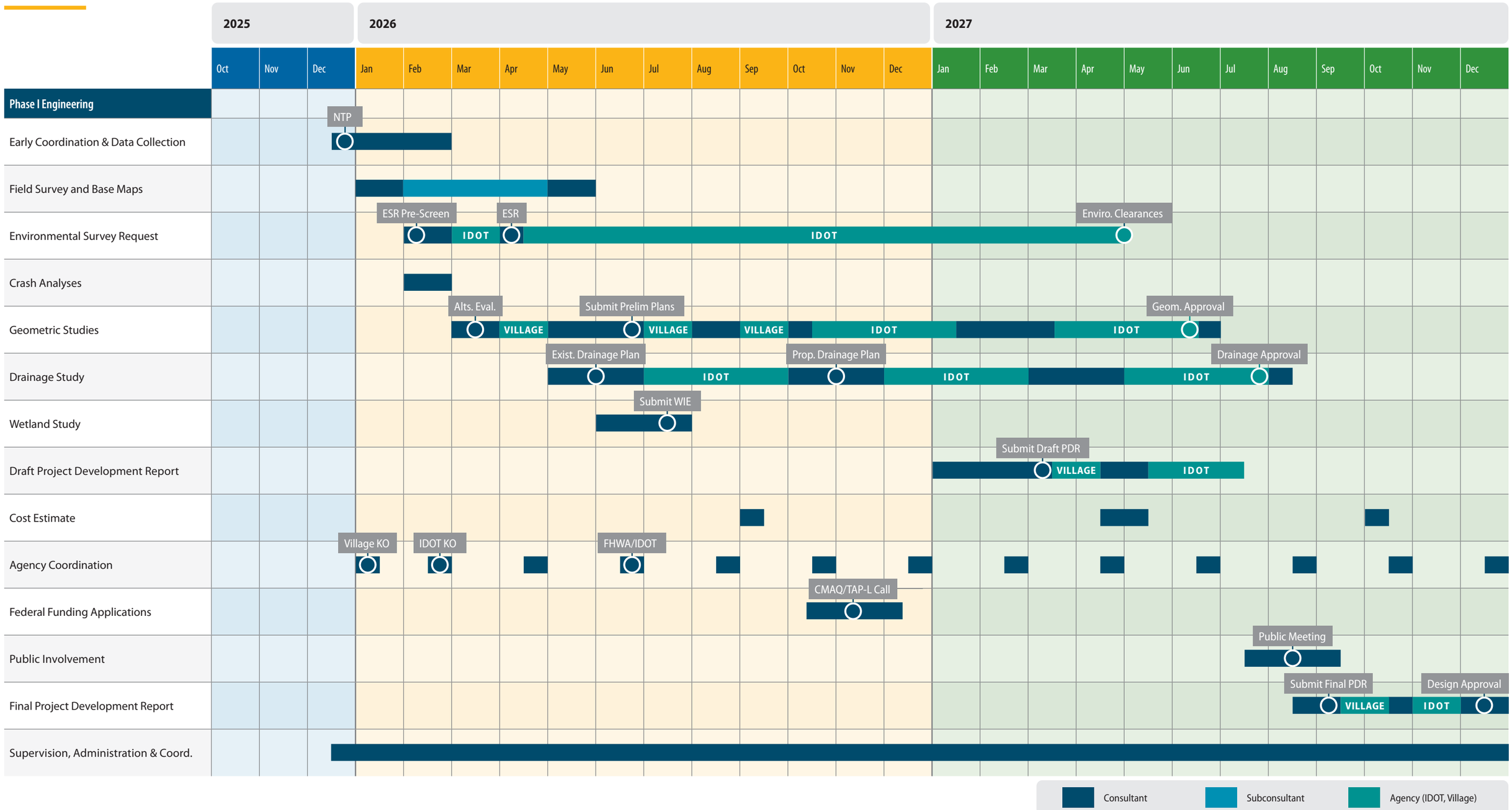
Route: Higgins Road
Section: Glen Lake Road to Roselle Road
County: Cook
Job No.:

Breakdown of
In House Direct Costs

Item		
1. Field – Topographic Survey		
a. Trips to project site – 44 each ± 80 miles/trip x 44 trips = ± 3,520 miles ± 3,520 miles @ $0.70/mile =		$ 2,464.00
2. Office – Compile Field Data		
a. Subdivisions and deeds =		$ 880.00
	Total All Items	$ 3,344.00

E:\Civiltech\Hoffman\Higgins Rd Bike Path\IHC

SCHEDULE


2025
2026
2027
Oct Nov Dec Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec
Phase I Engineering
Early Coordination & Data Collection
NTP
Field Survey and Base Maps
Environmental Survey Request
ESR Pre-Screen
ESR
Enviro. Clearances
IDOT
IDOT
Crash Analyses
Geometric Studies
Alts. Eval.
Submit Prelim Plans
Geom. Approval
VILLAGE
VILLAGE
VILLAGE
IDOT
IDOT
Drainage Study
Exist. Drainage Plan
Prop. Drainage Plan
Drainage Approval
IDOT
IDOT
IDOT
Wetland Study
Submit WIE
Draft Project Development Report
Submit Draft PDR
VILLAGE
IDOT
Cost Estimate
Agency Coordination
Village KO
IDOT KO
FHWA/IDOT
Federal Funding Applications
CMAQ/TAP-L Call
Public Involvement
Public Meeting
Final Project Development Report
Submit Final PDR
Design Approval
VILLAGE
IDOT
Supervision, Administration & Coord.
Consultant
Subconsultant
Agency (IDOT, Village)



1240

HIGGINS ROAD (IL-72) BIKE PATH IMPROVEMENTS
EVALUATION TABULATION

VENDOR SCORES BY EVALUATION CRITERIA

Vendor	Key Personnel Points Based 5 Points (10%)	Qualifications of the Firm and Team Points Based 15 Points (30%)	Project Approach and Understanding Points Based 20 Points (40%)	Relevant Experience Points Based 10 Points (20%)	Total Score (Max Score 50)
Alfred Benesch & Company	4.0	13.3	16.0	8.0	**41.33**
Civiltech Engineering, Inc.	4.3	14.0	17.0	8.7	**44.67**
GFT	4.3	13.3	17.0	8.3	**43.00**

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Resolution No. R-25-_____A Resolution Authorizing the Village President to Execute a Service Agreement with Pace for Route 905.
12/09/25
Village Board

Presenter: Marisa Krawiec, AICP, Transportation Program Manager
Lead Department: Transportation

Account(s):	Budget:	Expense Request:
2104768-7238 (FY26)	$411,820	$398,528.88
2104768-7238 (FY27)	$410,000	$267,542.99

The budget status for this request is: Under Budget

Amount Under Budget: $13,291.12

Executive Summary:

The Village has received the draft 2026 Service Agreement from Pace for the Woodfield Trolley, which is also known as Pace Route 905. The proposed service agreement covers Pace's operating expenses for the Woodfield Trolley from January 1, 2026, through December 31, 2026.

The total cost for the proposed agreement is $401,314.51. The proposed amount represents an increase of $4,178.47 (1.04%) over the 2025 agreement approved in the amount of $397,136.04. Pace has indicated that the increased cost is due to operating cost increases which are contractual; however, fuel and maintenance costs were slightly down, which had a minor offsetting effect.

Pace will continue funding 60% of the weekend service operating costs (Friday, Saturday, and Sunday) throughout the entire year, and the village will be responsible for the remaining 40% of those costs. Additionally, the village will continue to be responsible for 100% of the costs for expanded daily service between Memorial and Labor Day, and the day after Thanksgiving and New Year's Day. The costs of expanded holiday and summer services are spread evenly throughout the year and reflected in the monthly payment.

The Pace Service Agreement is based on a calendar year. The months of May through December are covered under the 2025 Service Agreement, and the months of January through April are covered under the 2026 Service Agreement. In calculating the total cost by the village's fiscal year, the agreement is below the FY26 budget by $13,291.12.

Staff continues to closely monitor ridership on the Woodfield Trolley throughout the year. In October 2025, there were 1,228 rides provided, which is an increase from October 2024's ridership of 934. Historic ridership for the Trolley is as follows.

Fiscal Year	Total
FY20	15,534
FY21	0
FY22	7,343
FY23	14,702
FY24	20,469
FY25	19,440
FY26 (YTD)	13,199

As part of the 90 North Mobility Study, staff is evaluating a potential reroute of the Trolley to serve the anticipated increase in residents, commuters, and visitors to and from the area. The Trolley is an important service that supports the retail and hospitality industry in the village. Staff recommends that the Village Board approve the agreement as presented.

Recommended Action:

The Village Manager recommends the Village Board authorize the Village President to execute a Service Agreement with Pace, the Suburban Bus Division of the Regional Transportation Authority, for Route 905 for an amount not to exceed $401,314.51 and approve the required Resolution.

ATTACHMENTS:

- Resolution
- Trolley Service Agreement.pdf

RESOLUTION NO. R-25-____

A RESOLUTION AUTHORIZING THE VILLAGE PRESIDENT TO EXECUTE A SERVICE AGREEMENT WITH PACE FOR ROUTE 905

WHEREAS, the Transportation Committee of the Village of Schaumburg has recommended that the Village of Schaumburg enter into a Service Agreement with Pace, the Suburban Bus Division of the Regional Transportation Authority, to operate Route 905 beginning on January 1, 2026, and it shall remain in effect through December 31, 2026; and,

WHEREAS, the Transportation Committee, Transportation Department, Finance Department, and Legal have reviewed the appropriate sections of the Service Agreement marked Attachment "A" attached hereto; and

WHEREAS, it is in the best interests of the Village of Schaumburg to execute the Service Agreement for Route 905.

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

SECTION ONE: That the Village President is hereby authorized to execute the Service Agreement with Pace, the Suburban Bus Division of the Regional Transportation Authority, for payment of operating costs for Route 905.

SECTION TWO: This Resolution shall be in full force and effect from and after its passage and approval according to law.

AYES:

NAYS:

ABSENT:

PASSED AND APPROVED this _____day of _____, 2025.

_____
Village President

ATTEST:

_____
Village Clerk

SERVICE AGREEMENT
Village of Schaumburg - Route 905

This service agreement ("Agreement") is between Pace, the Suburban Bus Division of the Regional Transportation Authority, an Illinois municipal corporation ("Pace"), and the Village of Schaumburg, an Illinois municipal corporation ("Client"). Pace and Client are sometimes individually referred to as a "Party" and collectively referred to as the "Parties" in this Agreement.

Pace was established under the Regional Transportation Authority Act (70 ILCS 3615/1.01 et seq.) to aid and assist public transportation in the six-county northeastern Illinois area.

Article VII, section 10 of the Constitution of the State of Illinois (Ill. Const. art. VII, § 10) authorizes units of local government to contract or otherwise associate among themselves in any manner not prohibited by law or ordinance.

The Intergovernmental Cooperation Act (5 ILCS 220/1 et seq.) authorizes and encourages intergovernmental cooperation.

The Parties are units of local government within the meaning of article VII, section 10 of the Constitution of the State of Illinois (Ill. Const. art. VII, § 10) and have the power and authority to enter into this Agreement.

Pace desires to provide the transportation service known as Route 905 to Client and the general public ("Service").

In consideration of the foregoing recitals, the mutual promises in this Agreement, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. **Service Description and Service Cost**. The Service description is specified in Exhibit A, and the Service cost is specified in Exhibit B.

2. **Payment of Service Cost**. Client shall pay the applicable monthly Service cost specified in Exhibit B to Pace by the 10th day of each month for which the Service is to be provided. Client shall mail payment to Pace, the Suburban Bus Division of the Regional Transportation Authority, 550 W. Algonquin Road, Arlington Heights, IL 60005 Attention: Accounts Payable; provided, however, payment may be made by electronic funds transfer upon Pace's prior written approval.

3. **Calculation of Service Cost**. The Service cost is calculated using fully allocated operating costs at each facility per trip and/or route.

4. **Service Providers**. Pace, in its sole discretion, may directly provide the Service and/or may contract with one or more outside service providers to provide the Service ("contracted outside service provider(s)"). Pace will not be responsible for any failure to provide the Service due to circumstances beyond the control of Pace and/or its contracted outside service provider(s). Pace will make every reasonable effort to have the Service restored as soon as practical. Pace may make minor revisions to the Service during the term of this Agreement upon written notification to and concurrence by Client.

5. **Term**. This Agreement will be in effect beginning on January 1, 2026 and will continue thereafter through December 31, 2026 unless earlier terminated by a Party in accordance with this Agreement.

6. **Independent Relationship**. Pace is an independent contractor and not an employee, agent, joint venturer, or partner of Client, and nothing in this Agreement will be construed as creating any other relationship between Client and Pace or between any employee or agent of Pace and Client. Pace employees will at all times remain employees of Pace, and Pace will be solely responsible for all aspects of their employment, including, without limitation, compensation, benefits, payment or withholding of taxes, Social Security, Medicare, unemployment or other insurance, and workers' compensation.

7. **Insurance**. In the event Pace directly provides the Service, Pace shall name Client as additional insured under Pace's excess automobile liability policy of insurance with respect to claims asserted against Client arising from any covered negligent acts or omissions of Pace in providing the Service.

In the event one or more contracted outside service providers provide the Service, Pace shall require the contracted outside service provider(s) to obtain and maintain insurance coverage and furnish Pace with evidence of such coverage, including a certificate of insurance. Pace shall provide Client with a copy of the certificate of insurance upon Client's written request.

8. **Indemnification**. In the event Pace directly provides the Service, to the fullest extent permitted by law and within the limits of Pace's self-insured retention and the excess/umbrella auto liability insurance policies purchased by Pace, Pace shall indemnify, defend, and hold harmless Client and its directors, officers, agents, and employees from and against any and all auto liability claims, suits, losses, damages and expenses caused by the negligence of Pace and/or its directors, officers, and employees and arising out of the operation of the Service, provided Client immediately provides Pace with written notice of any such claims, suits, losses, damages, and expenses and fully cooperates with the defense of any such claims and suits. Pace's indemnification obligation under this paragraph does not extend to the negligent, willful and wanton, reckless, or intentional acts or omissions of Client and/or its directors, officers, agents, servants, and employees and is specifically excluded from this indemnification and insurance coverage, including self-insurance.

9. **Termination**. A Party may terminate this Agreement upon 60 days' advance written notice to the other Party.

10. **Compliance with Laws**. The Parties shall comply with all local, state, and federal laws, statutes, ordinances, rules, and regulations applicable to this Agreement, including but not limited to section 2-105(A)(4) of the Illinois Human Rights Act (775 ILCS 5/2-105(A)(4)).

11. **Headings**. The headings in this Agreement are for reference and convenience only and will not affect the meaning or interpretation of this Agreement.

12. **Waiver**. Failure of a Party to exercise any right or pursue any remedy under this Agreement will not constitute a waiver of that right or remedy.

13. **Binding Effect**. This Agreement will be binding upon the Parties and their respective directors, officers, employees, agents, representatives, successors, and approved assigns.

14. **Entire Agreement and Non-Reliance**. This Agreement, including the introductory recitals and attached exhibits, which are hereby incorporated into and made a part of this Agreement, constitutes the entire agreement between the Parties and supersedes any prior written or oral understandings, agreements, or representations between the Parties that may have related in any way to the subject matter of this Agreement, and no other written or oral warranties, inducements, considerations, promises, representations, or interpretations, which are not expressly addressed in this Agreement, will be implied or impressed upon this Agreement.

Client represents and warrants that: (a) Client has conducted such independent review, investigation, and analysis (financial and otherwise) and obtained such independent legal advice as desired by Client to evaluate this Agreement and the transaction(s) contemplated by this Agreement; (b) Pace has not made any representations or warranties to Client with respect to this Agreement and the transaction(s) contemplated by this Agreement, except such representations and/or warranties that are specifically and expressly set forth in this Agreement; and (c) Client has relied only upon such representations and/or warranties by Pace that are specifically and expressly set forth in this Agreement and has not relied upon any other representations or warranties (whether oral or written or express or implied), omissions, or silences by Pace. Without limiting any representations and/or warranties made by Pace that are specifically and expressly set forth in this Agreement, Client acknowledges that Pace will not have or be subject to any liability to Client resulting from the distribution to Client or Client's use of any information, including any information provided or made available to Client or any other document or information in any form provided or made available to Client, in connection with this Agreement and the transaction(s) contemplated by this Agreement.

15. **Conflict**. In the event of a conflict or ambiguity between the terms and conditions of this Agreement and any exhibit to this Agreement, the terms and conditions of this Agreement will control.

16. **Survival**. Any provision of this Agreement that imposes an obligation after termination or expiration of this Agreement will be deemed to survive termination or expiration of this Agreement.

17. **Severability**. If any provision of this Agreement or amendment thereto is held invalid or unenforceable by an Illinois court of competent jurisdiction, that provision will be deemed severed therefrom, and the remaining provisions will remain in full force and effect.

18. **Assignment**. No Party may assign, delegate, or otherwise transfer all or any part of its rights and/or obligations under this Agreement without the prior written consent of the other Party.

19. **Amendment**. No changes, amendments, or modifications to this Agreement will be valid unless they are in writing and signed by the authorized signatory of each Party.

20. **Notice**. Any notice under this Agreement must be in writing and must be given in the following manner:

(a) by personal delivery (deemed effective as of the date and time of delivery);
(b) by commercial overnight delivery (deemed effective on the next business day following deposit of the notice with a commercial overnight delivery company);
(c) by registered or certified mail, return receipt requested, with proper postage prepaid (deemed effective as of the third business day following deposit of the notice in the U.S. mail); or

(d) by facsimile with confirmation of transmission (deemed effective as of the date and time of the transmission, except the effective date and time shall be 8:00 a.m. on the next business day after transmission of the notice if transmitted during non-business hours).

Business days are defined as Monday through Friday, excluding federal holidays. Business hours are defined as 8:00 a.m. to 5:00 p.m. Central Time on Monday through Friday, excluding federal holidays. The notice must be addressed as follows or addressed to such other address as either Party may specify in writing:

If to Pace:

Pace, the Suburban Bus Division of the Regional Transportation Authority
550 W. Algonquin Road
Arlington Heights, IL 60005
Attention: Executive Director

Facsimile No.: (847) 228-4205

If to Client:

Village of Schaumburg
101 Schaumburg Court
Schaumburg, IL 60193
Attention: Director of Transportation

Facsimile No.: (847) 923-3827

21. **Force Majeure**. Neither Party will be held liable to the other Party or be deemed to have breached this Agreement for failure or delay in performing any obligation under this Agreement if the failure or delay is caused by or results from causes beyond the reasonable control of and without the fault or negligence of the affected Party, including war, fire, flood, other acts of God, civil disturbance, a terrorist act, pandemic, epidemic, or a labor strike or lockout. The affected Party shall promptly notify the other Party of such force majeure circumstances, specifying the cause and the expected duration of the delay, and shall promptly undertake all reasonable steps necessary to cure the force majeure circumstances. If a condition of force majeure continues for more than 30 consecutive days, Pace, in its sole discretion and after written notice to Client, may immediately terminate this Agreement for convenience. Where an event of force majeure occurs after a Party's failure or delay in performance, the breaching Party will not be released from liability.

22. **Governing Law, Jurisdiction, and Venue**. This Agreement will be governed by and construed in accordance with the laws of the State of Illinois without regard to principles of conflicts of law, and the Parties shall submit to the exclusive jurisdiction and venue of the state courts of Cook County, Illinois for any dispute arising out of or related to this Agreement.

23. **Counterparts**. This Agreement may be executed in counterparts, each of which when so executed and delivered will be deemed to be an original and all of which when taken together will constitute one and the same agreement.

24. **Electronic Signatures**. This Agreement may be executed through the use of electronic signatures. Electronic signatures and signatures scanned and transmitted via email will be deemed original signatures for purposes of this Agreement.

25. **Authorization**. The signatories to this Agreement represent and warrant that they have full authority to sign this Agreement on behalf of the Party for whom they sign. If a Party signs this Agreement but fails to date its signature, the date that the other Party receives the signing Party's signature on this Agreement will be deemed to be the date that the signing Party signed this Agreement.

The Parties have caused this Agreement to be executed by their respective duly authorized signatory on the dates below.

PACE	**CLIENT**
By: _____	By: _____
Melinda J. Metzger	Tom Dailly
Executive Director	Village President
Date: _____	Date: _____

EXHIBIT A

Route 905
Service Description

January 1, 2026 – December 31, 2026

Service Description

The Service is available daily from Memorial Day through Labor Day and from the day after Thanksgiving through January 1. The Service is also available weekends (Friday-Sunday) during other times of year.



Exhibit B

Route 905
Service Cost

January 1, 2026 – December 31, 2026

2026 Annual Service Cost to Client

$401,314.51

2026 Monthly Service Cost to Client

Month	Service Cost
January	$33,442.88
February	$33,442.88
March	$33,442.88
April	$33,442.88
May	$33,442.88
June	$33,442.88
July	$33,442.88
August	$33,442.87
September	$33,442.87
October	$33,442.87
November	$33,442.87
December	$33,442.87

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Resolution No. R-25-_____A Resolution Authorizing the Village President and Village Clerk to Execute an Intergovernmental Agreement between the Village of Schaumburg and the O'Hare Noise Compatibility Commission for Reaffirming Participation Effective January 1, 2026 through December 31, 2030.
12/09/25
Village Board

Presenter: Sidney Kenyon, AICP, Director of Transportation
Lead Department: Transportation

Executive Summary:

The O'Hare Noise Compatibility Commission is an intergovernmental coalition consisting of 61 total members. 41 members are municipalities and 19 are school districts. Established in 1996, the ONCC has become a model of collaboration between municipalities, counties, school districts, and the City of Chicago. Its mission is to reduce the impact of aviation noise, improve quality of life for residents, and ensure transparency in airport operations.

The Village of Schaumburg is a member municipality of ONCC. The Commission's membership is memorialized in an intergovernmental agreement that will soon expire. The intergovernmental agreement is for a period of five calendar years, with the last agreement having been approved by the member agencies at the end of 2020. The current agreement expires on December 31, 2025. The renewed IGA would be in effect beginning January 1, 2026 and would end on December 31, 2030. Staff recommends approval of the new agreement to continue being a member of ONCC.

More details are provided in the attached memorandum.

Recommended Action:

The Village Manager recommends that the Transportation Committee recommend the Village Board authorize the Village President and Village Clerk to execute the Intergovernmental Agreement Relating to the O'Hare Noise Compatibility Commission, and approve the required Resolution.

ATTACHMENTS:

- ONCC IGA Memo.docx
- ONCC IGA Extension Resolution 2025.docx
- ONCC IGA.pdf

VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

MEMORANDUM

DATE: November 20, 2025

TO: Transportation Committee

FROM: Sidney Kenyon, AICP, Director of Transportation

SUBJECT: Recommendation to Approve the Intergovernmental Agreement Relating to the O'Hare Noise Compatibility Commission

Introduction
The O'Hare Noise Compatibility Commission (ONCC) is a regional intergovernmental body dedicated to addressing aircraft noise issues surrounding O'Hare International Airport. Established in 1996, the ONCC has become a model of collaboration between municipalities, counties, school districts, and the City of Chicago. Its mission is to reduce the impact of aviation noise, improve quality of life for residents, and ensure transparency in airport operations.

The ONCC is an intergovernmental coalition consisting of 61 total members. 41 members are municipalities and 19 are school districts. Much of the work accomplished by ONCC is undertaken through four committees:

- **Technical Committee** – Oversees noise monitoring systems and evaluates abatement strategies.
- **Fly Quiet Committee** – Develops nighttime noise reduction procedures between 10 p.m. and 6 a.m.
- **Residential Sound Insulation Committee** – Manages programs to soundproof homes.
- **School Sound Insulation Committee** – Manages programs to soundproof learning environments.

Ad-hoc committees or working groups are convened in response to Commission concerns as they arise. The Village of Schaumburg has been a member for many years and has supported the ONCC's working committees in a variety of capacities.

Background
The Commission's membership is memorialized in an intergovernmental agreement that will soon expire. The intergovernmental agreement is for a period of five calendar years, with the last agreement having been approved by the member agencies at the end of 2020. The current agreement expires on December 31, 2025. The renewed IGA would be in effect beginning January 1, 2026 and would end on December 31, 2030. Approval of the agreement would enable Village representatives to continue participating in ONCC and support the Commission's goals of mitigating noise impact on surrounding communities.

Since the last IGA was approved, the biggest ONCC accomplishment was the evolution of the Fly Quiet program. Fly Quiet is a procedure by which air traffic controllers balance the use of the commercial runways at O'Hare to reduce noise impacts on residential areas. While ONCC has been communicating with FAA on ways to mitigate the impact to surrounding communities since the 1990s, the Fly Quiet program needed to be redeveloped to reduce night time noise exposure. In 2022, the ONCC and Chicago Department of Aviation submitted a proposal to FAA to redevelop Fly Quiet with the goal of balancing the use of the airfield overnight. CDA indicated preference for runways that were oriented toward industrial areas such as 27C/10C and 28R/10L. In September of 2023, FAA issued a letter concurring with CDA's requests and in 2024 FAA indicated that CDA could begin conducting a NEPA review of the Fly Quiet proposal. A NEPA review is required in order to determine the extent of noise impacts to surrounding communities after the implementation of Fly Quiet, and will be a primary order of business over the next five years. ONCC will now be future-oriented in its assessment of noise impacts and as such, noise contours are now projected into the future rather than based on prior data. While Schaumburg residences and schools are not eligible for sound insulation, other impacted communities could be based on new flight patterns.

While Fly Quiet is voluntary for air traffic controllers, adherence to the program continues to improve as ONCC works with FAA to improve compliance when conditions on the airfield are conducive.

Recommendation

The Village Manager recommends that the Transportation Committee recommend the Village Board authorize the Village President and Village Clerk to execute the Intergovernmental Agreement Relating to the O'Hare Noise Compatibility Commission, and approve the required resolution.

RESOLUTION R-25-_____

A RESOLUTION AUTHORIZING THE VILLAGE PRESIDENT AND VILLAGE CLERK TO EXECUTE AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE VILLAGE OF SCHAUMBURG AND THE O'HARE NOISE COMPATIBILITY COMMISSION FOR REAFFIRMING PARTICIPATION EFFECTIVE JANUARY 1, 2026 THROUGH DECEMBER 31, 2030

WHEREAS, the City of Chicago ("City") and the Village of Schaumburg both are home rule municipalities pursuant to Article VII, Section 6 of the 1970 Illinois Constitution (the "Illinois Constitution"), and, as such, may exercise any power and perform any function related to its government and affairs; and

WHEREAS, the City owns and operates an airport known as Chicago O'Hare International Airport (the "Airport"); and

WHEREAS, pursuant to authority granted by an ordinance adopted by the Chicago City Council on October 30, 1996, and Section 10 of Article VII of the Illinois Constitution and the Intergovernmental Cooperation Act (5 ILCS 220), the City entered into an Intergovernmental Agreement Relating to the O'Hare Noise Compatibility Commission (the "Intergovernmental Agreement") by and among the City and various municipalities and public school districts (as defined in the Intergovernmental Agreement, "Participants"); and

WHEREAS, the O'Hare Noise Compatibility Commission ("O'Hare Commission") was established pursuant to the Intergovernmental Agreement and provides a common forum for interested parties to have a voice in noise issues related to the Airport**;** and

WHEREAS, by its terms, the presently active Intergovernmental Agreement became effective January 1, 2021, and will be terminated on December 31, 2025; and

WHEREAS, pursuant to Section 5(a) of the Intergovernmental Agreement, the term of the Agreement may be extended upon approval of the City and two-thirds of the Participants; and

WHEREAS, the Village of Schaumburg is currently a member of the O'Hare Noise Compatibility Commission.

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

SECTION ONE: That the recitals set forth above are incorporated herein by reference as the factual basis for this transaction.

SECTION TWO: That the Village President is hereby authorized to execute, and the Village Clerk to attest, the "Intergovernmental Agreement" attached hereto as Exhibit A between the O'Hare Noise Compatibility Commission and the Village of Schaumburg effective January 1, 2026 until December 31, 2030.

A RESOLUTION AUTHORIZING THE VILLAGE PRESIDENT AND VILLAGE CLERK TO EXECUTE AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE VILLAGE OF SCHAUMBURG AND THE O'HARE NOISE COMPATIBILITY COMMISSION FOR REAFFIRMING PARTICIPATION EFFECTIVE JANUARY 1, 2026 THROUGH DECEMBER 31, 2030

SECTION THREE: That this Resolution shall be in full force and effect from and after its passage and approval according to law.

AYES:

NAYS:

ABSENT:

PASSED AND APPROVED this _____ day of _____, 2025.

_____
Village President

ATTEST:

_____
Village Clerk

INTERGOVERNMENTAL AGREEMENT RELATING TO THE O'HARE NOISE COMPATIBILITY COMMISSION

This agreement, effective January 1, 2026, succeeds the previous agreement that was approved by the Chicago City Council and which went into effect on January 1, 2021, which expires under its own terms on December 31, 2025. It is entered into by the City of Chicago, a municipality and home rule unit of government under the Illinois Constitution of 1970, by and through the Chicago Department of Aviation, and the undersigned Members, organized under the laws of the State of Illinois. In consideration of the mutual agreements contained in this Agreement, the City of Chicago and each Member agree as follows below.

Section 1. Establishment of O'Hare Commission; Purposes.

The O'Hare Noise Compatibility Commission ("O'Hare Commission") is hereby established pursuant to Section 10 of Article VII of the Illinois Constitution of 1970 and the Intergovernmental Cooperation Act. The purposes of the O'Hare Commission are to: (a) determine certain Noise Compatibility Projects and Noise Compatibility Programs to be implemented in the O'Hare Commission Area; (b) oversee an effective and impartial noise monitoring system; (c) advise the City of Chicago concerning O'Hare-related noise issues; and (d) provide a forum for direct citizen engagement.

Section 2. Definitions.

Whenever used in this Agreement, the following terms shall have the following meanings listed below.

"Advisory Member" means an authorized representative of a non-governmental entity or group located in the O'Hare Commission Area who shall serve as a special advisory Member of the O'Hare Commission as provided in Section 3.D. of this Agreement, but who shall have no voting powers on the O'Hare Commission and shall not be parties to the Agreement.

"*Alternate*" means a Designee's substitute.

"*Chicago TRACON Boundary*" means the area depicted in Appendix B.

"City" means the City of Chicago. The Commissioner of Aviation or his or her Alternate (or any successor thereto) shall have the sole authority to undertake the City of Chicago's obligations and responsibilities under this Agreement, and the City shall act by and through the Commissioner of Aviation or his or her Alternate (or any successor thereto) for purposes of this Agreement, except as otherwise set forth in this Agreement.

"*Designee*" means a Member's chief elected officer for a municipality other than the City, the Commissioner of Aviation for the City, chief elected officer for a county, or the superintendent or chief executive for a school district.

"FAA" means the Federal Aviation Administration or any successor agency.

"Member" means, at any time, each city, village, public school district, or county located in the O'Hare Commission Area that has executed a counterpart of this Agreement on the basis set forth in this Agreement, other than the City. In addition, "Member" shall include Wards 36, 38, 39, 40, 41, and 45 of the City of Chicago ("Chicago Ward Members") as set forth in Section 3.B.(iii) of this Agreement, who shall be eligible to participate as individual Members on the O'Hare Commission upon approval and execution of this Agreement by the City.

"Noise Compatibility Programs" means programs, including but not limited to the Residential Sound Insulation Program and the School Sound Insulation Program, which address aircraft noise concerns in the O'Hare Commission Area as determined by the O'Hare Commission in cooperation with the City.

"Noise Compatibility Projects" means the noise compatibility projects (including administrative costs) in the O'Hare Commission Area which are eligible for funding based on FAA regulations and grant assurances, which have been identified as eligible for participation in Noise Compatibility Programs as determined by the O'Hare Commission in cooperation with the City based on criteria adopted by the O'Hare Commission, and for which there is available funding. Noise Compatibility Projects include, but are not limited to, the sound insulation of homes and schools and/or providing the funding for such sound insulation to be implemented. Participation in a Noise Compatibility Program or receipt of a Noise Compatibility Project shall be voluntary on the part of the relevant property owner.

"O'Hare" means Chicago O'Hare International Airport.

"O'Hare Commission Area" means the Illinois area within the Chicago TRACON Boundary with an interest in O'Hare-related aircraft noise issues, which area includes, but is not limited to, the following municipalities, counties (which shall represent their respective residents in unincorporated areas), and public school districts: (i) the City of Chicago, Addison, Arlington Heights, Bartlett, Bensenville, Bloomingdale, Des Plaines, Elmhurst, Elmwood Park, Franklin Park, Glenview, Hanover Park, Harwood Heights, Hoffman Estates, Itasca, Lincolnwood, Melrose Park, Mount Prospect, Niles, Norridge, Northlake, Palatine, Park Ridge, River Forest, River Grove, Rolling Meadows, Rosemont, Schaumburg, Schiller Park, South Barrington, St. Charles, Stone Park, and Wood Dale; (ii) Cook County and DuPage County; and (iii) School Districts 2, 7, 59, 63, 64, 80, 81, 84, 84.5, 85.5, 86, 87, 88, 89, 100, 214, 234, and 401. Municipalities, counties, and public school districts may be added to or removed from the O'Hare Commission Area pursuant to the terms of this Agreement.

"Part 150 Plan" means a noise abatement and land use compatibility plan developed pursuant to 14 C.F.R. Part 150, or any successor provision.

"Residential Sound Insulation Program" means the program determined by the O'Hare Commission in cooperation with the City to provide sound insulation to homes in the O'Hare Commission Area that are affected by O'Hare-related aircraft noise, and that are eligible for sound

insulation pursuant to FAA guidelines and regulations and eligibility criteria established by the O'Hare Commission in cooperation with the City, and for which there is available funding.

"School Sound Insulation Program" means the program determined by the O'Hare Commission in cooperation with the City to provide sound insulation to schools in the O'Hare Commission Area that are affected by O'Hare-related aircraft noise, and that are eligible for sound insulation pursuant to FAA guidelines and regulations and eligibility criteria established by the O'Hare Commission in cooperation with the City, and for which there is available funding.

"*TRACON*" means an FAA Terminal Radar Approach Control facility.

Section 3. Composition and Organization.

A. In order for a person to participate as a Designee, the city, village, public school district, or county represented by such person must have approved and executed a counterpart of this Agreement by December 31, 2025, or pursuant to Section 7.G. of this Agreement, except that the Chicago Ward Members shall be eligible to participate as individual Members of the O'Hare Commission upon approval and execution of this Agreement by the City.

B. The O'Hare Commission shall consist of: (i) the chief elected officer as Designee or other Alternate of each of the municipalities and counties in the O'Hare Commission Area, except that the Commissioner of Aviation, or his or her Alternate, shall represent the City in an *ex officio* capacity; (ii) the superintendent, or chief executive as Designee or other Alternate of each public school district serving any portion of the O'Hare Commission Area; and (iii) Chicago Ward Designees, who shall be appointed by the Mayor of the City of Chicago. An individual may serve as a Designee or an Alternate for only one Member, except that Chicago Ward Designees shall not have an Alternate.

C. The O'Hare Commission Area includes municipalities, counties, Chicago wards, and public school districts with an interest in O'Hare-related noise issues, and a principal purpose of this Agreement is to provide a forum for those municipalities, counties, Chicago wards, and public school districts within the O'Hare Commission area to work together with the City on a cooperative basis in addressing these issues.

D. The Chair, with majority approval of the Executive Committee, as defined in the O'Hare Commission bylaws, may appoint non-governmental entities or groups to serve as special Advisory Members of the O'Hare Commission. Advisory Members may participate fully in the deliberations of the O'Hare Commission, but shall have no voting powers and shall not be parties to this Agreement.

E. The O'Hare Commission shall elect annually from its Designees or Alternates a Chair, Vice Chair, Treasurer, and any other officers that it deems necessary pursuant to the O'Hare Commission bylaws. The O'Hare Commission shall appoint, retain, and employ an Executive Director and such other staff, professional advisors, and consultants as may be needed to carry out its powers and duties. The appointment of the Executive Director must be approved by a simple majority of the Members of the O'Hare Commission.

F. Unless otherwise specified in the bylaws, a majority of the Members of the O'Hare Commission in good standing shall constitute a quorum for the transaction of business. Except as provided for in Section 7.H., a concurrence of a simple majority of the quorum shall be necessary for the approval of any action by the O'Hare Commission. The O'Hare Commission shall establish a schedule of regular meetings in accordance with its bylaws ("Regular Meetings"), and special meetings may be called by the City or any five Members of the O'Hare Commission upon at least seven days' written notice to the City, each Member, and each Advisory Member.

Section 4. O'Hare Commission Powers and Duties.

A. The O'Hare Commission shall have the following duties and powers listed below.

(1) The O'Hare Commission shall determine certain Noise Compatibility Programs and Noise Compatibility Projects to be implemented in the O'Hare Commission Area in cooperation with the City as set forth in Appendix A, and shall establish criteria for participation in such Noise Compatibility Programs and for determining the priorities for providing such Noise Compatibility Projects.

(2) The O'Hare Commission may make recommendations to the City regarding noise reduction programs at O'Hare including, but not limited to, the use of new technologies and flight patterns, preferential runway usage, the implementation of sound insulation programs, the use of ground run-up enclosures, and the implementation of FAA standard noise abatement, takeoff, and high-altitude approach procedures. No such recommendations shall be submitted to the FAA or implemented by the City without the prior approval of the O'Hare Commission. The O'Hare Commission also shall cooperate with the City in seeking agreements with the airlines using O'Hare and the FAA, as appropriate, with respect to aircraft noise mitigation and related matters.

(3) The O'Hare Commission may advise the City concerning any Part 150 Plan concerning O'Hare. The City shall not submit any such plan or any subsequent revision proposed by the City to the FAA without allowing the O'Hare Commission 60 days to review it and submit written recommendations to the City for consideration.

(4) The O'Hare Commission may request and, except as set forth below, the City shall provide full access to all publicly available documents relating to: (i) any O'Hare noise monitoring; (ii) any O'Hare-related Noise Compatibility Project proposed or undertaken in whole or in part by the City; and (iii) any recommendations or submissions to the FAA by the City related to aircraft noise mitigation related to O'Hare. Such requests may not impose an undue burden upon the City or interfere with its operations. In such circumstances, the City shall extend to the O'Hare Commission an opportunity to confer with it in an attempt to reduce the request to manageable proportions.

(5) Neither the O'Hare Commission, nor any of its Members, representatives, agents, employees, consultants, or professional advisors shall use, or assist other persons in using FAA flight data for O'Hare and/or Chicago Midway International Airport ("Data") in legal actions to enforce noise abatement policy or regulations without prior approval of the FAA, and shall not

release such Data without notice to and consultation with the FAA. The O'Hare Commission and its Members, representatives, agents, employees, consultants, or professional advisors shall not release the Data for use by law enforcement agencies or for use in any civil litigation except as otherwise required by law. If the O'Hare Commission or any of its Members, representatives, agents, employees, consultants, or professional advisors are required by law to release such Data, they shall notify the FAA before doing so. This notification must be provided promptly after the O'Hare Commission or any of its Members, representatives, agents, employees, consultants, or professional advisors receives a request or requirement to release the Data, and prior to the release of the Data. The O'Hare Commission and its Members, representatives, agents, employees, consultants, or professional advisors shall not release Data if advised by the FAA that the Data contains any information deemed sensitive at the sole discretion of the FAA, unless required by law to release such Data.

(6) The O'Hare Commission shall adopt an annual expense budget for each fiscal year, which shall be consistent with the City of Chicago fiscal year. The O'Hare Commission's expense budget shall be adopted at least 30 days prior to the commencement of each such fiscal year. The O'Hare Commission's expense budget shall be funded by the City and any grants received pursuant to Section F of Appendix A of this Agreement, following the evaluation and approval by the City of the proposed budget request.

(7) The O'Hare Commission shall have the power to sue and be sued and to take any other action necessary to perform its powers under this Agreement. No funds received by the O'Hare Commission from the City shall be used for legal services or other costs in connection with any action by the O'Hare Commission against the City, its officers or employees, or any airline using O'Hare, except for enforcement of the provisions of this Agreement. The City will indemnify, defend, and hold harmless Members from any and all claims, costs, expenses, including attorney's fees, damages, judgments and court costs arising out of the Member's participation in the O'Hare Commission. Members shall promptly provide to the City copies of any notices which Members may receive of any claims, actions, fines, proceedings or suits as may be given or filed in connection with the Member's participation in the O'Hare Commission.

(8) The O'Hare Commission shall undertake any procurement activities in accordance with this Agreement and pursuant to applicable law.

(9) The O'Hare Commission shall adopt bylaws consistent with the powers enumerated herein.

B. A record of proceedings and documents of the O'Hare Commission shall be maintained, which shall be available for inspection by the City, each Member, each Advisory Member, and the public as permitted by law. The accounts of the O'Hare Commission shall be subject to an annual audit by a qualified independent public accountant.

C. The powers and duties of the O'Hare Commission shall be limited to those expressly set forth in this Agreement.

Section 5. Term of Agreement.

A. This Agreement shall be effective January 1, 2026, and shall terminate on December 31, 2030, unless otherwise terminated with the written consent of the City and two-thirds of the Members. The term of this Agreement may be extended upon the approval of the City and any Member which wishes to extend the term of the Agreement. If any Member defaults in any material respect in the performance of any of its duties or obligations under this Agreement, and such default continues for 30 days after the O'Hare Commission notifies the Member, the O'Hare Commission may terminate the defaulting Member's participation as a party to this Agreement. A material default by a Member shall include, but is not limited to, failure to comply with Section 6.

B. Any Member may withdraw as a Member of the O'Hare Commission at any time by providing 60 days advance written notice of its intent to withdraw to the City and the O'Hare Commission. Each such written notice shall be accompanied by a certified copy of a resolution or other official action of such Member's legislative body authorizing such withdrawal. Following its withdrawal from the O'Hare Commission, the Member shall cease to exercise any of its rights under this Agreement and to be responsible for any subsequent obligation incurred by the O'Hare Commission.

C. The City may terminate this Agreement at any time after January 1, 2026, upon 180 days prior written notice to each Member and each Advisory Member. Following the City's termination of this Agreement, the rights and obligations of each party to this Agreement shall terminate.

Section 6. Attendance Policy

A. Members' Designees or Alternates shall attend the majority of Regular Meetings in a calendar year. If a Members' Designee or Alternate misses three consecutive or the majority of Regular Meetings in a single calendar year, the Member will receive written notification from the Executive Director that it will be temporarily suspended from the O'Hare Commission for a period of one year, which shall begin on the date of the written notification.

B. Temporary suspension will involve the loss of membership and voting privileges for that one-year period from the date of the suspension. During the temporary suspension, suspended Members may attend meetings and participate in discussions as members of the public, but will not count as part of the voting quorum and will not be eligible to vote.

C. At any time during its one-year temporary suspension, a Member may appeal its temporary suspension by submitting a written request to the Executive Director due to a change in circumstances. Reinstatement of the Member shall be governed by the bylaws.

D. No later than 30 days following the end of the temporary suspension period, a Member may submit a written request to the Executive Director to be reinstated. Reinstatement of the Member shall be governed by the bylaws. If the Executive Director does not receive the reinstatement request within 30 days after the end of the suspension period, then this Agreement shall be terminated between the City and the Member.

Section 7. Miscellaneous.

A. All notices hereunder shall be in writing and shall be given as follows:

If to the City, to:

Commissioner of Aviation
Chicago Department of Aviation
10510 W. Zemke Road
Chicago, IL 60666

If to a Member, to the address set forth on the signature page of the counterpart of this Agreement executed by such Member, and, in the case of Chicago Ward Members, to such addresses and telephone numbers as they may provide to the O'Hare Commission. Members may provide an email address for purposes of receiving notices.

All notices shall be effective upon receipt by U.S. mail or email. Any Member may change the address or addresses for notices to be sent to it by giving notice to the O'Hare Commission.

B. No Member may assign its rights or obligations under this Agreement without the prior written consent of the City and the other Members.

C. The City shall not be responsible or liable for damage to property or injury to persons that may arise from, or be incident to, compliance with this Agreement or the implementation of a Noise Compatibility Program or a Noise Compatibility Project by a Member or other municipality or county. A Member shall not be responsible or liable for damage to property or injury to persons that may arise from, or be incident to, compliance with this Agreement or the implementation of a Noise Compatibility Program or a Noise Compatibility Project by the City, another Member, or another municipality or county. The City's financial obligations under this Agreement are limited to legally available airport revenues. Neither the City nor any Member shall be liable for any expenditures, indebtedness, or other financial obligations incurred by the O'Hare Commission unless the City or such Member has affirmatively agreed to incur such expenditure, indebtedness, or financial obligation. No Advisory Member shall be subject to any liabilities or obligations under this Agreement.

D. This Agreement and the bylaws authorized in Section 4.A.(9) constitutes the entire agreement of the parties with regard to the subject matter hereof. This Agreement shall not confer upon any person or entity other than the parties hereto any rights or remedies. Appendix A and Appendix B are incorporated herein and made a part of this Agreement.

E. This Agreement may be executed in one or more counterparts, each of which shall be considered an original instrument, but all of which shall be considered one and the same agreement, and shall become binding when one or more counterparts have been signed by each party. Each counterpart may vary in order to identify the Member, its address for notices, and its execution by an authorized officer. The execution of counterparts of this Agreement by a municipality, public school district, or county located in the O'Hare Commission Area prior to

December 31, 2025, shall not require the consent of the O'Hare Commission, the City, or any Member.

F. This Agreement shall be governed and construed in accordance with Illinois law.

G. Any municipality, public school district, or county located in the O'Hare Commission Area that does not become a Member prior to December 31, 2025, may thereafter become a Member upon: (i) the approval of the City and a majority of the O'Hare Commission as set forth in Section 3.F. of this Agreement; and (ii) execution of a counterpart of this Agreement.

H. The approval of the City and two-thirds of the Members shall be required to amend this Agreement. Notice of any proposed amendment shall be transmitted to each Member and each Advisory Member at least ten days prior to the meeting of the O'Hare Commission at which any proposed amendment is to be first considered. Any amendment shall be effective on all parties hereto when counterparts are executed by the City and two-thirds of the Members.

Executed as of this _____day of _____, 2025.

CITY OF CHICAGO

By:

_____
Commissioner
Chicago Department of Aviation

_____ (Name of Member)

By:

_____
Authorized Officer

Address: _____

_____

_____

_____

APPENDIX A

Implementation of Noise Compatibility Programs and Projects

In connection with the development and implementation of Noise Compatibility Programs and Noise Compatibility Projects in the O'Hare Commission Area, the City and the O'Hare Commission shall have the following duties and responsibilities listed below.

A. The Members of the O'Hare Commission shall direct the further development of the Noise Compatibility Programs for the O'Hare Commission Area. The Members of the O'Hare Commission shall establish criteria for the equitable allocation of Noise Compatibility Projects and approved airport revenues (including by not limited to FAA Airport Improvement Program ("AIP") grants, Passenger Facility Charge ("PFC") funds, and General Airport Revenue Bonds, and/or bonds backed by such funding sources) within the O'Hare Commission Area and the priorities for providing Noise Compatibility Projects, subject in each case to approval by the FAA and in compliance with all applicable FAA regulations and grant assurances, as well as other applicable law, and subject to available funding.

B. The City shall retain all necessary powers to satisfy the assurances made to the FAA in connection with the expenditure of airport revenues, including eligibility for sound insulation and/or sound insulation funding that is paid by airport revenues. The City shall enter into all agreements and assurances and shall take all other actions that may be necessary to provide for the utilization of airport revenues on the basis set forth in this Appendix A. Each Member and municipality and county that receives Noise Compatibility Projects shall enter into all agreements and assurances, including agreements with and assurances to the City, shall execute any necessary certificates, records, and other documents, and shall take all other actions that may be necessary to obtain and maintain FAA approval for the use of the airport revenues as contemplated in this Appendix A. Neither the O'Hare Commission nor any Member shall take or omit to take any action if such action or omission violates restrictions on the use of airport revenues. The City shall not be obligated in any year to pay or utilize any amounts in excess of available airport revenues to carry out the purposes of this Appendix A.

C. The determination of eligibility to participate in a Noise Compatibility Program or receive a Noise Compatibility Project is not to be construed as an admission or determination of negative impact by aircraft noise or of liability for damages or any other injury relating to aircraft noise on the part of the City or the O'Hare Commission.

D. In the event they are determined to be eligible for participation in a Noise Compatibility Program, property owners in the O'Hare Commission Area shall not be required to pay any portion of the cost of any Noise Compatibility Project. Upon approval by the City and with the consent of the property owner, at its option the City may acquire homes that are subject to very high levels of aircraft noise.

E. Noise Compatibility Projects outside the City may be implemented through Members and other municipalities and counties located in the O'Hare Commission Area. A municipality and county may request that the City undertake a Noise Compatibility Project within

its corporate boundaries. Noise Compatibility Projects within the boundaries of the City shall be implemented by the City. The City may enter into agreements in connection with the planning and implementation of proposed Noise Compatibility Projects in the O'Hare Commission Area. All procurement activities related to Noise Compatibility Projects shall be undertaken in accordance with applicable law.

F. The City shall provide administrative support and professional and technical assistance to the O'Hare Commission, each Member, and all other municipalities and counties located in the O'Hare Commission Area in connection with the operations of the O'Hare Commission and the planning and implementation of Noise Compatibility Projects.

G. The O'Hare Commission may receive grants from any source to be used for the purpose of discharging its duties and obligations in accordance with the provisions of this Appendix A, and also may make grants for such purposes. The O'Hare Commission may expend any such grants for purposes consistent with this Appendix A. The City and the O'Hare Commission shall each use its best efforts (including serving as the sponsor or applicant for federal grants) to obtain the maximum amount of federal funds in connection with any Noise Compatibility Projects, so as to maximize the availability and impact of the City's financial contribution to Noise Compatibility Projects in the O'Hare Commission Area.

H. The City shall install, operate, and maintain a permanent noise monitoring system ("System") at and around O'Hare. The purposes of the System include validation of the FAA-approved noise contour for O'Hare, assisting in determining the eligibility and priority of proposed Noise Compatibility Projects for schools, enhancing public understanding of aircraft noise issues, and monitoring trends in aircraft noise.

(1) The City may retain a third-party vendor ("System Operator") selected by the City with the input of the O'Hare Commission to operate and maintain the System pursuant to an agreement between the City and the System Operator.

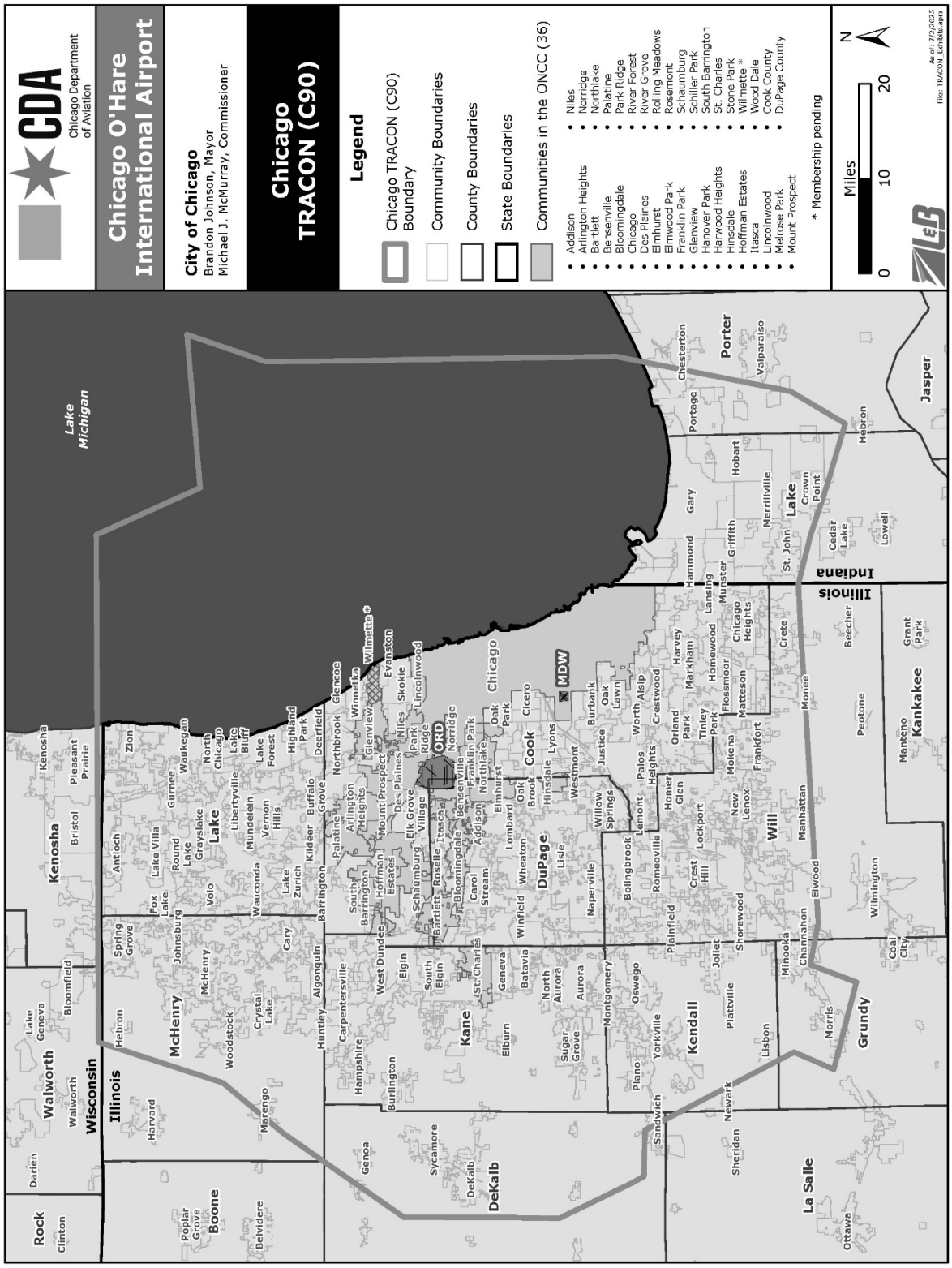
(2) At the request of the O'Hare Commission, the City may also retain and pay the cost of another third-party vendor ("System Expert") to provide independent management oversight of the System. The System Expert shall be mutually selected by the City and the O'Hare Commission. The System Expert will be responsible for independently verifying data and system operation through the review of all inputs and operational aspects of the System. All reports prepared by the System Expert shall be provided directly to the City and the O'Hare Commission. The activities and duties of the System Expert shall be consistent in all respects with the applicable requirements of the FAA. If the O'Hare Commission requests the City to retain and pay for such a System Expert, the amount that the City is obligated to pay the System Expert shall not exceed $200,000 per year, adjusted annually in accordance with the Consumer Price Index for All Urban Consumers ("CPI-U") for the Chicago-Naperville-Elgin area.

(3) The System shall include a minimum of 36 monitoring sites in the O'Hare Commission Area, plus such number of additional permanent monitoring sites as may be agreed upon by the City and the O'Hare Commission.

(4) The data collected by the System shall be made available by the City to the O'Hare Commission and any Member that requests such data. The City shall provide reports to the O'Hare Commission and any Member based on the data collected by the System.

(5) Neither the O'Hare Commission, nor any of its Members, representatives, agents, employees, consultants, or professional advisors shall use, or assist other persons in using, information generated by the System in violation of Section 4.A.(5) of this Agreement.

APPENDIX B


CDA
Chicago Department of Aviation
Chicago O'Hare International Airport
City of Chicago
Brandon Johnson, Mayor
Michael J. McMurray, Commissioner
Chicago TRACON (C90)
Legend
Chicago TRACON (C90) Boundary
Community Boundaries
County Boundaries
State Boundaries
Communities in the ONCC (36)
Addison
Arlington Heights
Bartlett
Bensenville
Bloomingdale
Chicago
Des Plaines
Elmhurst
Elmwood Park
Franklin Park
Glenview
Hanover Park
Harwood Heights
Hinsdale
Hoffman Estates
Itasca
Lincolnwood
Melrose Park
Mount Prospect
Niles
Norridge
Northlake
Palatine
Park Ridge
River Forest
River Grove
Rolling Meadows
Rosemont
Schaumburg
Schiller Park
South Barrington
St. Charles
Stone Park
Wilmette *
Wood Dale
Cook County
DuPage County
* Membership pending
Miles
0
10
20
N
Lake Michigan
Wisconsin
Illinois
Indiana
Rock
Walworth
McHenry
Lake
Kenosha
Boone
DeKalb
Kane
DuPage
Cook
Will
Kendall
Grundy
La Salle
Lake
Porter
Jasper
Newton
ORD
MDW
Chicago

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Ordinance No. 25-_____An Ordinance Authorizing the Levy and Collection of Taxes for the Corporate and Municipal Purposes of the Village of Schaumburg for the Fiscal Year Beginning May 1, 2025, and Ending April 30, 2026 [first reading - motion to waive first reading].
12/09/25
Village Board

Presenter: Lisa Petersen
Lead Department: Finance

Executive Summary:

The 2025 property tax levy is proposed to remain flat at $19,479,582. Nearly 90% of the levy is now required for pension contributions, leaving only about $2.0 million to support Police and Fire operations. This represents a $883,087 (5.3%) increase in pension contributions from last year.

The recommended allocation is as follows:

- Police Pension: $9,174,445
- Firefighters' Pension: $8,293,853
- Public Safety Operations: $2,011,284

For the average Schaumburg home valued at $400,000, the Village's portion of the property tax bill is estimated to decrease from $516.37 to $437.54. This estimate is based on preliminary equalized assessed valuation (EAV) data available at the time of writing. Since the Village levies a flat dollar amount rather than a tax rate, the actual rate fluctuates depending on changes in the overall tax base. If EAV increases, the levy is spread across more value, which lowers the effective rate and helps keep the Village's share of the homeowner tax bill relatively stable.

At the current expense increase trend, the property tax levy is projected to be fully committed to pension costs by 2028, leaving no portion available to support Police and Fire operating budgets. This requires the Village to rely on other revenue sources to support core public safety services. In addition, potential revisions to Tier 2 pensions currently being debated in Springfield could substantially increase Annual Required Contributions (ARCs). If enacted, these changes would raise the Village's pension obligations further, without any offsetting financial assistance from the State, placing the full burden on local revenues.

Recommended Action:

The Village Manager recommends the FLAGG Committee recommend the Village Board establish the levy amount at $19,479,582, set the tentative levy on November 11, 2025, and waive first reading and adopt the 2025 Tax Levy ordinance on December 9, 2025.

ATTACHMENTS:

- Property Tax Levy Memo-2025 LPedits.pdf
- 2025 Ordinance-Property Tax Levy.pdf
- Property Tax Ordinance Worksheet 2025.pdf

VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

Date: October 10, 2025

To: Brian Townsend, Village Manager

From: Lisa Petersen, Director of Finance

Subject: 2025 Property Tax Levy

For: FLAGG

Introduction

The purpose of this memorandum is to present the proposed 2025 property tax levy ordinance. For 2025, the property tax levy is proposed to remain flat.

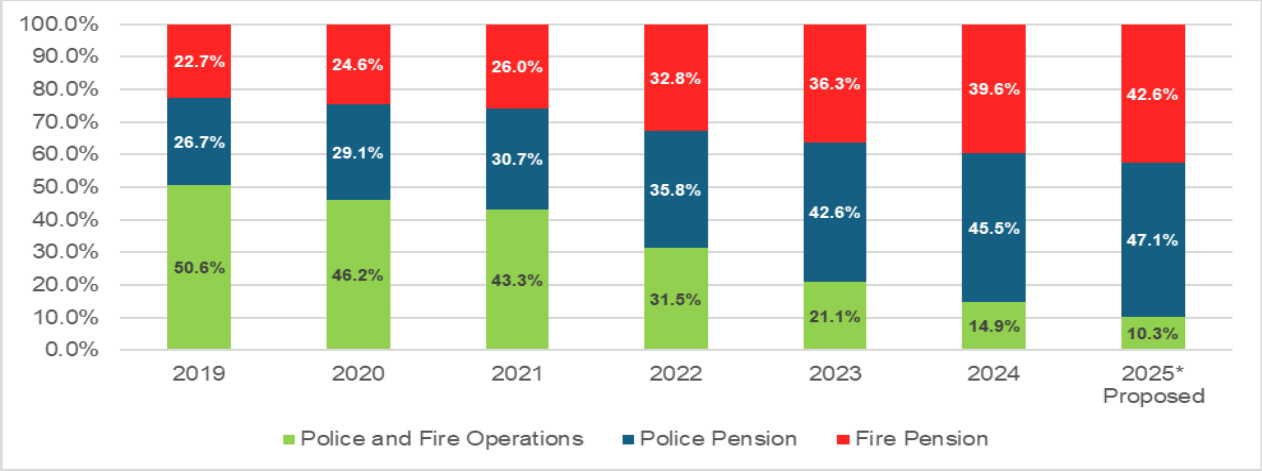
Discussion

Since 2009, the Village has levied a property tax to support resident and business services. At that time, vehicle stickers were eliminated, the Village assumed the cost of residential refuse collection that is now $5.4 million annually, and bonds were issued for street improvements. In 2019, the levy was reduced by 5% when the only property tax supported bond was retired, and it has remained flat at $19.5M since. Today, the levy is used to fund the Annual Required Contributions (ARC) of the Police and Firefighters' pension funds and helps offset public safety operational costs. The ARC is the amount the Village must pay each year into the Police and Firefighters' pension funds to keep them on track for long-term funding and in compliance with State law. These costs have been rising steadily, and they now make up the largest share of the Village's property tax levy.

The ARCs are calculated by the actuary of the statewide consolidated pension investment funds and are $9,174,445 for the Police pension fund and $8,293,853 for the Firefighters' pension fund. This results in total property tax-supported pension contributions of $17,468,298, which represents a $883,087 increase, or 5.3%, from last year's total contribution of $16,585,211.

In prior years, the Village used excess reserves to offset rising ARCs and to maintain property tax revenue available for Police and Fire operations. A three-year cumulative total of $12.1 million was redirected to pensions to keep the property tax levy flat. A portion of the property tax levy has historically been allocated to the General Fund to support the operating budgets of the Police and Fire departments. In recent years, rising pension obligations have steadily reduced this share, requiring other revenues to sustain operations while maintaining a flat levy. For the 2025 levy, $2.0 million, or about 10.3% of the total, will remain available to support public safety operations. The balance of the levy, nearly 90%, will be dedicated to the ARCs for the pension funds.

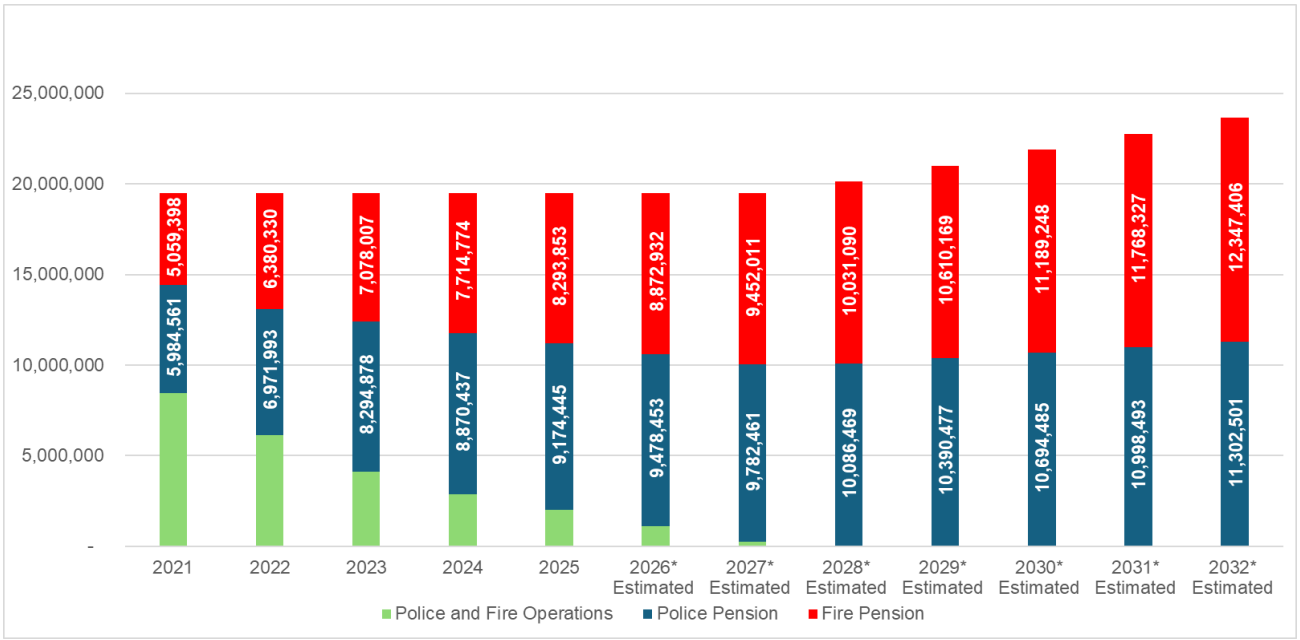
The chart below illustrates property tax allocations since 2019:



Future Considerations

Current projections predict that by 2028 the levy is expected to be fully committed to covering pension costs, leaving nothing for operations. These projections do not include the potential impact if Tier 2 pension revisions proposed in Senate Bill 1937 are enacted. Lawmakers are considering a bill, which proposes lowering retirement ages, increasing COLAs, adjusting how average salary is calculated, and raising pensionable salary caps. If enacted, these changes would bring Tier 2 benefits closer to Tier 1 and would significantly increase costs for local governments. For Schaumburg, this would mean higher ARCs for Police and Firefighter pensions, and with no financial assistance being proposed by the state the full cost would fall on the Village. While pension reform was debated earlier this year, lawmakers delayed action in the spring session amid concerns about federal compliance requirements, and no changes have yet been passed.

The chart below shows the predicted allocations of the tax levy and pension funding needs.



Understanding the Funding Component

Each year, the Consolidated Police and Fire Pension Investment Funds establish the actuarial assumptions that drive the ARC calculations. This includes the components such as expected investment returns, payroll growth, and demographic factors. These assumptions determine the Normal Cost (the current year's benefit accruals) and the Unfunded Actuarial Accrued Liability (UAAL) payments needed to reduce the gap between assets and liabilities. Together, these factors form the statutory contribution amount the Village is required to levy.

Component	Fire 2024	Fire 2025	Dollar Difference	Percent Difference
Normal Cost	3,245,472	3,324,339	78,867	2.4%
UAAL Amortization	5,721,521	6,342,959	621,438	10.9%
Less: Member Contributions	(1,252,219)	(1,373,445)	(121,226)	9.7%
Statutory ARC	**$ 7,714,774**	**$ 8,293,853**	**$ 579,079**	**7.5%**

Component	Police 2024	Police 2025	Dollar Difference	Percent Difference
Normal Cost	3,178,515	3,136,554	(41,961)	-1.3%
UAAL Amortization	6,804,526	7,405,498	600,972	8.8%
Less: Member Contributions	(1,311,307)	(1,367,607)	(56,300)	4.3%
Statutory ARC	**$ 8,870,437**	**$ 9,174,445**	**$ 304,008**	**3.4%**

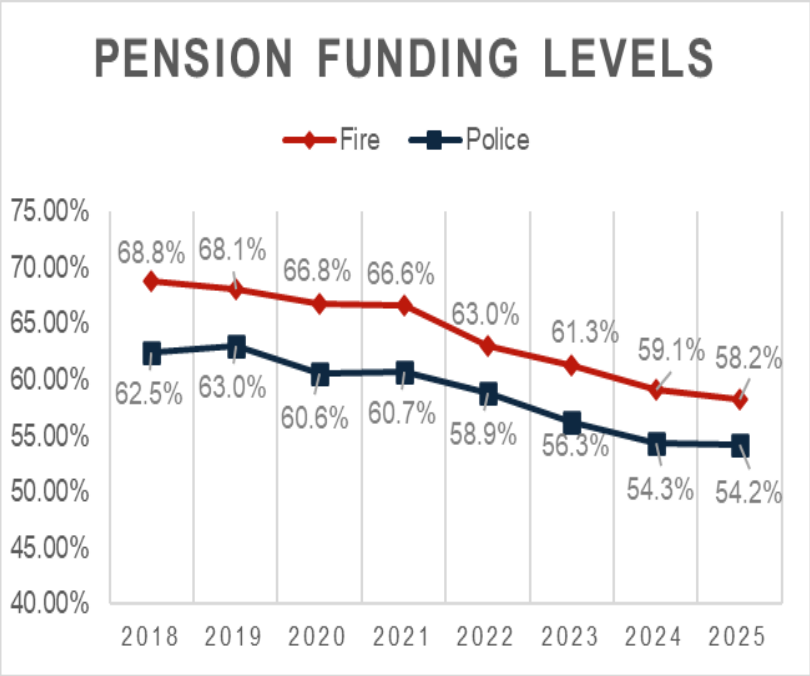
Normal Cost is the current year's cost for benefits earned by active employees that have not yet been funded. This amount changes gradually from year to year, reflecting payroll growth, demographic shifts, and normal plan expenses. By itself, the increase in Normal Cost from 2024 to 2025 was relatively modest.

The Unfunded Actuarial Accrued Liability (UAAL) represents the gap between pension benefits already earned by employees and the assets available to pay for them. While the UAAL results from past funding levels, investment returns, and demographic experience, the size of the annual ARC is heavily influenced by state law. Under current statute, municipalities must fund to a 90% level by 2040, which accelerates the schedule for paying down the UAAL as we get closer to 2040.

Member Contributions: Employees contribute to their own pensions. Police Officers contribute 9.91% and Firefighters contribute 9.455% of their base salary.

Pension Investment Consolidation

The chart to the right depicts each pension fund's funding levels since 2018. Despite making the ARC, plus an additional $250,000 contribution into each fund, both pension funds saw their funded percentages decline in 2025. The decrease was not the result of plan or assumption changes but rather experience losses, such as increases in the number of active participants and retirees, increased administration expenses related to the consolidated pension investment funds and accounting firm, and while investment results were higher than assumed, these results are smoothed over a 5-year period. As a result, the percent funded levels based on the Actuarial Value of Assets declined from 59.1% to 58.2% for Fire, and from 54.3% to 54.2% for Police



Impact on Rate

The following calculation is estimated based on the most recent information provided by Cook County. Official 2024 Equalized Assessed Valuations (EAV) are just now being published indicating 27% to 47% increases in EAV due to the triennial assessment. For estimation purposes, a 20% increase in the EAV was assumed. Since the Village levies a flat dollar amount the effect is a lower tax rate as the total levy is spread across more value. Additionally, staff recommends increasing the loss factor from 2% to 3%. Research shows that annual tax collections are 98% to 99% collected, however, prior year appeals and refunds account for an additional 1% of lost revenue. Below are results of the analysis:

Schaumburg Rate	2024 Estimated	2025 Estimated	% Chg
Equalized Assessed Valuation	4,257,711,655	5,109,253,986	20.00%
VoS Property Tax Levy	19,479,582	19,479,582	0.0%
Loss Factor	389,592	584,387	50.0%
Total Levy applied to VoS Assessed Value	19,869,174	20,063,969	1.0%
Resulting Tax Rate (Levy / EAV)	**0.467%**	**0.393%**	-15.8%

Impact on Homeowners

For a median Schaumburg home valued at $400,000, the Village's share of the property tax bill will be reduced. Cook County assesses homes at 10% of market value, or $40,000 in this example, and then applies the state equalizer, which increased from 3.0163 to 3.0355. While the taxable value grows the

Village's tax rate decreases from 0.467% to 0.393%. As a result, the Village's portion of the average tax bill decreases from $516.37 to $437.54, a reduction of $78.83.

Average amount of tax bill paid to Schaumburg	2024	2025	Change
Median Home Value	$ 400,000	$ 400,000	
Assessment level	10%	10%	
Assessed Value	40,000	40,000	
State Equalizer	3.0163	3.0355	
Assessed Value	120,652	121,420	
Homeowner Exemption	(10,000)	(10,000)	
Adjusted EAV	110,652	111,420	
VOS Tax rate	0.467%	0.393%	
Tax tax bill paid to VOS	**$ 516.37**	**$ 437.54**	$ (78.83)

Conclusion

Absent meaningful state action, Schaumburg will continue to face growing financial pressure from Police and Fire pension obligations. Under current law, the property tax levy is projected to be entirely consumed by pension costs in the next few years, leaving no property tax revenue to support public safety operations. If Tier 2 pension revisions are enacted, the Village will need to consider alternative revenue sources or other long-term strategies to ensure both pension funding compliance and sustainable support for core services.

Timetable

Since the Village's proposed 2025 property tax levy is not increasing compared to the prior year, a Truth-in-Taxation hearing is not required. In Cook County, levy ordinances must be filed with the County Clerk by the last Tuesday in December; however, staff anticipates filing after the December 9 Village Board meeting. The timetable for the 2025 property tax levy is as follows:

- Monday, October 20: FLAGG Committee meeting – proposed tax levy reviewed and recommended
- Tuesday, November 11: Village Board meeting – tentative levy set by the Board (minimum 20 days before adoption)
- Tuesday, December 9: Village Board meeting – waiver of first reading, second reading, and adoption of the tax levy ordinance
- Tuesday, December 30: Final deadline for filing levy ordinances with the Cook County Clerk

Recommendation

Staff recommends the FLAGG Committee recommends that the Village Board establish the levy amount at $19,479,582, set the tentative levy on November 11, 2025, and adopt the tax levy ordinance on December 9, 2025.

ORDINANCE NO. 25 -

AN ORDINANCE AUTHORIZING THE LEVY AND COLLECTION OF TAXES FOR THE CORPORATE AND MUNICIPAL PURPOSES OF THE VILLAGE OF SCHAUMBURG FOR THE FISCAL YEAR BEGINNING MAY 1, 2025, AND ENDING APRIL 30, 2026.

ADOPTED:

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

ORDINANCE NO. 25-

AN ORDINANCE AUTHORIZING THE LEVY AND COLLECTION OF TAXES FOR THE CORPORATE AND MUNICIPAL PURPOSES OF THE VILLAGE OF SCHAUMBURG FOR THE FISCAL YEAR BEGINNING MAY 1, 2025, AND ENDING APRIL 30, 2026.

WHEREAS, it has been determined by the corporate authorities that a property tax levy is necessary for tax levy year 2025 to fund services and expenditures planned for the fiscal year beginning May 1, 2025 and ending April 30, 2026 and

WHEREAS, the proposed levy of the Village represents a levy that is the same as the levy in 2024, thus, the Truth in Taxation Act hearing and publication do not apply.

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

SECTION ONE: The prior recitals are incorporated as findings of the President and Board of Trustees.

SECTION TWO: That the sum of nineteen million, four hundred seventy nine thousand, five hundred eighty two dollars ($19,479,582), the same being the total amount to be levied from the approved budget heretofore made for the corporate and municipal purposes for the fiscal year beginning May 1, 2025 and ending April 30, 2026, be and the same is hereby levied on all taxable property within the Village of Schaumburg according to the valuation of said property as is, or shall be assessed, or equalized by the State, for the current year 2025. The fiscal year 2025/26 budget was approved in accordance with Sections 5/8-2-9.1 to 5/8-2-9.10 of the Illinois Compiled Statutes (the Municipal Budget Act) by the President and Board of Trustees of the Village of Schaumburg on April 23, 2025. The various objects and purposes for which said budgets were heretofore made, and the specific amount hereby levied for each object and purpose, can be found in Exhibit A attached to this ordinance. A summary of the fund budgets and levy amounts is provided below:

Summary

	Original Budget	Levy Amount
General Fund	$127,681,826	$2,011,284
Refuse Disposal Fund	-	-
Debt Service Funds	-	-
Police Pension Fund	$14,384,600	$9,174,445
Firefighters' Pension Fund	$13,531,500	$8,293,853
	$155,597,926	**$19,479,582**

SECTION THREE: That this levy ordinance is adopted pursuant to the Illinois Municipal Code providing however, that any tax rate limitation or any other substantive limitations as to tax levies in the Illinois Municipal Code in conflict with this ordinance shall not be applicable as the Village of Schaumburg, Illinois is a “Home Rule” municipality having a population in excess of 25,000, and elects to exercise all powers granted pursuant to Section 6, Article VII of the Constitution of the State of Illinois.

SECTION FOUR: The Cook and DuPage County Clerks are to add three percent (3.0%) to the levy for the allowance for loss and costs.

ORDINANCE NO. 25-

AN ORDINANCE AUTHORIZING THE LEVY AND COLLECTION OF TAXES FOR THE CORPORATE AND MUNICIPAL PURPOSES OF THE VILLAGE OF SCHAUMBURG FOR THE FISCAL YEAR BEGINNING MAY 1, 2025, AND ENDING APRIL 30, 2026.

SECTION FIVE: That this levy ordinance is adopted in full compliance with Public Act 82-102 known as the Truth-In-Taxation Act and amended by Public Act 86-957.

SECTION SIX: That the Village Clerk of Schaumburg, Illinois, is ordered and directed to file a certified copy of this ordinance with the County Clerks of Cook and DuPage Counties on or before the time required by law.

SECTION SEVEN: All ordinances or parts of ordinances in conflict with these provisions are repealed.

SECTION EIGHT: This ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner prescribed by law.

AYES:

NAYS:

ABSENT:

PASSED AND APPROVED this _____ day of _____ , 2025.

_____
Village President

ATTEST:

_____
Village Clerk

EXHIBIT A 2025 Tax Levy Detail	Original Budget 2026	Levy Allocation
101 - General Fund		
President and Board	392,410	
1005 - Mayor's Office		
Salaries and Wages	234,978	
Insurances	17,576	
Taxes	17,481	
Pensions	7,277	
Other Payroll	-	
Supplies	14,034	
Services and Charges	71,568	
Capital Outlay	-	
1005 - Mayor's Office Total	**362,914**	
1010 - Clerk's Office		
Salaries and Wages	17,579	
Taxes	1,345	
Supplies	525	
Services and Charges	10,047	
1010 - Clerk's Office Total	**29,496**	
Boards and Commissions	369,650	
1505 - Plan Commission		
Salaries and Wages	8,500	
Taxes	650	
Services and Charges	1,540	
1505 - Plan Commission Total	**10,690**	
1510 - Zoning Board		
Salaries and Wages	12,500	
Taxes	956	
Services and Charges	8,750	
1510 - Zoning Board Total	**22,206**	
1515 - Blood Program Committee		
Salaries and Wages	3,750	
Taxes	287	
Supplies	735	
1515 - Blood Program Committee Total	**4,772**	
1520 - Fire & Police Commission		
Salaries and Wages	44,260	
Taxes	3,364	
Pensions	-	
Supplies	100	
Services and Charges	202,175	
1520 - Fire & Police Commission Total	**249,899**	
1525 - Board of Health		
Salaries and Wages	3,000	
Taxes	230	
1525 - Board of Health Total	3,230	
1530 - FCC Advisory Committee		
Taxes	-	

EXHIBIT A 2025 Tax Levy Detail	Original Budget 2026	Levy Allocation
1530 - FCC Advisory Committee Total	-	
1540 - Environmental Committee		
Salaries and Wages	4,500	
Taxes	344	
Supplies	400	
1540 - Environmental Committee Total	5,244	
1545 - Business Devel Commission		
Supplies	15,300	
1545 - Business Devel Commission Total	15,300	
1550 - Olde Schaumburg Commission		
Taxes	-	
1550 - Olde Schaumburg Commission Total	-	
1555 - Electrical Commission		
Salaries and Wages	3,000	
Taxes	230	
1555 - Electrical Commission Total	3,230	
1565 - Teen Center Advisory Board		
Taxes	-	
1565 - Teen Center Advisory Board Total	-	
1570 - Committee on Aging		
Salaries and Wages	5,500	
Taxes	421	
Supplies	2,950	
1570 - Committee on Aging Total	8,871	
1575 - Bikeways Advisory Committee		
Salaries and Wages	3,500	
Taxes	268	
Services and Charges	85	
1575 - Bikeways Advisory Committee Total	3,853	
1585 - Peer Jury		
Salaries and Wages	2,000	
Taxes	153	
Supplies	450	
Services and Charges	-	
1585 - Peer Jury Total	2,603	
1591 - Cultural Commission		
Salaries and Wages	6,000	
Taxes	459	
Supplies	-	
1591 - Cultural Commission Total	6,459	
1592 - Sister Cities Commission		
Salaries and Wages	4,250	
Taxes	326	
Supplies	5,550	
Services and Charges	560	
1592 - Sister Cities Commission Total	10,686	
1593 - Septemberfest Committee		
Salaries and Wages	21,000	

EXHIBIT A 2025 Tax Levy Detail	Original Budget 2026	Levy Allocation
Taxes	1,607	
1593 - Septemberfest Committee Total	22,607	
1594 - 1% For Art Committee		
Taxes	-	
1594 - 1% For Art Committee Total	-	
General Government	2,319,282	
3005 - Management		
Salaries and Wages	1,051,012	
Insurances	122,337	
Taxes	57,803	
Pensions	85,488	
Other Payroll	24,228	
Supplies	4,920	
Services and Charges	455,344	
Miscellaneous	25,000	
3005 - Management Total	1,826,132	
3010 - Legal Services		
Supplies	150	
Services and Charges	493,000	
3010 - Legal Services Total	493,150	
Communications and Outreach	912,986	
3105 - Communications and Outreach		
Salaries and Wages	430,313	
Insurances	52,727	
Taxes	32,183	
Pensions	29,323	
Other Payroll	10,016	
Supplies	133,250	
Services and Charges	225,174	
3105 - Communications and Outreach Total	912,986	
Finance	5,582,156	
3305 - Financial Management		
Salaries and Wages	476,334	
Insurances	62,393	
Taxes	30,570	
Pensions	31,726	
Other Payroll	5,343	
Supplies	3,650	
Services and Charges	86,066	
Miscellaneous	-	
3305 - Financial Management Total	696,082	
3330 - Financial Reporting		
Salaries and Wages	403,440	
Insurances	63,272	
Taxes	30,066	
Pensions	30,652	

EXHIBIT A 2025 Tax Levy Detail	Original Budget 2026	Levy Allocation
Other Payroll	1,271	
Supplies	2,150	
Capital Outlay	-	
Miscellaneous	3,300,000	
3330 - Financial Reporting Total	3,881,208	
3340 - Procurement		
Salaries and Wages	292,450	
Insurances	49,211	
Taxes	22,296	
Pensions	22,719	
Other Payroll	84	
Supplies	6,500	
Capital Outlay	-	
3340 - Procurement Total	411,826	
3350 - Revenue Management		
Salaries and Wages	178,553	
Insurances	41,654	
Taxes	13,598	
Pensions	13,177	
Other Payroll	679	
Supplies	1,425	
Services and Charges	117,010	
Capital Outlay	-	
3350 - Revenue Management Total	366,096	
3355 - Licensing		
Salaries and Wages	145,620	
Insurances	41,654	
Taxes	10,927	
Pensions	10,086	
Other Payroll	84	
Supplies	18,565	
Services and Charges	8	
Capital Outlay	-	
3355 - Licensing Total	226,944	
Information Technology	5,194,877	
3705 - Support Services		
Salaries and Wages	657,080	
Insurances	70,303	
Taxes	42,071	
Pensions	41,930	
Other Payroll	7,628	
Supplies	1,634	
Services and Charges	1,491,091	
Capital Outlay	-	
Debt Service	-	
3705 - Support Services Total	2,311,737	
3710 - Application Acq & Dev		
Salaries and Wages	650,500	

EXHIBIT A 2025 Tax Levy Detail	Original Budget 2026	Levy Allocation
Insurances	87,878	
Taxes	49,768	
Pensions	51,002	
Supplies	-	
Services and Charges	23,618	
Capital Outlay	-	
3710 - Application Acq & Dev Total	862,766	
3715 - Maintenance		
Salaries and Wages	518,682	
Insurances	87,878	
Taxes	39,762	
Pensions	40,026	
Other Payroll	2,520	
Supplies	30,400	
Services and Charges	892,131	
Capital Outlay	-	
3720 - Training Total	-	
3725 - Customer Service Center		
Salaries and Wages	352,831	
Insurances	17,576	
Taxes	26,890	
Pensions	8,812	
Supplies	-	
Services and Charges	2,866	
Capital Outlay	-	
3725 - Customer Service Center Total	408,975	
Human Resources	2,078,784	
3805 - Administration		
Salaries and Wages	392,501	
Insurances	43,939	
Taxes	25,142	
Pensions	26,639	
Other Payroll	6,032	
Supplies	3,400	
Services and Charges	63,703	
Capital Outlay	-	
3805 - Administration Total	561,356	
3810 - Benefits		
Salaries and Wages	123,838	
Insurances	21,969	
Taxes	9,419	
Pensions	9,710	
Other Payroll	420	
Supplies	-	
Services and Charges	3,003	
3810 - Benefits Total	168,359	
3815 - Organizational Development		
Salaries and Wages	236,221	

EXHIBIT A 2025 Tax Levy Detail	Original Budget 2026	Levy Allocation
Insurances	36,030	
Taxes	18,119	
Pensions	18,520	
Other Payroll	630	
Supplies	6,075	
Services and Charges	497,439	
3815 - Organizational Development Total	813,034	
3820 - Risk Management/Safety		
Salaries and Wages	69,467	
Insurances	11,424	
Taxes	5,298	
Pensions	5,446	
Other Payroll	336	
Supplies	-	
Services and Charges	20,628	
3820 - Risk Management/Safety Total	112,599	
3825 - Employee Labor Relations		
Salaries and Wages	48,000	
Insurances	5,273	
Taxes	3,673	
Pensions	3,764	
Other Payroll	-	
Supplies	-	
Services and Charges	85,683	
3825 - Employee Labor Relations Total	146,393	
3830 - Recruitment and Compensation		
Salaries and Wages	131,708	
Insurances	21,969	
Taxes	10,096	
Pensions	10,327	
Other Payroll	210	
Supplies	1,075	
Services and Charges	101,658	
3830 - Recruitment and Compensation Total	277,043	
Cultural Services	3,312,744	
5005 - Operations and Administration		
Salaries and Wages	554,420	
Insurances	80,848	
Taxes	38,619	
Pensions	30,077	
Other Payroll	5,004	
Supplies	28,706	
Services and Charges	515,187	
Capital Outlay	49,741	
5005 - Operations and Administration Total	1,302,602	
5010 - Special Events		
Salaries and Wages	394,710	
Insurances	28,121	

EXHIBIT A 2025 Tax Levy Detail	Original Budget 2026	Levy Allocation
Taxes	14,702	
Pensions	13,955	
Other Payroll	847	
Supplies	38,490	
Services and Charges	500,449	
Capital Outlay	-	
Miscellaneous	-	
5010 - Special Events Total	991,274	
5015 - Prairie Center Programing		
Salaries and Wages	362,650	
Insurances	49,211	
Taxes	28,958	
Pensions	19,296	
Other Payroll	1,778	
Supplies	37,750	
Capital Outlay	-	
Miscellaneous	-	
5015 - Prairie Center Programing Total	1,018,868	
Police	38,458,933	
3405 - Support Services		
Salaries and Wages	1,759,900	
Insurances	459,592	
Taxes	119,987	
Pensions	340,825	
Other Payroll	1,260	
Supplies	227,392	
Services and Charges	2,414,789	
Capital Outlay	428,700	
Miscellaneous	-	
3405 - Support Services Total	5,752,445	
3410 - Patrol Services		
Salaries and Wages	11,489,721	1,005,642
Insurances	1,511,496	
Taxes	165,963	
Pensions	5,895,890	
Other Payroll	35,870	
Supplies	73,236	
Services and Charges	537,993	
3415 - Emergency Service & Security Total	-	
3417 - Traffic Services		
Salaries and Wages	2,053,510	
Insurances	298,784	
Taxes	108,552	
Pensions	1,241,580	
Other Payroll	2,840	
Supplies	16,057	
Services and Charges	294,933	
Capital Outlay	2,650	

EXHIBIT A 2025 Tax Levy Detail	Original Budget 2026	Levy Allocation
Miscellaneous	100	
3417 - Traffic Services Total	4,019,006	
3420 - Investigative Services		
Salaries and Wages	4,901,662	
Insurances	421,813	
Taxes	104,848	
Pensions	1,548,072	
Other Payroll	22,833	
Supplies	29,641	
Services and Charges	192,984	
Capital Outlay	-	
Miscellaneous	-	
3420 - Investigative Services Total	7,221,853	
3425 - Crime Prevention Services		
Salaries and Wages	512,733	
Insurances	17,576	
Taxes	12,701	
Pensions	95,584	
Other Payroll	866	
Supplies	28,430	
Services and Charges	72,734	
Miscellaneous	-	
3430 - Technical Services Total	-	
3450 - Human Services		
Salaries and Wages	539,346	
Insurances	86,642	
Taxes	41,459	
Pensions	42,286	
Other Payroll	2,520	
Supplies	3,734	
Services and Charges	249,449	
Capital Outlay	-	
Miscellaneous	35,000	
3450 - Human Services Total	1,000,436	
Fire	33,262,491	
3605 - Support Services		
Salaries and Wages	819,823	
Insurances	360,531	
Taxes	30,291	
Pensions	116,297	
Other Payroll	4,140	
Supplies	150,194	
Services and Charges	1,098,992	
Capital Outlay	1,000	
3605 - Support Services Total	2,581,268	
3610 - Special Operations		
Salaries and Wages	80,000	
Insurances	-	
Taxes	-	

EXHIBIT A 2025 Tax Levy Detail	Original Budget 2026	Levy Allocation
Pensions	-	
Other Payroll	60,000	
Supplies	41,022	
Services and Charges	41,965	
Capital Outlay	20,599	
3610 - Special Operations Total	243,586	
3615 - Fire Suppression		
Salaries and Wages	10,275,984	1,005,642
Insurances	1,353,316	
Taxes	145,866	
Pensions	5,399,630	
Other Payroll	47,165	
Supplies	105,400	
Services and Charges	2,023,454	
Capital Outlay	246,121	
3615 - Fire Suppression Total	19,596,936	
3620 - Emergency Medical Services		
Salaries and Wages	5,471,130	
Insurances	685,446	
Taxes	83,094	
Pensions	2,246,646	
Other Payroll	20,400	
Supplies	43,148	
Services and Charges	250,873	
Capital Outlay	126,727	
3620 - Emergency Medical Services Total	8,927,463	
3625 - Emergency Management Agency		
Salaries and Wages	121,473	
Insurances	17,576	
Taxes	9,347	
Pensions	9,383	
Other Payroll	965	
Supplies	500	
Services and Charges	53,325	
Capital Outlay	-	
3625 - Emergency Management Agency Total	212,569	
3630 - Community Risk Reduction		
Salaries and Wages	431,375	
Insurances	35,152	
Taxes	29,629	
Pensions	20,980	
Other Payroll	2,040	
Supplies	24,059	
Services and Charges	31,354	
Capital Outlay	-	
3630 - Community Risk Reduction Total	574,589	
3635 - Logistical Support		
Salaries and Wages	94,029	
Insurances	17,576	

EXHIBIT A 2025 Tax Levy Detail	Original Budget 2026	Levy Allocation
Taxes	7,230	
Pensions	7,372	
Other Payroll	840	
Supplies	59,850	
Services and Charges	223,641	
3640 - Public Education Total	-	
3670 - Nursing & Senior Services		
Salaries and Wages	398,622	
Insurances	87,878	
Taxes	30,566	
Pensions	25,521	
Other Payroll	840	
Supplies	21,269	
Services and Charges	125,846	
Capital Outlay	-	
Miscellaneous	25,000	
3670 - Nursing & Senior Services Total	715,542	
Engineering and Public Works	16,432,678	
4005 - Administration		
Salaries and Wages	800,463	
Insurances	112,307	
Taxes	51,464	
Pensions	53,252	
Other Payroll	6,255	
Supplies	13,980	
Services and Charges	571,623	
Capital Outlay	-	
4005 - Administration Total	1,609,344	
4010 - Building Maintenance		
Salaries and Wages	980,296	
Insurances	111,253	
Taxes	72,274	
Pensions	71,973	
Other Payroll	7,748	
Supplies	189,200	
Services and Charges	1,242,597	
Capital Outlay	207,960	
4010 - Building Maintenance Total	2,883,301	
4015 - Engineering Services		
Salaries and Wages	609,305	
Insurances	114,241	
Taxes	46,310	
Pensions	44,622	
Other Payroll	3,570	
Supplies	5,505	
Services and Charges	472,057	
Capital Outlay	-	
4015 - Engineering Services Total	1,295,610	

EXHIBIT A 2025 Tax Levy Detail	Original Budget 2026	Levy Allocation
4020 - Landscape Services		
Salaries and Wages	863,649	
Insurances	144,998	
Taxes	65,580	
Pensions	56,689	
Other Payroll	5,790	
Supplies	353,085	
Services and Charges	1,627,999	
Capital Outlay	63,700	
4020 - Landscape Services Total	3,181,490	
4030 - Street Maintenance		
Salaries and Wages	1,587,671	
Insurances	232,875	
Taxes	79,931	
Pensions	81,149	
Other Payroll	7,590	
Supplies	367,478	
Services and Charges	1,161,267	
Capital Outlay	50,000	
4050 - Storm Sewer Systems Total	-	
4080 - After Hours Customer Service		
Salaries and Wages	241,637	
Insurances	37,435	
Taxes	19,345	
Pensions	15,082	
Other Payroll	1,278	
Supplies	154,605	
Services and Charges	330,010	
Capital Outlay	-	
4080 - After Hours Customer Service Total	799,392	
4090 - Fleet Operations		
Salaries and Wages	866,166	
Insurances	123,029	
Taxes	65,699	
Pensions	61,662	
Other Payroll	10,480	
Supplies	1,403,400	
Services and Charges	445,145	
Capital Outlay	120,000	
Debt Service	-	
4092 - Central Stores Total	-	
Community Development	6,460,948	
4405 - Management and Administration		
Salaries and Wages	617,088	
Insurances	63,272	
Taxes	35,690	
Pensions	35,423	
Other Payroll	5,948	

EXHIBIT A 2025 Tax Levy Detail	Original Budget 2026	Levy Allocation
Supplies	2,813	
Services and Charges	138,611	
Capital Outlay	-	
4405 - Management and Administration Total	898,845	
4415 - Permit Services		
Salaries and Wages	1,390,988	
Insurances	297,548	
Taxes	108,404	
Pensions	109,106	
Other Payroll	3,000	
Supplies	5,350	
Services and Charges	1,313,792	
Capital Outlay	-	
4420 - Economic Development Total	-	
4425 - Inspection Services		
Salaries and Wages	963,362	
Insurances	155,543	
Taxes	74,146	
Pensions	73,010	
Other Payroll	4,800	
Supplies	14,904	
Services and Charges	166,624	
Capital Outlay	-	
4425 - Inspection Services Total	1,452,389	
4460 - Planning		
Salaries and Wages	608,268	
Insurances	131,458	
Taxes	47,646	
Pensions	48,030	
Other Payroll	-	
Supplies	1,800	
Services and Charges	44,324	
4460 - Planning Total	881,526	
Economic Development	1,373,252	
4505 - Administration		
Salaries and Wages	516,272	
Insurances	70,303	
Taxes	37,556	
Pensions	38,982	
Other Payroll	6,788	
Supplies	1,905	
Services and Charges	701,446	
Capital Outlay	-	
Miscellaneous	-	
4505 - Administration Total	1,373,252	
Transportation	724,314	
4705 - Administration		

EXHIBIT A 2025 Tax Levy Detail	Original Budget 2026	Levy Allocation
Salaries and Wages	207,968	
Insurances	34,272	
Taxes	14,529	
Pensions	13,614	
Other Payroll	2,380	
Supplies	666	
Services and Charges	83,309	
Capital Outlay	-	
4705 - Administration Total	356,738	
4710 - Bikeways		
Salaries and Wages	177,093	
Insurances	21,969	
Taxes	11,387	
Pensions	11,671	
Other Payroll	-	
Supplies	2,493	
Services and Charges	4,078	
Capital Outlay	-	
4715 - Airport Total	-	
4720 - Traffic		
Salaries and Wages	53,813	
Insurances	7,909	
Taxes	4,279	
Pensions	3,284	
Other Payroll	2,082	
Supplies	412	
Services and Charges	67,106	
4768 - Sch Woodfield Trolley Total	-	
Debt Projects	-	
9805 - General Projects		
Oper Transfers Out	-	
9805 - General Projects Total	-	
Operating Transfers	10,806,320	
9905 - Outgoing Transfers		
Oper Transfers Out	10,806,320	
9905 - Outgoing Transfers Total	10,806,320	
101 - General Fund Total	**127,681,826**	
Grand Total	**127,681,826**	**2,011,284**
Police Pension Fund	**13,420,700**	
Pensions	13,197,600	8,174,445
Supplies	-	
Services and Charges	223,100	
Grand Total	13,420,700	**9,174,445**

EXHIBIT A 2025 Tax Levy Detail	Original Budget 2026	Levy Allocation
Firefighter's Pension Fund	**12,999,350**	
Pensions	12,728,800	8,293,853
Supplies	1,200	
Services and Charges	269,350	
Grand Total	12,999,350	**8,293,853**
Total levy		**19,479,582**

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Ordinance No. 25-_____An Ordinance Authorizing the Levy and Collection of Taxes for the Fiscal Year Beginning May 1, 2025 and Ending April 30, 2026, in Special Service Area Number Sixteen in the Village of Schaumburg [first reading - motion to waive first reading].
12/09/25
Village Board

Presenter: Alex Thorpe
Lead Department: Finance

Executive Summary:

The Village Board approved the creation of Special Service Area (SSA) 16 on April 22, 2025, for the Remington Basswood – Woodfield Business Center Subdivision. The SSA establishes a dedicated funding source for the restoration and long-term maintenance of the subdivision's detention pond and park located at Remington Road and Basswood Drive. The subdivision's original owners' association, formed in 1979, dissolved in 2012, leaving the property without oversight and the Village to assume maintenance responsibilities. After unsuccessful efforts to re-establish the association and a denied 2018 court petition for a receiver, the Village acquired the property in 2024 through Cook County's "No Cash Bid" program. The Board's establishment of SSA 16 ensures that property owners within the subdivision share the costs of maintaining and improving these common areas going forward.

The SSA 16 ordinance authorizes an annual tax of up to $0.83 per $100 of EAV on taxable property within the district, applied only in years when the Village incurs maintenance or improvement costs. The first-year levy of $135,695 covers one-time capital improvements such as new tree plantings, installation of benches and garbage cans, and rehabilitation of the 2,700-foot walking path, and to recoup funds already expended. Ongoing work includes landscape and turf maintenance, trash collection, and pond and tree care to preserve the subdivision's stormwater and park infrastructure. Future levies are expected to stabilize at lower annual maintenance levels. Because SSA levies are separate from the Village's general property tax levy, they are not subject to the Truth-in-Taxation Act. Staff plans to file the 2025 SSA 16 levy after the December 9 Village Board meeting, in accordance with the statutory December 30 filing deadline.

Recommended Action:

Staff recommends the FLAGG Committee recommend that the Village Board establish the Special Service Area 16 (Woodfield Business Center Open Space) levy amount at $135,695, set the tentative levy on November 11, 2025, and adopt the tax levy ordinance on December 9, 2025.

ATTACHMENTS:
- SSA 16 Levy Memo.docx
- Exhibit A - 501 Remington - Estimated Maintenance Costs.pdf

- Exhibit B - SSA #16.pdf
- SSA 16 EAV Properties Calculation Sheet.pdf
- SSA 16 Levy Ordinance.docx

VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

Date: October 11, 2025

To: Brian Townsend, Village Manager
Lisa Petersen, Director of Finance

From: Alex Thorpe, Assistant Director of Finance

Subject: 2025 Property Tax Levy for Special Service Area 16

For: FLAGG

Introduction

This memorandum provides a summary and background regarding the ordinance that created Special Service Area (SSA) 16 for the Remington Basswood Woodfield Business Center Subdivision. SSA 16 establishes the funding mechanism for the restoration, maintenance, and repair of the subdivision's common detention and park facilities.

Discussion

The Woodfield Business Center subdivision, created in 1979, originally required an owners' association to maintain the detention pond and park at Remington Road and Basswood Drive. That association dissolved in 2012, leaving the property abandoned and the Village to take over maintenance. Efforts to re-establish the association failed, and a 2018 lawsuit seeking a court-appointed receiver was denied in 2020 because property owners held no direct ownership interest. In 2024, the Village acquired the property through Cook County's "no cash bid" program. Following that acquisition, staff recommended forming a Special Service Area so that property owners within the subdivision would bear the costs of restoration and long-term maintenance going forward. The ordinance establishing SSA 16 was adopted April 22, 2025.

The ordinance authorizes the Village to levy an annual tax of up to $0.83 per $100 of equalized assessed value (EAV) on all taxable property within SSA 16. This tax will only be applied in years when the Village incurs expenses for maintenance or improvements to the detention and park facilities. It is important to note that the SSA tax levy is completely separate from the Village's general property tax levy. It applies only to properties within SSA 16 and can only be used for the services identified in the ordinance. Any levy under SSA 16 does not count toward, or affect, the Village's general tax levy.

At the maximum levy rate of $0.83 per $100 of EAV, the tax impact under SSA 16 scales with property value. The figures below represent the estimated maximum annual levy on properties within the SSA based on their EAV:

- $250,000 EAV up to $2,075 annually

- $500,000 EAV up to $4,150 annually
- $1,000,000 EAV up to $8,300 annually
- $2,000,000 EAV up to $16,600 annually

The estimated costs for SSA 16 include a range of tree, hardscape, landscape, walking path, and pond maintenance activities. Tree related work covers ongoing care for the 50 existing trees and the planting of 25 new ones. Hardscape improvements include replacing benches, installing garbage cans, and maintaining the retaining wall. Annual recurring costs consist of landscape maintenance, turf treatments, and trash collection.

Larger cyclical projects involve rehabilitating the 2,700-foot walking path, including engineering and design, as well as managing aquatic invasive species, conducting prescribed burns, and performing regular pond maintenance. These activities ensure that the detention and park areas remain safe, functional, and visually appealing while preserving essential stormwater management infrastructure. A complete itemized schedule of expenses is provided in Exhibit A.

It is recommended that the first-year levy be set at the maximum allowable amount, which would be estimated at $135,695. The first-year request for a maximum levy amount is due to several one-time and infrequent capital expenses scheduled at the start of the SSA, such as tree plantings, installation of benches and garbage cans, and rehabilitation of the walking path. These initial projects address deferred maintenance and bring the facilities up to standard. In addition, staff will recommend that the County apply a 3% loss factor to the requested levy to account for potential non-payment or uncollected taxes.

Looking ahead, staff anticipates levying the maximum allowable amount for SSA 16 during the first two years of the SSA. This approach will allow the Village to fully recover prior General Fund expenditures related to start-up and legal costs, while also funding the initial capital improvements planned for the area. Once these obligations are met, the annual levy will be reduced to a level sufficient to cover ongoing maintenance and operations. Future levies will be structured to remain steady from year to year and maintain a modest fund balance to address unforeseen expenses or cost overruns without requiring significant rate adjustments. A five-year funding forecast outlining this plan is provided in Exhibit B.

Since Special Service Areas are treated separately from the Village's general property tax levy, they are not included in the Village's aggregate levy under the Truth-in-Taxation Act. This means that even if an SSA levy increases by more than 5%, a Truth-in-Taxation hearing is not required, as the SSA functions as a distinct taxing mechanism for a defined area rather than part of the general levy.

Because this is the first year of the levy, an SSA fund has not yet been established. This is common for new SSAs. State law only requires that the levy be imposed for the purpose of providing special services within the SSA. It does not require that a fund or current-year expenses already exist. Once the levy is adopted, staff will create an SSA 16 Fund and add the appropriate expense and revenue lines during the next Village budget amendment process. This will allow levy proceeds to be tracked separately and used to reimburse the General Fund for eligible start-up and legal costs once tax receipts are distributed by Cook County.

In Cook County, levy ordinances must be filed with the County Clerk by the last Tuesday in December; however, staff anticipates filing following the December 9 Village Board meeting. The timetable for the 2025 property tax levy is as follows:

- Monday, October 20: FLAGG Committee meeting – proposed tax levy reviewed and recommended

- Tuesday, November 11: Village Board meeting – tentative levy set by the Board (minimum 20 days before adoption)

- Tuesday, December 9: Village Board meeting – waiver of first reading, second reading, and adoption of the tax levy ordinance

- Tuesday, December 30: Final deadline for filing levy ordinances with the Cook County Clerk

Recommendation
Staff recommends the FLAGG Committee recommend that the Village Board establish the Special Service Area 16 levy amount at $135,695, set the tentative levy on November 11, 2025, and adopt the tax levy ordinance on December 9, 2025.

	Cycle	2023 Costs	2024 Costs	2025 Costs	2026 - Year 1	2027 - Year 2	2028 - Year 3	2029 - Year 4	2030 - Year 5	2031 - Year 6	2032 - Year 7	2033 - Year 8	2034 - Year 9	2035 - Year 10	2036 - Year 11
Tree maintenance for 50 trees	5 years	$ 6,800.00	$ -	$ -	$ 1,360.00	$ 1,400.80	$ 1,442.82	$ 1,486.11	$ 1,530.69	$ 1,576.61	$ 1,623.91	$ 1,672.63	$ 1,722.81	$ 1,774.49	$ 1,827.73
Tree Plantings - 25 @ $350 each	Initial	$ -	$ -	$ -	$ 8,750.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Hardscapes - benches - 14 @ $2,100	20 years	$ -	$ -	$ -	$ 29,400.00	$ 1,470.00	$ 1,514.10	$ 1,559.52	$ 1,606.31	$ 1,654.50	$ 1,704.13	$ 1,755.26	$ 1,807.91	$ 1,862.15	$ 1,918.02
Hardscapes - garbage cans - 0 existing - 6@ $1,280	20 years	$ -	$ -	$ -	$ 7,680.00	$ 384.00	$ 395.52	$ 407.39	$ 419.61	$ 432.20	$ 445.16	$ 458.52	$ 472.27	$ 486.44	$ 501.03
Hardscapes - Retaining Wall	20 years	$ -	$ -	$ -	$ 15,000.00	$ 750.00	$ 772.50	$ 795.68	$ 819.55	$ 844.13	$ 869.46	$ 895.54	$ 922.41	$ 950.08	$ 978.58
Landscape Maintenance	Yearly	$10,015.00	$10,015.00	$10,015.00	$10,315.45	$10,624.91	$10,943.66	$11,271.97	$11,610.13	$11,958.43	$12,317.19	$12,686.70	$13,067.30	$13,459.32	$13,863.10
Turf Treatments	Yearly	$1,990.00	$1,990.00	$1,990.00	$2,049.70	$2,111.19	$2,174.53	$2,239.76	$2,306.96	$2,376.16	$2,447.45	$2,520.87	$2,596.50	$2,674.39	$2,754.63
Trash Pick up	Yearly	$1,600.00	$1,600.00	$1,600.00	$1,648.00	$1,697.44	$1,748.36	$1,800.81	$1,854.84	$1,910.48	$1,967.80	$2,026.83	$2,087.64	$2,150.27	$2,214.77
Walking Path - Rehabilitation 2,700 ft	20 years	$ -	$ -	$ -	$ 60,000.00	$ 3,000.00	$ 3,090.00	$ 3,182.70	$ 3,278.18	$ 3,376.53	$ 3,477.82	$ 3,582.16	$ 3,689.62	$ 3,800.31	$ 3,914.32
Walking Path - Engineering Design/Management	20 years	$ -	$ -	$ -	$ 6,600.00	$ 330.00	$ 339.90	$ 350.10	$ 360.60	$ 371.42	$ 382.56	$ 394.04	$ 405.86	$ 418.03	$ 430.58
Natural Area Restoration	Initial	$ -	$ -	$ -	$ 20,973.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Natural Maintenance	Yearly	$ -	$ -	$ -	$ 5,310.00	$ 5,469.30	$ 5,633.38	$ 5,802.38	$ 5,976.45	$ 6,155.75	$ 6,340.42	$ 6,530.63	$ 6,726.55	$ 6,928.35	$ 7,136.20
Prescribed Burn	3 years	$ -	$ -	$ -	$ -	$ -	$ 2,870.00	$ -	$ -	$ 3,136.13	$ -	$ -	$ 3,426.93	$ -	$ -
	Total	**$20,405.00**	**$13,605.00**	**$13,605.00**	**$ 169,086.15**	**$ 27,237.64**	**$ 30,924.77**	**$ 28,896.42**	**$ 29,763.31**	**$ 33,792.34**	**$ 31,575.90**	**$ 32,523.17**	**$ 36,925.80**	**$ 34,503.83**	**$ 35,538.95**

VILLAGE OF SCHAUMBURG
FINANCIAL FORECAST
SSA #16

	Actuals	Proposed Budget	Forecast				
	Life to Date	**2026/27**	**2027/28**	**2028/29**	**2029/30**	**2030/31**	**2031/32**
Property Tax	-	135,695	162,834	40,000	30,000	30,000	30,000
Operating Expenses	47,615	169,086	27,238	30,925	28,896	29,763	33,792
Legal Expenses	14,093	-	-	-	-	-	-
Expense Total	61,708	169,086	27,238	30,925	28,896	29,763	33,792
Net (Revenue minus Expenses)	(61,708)	(33,391)	135,596	9,075	1,104	237	(3,792)
Fund Balance	**(61,708)**	**(95,099)**	**40,497**	**49,572**	**50,676**	**50,913**	**47,120**
Fund Balance Target (20% of Next Year's Expenditures)	33,817	5,448	6,185	5,779	5,953	6,758	-
Excess (Deficit) to Fund Balance Policy	(95,525)	(100,547)	34,312	43,793	44,723	44,154	47,120

			Max levy - based on per 100	
				0.83
Common Address	**P.I.N.**	**2023 EAV**	**Per 100**	**2023 Tax Limit**
406 EAST GOLF ROAD, Schaumburg, Illinois 60173	07-11-304-005-0000	612,983	6,130	5,088
420 EAST GOLF ROAD, Schaumburg, Illinois 60173	07-11-304-007-0000	1,831,557	18,316	15,202
436 EAST GOLF ROAD, Schaumburg, Illinois 60173	07-11-304-002-0000	-	-	-
436 EAST GOLF ROAD, Schaumburg, Illinois 60173	07-11-304-006-0000	423,677	4,237	3,517
500 – 580 EAST GOLF ROAD, Schaumburg, Illinois 60173	07-11-304-008-0000	2,472,704	24,727	20,523
600 – 644 EAST GOLF ROAD, Schaumburg, Illinois 60173	07-11-302-019-0000	1,737,127	17,371	14,418
400-444 EAST STATE PARKWAY, Schaumburg, Illinois 60173	07-11-300-014-0000	1,352,312	13,523	11,224
415 STATE PARKWAY, Schaumburg, Illinois 60173	07-11-303-004-0000	844,965	8,450	7,013
455 E STATE PARKWAY, Schaumburg, Illinois 60173	07-11-303-005-0000	372,947	3,729	3,095
506 STATE PARKWAY, Schaumburg, Illinois 60173	07-11-300-013-0000	1,086,661	10,867	9,019
509 EAST STATE PARKWAY, Schaumburg, Illinois 60173	07-11-303-006-0000	407,802	4,078	3,385
550 STATE PARKWAY, Schaumburg, Illinois 60173	07-11-300-011-0000	62,205	622	516
614 EAST STATE PARKWAY, Schaumburg, Illinois 60173	07-11-300-009-0000	313,176	3,132	2,599
636 E. STATE PARKWAY, Schaumburg, Illinois 60173	07-11-300-008-0000	459,782	4,598	3,816
651 STATE PKY, Schaumburg, Illinois 60173	07-11-301-029-0000	127,576	1,276	1,059
710 E STATE PARKWAY, Schaumburg, Illinois 60173	07-11-300-007-0000	1,049,749	10,497	8,713
711 STATE PARKWAY, Schaumburg, Illinois 60173	07-11-301-027-0000	-	-	-
410 REMINGTON ROAD, LOT A Schaumburg, Illinois 60173	07-11-303-023-0000	285,003	2,850	2,366
410 REMINGTON ROAD, LOT B, Schaumburg, Illinois 60173	07-11-303-024-0000	42,498	425	353
450 REMINGTON ROAD, Schaumburg, Illinois 60173	07-11-303-021-0000	134,326	1,343	1,115
450 REMINGTON ROAD, Schaumburg, Illinois 60173	07-11-303-022-0000	135,128	1,351	1,122
500 REMINGTON ROAD, Schaumburg, Illinois 60173	07-11-303-015-0000	433,614	4,336	3,599
500 REMINGTON ROAD, Schaumburg, Illinois 60173	07-11-303-018-0000	78,891	789	655
520 REMINGTON ROAD, Schaumburg, Illinois 60173	07-11-303-008-0000	-	-	-
520 REMINGTON ROAD, Schaumburg, Illinois 60173	07-11-303-012-0000	-	-	-
611 REMINGTON ROAD, Schaumburg, Illinois 60173	07-11-302-009-0000	-	-	-
635 REMINGTON ROAD, Schaumburg, Illinois 60173	07-11-302-014-0000	736,061	7,361	6,109
636 REMINGTON ROAD, Schaumburg, Illinois 60173	07-11-301-022-0000	286,042	2,860	2,374
700 REMINGTON ROAD, Schaumburg, Illinois 60173	07-11-301-023-0000	281,952	2,820	2,340
707 REMINGTON ROAD, Schaumburg, Illinois 60173	07-11-302-007-0000	647,548	6,475	5,375
710 REMINGTON ROAD, Schaumburg, Illinois 60173	07-11-301-011-0000	132,501	1,325	1,100
	TOTAL (2023**)	16,348,777	163,488	135,695

ORDINANCE NO. 25-_____

AN ORDINANCE AUTHORIZING THE LEVY AND COLLECTION OF TAXES FORTHE FISCAL YEAR BEGINNING MAY 1, 2025 AND ENDING APRIL 30, 2026, IN SPECIAL SERVICE AREA NUMBER SIXTEEN IN THE VILLAGE OF SCHAUMBURG

ADOPTED:

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

ORDINANCE NO. _____

AN ORDINANCE FOR THE LEVY AND ASSESSMENT OF TAXES FOR THE FISCAL YEAR BEGINNING MAY 1, 2026 AND ENDING APRIL 30, 2027, IN SPECIAL SERVICE AREA NUMBER SIXTEEN IN THE VILLAGE OF SCHAUMBURG

WHEREAS, the Village of Schaumburg Special Service Area Number Sixteen has been created by an ordinance entitled "An Ordinance Establishing Village of Schaumburg Special Service Area Number Sixteen", and known as Ordinance No. 25-036, adopted April 22, 2025, and no petition having been filed in opposition to the creation of the special service area, pursuant to Illinois Compiled Statutes, of the Special Service Area Number Sixteen which consists of the territory described in Ordinance No. 25-036, and whereas, the Village of Schaumburg is now authorized to levy taxes for special services in said special service area, and

WHEREAS, the Village Board of Trustees did on April 22, 2025 adopt Ordinance 25-036, an ordinance establishing Special Service Area No. 16 and the levy of a direct annual tax at a rate not to exceed $0.83 per $100.00 of equalized assessed value of the property Schaumburg Special Service Area 16 (Remington Basswood Woodfield Business Center Subdivision), for each year during which the Village of Schaumburg is required to expend funds relative to said Special Services, so long as the common areas, as referenced above, exist, and

WHEREAS, it is standard practice for the Cook County Clerk to add three percent (3%) to the total levy to account for loss and costs associated with collection.

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

SECTION ONE: The prior recitals are incorporated as findings of the President and Board of Trustees.

SECTION TWO: The sum of $135,695 is hereby levied upon all taxable property, as defined in the Property Tax Code (35 ILCS 200/1-1 et seq.), within Special Service Area Number Sixteen for the fiscal year beginning May 1, 2026, and ending April 30, 2027, for the purpose of paying for the maintenance and repair of the area.

SECTION THREE: This tax is levied pursuant to Article VII, Section 6A and 6L of the Constitution of the State of Illinois and pursuant to the Illinois Special Service Areas Statute, Illinois Compiled Statues, and pursuant to an Ordinance Establishing Special Service Area Number Sixteen in the Village of Schaumburg, known as Ordinance No. 25-036.

SECTION FOUR: The Cook County Clerk are authorized and directed to add three percent (3%) to the total levy to provide for loss and costs associated with collection.

AN ORDINANCE FOR THE LEVY AND ASSESSMENT OF TAXES FOR THE FISCAL YEAR BEGINNING MAY 1, 2026 AND ENDING APRIL 30, 2027, IN AND FOR THE VILLAGE OF SCHAUMBURG SPECIAL SERVICE AREA NUMBER SIXTEEN

SECTION FIVE: The Village Clerk is directed to file a certified copy of this ordinance with the County Clerks of Cook County on or before the time required by law.

SECTION SIX: All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION SEVEN: This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

AYES:

NAYS:

ABSENT:

PASSED AND APPROVED this _____ day of _____ , 2025.

_____
Village President

ATTEST:

_____
Village Clerk

APPROVED:

_____
Village Attorney

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Ordinance No. 25-_____An Ordinance Correcting a Scrivener's Error in Ordinance No. 25-066 Adopted July 8, 2025, Amending Section 154.128(D)(1) of the Schaumburg Village Code (Electric Vehicle Parking Requirements) [first reading - motion to waive first reading].
12/09/25
Village Board

Presenter: Julie Fitzgerald, Director, Community Development
Lead Department: Community Development

Executive Summary:

Recommended Action:

ATTACHMENTS:
- Code_Amendment_EV Parking Ordinance Correcting Scrivener's Error.docx

PUBLICATION OF:

ORDINANCE NO. ____

AN ORDINANCE CORRECTING A SCRIVENER'S ERROR IN ORDINANCE NO. 25-066 ADOPTED JULY 8, 2025, AMENDING SECTION 154.128(D)(1) OF THE SCHAUMBURG VILLAGE CODE (ELECTRIC VEHICLE PARKING REQUIREMENTS)

ADOPTED:

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

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2029148_1

ORDINANCE NO. ____

AN ORDINANCE CORRECTING A SCRIVENER'S ERROR IN ORDINANCE NO. 25-066 ADOPTED JULY 8, 2025, AMENDING SECTION 154.128(D)(1) OF THE SCHAUMBURG VILLAGE CODE (ELECTRIC VEHICLE PARKING REQUIREMENTS)

WHEREAS, on July 8, 2025, the President and Board of Trustees of the Village of Schaumburg (the "Village") adopted Ordinance No. 25-066, amending, among other things, Section 154.128 of the Schaumburg Village Code relating to Electric Vehicle Parking (the "July 8, 2025 Ordinance"); and

WHEREAS, Section 154.128(D)(1) of Ordinance No. 25-066, in the paragraph labeled "Residential," inadvertently used the term "EV-ready" for the twenty percent (20%) requirement applicable to new large multifamily residences, when the Village's intent and the Act's terminology required "EV-capable"; and

WHEREAS, the Village desires to correct this non-substantive scrivener's error to conform the codified text to the Board's intent and the definitions referenced in the Illinois Electric Vehicle Charging Act.

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 1. Correction. Title 15 (Land Usage), Chapter 154 (Zoning), Section 154.128 (Electric Vehicle Parking), Subsection D (Quantity and Location Requirements), Subpart (1) "Residential," of the Schaumburg Village Code, as adopted on the July 8, 2025 in Ordinance No. 25-066, is corrected by replacing "EV-ready" with "EV-capable" in the sentence prescribing the minimum twenty percent (20%) requirement for new large multifamily residences. As corrected, the pertinent sentence shall read:

> "All new large multifamily residences shall be constructed to provide a minimum of twenty percent (20%) EV-capable parking spaces relative to the total number of parking spaces constructed."

All other provisions of Section 154.128(D)(1) remain in full force and effect.

SECTION 2. Findings/Intent. This ordinance is intended solely to correct a drafting error and does not effectuate any substantive change to Village policy or the Board's prior action.

SECTION 3. Publication; Effective Date. This ordinance shall be published in pamphlet form and shall be in full force and effect upon its passage and approval as required by law.

AYES:
NAYS:
ABSENT:

ORDINANCE NO. ____

AN ORDINANCE CORRECTING A SCRIVENER'S ERROR IN ORDINANCE NO. 25-066 ADOPTED JULY 8, 2025, AMENDING SECTION 154.128(D)(1) OF THE SCHAUMBURG VILLAGE CODE (ELECTRIC VEHICLE PARKING REQUIREMENTS)

PASSED AND APPROVED this ____ day of _____, 2025.

_____

Tom, Dailly, Village President

ATTEST:

_____

Village Clerk

526450_1
2029148_1

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Ordinance No. 25-____An Ordinance Establishing the Schaumburg Development Special Service Area 18 (Wise Commons Residential Subdivision) in the Village of Schaumburg, Cook and DuPage Counties, Illinois. [first reading - motion to waive first reading].

12/09/25
Village Board

Presenter: Parth Joshi, AICP, Planning Manager
Lead Department: Community Development

Executive Summary:

The Village Board approved a Final Plat of Subdivision for Wise Commons at the November 14, 2024, Village Board meeting. The approved subdivision includes 14 rowhome buildings with a total of 68 units in addition to common area to be maintained by the Homeowners Association. A condition of the approved subdivision requires a dormant Special Service Area to be created.

The purpose of the formation of Wise Commons Residential Subdivision Special Service Area 18 is so that the Village has the right, but not the obligation, to perform maintenance work relative to the common areas (stormwater management improvements, retaining walls, wetland areas, detention basins and other open spaces) that are to be maintained by the Homeowner's Association (HOA). In the event that the HOA fails to maintain the common areas, as required by the Village of Schaumburg Village Code.

An ordinance announcing a public hearing to establish a dormant Special Service Area for Wise Commons Residential Subdivision was adopted on August 26, 2025, and a public hearing was held on November 11, 2025. The Village published notice with the Daily Herald regarding the Dormant SSA hearing and notice was sent to the property owner and to the developer. A certificate of publication has been attached to this ordinance as Exhibit A.

Following the public hearing there is a sixty (60) calendar day window for filing an objection to the petition, however, the property owner could waive the right to the objection period to eliminate the objection period. Once the objection period has passed or been waived, the Village Board could then approve an ordinance implementing establishment of the SSA at a Village Board meeting. The developer has already submitted a waiver to object to the creation of the SSA. As of the writing of this memo, Staff has not received any objections to the petition.

Legal counsel has advised that the ordinance could be scheduled for Village Board consideration, especially since the owner is already aware of the requirement to establish the dormant SSA. Legal counsel has drafted an ordinance establishing the dormant SSA for Village Board's review and approval.

Recommended Action:

Staff recommends the Village Board adopt the Ordinance Establishing the Schaumburg Development Special Service Area 18 (Wise Commons Residential Subdivision) in the Village of Schaumburg, Cook

and DuPage Counties, Illinois.

ATTACHMENTS:

- Wise Commons SSA Ordinance REVISED.docx
- Cert of Publication Wise Commons SSA Exhibit A.pdf
- Wise Commons SSA Letter of No Objection Exhibit B.pdf
- Wise Commons SSA Location Map Exhibit C.pdf

PUBLICATION OF:

ORDINANCE NO. 25-_____

AN ORDINANCE ESTABLISHING THE SCHAUMBURG DEVELOPMENT SPECIAL SERVICE AREA 18 (WISE COMMONS RESIDENTIAL SUBDIVISION) IN THE VILLAGE OF SCHAUMBURG, COOK AND DUPAGE COUNTIES, ILLINOIS

ADOPTED:

PUBLISHED IN PAMPHLET FORM PURSUANT TO AUTHORIZATION AND DIRECTION OF THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SCHAUMBURG
ON
_____, 2025

ORDINANCE NO. 25 - ___

AN ORDINANCE ESTABLISHING THE SCHAUMBURG DEVELOPMENT SPECIAL SERVICE AREA 18 (WISE COMMONS RESIDENTIAL SUBDIVISION) IN THE VILLAGE OF SCHAUMBURG, COOK AND DUPAGE COUNTIES, ILLINOIS

BE IT ORDAINED BY THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SCHAUMBURG, COOK AND DUPAGE COUNTIES, ILLINOIS, AS FOLLOWS:

SECTION 1: AUTHORITY TO ESTABLISH SPECIAL SERVICE AREAS. Special Service Areas within home rule municipalities are established pursuant to Article VII, Section 6 of the Constitution of the State of Illinois, and pursuant to the provisions of the Special Service Area Tax Law, 35 ILCS 200/27-5, *et seq.*

SECTION 2: FINDINGS.

The Village Board finds:

A. The question of the establishment of the area hereinafter described as a special service area was considered by the President and Board of Trustees (hereinafter the "Village Board") of the Village of Schaumburg (hereinafter the "Village") pursuant to an Ordinance entitled: "AN ORDINANCE PROPOSING THE ESTABLISHMENT OF SCHAUMBURG DEVELOPMENT SPECIAL SERVICE AREA 18 (WISE COMMONS RESIDENTIAL SUBDIVISION) IN THE VILLAGE OF SCHAUMBURG, COOK AND DUPAGE COUNTIES, ILLINOIS AND PROVIDING FOR A PUBLIC HEARING AND OTHER PROCEDURES IN CONNECTION THEREWITH" adopted August 27, 2025, and was considered pursuant to a hearing held on November 11, 2025, by the Village Board pursuant to a Newspaper Notice duly published in *Daily Herald*, a newspaper of general circulation in the Village, at least fifteen (15) days prior to the hearing, and pursuant to Personal Notice by mail addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land lying within the special service area. Said Personal Notice by mail was given by depositing said Personal Notice in the United States mail not less than ten (10) days prior to the time set for the public hearing. In the event taxes for the last preceding year were not paid, the said Personal Notice was sent to the person last listed on the tax rolls prior to that year as the owner of said property. A Certificate of Publication of said Newspaper Notice is attached to this Ordinance as **Exhibit A** and made part hereof. Said Newspaper Notice and Personal Notice conformed in all respects to the requirements of Section 27-25 of the Special Service Area Tax Law (35 ILCS 200/27-25).

B. That a public hearing on the question set forth in the Newspaper Notice and Personal Notice was held on 11th day of November 2025. All interested persons were given an opportunity to be heard on the question of the creation of the special

service area, and the levy of an annual tax to pay for the proposed Special Services (as defined in Section 5 below), as set forth in the Newspaper Notice and Personal Notice. The public hearing was opened on 11th day of November 2025, and there was final adjournment thereof on 11th day of November 2025, as part of the regular Schaumburg Village Board meeting on said date.

C. That the sole owner of the entire property that will benefit from the creation of a special service area, Pulte Home Company, LLC., executed a "Letter of No Objection" to the creation of a dormant special service area over the property, which is attached to this Ordinance as **Exhibit B**. There are also no electors currently residing within this property.

D. That after considering the data, as presented at the public hearing, the Village Board finds that it is in the public interest and in the interest of the Schaumburg Development Special Service Area 18 (Wise Commons Residential Subdivision) that said special service area, as hereinafter described, be established.

E. Said area is compact and contiguous and is within the R-6 Single Family PUD Planned Unit Development zoning classification in the Village.

F. It is in the best interest of said special service area that the furnishing of the municipal services proposed be considered for the common interests of said area.

G. The area hereinafter described will benefit specifically from the municipal services to be provided, and the proposed municipal services are unique and in addition to municipal services provided to the Village as a whole, and it is, therefore, in the best interests of the Village that the expenditure of funds by the Village, and the levy of special taxes against said area, for the services to be provided, be considered.

SECTION 3: SCHAUMBURG DEVELOPMENT SPECIAL SERVICE AREA 18 (WISE COMMONS RESIDENTIAL SUBDIVISION) ESTABLISHED.

A special service area to be known and designated as "Schaumburg Development Special Service Area 18 (Wise Commons Residential Subdivision)" is hereby established and shall consist of the following-described territory:

LOT 2 IN BLOCK 12 IN BRANIGAR'S MEADOW KNOLLS, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 27 AND THE NORTH 1/2 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ORDINANCE NO. 25 - ___

AN ORDINANCE ESTABLISHING THE SCHAUMBURG DEVELOPMENT SPECIAL SERVICE AREA 18 (WISE COMMONS RESIDENTIAL SUBDIVISION) IN THE VILLAGE OF SCHAUMBURG, COOK AND DUPAGE COUNTIES, ILLINOIS

PINS: 07-27-301-003

COMMONLY KNOWN AS: 300 W WISE ROAD, SCHAUMBURG, ILLINOIS

Street Location: The property is located on the north side of Wise Road west of Roselle Road. The approximate 14.6-acre site is situated north of the Grove at Schaumburg apartments, west of Emerald Village apartments and east of Robert Frost Junior High School.

(hereinafter the "Subject Property").

An accurate map of the Subject Property is attached hereto as **Exhibit C** and made part hereof.

SECTION 4: PURPOSE OF THE AREA. The purpose of the formation of Schaumburg Development Special Service Area 18 (Wise Commons Residential Subdivision) is to fund the Village of Schaumburg's cost of maintaining, repairing, reconstructing and/or replacing of the common areas, on the above-described property, in the event that the owner(s) of the above-described property fail to maintain, repair, reconstruct and/or replace said common areas including stormwater management improvements, landscaping, paths, HOA Park, retaining walls, fences, wetland maintenance and improvements as required by the Village of Schaumburg Village Code ("Special Services"), within said Schaumburg Development Special Service Area 18 (Wise Commons Residential Subdivision).

SECTION 5: TAX LEVIES/RATES. The Village shall levy a direct annual tax in an amount not to exceed $144,210.80 (in 2025 dollars) at a rate allocated equally amongst all property in Schaumburg Special Service Area 18 (Wise Commons Residential Subdivision) based on assessed value of each parcel, for each year during which the Village of Schaumburg is required to expend funds relative to said Special Services, so long as the common areas, as referenced above, exist. As taxes will not be levied until such time, if any, as the Village actually expends funds for said Special Services, it is currently unknown as to the actual amount of the taxes that will be levied for the initial year, if any, for which taxes will be levied within Schaumburg Development Special Service Area 18 (Wise Commons Residential Subdivision); however, any such initial tax levy shall not exceed the maximum tax rate as set forth above. Said tax is to be levied upon all taxable property within Schaumburg Development Special Service Area 18 (Wise Commons Residential Subdivision).

The aforementioned tax, if any, is to be levied upon all taxable property Schaumburg Development Special Service Area 18 (Wise Commons Residential Subdivision) and shall be in addition to all other taxes provided by law.

SECTION 6: COOK COUNTY CLERK AND COOK COUNTY RECORDER OF DEEDS FILINGS. The Village Clerk is hereby directed and ordered to file a certified copy of

this Ordinance with the Cook County Clerk, and record a certified copy of this Ordinance with the Cook County Recorder's Office, within sixty (60) days of the effective date hereof.

SECTION 7: This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

ADOPTED this this _____ day of _____ 2025, pursuant to a roll call vote as follows:

AYES:_____

NAYS:_____

ABSENT:_____

APPROVED by me this _____ day of _____ 2025.

_____
Tom Dailly, Village President

ATTEST:

_____
Jane Lentino
Village Clerk
Village of Schaumburg

ORDINANCE NO. 25 - ___

AN ORDINANCE ESTABLISHING THE SCHAUMBURG DEVELOPMENT SPECIAL SERVICE AREA 18 (WISE COMMONS RESIDENTIAL SUBDIVISION) IN THE VILLAGE OF SCHAUMBURG, COOK AND DUPAGE COUNTIES, ILLINOIS

Exhibit A

Certificate of Publication
of Newspaper Notice

(attached)

ORDINANCE NO. 25 - ___

AN ORDINANCE ESTABLISHING THE SCHAUMBURG DEVELOPMENT SPECIAL SERVICE AREA 18 (WISE COMMONS RESIDENTIAL SUBDIVISION) IN THE VILLAGE OF SCHAUMBURG, COOK AND DUPAGE COUNTIES, ILLINOIS

Exhibit B

Letter of No Objection to Creation of Special Service Area

ORDINANCE NO. 25 - ___

AN ORDINANCE ESTABLISHING THE SCHAUMBURG DEVELOPMENT SPECIAL SERVICE AREA 18 (WISE COMMONS RESIDENTIAL SUBDIVISION) IN THE VILLAGE OF SCHAUMBURG, COOK AND DUPAGE COUNTIES, ILLINOIS

Exhibit C

Map of Schaumburg Development Special Service Area 18
(Wise Commons Residential Subdivision)
(attached)

"NOTICE OF PUBLIC HEARING"
VILLAGE OF SCHAUMBURG
SCHAUMBURG DEVELOPMENT SPECIAL SERVICE AREA 1 (WISE COMMONS RESIDENTIAL DEVELOPMENT)

NOTICE IS HEREBY GIVEN that on November 11, 2025, at 7:00 p.m. in the Schaumburg Village Hall, 1000 Woodfield Road, Schaumburg, Illinois 60173-4728, a public hearing will be held by the President and Board of Trustees of the Village of Schaumburg to consider forming a special service area consisting of the following described property:

LOT 2 IN BLOCK 12 IN BRANIGAR'S MEADOW KNOLLS, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 27 AND THE NORTH 1/2 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PINS: 07-27-301-003

COMMONLY KNOWN AS: 300 W WISE ROAD, SCHAUMBURG, ILLINOIS

Street Location: The property is located on the north side of Wise Road west of Roselle Road. The approximate 14.6-acre site is situated north of the Grove at Schaumburg apartments, west of Emerald Village apartments and east of Robert Frost Junior High School.

All interested persons affected by the formation of Schaumburg Special Service Area 1 will be given an opportunity to be heard regarding the formation of and the boundaries of Schaumburg Development Special Service Area 1 (Wise Commons Residential Subdivision) and may object to the formation of Schaumburg Development Special Service Area 1 and the levy of taxes affecting said Schaumburg Development Special Service Area 1.

The purpose of the formation of Schaumburg Development Special Service Area 1 is to fund the Village of Schaumburg's cost of maintaining, repairing, reconstructing and/or replacing of the common areas, on the above-described property, in the event that the owner(s) of the above-described property fail to maintain, repair, reconstruct and/or replace said common areas including stormwater management improvements, landscaping, paths, HOA Park, retaining walls, fences, wetland maintenance and improvements as required by the Village of Schaumburg Village Code ("Special Services"), within said Schaumburg Development Special Service Area 1 (Wise Commons Residential Subdivision) .

A tax levy at a rate of a direct annual tax not to exceed $144,210.80, at a rate allocated equally amongst all property in Schaumburg Special Service Area 1 based on the assessed valuation of property in Schaumburg Development Special Service Area 1, for each year during which the Village of Schaumburg is required to expend funds relative to said Special Services, so long as the stormwater management improvements and/or common area improvements, as referenced above, exist, will be considered at the public hearing. It is currently estimated that, if taxes are to be levied for the Special Services, the amount of taxes levied, for the initial year in which taxes are levied, will likely not exceed $144,210.80 (in 2025 dollars); however, any such initial tax levy shall not exceed the maximum tax rate as set forth above. Said tax is to be levied upon all taxable property within the proposed Schaumburg Development Special Service Area 1.

At the public hearing, all persons affected by the formation of said Schaumburg Development Special Service Area 1, including all persons owning taxable real estate therein, will be given an opportunity to be heard. The public hearing may be adiourned by the President and Board of Trustees to another date without further notice, other than a motion, to be entered upon the minutes of its meeting, fixing the time and place of its adiournment and/or as otherwise required by law.

If a petition signed by at least fifty-one (51%) of the electors residing within Schaumburg Development Special Service Area 1 and by at least fifty-one (51%) of the owners of record of the land included within the boundaries of Schaumburg Special Development Service Area 1 is filed with the Village Clerk, within sixty (60) days following the final adiournment of the public hearing, objecting to the creation of Schaumburg Development Special Service Area 1, the enlargement thereof, the levy or imposition of a tax for the provision of the Special Services to the area, or to a proposed increase in the tax rate, said Schaumburg Development Special Service Area 1 may not be created or enlarged, and no tax may be levied or imposed nor the rate increased.

DATED this 24th day of October, 2025.

Jane Lentino
Village Clerk
Village of Schaumburg

Published in Daily Herald October 27, 2025 (310306)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs
Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights, Cook County, State of Illinois, and has been in general circulation daily throughout Cook County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Northwest Suburbs DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 10/27/2025 in said **Northwest Suburbs DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY _____
Designee of the Publisher of the Daily Herald

Control # 310306

PADDOCK PUBLICATIONS, INC. Corporate SEAL ILLINOIS

Pulte Home Company, LLC
1900 E. Golf Road, Suite 300
Schaumburg, IL 60173

LETTER OF NO OBJECTION FOR WISE COMMONS DORMANT SSA
(300 W Wise Rd, Schaumburg, IL 60193)

To Whom It May Concern:

Pulte Home Company, LLC is owner of the approximately 14.65 acres of real property legally described below, which property is located at the northwest corner of Wise Road and Dickens Way and has a common address of 300 W Wise Rd, Schaumburg, IL 60193 ("Subject Property"). The Property Identification Number for the Subject Property is 07-27-301-003.

This letter is to certify that Pulte Home Company, LLC, has no objection, and waives its right to object, to the dormant SSA to be formed for the Wise Commons Subdivision to be developed on the Subject Property.

Legal Description of Subject Property:

LOT 2 IN BLOCK 12 IN BRANIGAR'S MEADOW KNOLLS, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 27 AND THE NORTH 1/2 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PINS: 07-27-301-003

COMMONLY KNOWN AS: 300 W WISE ROAD, SCHAUMBURG, ILLINOIS

Sincerely,

Robert Getz, Vice President Land Acquisition and Entitlement
Pulte Home Company, LLC
Rob.Getz@pultegroup.com

NOTARY CERTIFICATE)
STATE OF ILLNOIS)
COUNTY OF COOK) SS.

I, MATTHEW BROLLEY, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT ROBERT GETZ personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered said instrument as his/her own free and voluntary act for the uses and purposes therein set forth.

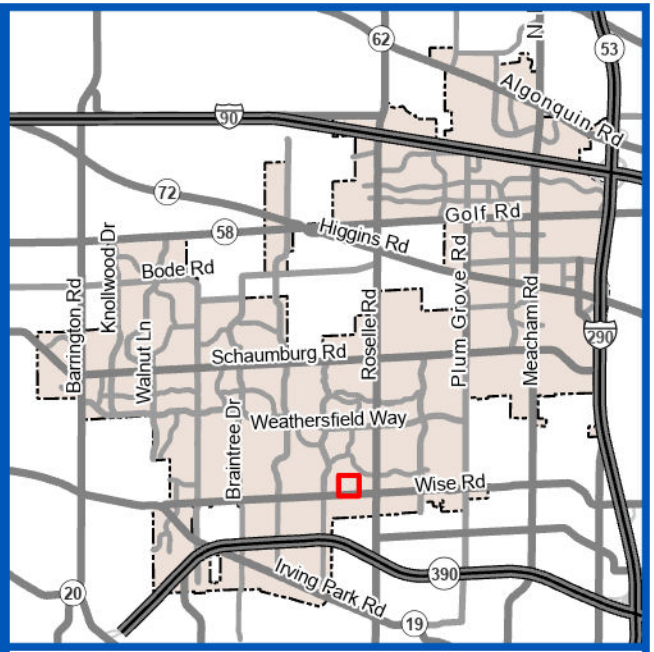
GIVEN under my hand and notarial seal, this 23RD ~~th~~ day of OCTOBER A.D 2025.

Notary Public: M. Brolley

OFFICIAL SEAL
MATTHEW T BROLLEY
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 07/12/2026

My Commission Expires: 07-12-2026





Subject Property

P2403-01

WISE COMMONS

Site Plan Approval, Special Use for a PUD, Rezone from R-6 to R-6 PUD, Building Setback Variations, Preliminary and Final Plat Approval, Building Height Credit

0 110 220
Feet

VILLAGE OF SCHAUMBURG

300 W. Wise Rd

Prepared By:
Village of Schaumburg
Community Development Department

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Ordinance No. 25-_____An Ordinance Granting a Variation to Allow a Patio in the Side Yard for Porter Residence (33 Wareham Lane – P2510-03) [first reading - motion to waive first reading].
12/09/25
Village Board

Presenter:

Lead Department: Community Development

Executive Summary:

Recommended Action:

ATTACHMENTS:
- Porter Ord.docx

PUBLICATION OF:

ORDINANCE NO. 25-

AN ORDINANCE GRANTING AN APPROVAL OF A VARIATION TO ALLOW A PATIO IN THE SIDE YARD FOR PORTER RESIDENCE (33 WAREHAM LANE)

CASE NO. P2510-03

ADOPTED: DECEMBER 9, 2025

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

DECEMBER 10, 2025

ORDINANCE NO. 25-

AN ORDINANCE GRANTING AN APPROVAL OF A VARIATION TO ALLOW A PATIO IN THE SIDE YARD FOR PORTER RESIDENCE (33 WAREHAM LANE)

CASE NO. P2510-03

WHEREAS, the Plan Commission of the Village of Schaumburg conducted a public hearing on November 19, 2025, and has recommended approval of a Variation to Allow a Patio in the Side Yard for Porter residence located at 33 Wareham Lane, Case No. P2510-03.

WHEREAS, the President and Board of Trustees of the Village of Schaumburg have determined that the granting of a Variation to Allow a Patio in the Side Yard for Porter residence located at 33 Wareham Lane, Case No. P2510-03 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 Variation to Allow a Patio in the Side Yard as follows:

- Variation to allow a patio to be located in the side yard [Title 15, Chapter 154, Section 154.63(F) of the Zoning Ordinance] for Porter residence located at 33 Wareham Lane, Co No. P2510-03 be and is hereby granted on the property legally described as:

  LOT 67 IN WEATHERSFIELD UINT NUMBER 2 BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 6, 1959 AS DOCUMENT NUMBER 17,587,718 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. This variation is only granted for the existing 27ft x 10ft patio in the north side yard. Any future additional side yard patios or expansions to the existing patio are not permitted under this variation.
2. The following plans and documents shall be adopted as part of the governing ordinance:
   a. Plat of Survey, received by the Community Development Department on October 27, 2025.
   b. Variance narrative and justification, received by the Community Development Department on October 27, 2025.

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.

ORDINANCE NO. 25-

AN ORDINANCE GRANTING AN APPROVAL OF A VARIATION TO ALLOW A PATIO IN THE SIDE YARD FOR PORTER RESIDENCE (33 WAREHAM LANE)

CASE NO. P2510-03

AYES:

NAYS:

ABSENT:

ADOPTED this 9th day of December, 2025.

ATTEST: Tom Dailly, Village President

Jane Lentino, Village Clerk

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Ordinance No. 25-_____An Ordinance Authorizing a Redevelopment Agreement by and between the Village of Schaumburg, Cook and DuPage Counties, Illinois, an Illinois Municipal Corporation, and LPC Acquisition Company, LLC, an Illinois Limited Liability Company [first reading - motion to waive first reading].
12/09/25
Village Board

Presenter: Matt Frank
Lead Department: Economic Development

Executive Summary:

The Village of Schaumburg has been approached by LPC Acquisition Company, LLC about establishing a TIF District (TIF) to facilitate the redevelopment of the unincorporated properties on Long Avenue. LPC Acquisition Company, LLC has 20 properties on Long Avenue under contract as they are looking to develop 2 spec industrial buildings totaling 436,500 square feet. SB Friedman has drafted the 390 Gateway Logistics Redevelopment Project Area to prep for the 390 Gateway Logistics TIF District and help facilitate the redevelopment. SB Friedman has done an assessment of the project costs and identified $44,633,374 in TIF- eligible redevelopment costs. Staff and the Village's consultants have been negotiating with LPC Acquisition Company, LLC over the amount and terms of a TIF agreement to move the $70,000,000 project forward.

A TIF Term Sheet was approved in September with LPC Acquisition Company, LLC. The Term Sheet laid the foundation for the Redevelopment Agreement. LPC Acquisition Company, LLC will use a combination of construction loans, mezzanine debt, and equity to supplement the TIF financing. We have come to terms with $19,000,000 in TIF assistance from the Village of Schaumburg to assist with redevelopment of Long Avenue. TIF assistance of $19,000,000 will be paid on a pay-as-you-go basis with an interest rate capped at 6.125%.

Recommended Action:

The Village Manager recommends that the Finance, Legal, Administrative and General Government Committee recommend the Village Board adopt an Ordinance approving a TIF Redevelopment Agreement between the Village of Schaumburg and LPC Acquisition Company, LLC, and authorize execution of the TIF Redevelopment Agreement by the Village Manager and Village Clerk.

ATTACHMENTS:
- Memo to FLAGG for LPC RDA 11_25_25.docx
- LPC Schaumburg RDA 11_25_25.docx
- Ordinance_Approving_LPC_RDA_11.2025_2072828.1_.docx

VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

TO: FLAGG Committee

FROM: Matt Frank, Director of Economic Development

RE: Recommendation to Approve a TIF Redevelopment Agreement Between the Village of Schaumburg and LPC Acquisition Company, LLC

DATE: November 25, 2025

Introduction

The Village of Schaumburg has been approached by LPC Acquisition Company, LLC about establishing a TIF District (TIF) to facilitate the redevelopment of the unincorporated properties on Long Avenue. Logistics Property Co is an experienced developer with over 55.3 million square feet of development over the past 30 years. Palatine 90 Logistics Center at 975 W. Algonquin Road and the Swift & Lake property in Addison are two recent examples of their developments. Logistics Property Co is under construction at 2700 York Road in Elk Grove Village.

LPC Acquisition Company, LLC has 20 properties on Long Avenue under contract as they are looking to develop 2 spec industrial buildings totaling 436,500 square feet. SB Friedman has drafted the 390 Gateway Logistics Redevelopment Project Area to prep for the 390 Gateway Logistics TIF District and help facilitate the redevelopment.

Discussion

The 2018 Comprehensive Plan discusses opportunities to increase the economic competitiveness of the area by providing larger sites for development in the Wise & Irving Industrial District. One of the Comprehensive Plan recommendations is to rezone areas within the Wise & Irving Industrial District to be compatible with existing and desired land uses. LPC Acquisition Company, LLC initiated the acquisition of properties on Long Avenue and has been working with staff on their development plans that will complement the adjacent Experior development and 390 West Gateway Park.

TIF Eligible Costs

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

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

LPC Acquisition Company, LLC estimates the TIF eligible redevelopment costs for the initial development of Long Avenue will exceed $27,000,000. SB Friedman has done an assessment of the project costs and identified $44,633,374 in TIF-eligible redevelopment costs:

- Land acquisition $22,156,682
- Due Diligence $800,000
- Infrastructure Improvements $662,691
- Site Work and Grading $7,820,710
- Landscaping $300,000
- Soil Stabilization $200,000
- Demolition $677,630
- Detention $5,733,790
- General Grading & Infrastructure $2,000,561
- Architectural/Structural $194,641
- Civil Engineering $151,275
- Insurance $136,516
- Building Permit Fee $682,582
- Material Testing $225,672
- Wetland Mitigation Allowance $155,101
- Interest Reserve $2,735,524

TIF Request

Staff and the Village's consultants have been negotiating with LPC Acquisition Company, LLC over the amount and terms of a TIF agreement to move the $70,000,000 project forward. LPC Acquisition Company, LLC will use a combination of construction loans, mezzanine debt, and equity to supplement the TIF financing. A TIF Term Sheet was approved in September laying the groundwork for the TIF Redevelopment Agreement.

We have come to terms with $19,000,000 in TIF assistance from the Village of Schaumburg to assist with redevelopment of Long Avenue. TIF assistance of $19,000,000 will be paid on a pay-as-you-go basis with an interest rate capped at 6.125%. This is the same interest rate the TUF Partners just received for their TIF Note for The District at Veridian. Staff have reviewed the impact of the request with SB Friedman and is comfortable with the request based upon the development project and experience LPC Acquisition Company, LLC has.

Development Impacts on TIF

The attached Redevelopment Agreement shows that the project will include 2 spec industrial buildings totaling 436,500 square feet. SB Friedman is estimating a total TIF budget of $111,000,000 in the 390 Gateway Logistics Redevelopment Project Area which includes an initial Cook County Class 6B incentive. The Class 6B incentive will make the spec building attractive to tenants to lease the space.

LPC Acquisition Company, LLC will commence construction of the development by June 30, 2026, receive a final certificate of occupancy for the shell and core of the buildings and completion of the buildings and completion of all site work and off-site improvements by April 1, 2028, and lease the two buildings to industrial businesses who will hire a minimum of one hundred fifty (150) employees by December 31, 2029, on the Subject Property.

Staff will present the TIF District for Village Board consideration at the December 9th meeting.

Recommendation

The Village Manager recommends that the Finance, Legal, Administrative and General Government Committee recommend the Village Board approve a TIF Redevelopment Agreement between the Village of Schaumburg and LPC Acquisition Company, LLC, and authorize execution of the TIF Redevelopment Agreement by the Village Manager and Village Clerk.

REDEVELOPMENT AGREEMENT

BY AND BETWEEN

THE VILLAGE OF SCHAUMBURG,
COOK AND DUPAGE COUNTIES, ILLINOIS,
AN ILLINOIS MUNICIPAL CORPORATION,

AND

LPC ACQUISITION COMPANY, LLC,
AN ILLINOIS LIMITED LIABILITY COMPANY

Dated as of _____, 2025

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REDEVELOPMENT AGREEMENT

This **REDEVELOPMENT AGREEMENT** (the "Agreement") is entered into this ___ day of _____, 2025 (the "Effective Date"), by and between the Village of Schaumburg, Cook and DuPage Counties, Illinois, an Illinois municipal corporation (the "Village"), and LPC Acquisition Company, LLC, an Illinois limited liability company ("LPC"). The Village and LPC are sometimes individually referred to herein as a "Party" and collectively as the "Parties."

W I T N E S S E T H

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

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

WHEREAS, pursuant to 65 ILCS 5/8-1-2.5, the President and Board of Trustees of the Village (collectively, the "Corporate Authorities") are authorized to appropriate and expend funds that are deemed necessary or desirable for the promotion of economic development within the Village; and

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act of the State of Illinois, 65 ILCS 5/11-74.4-1, *et seq.*, as from time to time amended (the "TIF Act"), the Corporate Authorities are empowered to undertake the redevelopment of a designated area within its municipal limits in which existing conditions permit such area to be classified as a "blighted area" as defined in Section 11.74.4-3(a) of the TIF Act, 65 ILCS 5/11-74.4-3(a); and

WHEREAS, pursuant to its powers and in accordance with the requirements of the TIF Act, the Corporate Authorities authorized such surveys and analyses as necessary to assess the conditions of an area consisting of approximately seventy (70) acres designated as the 390 Gateway Logistics Redevelopment Project Area (the "Redevelopment Project Area") to determine if this area qualified as a "blighted area" under the TIF Act; and

WHEREAS, upon confirmation of the qualifications of the Redevelopment Project Area as a blighted area under the TIF Act, the Corporate Authorities authorized the preparation of a redevelopment plan setting forth a land use plan, the goals and objectives for the Redevelopment Project Area, a summary of estimated redevelopment project costs, and such other findings, summary of conditions and statements as required by the TIF Act (the "Redevelopment Plan"); and

WHEREAS, on December 9, 2025, the Corporate Authorities, after giving all notices and conducting all meetings and hearings required by the TIF Act, adopted the following ordinances:

(1) Ordinance No. 25-XXX, approving the Redevelopment Plan for the Redevelopment Project Area;

(2) Ordinance No. 25-XXX, designating the Redevelopment Project Area pursuant to the TIF Act; and

(3) Ordinance No. 25-XXX, adopting the TIF Act for the Redevelopment Project Area (collectively the "TIF Ordinances");

and established the 390 Gateway Logistics TIF District, as legally described and depicted on *Exhibit A-1* and *Exhibit A-2*, respectively, attached hereto and made part hereof (the "390 Gateway Logistics TIF District"); and

WHEREAS, LPC desires to acquire and redevelop approximately seventy (70) acres of real estate, as legally described and depicted in *Exhibit B-1* and *Exhibit B-2*, respectively, attached hereto and made a part hereof, located within the 390 Gateway Logistics TIF District (the "TIF District Property"); and

WHEREAS, LPC desires to acquire and redevelop the TIF District Property by: demolishing the existing residential homes and constructing two (2) industrial buildings totaling four hundred thirty-six thousand five hundred (436,500) square feet, as further described and depicted in *Exhibit C-1* and *Exhibit C-2*, respectively, attached hereto and made a part hereof (collectively the "Project"); and

WHEREAS, LPC has advised the Village that (i) LPC will invest no less than Sixty Million and No/100 Dollars ($60,000,000.00) in acquiring and redeveloping the TIF District Property with the Project, (ii) LPC estimates it will invest an additional Ten Million and No/100 Dollars ($10,000,000) in costs for tenant improvements and other expenses following completion of the Project, and (iii) that the TIF District Property, once improved with the Project and substantially leased and occupied, is anticipated to generate annual incremental

tax revenue for the Village of over One Million Three Hundred Thousand and No/100 Dollars ($1,300,000.00) with a Cook County Class 6B incentive; and

WHEREAS, LPC has advised the Village that the Project shall be completed, as evidenced by issuance of a final certificate of occupancy for the shell and core of the buildings and completion of all site work and off-site improvements, on or before April 1, 2028, subject to "Uncontrollable Circumstances" (as defined in Section 1.2.J. below); and

WHEREAS, the Corporate Authorities have investigated the benefits to be derived from the Project upon its completion and have determined that the Project, when completed, will eliminate the factors which qualified the TIF District Property to be included in the Redevelopment Project Area, shall cause the creation of a significant number of jobs and independent contractors, shall create new job opportunities with the construction, implementation and operation of the Project, shall have a positive impact on properties in the vicinity of the TIF District Property, shall foster increased economic activities throughout the Village, shall increase the tax base of the Village and all affected taxing districts; and advance the health, safety and welfare of all residents of the Village; and

WHEREAS, LPC has requested financial assistance from the Village, without which the Project could not proceed due to the extraordinary costs to be incurred, to acquire, redevelop and reconfigure the TIF District Property, including, among other things: providing new means of ingress and egress; stormwater management improvements; wetlands mitigation; environmental remediation; constructing new parking facilities; and, revamping and reconstructing certain roads, infrastructure and utility systems required to service the Project; and

WHEREAS, the Corporate Authorities have received the estimated budget for the Project and have reviewed the substantial investment required by LPC to proceed and complete the Project and have determined that the financial assistance provided pursuant to the TIF Act would be in the best interests of the residents of the Village as the Project is in furtherance of the Redevelopment Plan for the Redevelopment Project Area, subject to the terms and conditions as hereinafter set forth;

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

ARTICLE I - RECITALS AND DEFINITIONS

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

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

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

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

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

C. "**Day**" means a calendar day.

D. "**Effective Date**" means the date on which this Agreement is executed on behalf of the Village, with said date being inserted in the opening paragraph of this Agreement.

E. "**Incremental Taxes**" means that portion of the *ad valorem* real estate taxes, if any, arising from the taxes levied upon the TIF District Property, which taxes are actually collected by the Village and which are attributable to the increase in the equalized assessed valuation ("EAV") of the TIF District Property over and above the base EAV of the TIF

District Property at the time of the formation of the Redevelopment Project Area, all as determined by the County Clerk of the County of Cook, Illinois, pursuant to and in accordance with the TIF Act, the TIF Ordinances and this Agreement.

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

G. "**State**" means the State of Illinois.

H. "**Redevelopment Project Costs**" mean and include only the costs of the Project attributable to work related to the TIF District Property which are included both in the definition of "redevelopment project costs" in Section 5/11-74.4-3(q) of the TIF Act, 65 ILCS 5/11-74.4-3(q), as amended from time to time, which are eligible for reimbursement under the TIF Act, and those redevelopment project costs eligible under the TIF Act which are also set forth in the Project budget in *Exhibit D*, attached hereto and made a part hereof. Redevelopment Project Costs do not include redevelopment project costs eligible under the TIF Act which are not set forth in the Project budget in *Exhibit D*.

I. "**TIF Ordinances**" means those Ordinances referenced in the recitals above.

J. "**Uncontrollable Circumstance**" means any event which:

(i) is beyond the reasonable control of and without the fault of the Party relying thereon; and

(ii) is one or more of the following events:

a. a Change in Law;

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

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

d. governmental condemnation or taking other than by the Village;

e. strikes or labor disputes, or work stoppages not initiated by LPC;

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

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

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

i. major environmental disturbances;

j. vandalism; or

k. terrorist acts.

Uncontrollable Circumstance shall not include: economic hardship; unavailability of materials (except as described in subsection (ii)g. above); or a failure of performance by a contractor (except as caused by events which are Uncontrollable Circumstances as to the contractor).

For each day that the Village and/or LPC is delayed in its performance under this Agreement by an Uncontrollable Circumstance, the dates set forth in this Agreement shall be extended by one (1) day.

ARTICLE II - OBLIGATIONS OF LPC

Section 2.1. Conditions Precedent to the Village's Obligations. In order to be entitled to the benefits and financial assistance to be provided by the Village, LPC covenants and agrees as follows:

A. LPC shall cause funds to be available to construct the Project and all improvements incidental thereto as deemed necessary to permit occupancy and operation for its intended use; provided, however, that completion of the Project shall be signified by completion of the shell and core of the buildings and of all site work and off-site improvements, as certified by the architect, engineer, or general contractor.

B. LPC shall obtain all approvals and permits as required by the Village and any other agency or unit of government having jurisdiction over the TIF District Property and the Project, including rezoning of the TIF District Property from the A Agricultural Zoning District upon annexation of the TIF District Property to the Village to the M-1 Manufacturing Zoning District.

C. The development of the Project shall be subject to the codes, ordinances, rules and regulations of the Village in effect as of the date of the Village Board's approval of this Agreement (the "Village Laws"), and LPC shall be responsible for obtaining all necessary approvals and permits for the Project, including, but not limited to, zoning approvals, development approvals, subdivision approvals, demolition permits, building permits and utility connection permits, as required by the Village Laws; provided, the Village will reasonably cooperate with LPC in its efforts to obtain all such approvals and permits and to carry out the development of the Project and the terms of this Agreement.

D. The Project shall be developed in accordance with the terms of this Agreement.

E. LPC shall, subject to Uncontrollable Circumstances:

1. Provide the Village with proof of financing adequate to construct the Project prior to commencing construction.

2. Acquire the TIF District Property on or before March 2, 2026.

3. Annex the TIF District Property to the Village on or before June 30, 2026.

4. Obtain all government approvals, permits and permissions necessary to construct the Project on or before June 30, 2026.

5. Commence construction of the Project on or before June 30, 2026.

6. Substantially complete construction of the Project, meaning completion of the shell and core of the buildings and all site work and off-site improvements, as certified by the architect, engineer, or general contractor, on or before April 1, 2028.

F. During the term of this Agreement, LPC shall make available or cause to be made available to the Village during regular business hours the invoice and payment records of the Project pertaining to the costs expended in connection with construction of all components of the Project, when completed, upon not less than five (5) business day's prior written notice from the Village to LPC of its election to inspect such invoice and payment records.

G. LPC shall deliver to the Village copies of the real estate tax bills for the TIF District Property, if any, commencing with real estate tax bills payable in 2025 and each year thereafter during the term of this Agreement and proof of payment in full.

Section 2.2. On-Going Compliance. It is understood and agreed that any and all obligations of the Village pursuant to this Agreement shall be contingent upon compliance and satisfaction with all material obligations of LPC.

Section 2.3. Limitation on Appeal of Real Estate Taxes. LPC shall not protest the value of the Subject Property and / or the Project, or any portion thereof, for any tax assessment year commencing after the Effective Date, as assessed by any governmental unit, department or agency having the authority to make assessments, or take any action, which would result in an assessed value of the Subject Property and/or the Project below the following amounts:

For the period prior to commencement of construction:	$700,000
For the period following commencement of construction and prior to stabilization of the Project:	$1,500,000
Following stabilization of the Project:	$4,000,000

Notwithstanding the foregoing, in the event an assessed valuation of the Subject Property and/or the Project is materially inconsistent with similarly situated properties, LPC may protest the assessed value, upon advanced written notice to the Village, on the condition that an escrow be established with the Village, into which the protestor shall deposit a sum equal to any refund that would be due to Cook County from the Village, which sum shall be approved by the Village, as a result of a refund to the taxpayer of taxes previously distributed to the Village, should the protest succeed, until the final determination of the assessed value pursuant to the protest, with no further rights of appeal. In the event the final assessed value results in a refund due to Cook County from the Village for real estate taxes previously distributed to the Village, such refund shall be paid from the amount held by the Village in the escrow, and the balance of the funds on

deposit in the escrow shall be returned to the protestor making the deposit with the Village. If the amount held by the Village in escrow is insufficient to cover any such refund due to Cook County from the Village, LPC shall immediately deposit an additional amount with the Village sufficient to cover and additional refund due.

Section 2.4. No Disconnection. LPC shall not seek or participate in the disconnection of all or any portion of the TIF District Property from the Village pursuant to Article 7, Division 3 of the Illinois Municipal Code (65 ILCS 5/7-3-1 *et seq.*), or any similar statutory provision or common law principal with regard to the disconnection of property from the corporate limits of a municipality.

ARTICLE III – POST PROJECT COMPLETION OBLIGATIONS OF LPC

Section 3.1. Annual Reports to the Village. Commencing on January 1 of the calendar year following completion of the Project and on each January 1st thereafter during the term of this Agreement, LPC agrees to use good faith efforts to obtain from tenants at the Project an estimate of the number of persons employed at the TIF District Property during the prior calendar year.

Section 3.2. Books and Records. LPC agrees, throughout the term of this Agreement, to make available to the Village during regular business hours the invoice and payment records of LPC pertaining to Project costs.

ARTICLE IV - REIMBURSEMENT OF REDEVELOPMENT PROJECT COSTS; LIMITATION ON AMOUNTS AVAILABLE FOR REIMBURSEMENT FROM THE LPC SUB-ACCOUNT OF THE SPECIAL TAX ALLOCATION FUND

Section 4.1. Reimbursement. Upon completion of construction of the Project, as evidenced by completion of the shell and core of the buildings and of all site work and off-site improvements, and the architect's, engineer's, or general contractor's certification thereof

(the date on which all such improvements have been certified as complete signifying "Project Completion"), and so long as no notice of default has been issued pursuant to Section 7.7. for a material default which remains uncured or which has not been remedied as permitted hereunder, the Village agrees to reimburse LPC for eligible Redevelopment Project Costs incurred by LPC, solely from that portion of the Incremental Taxes payable to LPC pursuant to this Agreement, as calculated in Section 4.2.A. below, with respect to the Redevelopment Project Costs. LPC shall have the right to reallocate from and among the line items and categories set forth on *Exhibit D* hereto, with the only restriction being that the Redevelopment Project Costs shall not exceed the cumulative aggregate amount of the line items set forth in *Exhibit D*, as may be amended administratively by agreement of the Village and LPC. All reimbursements of Redevelopment Project Costs shall be paid to LPC upon submittal of such evidence as hereinafter required. Redevelopment Project Costs include qualifying costs incurred by LPC after the Effective Date and those prior-incurred expenses set forth on Exhibit E attached hereto. Except as set forth on Exhibit E, Redevelopment Project Costs do not include any qualifying costs incurred by LPC before the Effective Date.

Section 4.2. Reimbursement of Redevelopment Project Costs.

A. Subject to the provisions of this Agreement, the Village agrees to annually reimburse LPC, as set forth in Section 5.4. below, for Redevelopment Project Costs as itemized on *Exhibit D* from the Incremental Taxes derived from the TIF District Property, after deduction of the Village's "Administrative Costs" (as defined below), with the amount reimbursed to LPC each year being the "Annual Reimbursement," or in such other amount as the Annual Reimbursement may be set until the earlier of the expiration of the term of this Agreement, the termination of this Agreement, or until Redevelopment Project Costs in the

amount of Nineteen Million and No/100 Dollars ($19,000,000.00), plus interest as provided below, have been paid to LPC or its successors ("TIF Reimbursement Obligation"). "Administrative Costs" shall mean, on an annual basis, the lesser of (i) the unreimbursed costs incurred by the Village for studies, surveys, development of plans, and specifications, implementation and administration the Redevelopment Project Area, including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning or other services related thereto, which costs shall roll over and accrue from year to year until reimbursed; or (ii) ten percent (10%) of the Incremental Taxes collected in the previous year. The unpaid TIF Reimbursement Obligation shall bear interest at a rate of 6.125% compounded annually, commencing as of the date of Project Completion.

B. The TIF Reimbursement Obligation hereunder shall be a first lien and priority against the Incremental Taxes, and shall not be subordinate in any respect to any other commitments of the Village, related or unrelated to the Redevelopment Project Area. The Village shall not terminate the Redevelopment Project Area earlier than its approved life, unless and until the TIF Reimbursement Obligation has been paid in full, or the TIF Reimbursement Obligation has otherwise been terminated in accordance with this Agreement.

Section 4.3. LPC Sub-Account. In connection with the establishment and ongoing administration of the Redevelopment Project Area, the Village has established a special tax allocation fund pursuant to the requirements of the TIF Act (the "Special Tax Allocation Fund" or the "STAF"), into which the Village shall deposit 90% of the Incremental Taxes generated by the Redevelopment Project Area. The Village shall further establish, upon execution of this Agreement, a segregated special sub-account of the STAF designated as

the "LPC Sub-Account" which shall exist solely for deposit by the Village of the Annual Reimbursement owed to LPC as reimbursement under this Agreement which shall not be pledged or allocated to any other use or priority. The Village shall reimburse LPC for Redevelopment Project Costs, pursuant to this Agreement, in an amount not to exceed the TIF Reimbursement Obligation, only from that portion of the Incremental Taxes owed to LPC on deposit from time to time in the LPC Sub-Account from the Annual Reimbursement portion of the Incremental Taxes.

On October 1 of each year during the term of this Agreement, or, if later, the date which is ten (10) days following the date upon which the Village receives Incremental Taxes from the final installment of real estate taxes from Cook County (the "STAF Allocation Date"), an amount equal to the Annual Reimbursement shall be transferred and deposited by the Village into the LPC Sub-Account and shall be used solely to reimburse LPC for Redevelopment Project Costs as listed on *Exhibit D* in the amount not to exceed the TIF Reimbursement Obligation. The Village's obligations to reimburse under this agreement are a limited obligation payable solely from incremental taxes deposited in the LPC Sub-Account from time to time and shall not be secured by the full faith and credit of the Village. Said obligation does not now and shall never constitute an indebtedness of the Village within the meaning of any State of Illinois Constitutional or any statutory provision and shall not constitute or give rise to a pecuniary liability of the Village or a charge or lien against the Village's general credit or taxing power, provided, however, that the obligations of the Village to allocate and deposit the portion of the Incremental Taxes owed to LPC into the LPC Sub-Account and to remit such sums as reimbursements hereunder shall be and remain a contractual obligation of the Village, subject to the terms hereof.

Section 4.4. Procedure for Reimbursement of Project Costs. To establish a right of reimbursement for specific Redevelopment Project Costs under this Agreement, within forty-five (45) days following substantial completion of the Project, LPC shall submit to the Village Manager a written statement in the form attached to this Agreement as *Exhibit F* (a "Request for Reimbursement") and made a part hereof, setting forth the amount of reimbursement requested, the specific Redevelopment Project Costs for which reimbursement is sought and directing that payment be made to LPC. Each Request for Reimbursement shall be accompanied by such bills, contracts, invoices, statements of interest on debt service, lien waivers provided by LPC's contractors, or other evidence as the Village Manager shall reasonably require to establish that LPC has incurred Redevelopment Project Costs subject to reimbursement under this Agreement. The Village Manager shall have sixty (60) days after receipt of any Request for Reimbursement to approve or disapprove such Request for Reimbursement, and, if disapproved, to provide written notice to LPC with a detailed explanation as to why the Village Manager is not prepared to recommend such reimbursement. The only reasons for disapproval of any expenditure for which reimbursement is sought shall be: (i) that such expenditure is not an eligible Redevelopment Project Cost, (ii) that the expenditure is not contained within a permitted category on *Exhibit D,* (iii) that the expenditure was not incurred and the item to which it pertains has not been completed in accordance with the provisions of this Agreement, or (iv) that LPC is not in compliance with its obligations in this Agreement. The Parties acknowledge that the determination of Redevelopment Project Costs and qualification for reimbursement under this Agreement are subject to the TIF Act, all amendments to the TIF Act both before and after the date of this Agreement, and administrative rules and final non-appealable orders of

the Illinois or federal courts (as applicable) rendered during the term of this Agreement. The Village has no obligation to LPC to attempt to modify said rules or decisions but will cooperate with and assist LPC in obtaining approval of Redevelopment Project Costs and the preservation of any rights and remedies provided herein which are adversely affected by such legislative acts, rules or orders.

Section 4.5. Annual Reimbursement. Reimbursement of Redevelopment Project Costs, as approved by the Village Manager, shall be made annually within thirty (30) days of the date of approval by the Village Manager of the Request for Reimbursement until the eligible Redevelopment Project Costs in the amount of the TIF Reimbursement Obligation shall have been paid; provided that reimbursement of Redevelopment Project Costs shall only be made to the extent money is available therefor in the LPC Sub-Account. To the extent money in the LPC Sub-Account is insufficient to remit approved reimbursement for Redevelopment Project Costs for that year, the Village shall remit reimbursements to LPC if funds are available in the LPC Sub-Account in subsequent years. Deposits in the LPC Sub-Account, which are in excess of the requested reimbursement from time to time, shall remain on deposit in the LPC Sub-Account for reimbursement of Redevelopment Project Costs throughout the term of this Agreement.

Notwithstanding the foregoing, if money is not available in the LPC Sub-Account to remit approved reimbursement for Redevelopment Project Costs and the reason for the lack of funds is that LPC, its successors in interest or anyone obligated thereon, have not paid real estate taxes for the TIF District Property when due and owing, the Village shall not be required to make payment until the real estate taxes are paid.

Section 4.6. Term. Unless earlier terminated pursuant to the terms of this Agreement, this Agreement shall commence on the Effective Date and end on the earlier of (i) payment of Redevelopment Project Costs as itemized on *Exhibit D* in the amount of the TIF Reimbursement Obligation, or (ii) expiration of the approved life of the Redevelopment Project Area.

ARTICLE V - LPC REPRESENTATIONS, WARRANTIES AND COVENANTS

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

A. LPC is an Illinois limited liability company, validly existing and in good standing under the laws of the state of its incorporation and is fully authorized and qualified to do business in the State of Illinois and will continue to be validly existing and in good standing under the law of any state in which LPC is incorporated, and LPC will continue to be authorized and qualified to do business in Illinois during the term of this Agreement regardless of LPC's state of incorporation. LPC has all power and authority to carry on its business. LPC is qualified to do business and is in good standing in each jurisdiction where the failure to be so qualified would have a materially adverse effect on the business or properties of LPC.

B. LPC has all requisite power, authority and capacity to enter into this Agreement and to carry out the transactions contemplated hereby. The execution, delivery and performance by LPC of this Agreement and the documents contemplated hereby and the consummation by LPC of the transactions contemplated thereby, have been duly and

validly authorized and all requisite action has been taken to make them the valid and binding obligations of LPC, enforceable against LPC in accordance with their terms.

C. Delivery and performance of this Agreement by LPC, and the consummation by LPC of the transactions contemplated hereby, do not and will not contravene or constitute a default under or give rise to right of termination, cancellation, acceleration or material modification of any right or obligation of LPC under any provision of any applicable law or regulation, the articles of organization or bylaws of LPC, any agreement, contract, plan, lease, arrangement or commitment, or any judgment, injunction, order, decree, administrative interpretation, award or other instrument to which LPC is a party or by which LPC may be bound.

D. There are no actions, suits, proceeding or investigations pending, or, to LPC's knowledge, threatened, nor does any reasonable basis exist therefor which would have a material and adverse impact on the business of LPC, against or affecting LPC or any of LPC's assets, at law or in equity, or before or by any federal, state, municipal or other governmental department commission, board or agency, domestic or foreign. LPC is not operating its business under or subject to, nor is in default with respect to, any order, writ, injunction or decree of any court or federal, state, municipal or other governmental department, commission, board or agency, domestic or foreign, and LPC has not been charged or threatened with a charge or violation, or is under investigation with respect to possible violation, of any provision of any federal, state or local law or administrative ruling or regulation relating to LPC or any of its assets, which would have a material and adverse impact on the business of LPC.

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

F. No representation by LPC in this Agreement or in any written statement, exhibit, schedule, certificate, document, or instrument provided to the Village pursuant to this Agreement and in connection with the transactions contemplated by this Agreement contains any untrue statement of a material fact or omits to state a material fact necessary to make the statements therein not misleading.

G. No official, officer or employee of the Village, or any commission or committee exercising authority over the Project, owns or controls, has owned or controlled any interests, direct or indirect, in LPC's business, the Project, or the TIF District Property.

H. LPC agrees to comply with all federal, State and local laws pertaining to the Project and the obligations of the Village pursuant to this Agreement are contingent upon compliance and satisfaction of all of LPC's material obligations hereunder.

I. Developer acknowledges that the Illinois Department of Labor currently takes the position as a matter of its enforcement policy that the TIF Reimbursement Obligation relative to the Project under this Agreement does not subject the Project to the Illinois Prevailing Wage Act (820 ILCS 130/0.01 *et seq.*) unless the Project also receives funding from another public source. The Village makes no representation as to any such application of the Prevailing Wage Act to the Project, and any failure by LPC to comply with the Illinois Prevailing Wage Act, relative to the Project, if and to the extent subsequently found to be applicable to the Project, by any legal authority having jurisdiction, shall not be deemed an "Event of Default" under this Agreement. Notwithstanding the foregoing sentence, LPC agrees to assume all responsibility for any such

compliance (or noncompliance) with the Illinois Prevailing Wage Act in connection with the Project under this Agreement in the event of any action by any party to enforce its provisions.

Section 5.2. Accuracy of LPC's Representations, Warranties and Covenants. All warranties, representations, and covenants of LPC contained in the Agreement shall be true, accurate and complete at the time of the execution of this Agreement and during the term hereof.

ARTICLE VI - GENERAL PROVISIONS

Section 6.1. Notice. All notices, demands, requests and other communications, required or permitted under this Agreement ("Notices") shall be in writing and shall be deemed properly served when delivered by hand to the Party to whose attention it is directed or when received if sent, by an overnight carrier such as Federal Express, in accordance with the foregoing provisions, and follows:

Village:	Village of Schaumburg 101 Schaumburg Court Schaumburg, Illinois 60193 Attn: Village Manager
With a copy to:	Klein, Thorpe and Jenkins, Ltd. 20 N. Wacker Drive, Suite 1660 Chicago, Illinois 60606 Attn: Lance Malina
LPC:	LPC Acquisition Company, LLC 191 North Wacker Drive, Suite 1700 Chicago, Illinois 60606 Attn: Ben Fish
With a copy to:	DLA Piper LLP 444 West Lake Street Suite 900 Chicago, Illinois 60606 Attn: Paul Shadle and Mariah DiGrino

or at any such other address or to such other Party, which any Party entitled to receive notice hereunder, designates to the other in writing, in accordance with the foregoing Notice provisions. Notices may be given by a Party or said Party's attorney as identified above.

Section 6.2. No Discrimination. LPC for itself and its successors and assigns under this Agreement agrees that in the development and construction of the Project on the TIF District Property and in the operation of its business, it shall not unlawfully discriminate against any employee or applicant for employment because of race, color, religion, sex or national origin. LPC shall hire applicants and treat employees in connection with the completion of the Project in a manner that does not unlawfully discriminate based upon race, creed, color, religion, sex or national origin, with respect to all aspects of employment, including but not be limited to, the following: employment upgrading, demotion or transfer; recruitment or recruitment advertising and solicitations or advertisements for employees; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. LPC agrees to post in conspicuous places, available to employees and applicants for employment, notices, which may be provided by the Village, setting forth the provisions of this nondiscrimination clause. LPC shall comply with all applicable laws regarding rate of pay or other forms of compensation.

Section 6.3. Assignment. This Agreement may not be assigned by LPC without the prior written consent of the Village, which consent shall not be unreasonably withheld, conditioned or delayed. An assignment shall be considered reasonable if done by LPC in connection with the sale of its business to another entity of substantially similar rating or value. Notwithstanding the foregoing, Village consent shall not be required for the

assignment of this Agreement to a special purpose entity formed by LPC for the purpose of acquiring and developing the TIF District Property.

Section 6.4. Successors and Assigns. The terms, conditions and covenants set forth in the Agreement or otherwise attaching by operation of law shall extend to, be binding upon, inure to the benefit of the respective successors, permitted assigns of the Village, and LPC. This obligations and rights of LPC in this Agreement shall run with the land and bind future owners of title to any portion of the TIF District Property.

Section 6.5. Waiver. No waiver of any provision or condition of this Agreement by any Party shall be valid unless in writing and signed by such Party making the waiver. No waiver shall be taken of any other similar provision or of any future event, act or default. Any provision, condition, or term hereof established primarily for the benefit of one Party hereto may be waived by such Party with or without notice, which waiver may be made retroactively.

Section 6.6. Severability. In the event that any provision of this Agreement shall be finally adjudicated invalid and unenforceable, in whole or in part, or shall cause this Agreement to be unenforceable, in whole or in part, such provisions shall be limited to the extent necessary to render the same and the remainder of this Agreement valid and enforceable, or shall be exercised from this Agreement for purposes of such jurisdiction as circumstances require, to preserve the validity and enforceability of the remainder of this Agreement and this Agreement shall be construed for purposes of such jurisdiction as if said provision *ab initio* has been incorporated herein as so limited to had not been included herein, as the case may be.

Section 6.7. Enforceability of the Redevelopment Agreement; Defaults; Remedies.

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

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

C. Any violation of a local, State or Federal law which has resulted in a final judicial determination and the assessment of a fine, fees or costs, and payment for such fine, fees, or costs has not been received prior to the next request for reimbursement, shall permit the Village to withhold from the reimbursement the fine, fees or costs and maintain those funds in the STAF, until such fines, fees and costs have been paid, after which the Village shall release and pay such withheld reimbursement within a reasonable time thereafter.

D. No action based upon any violation of this Agreement shall be brought except after written notice to the breaching Party describing the nature of the alleged violation, and until said Party shall have had a thirty (30) day period in which to cure the violation. A non-monetary default under this Agreement shall not be deemed to be a violation provided that such default is not capable of being cured within such thirty (30) day period, and after notice, the Party in violation shall institute and diligently pursue to completion appropriate measures to remove or remedy the default. Defaults which are not capable of cure, but which do not affect the economic benefits to be provided hereunder or the ability of such Party to perform hereunder, shall not be material. In case a Party shall have proceeded to enforce its rights under this Agreement and such proceedings shall have been discontinued or abandoned for any reason, then, and in every such case, the Parties shall be restored

respectively to their several positions and rights hereunder, and all rights, remedies and powers of the Village and LPC shall continue as though no such proceedings had been taken.

E. In the event LPC or the Village shall be prohibited, in any material respect, from performing covenants and agreements or enjoying the rights and privileges herein contained, or contained in the Redevelopment Plan, including LPC's duty to build the Project and operate the Project, by the order of any court of competent jurisdiction, or in the event that all or any part of the TIF Act or any ordinance adopted by the Village in connection with the Project, shall be declared invalid or unconstitutional, in whole or in part, by a final decision of a court of competent jurisdiction and such declaration shall materially affect the Project or the covenants and agreements or rights and privileges of LPC or the Village, then and in any such event, the Party so materially affected may, at its election, cancel or terminate this Agreement in whole (or in part with respect to that portion of the Project materially affected) by giving written notice thereof to the other Party within sixty (60) days after such final decision or amendment. Further, the cancellation or termination of this Agreement shall have no effect on the authorizations granted to LPC for buildings, or the remodeling of any building, permitted and under construction, to the extent permitted by said court order; and the cancellation or termination of this Agreement shall have no effect on perpetual easements contained in any recorded, properly executed document.

F. All remedies provided for in this Agreement are cumulative and the election or use of any particular remedy by any of the Parties shall not preclude that Party from pursuing such other or additional relief as it may be entitled to either in law or in equity including termination of the Agreement. Notwithstanding anything herein to the contrary, the Village does not waive its right to use its police powers and may do so at any time.

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

H. Any delay by a Party in instituting or prosecuting any actions or proceedings or otherwise asserting its rights under this Agreement shall not operate to act as a waiver of such rights or to deprive it of or limit such rights in any way, it being the intent of this provision that such Party should not be constrained so as to avoid the risk of being deprived of or limited in the exercise of the remedies provided in this Agreement because of concepts of waiver, laches or otherwise.

I. The rights and remedies of any Party to this Agreement, or its successors in interest, whether provided by law or by this Agreement, shall be cumulative, and the exercise by a Party of any one or more of such remedies shall not preclude the exercise by it, at the time or different times, of any other such remedies. No waiver made with respect to the performance, nor the mariner or time thereof, of any obligation of LPC or the Village, or any condition under the Agreement shall be considered a waiver of any rights of a Party with respect to the particular obligation of the other Party or condition beyond those expressly waived in writing.

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

Section 6.8. Recording of Agreement. A copy of this Agreement shall be recorded against title to the TIF District Property with the Cook County Recorder of Deeds, at LPC's cost and expense, at such time as LPC has acquired title to the TIF District Property.

Section 6.9. Governing Law. This Agreement shall be construed and enforced in accordance with the laws of the State.

Section 6.10. Entire Agreement; Amendments; Conflict. This Agreement sets forth all the promises, inducements, agreements, conditions and understandings between LPC and the Village relative to the subject matter thereof, and there are no promises, agreements, conditions or understandings, either oral or written, expressed or implied, between the Parties hereto, other than those which are herein set forth. No subsequent alteration, amendment, change or addition to this Agreement shall be binding upon them, unless in writing and signed by all Parties. In the event any of the terms of this Agreement conflict with any of the terms of the exhibits attached thereto, the terms of this Agreement shall control.

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

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

ARTICLE VII — REIMBURSEMENTS

Section 7.1. Reimbursements to LPC. The Parties hereto agree that all reimbursements to be made pursuant to the terms and conditions of this Agreement shall be made to LPC.

[THIS SPACE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the year and date first written above.

VILLAGE:

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

By:_____
Brian Townsend, Village Manager

Date:_____

Attest:

_____
Jane Lentino, Village Clerk

Date:_____

LPC:

LPC Acquisition Company, LLC,
an Illinois limited liability company

By:_____
Aaron Martell
Its: Executive Vice President

Date:_____

ACKNOWLEDGMENT

State of Illinois)
) SS
County of Cook)

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

GIVEN under my hand and official seal, this _____ day of _____, 2025.

_____
Notary Public

ACKNOWLEDGMENT

State of Illinois)
) SS
County of Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Aaron Martell, personally known to me to be the Executive Vice President of LPC Acquisition Company, LLC and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that, as such Executive Vice President, he signed and delivered said instrument, pursuant to authority given by the members of said limited liability company, as his free and voluntary act, and as the free and voluntary acts and deeds of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this _____ day of _____, 2025.

_____
Notary Public

LIST OF EXHIBITS

Exhibit A-1 – Legal Description of the 390 Gateway Logistics TIF District

Exhibit A-2 – Depiction of the 390 Gateway Logistics TIF District

Exhibit B-1 – Legal Description of the TIF District Property

Exhibit B-2 – Depiction of the TIF District Property

Exhibit C-1 – Description of the Project

Exhibit C-2 – Depiction of the Project

Exhibit D – Redevelopment Project Costs

Exhibit E – Approved Prior Expenses

Exhibit F –Request for Reimbursement Form

EXHIBIT A-1

LEGAL DESCRIPTION OF
THE 390 GATEWAY LOGISTICS TIF DISTRICT

Legal Description:
THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER AND WEST HALF OF THE SOUTHEAST QUARTER, ALL IN SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 IN EXPERIOR LOGISTICS SUBDIVISION PER DOCUMENT 2306722044; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 1 TO THE SOUTH LINE OF METRA STATION DRIVE; THENCE WESTERLY ALONG SAID SOUTH LINE TO THE EAST LINE OF SCHAUMBURG COMMUTER PARKING LOT SUBDIVISION PER DOCUMENT 26051989; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTH LINE OF SAID SUBDIVISION; THENCE WESTERLY ALONG SAID SOUTH LINE AND WESTERLY EXTENSION THEREOF TO THE WEST LINE OF SPRINGINGSGUTH ROAD; THENCE NORTH ALONG SAID WEST LINE TO THE SOUTH LINE OF LOT 2 IN SCHAUMBURG BASEBALL PLAT OF CONSOLIDATION PER DOCUMENT 0011191581; THENCE WESTERLY ALONG SAID SOUTH LINE TO THE WEST LINE OF SAID LOT 2; THENCE NORTH ALONG SAID WEST LINE TO THE SOUTHEASTERLY LINE OF THE ADJOINING FRONTAGE ROAD SOUTHEASTERLY OF THE ELGIN-O'HARE EXPRESSWAY; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE TO THE WEST LINE OF SPRINGINGSGUTH ROAD; THENCE EAST TO THE EAST LINE OF SPRINGINGSGUTH ROAD: THENCE NORTH ALONG SAID EAST LINE TO THE SOUTHEASTERLY LINE OF AFORESAID FRONTAGE ROAD; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE TO THE WEST LINE OF LONG AVENUE; THENCE EASTERLY TO THE NORTHWEST CORNER OF LOT 3 IN FENZ' ACRES SUBDIVISION PER DOCUMENT 14335939; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 3 TO THE EAST LINE OF SAID FENZ' ACRES; THENCE SOUTH ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

P.I.N.s: 07-32-400-007; 07-32-400-008; 07-32-400-009; 07-32-400-010; 07-32-400-011; 07-32-400-012; 07-32-400-013; 07-32-403-006; 07-32-403-007; 07-32-403-008; 07-32-403-009; 07-32-405-003; 07-32-405-004; 07-32-405-005; 07-32-405-006; 07-32-405-007; 07-32-405-008; 07-32-405-009; 07-32-405-015; 07-32-405-016; 07-32-405-018; 07-32-300-019; 07-32-300-023; 07-32-403-011; and 07-32-404-007.

EXHIBIT A-2

DEPICTION OF
THE 390 GATEWAY LOGISTICS TIF DISTRICT

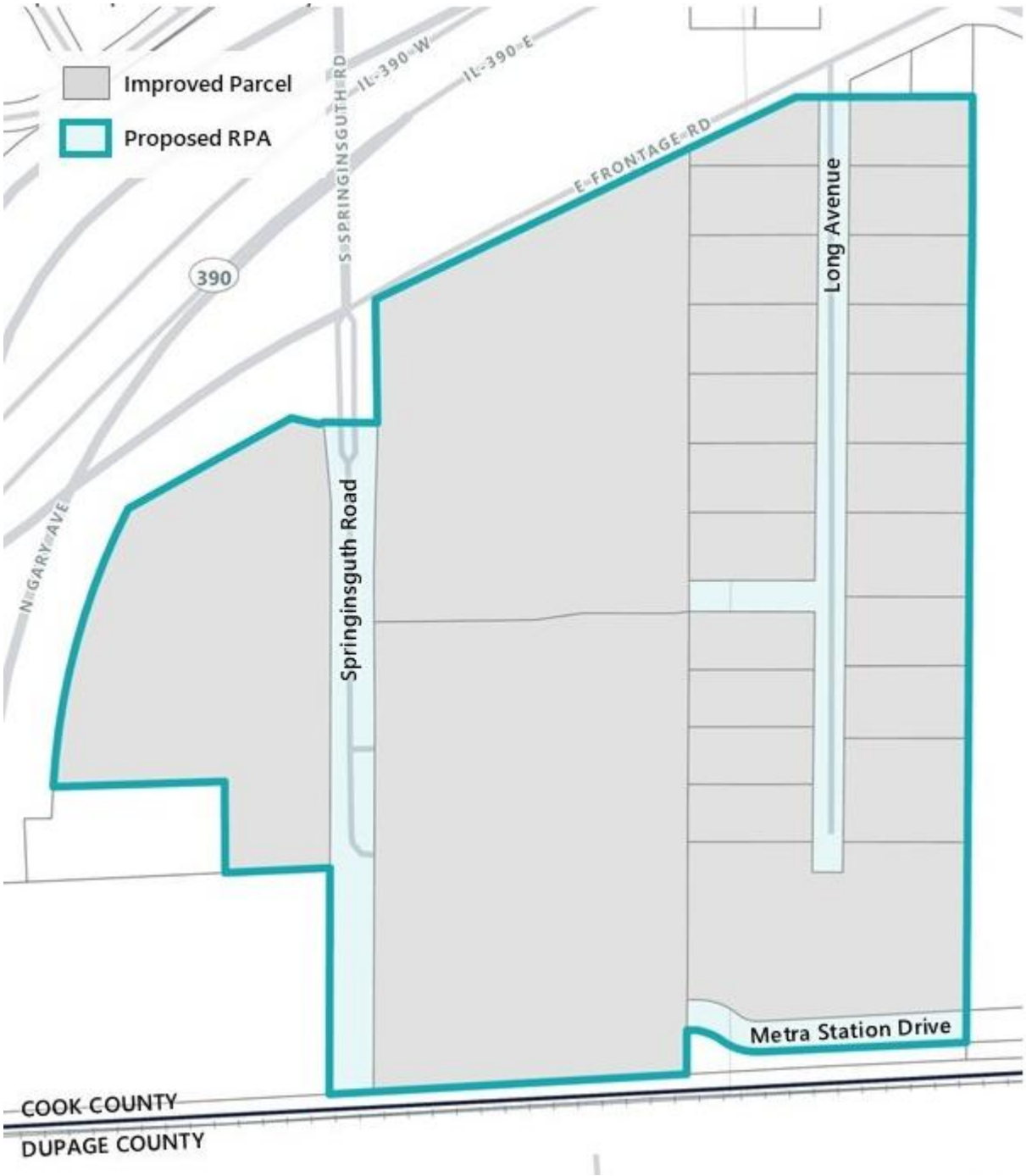


EXHIBIT B-1

LEGAL DESCRIPTION OF THE LPC PROPERTY

LOTS 3 THROUGH 11 AND LOTS 14 THROUGH 21 IN FENZ ACRES, BEING A SUBDIVISION OF THE EAST 600 FEET MEASURED AT RIGHT ANGLES WITH THE EAST LINE OF THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 70 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHERLY OF THE RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL, AND PACIFIC RAILROAD, LYING SOUTHERLY OF THE CENTERLINE OF THE PUBLIC HIGHWAY, KNOWN AS IRVING PARK ROAD, ACCORDING TO THE PLAT THEREOF RECORDED JULY 72, 1948 AS DOCUMENT 14355939, IN COOK COUNTY, ILLINOIS.

AND

THAT PART OF LOTS 1 AND 2 IN SAID FENZ ACRES SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89 DEGREES 54 MINUTES 16 SECONDS WEST, ALONG THE SOUTHERLY LINE OF SAID LOTS 1 AND 2, A DISTANCE OF 267.06 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 37.13 FEET TO THE NORTHERLY LINE OF THE PARCEL CONVEYED BY DOCUMENT NUMBER 95170136; THENCE NORTH 63 DEGREES 39 MINUTES 58 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 275.13 FEET; THENCE SOUTH 89 DEGREES 12 MINUTES 57 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 20.10 FEET TO THE EASTERLY LINE OF SAID LOT 1; THENCE SOUTH 00 DEGREES 10 MINUTES 31 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 158.46 FEET TO THE POINT OF BEGINNING.

AND

THAT PART OF LOT 22 IN SAID FENZ ACRES SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 22; THENCE NORTH 00 DEGREES 10 MINUTES 25 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 22, A DISTANCE OF 41.04 FEET TO THE NORTHERLY LINE OF THE PARCEL CONVEYED BY DOCUMENT NUMBER 2113020324; THENCE NORTH 63 DEGREES 39 MINUTES 58 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 246.41 FEET TO THE NORTH LINE OF SAID LOT 22; THENCE NORTH 89 DEGREES 54 MINUTES 12 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 45.58 FEET TO THE NORTHEAST CORNER OF SAID LOT 22; THENCE SOUTH 00 DEGREES 10 MINUTES 24 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 22, A DISTANCE OF 150.73 FEET TO THE SOUTHEAST CORNER OF SAID LOT 22; THENCE SOUTH 89 DEGREES 56 MINUTES 16 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 22, A DISTANCE OF 266.74 FEET TO THE POINT OF BEGINNING.

Permanent Tax Index Number(s): 07-32-400-007-0000, 07-32-400-008-0000, 07-32-400-009-0000, 07-32-405-002-0000, 07-32-405-001-0000, 07-32-400-010-0000, 07-32-405-003-0000, 07-32-400-011-0000, 07-32-405-004-0000, 07-32-400-012-0000, 07-32-405-005-0000, 07-32-400-013-0000, 07-32-405-006-0000, 07-32-403-008-0000, 07-32-405-007-0000, 07-32-403-009-0000, 07-32-405-008-0000, 07-32-403-006-0000, 07-32-405-009-0000, 07-32-403-007-0000, 07-32-405-015-0000, 07-32-405-016-0000, and 07-32-405-018-0000

EXHIBIT B-2

DEPICTION OF
THE LPC PROPERTY

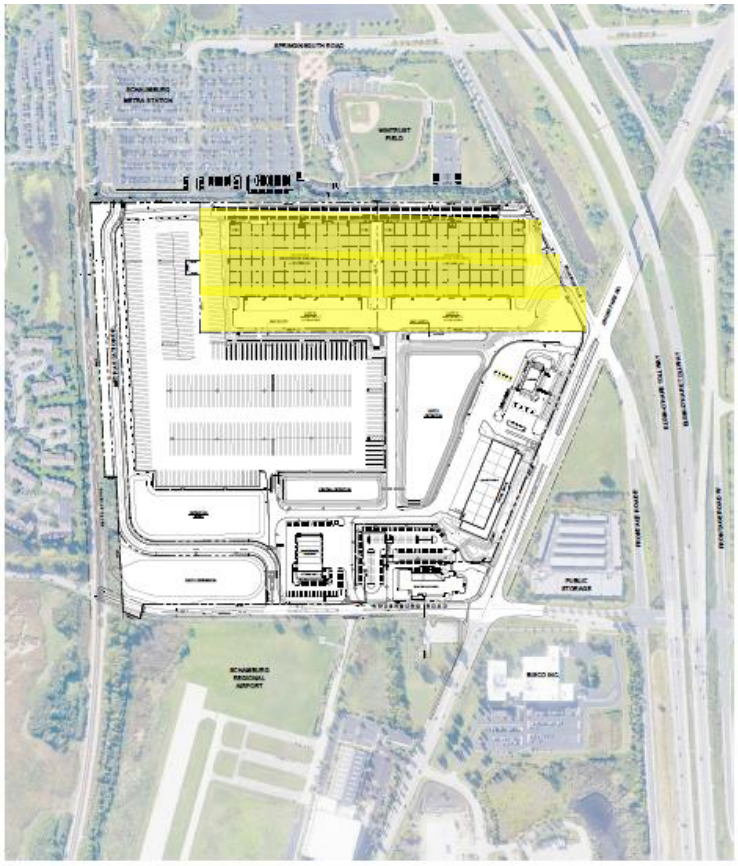


EXHIBIT C-1

DESCRIPTION OF THE PROJECT

The Applicant plans to demolish the existing improvements on Long Avenue and construct 2 new 221,580 square foot industrial warehouse buildings. The proposed development will integrate with the Experior development to the west of the site. The Applicant is building these two industrial warehouses as specs so there are no tenants lined up for the buildings yet.

EXHIBIT C-2

DEPICTION OF THE PROJECT

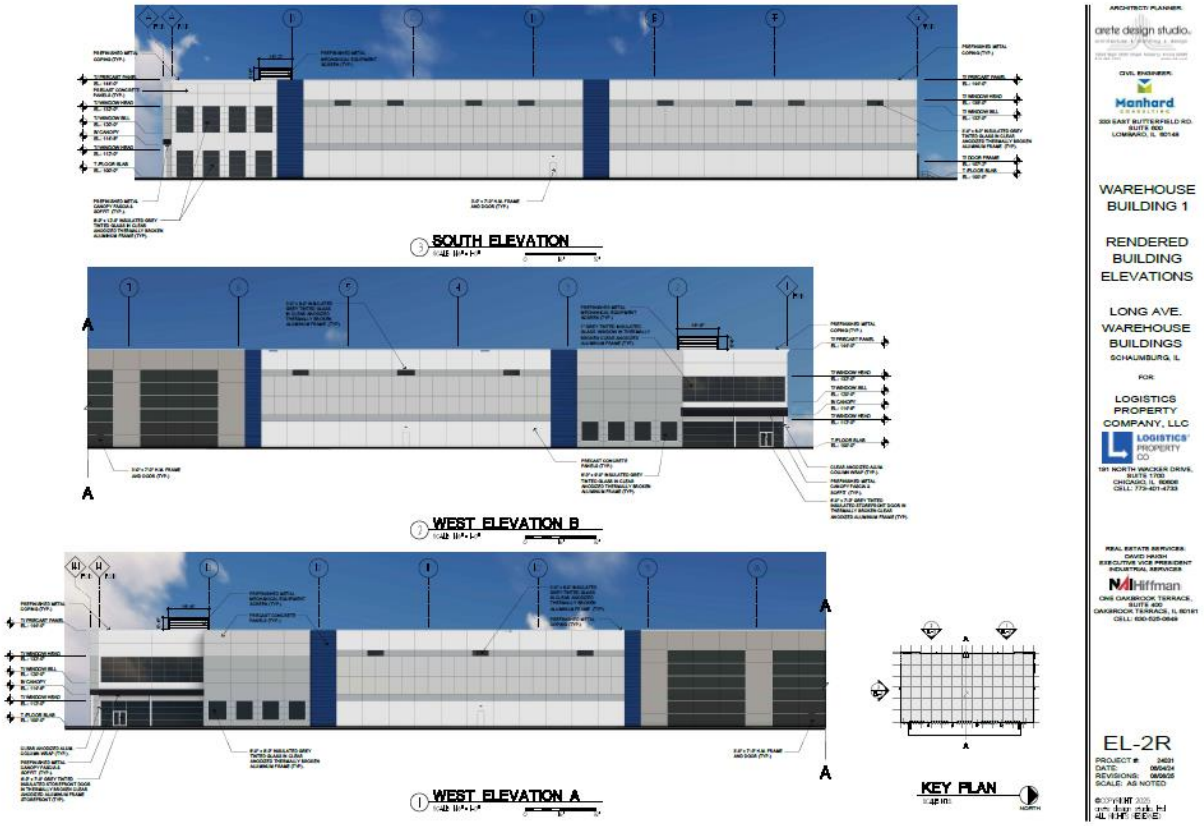


EXHIBIT D

REDEVELOPMENT PROJECT COSTS

Land acquisition		$22,156,682
Due Diligence		$800,000
Infrastructure Improvements		$662,691
Site Work and Grading		$7,820,710
Landscaping		$300,000
Soil Stabilization		$200,000
Demolition		$677,630
Detention		$5,733,790
General Grading & Infrastructure		$2,000,561
Architectural/Structural		$194,641
Civil Engineering		$151,275
Insurance		$136,516
Building Permit Fee		$682,582
Material Testing		$225,672
Wetland Mitigation Allowance		$155,101
Interest Reserve		$2,735,524
	TOTAL	$44,633,374

EXHIBIT F

REQUEST FOR REIMBURSEMENT FORM

(attached)

Request for Reimbursement

_____, 20__

Village of Schaumburg
101 Schaumburg Court
Schaumburg, Illinois 60193

Re: Redevelopment Agreement dated _____, 2025 by and Between the Village of Schaumburg, Cook and DuPage Counties, Illinois, an Illinois Municipal Corporation ("Village"), and LPC Acquisition Company LLC, an Illinois limited liability company ("LPC")

Dear Village Manager:

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

1. Request for Reimbursement No.: _____

2. Amount to be reimbursed to LPC: _____

3. The amount requested to be disbursed to LPC in this Request for Reimbursement will be used to reimburse LPC for those Redevelopment Project Costs in *Exhibit 1* attached to this Request for Reimbursement, which *Exhibit 1* includes paid receipts including the amount requested.

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

   (i) the amounts included in # 2 above were made or incurred or financed were made or incurred in accordance with approved plans, permits and specifications of the Project as defined in the Redevelopment Agreement;

   (ii) LPC is in compliance with its obligations in the Redevelopment Agreement;

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

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

LPC Acquisition Company, LLC

By: _____
Name:_____
Title:_____

PUBLICATION OF:

ORDINANCE NO. 25-___

AN ORDINANCE AUTHORIZING A REDEVELOPMENT AGREEMENT BY AND BETWEEN THE VILLAGE OF SCHAUMBURG, COOK AND DUPAGE COUNTIES, ILLINOIS, AN ILLINOIS MUNICIPAL CORPORATION, AND LPC ACQUISITION COMPANY, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

ADOPTED: DECEMBER___, 2025

PUBLISHED IN PAMPHLET FORM PURSUANT TO AUTHORIZATION AND DIRECTION OF THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SCHAUMBURG ON DECEMBER ___, 2025

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING A REDEVELOPMENT AGREEMENT BY AND BETWEEN THE VILLAGE OF SCHAUMBURG, COOK AND DUPAGE COUNTIES, ILLINOIS, AN ILLINOIS MUNICIPAL CORPORATION, AND LPC ACQUISITION COMPANY, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

BE IT ORDAINED, by the President and Board of Trustees of the Village of Schaumburg, Cook and DuPage Counties, Illinois, as follows:

SECTION 1: The President and Board of Trustees ("Corporate Authorities") of the Village of Schaumburg ("Village") find as follows:

A. The Village is a home rule municipality pursuant to Section 6 of Article VII of the Constitution of the State of Illinois.

B. The Village has the authority, pursuant to its home rule powers and the laws of the State of Illinois, including 65 ILCS 5/8-1-2.5, to promote the health, safety and welfare of the Village and its inhabitants, to prevent the presence of blight, to encourage private development in order to enhance the local tax base and increase additional tax revenues realized by the Village, to foster increased economic activity within the Village, to increase employment opportunities within the Village, and to enter into contractual agreements with third parties for the purpose of achieving the aforesaid purposes, and otherwise take action in the best interests of the Village.

C. The State of Illinois has adopted tax increment financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq.*, as amended from time to time ("TIF Act").

D. LPC Acquisition Company, LLC ("LPC") desires to undertake a significant redevelopment project in the TIF District to redevelop approximately seventy (70) acres of property within the District, through demolishing the existing residential homes on the property and constructing two (2) industrial buildings totaling four hundred thirty-six thousand five hundred (436,500) square feet in furtherance of the Redevelopment Plan and Project for the Project Area (the "Project").

E. The Village desires to enter into an agreement with LPC to assist LPC with redevelopment of the TIF District in furtherance of the Redevelopment Plan and Project for the TIF District and in furtherance of the Project.

F. Attached hereto as Exhibit 1 and made part hereof is a "Redevelopment Agreement by and Between the Village of Schaumburg, Cook and DuPage Counties, Illinois, an Illinois Municipal Corporation, and LPC Acquisition Company, LLC, an Illinois Limited Liability Company", which sets forth the terms and conditions pursuant to which LPC will proceed with the redevelopment of the TIF District with the Project ("Redevelopment Agreement").

G. It is in the best interest of the Village to enter into the Redevelopment Agreement, to ensure that redevelopment within the TIF District continues and to allow the Project to proceed.

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING A REDEVELOPMENT AGREEMENT BY AND BETWEEN THE VILLAGE OF SCHAUMBURG, COOK AND DUPAGE COUNTIES, ILLINOIS, AN ILLINOIS MUNICIPAL CORPORATION, AND LPC ACQUISITION COMPANY, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

SECTION 2: Based upon the foregoing, the Redevelopment Agreement is hereby approved; the Village Manager and the Village Clerk, or their designees, be and are hereby authorized and directed to execute the Redevelopment Agreement and perform the Village's obligations thereunder; and the Village President, Village Clerk and Village Manager, or their designees, are further authorized and directed to execute and deliver such other instruments, including the Redevelopment Agreement, as may be necessary or convenient to consummate the Village's obligations as set forth in the Redevelopment Agreement.

SECTION 3: This Ordinance shall be in full force and effect from and after its adoption, approval and publication in pamphlet form as provided by law.

ADOPTED this ___ day of _____, 2025, pursuant to a roll call vote as follows:

AYES:_____

NAYS:_____

ABSENT:_____

APPROVED by me this ___ day of _____, 2025.

_____
Tom Dailly, Village President

ATTEST:

_____
Jane Lentino, Village Clerk

Published by me in pamphlet form this ___ day of _____, 2025.

_____
Jane Lentino, Village Clerk

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING A REDEVELOPMENT AGREEMENT BY AND BETWEEN THE VILLAGE OF SCHAUMBURG, COOK AND DUPAGE COUNTIES, ILLINOIS, AN ILLINOIS MUNICIPAL CORPORATION, AND LPC ACQUISITION COMPANY, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

Exhibit 1

Redevelopment Agreement

(attached)

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Ordinance No. 25-_____An Ordinance Authorizing a Fourth Amendment to the Redevelopment Agreement for the Towne Center at Veridian Development Comprising a Part of the North Schaumburg TIF District of the Village of Schaumburg, Illinois [first reading - motion to waive first reading].
12/09/25
Village Board

Presenter: Matt Frank
Lead Department: Economic Development

Executive Summary:

The Redevelopment Agreement between TUF Partners, TUF Properties, and the Village of Schaumburg includes the conveyance of the 5.2 acre Municipal Parcel. The Conveyance Date is December 31, 2025. Urban Street Group is still utilizing the Municipal Parcel for its offices as they work to develop The District at Veridian. They anticipate moving their offices into The District at Veridian after its constructed. Since the Village of Schaumburg has no immediate plans for the Municipal Parcel, the attached Fourth Amendment extends the Municipal Parcel Conveyance Date to December 31, 2027. The additional time will give Urban Street Group a chance to move forward with the District and for the village to start planning for a future Village facility in 90 North Schaumburg.

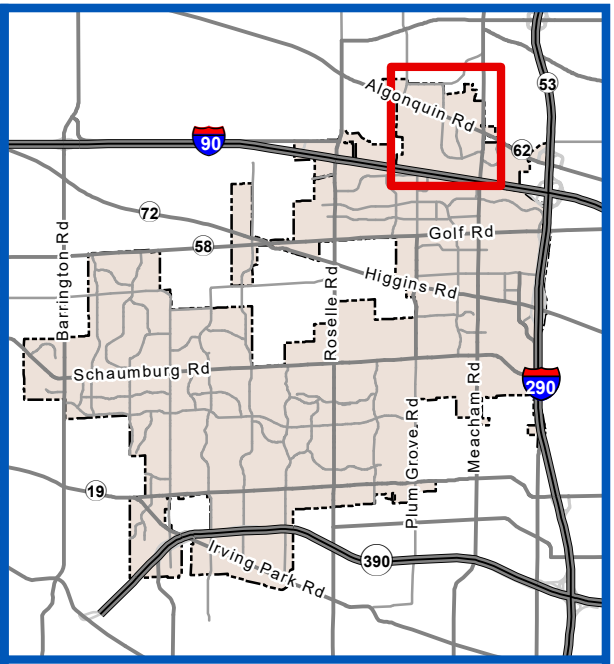
Recommended Action:

The Village Manager recommends that the Finance, Legal, Administrative and General Government Committee recommend the Village Board adopt an Ordinance authorizing the Village Manager and Village Clerk to execute the Fourth Amendment to the Redevelopment Agreement between the Village of Schaumburg, TUF Properties, LLC, and TUF Partners, LLC for the Towne Center at Veridian Development.

ATTACHMENTS:

- Veridian_Municipal_Parcel.pdf
- Fourth Amendment to Veridian RDA.docx
- Ordinance Authorizing_a_Fourth_Amendment_to_RDA_for_the_Towne_Center_at_Veridian_Development.docx





Legend

Village of Schaumburg

0 200 400
Feet

N

Map prepared by the Village of Schaumburg IT Department. Information is for reference only and provided without warranty or any representation of accuracy, timeliness, or completeness. It is the responsibility of the requestor to determine the accuracy, timeliness, completeness, or appropriateness of its use.

Data Source: Village of Schaumburg; Cook County

VILLAGE OF SCHAUMBURG

Municipal Parcel

1380

FOURTH AMENDMENT TO THE REDEVELOPMENT AGREEMENT FOR THE TOWNE CENTER AT VERIDIAN DEVELOPMENT COMPRISING A PART OF THE NORTH SCHAUMBURG TIF DISTRICT OF THE VILLAGE OF SCHAUMBURG, ILLINOIS

This Fourth Amendment to Redevelopment Agreement (the "Fourth Amendment") is made and entered into as of the ___ day of _____, 2025 by and between the Village of Schaumburg, Illinois, an Illinois home rule municipal corporation (the "Village"), and TUF Partners, LLC, a Delaware limited liability company authorized to do business in Illinois, and TUF Properties, LLC, a Delaware limited liability company authorized to do business in Illinois (collectively the "Developers"). (The Village and the Developers are sometimes referred to herein collectively as the "Parties.")

WITNESSETH

WHEREAS, pursuant to Resolution No. 20-006, adopted January 28, 2020, the Village approved a “Redevelopment Agreement By and Between the Village of Schaumburg, Cook and DuPage Counties, Illinois, an Illinois Municipal Corporation, and TUF Partners, LLC, a Delaware Limited Liability Company, and TUF Properties, LLC, a Delaware Limited Liability Company,” dated February 11, 2020, (the “Original Redevelopment Agreement”), with the Developers; and

WHEREAS, pursuant to Ordinance No. 20-056, adopted July 28, 2020, the Village approved the First Amendment to the Original Redevelopment Agreement (the “First Amendment”; the Original Redevelopment Agreement, as amended by the First Amendment, is the “Redevelopment Agreement”); and

WHEREAS, pursuant to Ordinance No. 22-027, adopted April 12, 2022, the Village approved the Second Amendment to the Original Redevelopment Agreement (the "Second Amendment"; the Original Redevelopment Agreement, as amended by the Second Amendment, is the "Redevelopment Agreement"); and

WHEREAS, pursuant to Ordinance No. 24-079, adopted December 10, 2024, the Village approved the Third Amendment to the Original Redevelopment Agreement (the "Third Amendment"; the Original Redevelopment Agreement, as amended by the Third Amendment, is the "Redevelopment Agreement"); and

WHEREAS, the Parties desire to amend the Redevelopment Agreement relative to the date by which TUF Properties, LLC must convey the Municipal Parcel to the Village; and

WHEREAS, the Village intends to use the Municipal Parcel to house a future Village facility to be used for governmental purposes and the Parties acknowledge that the Village did not exercise the Municipal Parcel Declination Notice; and

WHEREAS, in accordance with the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.*, and all other applicable authority, it is in the best interests of the Village and the Developers to enter into this Fourth Amendment;

NOW, THEREFORE, in consideration of the foregoing, other good and valuable consideration, the receipt and sufficiency of which is acknowledged by the Parties hereto, and the mutual covenants and agreements hereinafter contained, the Parties hereto agree as follows:

1. Section 2.1.F of the Redevelopment Agreement is hereby amended by revising the first sentence of such Section as follows:

Unless the Corporate Authorities, in their sole and absolute discretion, decline to take title to the Municipal Parcel (as defined in this Section 2.1(F) below) by sending a Municipal Parcel Declination Notice (as defined in this Section 2.1(F) below), then, not later than December 31, 2027 (the "Municipal Parcel Conveyance Date"), TUF Properties shall convey Lot 6 of the Subject Property, as depicted and legally described in *Exhibit A-3* and *B-3*, respectively, attached hereto and made a part hereof, respectively, containing approximately five and two-tenths (5.2) acres (the "Municipal Parcel"), to the Village, at no cost to the Village, per the terms of the "Real Estate Purchase and Sale Agreement" in *Exhibit E-1*, with such changes thereto as necessary to conform it to the terms of this Agreement, using the form of the "Warranty Deed" in *Exhibit E-2*, with such changes thereto as necessary to conform it to the terms of this Agreement. In its sole discretion, TUF Properties may convey Lot 6 of the Subject Property to the Village at a date prior to the Municipal Parcel Conveyance Date by providing the Village a minimum of thirty (30) days advance notice. Such advance notice shall be in writing sent to the attention of the Village Manager and Village Economic Development Director.

2. All portions of the Redevelopment Agreement, not amended hereby, shall remain in full force and effect. Terms used in this Fourth Amendment have the same meanings ascribed to them in the Redevelopment Agreement, unless defined differently in this Fourth Amendment.

3. This Fourth Amendment shall be executed simultaneously in three (3) counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same Fourth Amendment.

4. This Fourth Amendment shall be deemed dated and become effective on the day on which this Fourth Amendment is executed by the last of the signatories, as set forth below, with said date appearing on page 1 hereof.

THE REMAINDER OF THIS PAGE
HAS INTENTIONALLY BEEN LEFT BLANK.

IN WITNESS WHEREOF, the Parties hereto have caused this Fourth Amendment to be executed on or as of the day and year first above written.

VILLAGE OF SCHAUMBURG,
an Illinois home rule municipal corporation

ATTEST:

By:_____
Brian Townsend, Village Manager

By:_____
Jane Lentino, Village Clerk

Date: _____, 2025

Date:_____, 2025

TUF PARTNERS, LLC,
a Delaware limited liability company authorized to do business in Illinois

By:_____
Name:_____
Title:_____

Date:_____, 2025

TUF PROPERTIES, LLC,
a Delaware limited liability company authorized to do business in Illinois

By:_____
Name:_____
Title:_____

Date:_____, 2025

ACKNOWLEDGMENT

State of Illinois)
) SS
County of Cook)

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

GIVEN under my hand and official seal, this ___ day of _____, 2025.

_____
Notary Public

ACKNOWLEDGMENT

State of Illinois)
) SS
County of Cook)

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

GIVEN under my hand and official seal, this _____ day of _____, 2025.

_____
Notary Public

ACKNOWLEDGMENT

State of Illinois)
) SS
County of Cook)

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

GIVEN under my hand and official seal, this _____ day of _____, 2025.

_____
Notary Public

PUBLICATION OF:

ORDINANCE NO. 25-___

AN ORDINANCE AUTHORIZING A FOURTH AMENDMENT TO THE REDEVELOPMENT AGREEMENT FOR THE TOWNE CENTER AT VERIDIAN DEVELOPMENT COMPRISING A PART OF THE NORTH SCHAUMBURG TIF DISTRICT OF THE VILLAGE OF SCHAUMBURG, ILLINOIS

ADOPTED: DECEMBER___, 2025

PUBLISHED IN PAMPHLET FORM PURSUANT TO AUTHORIZATION AND DIRECTION OF THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SCHAUMBURG ON DECEMBER ___, 2025

ORDINANCE NO. 25-_____

AN ORDINANCE AUTHORIZING A FOURTH AMENDMENT TO THE REDEVELOPMENT AGREEMENT FOR THE TOWNE CENTER AT VERIDIAN DEVELOPMENT COMPRISING A PART OF THE NORTH SCHAUMBURG TIF DISTRICT OF THE VILLAGE OF SCHAUMBURG, ILLINOIS

BE IT ORDAINED, by the President and Board of Trustees of the Village of Schaumburg, Cook and DuPage Counties, Illinois, as follows:

SECTION 1: The President and Board of Trustees of the Village of Schaumburg (hereinafter referred to as the "Village") find as follows:

A. The Village is a home rule municipality pursuant to Section 6 of Article VII of the Constitution of the State of Illinois.

B. The Village has the authority, pursuant to the laws of the State of Illinois, to promote the health, safety and welfare of the Village and its inhabitants, to prevent the presence of blight, to encourage private development in order to enhance the local tax base and increase additional tax revenues realized by the Village, to foster increased economic activity within the Village, to increase employment opportunities within the Village, and to enter into contractual agreements with third parties for the purpose of achieving the aforesaid purposes, and otherwise take action in the best interests of the Village.

C. The Village is authorized under the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq.*, as amended (the "TIF Act"), to finance redevelopment in accordance with the conditions and requirements set forth in the TIF Act, and is authorized under the provisions of the Illinois Municipal Code, including, but not limited to, 65 ILCS 5/8-1-2.5, to appropriate and expend funds for economic development purposes that are deemed necessary or desirable for the promotion of economic development within the Village.

D. Pursuant to Ordinance Nos. 14-011, 14-012 and 14-013, adopted January 14, 2014, as amended by Ordinance No. 15-051, adopted June 23, 2015, the Village approved a tax increment redevelopment plan and project, designated the tax increment redevelopment project area, and adopted tax increment financing relative to the Village's North Schaumburg Tax Increment Financing District (the "TIF District").

E. Pursuant to Resolution 20-006, adopted January 28, 2020, the Village approved a "Redevelopment Agreement By and Between the Village of

Schaumburg, Cook and DuPage Counties, Illinois, an Illinois Municipal Corporation, and TUF Partners, LLC, a Delaware Limited Liability Company, and TUF Properties, LLC, a Delaware Limited Liability Company," dated February 11, 2020, (the "Redevelopment Agreement") with TUF Partners, LLC and TUF Properties, LLC, both being Delaware limited liability companies authorized to do business in Illinois, (the "Developers").

F. Pursuant to Ordinance No. 20-056, adopted July 28, 2020, the Village approved the First Amendment to the Original Redevelopment Agreement B (the "First Amendment"; the Original Redevelopment Agreement, as amended by the First Amendment, is the "Redevelopment Agreement").

G. Pursuant to Ordinance No. 22-027, adopted April 12, 2022, the Village approved the Second Amendment to the Original Redevelopment Agreement B (the "Second Amendment"; the Original Redevelopment Agreement, as amended by the Second Amendment, is the "Redevelopment Agreement").

H. Pursuant to Ordinance No. 24-079, adopted December 10, 2024, the Village approved the Third Amendment to the Original Redevelopment Agreement B (the "Third Amendment"; the Original Redevelopment Agreement, as amended by the Third Amendment, is the "Redevelopment Agreement").

I. The Village and the Developers desire to amend a provision of the Redevelopment Agreement relative to the "Municipal Parcel Conveyance Date."

J. That, attached hereto as Exhibit 1 and made part hereof, is a fourth amendment to the Redevelopment Agreement, between the Developers and the Village, which sets forth the revision necessary to facilitate the change referenced in subsection I. above (the "Fourth Amendment").

K. That is in the best interests of the Village to approve the Fourth Amendment, so that redevelopment within the TIF District can continue.

SECTION 2: Based upon the foregoing, the Fourth Amendment is hereby approved, and the Village Manager and Village Clerk of the Village are hereby authorized

ORDINANCE NO. 25-_____

AN ORDINANCE AUTHORIZING A FOURTH AMENDMENT TO THE REDEVELOPMENT AGREEMENT FOR THE TOWNE CENTER AT VERIDIAN DEVELOPMENT COMPRISING A PART OF THE NORTH SCHAUMBURG TIF DISTRICT OF THE VILLAGE OF SCHAUMBURG, ILLINOIS

and directed to execute and deliver said Fourth Amendment, as well as such other instruments as may be necessary or convenient to carry out the terms of said Fourth Amendment, and the Redevelopment Agreement as amended by the Fourth Amendment.

SECTION 3: That this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form, as provided by law.

ADOPTED this ___ day of _____, 2025, pursuant to a roll call vote as follows.

AYES:_____

NAYS:_____

ABSENT:_____

APPROVED by me this ___ day of _____, 2025.

_____
Tom Dailly, Village President

ATTEST:

_____
Jane Lentino, Village Clerk

Published by me in pamphlet form this ___ day of _____, 2025.

_____

ORDINANCE NO. 25-_____

AN ORDINANCE AUTHORIZING A FOURTH AMENDMENT TO THE REDEVELOPMENT AGREEMENT FOR THE TOWNE CENTER AT VERIDIAN DEVELOPMENT COMPRISING A PART OF THE NORTH SCHAUMBURG TIF DISTRICT OF THE VILLAGE OF SCHAUMBURG, ILLINOIS

Jane Lentino, Village Clerk

ORDINANCE NO. 25-_____

AN ORDINANCE AUTHORIZING A FOURTH AMENDMENT TO THE REDEVELOPMENT AGREEMENT FOR THE TOWNE CENTER AT VERIDIAN DEVELOPMENT COMPRISING A PART OF THE NORTH SCHAUMBURG TIF DISTRICT OF THE VILLAGE OF SCHAUMBURG, ILLINOIS

Exhibit 1

Fourth Amendment to the Redevelopment Agreement

(attached)

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Ordinance No. 25-_____An Ordinance Authorizing a Second Amendment to the Redevelopment Agreement for the District at Veridian Phase 1 Comprising a Part of the North Schaumburg TIF District of the Village of Schaumburg, Illinois [first reading - motion to waive first reading].
12/09/25
Village Board

Presenter: Matt Frank
Lead Department: Economic Development

Executive Summary:

The Redevelopment Agreement between the Village of Schaumburg, and TUF Partners, LLC and DST Veridian, LLC and DST Commercial, LLC and DST Retail, LLC for The District at Veridian Development Phase 1 includes the creation of a dormant Special Service Area ("SSA"). The SSA will cover all Public Streets and shall predominantly mirror the requirements of the Public Streets and Parking Structure Maintenance and Easement Agreement with necessary mechanisms to recoup any maintenance costs incurred by the Village if the Public Streets are not adequately maintained by the Owners Association. The SSA was to be completed by October 1, 2025. The Village of Schaumburg is working with the developer to create the SSA and approved Ordinance 25-098 proposing the establishment of SSA 17 (The District at Veridian) at the October 28th Village Board meeting. A public hearing is scheduled for January 13, 2026 and thereafter an implementing ordinance will need to be approved by the Village Board and then filed with the Cook County Clerk.

The attached Second Amendment extends the SSA requirements from October 1, 2025 to April 30, 2026. The additional time will give staff and the Developer time to work through the SSA formal approval process.

Recommended Action:

The Village Manager recommends that the Finance, Legal, Administrative and General Government Committee recommend the Village Board adopt an Ordinance authorizing the Village Manager and Village Clerk to execute the Second Amendment to the Redevelopment Agreement between the Village of Schaumburg, and TUF Partners, LLC and DST Veridian, LLC and DST Commercial, LLC and DST Retail, LLC for The District at Veridian Development Phase 1.

ATTACHMENTS:
- Second Amendment to The District at Veridian RDA.docx
- Ord_Authorizing_a_Second_Amendment_to_RDA_for_the_The_District_at_Veridian_Development.

SECOND AMENDMENT TO THE REDEVELOPMENT AGREEMENT FOR THE DISTRICT AT VERIDIAN PHASE 1 COMPRISING A PART OF THE NORTH SCHAUMBURG TIF DISTRICT OF THE VILLAGE OF SCHAUMBURG, ILLINOIS

This Second Amendment to Redevelopment Agreement (the "Second Amendment") is made and entered into as of the ___ day of _____, 2025 by and between the Village of Schaumburg, Illinois, an Illinois home rule municipal corporation (the "Village"), and TUF Partners, LLC, a Delaware limited liability company authorized to do business in Illinois, and DST Veridian, LLC, a Delaware limited liability company authorized to do business in Illinois, and DST Commercial, LLC, a Delaware limited liability company authorized to do business in Illinois, and DST Retail, LLC, a Delaware limited liability company authorized to do business in Illinois (collectively the "Developers"). (The Village and the Developers are sometimes referred to herein collectively as the "Parties.")

WITNESSETH

WHEREAS, pursuant to Resolution No. 25-022, adopted March 25, 2025, the Village approved a “Redevelopment Agreement By and Between the Village of Schaumburg, Cook and DuPage Counties, Illinois, an Illinois Municipal Corporation, and TUF Partners, LLC, a Delaware Limited Liability Company, and DST Veridian, LLC, a Delaware limited liability company authorized to do business in Illinois, and DST Commercial, LLC, a Delaware limited liability company authorized to do business in Illinois, and DST Retail, LLC, a Delaware limited liability company authorized to do business in Illinois,” dated April 2, 2025, (the “Original Redevelopment Agreement”), with the Developers; and

WHEREAS, the Parties desire to amend the Redevelopment Agreement relative to the date by which the Special Service Area must be created; and

WHEREAS, in accordance with the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.*, and all other applicable authority, it is in the best interests of the Village and the Developers to enter into this Second Amendment;

NOW, THEREFORE, in consideration of the foregoing, other good and valuable consideration, the receipt and sufficiency of which is acknowledged by the Parties hereto, and the mutual covenants and agreements hereinafter contained, the Parties hereto agree as follows:

1. Section 2.1.C of the Redevelopment Agreement is hereby amended by revising the first sentence of such Section as follows:

Additional Requirements: Owner and Developers must comply with the following conditions by April 30, 2026:

2. All portions of the Redevelopment Agreement, not amended hereby, shall remain in full force and effect. Terms used in this Second Amendment have the same meanings ascribed to them in the Redevelopment Agreement, unless defined differently in this Second Amendment.

3. This Second Amendment shall be executed simultaneously in three (3) counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same Second Amendment.

4. This Second Amendment shall be deemed dated and become effective on the day on which this Second Amendment is executed by the last of the signatories, as set forth below, with said date appearing on page 1 hereof.

IN WITNESS WHEREOF, the Parties hereto have caused this Second Amendment to be executed on or as of the day and year first above written.

VILLAGE OF SCHAUMBURG,
an Illinois home rule municipal corporation

By:_____
Brian Townsend, Village Manager

Date: _____, 2025

ATTEST:

By:_____
Jane Lentino, Village Clerk

Date:_____, 2025

TUF PARTNERS, LLC,
a Delaware limited liability company authorized to do business in Illinois

By:_____
Name:_____
Title:_____

Date:_____, 2025

DST VERIDIAN, LLC,
a Delaware limited liability company authorized to do business in Illinois

By:_____
Name:_____
Title:_____

Date:_____, 2025

DST COMMERCIAL, LLC,
a Delaware limited liability company authorized to do business in Illinois

By:_____
Name:_____
Title:_____

Date:_____, 2025

DST RETAIL, LLC,
a Delaware limited liability company authorized to do business in Illinois

By:_____

Name:_____

Title:_____

Date:_____, 2025

ACKNOWLEDGMENT

State of Illinois)
) SS
County of Cook)

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

GIVEN under my hand and official seal, this ___ day of _____, 2025.

_____
Notary Public

ACKNOWLEDGMENT

State of Illinois)
) SS
County of Cook)

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

GIVEN under my hand and official seal, this _____ day of _____, 2025.

_____
Notary Public

ACKNOWLEDGMENT

State of Illinois)
) SS
County of Cook)

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

GIVEN under my hand and official seal, this _____ day of _____, 2025.

_____
Notary Public

ACKNOWLEDGMENT

State of Illinois)
) SS
County of Cook)

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

GIVEN under my hand and official seal, this _____ day of _____, 2025.

_____
Notary Public

ACKNOWLEDGMENT

State of Illinois)
) SS
County of Cook)

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

GIVEN under my hand and official seal, this _____ day of _____, 2025.

_____
Notary Public

PUBLICATION OF:

ORDINANCE NO. 25-____

AN ORDINANCE AUTHORIZING A SECOND AMENDMENT TO THE REDEVELOPMENT AGREEMENT FOR THE DISTRICT AT VERIDIAN PHASE 1 COMPRISING A PART OF THE NORTH SCHAUMBURG TIF DISTRICT OF THE VILLAGE OF SCHAUMBURG, ILLINOIS

ADOPTED: DECEMBER___, 2025

PUBLISHED IN PAMPHLET FORM PURSUANT TO AUTHORIZATION AND DIRECTION OF THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SCHAUMBURG ON DECEMBER ___, 2025

ORDINANCE NO. 25-_____

AN ORDINANCE AUTHORIZING A SECOND AMENDMENT TO THE REDEVELOPMENT AGREEMENT FOR THE DISTRICT AT VERIDIAN PHASE 1 COMPRISING A PART OF THE NORTH SCHAUMBURG TIF DISTRICT OF THE VILLAGE OF SCHAUMBURG, ILLINOIS

BE IT ORDAINED, by the President and Board of Trustees of the Village of Schaumburg, Cook and DuPage Counties, Illinois, as follows:

SECTION 1: The President and Board of Trustees of the Village of Schaumburg (hereinafter referred to as the "Village") find as follows:

A. The Village is a home rule municipality pursuant to Section 6 of Article VII of the Constitution of the State of Illinois.

B. The Village has the authority, pursuant to the laws of the State of Illinois, to promote the health, safety and welfare of the Village and its inhabitants, to prevent the presence of blight, to encourage private development in order to enhance the local tax base and increase additional tax revenues realized by the Village, to foster increased economic activity within the Village, to increase employment opportunities within the Village, and to enter into contractual agreements with third parties for the purpose of achieving the aforesaid purposes, and otherwise take action in the best interests of the Village.

C. The Village is authorized under the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq.*, as amended (the "TIF Act"), to finance redevelopment in accordance with the conditions and requirements set forth in the TIF Act, and is authorized under the provisions of the Illinois Municipal Code, including, but not limited to, 65 ILCS 5/8-1-2.5, to appropriate and expend funds for economic development purposes that are deemed necessary or desirable for the promotion of economic development within the Village.

D. Pursuant to Ordinance Nos. 14-011, 14-012 and 14-013, adopted January 14, 2014, as amended by Ordinance No. 15-051, adopted June 23, 2015, the Village approved a tax increment redevelopment plan and project, designated the tax increment redevelopment project area, and adopted tax increment financing relative to the Village's North Schaumburg Tax Increment Financing District (the "TIF District").

E. Pursuant to Resolution 25-022, adopted March 25, 2025, the Village approved a "Redevelopment Agreement By and Between the Village of Schaumburg, Cook and DuPage Counties, Illinois, an Illinois Municipal

Corporation, and TUF Partners, LLC, and DST Veridian, LLC, and DST Commercial, LLC, and DST Retail, LLC" dated April 2, 2025, (the "Redevelopment Agreement") with TUF Partners, LLC and DST Veridian, LLC, and DST Commercial, LLC, and DST Retail, LLC, all being Delaware limited liability companies authorized to do business in Illinois, (the "Developers").

F. The Village and the Developers desire to amend a provision of the Redevelopment Agreement relative to the "Additional Requirements" associated with the creation of the dormant Special Service Area.

G. That, attached hereto as Exhibit 1 and made part hereof, is a second amendment to the Redevelopment Agreement, between the Developers and the Village, which sets forth the revision necessary to facilitate the change referenced in subsection I. above (the "Second Amendment").

H. That is in the best interests of the Village to approve the Second Amendment, so that redevelopment within the TIF District can continue.

SECTION 2: Based upon the foregoing, the Second Amendment is hereby approved, and the Village Manager and Village Clerk of the Village are hereby authorized and directed to execute and deliver said Second Amendment, as well as such other instruments as may be necessary or convenient to carry out the terms of said Second Amendment, and the Redevelopment Agreement as amended by the Second Amendment.

SECTION 3: That this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form, as provided by law.

ADOPTED this ___ day of _____, 2025, pursuant to a roll call vote as follows.

ORDINANCE NO. 25-_____

AN ORDINANCE AUTHORIZING A SECOND AMENDMENT TO THE REDEVELOPMENT AGREEMENT FOR THE DISTRICT AT VERIDIAN PHASE 1 COMPRISING A PART OF THE NORTH SCHAUMBURG TIF DISTRICT OF THE VILLAGE OF SCHAUMBURG, ILLINOIS

AYES:_____

NAYS:_____

ABSENT:_____

APPROVED by me this ___ day of _____, 2025.

_____
Tom Dailly, Village President

ATTEST:

_____
Jane Lentino, Village Clerk

Published by me in pamphlet form this ___ day of _____, 2025.

_____
Jane Lentino, Village Clerk

ORDINANCE NO. 25-_____

AN ORDINANCE AUTHORIZING A SECOND AMENDMENT TO THE REDEVELOPMENT AGREEMENT FOR THE DISTRICT AT VERIDIAN PHASE 1 COMPRISING A PART OF THE NORTH SCHAUMBURG TIF DISTRICT OF THE VILLAGE OF SCHAUMBURG, ILLINOIS

Exhibit 1

Second Amendment to the Redevelopment Agreement

(attached)

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Ordinance No. 25-_____An Ordinance Making the Second Amendment to the Annual Budget for the Village of Schaumburg for the Fiscal Year Commencing May 1, 2005 and Ending April 30, 2026 [first reading - motion to waive first reading].
12/09/25
Village Board

Presenter: Lisa Petersen
Lead Department: Finance

Executive Summary:

Throughout the fiscal year, the Village's budget often experiences deviations in actual revenues and expenditures from the initial projections. In response, staff has conducted a comprehensive review to identify necessary budget amendments within each department to address these unforeseen changes. Revenues were reassessed based on six months of actual receipts to determine if amendments were warranted. Expenses were also evaluated, considering factors such as unexpected needs, new projects, or repairs. Each proposed amendment includes a thorough justification, addressing key considerations: why the item or expense was not initially budgeted, the cause of the change, potential repercussions of reallocating funds from other budget lines, possible service impacts if funds are redirected, the feasibility of delaying the expenditure or request, whether the expenditure was pre-approved, and if additional revenue is available to offset these costs.

Attached is an ordinance that would amend the Village's annual budget for the fiscal year ending April 30, 2026. Collectively, these amendments will increase revenues by $5,830,835, resulting in revised total revenues of $376,925,483, and an increase in expenditures by $17,686,423, resulting in an expenditure total of $392,123,642. Specifically for the General Fund, the proposed amendments are requesting a $7,947,522 increase in revenue, for a new total of $140,650,191, and a $222,826 increase in expenses, for a new total of $127,904,652. If adopted, the General Fund's projected surplus will increase by $7,724,696 resulting in a budgeted surplus of $12,745,539.

Additional amendments are recommended for other funds as well, mainly to reflect changes in construction schedules, project progression, and inflationary pressures.

A detailed account of each proposed amendment is available in the attached Exhibit A, while Exhibit B summarizes the new proposed amendments related to capital projects.

Recommended Action:

ATTACHMENTS:
- Memo FY25-26 Budget Amendment
- ORDINANCE Budget Amendment FY25-26.pdf
- Exhibit A.pdf
- Exhibit B CIP MYA Proposal.pdf

VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

TO: Brian Townsend, Village Manager

FROM: Lisa Petersen, Director of Finance
Alex Thorpe, Assistant Director of Finance
Michael Hess, Financial Analyst

DATE: November 25, 2025

SUBJECT: FY 2025/26 Mid-Year Budget Amendment – Second Amendment

PURPOSE

To present for the Village Board's consideration an ordinance making certain amendments to the current 2025/26 budget.

DISCUSSION

Throughout the fiscal year, the Village's budget often experiences deviations in actual revenues and expenditures from the initial projections. In response, staff has conducted a comprehensive review to identify necessary budget amendments within each department to address these unforeseen changes. Revenues were reassessed based on six months of actual receipts to determine if amendments were warranted. Expenses were also evaluated, considering factors such as unexpected needs, new projects, or repairs. Each proposed amendment includes a thorough justification, addressing key considerations: why the item or expense was not initially budgeted, the cause of the change, potential repercussions of reallocating funds from other budget lines, possible service impacts if funds are redirected, the feasibility of delaying the expenditure or request, whether the expenditure was pre-approved, and if additional revenue is available to offset these costs.

Attached is an ordinance that would amend the Village's annual budget for the fiscal year ending April 30, 2026. Collectively, these amendments will increase revenues by $5,830,835, resulting in revised total revenues of $376,925,483, and an increase in expenditures by $17,686,423, resulting in an expenditure total of $392,123,642. Specifically for the General Fund, the proposed amendments are requesting a $7,947,522 increase in revenue, for a new total of $140,650,191, and a $222,826 increase in expenses, for a new total of $127,904,652. If adopted, the General Fund's projected surplus will increase by $7,724,696 resulting in a budgeted surplus of $12,745,539.

There are additional amendments requested for several of the Village's other funds. The table below summarizes the proposed amendments for each fund and the net impact of these changes.

Fund	Original Revenue Budget	Revised Revenue Budget 1st Budget Amendment	Increase / (Decrease)	Revised Revenue Budget 2nd Budget Amendment	Original Expense Budget	Revised Expense Budget 1st Budget Amendment	Increase / (Decrease)	Expense Budget 2nd Budget Amendment	Original Net Budget	Revised Net Budget 2nd Budget Amendment	Net Increase / (Decrease)	Revised Net Budget
101 - General Fund	132,702,669	132,702,669	7,947,522	140,650,191	127,681,826	127,681,826	222,826	127,904,652	5,020,843	5,020,843	7,724,696	12,745,539
208 - Motor Fuel Tax	3,866,067	3,866,067		3,866,067	3,108,270	3,108,270		3,108,270	757,797	757,797	-	757,797
214 - CDBG	829,971	829,971		829,971	829,971	829,971	(121,511)	708,460	-	-	121,511	121,511
238 - Olde Schaumburg Historic Dist	358,950	358,950		358,950	358,950	416,144	1,408,948	1,825,092	-	(57,194)	(1,408,948)	(1,466,142)
436 - North Schaumburg TIF	84,553,306	84,582,151	(150,000)	84,432,151	66,600,958	68,284,645	20,712,044	88,996,689	17,952,348	16,297,506	(20,862,044)	(4,564,538)
440 - Capital Improvements	18,395,923	18,880,295	(725,686)	18,154,609	18,020,963	21,222,232	(1,041,024)	20,181,208	374,960	(2,341,937)	315,338	(2,026,599)
442 - Vital Streets Program	4,238,791	4,440,896	(356,176)	4,084,720	10,674,429	11,786,600	(3,434,774)	8,351,826	(6,435,638)	(7,345,704)	3,078,598	(4,267,106)
511 - Schaumburg Airport	1,573,864	1,637,764	98,059	1,735,823	1,688,542	1,790,837	79,017	1,869,854	(114,678)	(153,073)	19,042	(134,031)
512 - Commuter Lot	226,400	226,400		226,400	290,649	305,649	113	305,762	(64,249)	(79,249)	(113)	(79,362)
526 - Baseball - Village	665,850	665,850		665,850	1,649,462	2,007,260	(19,615)	1,987,645	(983,612)	(1,341,410)	19,615	(1,321,795)
572 - Water Utility	41,069,041	41,574,716		41,574,716	47,325,521	51,579,921	(4,713,440)	46,866,481	(6,256,480)	(10,005,205)	4,713,440	(5,291,765)
680 - Building Replacement	7,208,601	7,208,601	(99,797)	7,108,804	25,680,790	25,692,616	4,593,839	30,286,455	(18,472,189)	(18,484,015)	(4,693,636)	(23,177,651)
782 - Police Pension	20,110,945	20,110,945	(304,008)	19,806,937	14,384,600	14,384,600		14,384,600	5,726,345	5,726,345	(304,008)	5,422,337
784 - Fire Pension	19,576,953	19,576,953	(579,079)	18,997,874	13,531,500	13,531,500		13,531,500	6,045,453	6,045,453	(579,079)	5,466,374
Grand Total	**335,377,331**	**336,662,228**	**5,830,835**	**342,493,063**	**331,826,431**	**342,622,071**	**17,686,423**	**360,308,494**	**3,550,900**	**(5,959,843)**	**(11,855,588)**	**(17,815,431)**

The proposed revenue amendments to the General Fund reflect an increase of $7,947,522. Staff recommends a Sales Tax increase of $4,760,000 while Home Rule Tax has a proposed increase $2,745,487. These increases are a result of strong year-to-date sales results relative to their respective original budgets warranting an amendment. Additional increases in revenue are driven by a variety of adjustments within Cultural Services revenues generated from Septemberfest, grant revenue and revenue from large developments.

The proposed expense amendments to the General Fund amount to an overall net increase of $222,826, which reflects a combination of various line item increases and decreases across all departments.

Below are explanations of the more substantial General Fund amendments by department.

- The Community Development Department (CDD) – Net expense increase: $22,258
  - This increase is due to spending on residential hazardous home site mitigation, and property assessment and appraisal for Wise Rd commercial property.

- Cultural Services – Net expense increase: $15,237
  - Costs include $14,000 for sculpture park repairs and $1,000 for off-site storage, totaling $15,000.
  - This year's tree lighting event features a horse and carriage and new rope lights, costing $2,500. However, staff have found a sponsor for this change so there is no fiscal impact. The offsetting revenue is included in the totals mentioned above.

- Information Technology – Net expense increase: $77,250
  - The department incurred an unbudgeted $40,250 expense for the Citibot subscription, which powers the "Serena Says" virtual assistant.
  - Higher-than-anticipated number of security camera repairs necessitates a $37,000 amendment.

- The Fire Department – Net expense increase: $10,000
  - A significant gap was identified in the temporary facility, which lacks a public address (PA) system. While IT successfully implemented a temporary workaround, integrating the panic buttons with the phone system to provide some level of alert, this solution is not fully effective and does not meet the necessary standard for timely mass notification. The only way to effectively resolve this safety issue is through the purchase and installation of additional equipment.

- Human Resources Department – Net expense increase: $21,121
    - This amendment funds professional search services for the recruitment of a Communications & Outreach Director. The cost was unbudgeted due to the unexpected departure of the prior director.

- Economic Development – Net expense decrease: $81,366
    - Although there is a $15,884 increase related to the Thoreau Owners Association special assessment for Drummer Drive repairs, this is offset by a $100,000 reduction in Special Census expenses for the current fiscal year, resulting in an overall net decrease.

- The Transportation Department – Net expense increase: $6,549
    - This increase is directly attributable to traffic counters that were experiencing malfunctions. After comparisons with the Police speed trailer performance and data collection, it was determined that an evaluation was necessary. Staff contacted the vendor and sent counters in for evaluation. Following that, vendor identified that multiple counters were malfunctioning and needed replacement.

- The Engineering and Public Works Department:
    - General Fund: Net expense increase: $108,277.
        - $21,251 – Unexpected fire panel replacement at Fire 51.
        - $50,000 – A Village Board Approved Bid for Upfit Parts and Commissioning Services due to being short a Tech who is out on military leave.
        - $14,211 – Landscape Concepts Management repairs and maintenance to the village-wide irrigation system.
    - Water Fund: Net expense increase: $145,674.
        - $43,000 – Repairs to structures within the EPW yard.
        - $63,000 – Increased number of repairs to water main breaks, hydrants, and valves reported by the Water Division.

Some of the other significant expense and revenue changes in other Funds include:

- Olde Schaumburg Historic District:
    - The OSHD Fund is amending the budget by $1.5M due to the second and final installment of Tony's $3M payment. This was budgeted last year but paid this year.

- North Schaumburg TIF:
    - There is a $22,641,304 amendment request due to the District at Veridian moving quicker than anticipated.

- Capital Improvement and Building Replacement Funds:
    - As the fiscal year has progressed, Use Tax revenue has trended well below the estimates provided by the Illinois Municipal League (IML) at the time of budget adoption.
    - Based on year-to-date performance and revised forecasts for the remainder of the fiscal year, a combined reduction of $659,162 in Use Tax revenue is recommended:
        - $559,365 reduction to the Capital Improvement Fund
        - $99,797 reduction to the Building Replacement Fund
    - Despite this decrease, both funds remain balanced following the adjustment.

A detailed account of each proposed operating amendment is available in Exhibit A, while Exhibit B summarizes the newly proposed amendments to capital projects.

RECOMMENDATION: Staff recommends the Village Manager recommends the FLAGG Committee recommends the Village Board adopt an ordinance making the second amendment to the Fiscal Year 2025/26 annual budget as indicated in the attached ordinance table.

PUBLICATION OF:

ORDINANCE NO. 25-

AN ORDINANCE MAKING THE SECOND AMENDMENT TO THE ANNUAL BUDGET FOR THE VILLAGE OF SCHAUMBURG FOR THE FISCAL YEAR COMMENCING MAY 1, 2025 AND ENDING APRIL 30, 2026

ADOPTED: DECEMBER ____, 2025

PUBLISHED IN PAMPHLET FORM PURSUANT TO AUTHORIZATION AND DIRECTION OF THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SCHAUMBURG ON DECEMBER ____, 2025

ORDINANCE NO. 25-_____

AN ORDINANCE MAKING THE SECOND AMENDMENT TO THE ANNUAL BUDGET FOR THE VILLAGE OF SCHAUMBURG FOR THE FISCAL YEAR COMMENCING MAY 1, 2025 AND ENDING APRIL 30, 2026

WHEREAS, the Village Board of Trustees passed and adopted an ordinance on April 22, 2025 establishing the budget for the Village of Schaumburg for the fiscal year beginning May 1, 2025 and ending April 30, 2026; and

WHEREAS, the Village Board of Trustees passed and adopted the first amendment to the budget for fiscal year beginning May 1, 2025 and ending April 30, 2026 on August 26, 2025; and

WHEREAS, it has been determined that the 2025/26 budget, as originally proposed by the Village Manager, and as passed and revised and adopted by the Village Board of Trustees, needs a second amendment 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, 2025 and ending April 30, 2026 is hereby amended as set forth in the attached Exhibits A and B 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 _____, 2025.

_____
Village President

ATTEST:

_____
Village Clerk

Department	Account Type (Revenue or Expense)	Fund	Object	FY 25/26 Original Budget	FY 25/26 Actuals Year To Date	Requested Amendment Amount	FY 25/26 Amended Budget	Justification
Finance	Revenue	101	5101	$ 40,240,000	$ 26,959,908.00	$ 4,760,000	$ 45,000,000	After analyzing Sales Tax performance year-to-date and comparing it to last fiscal year's trends, we have projected stronger results for the remainder of this year. Based on this analysis, we are proposing an amendment to increase the revenue forecast accordingly.
Finance	Revenue	101	5103	$ 23,054,513	$ 15,697,323.38	$ 2,745,487	$ 25,800,000	Similarly to Sales Tax, after reviewing YTD actuals in comparison with Budget, we are proposing an amendment to be more in line with expected revenue.
Finance	Revenue	101	5451	$ -	$ 183,651.79	$ 185,000	$ 185,000	Grants were originally budgeted with $0 due to policies set during the new administration, however, we are adjusting based on YTD actuals.
Finance	Revenue	101	5403	$ 104,000	$ 115,039.44	$ 36,000	$ 140,000	Fines have surpassed the original budget, adjusting to be in line with projected ending revenue
Finance	Revenue	101	5066	$ 4,000	$ 6,650.00	$ 4,000	$ 8,000	Revised budget based on YTD actuals of these licenses.
Finance	Revenue	101	5081	$ 1,000	$ 1,950.00	$ 2,000	$ 3,000	Revised budget based on YTD actuals of small cell antenna permits.
Finance	Revenue	101	5323	$ 400	$ 600.00	$ 600	$ 1,000	Plat recording fees are trending to be more in line with requested revised budget based on YTD Actuals.
Finance	Revenue	101	5340	$ 10,000	$ 12,167.31	$ 2,250	$ 12,250	YTD actuals have surpassed original budget, amending budget based on prior year information to trend out remainder of year.
Finance	Revenue	101	5631	$ 5,126	$ 13,837.77	$ 9,874	$ 15,000	Auction of miscellaneous items have surpassed original budget. Adjusting to accommodate the increase in expected revenue.
Finance	Revenue	101	5640	$ 30,629	$ 89,971.29	$ 59,371	$ 90,000	Polce and Fire donations have surpassed original budget, adjusting budget to reflect the increase.
Finance	Revenue	101	5670	$ 12,302	$ 13,176.00	$ 1,000	$ 13,302	Barn donations have surpassed original budget, adjusting budget to reflect the increase.
Finance	Revenue	101	5671	$ 16,200	$ 26,328.32	$ 10,129	$ 26,329	Rebate revenue for pro card has surpassed original budget, adjusting accordingly.
CDD	Revenue	101	5057	$ 498,285	$ 32,860.00	$ (207,000)	$ 291,285	This is Building Permits New Residential account. Staff expects a reduction of 45 units at 4,600 for a total of 207,000 reduction from original budget assumptions. Loeber Development is most likely to not going to pull permits this fiscal year, reduction of 12 units. Levonne Estates delayed, a total of 18 units was projected. North Atrium Rowhomes just started pulling permits, with an expected 3 per month for a total reduction of 15 units from the expected 36 due to delays.
CDD	Revenue	101	5061	$ 154,500	$ 27,998.26	$ 202,000	$ 356,500	150,000 from District at veridian, was expected last fiscal year for March or April but was not issued and paid for until May 2025. 22,000 from Panda Express, and 30,000 from US Bank project, which were both expected last fiscal as well. Total increase in expected budget of 202,000.
CDD	Revenue	101	5065	$ 135,000	$ 297,585.00	$ 197,585	$ 332,585	Four large land development projects have been issued so far this year for a total of 229,670.65 just among those 4 projects. Two of those projects, Pulte Development and Block 1, were expected last year but not issued until May. There are 6 commercial land development permits currently in OpenGov with an estimated 25,000 of revenue from those, as well as typically 10,000 from smaller projects for the second half of the year. Therefore, the recommendation is to increase the budget to be the current YTD plus 35,000.
CDD	Revenue	101	5067	$ 123,000	$ 11,257.42	$ (100,000)	$ 23,000	The original budget included sign licenses that were recently discontinued by the Village Board. The new budget amount is based on 3 year analysis of new fee structure.
CDD	Revenue	101	5403	$ 104,000	$ 110,896.44	$ 16,000	$ 120,000	This is a hard account to predict due to the nature of adjudication and enforcement efforts, it is based on historical averages. Recommending a modest increase to 120,000.
Cultural Services	Revenue	101	5611	$ 22,000	$ 3,207.32	$ 2,500	$ 24,500	Offsetting revenue to the increase in tree lighting for PCA with the Horse & Carriage. Expense is 1015010-7223
Cultural Services	Revenue	101	5615	$ 140,000	$ 153,027.00	$ 13,027	$ 153,027	Sold more VIP tickets, increased flat fee for the carnival
Cultural Services	Revenue	101	5672	$ 103,000	$ 108,121.00	$ 5,121	$ 108,121	Additional craft beer vendors + new fees for vendors bringing trailers
Cultural Services	Revenue	101	5673	$ 75,000	$ 69,048.00	$ (5,952)	$ 69,048	Fewer crafters could be taken due to construction
Cultural Services	Revenue	101	5674	$ 130,000	$ 156,530.00	$ 26,530	$ 156,530	40% additional company sponsorship.
Cultural Services	Revenue	101	5614	$ 55,000	$ 28,566.00	$ (18,000)	$ 37,000	Orchestra Chamber director retired 4/30, CS wasn't able to start up program with staff changes in the department, lower student enrollment as the year started
TOTAL						**$ 7,947,522**		
Finance	Revenue	440	5105	$ 1,309,365	$ 305,742.00	$ (559,365)	$ 750,000	Use tax is seeing significant decline. This impacts both CIP and BRF. CIP retains its 84.86% portion of Use Tax.
Finance	Revenue	680	5105	$ 233,606	$ 32,304.00	$ (99,797)	$ 133,809	Use tax is seeing significant decline. This impacts both CIP and BRF. BRF retains its 15.14% portion of Use Tax.
Police Pension	Revenue	782	5622	$ 9,174,445	$ 3,161,704.00	$ (304,008)	$ 8,870,437	Updating this revenue account to match the General Fund Employer Contributions account.
Fire Pension	Revenue	784	5622	$ 8,293,853	$ 2,675,523.00	$ (579,079)	$ 7,714,774	Updating this revenue account to match the General Fund Employer Contributions account.
TOTAL						**$ (1,542,249)**		

Department	Account Type (Revenue or Expense)	Fund	Object	FY 25/26 Original Budget	FY 25/26 Actuals Year To Date	Requested Amendment Amount	FY 25/26 Amended Budget	Justification
CDD	Expense	101	7223	$ 1,150,425	$ 507,576.00	$ 86,000	$ 1,236,425	Estimated to be 85,829 rounded to 86,000. Additional funds spent for building inspections and plan review due to staff turn over. This takes into account reduced spending for engineering services. There is offsetting permit revenue to cover, however we are recommending offsetting salary.
CDD	Expense	101	6001	$ 1,374,488	$ -	$ (43,000)	$ 1,331,488	Salary savings in hiring new commercial building inspector vs budget at previous inspector salary. Salary savings in resignation of plans examiner, and anticipated 12 week recruitment.
CDD	Expense	101	6001	$ 926,988	$ -	$ (43,000)	$ 883,988	Salary savings in hiring new code enforcement inspectors vs budget at previous inspectors salary.
CDD	Expense	101	7223	$ 132,500	$ 88,446.00	$ 22,558	$ 155,058	Increased spending on residential hazardous home site mitigation, and property assessment and appraisal for Wise Rd commercial property. Funds to be recouped as part of circuit court process and lien foreclosures.
TOTAL						**$ 22,558**		
Cultural Services	Expense	101	7235	$ 2,100	$ -	$ 1,200	$ 3,300	Unexpected repair of (8) lighting instruments, power supplies failed - impacts lighting for events as they are heavily used. This work is scheduled for Spring 2026, hence why there are no actuals YTD.
Cultural Services	Expense	101	7237	$ 57,750	$ 3,645.00	$ 15,000	$ 72,750	Sculpture park repairs increased $14,000 and off-site storage unit rate increased $1,000
Cultural Services	Expense	101	6003	$ 190,000	$ 175,560.00	$ (14,440)	$ 175,560	Septemberfest staff savings will offset operating expense overage (next line item)
Cultural Services	Expense	101	7006	$ 10,800	$ 21,777.00	$ 10,977	$ 21,777	$6,300 spent more in electrical supplies than past years due to moving 2 major areas of the fest which changed the power distibution layout, central stores ordered 2-1/2 years of garage bags vs. a yearly purchase $3,000 + increases due to petroleum and tariff costs
Cultural Services	Expense	101	7223	$ 25,250	$ 9,465.00	$ 2,500	$ 27,750	Tree lighting enhancement: horse & carriage & rope lights for the field south of the PCA - secured a $2,500 sponsor so this expense will be covered. 1010125-5611 is the offsetting revenue.
TOTAL						**$ 15,237**		
IT	Expense	101	7216	$ 455,863	$ 398,967	$ 40,250	$ 496,113	The implementation of an artificial intelligence-based virtual assistant was requested by VMO. Citibot was identified as the best option for VOS operations and subsequently implemented. The annual Citibot subscription of $40,250 was not anticipated or included in the annual IT budget. A mid-year amendment to 1013705 7216 in the amount of $40,250 is needed and requested to offset the unplanned purchase.
IT	Expense	101	7235	$ 832,284	$ 555,947	$ 37,000	$ 869,284	There have been more security camera repairs than anticipated thus far this year. YTD Actuals specifically for the cost of cameras have been just under $37,000 through the first 6 months of the fiscal year, thus doubling this to cover the remainder of the year.
TOTAL						**$ 77,250**		
Fire	Expense	101	7235	$ 11,000	$ 4,242.00	$ 10,000	$ 21,000	A significant gap was identified in the temporary facility, which lacks a public address (PA) system. While IT successfully implemented a temporary workaround, integrating the panic buttons with the phone system to provide some level of alert this solution is not fully effective and does not meet the necessary standard for timely mass notification. The only way to effectively resolve this safety issue is through the purchase and installation of additional equipment. IT and I have met and recommend adding ATA devices and loudspeakers to ensure safety notifications are timely and adequate, providing staff with maximum advanced notice of a threat. The estimated cost for this equipment upgrade is approximately $10,000 and is needed immediately.
TOTAL						**$ 10,000**		
HR	Expense	101	7223	$ 21,500	$ 31,154.61	$ 21,121	$ 42,621	The amendment is requested for Communications & Outreach Director executive search professional services. It was not budgeted, as the departure of the former C&O Director was not expected. If funds are reallocated from other budget line items, those line items will likely be over budget. There would be minor service impacts if funds are reallocated from other budget line items, since other budgeted expenses are planned. It is not possible to delay this overage, as it has already occurred. The expenditure was pre-approved.
TOTAL						**$ 21,121**		
EDD	Expense	101	7014	$ 300	$ 35.23	$ 1,500	$ 1,800	This is to cover the 390 Gateway Logistics TIF mailings that are required
EDD	Expense	101	7281	$ -	$ 15,884.00	$ 15,884	$ 15,884	This was the special assessment from the Thoreau Owners Association required to repair Drummer Drive
EDD	Expense	101	7013	$ 1,605	$ 785.61	$ 1,250	$ 2,855	Additional pens and brochures are needed after the Schaumburg Live! at 90N event
EDD	Expense	101	7223	$ 200,000	$ 58,756.67	$ (100,000)	$ 100,000	With the federal government shutdown and backlog of requests, the Special Census won't move forward in this fiscal year
TOTAL						**$ (81,366)**		

Department	Account Type (Revenue or Expense)	Fund	Object	FY 25/26 Original Budget	FY 25/26 Actuals Year To Date	Requested Amendment Amount	FY 25/26 Amended Budget	Justification
Transportation	Expense	101	7016	$ 400	$ 6,688.00	$ 6,549	$ 6,949	Staff were initially unaware that traffic counters were experiencing malfunctions. After comparisons with Police speed trailer performance and data collection, it was subsequently determined that an evaluation was necessary. Staff contacted the vendor and sent counters in for evaluation. Following that, vendor identified that multiple counters were malfunctioning and needed replacement. Transportation does not have other line items in 101 Fund to account for the increase. Vendor payment has already processed, UEJ was approved in the Summer of 2025.
TOTAL						**$ 6,549**		
EPW	Expense	101	7234	$ 318,340	$ 292,131.35	$ 9,743	$ 328,083	Un Budgeted request for United Door and Dock gater repair on 301 E. Central Rd. Account #10140107234(12) An unidentified gate that facilities was never notified about when it was installed in 2014. Gate will be added to the 101 maintenance contract cost next year. Un Budgeted request for Kone drawdown PO, account 10140107234 multiple failures of 1000 Woodfield elevators have caused us to go over budget for this fiscal year. Change order has been submitted to cover open invoices.
EPW	Expense	101	7216	$ 500	$ 1,011.76	$ 512	$ 1,012	AutoCAD Software Purchase for Facilities
EPW	Expense	101	7223	$ 147,600	$ 150,425.00	$ 9,000	$ 156,600	With 3 facilities staff members out, one being an electrician, there is a need for a contracted electrician to help with the Septemberfest setup. SRC provided the best hourly price to complete the work. Scope involves one electrician for 12 hours Wed- Friday, plus one electrician for 8 hours each night Saturday and Sunday of the fest. See attached proposals. Hourly rates ranged from $135 to $155. If full hours are used, the total cost will be $9,000 even. If we can reduce contracted hours, staff will do so.
EPW	Expense	101	7244	$ 87,320	$ 107,806.13	$ 21,251	$ 108,571	After the operations budget was set, staff was asked to install a security system at 1000 Woodfield. The cost of the temporary monitoring of the system is $31.99 per month. The budget line 1014010-7244 line 20 includes a total of $352 for our alarm monitoring of 101 funded buildings. It needs to be increased by $383.99 to cover the new cost of $31.99 per month. Unexpected fire panel replacement at fire 51 for $20,867. David applied for a UEJ on 10.14.25
EPW	Expense	101	7234	$ 127,679	$ 60,888.95	$ 3,560	$ 131,239	Need to add funds to maintain the natural areas at 90 N Park. The contractor Tallgrass submitted a quote to provide native seeding and 5 stewardship visits (maintenance and removal of exotic invasive species) every year. Tallgrass is the current natural areas contractor. Need to add $3,560.00 to the account #1014020-7234 - Line 3, and encumber the funds and create a new line #13 on PO#260201.
EPW	Expense	101	7235	$ 273,000	$ 168,266.64	$ 50,000	$ 323,000	VBApproved Item: Recommendation to Award Bid for Upfit Parts and Vehicle Commissioning Services to Ultra Strobe Communications, Inc. - During budget season, staff budgeted $25,000 for upfit labor. Enough for Ultra Strobe to perform two tahoe upfits and three interceptor upfits. Staff intended to perform the upfits in house, however, being short a tech to military leave for a full year put to much of a strain on manpower and staff elected to continue contracting out the upfits. A bid was released through open gov with more stringent guidelines for how staff wanted the upfits to be completed and Ultra Strobe won the bid. As a result of not performing the upfits in house, our budget did not have the necessary funds for all the upfits this fiscal year.
EPW	Expense	511	7246	$ 6,000	$ 10,392.10	$ 2,604	$ 8,604	Bids for the Village's Irrigation System and Waterfall Maintenance contract were opened on February 28, 2025. Following a thorough evaluation process, staff recommended awarding the contract to Landscape Concepts Management at the April 22, 2025 Village Board meeting. This recommendation was based on the firm's proven history of reliably delivering quality irrigation and maintenance services to the Village. The selected bid came in higher than the existing budget allocations for two specific accounts: Airport (5114020-7246) and Olde Schaumburg Center (2384020-7246). This discrepancy occurred because the budget was developed prior to receiving actual market pricing. To continue essential irrigation and waterfall services without disruption, a mid-year budget amendment is necessary.
EPW	Expense	526	7244	$ 17,790	$ 28,375.43	$ 12,000	$ 29,790	Transfer Request from 52651107234 to 52651107244 Siemens fire and security repairs at Wintrust field. Funds have been depleted this fiscal year due to ongoing fire alarm issues at the ballpark, transfer is for submitted invoices and expected invoicing. Work has been completed and system repaired. MYA will be submitted when available. Budgeted request for JCI/TYCO draw-down PO, Security and Fire alarm monitoring at village locations. Ballpark account 5265110-7244 was under budgeted for FY 25-26, this account covers fire alarm monitoring and fire alarm repair and maintenance from the same account. Total will be adjusted on MYA and next fiscal year. Req is based off of bid submittal. Multiple UEJ's submitted totalling $12,000

Department	Account Type (Revenue or Expense)	Fund	Object	FY 25/26 Original Budget	FY 25/26 Actuals Year To Date	Requested Amendment Amount	FY 25/26 Amended Budget	Justification
EPW	Expense	572	7223	$ -	$ 20,000.00	$ 20,000	$ 20,000	NBIS Bi-Annual Bridge and Culvert Inspections-Czaplicki Lopez, PLC-Projects with a cost of less than 50k are currently placed within the operations budget. Since this is a smaller project typically managed by engineering staff, there was a lack of communication and funds were never set aside for this work. There are several culvert structures that are due for inspection in 2025 and we would like to allocate funds to complete them as soon as possible. The inspection budget requested will be for $20,000 under the 5724015-7223 account.
EPW	Expense	572	7235	$ 55,000	$ 69,115.66	$ 17,116	$ 89,232	VMApproved Item: Recommendation to Authorize Participation in the Choice Partners Cooperative Contract and Award the Purchase of a Flow Meter and Isolation Valve to BEAR Construction Company
EPW	Expense	238	7246	$ 32,100	$ 56,251.90	$ 29,948	$ 62,048	Account 2384020-7246 currently has a budget of $12,794.70. Need to add an additional $6,205.30 to cover the expenses for the Park District maintenance of the Pande Fountain. The total to maintain the fountain is $19,000.00. The irrigation system maintenance expenditures also come out of this account. The account is over budget due to an increase in costs from the new irrigation contract. Bids for the Village's Irrigation System and Waterfall Maintenance contract were opened on February 28, 2025. Following a thorough evaluation process, staff recommended awarding the contract to Landscape Concepts Management at the April 22, 2025 Village Board meeting. This recommendation was based on the firm's proven history of reliably delivering quality irrigation and maintenance services to the Village. The selected bid came in higher than the existing budget allocations for two specific accounts: Airport (5114020-7246) and Olde Schaumburg Center (2384020-7246). This discrepancy occurred because the budget was developed prior to receiving actual market pricing. To continue essential irrigation and waterfall services without disruption, a mid-year budget amendment is necessary. Approved Change Order - Need to add $14,967.00 to account #2384020 -7246 -Line 10 to replace the waterfall pump at Town Square. These funds will then need to be encumbered in P0#260208 -Line 6. Landscape Concepts Management is the current contractor that maintains the village-wide irrigation system. In addition the contract calls for the maintenance of the waterfall at town square. Landscape Concepts is the most qualified contractor to perform this repair due to their knowledge of the waterfall system, and overall irrigation system at Town Square.
EPW	Expense	101	7246	$ 185,000	$ 218,049.11	$ 14,211	$ 223,711	Landscape Concepts Management (LCM) is currently the Village's irrigation contractor. LCM is very knowledgeable about the mechanics and operation of the village-wide irrigation system. They have performed repairs and maintenance for many years. They submitted a quote for $45,000.00 for these unplanned repairs to the system. $24,500.00 will come from account number 1014030 -7237. These funds were budgeted for spray patching, and staff does not intend on utilizing funds for spray patching this fiscal year. The remaining $20,500 is unbudgeted.
EPW	Expense	526	7246	$ 4,800	$ 7,844.20	$ 4,500	$ 9,300	Same comment as the 1014020-7246 account
EPW	Expense	511	7246	$ 6,000	$ 10,392.10	$ 1,789	$ 7,789	Same comment as the 1014020-7246 account
EPW	Expense	572	7234	$ 12,109	$ 55,108.40	$ 43,000	$ 55,109	The VMO approved the repair of some structure in the EPW yard that was damaged. In the AIS it was stated there is not enough funding for this item and that a UEJ would be required. The VMO asked us to find money internally, to which we couldn't comply. The VMO approved the item with the understanding a UEJ would be required.
EPW	Expense	572	7235	$ 9,914	$ 13,133.18	$ 2,558	$ 12,472	Change Order-PO 260313-I'm requesting a change order to PO 260313 line 5, LionHeart annual generator maintenance and repair. Generators were due for annual load bank test at 3 well houses during annual maintenance and was not budgeted or added to contractual PO. UEJ has also been submitted as 572 accounts do not have available funds to transfer from. An MYA will be submitted for the attached account when available. Work has been completed and invoiced.
EPW	Expense	572	7006	$ 158,000	$ 106,591.91	$ 63,000	$ 221,000	Because the Water Division has experienced an upswing in the number of leaks that it is repairing along with other leaks on fire hydrants, water valves, and water main breaks. The current operating budget for the Water Division resides at $152,000 for the year. We have spent $112,139.99 or 73% of the budget for this year. I am requesting an additional $60,000 for this which would get our operating budget to around 48% for the remainder of the year. A shed was damaged during a water main excavation. These funds are for purchasing a new shed to be installed as like kind replacement.
TOTAL						**$ 304,792**		

Department	Account Type (Revenue or Expense)	Fund	Object	FY 25/26 Original Budget	FY 25/26 Actuals Year To Date	Requested Amendment Amount	FY 25/26 Amended Budget	Justification
238 - OSHD	Expense	238	7725	$ -	$ 1,500,000	$ 1,500,000	$ 1,500,000	Tony's Payment - This is the second and final installment. This was budgeted last year, removed and added to this year.
						$ 1,500,000		
TIF	Expense	436	7014	$ 100	$ -	$ 24,400	$ 24,500	This is to cover the TIF mailings that are required to amend the TIF with new properties. There are over 12,000 mailings that need to occur for the availability of the amended plan and public hearings.
TIF	Expense	436	7212	$ 500,000	$ -	$ (500,000)	$ -	With the federal government shutdown and backlog of requests, the Special Census won't move forward in this fiscal year
TIF	Expense	436	7223	$ 230,000	$ 113,791.00	$ 30,000	$ 260,000	Additional work by SB Friedman for the TIF amendment
TIF	Expense	436	7725	$ 40,407,913	$ 31,839,992.00	$ 22,641,304	$ 63,049,217	The District at Veridian is moving quicker than anticipated and will use the LOC issued to match the TIF forecast
TOTAL						**$ 22,195,704**		
Various	Expense	101	7211	$ 533	N/A	$ 170	$ 703	Need to increase based on new locations and increased fees for Comcast/Metro E
Various	Expense	101	7211	$ 1,452	N/A	$ 461	$ 1,913	Need to increase based on new locations and increased fees for Comcast/Metro E
Various	Expense	101	7211	$ 652	N/A	$ 207	$ 859	Need to increase based on new locations and increased fees for Comcast/Metro E
Various	Expense	101	7211	$ 3,823	N/A	$ 1,213	$ 5,036	Need to increase based on new locations and increased fees for Comcast/Metro E
Various	Expense	101	7211	$ 50,288	N/A	$ 15,960	$ 66,248	Need to increase based on new locations and increased fees for Comcast/Metro E
Various	Expense	101	7211	$ 36,508	N/A	$ 11,587	$ 48,095	Need to increase based on new locations and increased fees for Comcast/Metro E
Various	Expense	101	7211	$ 6,193	N/A	$ 1,966	$ 8,159	Need to increase based on new locations and increased fees for Comcast/Metro E
Various	Expense	101	7211	$ 2,104	N/A	$ 668	$ 2,772	Need to increase based on new locations and increased fees for Comcast/Metro E
Various	Expense	101	7211	$ 16,817	N/A	$ 5,337	$ 22,154	Need to increase based on new locations and increased fees for Comcast/Metro E
Various	Expense	101	7211	$ 10,016	N/A	$ 3,179	$ 13,195	Need to increase based on new locations and increased fees for Comcast/Metro E
Various	Expense	101	7211	$ 1,052	N/A	$ 334	$ 1,386	Need to increase based on new locations and increased fees for Comcast/Metro E
Various	Expense	101	7211	$ 1,185	N/A	$ 377	$ 1,562	Need to increase based on new locations and increased fees for Comcast/Metro E
Various	Expense	101	7211	$ 5,032	N/A	$ 1,741	$ 6,773	Need to increase based on new locations and increased fees for Comcast/Metro E
Various	Expense	511	7211	$ 430	N/A	$ 136	$ 566	Need to increase based on new locations and increased fees for Comcast/Metro E
Various	Expense	512	7211	$ 356	N/A	$ 113	$ 469	Need to increase based on new locations and increased fees for Comcast/Metro E
Various	Expense	526	7211	$ 296	N/A	$ 94	$ 390	Need to increase based on new locations and increased fees for Comcast/Metro E
Various	Expense	572	7211	$ 1,052	N/A	$ 334	$ 1,386	Need to increase based on new locations and increased fees for Comcast/Metro E
Various	Expense	572	7211	$ 10,268	N/A	$ 3,258	$ 13,526	Need to increase based on new locations and increased fees for Comcast/Metro E
TOTAL						**$ 47,135**		
All	Expense	101		$ 956,412	$ -	$ (956,412)	$ 140,000	Reallocation of salary contingencies into the salary and benefit lines, this impacts all 6000 accounts related to salary and benefits. It has a $0 impact.
All	Expense	All		$ -	$ 956,412	$ 956,412	$ 956,412	Reallocation of salary contingencies into the salary and benefit lines, this impacts all 6000 accounts related to salary and benefits. It has a $0 impact.
TOTAL						**$ -**		

FY26 Capital Improvement Plan — Mid-Year Amendments							
Fund	**Account**	**FY26 Budget**	**Revised Budget (Post-Rebudget)**	**Internal Budget Transfers**	**FY26 Projection**	**Amount to be Rebudgeted**	**Justification**
CDBG Annual Sidewalk Program							
214	2149010-7456	$189,000	$189,000	$0	$182,489	($6,511)	Project completed all scheduled work slightly under FY26 budget.
		$189,000	**$189,000**	**$0**	**$182,489**	**($6,511)**	
CDBG Gregory Lane							
214	2149010-7454	$257,100	$257,100	$0	$142,100	($115,000)	Favorable bid pricing reduced project costs significantly, from $235,000 to $120,000.
		$257,100	**$257,100**	**$0**	**$142,100**	**($115,000)**	
Ron Pande Memorial Splash Pad Rehabilitation							
572	5729020-7455	$0	$14,000	$0	$7,701	($6,299)	Final costs for the new water service connection were only $7,701, request to reduce the remaining amount.
		$0	**$14,000**	**$0**	**$7,701**	**($6,299)**	
Town Square Pedestrian Bridge Replacement							
238	2389010-7453	$121,000	$121,000	$0	$0	($121,000)	This project budget has been deferred to FY 26/27 as staff is still finalizing scope and obtaining quotes.
		$121,000	**$121,000**	**$0**	**$0**	**($121,000)**	
2222 Hammond Drive Demolition							
436	4369010-7453	$0	$0	$0	$400,000	$400,000	While this project was originally budgeted for FY 26/27, advancing the project start to FY 25/26 will allow the Village to meet the conveyance schedule of Cook County. As such, a mid-year amendment will be required to advance a portion of the funds. The overall project will remain under budget, butwill be split over two fiscal years by the time it is completed.
		$0	**$0**	**$0**	**$400,000**	**$400,000**	
90 North Mobility Service							
436	4369010-7453	$150,000	$150,000	$0	$0	($150,000)	The preliminary design schedule and associated budget have been deferred to FY 26/27 while staff continues its review of the 90 North Mobility Study project.
		$150,000	**$150,000**	**$0**	**$0**	**($150,000)**	

90 North Park							
436	4369010-7453	$5,685,000	$6,846,400	$0	$6,684,517	($161,883)	The construction contract was awarded under budget. While some funds will be leveraged through an internal budget transfer to makeup for a slight budget shortfall in construction administration the remaining is a proposed reduction.
		$5,685,000	**$6,846,400**	**$0**	**$6,684,517**	**($161,883)**	
90 North Pedestrian Bridge							
436	4369010-7453	$152,166	$413,585	($1,000)	$261,419	($151,166)	Only $261,419 is required to complete the awarded preliminary design agreement.
		$152,166	**$413,585**	**($1,000)**	**$261,419**	**($151,166)**	
90 North Shared Street Fiber Wi-Fi and Camera Installation							
436	4369010-7453	$220,000	$220,000	$0	$150,000	($70,000)	The design phase was completed internally by staff at no cost. Initial quotes for the subsequent work are trending lower than budgeted.
		$220,000	**$220,000**	**$0**	**$150,000**	**($70,000)**	
90 North Shared Street Project							
436	4369010-7454	$1,950,000	$1,950,000	($109,000)	$1,116,786	($724,214)	Final project costs will be underbudget. As a result, staff is proposing a reduction to the remaining funds.
		$1,950,000	**$1,950,000**	**($109,000)**	**$1,116,786**	**($724,214)**	
90 North Transit Facility							
436	Multiple	$150,000	$150,000	$0	$0	($150,000)	This project has been rescheduled to FY27 due to Tollway-related delays in finalizing the interchange project schedule.
		$150,000	**$150,000**	**$0**	**$0**	**($150,000)**	
North Meacham Road Corridor Streetscape - Stage 1							
436	4369010-7453	$2,522,543	$2,523,154	$0	$2,359,257	($163,897)	The contract for this project was awarded under budget.
		$2,522,543	**$2,523,154**	**$0**	**$2,359,257**	**($163,897)**	
North Meacham Road Corridor Streetscape - Stage 2							
436	4369010-7453	$400,000	$457,000	$0	$294,500	($162,500)	Phase II of this project will not be completed this fiscal year. A delay in the topographic survey postponed the preliminary design, pushing final design and completion into FY 26/27.
		$400,000	**$457,000**	**$0**	**$294,500**	**($162,500)**	
Algonquin Road Bike Path - Meacham Road to IL 53							
440	Multiple	$17,000	$17,000	$0	$0	($17,000)	Funds habve been deferred to FY 26/27 to accommodate the ongoing coordination required with the City of Rolling Meadows.
		$17,000	**$17,000**	**$0**	**$0**	**($17,000)**	

American Lane and Plaza Drive Improvements							
440	Multiple	$856,912	$856,912	$0	$1,020,028	$163,116	While initial estimates showed $776,000 in Rebuild Illinois (RBI) funds, a review of IDOT submittals for preceding projects confirmed an actual balance of $940,000. This additional funding allowed the project scope to be expanded to include improvements on American Lane (Meacham Road to National Parkway).
		$856,912	**$856,912**	**$0**	**$1,020,028**	**$163,116**	
Meacham Road Bike Path - Higgins Road to American Lane and Golf Road Bike Path - Roosevelt Boulevard to Meacham Road							
440	Multiple	$290,000	$389,334	$70,000	$397,905	($61,429)	The construction start was delayed by land acquisition. Consequently, the construction and construction administration phases are now scheduled for completion in FY 26/27.
		$290,000	**$389,334**	**$70,000**	**$397,905**	**($61,429)**	
Pedestrian Signal Improvements - National Parkway and Higgins Road							
440	Multiple	$215,000	$215,000	($145,000)	$0	($70,000)	This project has been removed from the CIP, as IDOT has adopted the project scope.
		$215,000	**$215,000**	**($145,000)**	**$0**	**($70,000)**	
Plum Grove Road Pedestrian Crossing - Sherwood Lane							
440	4409010-7456	$150,000	$161,424	$50,000	$50,000	($161,424)	Construction and design phases have deferred as a study phase was added to review the crossing of Plum Grove Road at Sherwood, near the access the Spring Valley Nature Center.
		$150,000	**$161,424**	**$50,000**	**$50,000**	**($161,424)**	
Real-Time Information Center (RIC) Expansion Project							
440	Multiple	$150,000	$150,000	$0	$0	($150,000)	No grant funding was secured in FY 25/26, as a result, no work is being done within the CIP.
		$150,000	**$150,000**	**$0**	**$0**	**($150,000)**	
Retaining Wall Improvements - Juli Drive							
440	4409010-7453	$330,000	$330,000	($116,469)	$120,000	($93,531)	The project was completed under budget due to favorable bids. Additionally, construction administration was performed internally, as no third-party firms expressed interest.
		$330,000	**$330,000**	**($116,469)**	**$120,000**	**($93,531)**	
Retaining Wall Improvements - Schaumburg at Plum Grove Road							
440	4409010-7453	$0	$110,000	$0	$37,867	($72,133)	Favorable bid pricing reduced costs from $100,000 to $30,000, as Phase III proposals were lower than the budgeted amount.
		$0	**$110,000**	**$0**	**$37,867**	**($72,133)**	

Rodenburg Road Bike Path - Morse Avenue to Irving Park Road							
440	4409010-7451	$149,300	$149,300	$0	$0	($149,300)	These funds are no longer required, as this project has been combined with the Rodenburg Resurfacing Project. This consolidation will improve efficiency and maximize grant funding opportunities.
		$149,300	**$149,300**	**$0**	**$0**	**($149,300)**	
Sidewalk Gap Program - Algonquin Road - College to Palatine Trail							
440	4409010-7456	$0	$177,357	$0	$151,471	($25,886)	Design and construction phases were awarded and completed under budget.
		$0	**$177,357**	**$0**	**$151,471**	**($25,886)**	
Traffic Signal Video Detection Improvement Program							
440	4409010-7459	$74,000	$74,000	$0	$0	($74,000)	This project has been deferred to allow staff to bundle it with similar traffic signal work, helping to maximize coordination and secure more competitive pricing.
		$74,000	**$74,000**	**$0**	**$0**	**($74,000)**	
Braintree Drive Resurfacing - Bode Road to Schaumburg Road							
442	4429010-7454	$187,820	$218,088	$0	$218,088	$0	for a February IDOT letting and a May start. $24,000 is needed in the
572	5729020-7455	$476,375	$476,375	$0	$60,500	($415,875)	current FY for project kick-off, with the main construction budget deferred
		$664,195	**$694,463**	**$0**	**$278,588**	**($415,875)**	
Braintree Drive Resurfacing - Schaumburg Road to Weathersfield Way							
442	4429010-7454	$125,132	$155,400	$0	$134,522	($20,878)	for a February IDOT letting and a May start. $21,000 is needed in the
572	5729020-7455	$739,300	$739,300	$0	$88,050	($651,250)	current FY for project kick-off, with the main construction budget deferred
		$864,432	**$894,700**	**$0**	**$222,572**	**($672,128)**	
McConnor Parkway Reconstruction - Meacham Road to Roosevelt Boulevard							
442	4429010-7454	$1,400,000	$1,432,000	($363,167)	$832,000	($236,833)	Project construction phase is scheduled to begin in 2026, while focusing on utility relocations this winter. In addition, favorable bid prices assisted in project being awarded under estimated total.
		$1,400,000	**$1,432,000**	**($363,167)**	**$832,000**	**($236,833)**	

McConnor Parkway Reconstruction - Roosevelt Boulevard to Golf Road							
442	4429010-7454	$2,050,000	$1,260,000	$0	$810,000	($450,000)	Project construction phase is scheduled to begin in 2026, while focusing on utility relocations this winter. In addition, favorable bid prices assisted in project being awarded under estimated total.
		$2,050,000	**$1,260,000**	**$0**	**$810,000**	**($450,000)**	
Rodenburg Road Reconstruction - Irving Park Road to Village Limits							
442	Multiple	$25,000	$426,821	$0	$401,822	($24,999)	The reduced $25,000 IDOT closeout allocation is no longer needed because the vendor can complete all remaining tasks within the original budget.
		$25,000	**$426,821**	**$0**	**$401,822**	**($24,999)**	
Spring South Road Reconstruction - Wise Road to Irving Park Road							
442	Multiple	$0	$38,629	$0	$8,525	($30,104)	Funding is being returned in FY 25/26, as no additional expenses are anticipated. In turn, the township's portion of this project has also been adjusted to reflect the overall recution.
		$0	**$38,629**	**$0**	**$8,525**	**($30,104)**	
Springinsguth Road Reconstruction - Weathersfield Way to Schaumburg Road							
442	4429010-7454	$173,218	$207,888	$0	$328,808	$120,920	This project has expanded the boundaries of Phase I to include the entire corridor south to Wise Rd. Additionally, increased project costs including pavement cores were added to the scope of the project resulting in additional funds being requested.
		$173,218	**$207,888**	**$0**	**$328,808**	**$120,920**	
Weathersfield Way Resurfacing - Barrington Road to Springinsguth Road							
442	4429010-7454	$232,000	$232,000	$0	$343,288	$111,288	requirement was triggered by IDOT due to the addition of watermain
572	5729020-7455	$68,500	$68,500	$0	$68,500	$0	replacement and an off-road multi-use path to the project. Phase I was
		$300,500	**$300,500**	**$0**	**$411,788**	**$111,288**	

Wise Road Resurfacing - Roselle Road to Village Limits							
442	4429010-7454	$310,000	$310,000	$0	$0	($310,000)	Funds have been deferred for Final Design to future fiscal years. Project is currently on the contingency list, so construction is not included in current 5 year CIP.
		$310,000	**$310,000**	**$0**	**$0**	**($310,000)**	
Woodfield Road Resurfacing - Plum Grove Road to Meacham Road							
442	Multiple	$2,260,000	$2,346,421	$0	$361,519	($1,984,902)	Right of way work finalized below FY 25/26 budget. Requested budget reflective of vast majority of construction scheduled to be completed in FY 26/27 due to the current November 2025 IDOT letting. Construction and construction administration funds have also been updated to reflect this change in FY 26/27.
		$2,260,000	**$2,346,421**	**$0**	**$361,519**	**($1,984,902)**	
Airfield Lighting Improvements - Phase II							
511	Multiple	$41,400	$41,400	$0	$43,044	$1,644	Updated local share provided by IDOT for 5% of construction. Updated engineering cost from contractor was lower than estimate. Associated reimbursement is lower due to lower construction engineering cost.
		$41,400	**$41,400**	**$0**	**$43,044**	**$1,644**	
Airport East Apron and Airfield Pavement Rehabilitation							
511	Multiple	$9,520	$9,520	$0	$0	($9,520)	Due to a lack of state apportionment funds, the project did not receive a program letter for FY25/26. The project has been deferred, with design rescheduled to FY 28/29 and construction to FY 29/30.
		$9,520	**$9,520**	**$0**	**$0**	**($9,520)**	
Airport Pedestrian Gate Access							
511	Multiple	$0	($11,650)	$0	$7,000	$18,650	Village Board approved increase in September. Increase due to cost increasing since grant was awarded. Project also received larger reimbursement due to increase cost of the project.
		$0	**($11,650)**	**$0**	**$7,000**	**$18,650**	

Airport Replacement of Self-Serve Fuel Equipment							
511	Multiple	$8,450	$58,495	$0	$25,500	($32,995)	This amendment aligns the budget with the August Village Board approval and associated purchase order. The increase, funded by Aviation Fuel Tax, reflects higher project costs.
		$8,450	**$58,495**	**$0**	**$25,500**	**($32,995)**	
Building Automation System Upgrade							
511	5119010-7401	$35,000	$35,000	$0	$33,650	($1,350)	This amendment corrects an internal fund allocation. While the total project budget is accurate, the division between the three funds needed to be rectified via a budget amendment.
526	5269010-7401	$55,000	$55,000	$0	$99,500	$44,500	
680	6809010-7401	$110,000	$110,000	$0	$61,620	($48,380)	
		$200,000	**$200,000**	**$0**	**$194,770**	**($5,230)**	
Baseball Stadium - Generator & ATS Replacement							
526	5269010-7401	$145,000	$145,000	($10,000)	$54,291	($80,709)	Delays in delivery will cause installation to take place in FY 26/27.
		$145,000	**$145,000**	**($10,000)**	**$54,291**	**($80,709)**	
CMP Storm Sewer Replacement / Rehabilitation - Illinois Avenue							
572	5729020-7457	$0	$390,539	$0	$363,105	($27,434)	Savings were realized through quantity reductions in bid items, including concrete work, exploratory excavation, and unnecessary storm sewer replacement.
		$0	**$390,539**	**$0**	**$363,105**	**($27,434)**	
Lift Station Rehabilitation - Walnut Lane							
572	5729020-7455	$2,970,000	$3,006,274	$0	$456,000	($2,550,274)	The Walnut Lift Station design was delayed due to extended coordination and feedback from the building fabricator. As shop drawings were required to finalize design, construction has been deferred to FY 26/27, with an anticipated spring start.
		$2,970,000	**$3,006,274**	**$0**	**$456,000**	**($2,550,274)**	
Priority Sanitary Sewer Rehabilitation - Bode Lift Station Basin							
572	5729020-7455	$650,000	$673,000	$0	$651,571	($21,429)	The awarded agreement for final design was completed under the FY 25/26 budget.
		$650,000	**$673,000**	**$0**	**$651,571**	**($21,429)**	

Priority Sanitary Sewer Rehabilitation - South Braintree							
572	5729020-7455	$0	$1,036,427	($56,683)	$884,289	($95,455)	Manhole construction anticipated underbudget.
		$0	**$1,036,427**	**($56,683)**	**$884,289**	**($95,455)**	
Sewer Analysis - Vital Streets							
572	5729020-7457	$278,400	$1,034,871	$0	$550,000	($484,871)	This project provides funding to televise storm and sanitary sewers in advance of Vital Streets projects. The $550,000 projection is sufficient to complete the FY 25/26's outlined scope.
		$278,400	**$1,034,871**	**$0**	**$550,000**	**($484,871)**	
Storm Sewer Individual Basin Modeling							
572	5729020-7457	$166,000	$166,000	($33,639)	$0	($132,361)	The project has been deferred. Current data does not justify the significant multi-year costs associated with moving it forward.
		$166,000	**$166,000**	**($33,639)**	**$0**	**($132,361)**	
Underground Storage Tank Replacement							
572	5729020-7401	$570,000	$570,000	$0	$116,279	($453,721)	Due to a delay in the anticipated delivery of tanks, portions of the construction and construction administration budgets have been deferred.
680	6809010-7401	$570,000	$570,000	$0	$116,279	($453,721)	
		$1,140,000	**$1,140,000**	**$0**	**$232,558**	**($907,442)**	
Water Station Building Improvement - Well 20 Roof Rebuild							
572	5729020-7401	$100,000	$100,000	($6,000)	$70,264	($23,736)	The project was completed under budget because initial estimates assumed full roof replacement, but only a portion of the structure required improvement. No additional expenses are expected beyond the projected amount.
		$100,000	**$100,000**	**($6,000)**	**$70,264**	**($23,736)**	
Facilities Assessment							
680	6809010-7401	$160,000	$160,000	$0	$139,600	($20,400)	Bid pricing was received under budget, and no additional expenditures are anticipated.
		$160,000	**$160,000**	**$0**	**$139,600**	**($20,400)**	
Fire Station 51 - Roof Replacement							
680	6809010-7401	$290,000	$290,000	$0	$275,420	($14,580)	The project is complete and was finished under budget, as bids were favorable. No further expenses are expected.
		$290,000	**$290,000**	**$0**	**$275,420**	**($14,580)**	

Fire Station 55 Foundation Repair and Masonry Tuckpointing							
680	6809010-7401	$100,000	$100,000	$0	$0	($100,000)	This project is no longer required. A structural engineer determined the issue is minor floor settlement, not foundational. No work is necessary in the near term.
		$100,000	**$100,000**	**$0**	**$0**	**($100,000)**	
Prairie Center Elevator Modernization							
680	6809010-7401	$10,500	$10,500	$0	$0	($10,500)	No external design services are required. Staff will refine the scope and proceed directly to bid in the next fiscal year. No costs are anticipated in FY 25/26.
		$10,500	**$10,500**	**$0**	**$0**	**($10,500)**	
Prairie Center Roof Restoration							
680	6809010-7401	$450,000	$450,000	($33,940)	$286,000	($130,060)	Project received favorable bid prices and awarded under budget.
		$450,000	**$450,000**	**($33,940)**	**$286,000**	**($130,060)**	
Prairie Center Seating Replacement - Theatre							
680	6809010-7401	$285,000	$285,000	$0	$261,971	($23,029)	The project contract was awarded under budget, and no expenses are anticipated beyond current projections.
		$285,000	**$285,000**	**$0**	**$261,971**	**($23,029)**	
Salt Conveyor Replacement							
680	6809010-7401	$17,000	$17,000	$0	$7,000	($10,000)	The salt conveyor procurement was completed under budget, with a final cost of $7,000.
		$17,000	**$17,000**	**$0**	**$7,000**	**($10,000)**	
Village Hall Building							
680	6809010-7401	$20,445,000	$20,445,000	$0	$25,849,509	$5,404,509	The contract with Williams Architects required updating based on construction final bid values. This increase is based on the escalator in their contract. This was a planned increase, but staff was told to wait for MYA to be certain on values.
		$20,445,000	**$20,445,000**	**$0**	**$25,849,509**	**$5,404,509**	

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Ordinance No. 25-_____ An Ordinance Correcting a Scrivener's Error in Ordinance No. 17-070 Adopted July 26, 2017, Amending Chapter 154 of the Schaumburg Village Code [first reading - motion to waive first reading].
12/09/25
Village Board

Presenter:

Lead Department: Community Development

Executive Summary:

Recommended Action:

ATTACHMENTS:

- Scriveners Error Correcting Special Use Residential District Ordinance - Cover.docx

PUBLICATION OF:

ORDINANCE NO. 25-_____

AN ORDINANCE CORRECTING A SCRIVENER'S ERROR IN ORDINANCE NO. 17-070 ADOPTED JULY 26, 2017, AMENDING CHAPTER 154 OF THE SCHAUMBURG VILLAGE CODE

ADOPTED:

PUBLISHED IN PAMPHLET FORM PURSUANT TO AUTHORIZATION AND DIRECTION OF THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SCHAUMBURG ON _____, 2025

ORDINANCE NO. ____

AN ORDINANCE CORRECTING A SCRIVENER'S ERROR IN ORDINANCE NO. 17-070 ADOPTED JULY 26, 2017, AMENDING CHAPTER 154 OF THE SCHAUMBURG VILLAGE CODE

WHEREAS, on July 26, 2017, the President and Board of Trustees of the Village of Schaumburg (the "Village") adopted Ordinance No. 17-070, amending, among other things, Chapter 154 of the Schaumburg Village Code relating to Recreational Vehicle and Hauling Trailer Storage (the "July 26, 2017 Ordinance"); and

WHEREAS, in the Section of the July 26, 2017 Ordinance that listed the desired revisions to the Schaumburg Village Code, additional text was included in the Ordinance that made changes to the Code that were not intended; and

WHEREAS, the Village desires to correct this non-substantive scrivener's error to conform the codified text to the Board's intent in approving the July 26, 2017 Ordinance, and to return the Schaumburg Village Code to the state in which it was intended to remain.

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 1. Corrections.

A. Title 15 (Land Usage), Chapter 154 (Zoning), Section 154.159 (R-4 Large Lot Single-Family Residence District)), Subsection C (Special Uses), Subpart (10) "Similar and Compatible Uses," of the Schaumburg Village Code, as adopted on the July 26, 2017 in Ordinance No. 17-070, is corrected by replacing "R-1" with "R-4". As corrected, the pertinent sentence shall read:

> "Other uses which are similar and compatible to those allowed as special uses in the R-4 zoning district. Determination of what constitutes similar and compatible shall be made by the director of community development, or his/her authorized designee, acting in the capacity of zoning administrator."

All other provisions of Section 154.159 (C)(10) shall remain in full force and effect.

B. Title 15 (Land Usage), Chapter 154 (Zoning), Section 154.160 (R-6 Single-Family Residence District)), Subsection C (Special Uses), Subpart (10) "Similar and Compatible Uses," of the Schaumburg Village Code, as adopted on the July 26, 2017 in Ordinance No. 17-070, is corrected by replacing "R-1" with "R-6". As corrected, the pertinent sentence shall read:

> "Other uses which are similar and compatible to those allowed as special uses in the R-6 zoning district. Determination of what constitutes similar and compatible shall be made by the director of community development,

> or his/her authorized designee, acting in the capacity of zoning administrator."

All other provisions of Section 154.160 (C)(10) shall remain in full force and effect.

C. Title 15 (Land Usage), Chapter 154 (Zoning), Section 154.161 (R-6C Cluster Single-Family Residence District)), Subsection C (Special Uses), Subpart (10) "Similar and Compatible Uses," of the Schaumburg Village Code, as adopted on the July 26, 2017 in Ordinance No. 17-070, is corrected by replacing "R-1" with "R-6C". As corrected, the pertinent sentence shall read:

> "Other uses which are similar and compatible to those allowed as special uses in the R-6C zoning district. Determination of what constitutes similar and compatible shall be made by the director of community development, or his/her authorized designee, acting in the capacity of zoning administrator."

All other provisions of Section 154.161 (C)(10) shall remain in full force and effect.

D. Title 15 (Land Usage), Chapter 154 (Zoning), Section 154.162 (R-7 Single-Family Residence District)), Subsection C (Special Uses), Subpart (10) "Similar and Compatible Uses," of the Schaumburg Village Code, as adopted on the July 26, 2017 in Ordinance No. 17-070, is corrected by replacing "R-1" with "R-7". As corrected, the pertinent sentence shall read:

> "Other uses which are similar and compatible to those allowed as special uses in the R-7 zoning district. Determination of what constitutes similar and compatible shall be made by the director of community development, or his/her authorized designee, acting in the capacity of zoning administrator."

All other provisions of Section 154.162 (C)(10) shall remain in full force and effect.

SECTION 2. Findings/Intent. This ordinance is intended solely to correct a drafting error and does not effectuate any substantive change to Village policy or the Board's prior action.

SECTION 3. Publication; Effective Date. This ordinance shall be published in pamphlet form and shall be in full force and effect upon its passage and approval as required by law.

AYES:
NAYS:
ABSENT:

ORDINANCE NO. ____

AN ORDINANCE CORRECTING A SCRIVENER'S ERROR IN ORDINANCE NO. 17-070 ADOPTED JULY 26, 2017, AMENDING CHAPTER 154 OF THE SCHAUMBURG VILLAGE CODE

PASSED AND APPROVED this ____ day of _____, 2025.

_____

Tom, Dailly, Village President

ATTEST:

_____

Village Clerk

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Ordinance No. 25-____An Ordinance Granting a Special Use for a Pickleball Facility for Dill Dinkers (895 American Lane – Z2510-03) [first reading – motion to waive first reading].
12/09/25
Village Board

Presenter:

Lead Department: Community Development

Executive Summary:

Recommended Action:

ATTACHMENTS:

- Z2510-03 Dill Dinkers ORD.docx

PUBLICATION OF:

ORDINANCE NO. 25-

AN ORDINANCE GRANTING A SPECIAL USE FOR A PICKLEBALL FACILITY FOR DILL DINKERS (895 AMERICAN LANE)

CASE NO. Z2510-03

ADOPTED: DECEMBER 9, 2025

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

DECEMBER 10, 2025

ORDINANCE NO. 25-

AN ORDINANCE GRANTING A SPECIAL USE FOR A PICKLEBALL FACILITY FOR DILL DINKERS (895 AMERICAN LANE)

CASE NO. Z2510-03

WHEREAS, the Zoning Board of Appeals of the Village of Schaumburg conducted a public hearing on November 12, 2025 and has recommended a Special Use for a Pickleball Facility for Dill Dinkers located at 895 American Lane, Case No. Z2510-03;

WHEREAS, the President and Board of Trustees of the Village of Schaumburg have determined that the granting of a Special Use for a Pickleball Facility for Dill Dinkers located at 895 American Lane, Case No. Z2510-03 is desirable to provide a service or a facility, which is in the interest of public convenience, and is in the best interest of the Village.

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

SECTION ONE: That said Special Use for a Pickleball Facility is desirable to provide a service or a facility, which is described as follows:

- Special Use for a Pickleball Facility (Tennis, racquetball, handball, and other private recreational club) [Title 15, Chapter 154, Section 154.174 (B) Appendix A: Summary of Permitted and Special Uses of the Zoning Ordinance]

for Dill Dinkers located at 895 American Lane, Case No. Z2510-03 be and is hereby granted on the property legally described as:

PARCEL 1:
LOT 1 IN WOODFIELD LAKE OFFICE CAMPUS UNIT 1 SUBDIVISION BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10. EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
NON-EXCLUSIVE EASEMENT APPURTENANT FOR THE BENEFIT OF PARCELS 1 AND 3 FOR INGRESS AND EGRESS AS CREATED BY GRANT OF EASEMENT MADE BY AND BETWEEN LA SALLE NATIONAL BANK. AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 22. 1982 AND KNOWN AS TRUST NUMBER 105036 AS GRANTOR TO LASALLE NATIONAL BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 22, 1981 AND KNOWN AS TRUST NUMBER 104022 AS GRANTEE DATED AUGUST 30, 1982 AND RECORDED SEPTEMBER 17, 1982 AS DOCUMENT 26353534 OVER THE FOLLOWING DESCRIBED LAND: LOT 2 IN WOODFIELD LAKE OFFICE CAMPUS UNIT 1 SUBDIVISION. BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10. EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ORDINANCE NO. 25-

AN ORDINANCE GRANTING A SPECIAL USE FOR A PICKLEBALL FACILITY FOR DILL DINKERS (895 AMERICAN LANE)

CASE NO. Z2510-03

PARCEL 3:
THAT PART OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 IN WOODFIELD LAKE OFFICE CAMPUS UNIT 1; THENCE DUE NORTH A DISTANCE OF 312.02 TO A POINT; THENCE DUE EAST A DISTANCE OF 108.50 FEET TO A POINT; THENCE DUE SOUTH A DISTANCE OF 311.03 FEET TO A POINT; THENCE NORTH 79 DEGREES 22 MINUTES 49 SECONDS WEST A DISTANCE OF 41.18 FEET TO A POINT; THENCE SOUTH 74 DEGREES 52 MINUTES 34 SECONDS WEST A DISTANCE OF 38.33 FEET TO A POINT; THENCE NORTH 87 DEGREES 22 MINUTES 25 SECONDS WEST A DISTANCE OF 31.06 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 895 American Lane, Schaumburg, IL 60173. The Real Property tax identification number is 07-14-200-044-0000 & 07-14-200-046-0000.

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 (1) year from the date of adoption of the enabling ordinance by the Village Board which authorized the development proposal.
2. The proposed floor/equipment plan has been accepted as preliminary by the Environmental Health Division. The plans will receive a much more detailed review during the commercial building permit process.
3. The Special Use shall be substantially in accordance with the Project Narrative received by the Community Development Department on August 21, 2025
4. Prior to the issuance of an occupancy permit, the petitioner must restore the site in accordance with the approved landscape plan as illustrated in the staff landscape exhibit dated August 20, 2025.
5. The following plans/exhibits shall be adopted as part of the governing ordinance:
    a. Proposed Floor Plan, Sheet A-101, prepared by Douglas Design, dated September 4, 2025, and received by the Community Development Department on September 5, 2025.
    b. Plat of Survey, Sheet 1 of 2, prepared by United Survey Service LLC, dated August 3, 2017, and received by Community Development Department on August 2, 2025.
    c. Plat of Survey, Sheet 2 of 2, prepared by United Survey Service LLC, dated March 5, 2016 and received by Community Development Department on August 2, 2025.

ORDINANCE NO. 25-

AN ORDINANCE GRANTING A SPECIAL USE FOR A PICKLEBALL FACILITY FOR DILL DINKERS (895 AMERICAN LANE)

CASE NO. Z2510-03

d. Business Narrative, received by the Community Development Department on August 21, 2025.

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 9th day of December, 2025.

Tom Dailly, Village President

ATTEST:

Jane Lentino, Village Clerk

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Ordinance No. 25-____An Ordinance Granting a Special Use for a Health Recreation Facility, Site Plan Amendment and Sign Variations for Golden Corridor YMCA (101 Barrington Road – Z2509-01) [first reading – motion to waive first reading].
12/09/25
Village Board

Presenter:

Lead Department: Community Development

Executive Summary:

Recommended Action:

ATTACHMENTS:

- Z2509-01 Golden Corridor YMCA ORD.docx

PUBLICATION OF:

ORDINANCE NO. 25-

AN ORDINANCE GRANTING A SPECIAL USE FOR A HEALTH RECREATION FACILITY, SITE PLAN AMENDMENT AND SIGN VARIATIONS FOR GOLDEN CORRIDOR YMCA (101 BARRINGTON ROAD)

CASE NO. Z2509-01

ADOPTED: DECEMBER 9, 2025

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

DECEMBER 10, 2025

ORDINANCE NO. 25-

AN ORDINANCE GRANTING A SPECIAL USE FOR A HEALTH RECREATION FACILITY, SITE PLAN AMENDMENT AND SIGN VARIATIONS FOR GOLDEN CORRIDOR YMCA (101 BARRINGTON ROAD)

CASE NO. Z2509-01

WHEREAS, the Zoning Board of Appeals of the Village of Schaumburg conducted a public hearing on November 12, 2025 and has recommended a Special Use for a Health Recreation Facility, Site Plan Amendment and Sign Variations for Golden Corridor YMCA located at 101 Barrington Road, Case No. Z2509-01;

WHEREAS, the President and Board of Trustees of the Village of Schaumburg have determined that the granting of a Special Use for a Health Recreation Facility, Site Plan Amendment and Sign Variations for Golden Corridor YMCA located at 101 Barrington Road, Case No. Z2509-01 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 Health Recreation Facility, Site Plan Amendment and Sign Variations is desirable to provide a service or a facility, which is described as follows:

- Special Use for a Health Recreation Center over 4,000 Square Feet in Size [Title 15, Chapter 154, Section 154.173 (B) of the Zoning Ordinance]
- Site Plan Amendment for Building Façade Modifications [Title 15, Chapter 154, Section 154.46 of the Zoning Ordinance]
- Sign Variation to Allow a Projecting Canopy Sign [Title 15, Chapter 155, Section 155.96(C)(4) of the Zoning Ordinance]
- Sign Variation to Allow an Additional Wall Sign [Title 15, Chapter 155, Section 155.96(A)(1) of the Zoning Ordinance]

for Golden Corridor YMCA located at 101 Barrington Road, Case No. Z2509-01 be and is hereby granted on the property legally described as:

PARCEL A

PART OF LOTS 1 AND 2 IN PRAIRIE TOWNE CENTER, BEING A SUBDIVISION OF PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 10, EAST OF TH ETHIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 9, 1993 AS DOCUMENT NUMBER 93719477, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 86°25’50” WEST, ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 58.1 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE SOUTH LINE OF SAID LOT 2 86°25’50” WEST, A DISTANCE OF 339.33 FEET; THENCE NORTH 40°31’32” WEST, A

ORDINANCE NO. 25-

AN ORDINANCE GRANTING A SPECIAL USE FOR A HEALTH RECREATION FACILITY, SITE PLAN AMENDMENT AND SIGN VARIATIONS FOR GOLDEN CORRIDOR YMCA (101 BARRINGTON ROAD)

CASE NO. Z2509-01

DISTANCE OF 30.4 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE TO THE EAST OF 20.0 FEET INRADIUS FOR AN ARCH LENGTH OF 12.92 FEET TO A POINT OF TANGENCY; THENCE NORTH 03°31'10" WEST, A DISTANCE OF 336.79 FEET; THENCE NOTH 14°41'31" WEST, A DISTANCE OF 43.86 FEET; THENCE NORTH 03°31'10" WEST, A DISTANCE OF 121.88 FEET TO A POINT OF DURVATURE, THENCE NORTHEASTERLY ALONG A CURVE CONCAVE TO THE WAST OF 27.00 FEET IN RADIUS FOR AN ARC LENGTH OF 18.35 FEET TO A POINT OF TANGENCY; THENCE NORTH 35°55'48" EAST, A DISTANCE OF 20.09 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG A CURVE CONCAVE TO THE SOUTH OF 5.00 FEET IN RADIUS FOR AN ARC LENGTH OF 4.41 FEET TO A POINT OF TANGENCY; THENCE NORTH 86°28'50" EAST, A DISTANCE OF 15.39 FEET; THENCE SOUTH 03°31'10" EAST, A DISTANCE OF 43.21 FEET; THENCE NORTH 86°28'50" EAST A DISTANCE OF 286.00 FEET; THENCE SOUTH 03°31'10" EAST, A DISTANCE OF 27.67 FEET; THENCE NORTH 86°28'50", A DISTANCE OF 5.00 FEET, THENCE SOUTH 03°31'10" EAST, A DISTANCE OF 32.00 FEET; THENCE SOUTH 86°28'50" WEST, A DISTANCE OF 5.00 FEET, THENCE SOUTH 03°31'10" EAST, A DISTANCE OF 54.40 FEET TO THE NORTH LINE OF SAID LOT 2; THENCE ALONG SAID NORTH LINE, NORTH 86°28'50" EAST, A DISTANCE OF 46.00 FEET; THENCE SOUTH 03°31'10" EAST, A DISTANCE OF 63.93 FEET; THENCE NORTH 86°28'50" EAST, A DISTANCE OF 14.00 FEET, THENCE SOUTH 03°31'10" EAST A DISTANCE OF 90.50 FEET; THENCE SOUTH 86°28'50" WEST, A DISTANCE OF 14.00 FEET; THENCE SOUTH 03°31'10" EAST, A DISTANCE OF 260.57 FEET TO THE POINT OF BEGINNING. CONTAINING 4.355 ACRES.

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 Golden Corridor YMCA shall remain in substantial conformance with the adopted business narrative.
2. A building permit, in accordance with the current regulations and requirements of the Village of Schaumburg, must be issued within one (1) year from the date of adoption of the enabling ordinance by the Village Board which authorized the development proposal. The development approvals granted herein, without need for further action by any Village board, commission or official, shall become null and void if no building permit is issued within the one (1) year requirement. The Village Board may, by motion and majority vote, extend the development approvals granted herein for periods of up to one (1) year upon the written request of the owner of the subject property or his authorized agent.
3. Separate Sign Permits are required for the installation of each canopy and wall signs.
4. All refuse and recycling bins must be stored in an adequately sized dumpster enclosure.

ORDINANCE NO. 25-

AN ORDINANCE GRANTING A SPECIAL USE FOR A HEALTH RECREATION FACILITY, SITE PLAN AMENDMENT AND SIGN VARIATIONS FOR GOLDEN CORRIDOR YMCA (101 BARRINGTON ROAD)

CASE NO. Z2509-01

5. The proposed plans have been accepted as preliminary by the Environmental Health Division. The plans will receive a much more detailed review during the Building Permit process.
6. Establish an accessible ADA route to the door of the rehab entrance to the south, by providing a ramp or depressed curb, adjacent to the access aisle. Shift the two ADA parking spaces north by one parking space to ensure that the access aisle aligns with the front door.
7. Call out existing and proposed bike racks on the site plan and provide a data box on the site plan to show the number of existing bike parking spaces (23) and proposed number of bike parking spaces (6).
8. The following plans shall be adopted as part of the governing ordinance:
    a. Architectural Plans, Sheets 1-15, prepared by Baker Barrios Architects, dated October 13, 2025, and received by the Community Development Department on October 13, 2025.
    b. Interior Architectural Rendering, Sheet 1 of 1, prepared by Baker Barrios Architects, dated October 13, 2025, and received by the Community Development Department on November 4, 2025.
    c. Plat of Survey, Sheet 1 of 1, prepared by Jorgensen & Associates, received by the Community Development Department on October 13, 2025.
    d. Project Narrative, received by the Community Development Department on October 13, 2025.

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 9th day of December, 2025.

Tom Dailly, Village President

ATTEST:

Jane Lentino, Village Clerk

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Ordinance No. 25-____ An Ordinance Granting a Plat of Easement, Site Plan Amendment, Variations: Landscape, Parking Setback and Fence for Experior Transport, LLC (1001 W. Irving Park Road – Z2508-05) [first reading – motion to waive first reading].
12/09/25
Village Board

Presenter:

Lead Department: Community Development

Executive Summary:

Recommended Action:

ATTACHMENTS:

- FINAL Z2508-05 Experior Transport ORD.docx

PUBLICATION OF:

ORDINANCE NO. 25-

AN ORDINANCE GRANTING A PLAT OF EASEMENT, SITE PLAN AMENDMENT, VARIATIONS: LANDSCAPE, PARKING SETBACK AND FENCE FOR EXPERIOR TRANSPORT, LLC (1001 W. IRVING PARK ROAD)

CASE NO. Z2508-05

ADOPTED: DECEMBER 9, 2025

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

DECEMBER 10, 2025

ORDINANCE NO. 25-

AN ORDINANCE GRANTING A PLAT OF EASEMENT, SITE PLAN AMENDMENT, VARIATIONS: LANDSCAPE, PARKING SETBACK AND FENCE FOR EXPERIOR TRANSPORT, LLC (1001 W. IRVING PARK ROAD)

CASE NO. Z2508-05

WHEREAS, the Zoning Board of Appeals of the Village of Schaumburg conducted a public hearing on December 3, 2025 and has recommended a Plat of Subdivision and Consolidation, Plat of Easement, Site Plan Amendment, Variations: Landscape, Parking Setback and Fence for Experior Transport, LLC located at 1001 W. Irving Park Road, Case No. Z2508-05;

WHEREAS, the President and Board of Trustees of the Village of Schaumburg have determined that the granting of a Plat of Subdivision and Consolidation, Plat of Easement, Site Plan Amendment, Variations: Landscape, Parking Setback and Fence for Experior Transport, LLC located at 1001 W. Irving Park Road, Case No. Z2508-05 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 Plat of Subdivision and Consolidation, Plat of Easement, Site Plan Amendment, Variations: Landscape, Parking Setback and Fence for Experior Transport, LLC is desirable to provide a service or a facility, which is described as follows:

- Plat of Easement [Title 15, Chapter 151, Section 151.20]
- Site Plan Amendment for Site and Landscape Modifications [Title 15, Chapter 154, Section 154.46 (A)]
- Variation to Waive the North and West Bufferyard Requirement Between the Experior Parking and Office/Warehouse Parking [Title 15, Chapter 154, Section 154.136 Table 2 Buffer Yards of the Zoning Ordinance]
- Variation To Reduce Parking Setback from 5’ to 0’for the Shared Parking Lot [Title 15, Chapter 154, Section 154.188.(D)(6)(a)(2) of the Zoning Ordinance]
- Fence Variation to Install a Fence Outside of the Six-Inch Allowance from the Property Line [Title 9, Chapter 102, Section 102.10(A) of the Fence Ordinance]

for Experior Transport, LLC located at 1001 W. Irving Park Road, Case No. Z2508-05 be and is hereby granted on the property legally described as:

PARCEL 1
THE WEST 16.12 CHAINS OF THE EAST 20 CHAINS OF THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (LYING SOUTH OF THE CENTER OF IRVING PARK BOULEVARD) OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT (IN THE CENTER OF IRVING PARK BOULEVARD) THENCE RUNNING SOUTH ALONG THE WEST LINE THEREOF 344.10 FEET, THENCE EAST AT RIGHT ANGLES 138.27 FEET; THENCE NORTH PARALLEL

TO THE WEST LINE THEREOF 285.96 FEET TO THE CENTER OF IRVING PARK BOULEVARD, THENCE NORTHWESTERLY 150.0 FEET TO THE PLACE OF BEGINNING, ALSO EXCEPT THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 32; THENCE SOUTH 00°10' 08“ EAST, BEARING BASED ON ILLINOIS STATE PLANE COORDINATES EAST ZONE, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER 287.82 FEET TO AN INTERSECTION WITH THE CENTERLINE OF IRVING PARK ROAD (FORMERLY CHICAGO AND ELGIN ROAD); THENCE SOUTH 67° 22'12“ EAST ALONG SAID CENTERLINE 150.0 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING SOUTH 67°22'12“ EAST ALONG SAID CENTERLINE 1010.13 FEET TO THE NORTHEAST CORNER OF SAID TRACT OF LAND; THENCE SOUTH 00°10'06“ EAST ALONG THE EAST LINE OF SAID WEST 16.12 CHAINS A DISTANCE OF 64.84 FEET, THENCE NORTH 67°22'32“ WEST 1110.09 FEET TO THE EAST LINE OF LAND CONVEYED PER WARRANTY DEED AFORESAID, THENCE NORTH 00°10'06“ WEST ALONG SAID EAST LINE 64.95 FEET TO THE POINT OF BEGINNING, IN TOWNSHIP OF SCHAUMBURG, IN COOK COUNTY, ILLINOIS.

PARCEL 2
THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32: TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY. ILLINOIS, EXCEPTING THEREFROM THE FOLLOWING SIX PARCELS:

EXCEPTION PARCEL ONE:
THAT PART THEREOF CONVEYED TO THE RECEIVER OF THE CHICAGO AND PACIFIC RAILROAD COMPANY BY DEED RECORDED FEBRUARY 14, AS DOCUMENT NUMBER 209903 IN BOOK 841, PAGE 309 WHICH IS DESCRIBED AS FOLLOWS.

A STRIP OF LAND THROUGH, OVER AND ACROSS THE LANDS OWNED BY THE FIRST PARTY SITUATE AND BEING IN THE SOUTH HALF OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS SHOWN BY THE CHICAGO AND PACIFIC RAILROAD COMPANY'S MAPS, PLATS, AND SURVEYS OF THEIR SAID RAILROAD AS NOW (MEANING AS OF THE DATE OF THE DEED IN 1879) CONSTRUCTED AND OPERATED BY THEM, SAID STRIP BEING BOUNDED IN TITLE AS FOLLOWS, TO WIT: ON THE EAST THE EAST LINE OF SAID SECTION 32, ON THE WEST BY H. GEISTFIELDS LAND, ON THE SOUTH BY THE SOUTH LINE OF COOK COUNTY WHICH IS ALSO, THE SOUTH LINE OF SAID SECTION 32, AND ON THE NORTH BY A LINE RUNNING PARALLEL WITH AND 50.0 FEET DISTANT AT RIGHT ANGLES FROM THE CENTER LINE OF RAILROAD

TRACK, CONTAINING 4 1/10 ACRES, MORE OR LESS, BEING SITUATED IN SCHAUMBURG TOWNSHIP, IN COOK COUNTY, ILLINOIS.

EXCEPTION PARCEL TWO:
THAT PART THEREOF CONVEYED TO CHICAGO MILWAUKEE AND ST. PAUL RAILROAD COMPANY BY DEED RECORDED MAY 29, 1906 AS DOCUMENT NUMBER 3870297 IN BOOK 9454, PAGE 340, WHICH IS DESCRIBED AS FOLLOWS: A STRIP OF LAND 50.0 FEET WIDE LYING AND ADJOINING ON THE NORTH THE PRESENT (MEANING AS OF DATE OF THE DEED IN 1906) RIGHT OF WAY OF CHICAGO, MILWAUKEE AND ST. PAUL RAILWAY COMPANY AND RUNNING FROM THE EAST SECTION LINE OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK ILLINOIS. THEN WESTERLY A DISTANCE OF 660.0 FEET AND CONTAINING 0.76 OF AN ACRE IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXCEPTION PARCEL THREE:
THAT PART THEREOF CONVEYED TO THEODORE G. VAAS BY DEED RECORDED OCTOBER 3, 1917 AS DOCUMENT NUMBER 6203474 IN BOOK 14514, PAGE 969, WHICH IS DESCRIBED AS FOLLOWS: THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32 AND OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 33, ALL IN TOWNSHIP 41 NORTH. RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33, THENCE NORTH 88° EAST, IN DIVISION LINE 499.60 FEET TO POST, THENCE NORTH 1° EAST, 165.0 FEET TO STAKE IN CENTER OF ROAD: THENCE SOUTH 70° EAST ALONG CENTER OF ROAD 178.20 FEET, THENCE SOUTH 03°30' WEST 1387.5 FEET TO THE NORTH LINE OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD RIGHT-OF-WAY, THENCE NORTHWESTERLY ALONG THE NORTH LINE OF SAID RAILROAD RIGHT-OF-WAY, 642.50 FEET TO THE EAST OF HIGHWAY, THENCE NORTHEASTERLY IN THE EAST LINE OF HIGHWAY, 172.0 FEET, THENCE NORTH ALONG THE EAST LINE OF HIGHWAY, 1065.0 FEET TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS.

EXCEPTION PARCEL 3A:
THAT PART OF THE PROPERTY OCCUPIED BY THE RIGHT-OF-WAY EASEMENT CONVEYED TO THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS BY DOCUMENT NUMBER 16788396 RECORDED DECEMBER 27, 1956, BEING THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

ORDINANCE NO. 25-

AN ORDINANCE GRANTING A PLAT OF EASEMENT, SITE PLAN AMENDMENT, VARIATIONS: LANDSCAPE, PARKING SETBACK AND FENCE FOR EXPERIOR TRANSPORT, LLC (1001 W. IRVING PARK ROAD)

CASE NO. Z2508-05

DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 32; THENCE SOUTH 00°09'08" EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER 214.67 FEET TO THE POINT OF BEGINNING. THENCE SOUTH 89°50'52" WEST, 66 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF RODENBURG ROAD, THENCE SOUTH 00°09'08" EAST ALONG THE WESTERLY LINE OF SAID ROAD 931.08 FEET, THENCE NORTH 86°57'42" EAST 73.14 FEET TO THE EAST RIGHT-OF-LINE OF RODENBURG ROAD, THENCE NORTH 00°09'08" WEST 944.30 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 32 TO THE POINT OF BEGINNING.

EXCEPTION PARCEL FOUR:
THAT PART CONVEYED TO THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS BY DOCUMENT RECORDED NOVEMBER 7, 1990 AS DOCUMENT NO. 90543612, BEING THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 32, THENCE SOUTH 00°09'50" EAST, BEARING BASED ON ILLINOIS STATE PLANE COORDINATES EAST ZONE, ALONG THE EAST OF SAID SOUTHEAST QUARTER 214.07 FEET; THENCE SOUTH 89°50'10" WEST, 66.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF RODENBURG ROAD, THENCE NORTH 03°45'37" WEST 143.50 FEET, THENCE NORTH 00°09'50" WEST, 67.50 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 86°02'19" EAST ALONG SAID NORTH LINE 75.10 FEET TO THE POINT OF BEGINNING.

EXCEPTION PARCEL FIVE:
THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: THE EASTERLY 396.00 FEET (AS MEASURED ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32) OF THE NORTHERLY 110.14 FEET (AS MEASURED ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 32) OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, SITUATED IN SCHAUMBURG TOWNSHIP, COOK COUNTY, ILLINOIS, CONTAINING 1.00 ACRES, MORE OR LESS.

PARCEL 3
LOT 12 IN FENZ ACRES, A SUBDIVISION OF THE EAST 600 FEET MEASURED AT RIGHT ANGLES WITH EAST LINE OF THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE

10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHERLY OF RIGHT OF WAY LINE OF CHICAGO MILWAUKEE ST. PAUL AND PACIFIC RAILROAD LYING SOUTHERLY OF THE CENTERLINE OF PUBLIC HIGHWAY KNOWN AS IRVING PARK ROAD, IN COOK COUNTY ILLINOIS.
LOT 13 IN FENZ ACRES, A SUBDIVISION OF THE EAST 600 FEET MEASURED AT RIGHT ANGLES WITH EAST LINE OF THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHERLY OF RIGHT OF WAY LINE OF CHICAGO MILWAUKEE ST. PAUL AND PACIFIC RAILROAD LYING SOUTHERLY OF THE CENTERLINE OF PUBLIC HIGHWAY KNOWN AS IRVING PARK ROAD, IN COOK COUNTY ILLINOIS.

PARCEL 4
A PART OF THE WEST 16.12 CHAINS OF THE EAST 20 CHAINS OF THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (LYING SOUTH OF THE CENTER OF IRVING PARK BOULEVARD) OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT (IN THE CENTER OF IRVING PARK BOULEVARD) THENCE RUNNING SOUTH ALONG THE WEST LINE THEREOF 344.10 FEET, THENCE EAST AT RIGHT ANGLES 138.27 FEET; THENCE NORTH PARALLEL TO THE WEST LINE THEREOF 285.96 FEET TO THE CENTER OF IRVING PARK BOULEVARD, THENCE NORTHWESTERLY 150.0 FEET TO THE PLACE OF BEGINNING, ALSO EXCEPT THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 32; THENCE SOUTH 00°10' 08“ EAST, BEARING BASED ON ILLINOIS STATE PLANE COORDINATES EAST ZONE, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER 287.82 FEET TO AN INTERSECTION WITH THE CENTERLINE OF IRVING PARK ROAD (FORMERLY CHICAGO AND ELGIN ROAD); THENCE SOUTH 67°22'12“ EAST ALONG SAID CENTERLINE 150.0 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING SOUTH 67°22'12“ EAST ALONG SAID CENTERLINE 1010.13 FEET TO THE NORTHEAST CORNER OF SAID TRACT OF LAND; THENCE SOUTH 00°10'06“ EAST ALONG THE EAST LINE OF SAID WEST 16.12 CHAINS A DISTANCE OF 64.84 FEET, THENCE NORTH 67°22'32“ WEST 1110.09 FEET TO THE EAST LINE OF LAND CONVEYED PER WARRANTY DEED AFORESAID, THENCE NORTH 00°10'06“ WEST ALONG SAID EAST LINE 64.95 FEET TO THE POINT OF BEGINNING, IN TOWNSHIP OF SCHAUMBURG, IN COOK COUNTY, ILLINOIS.

ORDINANCE NO. 25-

AN ORDINANCE GRANTING A PLAT OF EASEMENT, SITE PLAN AMENDMENT, VARIATIONS: LANDSCAPE, PARKING SETBACK AND FENCE FOR EXPERIOR TRANSPORT, LLC (1001 W. IRVING PARK ROAD)

CASE NO. Z2508-05

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. All terms and conditions of Ordinance No. 22-030 not specifically revised herein are hereby reaffirmed by reference.

2. Prior to the issuance of a land development permit, the Lease Agreement and Easement Agreement between Experior Group LLC and LPC Acquisition Company LLC must be recorded.

3. A land development permit and fee are required prior to commencing any site work, and prior to receiving any building permits for the site. A Letter of Credit or Subdivision Bond must be submitted prior to issuance of said land development permit. The Letter of Credit or Subdivision Bond must be written for a period of 2 years in the amount of 50 percent of the approved construction cost estimate, which includes landscaping and site lighting. Sample forms of the project security are available upon request. The fee for the land development permit is based on the current village fee schedule.

4. Access to the Experior truck parking lot at the southwest corner of the property is limited for the use of emergency purposes only.

5. Provide a Knox Box at the emergency access gate.

6. Provide an explanation for the need of the proposed width of the emergency access gate entrance. If the increased width is required to accommodate emergency vehicle turning movements, include a truck-turning template demonstrating the need for a wider curb cut.

7. Any plat associated with the development must be revised to omit “Village Plan Commission” from the document.

8. A complete set of as-built record drawings must be submitted to the Village of Schaumburg Community Development Department for review and approval when the project is completed. These final drawings must be received and approved prior to full release of the project security.

9. The proposed photometrics plan is accepted as preliminary. A detailed review of the plan will be done during the land development permit review. Full compliance with the Village site lighting ordinances will be required.

10. A review of the existing lift station will be done during the land development permit review. Provide specifications, drawings and all details related to the existing design of the lift station.

11. Prior to the issuance of a land development permit, plans must be revised to address the following:

    a. Truck turning templates were provided as requested for the T-intersection of the new east-west access road and the existing north-south access road on the Experior Logistics site. However, there were no auto turn exhibits for the southbound to westbound movement nor the eastbound to northbound movement. Please provide.

b. Provide a detail for the movable fence/gate shown going through the proposed entrance of the parking lot at the far southwestern corner of the site.

12. Prior to the issuance of a land development permit the landscape plans must be revised to address the following comments:

    a. Provide a short or long-term maintenance and monitoring plans with vegetation performance standards.

    b. The Experior Logistics Facility Naturalized Stormwater Management Basins must meet the required Maintenance and Monitoring requirements and vegetation performance standards, as the western bio-basins will be used by the Long Avenue Project.

13. The following plans shall be adopted as part of the governing ordinance:

    a. ALTA/NSPS Land Title Survey, Sheets 1 through 7, prepared by Manhard Consulting, Ltd, dated May 22, 2025, and received by the Community Development Department on August 18, 2025.

    b. Plat of Easement, Sheets 1 through 3, prepared by Manhard Consulting, Ltd, dated August 7, 2025, and received by the Community Development Department on August 18, 2025.

    c. Plat of Easement Grant, Sheet 1 of 1, prepared by Manhard Consulting, Ltd, dated November 14, 2025, and received by the Community Development Department on November 14, 2025.

    d. Easement agreement between Experior Group LLC and LPC Acquisition Company LLC, received by the Community Development on November 6, 2025.

    e. Ground Lease Agreement between LPC Acquisition Company LLC and Experior Group LLC, dated September 11, 2025, and received by the Community Development Department on November 20, 2025.

    f. Project Narrative, prepared by Arete Design Studio Ltd, dated August 20, 2025 and received by the Community Development Department on August 19, 2025.

    g. Site Plan, Sheet SP-1, prepared by Arete Design Studio Ltd, dated June 4, 2024, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

    h. Site Character Aerial, Sheet EXH-1, prepared by Arete Design Studio Ltd, dated June 4, 2024, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

    i. Photometric Plan, Sheet E-1.0, E-1.1, E-1.2 and E-1.3, prepared by Arete Design Studio Ltd, dated June 4, 2024, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

    j. Cover Sheet, Sheet 0, prepared by Gary R. Weber Associates, Inc., dated October 10, 2025, and received by the Community Development on October 13, 2025.

k. Naturalized BMP Plan, Sheets 1 and 2, prepared by Gary R. Weber Associates, Inc., dated August 17, 2021, latest revised date October 10, 2025, and received by the Community Development on October 13, 2025.

l. Management Exhibit, Sheets 3, prepared by Gary R. Weber Associates, Inc., dated August 17, 2021, latest revised date October 10, 2025, and received by the Community Development on October 13, 2025.

m. Naturalized BMP Specifications, Sheets 1 through 4, prepared by Gary R. Weber Associates, Inc., dated August 17, 2021, latest revised date October 10, 2025, and received by the Community Development on October 13, 2025.

n. Title Sheet, Sheet 1, prepared by Manhard Consulting, Ltd, dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

o. Index of Sheets, Sheet 2, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

p. Existing Conditions and Demolition Plan – A, Sheet 3, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

q. Existing Conditions and Demolition Plan – B, Sheet 4, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

r. Existing Conditions and Demolition Plan – C, Sheet 5, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

s. Existing Conditions and Demolition Plan – D, Sheet 6, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

t. Overall Site Plan, Sheet 7, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

u. Site Dimensional and Paving Plan – A, Sheet 8, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

v. Site Dimensional and Paving Plan – B, Sheet 9, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

w. Site Dimensional and Paving Plan – C, Sheet 10, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

x. Site Dimensional and Paving Plan – D, Sheet 11, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

y. Grading Plan – A, Sheet 12, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

z. Grading Plan – B, Sheet 13, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

aa. Grading Plan – C, Sheet 14, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

bb. Grading Plan – D, Sheet 15, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

cc. Overall Utility Plan, Sheet 16, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

dd. Utility Plan – A, Sheet 17, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

ee. Utility Plan – B, Sheet 18, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

ff. Utility Plan – C, Sheet 19, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

gg. Utility Plan – D, Sheet 20, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

hh. Soil Erosion and Sediment Control Plan – North, Sheet 21, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

ii. Soil Erosion and Sediment Control Plan – South, Sheet 22, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

jj. Soil Erosion and Sediment Control Plan – Details, Sheet 23, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

kk. Construction Details, Sheet 24, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

ll. Construction Details, Sheet 25, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

mm. Construction Details, Sheet 26, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

nn. Construction Details and MWRD General Notes, Sheet 27, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

oo. Construction Specifications, Sheet 28, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

pp. Landscape Plan, Sheets L0.0 through L1.12, prepared by Upland Design Ltd., dated July 16, 2021, latest revised date October 10, 2025, and received by the Community Development on October 13, 2025.

qq. Tree Preservation Plan, Sheets T2.0 through T2.5, prepared by Upland Design Ltd., dated August 8, 2025, latest revised date October 9, 2025, and received by the Community Development on October 13, 2025.

rr. Truck Access Drive, Sheet 1 of 1, prepared by Manhard Consulting, Ltd., dated October 8, 2025, and received by the Community Development Department on October 13, 2025.

ss. Firetruck U-Turn, Sheet 3 of 3, prepared by Manhard Consulting, Ltd., dated August 7, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

tt. Utility Exhibit – Public vs. Private, Sheet 1 of 1, prepared by Manhard Consulting, Ltd., dates October 8, 2025, and received by the Community Development Department on October 13, 2025.

ORDINANCE NO. 25-

AN ORDINANCE GRANTING A PLAT OF EASEMENT, SITE PLAN AMENDMENT, VARIATIONS: LANDSCAPE, PARKING SETBACK AND FENCE FOR EXPERIOR TRANSPORT, LLC (1001 W. IRVING PARK ROAD)

CASE NO. Z2508-05

uu. Traffic Impact Study, prepared by Gewalt Hamilton Associates, Inc., dated September 30, 2025, and received by the Community Development Department on October 13, 2025.

vv. Wetland Determination Report, prepared by Gary R. Weber Associates, Inc., dated May 29, 22025, and received by the Community Development Department on October 13, 2025.

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 9th day of December, 2025.

Tom Dailly, Village President

ATTEST:

Jane Lentino, Village Clerk

VILLAGE OF
SCHAUMBURG

AGENDA ITEM SUMMARY

Ordinance No.25-____An Ordinance Granting a Plat of Annexation, Plat of Consolidation, Plat of Vacation, Plat of Easement, Rezone From A (Agricultural) To M-1 (Manufacturing) Upon Annexation, Site Plan Approval, Variations: Landscape, Parking Setback, Building Setback, Building Height, Sign and Fence for Long Avenue Development located at 1001 W. Irving Park Road, Case No. Z2508-04 [first reading – motion to waive first reading].
12/09/25
Village Board

Presenter:

Lead Department: Community Development

Executive Summary:

Recommended Action:

ATTACHMENTS:

- FINAL Z2508-04 Long Ave Development ORD.docx

PUBLICATION OF:

ORDINANCE NO. 25-

AN ORDINANCE GRANTING A PLAT OF ANNEXATION, PLAT OF CONSOLIDATION, PLAT OF VACATION, PLAT OF EASEMENT, REZONE FROM A (AGRICULTURAL) TO M-1 (MANUFACTURING) UPON ANNEXATION, SITE PLAN APPROVAL, VARIATIONS: LANDSCAPE, PARKING SETBACK, BUILDING SETBACK, BUILDING HEIGHT, SIGN AND FENCE FOR LONG AVENUE DEVELOPMENT (1001 W. IRVING PARK ROAD)

CASE NO. Z2508-04

ADOPTED: DECEMBER 9, 2025

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

DECEMBER 10, 2025

ORDINANCE NO. 25-

AN ORDINANCE GRANTING A PLAT OF ANNEXATION, PLAT OF CONSOLIDATION, PLAT OF VACATION, PLAT OF EASEMENT, REZONE FROM A (AGRICULTURAL) TO M-1 (MANUFACTURING) UPON ANNEXATION, SITE PLAN APPROVAL, VARIATIONS: LANDSCAPE, PARKING SETBACK, BUILDING SETBACK, BUILDING HEIGHT, SIGN AND FENCE FOR LONG AVENUE DEVELOPMENT (1001 W. IRVING PARK ROAD)

CASE NO. Z2508-04

WHEREAS, the Zoning Board of Appeals of the Village of Schaumburg conducted a public hearing on December 3, 2025 and has recommended a Plat of Annexation, Plat of Consolidation, Plat of Vacation, Plat of Easement, Rezone From A (Agricultural) To M-1 (Manufacturing) Upon Annexation, Site Plan Approval, Variations: Landscape, Parking Setback, Building Setback, Building Height, Sign and Fence for Long Avenue Development located at 1001 W. Irving Park Road, Case No. Z2508-04;

WHEREAS, the President and Board of Trustees of the Village of Schaumburg have determined that the granting of a Plat of Annexation, Plat of Consolidation, Plat of Vacation, Plat of Easement, Rezone From A (Agricultural) To M-1 (Manufacturing) Upon Annexation, Site Plan Approval, Variations: Landscape, Parking Setback, Building Setback, Building Height, Sign and Fence for Long Avenue Development located at 1001 W. Irving Park Road, Case No. Z2508-04 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 Plat of Annexation, Plat of Consolidation, Plat of Vacation, Plat of Easement, Rezone From A (Agricultural) To M-1 (Manufacturing) Upon Annexation, Site Plan Approval, Variations: Landscape, Parking Setback, Building Setback, Building Height, Sign and Fence is desirable to provide a service or a facility, which is described as follows:

- Annexation [Title 15, Chapter 154, Section 154.147 – New or Annexed Land in the Zoning Ordinance]
- Plat of Consolidation [Title 15, Chapter 151, Section 151.20 of the Subdivision and Land Development Ordinance]
- Plat of Vacation [Title 15, Chapter 151, Section 151.20(E) of the Subdivision and Land Development Ordinance]
- Plat of Easement [Title 15, Chapter 151, Section 151.20 of the Subdivision and Land Development Ordinance]
- Rezoning from A - Agricultural to M-1 Manufacturing Upon Annexation [Title 15, Chapter 154, Section 154.43 (B)(2) of the Zoning Ordinance]
- Site Plan Approval to construct two (2) - 221,580 square foot Office/Warehouse buildings [Title 15, Chapter 154, Section 154.46 (A) of the Zoning Ordinance]
- Variation to Waive the South Bufferyard Requirement Between the Office/Warehouse Parking and Experior Parking [Title 15, Chapter 154, Section 154.136 Table 2 Buffer Yards of the Zoning Ordinance]
- Variation To Reduce Parking Setback from 5’ to 0’for the Shared Parking Lot [Title 15, Chapter 154, Section 154.188.(D)(6)(a)(2) of the Zoning Ordinance]

ORDINANCE NO. 25-

AN ORDINANCE GRANTING A PLAT OF ANNEXATION, PLAT OF CONSOLIDATION, PLAT OF VACATION, PLAT OF EASEMENT, REZONE FROM A (AGRICULTURAL) TO M-1 (MANUFACTURING) UPON ANNEXATION, SITE PLAN APPROVAL, VARIATIONS: LANDSCAPE, PARKING SETBACK, BUILDING SETBACK, BUILDING HEIGHT, SIGN AND FENCE FOR LONG AVENUE DEVELOPMENT (1001 W. IRVING PARK ROAD)

CASE NO. Z2508-04

- Variation to Reduce Overall Landscaping from 20% to 19.3% [Title 15, Chapter 154, Section 154.136(J)(1)]
- Variation to Reduce the Front Yard Building Setback from 58' to 49'5" [Title 15, Chapter 154, Section 154.188(D)(6)(a)(1) of the Zoning Ordinance]
- Variation to Exceed the Maximum Building Height from 45' to 46' [Title 15, Chapter 154, Section 154.188(D)(5) of the Zoning Ordinance]
- Fence Variation to Install a Fence Outside of the Six-Inch Allowance from the Property Line [Title 9, Chapter 102, Section 102.10(A) of the Fence Ordinance]
- Variation to Reduce the Minimum Separation of Driveways from 200' to 172' [Title 15, Chapter 151, Section 151.06(P) of the Subdivision Ordinance]
- Sign Variation to Install five (5) additional Wall Signs [Title 15, Chapter 155, Section 155.110(A)(1) of the Sign Ordinance]

for Long Avenue Development located at 1001 W. Irving Park Road, Case No. Z2508-04 be and is hereby granted on the property legally described as:

LOTS 3 THROUGH 11 AND LOTS 14 THROUGH 21 IN FENZ ACRES, BEING A SUBDIVISION OF THE EAST 600 FEET MEASURED AT RIGHT ANGLES WITH THE EAST LINE OF THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHERLY OF THE RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL, AND PACIFIC RAILROAD, LYING SOUTHERLY OF THE CENTERLINE OF THE PUBLIC HIGHWAY, KNOWN AS IRVING PARK ROAD, ACCORDING TO THE PLAT THEREOF RECORDED JULY 12, 1948 AS DOCUMENT 14355939, IN COOK COUNTY, ILLINOIS

AND

THAT PART OF LOTS 1 AND 2 IN SAID FENZ ACRES SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89 DEGREES 54 MINUTES 16 SECONDS WEST, ALONG THE SOUTHERLY LINE OF SAID LOTS 1 AND 2, A DISTANCE OF 267.06 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 37.13 FEET TO THE NORTHERLY LINE OF THE PARCEL CONVEYED BY DOCUMENT NUMBER 95170136; THENCE NORTH 63 DEGREES 39 MINUTES 58 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 275.13 FEET; THENCE SOUTH 89 DEGREES 12 MINUTES 51 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 20.10 FEET TO THE EASTERLY LINE OF SAID LOT 1; THENCE SOUTH 00 DEGREES 10 MINUTES 31 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 158.46 FEET TO THE POINT OF BEGINNING.

ORDINANCE NO. 25-

AN ORDINANCE GRANTING A PLAT OF ANNEXATION, PLAT OF CONSOLIDATION, PLAT OF VACATION, PLAT OF EASEMENT, REZONE FROM A (AGRICULTURAL) TO M-1 (MANUFACTURING) UPON ANNEXATION, SITE PLAN APPROVAL, VARIATIONS: LANDSCAPE, PARKING SETBACK, BUILDING SETBACK, BUILDING HEIGHT, SIGN AND FENCE FOR LONG AVENUE DEVELOPMENT (1001 W. IRVING PARK ROAD)

CASE NO. Z2508-04

AND

THAT PART OF LOT 22 IN SAID FENZ ACRES SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 22; THENCE NORTH 00 DEGREES 10 MINUTES 25 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 22, A DISTANCE OF 41.04 FEET TO THE NORTHERLY LINE OF THE PARCEL CONVEYED BY DOCUMENT NUMBER 2113020324; THENCE NORTH 63 DEGREES 39 MINUTES 58 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 246.41 FEET TO THE NORTH LINE OF SAID LOT 22; THENCE NORTH 89 DEGREES 54 MINUTES 12 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 45.58 FEET TO THE NORTHEAST CORNER OF SAID LOT 22; THENCE SOUTH 00 DEGREES 10 MINUTES 24 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 22, A DISTANCE OF 150.13 FEET TO THE SOUTHEAST CORNER OF SAID LOT 22; THENCE SOUTH 89 DEGREES 56 MINUTES 16 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 22, A DISTANCE OF 266.74 FEET TO THE POINT OF BEGINNING.

AND

THAT PART OF LONG AVENUE AND FENZ ROAD DEDICATED BY FENZ ACRES SUBDIVISION RECORDED JULY 12, 1948 AS DOCUMENT 14355939, IN COOK COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 22; THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID LONG AVENUE, A DISTANCE OF 4.62 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF FAP 426 (ELGIN-OHARE EXPRESSWAY) PER CONDEMNATION CASE 90L50780; THENCE NORTH 63 DEGREES 39 MINUTES 58 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 73.53 FEET TO ITS INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID LONG AVENUE; THENCE SOUTH 00 DEGREES 10 MINUTES 24 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 1719.29 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID LONG AVENUE; THENCE SOUTH 89 DEGREES 55 MINUTES 48 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 66.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID LONG AVENUE; THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 566.43 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID FENZ AVENUE; THENCE SOUTH 89 DEGREES 56 MINUTES 16 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 266.74 FEET TO THE WEST LINE OF SAID FENZ ACRES SUBDIVISION; THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 66.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID FENZ AVENUE; THENCE NORTH 89 DEGREES 56 MINUTES 16 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 266.74 FEET TO AFORESAID WEST LINE OF LONG AVENUE; THENCE NORTH

ORDINANCE NO. 25-

AN ORDINANCE GRANTING A PLAT OF ANNEXATION, PLAT OF CONSOLIDATION, PLAT OF VACATION, PLAT OF EASEMENT, REZONE FROM A (AGRICULTURAL) TO M-1 (MANUFACTURING) UPON ANNEXATION, SITE PLAN APPROVAL, VARIATIONS: LANDSCAPE, PARKING SETBACK, BUILDING SETBACK, BUILDING HEIGHT, SIGN AND FENCE FOR LONG AVENUE DEVELOPMENT (1001 W. IRVING PARK ROAD)

CASE NO. Z2508-04

00 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 1049.70 FEET TO THE POINT OF BEGINNING;

CONTAINING 990,467 SQUARE FEET (22.738 ACRES) MORE OR LESS

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 land development permit and fee are required prior to commencing any site work, and prior to receiving any building permits for the site. A Letter of Credit or Subdivision Bond must be submitted prior to issuance of said land development permit. The Letter of Credit or Subdivision Bond must be written for a period of 2 years in the amount of 50 percent of the approved construction cost estimate, which includes landscaping and site lighting. Sample forms of the project security are available upon request. The fee for the land development permit is based on the current village fee schedule.
2. A building permit, in accordance with the current regulations and requirements of the Village of Schaumburg, must be issued within one (1) year from the date of adoption of the enabling ordinance by the Village Board which authorized the development proposal.
3. Prior to the issuance of a land development permit, the petitioner shall make a cash contribution to the Village Police and Fire Fund in the amount of $44,316 which is $0.10 per gross square foot of each of the buildings.
4. Prior to the issuance of a Land Development Permit, the petitioner shall make a cash contribution in the amount of $8,317.25 in lieu of installing parkway trees along Frontage Road. This figure is based on the total lot frontage of 665.38 linear feet at $12.50 per linear foot. The parkway tree selection and installation will be coordinated with Villages Engineering & Public Works Department.
5. Provide an itemized landscape cost estimate at the time of Land Development Permit review. The estimate shall include an itemized listing for each plant, all mulched areas, turf, hardscape, tree removals, site furnishings, etc.
6. Prior to the issuance of a Certificate of Occupancy, a recorded traffic agreement is required. Traffic agreements between the Village and the property owner allow the village to enforce parking and traffic regulations on the property, including but not limited to, speed of vehicles, reckless driving, stop signs, fire lanes, loading zones, handicap parking, and the prohibition, restriction, or limitation of the stopping, standing, or parking of vehicles in and upon said property.
7. A complete set of as-built record drawings must be submitted to the Village of Schaumburg Community Development Department for review and approval when the project is completed. These final drawings must be received and approved prior to full release of the project security.
8. At minimum permits from the following external agencies will be required: MWRD, IDOT, IEPA.
9. Provide complete building and code compliance information, including accessibility, life safety, egress, and site verification details, to demonstrate compliance with all applicable codes and standards as adopted by the village of Schaumburg with submittal of building permit applications.

10. Any plat associated with the development must be revised to omit "Village Plan Commission" from the document.
11. Prior to the issuance of a land development permit, the plat of annexation must be revised to incorporate the eastern section of the Frontage Road adjacent to Lots 1 and 2.
12. Prior to the issuance of a land development permit, the plat of subdivision must be revised to include cross access and utility easement on the west side of lot 2 for the future connection towards the Schaumburg Metra station parking lot.
13. Sign permits will be required.
14. All roof top mechanical units shall be screened from view.
15. Tenantall signs shall be a maximum of 100 square feet each.
16. Wall signs for the building shall be individual channel letters.
17. The same tenant cannot have more than one wall sign.
18. If signs are illuminated, signs shall be internally illuminated.
19. Prior to the issuance of a land development permit, the petitioner must record the following plats/agreements with the county:
    a. Plat of annexation
    b. Plat of subdivision/consolidation
    c. Plat of vacation
    d. Plat of easement
    e. Easement agreement between Experior Group LLC and LPC Acquisition Company LLC
20. Prior to the issuance of a land development permit, a lease agreement must be drafted between the subject property and the Experior Transport property. The agreement must include, but not be limited to, show the proposed off-site truck parking areas on an exhibit and maintenance responsibilities. A draft of the lease agreement must be submitted to the Village for review and upon acceptance, the agreement shall be recorded with the county.
21. Prior to the issuance of a land development permit, the engineering plans must be revised to address the following:
    a. The existing overhead electric lines that run north south in Long Avenue also provide power to the street lights at the Metra Road. This service will need to be kept or re-routed.
    b. Show on the plans the jurisdictions at and adjacent to the frontage road area (Tollway, Village of Schaumburg, Township etc.)
    c. Truck turning templates were provided as requested for the T-intersection of the new east-west access road and the existing north-south access road on the Experior Logistics site. However, there were no

auto turn exhibits for the southbound to westbound movement nor the eastbound to northbound movement. Please provide.

d. Provide a detail for the movable fence/gate shown going through the proposed entrance of the parking lot at the far southwestern corner of the site.

e. In between the two proposed buildings, sidewalks are now proposed from the emergency access doors to the parking lots. Continue finishing off the sidewalk in between to provide front to rear access for pedestrians.

f. At the southwest corner of the southern building, relocate the ADA spaces to right in front of office door. N

g. Shift sanitary manholes E and F slightly to the west, so the lids would no longer be in the wheel paths of vehicles.

h. Provide a short or long-term maintenance and monitoring plans with vegetation performance standards. The Experior Logistics Facility Naturalized Stormwater Management Basins must meet the required Maintenance and Monitoring requirements and vegetation performance standards, as these basins will be used by the Long Avenue Project.

i. All preliminary engineering comments have been addressed. A review of the stormwater conveyance (storm sewer/overland flow route) calculations will be completed during final engineering.

j. Extend the proposed curbline westward to meet the existing driveway for Wintrust Field. This improvement will help resolve potential merging and circulation issues identified along the I-390 Frontage Road. The shoulder currently continues west to Springinsguth Road and should be extended accordingly, transitioning into a painted island where the proposed curb island projects into the I-390 Frontage Road.

k. Update the variances List to include a request for deviation from code section 151.06(O) for not meeting the minimum driveway separation of 200 feet.

l. Relocate ADA parking spaces to establish the shortest pedestrian accessible route to the front door that it’s service.

m. Realign the 60’ cross-access easement with the northernmost east-west drive aisle that connects with Springinsguth to the west and serves Wintrust Field and the Schaumburg Metra Station.

n. Show the adjacent parking lot design on the site plan for future coordination.

o. Crosswalks shall be striped with white pavement marking. When crosswalk lines are used, they shall consist of solid white lines that mark the crosswalk. According to IDOT standards, pavement marking shall be no less than 6 inches nor greater than 24 inches in width.

p. Update the truck turning templates with the 47’ Schaumburg Fire Engine along with providing the WB-67 truck turning movement from southbound to westbound on the updated exhibits. The correct dimensions for the Schaumburg Fire Engine have been uploaded to the attachments for the applicant's use.

q. Prior to the issuance of a permit a recorded traffic agreement is required. As this was not received in the final concept submittal, provide the completed document for staff review.

22. The proposed photometrics plan is accepted as preliminary. A detailed review of the plan will be done during the land development permit review. Full compliance with the Village site lighting ordinances will be required.

23. Prior to the issuance of a land development permit the landscape plans must be revised to address the following comments:

    a. Sheets L2.1 through L2.6 still have a written and graphic scale of 1" = 40'. Please correct.

    b. Note 19 in the General Notes indicates that the contractor is to use an erosion control blanket but a specific type is not indicated. Please provide a specific type of erosion control blanket.

    c. On sheet L2.0 a hatch pattern and a seed mix for a 'Full Sun to Part Shade Prairie' is indicated but the hatch pattern doesn't appear on plans. Either remove the seed mix or show where it is to be used on the site.

    d. Provide a clear delineation between the sod and seed areas at the NW corner of the site.

24. Prior to the issuance of a land development permit, the traffic impact study must be revised to address the following comments:

    a. The Daily Sum for the proposed warehouse should be 996, not 732 .

    b. Verify the volumes depicted on Exhibit 6: 2032 Total Traffic – All Vehicles. Please clarify which volume exhibits should be added up to get the volumes depicted in Exhibit 6 – Year 2032 Total Traffic – All Vehicles. Several of the volumes (along Frontage Road, along Springinsguth Road and along Rodenburg Road @ Metra) do not add up just using the volumes in Exhibit 4A and Exhibit 5C as stated in the TIS.

    c. Revise Passage Timer for EB and WB Through movements to 7.0 seconds.

    d. Modify the recall to maximum.

25. Prior to the issuance of a building permit, the architectural plans must be revised to address the following comments:

    a. If high-piled storage is utilized, fire department access doors must be provided at 125' intervals. This is not achieved on the west side of the buildings. (Architectural Plans SP-1)

    b. Relocate FDC's closer to office entrances. (Architectural Plans SP-1).

    c. Prior to the issuance of a building permit, the sign on the north elevation on lot 1 building shall be removed or revised to 10 square feet.

24. The following plans shall be adopted as part of the governing ordinance:

    a. ALTA/NSPS Land Title Survey, Sheets 1 through 7, prepared by Manhard Consulting, Ltd, dated May 22, 2025, and received by the Community Development Department on August 18, 2025.

ORDINANCE NO. 25-

AN ORDINANCE GRANTING A PLAT OF ANNEXATION, PLAT OF CONSOLIDATION, PLAT OF VACATION, PLAT OF EASEMENT, REZONE FROM A (AGRICULTURAL) TO M-1 (MANUFACTURING) UPON ANNEXATION, SITE PLAN APPROVAL, VARIATIONS: LANDSCAPE, PARKING SETBACK, BUILDING SETBACK, BUILDING HEIGHT, SIGN AND FENCE FOR LONG AVENUE DEVELOPMENT (1001 W. IRVING PARK ROAD)

CASE NO. Z2508-04

b. Plat of Annexation, Sheet 1 of 1, prepared by Manhard Consulting, Ltd, dated August 29, 2025, latest revised date October 20, 2025, and received by the Community Development Department on October 21, 2025.

c. Plat of Subdivision, Sheets 1 through 6, prepared by Manhard Consulting, Ltd, dated August 7, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

d. Plat of Abrogation, Sheet 1 of 1, prepared by Manhard Consulting, Ltd, dated August 7, 2025, and received by the Community Development Department on August 18, 2025.

e. Plat of Easement, Sheets 1 through 3, prepared by Manhard Consulting, Ltd, dated August 7, 2025, and received by the Community Development Department on August 18, 2025.

f. Plat of Vacation, Sheet 1 of 1, prepared by Manhard Consulting, Ltd, dated August 7, 2025, and received by the Community Development Department on August 18, 2025.

g. Project Narrative, prepared by Logistics Property Company, received by the Community Development Department on August 18, 2025.

h. Easement agreement between Experior Group LLC and LPC Acquisition Company LLC, received by the Community Development on November 6, 2025.

i. Ground Lease Agreement between LPC Acquisition Company LLC and Experior Group LLC, dated September 11, 2025, and received by the Community Development Department on November 20, 2025.

j. Site Plan, Sheet SP-1, prepared by Arete Design Studio Ltd, dated June 4, 2024, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

k. Site Character Aerial, Sheet EXH-1, prepared by Arete Design Studio Ltd, dated June 4, 2024, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

l. Floor Plan, Sheet FP-1, Building 1, prepared by Arete Design Studio Ltd, dated June 4, 2024, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

m. Building Elevations, Sheets EL-1 and EL-2, Building 1, prepared by Arete Design Studio Ltd, dated June 4, 2024, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

n. Rendered Building Elevations, Sheets EL-1R and EL-2R, Building 1, prepared by Arete Design Studio Ltd, dated June 4, 2024, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

o. Floor Plan, Sheet FP-1, Building 2, prepared by Arete Design Studio Ltd, dated June 4, 2024, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

p. Building Elevations, Sheets EL-1 and EL-2, Building 2, prepared by Arete Design Studio Ltd, dated June 4, 2024, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

q. Rendered Building Elevations, Sheets EL-1R and EL-2R, Building 2, prepared by Arete Design Studio Ltd, dated June 4, 2024, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

r. Site Line Study, Sheet EXH-2, prepared by Arete Design Studio Ltd, dated June 4, 2024, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

s. Photometric Plan, Sheet E-1.0, E-1.1, E-1.2 and E-1.3, prepared by Arete Design Studio Ltd, dated June 4, 2024, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

t. Cover Sheet, Sheet 0, prepared by Gary R. Weber Associates, Inc., dated October 10, 2025, and received by the Community Development on October 13, 2025.

u. Naturalized BMP Plan, Sheets 1 and 2, prepared by Gary R. Weber Associates, Inc., dated August 17, 2021, latest revised date October 10, 2025, and received by the Community Development on October 13, 2025.

v. Management Exhibit, Sheets 3, prepared by Gary R. Weber Associates, Inc., dated August 17, 2021, latest revised date October 10, 2025, and received by the Community Development on October 13, 2025.

w. Naturalized BMP Specifications, Sheets 4, prepared by Gary R. Weber Associates, Inc., dated August 17, 2021, latest revised date October 10, 2025, and received by the Community Development on October 13, 2025.

x. Title Sheet, Sheet 1, prepared by Manhard Consulting, Ltd, dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13 2025.

y. Index of Sheets, Sheet 2, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

z. Existing Conditions and Demolition Plan – A, Sheet 3, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

aa. Existing Conditions and Demolition Plan – B, Sheet 4, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

bb. Existing Conditions and Demolition Plan – C, Sheet 5, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

cc. Existing Conditions and Demolition Plan – D, Sheet 6, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

dd. Overall Site Plan, Sheet 7, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

ee. Site Dimensional and Paving Plan – A, Sheet 8, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

ff. Site Dimensional and Paving Plan – B, Sheet 9, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

gg. Site Dimensional and Paving Plan – C, Sheet 10, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

hh. Site Dimensional and Paving Plan – D, Sheet 11, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

ii. Grading Plan – A, Sheet 12, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

jj. Grading Plan – B, Sheet 13, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

kk. Grading Plan – C, Sheet 14, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

ll. Grading Plan – D, Sheet 15, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

mm. Overall Utility Plan, Sheet 16, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

nn. Utility Plan – A, Sheet 17, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

oo. Utility Plan – B, Sheet 18, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

pp. Utility Plan – C, Sheet 19, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

qq. Utility Plan – D, Sheet 20, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

rr. Soil Erosion and Sediment Control Plan – North, Sheet 21, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

ss. Soil Erosion and Sediment Control Plan – South, Sheet 22, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

tt. Soil Erosion and Sediment Control Plan – Details, Sheet 23, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

uu. Construction Details, Sheet 24, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

vv. Construction Details, Sheet 25, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

ww. Construction Details, Sheet 26, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

xx. Construction Details and MWRD General Notes, Sheet 27, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

yy. Construction Specifications, Sheet 28, prepared by Manhard Consulting, Ltd., dated August 8, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

zz. Landscape Plan, Sheets L2.0 through L2.7, prepared by Upland Design Ltd., dated August 8, 2025, latest revised date October 9, 2025, and received by the Community Development on October 13, 2025.

aaa. Tree Preservation Plan, Sheets T2.0 through T2.5, prepared by Upland Design Ltd., dated August 8, 2025, latest revised date October 9, 2025, and received by the Community Development on October 13, 2025.

bbb. Truck Access Drive, Sheet 1 of 1, prepared by Manhard Consulting, Ltd., dated October 8, 2025, and received by the Community Development Department on October 13, 2025.

ccc. Firetruck U-Turn, Sheet 3 of 3, prepared by Manhard Consulting, Ltd., dated August 7, 2025, latest revised date October 8, 2025, and received by the Community Development Department on October 13, 2025.

ddd. Utility Exhibit – Public vs. Private, Sheet 1 of 1, prepared by Manhard Consulting, Ltd., dates October 8, 2025, and received by the Community Development Department on October 13, 2025.

eee. Traffic Impact Study, prepared by Gewalt Hamilton Associates, Inc., dated September 30, 2025, and received by the Community Development Department on October 13, 2025.

fff. Wetland Determination Report, prepared by Gary R. Weber Associates, Inc., dated May 29, 22025, and received by the Community Development Department on October 13, 2025.

ORDINANCE NO. 25-

AN ORDINANCE GRANTING A PLAT OF ANNEXATION, PLAT OF CONSOLIDATION, PLAT OF VACATION, PLAT OF EASEMENT, REZONE FROM A (AGRICULTURAL) TO M-1 (MANUFACTURING) UPON ANNEXATION, SITE PLAN APPROVAL, VARIATIONS: LANDSCAPE, PARKING SETBACK, BUILDING SETBACK, BUILDING HEIGHT, SIGN AND FENCE FOR LONG AVENUE DEVELOPMENT (1001 W. IRVING PARK ROAD)

CASE NO. Z2508-04

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 9th day of December, 2025.

Tom Dailly, Village President

ATTEST:

Jane Lentino, Village Clerk

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Ordinance No. 25-____An Ordinance Annexing Certain Real Property into the Village of Schaumburg Pursuant to 65 ILCS 5/7-1-8 (Long Avenue Properties) [first reading - motion to waive first reading].
12/09/25
Village Board

Presenter: Parth Joshi, Planning Manager
Lead Department: Community Development

Executive Summary:

Recommended Action:

ATTACHMENTS:
- Schaumburg - Ordinance Long Ave Annexation - Revised 12.3.25(2074651.1).docx
- Annexation Petitions - Long Ave Properties EXHIBIT A.pdf

PUBLICATION OF:

ORDINANCE NO. 25-_____

AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY INTO THE VILLAGE OF SCHAUMBURG PURSUANT TO 65 ILCS 5/7-1-8 (LONG AVENUE PROPERTIES)

ADOPTED:

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

409018_1
2074651_1

ORDINANCE NO. _____

AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY INTO THE VILLAGE OF SCHAUMBURG PURSUANT TO 65 ILCS 5/7-1-8 (LONG AVENUE PROPERTIES)

WHEREAS, the Village of Schaumburg ("Village") is a home rule unit of local government pursuant to Section 6 of Article VII of the Constitution of the State of Illinois, and has the authority to exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the provisions of 65 ILCS 5/7-1-1, *et seq*., as amended, authorize the Village to annex territory that is not within the corporate limits of any municipality but is contiguous to the Village; and

WHEREAS, the following parcel of real property is located in unincorporated Cook County, Illinois (the "Territory")

LOTS 3 THROUGH 11 AND LOTS 14 THROUGH 21 IN FENZ ACRES, BEING A SUBDIVISION OF THE EAST 600 FEET MEASURED AT RIGHT ANGLES WITH THE EAST LINE OF THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHERLY OF THE RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL, AND PACIFIC RAILROAD, LYING SOUTHERLY OF THE CENTERLINE OF THE PUBLIC HIGHWAY, KNOWN AS IRVING PARK ROAD, ACCORDING TO THE PLAT THEREOF RECORDED JULY 12, 1948 AS DOCUMENT 14355939, IN COOK COUNTY, ILLINOIS

AND

THAT PART OF LOTS 1 AND 2 IN SAID FENZ ACRES SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89 DEGREES 54 MINUTES 16 SECONDS WEST, ALONG THE SOUTHERLY LINE OF SAID LOTS 1 AND 2, A DISTANCE OF 267.06 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 37.13 FEET TO THE NORTHERLY LINE OF THE PARCEL CONVEYED BY DOCUMENT NUMBER 95170136; THENCE NORTH 63 DEGREES 39 MINUTES 58 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 275.13 FEET; THENCE SOUTH 89 DEGREES 12 MINUTES 51 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 20.10

FEET TO THE EASTERLY LINE OF SAID LOT 1; THENCE SOUTH 00 DEGREES 10 MINUTES 31 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 158.46 FEET TO THE POINT OF BEGINNING.

AND

THAT PART OF LOT 22 IN SAID FENZ ACRES SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 22; THENCE NORTH 00 DEGREES 10 MINUTES 25 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 22, A DISTANCE OF 41.04 FEET TO THE NORTHERLY LINE OF THE PARCEL CONVEYED BY DOCUMENT NUMBER 2113020324; THENCE NORTH 63 DEGREES 39 MINUTES 58 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 246.41 FEET TO THE NORTH LINE OF SAID LOT 22; THENCE NORTH 89 DEGREES 54 MINUTES 12 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 45.58 FEET TO THE NORTHEAST CORNER OF SAID LOT 22; THENCE SOUTH 00 DEGREES 10 MINUTES 24 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 22, A DISTANCE OF 150.13 FEET TO THE SOUTHEAST CORNER OF SAID LOT 22; THENCE SOUTH 89 DEGREES 56 MINUTES 16 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 22, A DISTANCE OF 266.74 FEET TO THE POINT OF BEGINNING.

AND

THAT PART OF LONG AVENUE AND FENZ ROAD DEDICATED BY FENZ ACRES SUBDIVISION RECORDED JULY 12, 1948 AS DOCUMENT 14355939, IN COOK COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF LOT 22; THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID LONG AVENUE, A DISTANCE OF 4.62 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF FAP 426 (ELGIN-OHARE EXPRESSWAY) PER CONDEMNATION CASE 90L50780; THENCE NORTH 63 DEGREES 39 MINUTES 58 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 73.53 FEET TO ITS INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID LONG AVENUE;

ORDINANCE NO. _____

AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY INTO THE VILLAGE OF SCHAUMBURG PURSUANT TO 65 ILCS 5/7-1-8 (LONG AVENUE PROPERTIES)

THENCE SOUTH 00 DEGREES 10 MINUTES 24 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 1719.29 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID LONG AVENUE; THENCE SOUTH 89 DEGREES 55 MINUTES 48 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 66.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID LONG AVENUE; THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 566.43 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID FENZ AVENUE; THENCE SOUTH 89 DEGREES 56 MINUTES 16 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 266.74 FEET TO THE WEST LINE OF SAID FENZ ACRES SUBDIVISION; THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 66.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID FENZ AVENUE; THENCE NORTH 89 DEGREES 56 MINUTES 16 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 266.74 FEET TO AFORESAID WEST LINE OF LONG AVENUE; THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 1049.70 FEET TO THE POINT OF BEGINNING;

CONTAINING 990,467 SQUARE FEET (22.738 ACRES) MORE OR LESS

Property Tax Identification Numbers:
07-32-400-007-0000; 07-32-400-008-0000; 07-32-400-009-0000;
07-32-405-002-0000; 07-32-405-001-0000; 07-32-400-010-0000;
07-32-405-003-0000; 07-32-400-011-0000; 07-32-405-004-0000;
07-32-400-012-0000; 07-32-405-005-0000; 07-32-400-013-0000;
07-32-405-006-0000; 07-32-403-008-0000; 07-32-405-007-0000;
07-32-403-009-0000; 07-32-405-008-0000; 07-32-403-006-0000;
07-32-405-009-0000; 07-32-403-007-0000; 07-32-405-015-0000;
07-32-405-016-0000; 07-32-405-018-0000

WHEREAS, Logistics Property Company, LLC. is the contract purchaser of Lots 3 through 11 and 14 through 20, and the Village is the owner of Lot 21 of the above mentioned Territory; and

WHEREAS, the Territory is currently improved with single family homes, and is not within the corporate limits of any municipality, but is contiguous to the Village; and

ORDINANCE NO. _____

AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY INTO THE VILLAGE OF SCHAUMBURG PURSUANT TO 65 ILCS 5/7-1-8 (LONG AVENUE PROPERTIES)

WHEREAS, the Owners and Electors of the Territory have submitted petitions for annexation of the Territory to the Village, with said petitions attached hereto as **Exhibit A** and made a part hereof; and

WHEREAS, the Village has authority to annex the Territory pursuant to Section 7-1-8 of the Illinois Municipal Code, 65 ILCS 5/7-1-8; and

WHEREAS, all statutory notices required by 65 ILCS 5/7-1-1 have been given, copies of which are attached hereto as **EXHIBIT B** and made a part hereof; and

WHEREAS, a plat of annexation for the Territory, a copy of which is attached hereto as **EXHIBIT C** and made a part hereof ("Plat"), has been submitted to the Village and has been found to be acceptable; and

WHEREAS, the President and Board of Trustees of the Village find that annexing the Territory into the corporate limits of the Village of Schaumburg is in the best interests of the Village;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SCHAUMBURG, COOK COUNTY, ILLINOIS IN THE EXERCISE OF ITS HOME RULE POWERS, AS FOLLOWS:

SECTION 1: Incorporation. That each "Whereas" paragraph above is incorporated by reference into this Section 1 and made a part hereof as material and operative provisions of this Ordinance.

SECTION 2: Annexation. That the following-described Territory is, pursuant to 65 ILCS 5/7-1-8, hereby annexed into the corporate limits of the Village:

> LOTS 3 THROUGH 11 AND LOTS 14 THROUGH 21 IN FENZ ACRES, BEING A SUBDIVISION OF THE EAST 600 FEET MEASURED AT RIGHT ANGLES WITH THE EAST LINE OF THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHERLY OF THE RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL, AND PACIFIC RAILROAD, LYING SOUTHERLY OF THE CENTERLINE OF THE PUBLIC HIGHWAY, KNOWN AS IRVING PARK ROAD, ACCORDING TO THE PLAT THEREOF RECORDED JULY 12, 1948 AS DOCUMENT 14355939, IN COOK COUNTY, ILLINOIS

ORDINANCE NO. _____

AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY INTO THE VILLAGE OF SCHAUMBURG PURSUANT TO 65 ILCS 5/7-1-8 (LONG AVENUE PROPERTIES)

AND

THAT PART OF LOTS 1 AND 2 IN SAID FENZ ACRES SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89 DEGREES 54 MINUTES 16 SECONDS WEST, ALONG THE SOUTHERLY LINE OF SAID LOTS 1 AND 2, A DISTANCE OF 267.06 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 37.13 FEET TO THE NORTHERLY LINE OF THE PARCEL CONVEYED BY DOCUMENT NUMBER 95170136; THENCE NORTH 63 DEGREES 39 MINUTES 58 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 275.13 FEET; THENCE SOUTH 89 DEGREES 12 MINUTES 51 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 20.10 FEET TO THE EASTERLY LINE OF SAID LOT 1; THENCE SOUTH 00 DEGREES 10 MINUTES 31 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 158.46 FEET TO THE POINT OF BEGINNING.

AND

THAT PART OF LOT 22 IN SAID FENZ ACRES SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 22; THENCE NORTH 00 DEGREES 10 MINUTES 25 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 22, A DISTANCE OF 41.04 FEET TO THE NORTHERLY LINE OF THE PARCEL CONVEYED BY DOCUMENT NUMBER 2113020324; THENCE NORTH 63 DEGREES 39 MINUTES 58 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 246.41 FEET TO THE NORTH LINE OF SAID LOT 22; THENCE NORTH 89 DEGREES 54 MINUTES 12 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 45.58 FEET TO THE NORTHEAST CORNER OF SAID LOT 22; THENCE SOUTH 00 DEGREES 10 MINUTES 24 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 22, A DISTANCE OF 150.13 FEET TO THE SOUTHEAST CORNER OF SAID LOT 22; THENCE SOUTH 89 DEGREES 56 MINUTES 16 SECONDS WEST, ALONG THE SOUTH

ORDINANCE NO. _____

AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY INTO THE VILLAGE OF SCHAUMBURG PURSUANT TO 65 ILCS 5/7-1-8 (LONG AVENUE PROPERTIES)

LINE OF SAID LOT 22, A DISTANCE OF 266.74 FEET TO THE POINT OF BEGINNING.

AND

THAT PART OF LONG AVENUE AND FENZ ROAD DEDICATED BY FENZ ACRES SUBDIVISION RECORDED JULY 12, 1948 AS DOCUMENT 14355939, IN COOK COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF LOT 22; THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID LONG AVENUE, A DISTANCE OF 4.62 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF FAP 426 (ELGIN-OHARE EXPRESSWAY) PER CONDEMNATION CASE 90L50780; THENCE NORTH 63 DEGREES 39 MINUTES 58 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 73.53 FEET TO ITS INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID LONG AVENUE; THENCE SOUTH 00 DEGREES 10 MINUTES 24 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 1719.29 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID LONG AVENUE; THENCE SOUTH 89 DEGREES 55 MINUTES 48 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 66.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID LONG AVENUE; THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 566.43 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID FENZ AVENUE; THENCE SOUTH 89 DEGREES 56 MINUTES 16 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 266.74 FEET TO THE WEST LINE OF SAID FENZ ACRES SUBDIVISION; THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 66.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID FENZ AVENUE; THENCE NORTH 89 DEGREES 56 MINUTES 16 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 266.74 FEET TO AFORESAID WEST LINE OF LONG AVENUE; THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 1049.70 FEET TO THE POINT OF BEGINNING;

ORDINANCE NO. _____

AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY INTO THE VILLAGE OF SCHAUMBURG PURSUANT TO 65 ILCS 5/7-1-8 (LONG AVENUE PROPERTIES)

CONTAINING 990,467 SQUARE FEET (22.738 ACRES) MORE OR LESS

Property Tax Identification Numbers:
07-32-400-007-0000; 07-32-400-008-0000; 07-32-400-009-0000; 07-32-405-002-0000; 07-32-405-001-0000; 07-32-400-010-0000; 07-32-405-003-0000; 07-32-400-011-0000; 07-32-405-004-0000; 07-32-400-012-0000; 07-32-405-005-0000; 07-32-400-013-0000; 07-32-405-006-0000; 07-32-403-008-0000; 07-32-405-007-0000; 07-32-403-009-0000; 07-32-405-008-0000; 07-32-403-006-0000; 07-32-405-009-0000; 07-32-403-007-0000; 07-32-405-015-0000; 07-32-405-016-0000; 07-32-405-018-0000

SECTION 3: Boundary of the Village. That the new boundary of the Village shall extend to the far side of any adjacent right-of-way on the Territory, provided said right-of-way is not currently located within the corporate limits of another municipality, and shall include all of every right-of-way within the area annexed hereby.

SECTION 4: Recording and Filing. That the Village Clerk is hereby directed to record with the Recorder of Deeds of Cook County, Illinois, and to file with the County Clerk of Cook County, Illinois:

A. A copy of this Ordinance, certified by the Village Clerk; and

B. The Plat of the annexed Territory, which Plat shall be attached to the certified copy of this Ordinance referred to above (**EXHIBIT B**).

SECTION 5: Notices. That the Village Clerk is hereby directed to notify the election authority having jurisdiction in the territory hereby annexed (Cook County Clerk), the post office branch serving the territory hereby annexed, and the Illinois Department of Transportation of said annexation, by certified mail, return receipt requested, within thirty (30) days of the adoption of this Ordinance.

SECTION 6: Severability. That if any Section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such Section, paragraph or provision shall not affect any of the remaining provisions of this Ordinance.

SECTION 7: Repeal. That all ordinances, resolutions, motions or parts thereof in conflict with this Ordinance shall be and the same are hereby repealed.

ORDINANCE NO. _____

AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY INTO THE VILLAGE OF SCHAUMBURG PURSUANT TO 65 ILCS 5/7-1-8 (LONG AVENUE PROPERTIES)

SECTION 8: Effect. That this Ordinance shall be in full force and effect upon its adoption, approval and publication in pamphlet form as provided by law.

ADOPTED this 9th day of December, 2025 pursuant to a roll call vote as follows:

AYES:_____

NAYES:_____

ABSENT:_____

APPROVED by me this 9th day of December, 2025.

_____
Tom Dailly, Village President

ATTEST:

_____
Jane Lentino, Village Clerk

ORDINANCE NO. _____

AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY INTO THE VILLAGE OF SCHAUMBURG PURSUANT TO 65 ILCS 5/7-1-8 (LONG AVENUE PROPERTIES)

EXHIBIT A

PETITION FOR ANNEXATION

ORDINANCE NO. _____

AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY INTO THE VILLAGE OF SCHAUMBURG PURSUANT TO 65 ILCS 5/7-1-8 (LONG AVENUE PROPERTIES)

EXHIBIT B

NOTICES OF ANNEXATION
NOTICE OF PROPOSED ANNEXATION OF TERRITORY WITHIN ROSELLE FIRE PROTECTION DISTRICT TO THE VILLAGE OF SCHAUMBURG VIA CERTIFIED U.S. MAIL

RETURN RECEIPT REQUESTED

TO:

Robert Nogan
President
Roselle Fire Protection District
Village of Roselle
31 S. Prospect St.
Roselle, Illinois 60172

Robert Nogan
President
Roselle Fire Protection District
Roselle Fire Department
100 East Maple Avenue
Roselle, Illinois 60172

Andy Lauk
Secretary
Roselle Fire Protection District
Village of Roselle
31 S. Prospect St.
Roselle, Illinois 60172

Andy Lauk
Secretary
Roselle Fire Protection District
Roselle Fire Department
100 East Maple Avenue
Roselle, Illinois 60172

Jeff Goolish
Treasurer
Roselle Fire Protection District
Village of Roselle
31 S. Prospect St.
Roselle, Illinois 60172

Jeff Goolish
Treasurer
Roselle Fire Protection District
Roselle Fire Department
100 East Maple Avenue
Roselle, Illinois 60172

Being the Trustees of the Roselle Fire Protection District, Cook County, Illinois.

You and each of you are hereby notified that the Village of Schaumburg, County of Cook, is about to annex the territory hereinafter described pursuant to the provision of 65 ILCS 5/7-1-1, *et seq.* (specifically, 65 ILCS 5/7-1-8), and that such annexation will take place not less than ten (10) days after the mailing of this Notice to you. The Village President and Board of Trustees intend to consider the annexation of the following-described territory at a meeting to be held at the Schaumburg Temporary Village Hall, 1000 E. Woodfield Road, Schaumburg, Illinois 60193, at **7:00 p.m. on Tuesday**, **December 9, 2025**. The territory to be annexed is described as follows:

LOTS 3 THROUGH 11 AND LOTS 14 THROUGH 21 IN FENZ ACRES, BEING A SUBDIVISION OF THE EAST 600 FEET MEASURED AT RIGHT ANGLES

ORDINANCE NO. _____

AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY INTO THE VILLAGE OF SCHAUMBURG PURSUANT TO 65 ILCS 5/7-1-8 (LONG AVENUE PROPERTIES)

WITH THE EAST LINE OF THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHERLY OF THE RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL, AND PACIFIC RAILROAD, LYING SOUTHERLY OF THE CENTERLINE OF THE PUBLIC HIGHWAY, KNOWN AS IRVING PARK ROAD, ACCORDING TO THE PLAT THEREOF RECORDED JULY 12, 1948 AS DOCUMENT 14355939, IN COOK COUNTY, ILLINOIS

AND

THAT PART OF LOTS 1 AND 2 IN SAID FENZ ACRES SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89 DEGREES 54 MINUTES 16 SECONDS WEST, ALONG THE SOUTHERLY LINE OF SAID LOTS 1 AND 2, A DISTANCE OF 267.06 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 37.13 FEET TO THE NORTHERLY LINE OF THE PARCEL CONVEYED BY DOCUMENT NUMBER 95170136; THENCE NORTH 63 DEGREES 39 MINUTES 58 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 275.13 FEET; THENCE SOUTH 89 DEGREES 12 MINUTES 51 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 20.10 FEET TO THE EASTERLY LINE OF SAID LOT 1; THENCE SOUTH 00 DEGREES 10 MINUTES 31 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 158.46 FEET TO THE POINT OF BEGINNING.

AND

THAT PART OF LOT 22 IN SAID FENZ ACRES SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 22; THENCE NORTH 00 DEGREES 10 MINUTES 25 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 22, A DISTANCE OF 41.04 FEET TO THE NORTHERLY LINE OF THE PARCEL CONVEYED BY DOCUMENT NUMBER 2113020324; THENCE NORTH 63 DEGREES 39 MINUTES 58 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 246.41 FEET TO THE NORTH LINE OF SAID LOT 22; THENCE NORTH 89 DEGREES 54 MINUTES 12 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 45.58 FEET TO THE NORTHEAST CORNER OF SAID LOT 22; THENCE SOUTH 00 DEGREES 10 MINUTES 24 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 22, A DISTANCE OF 150.13 FEET TO THE SOUTHEAST CORNER OF SAID LOT 22; THENCE SOUTH 89 DEGREES 56 MINUTES 16 SECONDS

ORDINANCE NO. _____

AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY INTO THE VILLAGE OF SCHAUMBURG PURSUANT TO 65 ILCS 5/7-1-8 (LONG AVENUE PROPERTIES)

WEST, ALONG THE SOUTH LINE OF SAID LOT 22, A DISTANCE OF 266.74 FEET TO THE POINT OF BEGINNING.
AND
THAT PART OF LONG AVENUE AND FENZ ROAD DEDICATED BY FENZ ACRES SUBDIVISION RECORDED JULY 12, 1948 AS DOCUMENT 14355939, IN COOK COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF LOT 22; THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID LONG AVENUE, A DISTANCE OF 4.62 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF FAP 426 (ELGIN-OHARE EXPRESSWAY) PER CONDEMNATION CASE 90L50780; THENCE NORTH 63 DEGREES 39 MINUTES 58 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 73.53 FEET TO ITS INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID LONG AVENUE; THENCE SOUTH 00 DEGREES 10 MINUTES 24 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 1719.29 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID LONG AVENUE; THENCE SOUTH 89 DEGREES 55 MINUTES 48 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 66.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID LONG AVENUE; THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 566.43 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID FENZ AVENUE; THENCE SOUTH 89 DEGREES 56 MINUTES 16 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 266.74 FEET TO THE WEST LINE OF SAID FENZ ACRES SUBDIVISION; THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 66.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID FENZ AVENUE; THENCE NORTH 89 DEGREES 56 MINUTES 16 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 266.74 FEET TO AFORESAID WEST LINE OF LONG AVENUE; THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 1049.70 FEET TO THE POINT OF BEGINNING;
CONTAINING 990,467 SQUARE FEET (22.738 ACRES) MORE OR LESS

P.I.Ns.: 07-32-400-007-0000; 07-32-400-008-0000; 07-32-400-009-0000; 07-32-405-002-0000; 07-32-405-001-0000; 07-32-400-010-0000; 07-32-405-003-0000; 07-32-400-011-0000; 07-32-405-004-0000; 07-32-400-012-0000; 07-32-405-005-0000; 07-32-400-013-0000;

ORDINANCE NO. _____

AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY INTO THE VILLAGE OF SCHAUMBURG PURSUANT TO 65 ILCS 5/7-1-8 (LONG AVENUE PROPERTIES)

07-32-405-006-0000; 07-32-403-008-0000; 07-32-405-007-0000; 07-32-403-009-0000; 07-32-405-008-0000; 07-32-403-006-0000; 07-32-405-009-0000; 07-32-403-007-0000; 07-32-405-015-0000; 07-32-405-016-0000; 07-32-405-018-0000

(the "Subject Property").

The entirety of the Subject Property is located within Schaumburg Township.
Dated this __th day of December, 2025.

Jane Lentino
Village Clerk

ORDINANCE NO. _____

AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY INTO THE VILLAGE OF SCHAUMBURG PURSUANT TO 65 ILCS 5/7-1-8 (LONG AVENUE PROPERTIES)

NOTICE OF PROPOSED ANNEXATION OF TERRITORY WITHIN SCHAUMBURG TOWNSHIP TO THE VILLAGE OF SCHAUMBURG

VIA CERTIFIED U.S. MAIL
RETURN RECEIPT REQUESTED
TO:

Timothy M. Heneghan
Schaumburg Township Supervisor
1 Illinois Boulevard
Hoffman Estates, Illinois 60169

Kathleen Reed
Schaumburg Township Clerk
1 Illinois Boulevard
Hoffman Estates, Illinois 60169

Timothy Buelow
Schaumburg Township
Highway Commissioner
1 Illinois Boulevard
Hoffman Estates, Illinois 60169

John R. Lawson
Schaumburg Township Assessor
1 Illinois Boulevard
Hoffman Estates, Illinois 60169

Schaumburg Township Tax Collector
1 Illinois Boulevard
Hoffman Estates, Illinois 60169

Holly Fath
Schaumburg Township Trustee
1 Illinois Boulevard
Hoffman Estates, Illinois 60169

Robert N. Fiorio
Schaumburg Township Trustee
1 Illinois Boulevard
Hoffman Estates, Illinois 60169

Demetrius J. Gibson
Schaumburg Township Trustee
1 Illinois Boulevard
Hoffman Estates, Illinois 60169

Tom Pirovano
Schaumburg Township Trustee
1 Illinois Boulevard
Hoffman Estates, Illinois 60169

Being the Supervisor, Clerk, Highway Commissioner, Assessor, Tax Collector and Trustees of Schaumburg Township, Cook County, Illinois.

You and each of you are hereby notified that the Village of Schaumburg, County of Cook, is about to annex the territory hereinafter described pursuant to the provision of 65 ILCS 5/7-1-1, *et seq.* (specifically, 65 ILCS 5/7-1-8), and that such annexation will take place not less than ten (10) days after the mailing of this Notice to you. The Village President and Board of Trustees intend to consider the annexation of the following-described territory at a meeting to be held at the Schaumburg Temporary Village Hall, 1000 E. Woodfield Road, Schaumburg, Illinois 60193, at **7:00 p.m. on Tuesday**, **December 9, 2025**. The territory to be annexed is described as follows:

ORDINANCE NO. _____

AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY INTO THE VILLAGE OF SCHAUMBURG PURSUANT TO 65 ILCS 5/7-1-8 (LONG AVENUE PROPERTIES)

LOTS 3 THROUGH 11 AND LOTS 14 THROUGH 21 IN FENZ ACRES, BEING A SUBDIVISION OF THE EAST 600 FEET MEASURED AT RIGHT ANGLES WITH THE EAST LINE OF THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHERLY OF THE RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL, AND PACIFIC RAILROAD, LYING SOUTHERLY OF THE CENTERLINE OF THE PUBLIC HIGHWAY, KNOWN AS IRVING PARK ROAD, ACCORDING TO THE PLAT THEREOF RECORDED JULY 12, 1948 AS DOCUMENT 14355939, IN COOK COUNTY, ILLINOIS

AND

THAT PART OF LOTS 1 AND 2 IN SAID FENZ ACRES SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89 DEGREES 54 MINUTES 16 SECONDS WEST, ALONG THE SOUTHERLY LINE OF SAID LOTS 1 AND 2, A DISTANCE OF 267.06 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 37.13 FEET TO THE NORTHERLY LINE OF THE PARCEL CONVEYED BY DOCUMENT NUMBER 95170136; THENCE NORTH 63 DEGREES 39 MINUTES 58 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 275.13 FEET; THENCE SOUTH 89 DEGREES 12 MINUTES 51 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 20.10 FEET TO THE EASTERLY LINE OF SAID LOT 1; THENCE SOUTH 00 DEGREES 10 MINUTES 31 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 158.46 FEET TO THE POINT OF BEGINNING.

AND

THAT PART OF LOT 22 IN SAID FENZ ACRES SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 22; THENCE NORTH 00 DEGREES 10 MINUTES 25 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 22, A DISTANCE OF 41.04 FEET TO THE NORTHERLY LINE OF THE PARCEL CONVEYED BY DOCUMENT NUMBER 2113020324; THENCE NORTH 63 DEGREES 39 MINUTES 58 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 246.41 FEET TO THE NORTH LINE OF SAID LOT 22; THENCE NORTH 89 DEGREES 54 MINUTES 12 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 45.58 FEET TO THE NORTHEAST CORNER OF SAID LOT 22; THENCE SOUTH 00 DEGREES 10 MINUTES 24 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 22, A DISTANCE OF 150.13 FEET TO THE SOUTHEAST CORNER

OF SAID LOT 22; THENCE SOUTH 89 DEGREES 56 MINUTES 16 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 22, A DISTANCE OF 266.74 FEET TO THE POINT OF BEGINNING.

AND

THAT PART OF LONG AVENUE AND FENZ ROAD DEDICATED BY FENZ ACRES SUBDIVISION RECORDED JULY 12, 1948 AS DOCUMENT 14355939, IN COOK COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 22; THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID LONG AVENUE, A DISTANCE OF 4.62 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF FAP 426 (ELGIN-OHARE EXPRESSWAY) PER CONDEMNATION CASE 90L50780; THENCE NORTH 63 DEGREES 39 MINUTES 58 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 73.53 FEET TO ITS INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID LONG AVENUE; THENCE SOUTH 00 DEGREES 10 MINUTES 24 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 1719.29 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID LONG AVENUE; THENCE SOUTH 89 DEGREES 55 MINUTES 48 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 66.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID LONG AVENUE; THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 566.43 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID FENZ AVENUE; THENCE SOUTH 89 DEGREES 56 MINUTES 16 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 266.74 FEET TO THE WEST LINE OF SAID FENZ ACRES SUBDIVISION; THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 66.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID FENZ AVENUE; THENCE NORTH 89 DEGREES 56 MINUTES 16 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 266.74 FEET TO AFORESAID WEST LINE OF LONG AVENUE; THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 1049.70 FEET TO THE POINT OF BEGINNING;

CONTAINING 990,467 SQUARE FEET (22.738 ACRES) MORE OR LESS

P.I.Ns.: 07-32-400-007-0000; 07-32-400-008-0000; 07-32-400-009-0000; 07-32-405-002-0000; 07-32-405-001-0000; 07-32-400-010-0000; 07-32-405-003-0000; 07-32-400-011-0000; 07-32-405-004-0000; 07-32-400-012-0000; 07-32-405-005-0000; 07-32-400-013-0000;

ORDINANCE NO. _____

AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY INTO THE VILLAGE OF SCHAUMBURG PURSUANT TO 65 ILCS 5/7-1-8 (LONG AVENUE PROPERTIES)

07-32-405-006-0000; 07-32-403-008-0000; 07-32-405-007-0000; 07-32-403-009-0000; 07-32-405-008-0000; 07-32-403-006-0000; 07-32-405-009-0000; 07-32-403-007-0000; 07-32-405-015-0000; 07-32-405-016-0000; 07-32-405-018-0000

(the "Subject Property").

The entirety of the Subject Property is located within Schaumburg Township.
Dated this _9_th day of December, 2025.

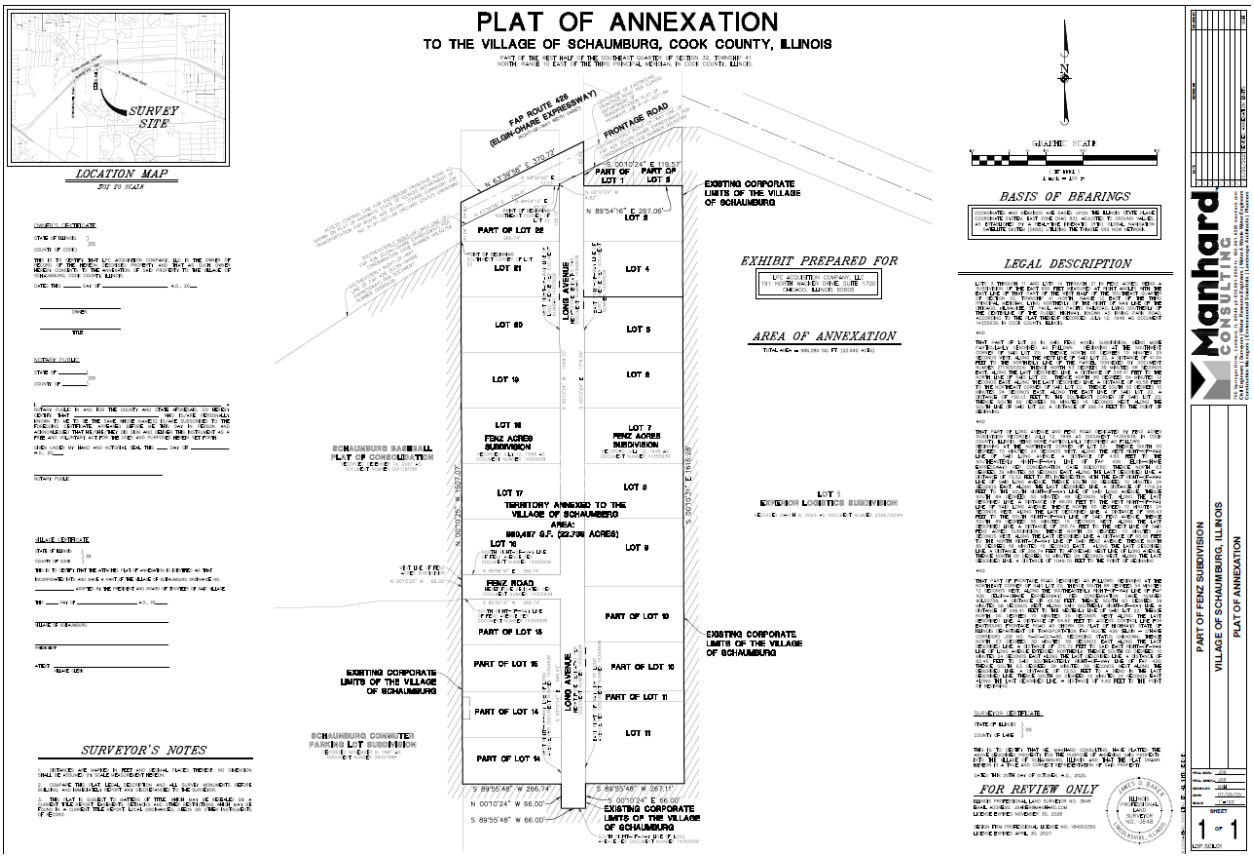
Jane Lentino
Village Clerk

ORDINANCE NO. _____

AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY INTO THE VILLAGE OF SCHAUMBURG PURSUANT TO 65 ILCS 5/7-1-8 (LONG AVENUE PROPERTIES)

EXHIBIT C

PLAT OF ANNEXATION



PETITION FOR ANNEXATION
PURSUANT TO SECTION 7-1-8
OF THE ILLINOIS MUNICIPAL CODE
(65 ILCS 5/7-1-8)

To: Village Clerk
Village of Schaumburg
Cook County, Illinois

The undersigned ("Petitioner"), having first been sworn on oath, hereby states the following under oath:

1. That Petitioner is the owner of the property identified on Exhibit 1 attached hereto and made part hereof (the "Subject Property").

2. I am the only elector residing on the Subject Property.

3. The Subject Property is located in unincorporated Cook County.

4. The Subject Property is the subject of an Annexation Agreement by and among Petitioner, the Village of Schaumburg, LPC Acquisition Company LLC, and certain other property owners.

5. The undersigned hereby petitions the Village of Schaumburg to annex the Subject Property to Schaumburg.

[*Signature Page Follows*]

[*Signature Page to Annexation Petition*]

Dated: 8/13, 2025

By: _____
Leilani Joy T. Rifareal

STATE OF ILLINOIS)
) ss.
COUNTY OF Cook)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Leilani Joy T. Rifareal, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 13 day of August, 2025.

_____

OFFICIAL SEAL
DINA LOUISE MENINI
Notary Public, State of Illinois
Commission No. 980412
My Commission Expires
October 30, 2027

1622497429.1

Exhibit 1

Legal Description

That part of Lot 22 in FENZ ACRES, being a subdivision of the East 600 feet measured at right angles with the East line of that part of the West half of the Southeast Quarter of Section 32, Township 41 North, Range 10 East of the third Principal Meridian, lying Northerly of the northerly right of way line of the Chicago, Milwaukee, St. Paul, and Pacific Railroad, lying Southerly of the centerline of the public highway, known as Irving Park Road, according to the plat thereof recorded July 12, 1948 as Document 14355939, being more particularly described as follows: Beginning at the Southwest corner of said Lot 22; thence North 00 degrees 10 minutes 25 seconds West, along the West line of said Lot 22, a distance of 41.04 feet to the Northerly line of the parcel conveyed by Document Number 2113020324; thence North 63 degrees 39 minutes 58 seconds East, along the last described line, a distance of 246.41 feet to the North line of said Lot 22; thence North 89 degrees 54 minutes 12 seconds East, along the last described line, a distance of 45.58 feet to the Northeast corner of said Lot 22; thence South 00 degrees 10 minutes 24 seconds East, along the East line of said Lot 22, a distance of 150.13 feet to the Southeast corner of said Lot 22; thence South 89 degrees 56 minutes 16 seconds West, along the South line of said Lot 22, a distance of 266.74 feet to the Point of Beginning, in Cook County, Illinois.

P.I.N.: 07-32-400-007-0000

PETITION FOR ANNEXATION
PURSUANT TO SECTION 7-1-8
OF THE ILLINOIS MUNICIPAL CODE
(65 ILCS 5/7-1-8)

To: Village Clerk
Village of Schaumburg
Cook County, Illinois

The undersigned ("Petitioners"), having first been sworn on oath, hereby state the following under oath:

1. That Petitioners Helen M. Haaland, Mariano Lettieri, and Katherine Lettieri are the owners of the property identified on Exhibit 1 attached hereto and made part hereof (the "Subject Property").

2. That Petitioner Helen M. Haaland is the sole elector at the Subject Property.

3. The Subject Property is located in unincorporated Cook County.

4. The Subject Property is the subject of an Annexation Agreement by and among Petitioners, the Village of Schaumburg, LPC Acquisition Company LLC, and certain other property owners.

5. The undersigned hereby petition the Village of Schaumburg to annex the Subject Property to Schaumburg.

[*Signature Pages Follow*]

[*Signature Pages to Annexation Petition*]

Dated: August 13th, 2025

By: _____
Helen M. Haaland

STATE OF ILLINOIS)
) ss.
COUNTY OF Cook)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Helen M Haaland, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 13th day of August, 2025.

_____

OFFICIAL SEAL
ANGELA TUMA
Notary Public, State of Illinois
Commission No. 440376
My Commission Expires
June 12, 2027

[*Signature Pages to Annexation Petition*]

Dated: August 13, 2025

By: Mariano Lettieri
Mariano Lettieri

STATE OF ILLINOIS)
) ss.
COUNTY OF _____)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Mariano Lettieri, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 13th day of August, 2025.

Angela Tuma

OFFICIAL SEAL
ANGELA TUMA
Notary Public, State of Illinois
Commission No. 440376
My Commission Expires
June 12, 2027

[*Signature Pages to Annexation Petition*]

Dated: August 13, 2025

By: Helen Haaland Pursuant to power of attorney for Katherine Lettieri
Katherine Lettieri

STATE OF ILLINOIS)
) ss.
COUNTY OF Cook)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Helen Haaland, as power of attorney for Katherine Lettieri, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her free and voluntary act and pursuant to her authority as power of attorney for Katherine Lettieri for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 13th day of August, 2025.

Angela Tuma

OFFICIAL SEAL
ANGELA TUMA
Notary Public, State of Illinois
Commission No. 440376
My Commission Expires
June 12, 2027

Exhibit 1

Legal Description

Lot 20 in FENZ ACRES, being a subdivision of the East 600 feet measured at right angles with the East line of that part of the West half of the Southeast Quarter of Section 32, Township 41 North, Range 10 East of the third Principal Meridian, lying Northerly of the northerly right of way line of the Chicago, Milwaukee, St. Paul, and Pacific Railroad, lying Southerly of the centerline of the public highway, known as Irving Park Road, according to the plat thereof recorded July 12, 1948 as Document 14355939, in Cook County, Illinois.

P.I.N.: 07-32-400-009-0000

PETITION FOR ANNEXATION
PURSUANT TO SECTION 7-1-8
OF THE ILLINOIS MUNICIPAL CODE
(65 ILCS 5/7-1-8)

To: Village Clerk
Village of Schaumburg
Cook County, Illinois

The undersigned ("Petitioner"), having first been sworn on oath, hereby states the following under oath:

1. That Petitioner Leo M. Lang is the owner of the property identified on Exhibit 1 attached hereto and made part hereof (the "Subject Property").

2. There are no electors of the Subject Property.

3. The Subject Property is located in unincorporated Cook County.

4. The Subject Property is the subject of an Annexation Agreement by and among Petitioners, the Village of Schaumburg, LPC Acquisition Company LLC, and certain other property owners.

5. The undersigned hereby petitions the Village of Schaumburg to annex the Subject Property to Schaumburg.

[*Signature Page Follows*]

[*Signature Page to Annexation Petition*]

Dated: August 13, 2025

By: _____
Leo M. Lang

STATE OF ILLINOIS)
) ss.
COUNTY OF Cook)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Leo M. Lang, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 13 day of August, 2025.

_____

OFFICIAL SEAL
DINA LOUISE MENINI
Notary Public, State of Illinois
Commission No. 980412
My Commission Expires
October 30, 2027

1622530047.3

Exhibit 1

Legal Description

Lot 19 in FENZ ACRES, being a subdivision of the East 600 feet measured at right angles with the East line of that part of the West half of the Southeast Quarter of Section 32, Township 41 North, Range 10 East of the third Principal Meridian, lying Northerly of the northerly right of way line of the Chicago, Milwaukee, St. Paul, and Pacific Railroad, lying Southerly of the centerline of the public highway, known as Irving Park Road, according to the plat thereof recorded July 12, 1948 as Document 14355939, in Cook County, Illinois.

P.I.N.: 07-32-400-010-0000

PETITION FOR ANNEXATION
PURSUANT TO SECTION 7-1-8
OF THE ILLINOIS MUNICIPAL CODE
(65 ILCS 5/7-1-8)

To: Village Clerk
Village of Schaumburg
Cook County, Illinois

The undersigned ("Petitioner"), having first been sworn on oath, hereby states the following under oath:

1. That Petitioner is the owner of the property identified on Exhibit 1 attached hereto and made part hereof (the "Subject Property").

2. There are no electors residing on the Subject Property.

3. The Subject Property is located in unincorporated Cook County.

4. The Subject Property is the subject of an Annexation Agreement by and among Petitioners, the Village of Schaumburg, LPC Acquisition Company LLC, and certain other property owners.

5. The undersigned hereby petitions the Village of Schaumburg to annex the Subject Property to Schaumburg.

[*Signature Page Follows*]

[*Signature Pages to Annexation Petition*]

Dated: 8-13-2025, 2025

By: Maren J Winiarski
Maren J Winiarski

STATE OF ILLINOIS)
) ss.
COUNTY OF Cook)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Maren J Winiarski, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and official ~~seal~~ this 13th day of August, 2025.

Dina Menini

OFFICIAL SEAL
DINA LOUISE MENINI
Notary Public, State of Illinois
Commission No. 980412
My Commission Expires
October 30, 2027

[*Signature Pages to Annexation Petition*]

Dated: 8/13/2025, 2025

By: _____
Jeffery A Winiarski

STATE OF ILLINOIS)
) ss.
COUNTY OF Cook)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Jeffery A Winiarski, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 13th day of August, 2025.

_____

OFFICIAL SEAL
DINA LOUISE MENINI
Notary Public, State of Illinois
Commission No. 980412
My Commission Expires
October 30, 2027

[*Signature Pages to Annexation Petition*]

Dated: 8/13/2025, 2025

By: _____
Le Roy T Winiarski

STATE OF ILLINOIS)
) ss.
COUNTY OF Cook)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Le Roy T Winiarski, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 13 day of August, 2025.

_____

OFFICIAL SEAL
DINA LOUISE MENINI
Notary Public, State of Illinois
Commission No. 980412
My Commission Expires
October 30, 2027

Exhibit 1

Legal Description

Lot 3 in FENZ ACRES, being a subdivision of the East 600 feet measured at right angles with the East line of that part of the West half of the Southeast Quarter of Section 32, Township 41 North, Range 10 East of the third Principal Meridian, lying Northerly of the northerly right of way line of the Chicago, Milwaukee, St. Paul, and Pacific Railroad, lying Southerly of the centerline of the public highway, known as Irving Park Road, according to the plat thereof recorded July 12, 1948 as Document 14355939, in Cook County, Illinois.

P.I.N.: 07-32-405-003-0000

PETITION FOR ANNEXATION
PURSUANT TO SECTION 7-1-8
OF THE ILLINOIS MUNICIPAL CODE
(65 ILCS 5/7-1-8)

To: Village Clerk
Village of Schaumburg
Cook County, Illinois

The undersigned ("Petitioner"), having first been sworn on oath, hereby states the following under oath:

1. That Petitioner is the owner of the property identified on Exhibit 1 attached hereto and made part hereof (the "Subject Property").

2. There are no electors residing on the Subject Property.

3. The Subject Property is located in unincorporated Cook County.

4. The Subject Property is the subject of an Annexation Agreement by and among Petitioners, the Village of Schaumburg, LPC Acquisition Company LLC, and certain other property owners.

5. The undersigned hereby petitions the Village of Schaumburg to annex the Subject Property to Schaumburg.

[*Signature Page Follows*]

[*Signature Page to Annexation Petition*]

Dated: 8.12.2025, 2025

By: _____
Ioana C. Istoc

STATE OF IL)
) **ss.**
COUNTY OF COOK)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Ioana C. Istoc, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 12TH day of August, 2025.

_____

OFFICIAL SEAL
ANGELA TUMA
Notary Public, State of Illinois
Commission No. 440376
My Commission Expires
June 12, 2027

Exhibit 1

Legal Description

Lot 18 in FENZ ACRES, being a subdivision of the East 600 feet measured at right angles with the East line of that part of the West half of the Southeast Quarter of Section 32, Township 41 North, Range 10 East of the third Principal Meridian, lying Northerly of the northerly right of way line of the Chicago, Milwaukee, St. Paul, and Pacific Railroad, lying Southerly of the centerline of the public highway, known as Irving Park Road, according to the plat thereof recorded July 12, 1948 as Document 14355939, in Cook County, Illinois.

P.I.N.: 07-32-400-011-0000

PETITION FOR ANNEXATION
PURSUANT TO SECTION 7-1-8
OF THE ILLINOIS MUNICIPAL CODE
(65 ILCS 5/7-1-8)

To: Village Clerk
Village of Schaumburg
Cook County, Illinois

The undersigned ("Petitioners"), having first been sworn on oath, hereby state the following under oath:

1. That Petitioners Don Woon Kim and Maria Kim are the owners and all of the electors of the property identified on Exhibit 1 attached hereto and made part hereof (the "Subject Property").

2. The Subject Property is located in unincorporated Cook County.

3. The Subject Property is the subject of an Annexation Agreement by and among Petitioners, the Village of Schaumburg, LPC Acquisition Company LLC, and certain other property owners.

4. The undersigned hereby petition the Village of Schaumburg to annex the Subject Property to Schaumburg.

[*Signature Pages Follow*]

[*Signature Pages to Annexation Petition*]

Dated: Aug 11, 2025

By: Don Woon Kim
Don Woon Kim

STATE OF ILLINOIS)
) ss.
COUNTY OF DuPage)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Don Woon Kim, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 11th day of August, 2025.

Jason W. Hammer

NOTARY PUBLIC STATE OF ILLINOIS
JASON W. HAMMER
OFFICIAL SEAL
Notary Public - State of Illinois
Commission No. 745780
My Commission Expires September 12, 2027

[Signature Pages to Annexation Petition]

Dated: Aug 11, 2025

By: _____
Maria Kim

STATE OF ILLINOIS)
) ss.
COUNTY OF DuPage)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Maria Kim, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 11th day of August, 2025.

_____

JASON W. HAMMER
OFFICIAL SEAL
Notary Public - State of Illinois
Commission No. 745780
My Commission Expires September 12, 2027

Exhibit 1

Legal Description

Lot 4 in FENZ ACRES, being a subdivision of the East 600 feet measured at right angles with the East line of that part of the West half of the Southeast Quarter of Section 32, Township 41 North, Range 10 East of the third Principal Meridian, lying Northerly of the northerly right of way line of the Chicago, Milwaukee, St. Paul, and Pacific Railroad, lying Southerly of the centerline of the public highway, known as Irving Park Road, according to the plat thereof recorded July 12, 1948 as Document 14355939, in Cook County, Illinois.

P.I.N.: 07-32-405-004-0000

PETITION FOR ANNEXATION
PURSUANT TO SECTION 7-1-8
OF THE ILLINOIS MUNICIPAL CODE
(65 ILCS 5/7-1-8)

To: Village Clerk
Village of Schaumburg
Cook County, Illinois

The undersigned ("Petitioners"), having first been sworn on oath, hereby state the following under oath:

1. That Petitioner Krzysztof Surowiec is the owner of the property identified on Exhibit 1 attached hereto and made part hereof (the "Subject Property").

2. Petitioner Rita Palermo is the only elector residing on the Subject Property.

3. The Subject Property is located in unincorporated Cook County.

4. The Subject Property is the subject of an Annexation Agreement by and among Petitioners, the Village of Schaumburg, LPC Acquisition Company LLC, and certain other property owners.

5. The undersigned hereby petition the Village of Schaumburg to annex the Subject Property to Schaumburg.

[*Signature Pages Follow*]

[Signature Page to Annexation Petition]

Dated: 8/13, 2025

By: _____
Krzysztof Surowiec

STATE OF IL)
) **ss.**
COUNTY OF Cook)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Krzysztof Surowiec, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 13th day of August, 2025.

_____

OFFICIAL SEAL
ANGELA TUMA
Notary Public, State of Illinois
Commission No. 440376
My Commission Expires
June 12, 2027

Exhibit 1

Legal Description

Lot 17 in FENZ ACRES, being a subdivision of the East 600 feet measured at right angles with the East line of that part of the West half of the Southeast Quarter of Section 32, Township 41 North, Range 10 East of the third Principal Meridian, lying Northerly of the northerly right of way line of the Chicago, Milwaukee, St. Paul, and Pacific Railroad, lying Southerly of the centerline of the public highway, known as Irving Park Road, according to the plat thereof recorded July 12, 1948 as Document 14355939, in Cook County, Illinois.

P.I.N.: 07-32-400-012-0000

PETITION FOR ANNEXATION
PURSUANT TO SECTION 7-1-8
OF THE ILLINOIS MUNICIPAL CODE
(65 ILCS 5/7-1-8)

To: Village Clerk
Village of Schaumburg
Cook County, Illinois

The undersigned ("Petitioner"), having first been sworn on oath, hereby states the following under oath:

1. That Petitioner is the owner and all of the electors of the property identified on Exhibit 1 attached hereto and made part hereof (the "Subject Property").

2. The Subject Property is located in unincorporated Cook County.

3. The Subject Property is the subject of an Annexation Agreement by and among Petitioners, the Village of Schaumburg, LPC Acquisition Company LLC, and certain other property owners.

4. The undersigned hereby petitions the Village of Schaumburg to annex the Subject Property to Schaumburg.

[*Signature Page Follows*]

[*Signature Page to Annexation Petition*]

Dated: 8/12/25, 2025

By: _____
Richard Jezek

STATE OF ILLINOIS)
) ss.
COUNTY OF Cook**)**

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Richard Jezek, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 12 day of August, 2025.

_____

OFFICIAL SEAL
DINA LOUISE MENINI
Notary Public, State of Illinois
Commission No. 980412
My Commission Expires
October 30, 2027

1622534967.1

Exhibit 1

Legal Description

Lot 5 in FENZ ACRES, being a subdivision of the East 600 feet measured at right angles with the East line of that part of the West half of the Southeast Quarter of Section 32, Township 41 North, Range 10 East of the third Principal Meridian, lying Northerly of the northerly right of way line of the Chicago, Milwaukee, St. Paul, and Pacific Railroad, lying Southerly of the centerline of the public highway, known as Irving Park Road, according to the plat thereof recorded July 12, 1948 as Document 14355939, in Cook County, Illinois.

P.I.N.: 07-32-405-005-0000

PETITION FOR ANNEXATION
PURSUANT TO SECTION 7-1-8
OF THE ILLINOIS MUNICIPAL CODE
(65 ILCS 5/7-1-8)

To: Village Clerk
Village of Schaumburg
Cook County, Illinois

The undersigned ("Petitioners"), having first been sworn on oath, hereby state the following under oath:

1. That Petitioners Juan Garcia and Ma Luisa Garcia are the owners of the property identified on Exhibit 1 attached hereto and made part hereof (the "Subject Property").

2. That Petitioners Juan Garcia, Ma Luisa Garcia, Janette Garcia, Karen A Soto, and Juan C Garcia, are all of the electors at the Subject Property.

3. The Subject Property is located in unincorporated Cook County.

4. The Subject Property is the subject of an Annexation Agreement by and among Petitioners, the Village of Schaumburg, LPC Acquisition Company LLC, and certain other property owners.

5. The undersigned hereby petition the Village of Schaumburg to annex the Subject Property to Schaumburg.

[*Signature Pages Follow*]

[*Signature Pages to Annexation Petition*]

Dated: 8-6-, 2025

By: _____
Juan C Garcia

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Juan C Garcia, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 6th day of AUGUST, 2025.

_____

OFFICIAL SEAL
MYRESSA L GARCIA
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 2/25/26

[*Signature Pages to Annexation Petition*]

Dated: 8-6, 2025

By: _____
Karen A Soto

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK **)**

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Karen A Soto, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 6TH day of AUGUST, 2025.

_____

OFFICIAL SEAL
MYRESSA L GARCIA
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 2/25/26

[*Signature Pages to Annexation Petition*]

Dated: 8/6/, 2025

By: Janette Garcia
Janette Garcia

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Janette Garcia, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 6th day of August, 2025.

OFFICIAL SEAL
MYRESSA L GARCIA
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 2/25/26

[*Signature Pages to Annexation Petition*]

Dated: 8-06, 2025

By: _____
Ma Luisa Garcia

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Ma Luisa Garcia, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 6th day of August, 2025.

_____

OFFICIAL SEAL
MYRESSA L GARCIA
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 2/25/26

[*Signature Pages to Annexation Petition*]

Dated: 8-6-, 2025

By: _____
Juan Garcia

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Juan Garcia, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 6TH day of AUGUST, 2025.

_____

OFFICIAL SEAL
MYRESSA L GARCIA
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 2/25/26

Exhibit 1

Legal Description

Lot 16 in FENZ ACRES, being a subdivision of the East 600 feet measured at right angles with the East line of that part of the West half of the Southeast Quarter of Section 32, Township 41 North, Range 10 East of the third Principal Meridian, lying Northerly of the northerly right of way line of the Chicago, Milwaukee, St. Paul, and Pacific Railroad, lying Southerly of the centerline of the public highway, known as Irving Park Road, according to the plat thereof recorded July 12, 1948 as Document 14355939, in Cook County, Illinois.

P.I.N.: 07-32-400-008-0000

PETITION FOR ANNEXATION
PURSUANT TO SECTION 7-1-8
OF THE ILLINOIS MUNICIPAL CODE
(65 ILCS 5/7-1-8)

To: Village Clerk
Village of Schaumburg
Cook County, Illinois

The undersigned ("Petitioner"), having first been sworn on oath, hereby states the following under oath:

1. That Petitioner is the owner of the property identified on Exhibit 1 attached hereto and made part hereof (the "Subject Property").

2. There are no electors at the Subject Property.

3. The Subject Property is located in unincorporated Cook County.

4. The Subject Property is the subject of an Annexation Agreement by and among Petitioners, the Village of Schaumburg, LPC Acquisition Company LLC, and certain other property owners.

5. The undersigned hereby petitions the Village of Schaumburg to annex the Subject Property to Schaumburg.

[*Signature Page Follows*]

[*Signature Page to Annexation Petition*]

Dated: 8/13/2025, 2025

By: _____
William W. Gideon

STATE OF ILLINOIS)
) ss.
COUNTY OF Cook)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that William W. Gideon, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 13th day of August, 2025.

_____

OFFICIAL SEAL
DINA LOUISE MENINI
Notary Public, State of Illinois
Commission No. 980412
My Commission Expires
October 30, 2027

1622535070.1

Exhibit 1

Legal Description

Lot 6 in FENZ ACRES, being a subdivision of the East 600 feet measured at right angles with the East line of that part of the West half of the Southeast Quarter of Section 32, Township 41 North, Range 10 East of the third Principal Meridian, lying Northerly of the northerly right of way line of the Chicago, Milwaukee, St. Paul, and Pacific Railroad, lying Southerly of the centerline of the public highway, known as Irving Park Road, according to the plat thereof recorded July 12, 1948 as Document 14355939, in Cook County, Illinois.

P.I.N.: 07-32-405-006-0000

PETITION FOR ANNEXATION
PURSUANT TO SECTION 7-1-8
OF THE ILLINOIS MUNICIPAL CODE
(65 ILCS 5/7-1-8)

To: Village Clerk
Village of Schaumburg
Cook County, Illinois

The undersigned ("Petitioners"), having first been sworn on oath, hereby state the following under oath:

1. That Petitioners Lukasz J. Cichowski and Paulina Poplawska are the owners of the property identified on Exhibit 1 attached hereto and made part hereof (the "Subject Property").

2. That Petitioner Paulina Poplawska is the sole elector of the Subject Property.

3. The Subject Property is located in unincorporated Cook County.

4. The Subject Property is the subject of an Annexation Agreement by and among Petitioners, the Village of Schaumburg, LPC Acquisition Company LLC, and certain other property owners.

5. The undersigned hereby petition the Village of Schaumburg to annex the Subject Property to Schaumburg.

[*Signature Pages Follow*]

[*Signature Page to Annexation Petition*]

Dated: 08/08, 2025

By: _____
Lukasz J. Cichowski

STATE OF ILLINOIS)
) ss.
COUNTY OF Cook **)**

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Lukasz J. Cichowksi, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 8 day of August, 2025.

Ewa M. Polak

OFFICIAL SEAL
EWA M POLAK
NOTARY PUBLIC, STATE OF ILLINOIS
Commission No. 1001837
My Commission Expires December 30, 2028

[Signature Page to Annexation Petition]

Dated: 08/08, 2025

By: _____
Paulina Poplawska

STATE OF ILLINOIS)
) ss.
COUNTY OF Cook)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Paulina Poplawska, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 8 day of August, 2025.

_____

OFFICIAL SEAL
EWA M POLAK
NOTARY PUBLIC, STATE OF ILLINOIS
Commission No. 1001837
My Commission Expires December 30, 2028

1622537896.2

Exhibit 1

Legal Description

The North Half of Lot 15 in FENZ ACRES, being a subdivision of the East 600 feet measured at right angles with the East line of that part of the West half of the Southeast Quarter of Section 32, Township 41 North, Range 10 East of the third Principal Meridian, lying Northerly of the northerly right of way line of the Chicago, Milwaukee, St. Paul, and Pacific Railroad, lying Southerly of the centerline of the public highway, known as Irving Park Road, according to the plat thereof recorded July 12, 1948 as Document 14355939, in Cook County, Illinois.

P.I.N.: 07-32-403-008-0000

PETITION FOR ANNEXATION
PURSUANT TO SECTION 7-1-8
OF THE ILLINOIS MUNICIPAL CODE
(65 ILCS 5/7-1-8)

To: Village Clerk
Village of Schaumburg
Cook County, Illinois

The undersigned ("Petitioner"), having first been sworn on oath, hereby states the following under oath:

1. That Petitioner Mandy L. Hagestedt is the owner of the property identified on Exhibit 1 attached hereto and made part hereof (the "Subject Property").

2. That Petitioner Mandy L. Hagestedt is the sole elector at the Subject Property.

3. The Subject Property is located in unincorporated Cook County.

4. The Subject Property is the subject of an Annexation Agreement by and among Petitioners, the Village of Schaumburg, LPC Acquisition Company LLC, and certain other property owners.

5. The undersigned hereby petitions the Village of Schaumburg to annex the Subject Property to Schaumburg.

[*Signature Page Follows*]

[*Signature Page to Annexation Petition*]

Dated: 8-13-25, 2025

By: Mandy L. Hagestedt
Mandy L. Hagestedt

STATE OF ILLINOIS)
) ss.
COUNTY OF Cook)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Mandy L. Hagestedt, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 13th day of August, 2025.

OFFICIAL SEAL
ANGELA TUMA
Notary Public, State of Illinois
Commission No. 440376
My Commission Expires
June 12, 2027

Exhibit 1

Legal Description

Lot 7 in FENZ ACRES, being a subdivision of the East 600 feet measured at right angles with the East line of that part of the West half of the Southeast Quarter of Section 32, Township 41 North, Range 10 East of the third Principal Meridian, lying Northerly of the northerly right of way line of the Chicago, Milwaukee, St. Paul, and Pacific Railroad, lying Southerly of the centerline of the public highway, known as Irving Park Road, according to the plat thereof recorded July 12, 1948 as Document 14355939, in Cook County, Illinois.

P.I.N.: 07-32-405-007-0000

PETITION FOR ANNEXATION
PURSUANT TO SECTION 7-1-8
OF THE ILLINOIS MUNICIPAL CODE
(65 ILCS 5/7-1-8)

To: Village Clerk
Village of Schaumburg
Cook County, Illinois

The undersigned ("Petitioners"), having first been sworn on oath, hereby state the following under oath:

1. That Petitioner Leona C. Tatman is the owner of the property identified on Exhibit 1 attached hereto and made part hereof (the "Subject Property").

2. That Petitioners Leona C. Tatman, Stacey L. Fetherling, and Louis J. Tatman are all of the electors of the Subject Property.

3. The Subject Property is located in unincorporated Cook County.

4. The Subject Property is the subject of an Annexation Agreement by and among Petitioners, the Village of Schaumburg, LPC Acquisition Company LLC, and certain other property owners.

5. The undersigned hereby petition the Village of Schaumburg to annex the Subject Property to Schaumburg.

[*Signature Pages Follow*]

[*Signature Page to Annexation Petition*]

Dated: Aug 13, 2025

By: Leona C. Tatman
Leona C. Tatman

STATE OF ILLINOIS)
) ss.
COUNTY OF Cook)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Leona C. Tatman, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 13 day of August, 2025.

Dina Menini

OFFICIAL SEAL
DINA LOUISE MENINI
Notary Public, State of Illinois
Commission No. 980412
My Commission Expires
October 30, 2027

[*Signature Page to Annexation Petition*]

Dated: Aug 13th, 2025

By: Stacey L. Fetherling
Stacey L. Fetherling

STATE OF ILLINOIS)
) ss.
COUNTY OF Cook)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Stacey L. Fetherling, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 13 day of August, 2025.

Dina Menini

OFFICIAL SEAL
DINA LOUISE MENINI
Notary Public, State of Illinois
Commission No. 980412
My Commission Expires
October 30, 2027

[*Signature Page to Annexation Petition*]

Dated: 8/13/25, 2025

By: _____
Louis J. Tatman

STATE OF ILLINOIS)
) ss.
COUNTY OF Cook)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Louis J. Tatman, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 13 day of August, 2025.

_____

OFFICIAL SEAL
DINA LOUISE MENINI
Notary Public, State of Illinois
Commission No. 980412
My Commission Expires
October 30, 2027

Exhibit 1

Legal Description

Lot 15 (except the North Half thereof) in FENZ ACRES, being a subdivision of the East 600 feet measured at right angles with the East line of that part of the West half of the Southeast Quarter of Section 32, Township 41 North, Range 10 East of the third Principal Meridian, lying Northerly of the northerly right of way line of the Chicago, Milwaukee, St. Paul, and Pacific Railroad, lying Southerly of the centerline of the public highway, known as Irving Park Road, according to the plat thereof recorded July 12, 1948 as Document 14355939, in Cook County, Illinois.

P.I.N.: 07-32-403-009-0000

PETITION FOR ANNEXATION
PURSUANT TO SECTION 7-1-8
OF THE ILLINOIS MUNICIPAL CODE
(65 ILCS 5/7-1-8)

To: Village Clerk
Village of Schaumburg
Cook County, Illinois

The undersigned ("Petitioners"), having first been sworn on oath, hereby state the following under oath:

1. That Petitioners Scott A. Tuma and Angela Tuma are the owners of the property identified on Exhibit 1 attached hereto and made part hereof (the "Subject Property").

2. That Petitioners Angela Tuma and Shyana M. Tuma are all of the electors at the Subject Property.

3. The Subject Property is located in unincorporated Cook County.

4. The Subject Property is the subject of an Annexation Agreement by and among Petitioners, the Village of Schaumburg, LPC Acquisition Company LLC, and certain other property owners.

5. The undersigned hereby petition the Village of Schaumburg to annex the Subject Property to Schaumburg.

[*Signature Pages Follow*]

[*Signature Pages to Annexation Petition*]

Dated: 8/13/2025, 2025

By: Scott A. Tuma
Scott A. Tuma

STATE OF ILLINOIS)
) ss.
COUNTY OF Cook)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Scott A. Tuma, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 13th day of August, 2025.

Dina Menini

OFFICIAL SEAL
DINA LOUISE MENINI
Notary Public, State of Illinois
Commission No. 980412
My Commission Expires
October 30, 2027

[*Signature Pages to Annexation Petition*]

Dated: 8/13/2025, 2025

By: _____
Angela Tuma

STATE OF ILLINOIS)
) ss.
COUNTY OF Cook)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Angela Tuma, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 13 day of August, 2025.

_____

OFFICIAL SEAL
DINA LOUISE MENINI
Notary Public, State of Illinois
Commission No. 980412
My Commission Expires
October 30, 2027

1622535448.1

[*Signature Pages to Annexation Petition*]

Dated: 8/13/2025, 2025

By: _____
Shyana M. Tuma

STATE OF ILLINOIS)
) ss.
COUNTY OF Cook)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Shyana M. Tuma, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 13th day of August, 2025.

_____

OFFICIAL SEAL
DINA LOUISE MENINI
Notary Public, State of Illinois
Commission No. 980412
My Commission Expires
October 30, 2027

1622535448.1

Exhibit 1

Legal Description

Lot 8 in FENZ ACRES, being a subdivision of the East 600 feet measured at right angles with the East line of that part of the West half of the Southeast Quarter of Section 32, Township 41 North, Range 10 East of the third Principal Meridian, lying Northerly of the northerly right of way line of the Chicago, Milwaukee, St. Paul, and Pacific Railroad, lying Southerly of the centerline of the public highway, known as Irving Park Road, according to the plat thereof recorded July 12, 1948 as Document 14355939, in Cook County, Illinois.

P.I.N.: 07-32-405-008-0000

PETITION FOR ANNEXATION
PURSUANT TO SECTION 7-1-8
OF THE ILLINOIS MUNICIPAL CODE
(65 ILCS 5/7-1-8)

To: Village Clerk
Village of Schaumburg
Cook County, Illinois

The undersigned ("Petitioners"), having first been sworn on oath, hereby state the following under oath:

1. That Petitioners Gregory Menini and Dina Menini are the owners of the property identified on Exhibit 1 attached hereto and made part hereof (the "Subject Property").

2. That Petitioners Dina Menini and Anthony L. Menini are all of the electors at the Subject Property.

3. The Subject Property is located in unincorporated Cook County.

4. The Subject Property is the subject of an Annexation Agreement by and among Petitioners, the Village of Schaumburg, LPC Acquisition Company LLC, and certain other property owners.

5. The undersigned hereby petition the Village of Schaumburg to annex the Subject Property to Schaumburg.

[*Signature Pages Follow*]

[*Signature Page to Annexation Petition*]

Dated: 8/13, 2025

By: Dina Menini
Dina Menini

STATE OF ILLINOIS)
) ss.
COUNTY OF Cook)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Dina Menini, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 13 day of August, 2025.

Angela Tuma

OFFICIAL SEAL
ANGELA TUMA
Notary Public, State of Illinois
Commission No. 440376
My Commission Expires
June 12, 2027

[*Signature Page to Annexation Petition*]

Dated: 8/11, 2025

By: _____
Gregory Menini

STATE OF ILLINOIS)
) ss.
COUNTY OF Cook **)**

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Gregory Menini, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 11th day of Aug., 2025.

Nancy Bianchi

OFFICIAL SEAL
NANCY LYNN BIANCHI
Notary Public, State of Illinois
Commission No. 995573
My Commission Expires November 18, 2027

1622537416.2

[*Signature Page to Annexation Petition*]

Dated: 8/11, 2025

By: _____
Anthony L. Menini

STATE OF ILLINOIS)
) ss.
COUNTY OF Cook)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Anthony L. Menini, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 11th day of Aug, 2025.

_____

OFFICIAL SEAL
NANCY LYNN BIANCHI
Notary Public, State of Illinois
Commission No. 685373
My Commission Expires November 15, 2027

Exhibit 1

Legal Description

The North Half of Lot 14 in FENZ ACRES, being a subdivision of the East 600 feet measured at right angles with the East line of that part of the West half of the Southeast Quarter of Section 32, Township 41 North, Range 10 East of the third Principal Meridian, lying Northerly of the northerly right of way line of the Chicago, Milwaukee, St. Paul, and Pacific Railroad, lying Southerly of the centerline of the public highway, known as Irving Park Road, according to the plat thereof recorded July 12, 1948 as Document 14355939, in Cook County, Illinois.

P.I.N.: 07-32-403-006-0000

PETITION FOR ANNEXATION
PURSUANT TO SECTION 7-1-8
OF THE ILLINOIS MUNICIPAL CODE
(65 ILCS 5/7-1-8)

To: Village Clerk
Village of Schaumburg
Cook County, Illinois

The undersigned ("Petitioners"), having first been sworn on oath, hereby state the following under oath:

1. That Petitioners Greg Belinsky, Trustee of the Greg Belinsky Living Trust created on June 10, 2019, and Mary Belinsky, Trustee of the Mary Belinsky Living Trust created on June 10, 2019, are the owners of the property identified on Exhibit 1 attached hereto and made part hereof (the "Subject Property").

2. That Petitioners Greg Belinsky, Mary Belinsky, and Matthew E. Hahn are all of the electors at the Subject Property.

3. The Subject Property is located in unincorporated Cook County.

4. The Subject Property is the subject of an Annexation Agreement by and among Petitioners, the Village of Schaumburg, LPC Acquisition Company LLC, and certain other property owners.

5. The undersigned hereby petition the Village of Schaumburg to annex the Subject Property to Schaumburg.

[*Signature Pages Follow*]

[*Signature Pages to Annexation Petition*]

Dated: 8/13/25, 2025

By: _____
Greg Belinsky, for himself and as Trustee of the Greg Belinsky Living Trust created June 10, 2019

STATE OF ILLINOIS)
) ss.
COUNTY OF Cook)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Greg Belinsky, trustee of the Greg Belinsky Living Trust created June 10, 2019, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of said trust, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 13 day of August, 2025.

_____

OFFICIAL SEAL
DINA LOUISE MENINI
Notary Public, State of Illinois
Commission No. 980412
My Commission Expires
October 30, 2027

[*Signature Pages to Annexation Petition*]

Dated: 8/13/2025, 2025

By: Mary Belinsky
Mary Belinsky, for herself and as trustee of the Mary Belinsky Living Trust created June 10, 2019

STATE OF ILLINOIS)
) ss.
COUNTY OF Cook)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Mary Belinsky, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her free and voluntary act, and the free and voluntary act of said trust, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 13 day of August, 2025.

Dina Menini

OFFICIAL SEAL
DINA LOUISE MENINI
Notary Public, State of Illinois
Commission No. 980412
My Commission Expires
October 30, 2027

1622536071.1

Exhibit 1

Legal Description

Lot 9 in FENZ ACRES, being a subdivision of the East 600 feet measured at right angles with the East line of that part of the West half of the Southeast Quarter of Section 32, Township 41 North, Range 10 East of the third Principal Meridian, lying Northerly of the northerly right of way line of the Chicago, Milwaukee, St. Paul, and Pacific Railroad, lying Southerly of the centerline of the public highway, known as Irving Park Road, according to the plat thereof recorded July 12, 1948 as Document 14355939, in Cook County, Illinois.

P.I.N.: 07-32-405-009-0000

PETITION FOR ANNEXATION
PURSUANT TO SECTION 7-1-8
OF THE ILLINOIS MUNICIPAL CODE
(65 ILCS 5/7-1-8)

To: Village Clerk
Village of Schaumburg
Cook County, Illinois

The undersigned ("Petitioner"), having first been sworn on oath, hereby states the following under oath:

1. That Petitioner is the owner and the sole elector of the property identified on Exhibit 1 attached hereto and made part hereof (the "Subject Property").

2. The Subject Property is located in unincorporated Cook County.

3. The Subject Property is the subject of an Annexation Agreement by and among Petitioners, the Village of Schaumburg, LPC Acquisition Company LLC, and certain other property owners.

4. The undersigned hereby petitions the Village of Schaumburg to annex the Subject Property to Schaumburg.

[*Signature Page Follows*]

[*Signature Page to Annexation Petition*]

Dated: 8/13/2025, 2025

By: _____
Alan T. Lewis

STATE OF ILLINOIS)
) ss.
COUNTY OF Cook)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Alan T. Lewis, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 13 day of August, 2025.

_____

OFFICIAL SEAL
DINA LOUISE MENINI
Notary Public, State of Illinois
Commission No. 980412
My Commission Expires
October 30, 2027

1622537674.1

Exhibit 1

Legal Description

The South Half of Lot 14 in FENZ ACRES, being a subdivision of the East 600 feet measured at right angles with the East line of that part of the West half of the Southeast Quarter of Section 32, Township 41 North, Range 10 East of the third Principal Meridian, lying Northerly of the northerly right of way line of the Chicago, Milwaukee, St. Paul, and Pacific Railroad, lying Southerly of the centerline of the public highway, known as Irving Park Road, according to the plat thereof recorded July 12, 1948 as Document 14355939, in Cook County, Illinois.

P.I.N.: 07-32-403-007-0000

PETITION FOR ANNEXATION
PURSUANT TO SECTION 7-1-8
OF THE ILLINOIS MUNICIPAL CODE
(65 ILCS 5/7-1-8)

To: Village Clerk
Village of Schaumburg
Cook County, Illinois

The undersigned ("Petitioner"), having first been sworn on oath, hereby states the following under oath:

1. That Petitioner Rebecca Fornell is the owner and all of the electors of the property identified on Exhibit 1 attached hereto and made part hereof (the "Subject Property").

2. The Subject Property is located in unincorporated Cook County.

3. The Subject Property is the subject of an Annexation Agreement by and among Petitioners, the Village of Schaumburg, LPC Acquisition Company LLC, and certain other property owners.

4. The undersigned hereby petitions the Village of Schaumburg to annex the Subject Property to Schaumburg.

[*Signature Page Follows*]

[*Signature Page to Annexation Petition*]

Dated: Aug 13th, 2025

By: Rebecca Fornell
Rebecca Fornell

STATE OF ILLINOIS)
) ss.
COUNTY OF Cook)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Rebecca Fornell, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 13 day of August, 2025.

Dina Menini

OFFICIAL SEAL
DINA LOUISE MENINI
Notary Public, State of Illinois
Commission No. 980412
My Commission Expires
October 30, 2027

1622536276.1

Exhibit 1

Legal Description

The North 150 feet of Lot 10 in FENZ ACRES, being a subdivision of the East 600 feet measured at right angles with the East line of that part of the West half of the Southeast Quarter of Section 32, Township 41 North, Range 10 East of the third Principal Meridian, lying Northerly of the northerly right of way line of the Chicago, Milwaukee, St. Paul, and Pacific Railroad, lying Southerly of the centerline of the public highway, known as Irving Park Road, according to the plat thereof recorded July 12, 1948 as Document 14355939, in Cook County, Illinois.

P.I.N.: 07-32-405-015-0000

PETITION FOR ANNEXATION
PURSUANT TO SECTION 7-1-8
OF THE ILLINOIS MUNICIPAL CODE
(65 ILCS 5/7-1-8)

To: Village Clerk
Village of Schaumburg
Cook County, Illinois

The undersigned ("Petitioners"), having first been sworn on oath, hereby state the following under oath:

1. That Petitioner Chicago Title Land Trust Company, as successor Trustee under the provisions of a Trust Agreement dated the 3rd day of March 1988, and known as Trust Number 10-1329 (the "Land Trust"), is the owner of the property identified on Exhibit 1 attached hereto and made part hereof (the "Subject Property").

2. That Petitioners Ying Ying Liao and Yuch I. Liao are the beneficiaries under the Land Trust.

3. That Petitioner Ying Ying Liao is the only elector at the Subject Property.

4. The Subject Property is located in unincorporated Cook County.

5. The Subject Property is the subject of an Annexation Agreement by and among Petitioners, the Village of Schaumburg, LPC Acquisition Company LLC, and certain other property owners.

6. The undersigned hereby petition the Village of Schaumburg to annex the Subject Property to Schaumburg.

[*Signature Pages Follow*]

[*Signature Page to Annexation Petition*]

Dated: 8/13/25, 2025

By: _____
Ying Ying Liao

STATE OF ILLINOIS)
) ss.
COUNTY OF Cook)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Ying Ying Liao, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that s/he signed and delivered the said instrument as his/her free and voluntary act, and as the free and voluntary act of said trust, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 13 day of August, 2025.

_____

OFFICIAL SEAL
DINA LOUISE MENINI
Notary Public, State of Illinois
Commission No. 980412
My Commission Expires
October 30, 2027

[Signature Page to Annexation Petition]

Dated: 8/13/25, 2025

By: _____
Yuch I. Liao

STATE OF ILLINOIS)
) ss.
COUNTY OF Cook)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Yuch I. Liao, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that s/he signed and delivered the said instrument as his/her free and voluntary act, and as the free and voluntary act of said trust, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 13 day of August, 2025.

_____

OFFICIAL SEAL
DINA LOUISE MENINI
Notary Public, State of Illinois
Commission No. 980412
My Commission Expires
October 30, 2027

[*Signature Pages to Annexation Petition*]

Dated: Aug 27, 2025

This instrument is executed by the undersigned Land Trustee, not personally but solely as Trustee in the exercise of the power and authority conferred upon and vested in it as such Trustee. It is expressly understood and agreed that all the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee are undertaken by it solely in its capacity as Trustee and not personally. No personal liability or personal responsibility is assumed by or shall at any time be asserted or enforceable against the Trustee on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the Trustee in this instrument.

By: Chicago Title Land Trust Company, successor to Lakeside Bank, as successor trustee under the provisions of a Trust Agreement dated the 3rd day of March 1988, and known as Trust Number 10-1329

By: _____

Name: Maura Mannix

Title: V.P.

CHICAGO TITLE LAND TRUST COMPANY d/b/a CORPORATE SEAL CHICAGO, ILLINOIS

STATE OF ILLINOIS)

) ss.

COUNTY OF Cook)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Maura Mannix, the V.P. of Chicago Title Land Trust Company, as successor Trustee under the provisions of a Trust Agreement dated the 3rd day of March 1988, and known as Trust Number 10-1329, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that s/he signed and delivered the said instrument as his/her free and voluntary act, and as the free and voluntary act of said trust, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 27th day of Aug, 2025.

_____

"OFFICIAL SEAL"
GREGORY S. KASPRZYK
Notary Public, State of Illinois
My Commission Expires 11/06/2025

1622536657.2

Exhibit 1

Legal Description

The South 233.0 feet of Lot 10 and the North 27.0 feet of Lot 11 in FENZ ACRES, being a subdivision of the East 600 feet measured at right angles with the East line of that part of the West half of the Southeast Quarter of Section 32, Township 41 North, Range 10 East of the third Principal Meridian, lying Northerly of the northerly right of way line of the Chicago, Milwaukee, St. Paul, and Pacific Railroad, lying Southerly of the centerline of the public highway, known as Irving Park Road, according to the plat thereof recorded July 12, 1948 as Document 14355939, in Cook County, Illinois.

P.I.N.: 07-32-405-016-0000

PETITION FOR ANNEXATION
PURSUANT TO SECTION 7-1-8
OF THE ILLINOIS MUNICIPAL CODE
(65 ILCS 5/7-1-8)

To: Village Clerk
Village of Schaumburg
Cook County, Illinois

The undersigned ("Petitioners"), having first been sworn on oath, hereby state the following under oath:

1. That Petitioners are the owners of the property identified on Exhibit 1 attached hereto and made part hereof (the "Subject Property").

2. That there are no electors at the Subject Property.

3. The Subject Property is located in unincorporated Cook County.

4. The Subject Property is the subject of an Annexation Agreement by and among Petitioners, the Village of Schaumburg, LPC Acquisition Company LLC, and certain other property owners.

5. The undersigned hereby petition the Village of Schaumburg to annex the Subject Property to Schaumburg.

[*Signature Pages Follow*]

[*Signature Page to Annexation Petition*]

Dated: 08.07, 2025

By: _____
Serhiy Romanyuk

STATE OF ILLINOIS)
) ss.
COUNTY OF Cook)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Serhiy Romanyuk, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 7th day of August, 2025.

_____

OFFICIAL SEAL
ANGELA TUMA
Notary Public, State of Illinois
Commission No. 440376
My Commission Expires
June 12, 2027

1622537008.1

[*Signature Page to Annexation Petition*]

Dated: 08.07, 2025

By: _____
Lyubov Tkach

STATE OF ILLINOIS)
) ss.
COUNTY OF Cook **)**

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Lyubov Tkach, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 7th day of August, 2025.

_____

OFFICIAL SEAL
ANGELA TUMA
Notary Public, State of Illinois
Commission No. 440376
My Commission Expires
June 12, 2027

1622537008.1

Exhibit 1

Legal Description

Lot 11 (Except the North 27 feet) in FENZ ACRES, being a subdivision of the East 600 feet measured at right angles with the East line of that part of the West half of the Southeast Quarter of Section 32, Township 41 North, Range 10 East of the third Principal Meridian, lying Northerly of the northerly right of way line of the Chicago, Milwaukee, St. Paul, and Pacific Railroad, lying Southerly of the centerline of the public highway, known as Irving Park Road, according to the plat thereof recorded July 12, 1948 as Document 14355939, in Cook County, Illinois.

P.I.N.: 07-32-405-018-0000

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Ordinance No. 25-_____An Ordinance Designating the Village of Schaumburg 390 Gateway Logistics Tax Increment Financing District Redevelopment Project Area [first reading - motion to waive first reading].
12/09/25
Village Board

Presenter: Matt Frank
Lead Department: Economic Development

Executive Summary:

Recommended Action:

ATTACHMENTS:
- 390 Gateway Logistics TIF - Ordinance Designating the 390 Gateway Logistics Redevelopment Project Area.docx

PUBLICATION OF:

ORDINANCE NO. 25-___

**AN ORDINANCE DESIGNATING
THE VILLAGE OF SCHAUMBURG
390 GATEWAY LOGISTICS TAX INCREMENT FINANCING DISTRICT
REDEVELOPMENT PROJECT AREA**

ADOPTED: DECEMBER___, 2025

PUBLISHED IN PAMPHLET FORM PURSUANT TO AUTHORIZATION AND DIRECTION OF THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SCHAUMBURG ON DECEMBER ___, 2025

2005005_1

ORDINANCE NO. _____

**AN ORDINANCE DESIGNATING
THE VILLAGE OF SCHAUMBURG
390 GATEWAY LOGISTICS TAX INCREMENT FINANCING DISTRICT
REDEVELOPMENT PROJECT AREA**

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq. (hereinafter referred to as the "TIF Act"), the Village of Schaumburg (hereinafter referred to as the "Village") authorized a study with regard to designating a redevelopment project area for the Village's 390 Gateway Logistics Tax Increment Financing District (hereinafter referred to as the "TIF District"); and

WHEREAS, on September 23, 2025, the Village announced the availability of the redevelopment plan and project for the TIF District (hereinafter referred to as the "TIF Plan"), with said TIF Plan containing an eligibility report for the TIF District addressing the tax increment financing eligibility of the area proposed for designation as the redevelopment project area for said TIF District (hereinafter referred to as the "Redevelopment Project Area"); and

WHEREAS, the President and Board of Trustees of the Village have heretofore adopted and approved the TIF Plan, with respect to which a public hearing was held on November 11, 2025 and it is now necessary and desirable to designate the area referred to therein as the Redevelopment Project Area;

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 1: That the area described and depicted in EXHIBIT A-1 and EXHIBIT A-2 attached hereto, and made a part thereof, is hereby designated as the Redevelopment Project Area for the Village's 390 Gateway Logistics Tax Increment Financing District pursuant to Section 5/11-74.4-4 of the TIF Act (65 ILCS 5/11-74.4-4).

SECTION 2: That if any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance.

SECTION 3: That all ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

SECTION 4: That this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form, as provided by law.

ADOPTED this 9th day of December, 2025, pursuant to a roll call vote as follows:

AYES:_____

ORDINANCE NO. _____

**AN ORDINANCE DESIGNATING
THE VILLAGE OF SCHAUMBURG
390 GATEWAY LOGISTICS TAX INCREMENT FINANCING DISTRICT
REDEVELOPMENT PROJECT AREA**

NAYS:_____

ABSENT:_____

APPROVED by me this 9th day of December 2025.

_____
Village President

ATTEST:

_____
Village Clerk

Published by me in pamphlet form this _____ day of December, 2025.

_____
Village Clerk

ORDINANCE NO. _____

**AN ORDINANCE DESIGNATING
THE VILLAGE OF SCHAUMBURG
390 GATEWAY LOGISTICS TAX INCREMENT FINANCING DISTRICT
REDEVELOPMENT PROJECT AREA**

EXHIBIT A-1

Redevelopment Project Area Description

**Village of Schaumburg
390 Gateway Logistics Tax Increment Financing District**

Legal Description:

THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER AND WEST HALF OF THE SOUTHEAST QUARTER, ALL IN SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 IN EXPERIOR LOGISTICS SUBDIVISION PER DOCUMENT 2306722044; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 1 TO THE SOUTH LINE OF METRA STATION DRIVE; THENCE WESTERLY ALONG SAID SOUTH LINE TO THE EAST LINE OF SCHAUMBURG COMMUTER PARKING LOT SUBDIVISION PER DOCUMENT 26051989; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTH LINE OF SAID SUBDIVISION; THENCE WESTERLY ALONG SAID SOUTH LINE AND WESTERLY EXTENSION THEREOF TO THE WEST LINE OF SPRINGINGSGUTH ROAD; THENCE NORTH ALONG SAID WEST LINE TO THE SOUTH LINE OF LOT 2 IN SCHAUMBURG BASEBALL PLAT OF CONSOLIDATION PER DOCUMENT 0011191581; THENCE WESTERLY ALONG SAID SOUTH LINE TO THE WEST LINE OF SAID LOT 2; THENCE NORTH ALONG SAID WEST LINE TO THE SOUTHEASTERLY LINE OF THE ADJOINING FRONTAGE ROAD SOUTHEASTERLY OF THE ELGIN-O'HARE EXPRESSWAY; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE TO THE WEST LINE OF SPRINGINGSGUTH ROAD; THENCE EAST TO THE EAST LINE OF SPRINGINGSGUTH ROAD: THENCE NORTH ALONG SAID EAST LINE TO THE SOUTHEASTERLY LINE OF AFORESAID FRONTAGE ROAD; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE TO THE WEST LINE OF LONG AVENUE; THENCE EASTERLY TO THE NORTHWEST CORNER OF LOT 3 IN FENZ' ACRES SUBDIVISION PER DOCUMENT 14335939; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 3 TO THE EAST LINE OF SAID FENZ' ACRES; THENCE SOUTH ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

P.I.N.s: 07-32-400-007; 07-32-400-008; 07-32-400-009; 07-32-400-010; 07-32-400-011; 07-32-400-012; 07-32-400-013; 07-32-403-006; 07-32-403-007; 07-32-403-008; 07-32-403-009; 07-32-405-003; 07-32-405-004; 07-32-405-005; 07-32-405-006; 07-32-405-007; 07-32-405-008; 07-32-405-009; 07-32-405-015; 07-32-405-016; 07-32-405-018; 07-32-300-019; 07-32-300-023; 07-32-403-011; and 07-32-404-007

ORDINANCE NO. _____

**AN ORDINANCE DESIGNATING
THE VILLAGE OF SCHAUMBURG
390 GATEWAY LOGISTICS TAX INCREMENT FINANCING DISTRICT
REDEVELOPMENT PROJECT AREA**

Common Boundary Description: The area generally bounded by IL-390 on the North, Long Avenue on the East, the Village boundary on the South, and Springinsguth Road on the West, in Schaumburg, Illinois.

ORDINANCE NO. _____

AN ORDINANCE DESIGNATING
THE VILLAGE OF SCHAUMBURG
390 GATEWAY LOGISTICS TAX INCREMENT FINANCING DISTRICT
REDEVELOPMENT PROJECT AREA

EXHIBIT A-2

Street Location Map



VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Ordinance No. 25-_____An Ordinance Approving the Village of Schaumburg 390 Gateway Logistics Tax Increment Financing District Redevelopment Project Area Redevelopment Plan and Project [first reading - motion to waive first reading].
12/09/25
Village Board

Presenter: Matt Frank
Lead Department: Economic Development

Executive Summary:

Recommended Action:

ATTACHMENTS:
- 390 Gateway Logistics TIF - Ordinance Approving the Redevelopment Plan and Project.docx

PUBLICATION OF:

ORDINANCE NO. 25-___

**AN ORDINANCE APPROVING
THE VILLAGE OF SCHAUMBURG
390 GATEWAY LOGISTICS TAX INCREMENT FINANCING DISTRICT
REDEVELOPMENT PROJECT AREA
REDEVELOPMENT PLAN AND PROJECT**

ADOPTED: DECEMBER___, 2025

PUBLISHED IN PAMPHLET FORM PURSUANT TO AUTHORIZATION AND DIRECTION OF THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SCHAUMBURG ON DECEMBER ___, 2025

ORDINANCE NO. _____

**AN ORDINANCE APPROVING
THE VILLAGE OF SCHAUMBURG
390 GATEWAY LOGISTICS TAX INCREMENT FINANCING DISTRICT
REDEVELOPMENT PROJECT AREA
REDEVELOPMENT PLAN AND PROJECT**

WHEREAS, the President and Board of Trustees of the Village of Schaumburg (hereinafter referred to as the "Village Board") desire to implement tax increment financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.* (hereinafter referred to as the "TIF Act") for the proposed Schaumburg 390 Gateway Logistics Tax Increment Financing District (hereinafter referred to as the "TIF District") redevelopment plan and project (hereinafter referred to as the "TIF Plan"), and designate the tax increment redevelopment project area (hereinafter referred to as the "Redevelopment Project Area") relative to the TIF District; and

WHEREAS, the Village of Schaumburg (hereinafter referred to as the "Village") authorized a study with regard to the designation of the Redevelopment Project Area for the TIF District and the adoption of the TIF Plan in relation thereto; and

WHEREAS, on September 12, 2025, the Village announced the availability of the TIF Plan, with said TIF Plan containing an eligibility report for the TIF District addressing the tax increment financing eligibility of the Redevelopment Project Area (hereinafter referred to as the "Eligibility Report"); and

WHEREAS, the Village Board desires to implement tax increment financing pursuant to the TIF Act for the TIF Plan within the municipal boundaries of the Village and within the Redevelopment Project Area described and depicted in EXHIBIT A-1 and EXHIBIT A-2, both being attached hereto and made part hereof; and

WHEREAS, the Village has complied with the specific notice, joint review board meeting and public hearing requirements provided for in the TIF Act as a prerequisite to approving the TIF Plan in relation to the TIF District, in that the Village has taken the following actions:

	ACTION	**DATE TAKEN**
1.	Announced the availability of the Eligibility Report and the TIF Plan, at a Village Board meeting	September 23, 2025
2.	Approved Ordinance No. 25-090 calling for a Joint Review Board meeting and a Public Hearing relative to the proposed approval of the Redevelopment Project Area and the TIF Plan in relation thereto	September 23, 2025

3.	Mailed a copy of Ordinance No. 25-090, copies of the three (3) draft Ordinances to be used to approve and establish the TIF District, the Eligibility Report and the TIF Plan, along with a notice of the Joint Review Board meeting and the Public Hearing, to all taxing districts and the Illinois Department of Commerce and Economic Opportunity (by certified mail, return receipt requested)	September 26, 2025
4.	Mailed notices relative to the availability of the Eligibility Report and TIF Plan to all residential addresses within 750 feet of the boundaries of the Redevelopment Project Area and to all parties who were registered on the Village's TIF Interested Parties Registry (by First Class U.S. Mail)	September 26, 2025
5.	Held a Joint Review Board meeting	October 13, 2025
6.	Published notice of the Public Hearing in the newspaper (*Daily Herald*) twice	October 6, 2025 and November 7, 2025
7.	Mailed notices of the Public Hearing to each taxpayer of record (by certified mail, return receipt requested) within the Redevelopment Project Area, and to each person on the Village's TIF Interested Parties Registry (by First Class U.S. Mail)	November 3, 2025
8.	Held a Public Hearing	November 11, 2025

; and

WHEREAS, on October 13, 2025, the Joint Review Board, relative to the TIF District, recommended the approval of the Redevelopment Project Area and approval of the TIF Plan in relation thereto; and

WHEREAS, pursuant to the TIF Act, the Village has waited at least fourteen (14) days, but not more than ninety (90) days, from the Public Hearing date to take action on this Ordinance approving the TIF Plan; and

WHEREAS, the TIF Plan sets forth the conditions in the Redevelopment Project Area qualifying the Redevelopment Project Area as a "blighted area," and the Village Board has reviewed testimony concerning said conditions presented at the Public Hearing and are generally informed of the conditions causing the Redevelopment Project Area to qualify as a "blighted area," as said term is defined in Section 5/11-74.4-3 of the TIF Act (65 ILCS 5/11-74.4-3); and

WHEREAS, the Village Board has reviewed the conditions pertaining to the lack of private investment in the Redevelopment Project Area to determine whether private development would take place in the Redevelopment Project Area as a whole without the adoption of the TIF Plan; and

ORDINANCE NO. _____

AN ORDINANCE APPROVING
THE VILLAGE OF SCHAUMBURG
390 GATEWAY LOGISTICS TAX INCREMENT FINANCING DISTRICT
REDEVELOPMENT PROJECT AREA
REDEVELOPMENT PLAN AND PROJECT

WHEREAS, it is the intent of the Village Board to utilize the tax increment from all sources authorized by law; with such revenues to be exclusively utilized for the development of the TIF Plan within the Redevelopment Project Area (except as provided in 65 ILCS 5/11-74.4-4(q), as incorporated into the TIF Plan budget of estimated redevelopment project costs); and

WHEREAS, the Redevelopment Project Area would not reasonably be redeveloped without the use of such incremental revenues; and

WHEREAS, the Village Board has reviewed the conditions pertaining to real property in the Redevelopment Project Area to determine whether contiguous parcels of real property and improvements thereon in the Redevelopment Project Area would be substantially benefited by the TIF Plan improvements;

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 1: That the Village Board hereby makes the following findings:

A. The area constituting the Redevelopment Project Area is described and depicted as set forth in the attached EXHIBIT A-1 and EXHIBIT A-2;

B. There exist conditions which cause the area proposed to be designated as the Redevelopment Project Area to be classified as a "conservation area," as such term is defined in Section 5/11-74.4-3 of the TIF Act (65 ILCS 5/11-74.4-3);

C. The Redevelopment Project Area on the whole has not been subject to growth and redevelopment through investment by private enterprise and would not be reasonably anticipated to be redeveloped without the adoption of the TIF Plan;

D. The Redevelopment Project Area would not reasonably be redeveloped without the tax increment derived from real property tax incremental revenues, and the increment from such revenues will be exclusively utilized for the redevelopment as outlined in the TIF Plan within the Redevelopment Project Area (except as provided in 65 ILCS 5/11-74.4-4(q), as incorporated into the TIF Plan budget of estimated redevelopment project costs);

E. The TIF Plan conforms to the Village's Comprehensive Plan for the development of the Village as a whole;

F. The parcels of real property in the Redevelopment Project Area are contiguous and only those contiguous parcels of real property and improvements thereon which will be substantially benefited by the TIF Plan are included in the Redevelopment Project Area;

G. The estimated date for final completion of the TIF Plan is December 31st of the year in which the payment to the Village Treasurer is made with respect to *ad valorem* taxes levied in the twenty-third (23rd) calendar year after the year in which the ordinance approving the Redevelopment Project Area is adopted, which, as to the TIF District, is December 31, 2049; and

H. The estimated date for retirement of obligations incurred to finance TIF Plan costs is not later than December 31st of the year in which the payment to the Village Treasurer is made with respect to *ad valorem* taxes levied in the twenty-third (23rd) calendar year after the year in which the ordinance approving the Redevelopment Project Area is adopted, which, as to the TIF District, is December 31, 2049.

SECTION 2: That the TIF Plan, which was the subject matter of the Public Hearing held on November 11, 2025, is hereby adopted and approved. A copy of said TIF Plan is attached hereto as EXHIBIT B and made a part hereof.

SECTION 3: That if any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance.

SECTION 4: That all ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

SECTION 5: That this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form, as provided by law.

ADOPTED this 9th day of December, 2025 pursuant to a roll call vote as follows:

AYES:_____

NAYS:_____

ABSENT:_____

APPROVED by me this 9th day of December, 2025

ORDINANCE NO. _____

**AN ORDINANCE APPROVING
THE VILLAGE OF SCHAUMBURG
390 GATEWAY LOGISTICS TAX INCREMENT FINANCING DISTRICT
REDEVELOPMENT PROJECT AREA
REDEVELOPMENT PLAN AND PROJECT**

_____
Village President

ATTEST:

_____
Village Clerk

Published by me in pamphlet form this _____ day of December, 2025.

_____
Village Clerk

ORDINANCE NO. _____

**AN ORDINANCE APPROVING
THE VILLAGE OF SCHAUMBURG
390 GATEWAY LOGISTICS TAX INCREMENT FINANCING DISTRICT
REDEVELOPMENT PROJECT AREA
REDEVELOPMENT PLAN AND PROJECT**

EXHIBIT A-1

Redevelopment Project Area Description

**Village of Schaumburg
390 Gateway Logistics Tax Increment Financing District**

Legal Description:

THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER AND WEST HALF OF THE SOUTHEAST QUARTER, ALL IN SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 IN EXPERIOR LOGISTICS SUBDIVISION PER DOCUMENT 2306722044; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 1 TO THE SOUTH LINE OF METRA STATION DRIVE; THENCE WESTERLY ALONG SAID SOUTH LINE TO THE EAST LINE OF SCHAUMBURG COMMUTER PARKING LOT SUBDIVISION PER DOCUMENT 26051989; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTH LINE OF SAID SUBDIVISION; THENCE WESTERLY ALONG SAID SOUTH LINE AND WESTERLY EXTENSION THEREOF TO THE WEST LINE OF SPRINGINGSGUTH ROAD; THENCE NORTH ALONG SAID WEST LINE TO THE SOUTH LINE OF LOT 2 IN SCHAUMBURG BASEBALL PLAT OF CONSOLIDATION PER DOCUMENT 0011191581; THENCE WESTERLY ALONG SAID SOUTH LINE TO THE WEST LINE OF SAID LOT 2; THENCE NORTH ALONG SAID WEST LINE TO THE SOUTHEASTERLY LINE OF THE ADJOINING FRONTAGE ROAD SOUTHEASTERLY OF THE ELGIN-O'HARE EXPRESSWAY; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE TO THE WEST LINE OF SPRINGINGSGUTH ROAD; THENCE EAST TO THE EAST LINE OF SPRINGINGSGUTH ROAD: THENCE NORTH ALONG SAID EAST LINE TO THE SOUTHEASTERLY LINE OF AFORESAID FRONTAGE ROAD; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE TO THE WEST LINE OF LONG AVENUE; THENCE EASTERLY TO THE NORTHWEST CORNER OF LOT 3 IN FENZ' ACRES SUBDIVISION PER DOCUMENT 14335939; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 3 TO THE EAST LINE OF SAID FENZ' ACRES; THENCE SOUTH ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

P.I.N.s: 07-32-400-007; 07-32-400-008; 07-32-400-009; 07-32-400-010; 07-32-400-011; 07-32-400-012; 07-32-400-013; 07-32-403-006; 07-32-403-007; 07-32-403-008; 07-32-403-009; 07-32-405-003; 07-32-405-004; 07-32-405-005; 07-32-405-006; 07-32-405-007; 07-32-405-008; 07-32-405-009; 07-32-405-015; 07-32-405-016; 07-32-405-018; 07-32-300-019; 07-32-300-023; 07-32-403-011; and 07-32-404-007

ORDINANCE NO. _____

AN ORDINANCE APPROVING
THE VILLAGE OF SCHAUMBURG
390 GATEWAY LOGISTICS TAX INCREMENT FINANCING DISTRICT
REDEVELOPMENT PROJECT AREA
REDEVELOPMENT PLAN AND PROJECT

Common Boundary Description: The area generally bounded by IL-390 on the North, Long Avenue on the East, the Village boundary on the South, and Springinsguth Road on the West, in Schaumburg, Illinois.

ORDINANCE NO. _____

AN ORDINANCE APPROVING
THE VILLAGE OF SCHAUMBURG
390 GATEWAY LOGISTICS TAX INCREMENT FINANCING DISTRICT
REDEVELOPMENT PROJECT AREA
REDEVELOPMENT PLAN AND PROJECT

EXHIBIT A-2

Street Location Map



ORDINANCE NO. _____

AN ORDINANCE APPROVING
THE VILLAGE OF SCHAUMBURG
390 GATEWAY LOGISTICS TAX INCREMENT FINANCING DISTRICT
REDEVELOPMENT PROJECT AREA
REDEVELOPMENT PLAN AND PROJECT

EXHIBIT B

Redevelopment Plan and Project for the
Village of Schaumburg
390 Gateway Logistics Tax Increment Financing District

(attached)

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Ordinance No. 25-_____An Ordinance Adopting Tax Increment Allocation Financing for the 390 Gateway Logistics Tax Increment Financing District in the Village of Schaumburg, Illinois. [first reading - motion to waive first reading].
12/09/25
Village Board

Presenter: Matt Frank
Lead Department: Economic Development

Executive Summary:

Recommended Action:

ATTACHMENTS:
- 390 Gateway Logistics TIF - Ordinance Adopting Tax Increment Allocation Financing.docx

PUBLICATION OF:

ORDINANCE NO. 25-___

AN ORDINANCE ADOPTING TAX INCREMENT ALLOCATION FINANCING FOR THE 390 GATEWAY LOGISTICS TAX INCREMENT FINANCING DISTRICT IN THE VILLAGE OF SCHAUMBURG, ILLINOIS.

ADOPTED: DECEMBER___, 2025

PUBLISHED IN PAMPHLET FORM PURSUANT TO AUTHORIZATION AND DIRECTION OF THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SCHAUMBURG ON DECEMBER ___, 2025

ORDINANCE NO. _____

AN ORDINANCE ADOPTING TAX INCREMENT ALLOCATION FINANCING FOR THE 390 GATEWAY LOGISTICS TAX INCREMENT FINANCING DISTRICT IN THE VILLAGE OF SCHAUMBURG, ILLINOIS.

WHEREAS, the Village of Schaumburg ("Village") is a home rule unit of local government pursuant to Section 6 of Article VII of the Constitution of the State of Illinois, and has the authority to exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, subject to said Section, a home rule unit may exercise any power and perform and function pertaining to its government and affairs for the protection of the public health, safety, morals and welfare; and

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq.* ("TIF Act"), the Village authorized a study with regard to designating a redevelopment project area for the Village's 390 Gateway Logistics Tax Increment Financing District ("TIF District"); and

WHEREAS, on September 23, 2025, the Village announced the availability of the redevelopment plan and project for the TIF District ("TIF Plan"), with said TIF Plan containing an eligibility report for the TIF District addressing the tax increment financing eligibility of the area proposed for designation as the redevelopment project area for said TIF District ("Redevelopment Project Area"); and

WHEREAS, a public hearing was held on November 11, 2025, with regard to the TIF Plan; and

WHEREAS, the Village President and Board of Trustees of the Village desire to adopt tax increment financing pursuant to the TIF Act; and

WHEREAS, the Village President and Board of Trustees of the Village have adopted and approved the TIF Plan and designated the Redevelopment Project Area pursuant to the provisions of the TIF Act, and have otherwise complied with all other conditions precedent required by the TIF Act;

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

SECTION 1: Incorporation. That the recitals above shall be and are hereby incorporated in this Section 1 as if restated herein.

SECTION 2: Approval of Tax Increment Financing. That tax increment financing is hereby adopted with respect to the TIF District, with the TIF Plan in relation thereto having been approved and adopted pursuant to an Ordinance adopted by the Village

President and Board of Trustees of Village on December 9, 2025, and the Redevelopment Project Area in relation thereto, described and depicted in **EXHIBIT A-1** and **EXHIBIT A-2** attached hereto and made a part hereof, having been approved, adopted and so designated pursuant to an Ordinance adopted by the Village President and Board of Trustees of the Village on December 9, 2025, with the initial equalized assessed valuation for said TIF District being the current equalized assessed valuation of the Redevelopment Project Area.

SECTION 3: Allocation of *Ad Valorem* Taxes. That the *ad valorem* taxes arising from the levies upon taxable real property in the Redevelopment Project Area by taxing districts, and tax rates determined in the manner provided in Section 5/11-74.4-9 of the TIF Act (65 ILCS 5/11-74.4-9), each year after the effective date of this Ordinance until redevelopment project costs and all municipal obligations financing redevelopment project costs have been paid, shall be divided as follows:

A. That portion of taxes levied upon each taxable lot, block, tract or parcel of real property which is attributable to the lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the Redevelopment Project Area shall be allocated to, and when collected shall be paid by the Cook County Collector to, the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing; and

B. That portion, if any, of such taxes which is attributable to the increase in the current equalized assessed valuation of each lot, block, tract or parcel of real property in the Redevelopment Project Area over and above the initial equalized assessed valuation of each lot, block, tract or parcel of real property in the Redevelopment Project Area shall be allocated to, and when collected shall be paid by the Cook County Collector to the Village Treasurer who shall deposit said funds in a special fund called "The Special 390 Gateway Logistics Tax Increment Financing District Tax Increment Allocation Fund" of the Village for the development and implementation of the TIF Plan.

SECTION 4: Use of Incremental Taxes. That the Village shall obtain and utilize incremental taxes from the Redevelopment Project Area for the payment of redevelopment project costs and all Village obligations financing redevelopment project costs in accordance with the provisions of the TIF Act and the TIF Plan.

SECTION 5: Severability. That if any Section, paragraph or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such Section, paragraph or provision shall not affect any of the

remaining provisions of this Ordinance.

SECTION 6: Repeal. That all ordinances, resolutions, motions or parts thereof in conflict with this Ordinance shall be and the same are hereby repealed.

SECTION 7: Effect. That this Ordinance shall be in full force and effect upon its adoption, approval and publication in pamphlet form as provided by law.

ADOPTED this 9th day of December, 2025 pursuant to a roll call vote as follows:

AYES:_____

NAYS:_____

ABSENT:_____

APPROVED by me this 9th day of December, 2025

_____
Village President

ATTEST:

_____
Village Clerk

Published by me in pamphlet form this _____ day of December, 2025.

_____
Village Clerk

ORDINANCE NO. _____

AN ORDINANCE ADOPTING TAX INCREMENT ALLOCATION FINANCING FOR THE 390 GATEWAY LOGISTICS TAX INCREMENT FINANCING DISTRICT IN THE VILLAGE OF SCHAUMBURG, ILLINOIS.

EXHIBIT A-1

Redevelopment Project Area Description

Village of Schaumburg
390 Gateway Logistics Increment Financing District

Legal Description:

THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER AND WEST HALF OF THE SOUTHEAST QUARTER, ALL IN SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 IN EXPERIOR LOGISTICS SUBDIVISION PER DOCUMENT 2306722044; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 1 TO THE SOUTH LINE OF METRA STATION DRIVE; THENCE WESTERLY ALONG SAID SOUTH LINE TO THE EAST LINE OF SCHAUMBURG COMMUTER PARKING LOT SUBDIVISION PER DOCUMENT 26051989; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTH LINE OF SAID SUBDIVISION; THENCE WESTERLY ALONG SAID SOUTH LINE AND WESTERLY EXTENSION THEREOF TO THE WEST LINE OF SPRINGINGSGUTH ROAD; THENCE NORTH ALONG SAID WEST LINE TO THE SOUTH LINE OF LOT 2 IN SCHAUMBURG BASEBALL PLAT OF CONSOLIDATION PER DOCUMENT 0011191581; THENCE WESTERLY ALONG SAID SOUTH LINE TO THE WEST LINE OF SAID LOT 2; THENCE NORTH ALONG SAID WEST LINE TO THE SOUTHEASTERLY LINE OF THE ADJOINING FRONTAGE ROAD SOUTHEASTERLY OF THE ELGIN-O'HARE EXPRESSWAY; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE TO THE WEST LINE OF SPRINGINGSGUTH ROAD; THENCE EAST TO THE EAST LINE OF SPRINGINGSGUTH ROAD: THENCE NORTH ALONG SAID EAST LINE TO THE SOUTHEASTERLY LINE OF AFORESAID FRONTAGE ROAD; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE TO THE WEST LINE OF LONG AVENUE; THENCE EASTERLY TO THE NORTHWEST CORNER OF LOT 3 IN FENZ' ACRES SUBDIVISION PER DOCUMENT 14335939; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 3 TO THE EAST LINE OF SAID FENZ' ACRES; THENCE SOUTH ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

P.I.N.s: 07-32-400-007; 07-32-400-008; 07-32-400-009; 07-32-400-010; 07-32-400-011; 07-32-400-012; 07-32-400-013; 07-32-403-006; 07-32-403-007; 07-32-403-008; 07-32-403-009; 07-32-405-003; 07-32-405-004; 07-32-405-005; 07-32-405-006; 07-32-405-007; 07-32-405-008; 07-32-405-009; 07-32-405-015; 07-32-405-016; 07-32-405-018; 07-32-300-019; 07-32-300-023; 07-32-403-011; and 07-32-404-007

ORDINANCE NO. _____

AN ORDINANCE ADOPTING TAX INCREMENT ALLOCATION FINANCING FOR THE 390 GATEWAY LOGISTICS TAX INCREMENT FINANCING DISTRICT IN THE VILLAGE OF SCHAUMBURG, ILLINOIS.

Common Boundary Description: The area generally bounded by IL-390 on the North, Long Avenue on the East, the Village boundary on the South, and Springinsguth Road on the West, in Schaumburg, Illinois.

ORDINANCE NO. _____

AN ORDINANCE ADOPTING TAX INCREMENT ALLOCATION FINANCING FOR THE 390 GATEWAY LOGISTICS TAX INCREMENT FINANCING DISTRICT IN THE VILLAGE OF SCHAUMBURG, ILLINOIS.

EXHIBIT A-2

Street Location Map



VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Resignations/Appointments of Committee Members
12/09/25
Village Board

Presenter:
Lead Department: President and Board

Executive Summary:

Recommended Action:

ATTACHMENTS:
- VBM December 9 Appointments Memo.pdf

VILLAGE OF SCHAUMBURG

PROGRESS THROUGH THOUGHTFUL PLANNING

OFFICE OF MAYOR TOM DAILLY

MEMORANDUM

Date: December 2, 2025
To: Board of Trustees
From: Village President
Subject: Committee/Commission Appointments/Resignations

I ask for your concurrence in the appointments/resignations on the following committee/commissions at the December 9, 2025, Board meeting.

Blood Program Committee (all terms end 04/30/2026):
Appointment(s): Regis J. O'Rourke Jr.
Cheryl Tigerman Reinwald

Cultural Commission (all terms end 04/30/2026):
Appointment(s): Michael Mach

Septemberfest Committee (all terms end 04/30/2026):
Appointment(s): Olivia Frullani
Eric Engelson (Sponsorship & Marketing Co-Chair)

Respectfully,

Tom Dailly

Tom Dailly
Mayor

VILLAGE OF
SCHAUMBURG

AGENDA ITEM SUMMARY

In accordance with Section 2(c)(5) of the Open Meetings Act, (Land Acquisition). The purchase or lease of real property for the use of the public body, including meetings held for the purpose of discussing whether a particular parcel should be acquired.
12/09/25
Village Board

Presenter:
Lead Department: General Government

Executive Summary:

Recommended Action:

VILLAGE OF
SCHAUMBURG

AGENDA ITEM SUMMARY

In accordance with Section 2(c)(2) of the Open Meetings Act, (Collective Bargaining). Collective negotiating matters between the public body and its employees or their representatives, or deliberations concerning salary schedules for one or more classes of employees.
12/09/25
Village Board

Presenter:

Lead Department: General Government

Executive Summary:

Recommended Action: