



AGENDA
Planning, Building & Zoning Committee
Regular Meeting
Village Hall
1900 Hassell Road, Hoffman Estates, IL 60169

October 13, 2025

Council Chambers

**Immediately following
Transportation & Road
Improvement Committee**

- 1. CALL TO ORDER/ROLL CALL**
- 2. APPROVAL OF MINUTES**
 - A. Planning, Building & Zoning Committee 09-08-2025
- 3. PUBLIC COMMENT**
- 4. NEW BUSINESS**
 - A. Approval of an Ordinance vacating and accepting public utility easements at 1800 Autumn Drive (Seasons at Hoffman Estates Apartments)
 - B. Approval of a License Agreement with Commonwealth Edison Company (ComEd) for underground electric distribution lines in the Beverly Road Right-of-Way
 - C. Approval of a Resolution authorizing an Agreement with BLA, Inc. for construction inspection services in an amount not to exceed \$164,580
- 5. REPORTS**
 - A. Planning Division Monthly Report
 - B. Code Enforcement Division Monthly Report
 - C. Economic Development and Tourism Monthly Report
- 6. PRESIDENT'S REPORT**
- 7. ITEMS IN REVIEW**
- 8. OTHER**
- 9. ADJOURNMENT**

Further details and information can be found in the agenda packet attached hereto and incorporated herein and can also be viewed online at www.hoffmanestates.org and/or in person in the Village Clerk's office. The Village of Hoffman Estates complies with the Americans with Disabilities Act (ADA). For accessibility assistance, call the ADA Coordinator at 847/882-9100.

**PLANNING, BUILDING & ZONING
COMMITTEE MEETING MINUTES**

September 8, 2025

1. ROLL CALL

Members in Attendance:

**Gary Stanton, Chair
Karen Arnet, Vice-Chair
Patrick Kinnane, Trustee
Karen Mills, Trustee
Anna Newell, Trustee
Gary Pilafas, Trustee
Mayor William D. McLeod**

**Management Team Members
in Attendance:**

**Eric Palm, Village Manager
Arthur Janura, Corporation Counsel
Dan O'Malley, Deputy Village Manager
Jon Pape, Assistant Village Manager
Patrick Seger, Director of HRM
Kasia Cawley, Police Chief
Jim Donahue, Senior Planner
Jennifer Horn, Director of Trans. & Eng.
Ric Signorella, Cable TV Coordinator**

The Planning, Building & Zoning Committee meeting was called to order at 7:00 p.m.

2. APPROVAL OF MINUTES

Motion by Trustee Kinnane, seconded by Trustee Arnet, to approve the Planning, Building & Zoning Committee meeting minutes of August 4, 2025. Voice vote taken. All ayes. (Abstain: Mills). Motion carried.

3. PUBLIC COMMENT

4. OLD BUSINESS

5. NEW BUSINESS

- A. Approval of an Ordinance vacating public right of way and accepting a public utility easement at 800 Hassell Road (Eisenhower Junior High School).**

An item summary sheet from Jim Donahue was presented to Committee.

Jim Donahue addressed the Committee and reported that School District 54 approached the Village about making safety improvements in front of Eisenhower Junior High, including the installation of bollards and curbing. The Village agreed to allow the improvements within the right of way with the understanding that the section of right of way would be vacated, with ownership of the vacated land being transferred to School District 54.

Trustee Mills asked if a stop sign at the curve with Jones Road could be investigated.

Motion by Trustee Pilafas, seconded by Trustee Arnet, to approve an ordinance vacating public right of way and accepting a public utility easement at 800 Hassell Road (Eisenhower Junior High School). Voice vote taken. All ayes. Motion carried.

6. REPORTS

A. Department of Development Services monthly report for Planning Division.

The Department of Development Services monthly report for Planning Division was received and filed.

B. Department of Development Services monthly report for Code Enforcement Division.

The Department of Development Services monthly report for Code Enforcement Division was received and filed.

7. PRESIDENT'S REPORT

Mayor McLeod reported on his activities and congratulated everyone on a successful Platzkonzert over the weekend. He reported that he had a zoom call with Cook County and supposedly tax bills will be sent out on October 1 with a due date of November 1. The Mayor attended a Celtic Fest meeting, U.S. Conference of Mayors meeting, NWMC Executive Board, meeting, Pace budget meeting, an Economic Development Commission meeting, and a CMAP technical committee meeting for transportation.

8. ITEMS IN REVIEW

9. OTHER

10. ADJOURNMENT

Motion by Trustee Kinnane, seconded by Mayor McLeod, to adjourn the meeting at 7:06 pm. Voice vote taken. All ayes. Motion carried.

Minutes submitted by:

Debbie Schoop, Executive Assistant

Date



AGENDA ITEM REPORT

Planning, Building & Zoning Committee
October 13, 2025
ITEM 4A

REQUEST: Approval of an Ordinance vacating and accepting public utility easements at 1800 Autumn Drive (Seasons at Hoffman Estates Apartments)

FROM: James Donahue, Senior Planner

ITEM TYPE: Ordinance - Committee

REQUEST SUMMARY

The Seasons at Hoffman Estates apartment development received Village Board approval in September 2022 and construction was finalized in 2024. As part of final plat approval in 2022, it was noted that easements that were unused or no longer needed would be vacated at a later date via a separate Plat of Vacation. As part of final site and utility inspections, it was determined that previously dedicated easements from the 2022 plat needed to be slightly expanded due to the as-built locations of the utilities in the field. The proposed plat addresses all outstanding easement issues and has been reviewed and approved by Village Corporation Counsel.

FINANCIAL IMPACT

N/A

RECOMMENDATION

Approval of an Ordinance vacating and accepting public utility easements at 1800 Autumn Drive (Seasons at Hoffman Estates Apartments)

ATTACHMENTS

1. Ordinance - Seasons at Hoffman Estates Apartments
2. Exhibit A - Location Map
3. Exhibit B - Seasons Plat of Easment & Vacation

VILLAGE OF HOFFMAN ESTATES

AN ORDINANCE VACATING AND ACCEPTING PUBLIC UTILITY EASEMENTS AT
1800 AUTUMN DRIVE, HOFFMAN ESTATES, ILLINOIS
(SEASONS AT HOFFMAN ESTATES APARTMENTS)

WHEREAS, the Planning, Building and Zoning Committee, at a public meeting duly called and held according to law on October 13, 2025, considered vacating and accepting public utility easements at 1800 Autumn Drive, and shown on Exhibit “A” attached hereto and made a part hereof; and

WHEREAS, it was determined that previously dedicated Public Utility Easements that were no longer needed for the project should be vacated; and

WHEREAS, Public Utility Easements have been granted over previously approved and installed utilities to accommodate as-built locations of said utilities in the field.

NOW, THEREFORE, BE IT ORDAINED by the Village Board of the Village of Hoffman Estates, Cook County, Illinois, as follows:

Section 1: The Village Board hereby finds that the facts and statements contained in the preamble of this Ordinance are true.

Section 2: That the Village President and Village Clerk are hereby authorized to execute the Plat of Easement Vacation and Easement Grant for 1800 Autumn Drive attached hereto and incorporated herein as Exhibit "B".

Section 3: The Village Clerk is hereby authorized to publish this Ordinance in pamphlet form.

Section 4: This Ordinance shall be in full force and effect immediately from and after its passage and approval.

PASSED THIS _____ day of _____, 2025

VOTE	AYE	NAY	ABSENT	ABSTAIN
Trustee Karen V. Mills	_____	_____	_____	_____
Trustee Anna Newell	_____	_____	_____	_____
Trustee Gary J. Pilafas	_____	_____	_____	_____
Trustee Gary G. Stanton	_____	_____	_____	_____
Trustee Karen Arnet	_____	_____	_____	_____
Trustee Patrick Kinnane	_____	_____	_____	_____
President William D. McLeod	_____	_____	_____	_____

APPROVED THIS _____ DAY OF _____, 2025

ATTEST:

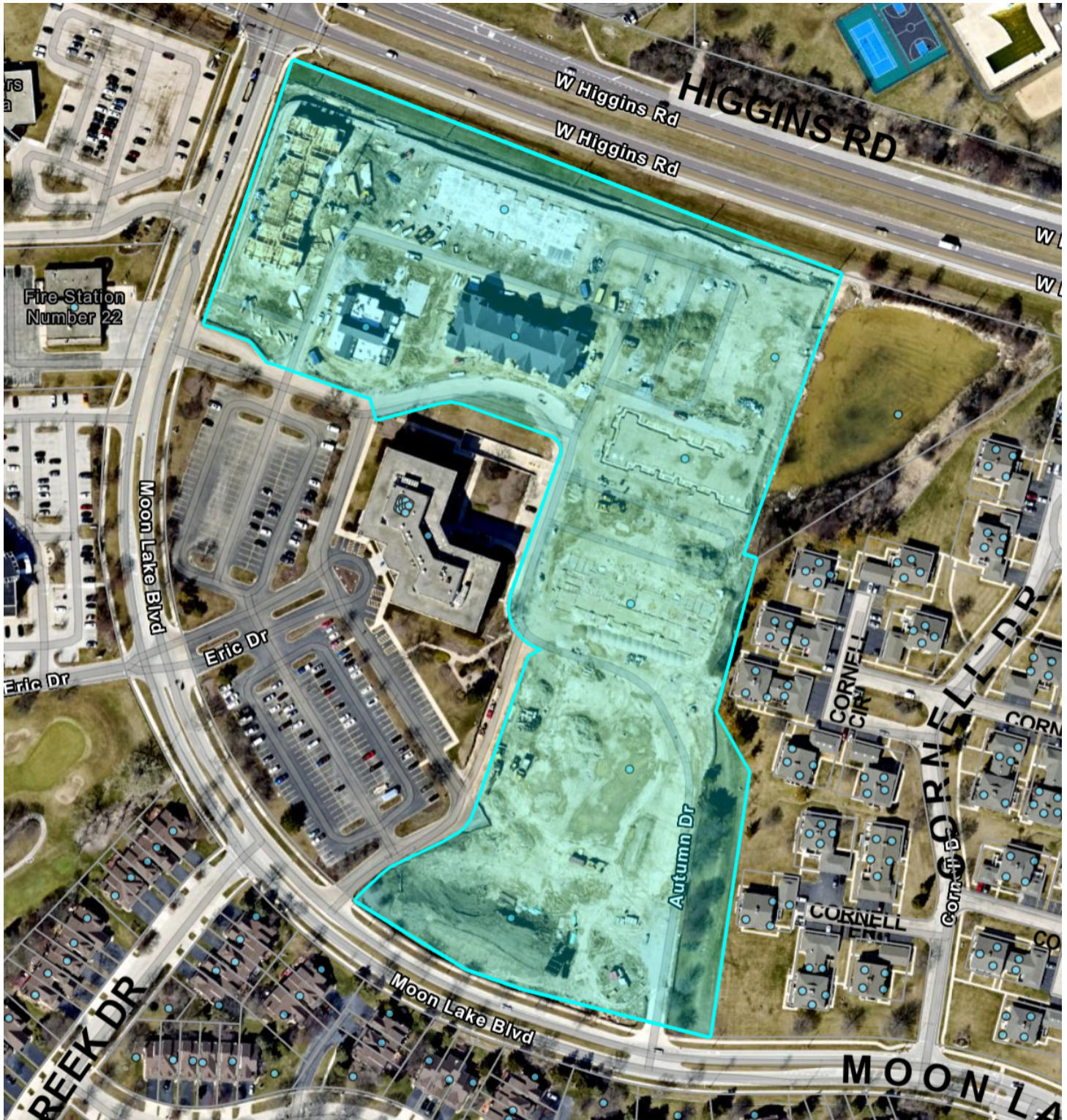
Village President

Village Clerk

Published in pamphlet form this _____ day of _____, 2025.

Seasons at Hoffman Estates - 1800 Autumn Drive

PIN: 07-07-400-066-0000



Legend

-  Subject Property
-  Parcels



Planning and Transportation Division
Department of Development Services
October 2025

SHEET INDEX

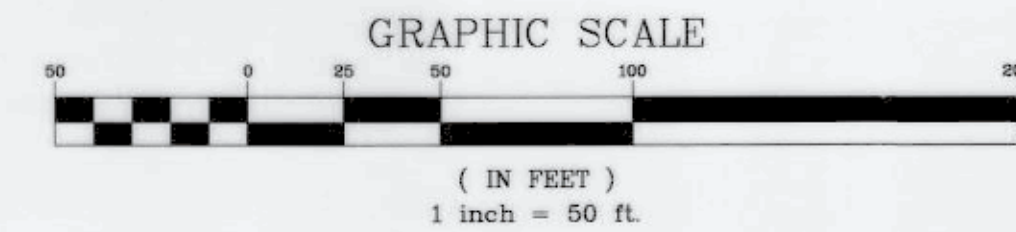
SHEETS 1-2:	EASEMENTS TO BE VACATED (PRIOR TO SEASONS AT HOFFMAN ESTATES SUBDIVISION)
SHEETS 3-4:	EASEMENTS TO BE VACATED AND GRANTED (POST SEASONS AT HOFFMAN ESTATES SUBDIVISION)
SHEET 5:	LEGAL DESCRIPTION, CERTIFICATES AND EASEMENT PROVISIONS

PLAT OF EASEMENT
VACATION AND GRANT OF EASEMENT

PART OF LOTS 1, 2 AND OUTLOT A IN SEASONS AT HOFFMAN ESTATES SUBDIVISION, BEING A RESUBDIVISION OF LOTS 1, 2, 3, 4 AND 5 IN POPLAR CREEK OFFICE PLAZA, BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBMITTED BY/RETURN TO:

VILLAGE OF HOFFMAN ESTATES (VILLAGE CLERK)
1900 HASSELL ROAD
HOFFMAN ESTATES, ILLINOIS 60169



BASIS OF BEARINGS

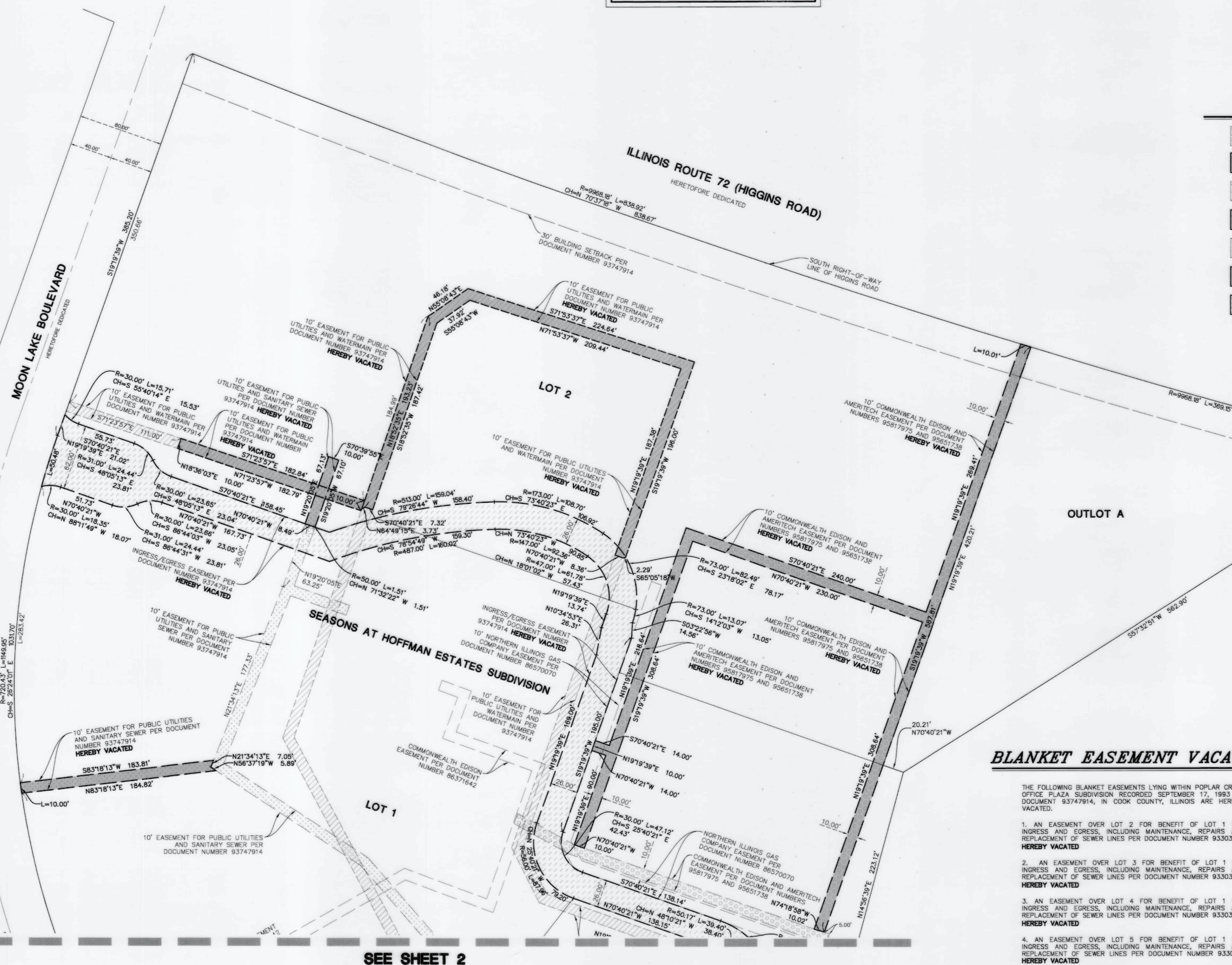
COORDINATES AND BEARINGS ARE BASED UPON SEASONS AT
HOFFMAN ESTATES SUBDIVISION FINAL PLAT OF SUBDIVISION

PIN'S

LOT 1: 07-07-400-065
LOT 2: 07-07-400-066
LOT 3: 07-07-400-067

EASEMENT LEGEND

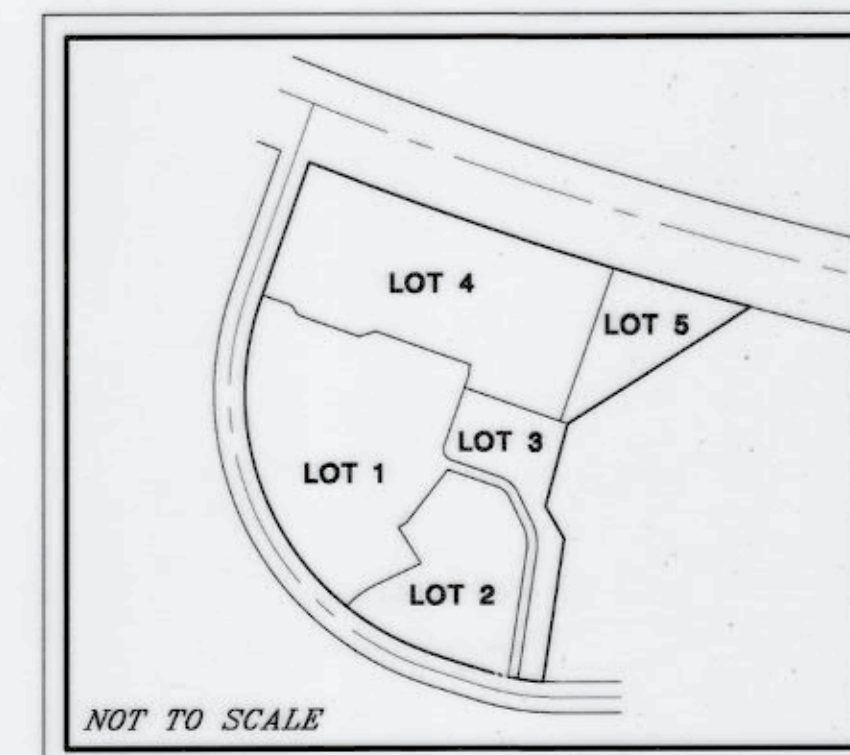
- EASEMENT FOR PUBLIC UTILITIES AND WATERMAIN PER DOCUMENT NUMBER 93747914
- EASEMENT FOR PUBLIC UTILITIES AND WATERMAIN PER DOCUMENT NUMBER 93747914 HEREBY VACATED
- EASEMENT FOR PUBLIC UTILITIES AND SANITARY SEWER PER DOCUMENT NUMBER 93747914
- EASEMENT FOR PUBLIC UTILITIES AND SANITARY SEWER PER DOCUMENT NUMBER 93747914 HEREBY VACATED
- COMMONWEALTH EDISON AND AMERITECH EASEMENT PER DOCUMENT NUMBERS 95817975 AND 95651738
- COMMONWEALTH EDISON AND AMERITECH EASEMENT PER DOCUMENT NUMBERS 95817975 AND 95651738 HEREBY VACATED
- INGRESS/EGRESS EASEMENT PER DOCUMENT NUMBER 93747914 HEREBY VACATED



BLANKET EASEMENT VACATIONS

THE FOLLOWING BLANKET EASEMENTS LYING WITHIN POPLAR CREEK OFFICE PLAZA SUBDIVISION RECORDED SEPTEMBER 17, 1993 AS DOCUMENT 93747914, IN COOK COUNTY, ILLINOIS ARE HEREBY VACATED.

- AN EASEMENT OVER LOT 2 FOR BENEFIT OF LOT 1 FOR INGRESS AND EGRESS, INCLUDING MAINTENANCE, REPAIRS AND REPLACEMENT OF SEWER LINES PER DOCUMENT NUMBER 9330371 HEREBY VACATED
- AN EASEMENT OVER LOT 3 FOR BENEFIT OF LOT 1 FOR INGRESS AND EGRESS, INCLUDING MAINTENANCE, REPAIRS AND REPLACEMENT OF SEWER LINES PER DOCUMENT NUMBER 9330371 HEREBY VACATED
- AN EASEMENT OVER LOT 4 FOR BENEFIT OF LOT 1 FOR INGRESS AND EGRESS, INCLUDING MAINTENANCE, REPAIRS AND REPLACEMENT OF SEWER LINES PER DOCUMENT NUMBER 9330371 HEREBY VACATED
- AN EASEMENT OVER LOT 5 FOR BENEFIT OF LOT 1 FOR INGRESS AND EGRESS, INCLUDING MAINTENANCE, REPAIRS AND REPLACEMENT OF SEWER LINES PER DOCUMENT NUMBER 9330371 HEREBY VACATED

POPLAR CREEK OFFICE
PLAZA LOT DETAIL

SEE SHEET 2

SEASONS AT HOFFMAN ESTATES SUBDIVISION

HOFFMAN ESTATES, ILLINOIS

PLAT OF EASEMENT VACATION AND GRANT OF EASEMENT

PROJ. MGR.: JLP
PROJ. ASSOC.: ERV
DRAWN BY: AAS
DATE: 06/22/22
SCALE: 1"=50'
SHEET
1 OF 5
FRDHEIL01

Manhard
CONSULTING

One Overlook Point, Suite 200, Lombard, IL 60148
Tel: 630.261.8800 Fax: 630.261.8801
www.manhardconsulting.com

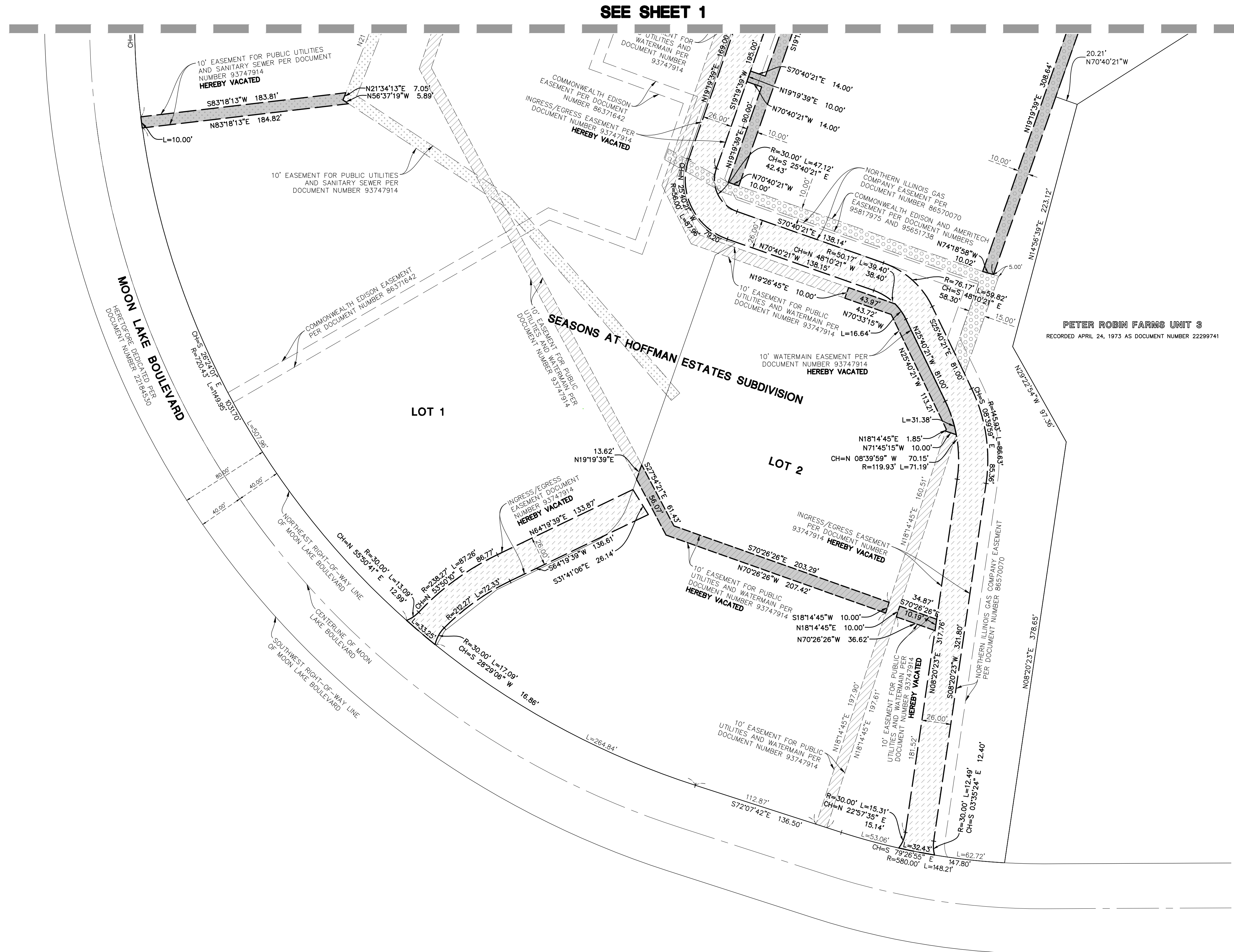
Professional Engineer
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DATE	06/17/24	PRINTED BY	ERV
REVISIONS	03/19/24	REVISED BY	AAS
	06/23/22	REVISED BY	AAS
	07/29/22	REVISED BY	AAS

PART OF LOTS 1, 2 AND OUTLOT A IN SEASONS AT HOFFMAN ESTATES SUBDIVISION, BEING A RESUBDIVISION OF LOTS 1, 2, 3, 4 AND 5 IN POPLAR CREEK OFFICE PLAZA, BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



- | | |
|---|---|
|  | = EASEMENT FOR PUBLIC UTILITIES AND WATERMAIN
PER DOCUMENT NUMBER 93747914 |
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PER DOCUMENT NUMBER 93747914
HEREBY VACATED |
|  | = EASEMENT FOR PUBLIC UTILITIES AND SANITARY
SEWER PER DOCUMENT NUMBER 93747914 |
|  | = EASEMENT FOR PUBLIC UTILITIES AND SANITARY
SEWER PER DOCUMENT NUMBER 93747914
HEREBY VACATED |
|  | = COMMONWEALTH EDISON AND AMERITECH
EASEMENT PER DOCUMENT NUMBERS
95817975 AND 95651738 |
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PER DOCUMENT NUMBERS 95817975 AND 95651738
HEREBY VACATED |
|  | = INGRESS/EGRESS EASEMENT PER DOCUMENT
NUMBER 93747914 HEREBY VACATED |

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Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
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SEASONS AT HOFFMAN ESTATES SUBDIVISION

HOFFMAN EASTATES, ILLINOIS

PLAT OF EASEMENT VACATION AND GRANT OF EASEMENT

PROJ. MGR.: JP
PROJ. ASSOC.: ERV
DRAWN BY: AAS
DATE: 06/22/22
SCALE: 1"=50'

SHEET

2 OF 5

FRDHEIL01

PLAT OF EASEMENT
VACATION AND GRANT OF EASEMENT

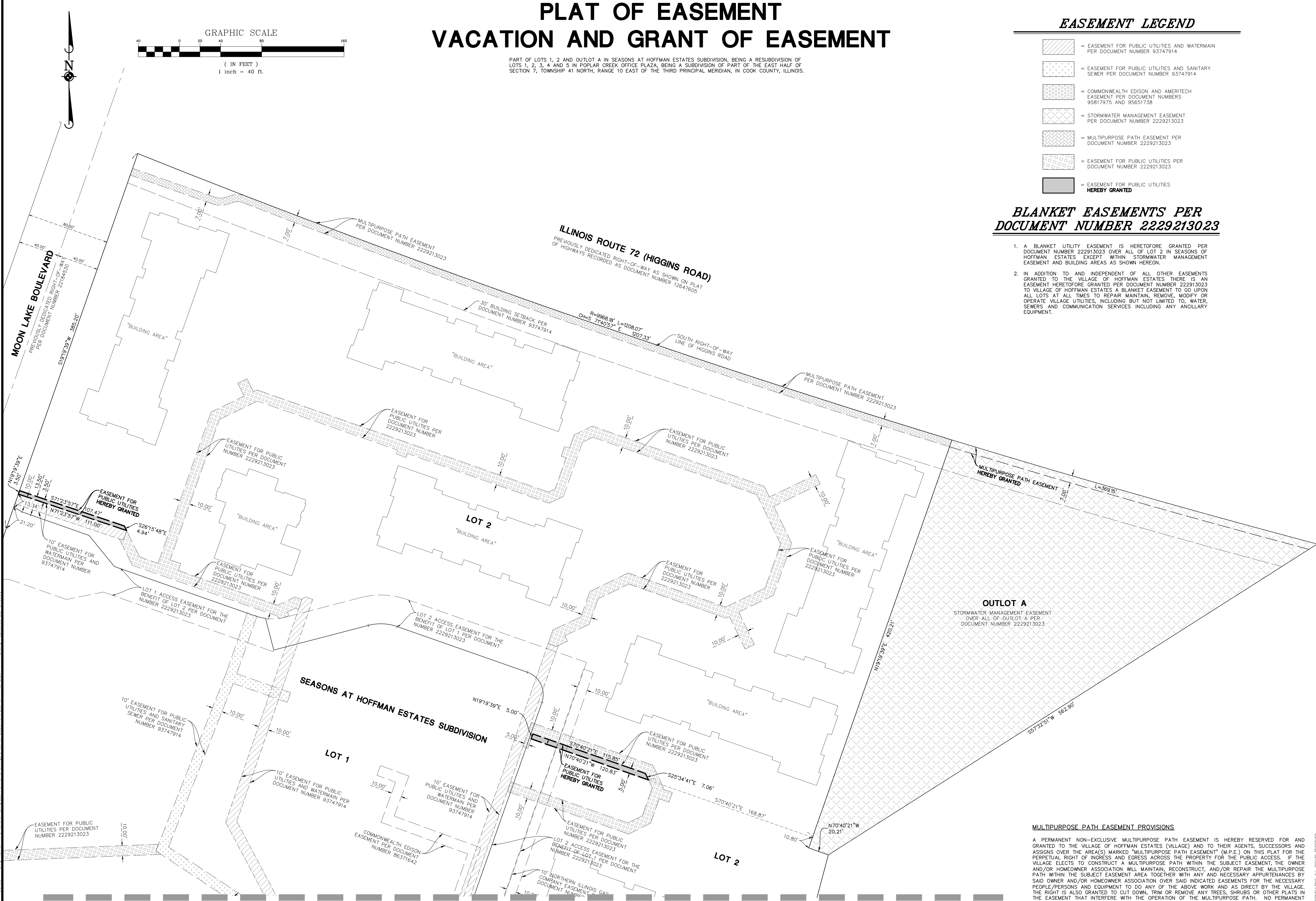
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EASEMENT LEGEND

- EASEMENT FOR PUBLIC UTILITIES AND WATERMAIN PER DOCUMENT NUMBER 93747914
- EASEMENT FOR PUBLIC UTILITIES AND SANITARY SEWER PER DOCUMENT NUMBER 93747914
- COMMONWEALTH EDISON AND AMERITECH EASEMENT PER DOCUMENT NUMBERS 95817975 AND 95651738
- STORMWATER MANAGEMENT EASEMENT PER DOCUMENT NUMBER 2229213023
- MULTIPURPOSE PATH EASEMENT PER DOCUMENT NUMBER 2229213023
- EASEMENT FOR PUBLIC UTILITIES PER DOCUMENT NUMBER 2229213023
- EASEMENT FOR PUBLIC UTILITIES HEREBY GRANTED

BLANKET EASEMENTS PER
DOCUMENT NUMBER 2229213023

- A BLANKET UTILITY EASEMENT IS HERETOFORE GRANTED PER DOCUMENT NUMBER 222913023 OVER ALL OF LOT 2 IN SEASONS OF HOFFMAN ESTATES EXCEPT WITHIN STORMWATER MANAGEMENT EASEMENT AND BUILDING AREAS AS SHOWN HEREON.
- IN ADDITION TO AND INDEPENDENT OF ALL OTHER EASEMENTS GRANTED TO THE VILLAGE OF HOFFMAN ESTATES THERE IS AN EASEMENT HERETOFORE GRANTED PER DOCUMENT NUMBER 222913023 TO VILLAGE OF HOFFMAN ESTATES A BLANKET EASEMENT TO GO UPON ALL LOTS AT ALL TIMES TO REPAIR, MAINTAIN, REMOVE, MODIFY OR OPERATE VILLAGE UTILITIES, INCLUDING BUT NOT LIMITED TO, WATER, SEWERS AND COMMUNICATION SERVICES INCLUDING ANY ANCILLARY EQUIPMENT.



MULTIPURPOSE PATH EASEMENT PROVISIONS

A PERMANENT NON-EXCLUSIVE MULTIPURPOSE PATH EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF HOFFMAN ESTATES (VILLAGE) AND TO THEIR AGENTS, SUCCESSORS AND ASSIGNS OVER THE AREA(S) MARKED "MULTIPURPOSE PATH EASEMENT" (M.P.E.) ON THIS PLAT FOR THE PERPETUAL RIGHT OF INGRESS AND EGRESS ACROSS THE PROPERTY FOR THE PUBLIC ACCESS. IF THE VILLAGE ELECTS TO CONSTRUCT A MULTIPURPOSE PATH WITHIN THE SUBJECT EASEMENT, THE OWNER AND/OR HOMEOWNER ASSOCIATION WILL MAINTAIN, RECONSTRUCT, AND/OR REPAIR THE MULTIPURPOSE PATH WITHIN THE SUBJECT EASEMENT AREA TOGETHER WITH ANY AND NECESSARY APPURTENANCES BY SAID OWNER AND/OR HOMEOWNER ASSOCIATION OVER SAID INDICATED EASEMENTS FOR THE NECESSARY PEOPLE/PERSONS AND EQUIPMENT TO DO ANY OF THE ABOVE WORK AND AS DIRECT BY THE VILLAGE. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS IN THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE MULTIPURPOSE PATH. NO PERMANENT BUILDING SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR LAWNS AND LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS

DRAWN BY	REVISIONS	
	DATE	
	03/19/24	REVISED PER AS-CONSTRUCTED UTILITIES
	09/30/22	REVISED PER VILLAGE REVIEW
	09/23/22	REVISED PER VILLAGE REVIEW
	07/29/22	REVISED PER VILLAGE REVIEW

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SEASONS AT HOFFMAN ESTATES SUBDIVISION

HOFFMAN ESTATES, ILLINOIS

PLAT OF EASEMENT VACATION AND GRANT OF EASEMENT

PROJ. MGR.: JP

PROJ. ASSOC.: ERV

DRAWN BY: AAS

DATE: 06/22/22

SCALE: 1"=40'

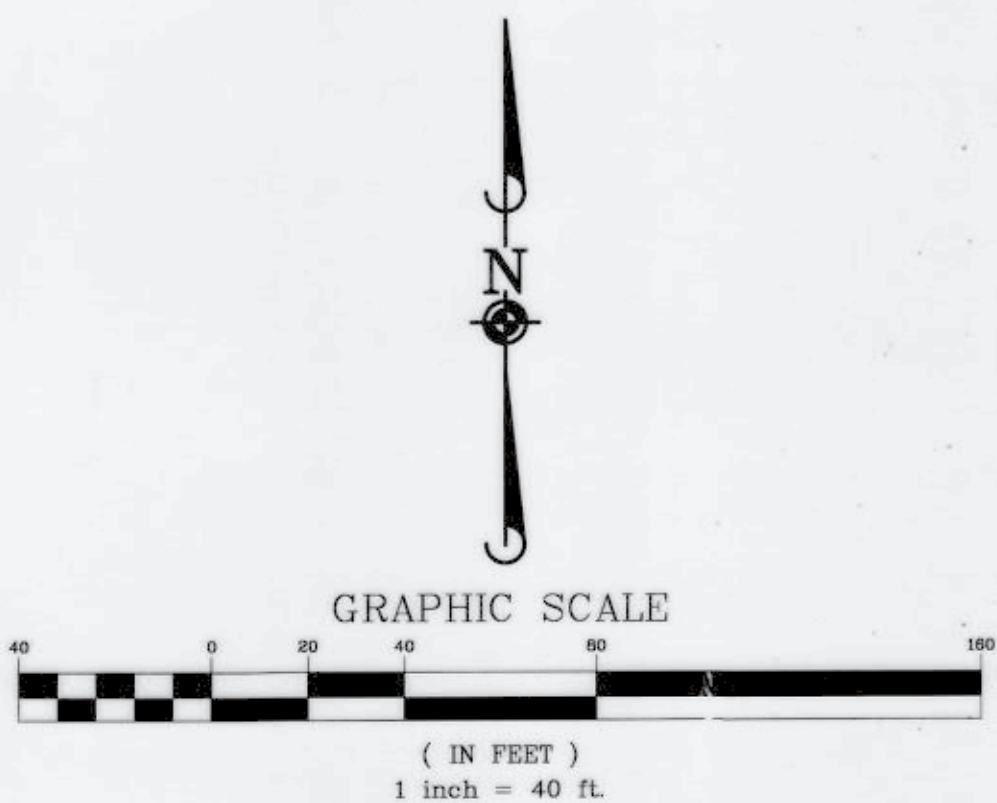
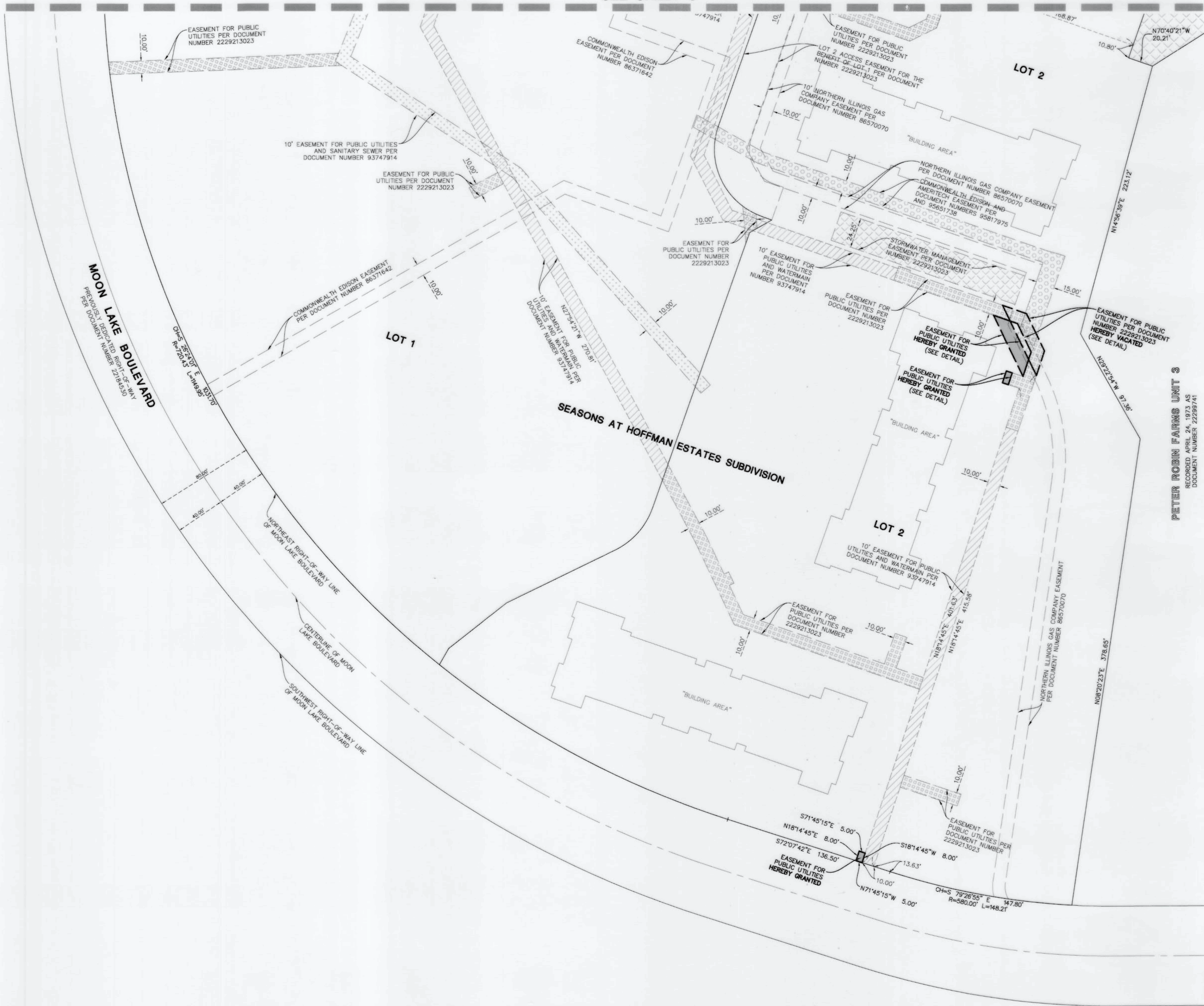
SHEET 3 OF 5

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PLAT OF EASEMENT VACATION AND GRANT OF EASEMENT

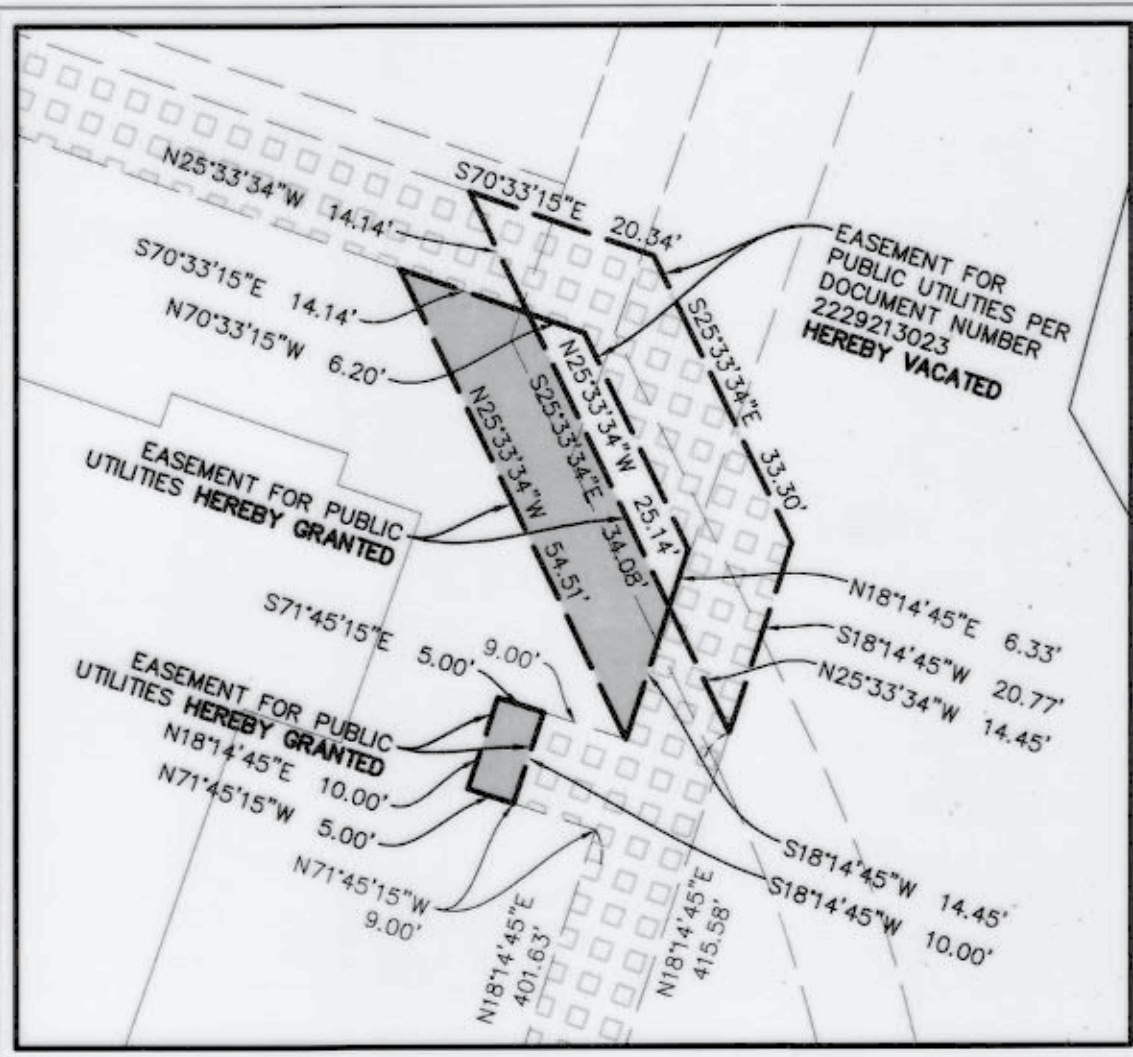
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SEE SHEET 3



EASEMENT LEGEND

- EASEMENT FOR PUBLIC UTILITIES AND WATERMAIN PER DOCUMENT NUMBER 93747914
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- EASEMENT FOR PUBLIC UTILITIES HEREBY GRANTED



DETAIL

SCALE 1"=20'

SEASONS AT HOFFMAN ESTATES SUBDIVISION

HOFFMAN ESTATES, ILLINOIS

PLAT OF EASEMENT VACATION AND GRANT OF EASEMENT

PROJ. MGR.: JP
PROJ. ASSOC.: ERV
DRAWN BY: AAS
DATE: 06/22/22
SCALE: 1"=40'

SHEET

4 OF 5
FRDHEIL01

DATE	REVISIONS	BY
03/19/24	REVISED PER AS-CONSTRUCTED UTILITIES	AAS
09/30/22	REVISED PER VILLAGE REVIEW	AAS
09/23/22	REVISED PER VILLAGE REVIEW	AAS
07/29/22	REVISED PER VILLAGE REVIEW	AAS

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Civil Engineers • Surveyors • Water Resources Engineers • Water Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

SUBMITTED BY/RETURN TO:

VILLAGE OF HOFFMAN ESTATES (VILLAGE CLERK)
1900 HASSELL ROAD
HOFFMAN ESTATES, ILLINOIS 60169

PLAT OF EASEMENT VACATION AND GRANT OF EASEMENT

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OWNER'S CERTIFICATE (LOT 1 AND OUTLOT A)

STATE OF TENNESSEE)
COUNTY OF SHELBY) SS
(OUTLOT A IS FORMALLY KNOWN AS LOT 5)

THIS IS TO CERTIFY THAT OLYMBEC FIT LP IS THE LEGAL OWNER OF LOT 1 AND OUTLOT A IN SEASONS AT HOFFMAN ESTATES SUBDIVISION AS DESCRIBED ON THE ATTACHED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED FOR THE PURPOSE OF VACATING AND GRANTING CERTAIN EASEMENTS AS DETAILED HEREON.

DATED THIS 19th DAY OF July, A.D., 2024.

BY: [Signature] OLYMBEC FIT LP
1004 E BROOKS ROAD
MEMPHIS, TN 38116-0000
JASON BERGER, EUP Operations & General Counsel
PRINTED NAME AND TITLE OF Olymbec USA LLC, its general partner

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF SHELBY) SS

I, K. Michelle Robinson, a NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE

AFORSAID, DO HEREBY CERTIFY THAT JASON BERGER 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 19th DAY OF July, A.D., 2024.

K. Michelle Robinson
NOTARY PUBLIC



PUBLIC UTILITY EASEMENT VACATION AND EASEMENT GRANT CERTIFICATE

THE APPROVING AUTHORITIES ON SIGNING THIS DOCUMENT HEREBY RELEASE AND CONSENT TO THE RELEASE, VACATION AND ABROGATION OF THAT PORTION OF EASEMENTS AS SHOWN HEREON AS HEREBY VACATED AND AGREE AND ACCEPT THE PUBLIC UTILITY EASEMENTS HEREBY GRANTED.

ACCEPTED: _____ DATE: _____
VILLAGE OF HOFFMAN ESTATES

PRINTED NAME AND TITLE

ACCEPTED: Jill Tolosa - AT&T DATE: 5-29-25
AT&T CORPORATION (FKA) ILLINOIS BELL TELEPHONE CO.)

Jill Tolosa - Right of Way Engineer AT&T
PRINTED NAME AND TITLE

ACCEPTED: Rebecca A. Luginbill DATE: 5-27-25
GAS COMPANY

Rebecca Luginbill - Land Agent
PRINTED NAME AND TITLE

ACCEPTED: _____ DATE: _____
CABLE COMPANY

PRINTED NAME AND TITLE

ACCEPTED: Kate Pearson DATE: 5-29-25
COMMON WEALTH EDISON

Kate Pearson
PRINTED NAME AND TITLE

OWNER'S CERTIFICATE (LOT 2)

STATE OF Wisconsin)
COUNTY OF Milwaukee) SS

THIS IS TO CERTIFY THAT FRED-HOFFMAN ESTATES HC, LLC IS THE LEGAL OWNER OF LOT 2 IN SEASONS AT HOFFMAN ESTATES SUBDIVISION AS DESCRIBED ON THE ATTACHED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED FOR THE PURPOSE OF VACATING AND GRANTING CERTAIN EASEMENTS AS DETAILED HEREON.

DATED THIS 6 DAY OF August, A.D., 2024.

BY: Steven J. Bessell
FRED-HOFFMAN ESTATES HC, LLC
789 NORTH WATER STREET, SUITE 200-500
MILWAUKEE, WISCONSIN 53202
Steven J. Bessell, Authorized Agent
PRINTED NAME AND TITLE

NOTARY PUBLIC

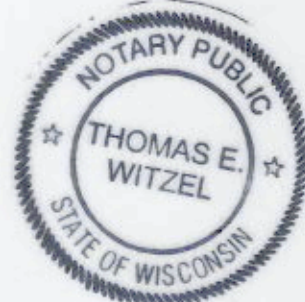
STATE OF Wisconsin)
COUNTY OF Milwaukee) SS

I, Thomas E. Witzel, a NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE

AFORSAID, DO HEREBY CERTIFY THAT Steven J. Bessell 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 6 DAY OF August, A.D., 2024.

[Signature]
NOTARY PUBLIC



MORTGAGEE CONSENT (LOT 2)

THE UNDERSIGNED, AS MORTGAGEE, UNDER THE PROVISIONS OF CERTAIN MORTGAGE DATED October 27, 2022 AND RECORDED IN THE RECORDER'S OFFICE OF Cook COUNTY, ILLINOIS, ON THIS 8th DAY OF November, A.D., 2022, AS DOCUMENT NUMBER 2231855122, HEREBY CONSENTS TO THE VACATION AND GRANT OF EASEMENTS STATED HEREIN.

DATED: August 8, 2024, A.D., 2024.

BY: Charles Houser
PRINTED NAME AND TITLE
Charles Houser, VP

ATTEST: Peter Young
PRINTED NAME AND TITLE
Peter Young, U.P.

MORTGAGEE'S NAME AND ADDRESS
3100 Harris Bank N.A.
790 N. Water Street, Floor 11
Milwaukee, WI 53202

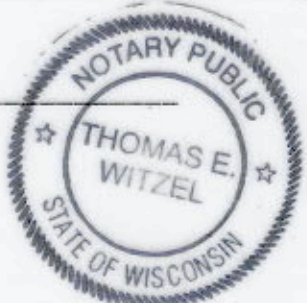
MORTGAGEE NOTARY PUBLIC (LOT 2)

STATE OF Wisconsin)
COUNTY OF Milwaukee) SS

I, Thomas E. Witzel, a NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT Charles Houser OF 3100 Harris Bank N.A. WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT 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 8 DAY OF August, A.D., 2024.

[Signature]
NOTARY PUBLIC



BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK AND KANE) SS

APPROVED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF HOFFMAN ESTATES, COOK

AND KANE COUNTIES, ILLINOIS, THIS _____ DAY OF _____, A.D., 2024.

SIGNED: _____
VILLAGE PRESIDENT

ATTEST: _____
VILLAGE CLERK

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

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., 2024.

COUNTY CLERK, COOK COUNTY, ILLINOIS

PUBLIC UTILITY EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED BY AND GRANTED TO THE VILLAGE OF HOFFMAN ESTATES AND TO UTILITY SERVICE PROVIDERS AND THEIR SUCCESSORS THAT HOLD A LICENSE OR FRANCHISE UPON THE DATE OF THIS DOCUMENT WITHIN THE VILLAGE OF HOFFMAN ESTATES, COOK AND KANE COUNTIES, ILLINOIS, WITHIN THE AREA SHOWN BY DASHED LINES AND WITHIN THE AREA DEFINED "EASEMENTS FOR PUBLIC UTILITIES" ON THIS PLAT, TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN CONDUITS, CABLES AND WIRES, STORM AND SANITARY SEWER AND WATER MAINS AND DRAINAGE SWALES, ABOVE AND UNDERGROUND, WITH ALL NECESSARY MANHOLES, WATER VALVES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THE SUBDIVISION AND OTHER PROPERTY WITH TELEPHONE, ELECTRIC, TELEVISION, SEWER AND WATER SERVICE, AND DRAINAGE PURPOSES, THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN WITHIN SAID EASEMENT AREAS SAID CONDUITS, CABLES, WIRES, MANHOLES, WATER VALVES AND OTHER EQUIPMENT, AND FOR THE INSTALLATION, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF GAS MAINS AND APPURTENANCES, AND FINALLY THE RIGHT IS PER DOCUMENT NUMBER 2229213023 TO CUT DOWN AND REMOVE AND TRIM AND KEEP TREES, SHRUBS, OR SAPPLINGS THAT INTERFERE OR THREATEN TO INTERFERE WITH ANY OF THE SAID PUBLIC UTILITY EQUIPMENT, OPERATION AND MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES WILL BE PERFORMED BY THE VILLAGE ONLY IN THE EVENT OF OWNER DEFAULT IN THE OWNER'S MAINTENANCE OBLIGATIONS, AND WILL BE DONE AT THE OWNER'S EXPENSE IN ACCORDANCE WITH THE ACCOMPANYING EASEMENT AGREEMENT. NO PERMANENT BUILDINGS OR CONCRETE PATIOS SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED. HOWEVER, IF FENCES ARE TO BE ERECTED BY ANY OWNER OR OWNERS IN THIS SUBDIVISION WITHIN SAID EASEMENT, THESE MUST BE PLACED IN A LOCATION ACCEPTABLE TO THE VILLAGE OF HOFFMAN ESTATES AND PRIOR TO ERECTING SUCH A FENCE, A PERMIT FOR SUCH A FENCE INSTALLATION MUST BE OBTAINED FROM SAID VILLAGE.

NICOR GAS EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE PARCEL WITH NATURAL GAS SERVICE IS HEREBY RESERVED FOR AND GRANTED TO

NICOR GAS COMPANY

ITS RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PARCEL SHOWN WITHIN THE DOTTED LINES ON THE PLAT AND MARKED "PUBLIC UTILITY EASEMENT", AND THE PARCEL 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 TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, 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 PARCEL FOR ALL SUCH PURPOSES. NO PERMANENT STRUCTURES MAY BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PARCEL SHOWN WITHIN THE DOTTED LINES MARKED "PUBLIC UTILITY EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE, BUT THE EASEMENT AREA MAY BE USED FOR PURPOSES NOT INCONSISTENT WITH THE RIGHTS GRANTED, INCLUDING WITHOUT LIMITATION, CONSTRUCTION OF PARKING AREAS, LANDSCAPE ISLANDS AND LANDSCAPING, INCLUDING SHALLOW ROOTED BUSHES AND SHRUBS, BUT EXCLUDING TREES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PARCEL SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

IF REQUESTED BY GRANTEE/LOT OWNER, RELOCATION OF FACILITIES WILL BE DONE BY GRANTEE AT COST OF GRANTEE/LOT OWNER TO A LOCATION MUTUALLY AGREEABLE TO THE PARTIES AND THIS EASEMENT AND/OR THE EASEMENT PREMISES SHALL BE AMENDED TO ACCOMMODATE THE NEW GAS MAIN ALIGNMENT.

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

SBC - AMERITECH ILLINOIS A.K.A. ILLINOIS BELL TELEPHONE COMPANY, GRANTEEES,

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 FOR PUBLIC UTILITIES" (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 RIGHTS 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 SAPPLINGS 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 GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE/LOT OWNER. IF 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 FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2(c), 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 OR AS AN APPORTIONMENT TO THE SEPARATELY OWNED LOTS, PARCELS 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" INCLUDE 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, RETENTION POND OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEE AT COST OF THE GRANTEE/LOT OWNER, UPON WRITTEN REQUEST.

PIN'S

LOT 1: 07-07-400-065
LOT 2: 07-07-400-066
LOT 3: 07-07-400-067

LEGAL DESCRIPTION

LOTS 1, 2 AND OUTLOT A IN SEASONS AT HOFFMAN ESTATES SUBDIVISION, BEING A RESUBDIVISION OF LOTS 1, 2, 3, 4 AND 5 IN POPLAR CREEK OFFICE PLAZA, BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 19, 2022 AS DOCUMENT NUMBER 2229213023, IN COOK COUNTY, ILLINOIS.

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 FIDUCIARY REAL ESTATES DEVELOPMENT, INC. BASED ON SEASONS AT HOFFMAN ESTATES FINAL PLAT OF SUBDIVISION AND AN ALTA SURVEY PREPARED BY MANHARD CONSULTING DATED OCTOBER 27, 2022.

4. THE PROPERTY IS FURTHER SUBJECT TO DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED AS DOCUMENT NUMBER 2024162232 WHICH SHALL BE AMENDED BY SEPARATE DOCUMENT. EASEMENTS GRANTED BY SAID DOCUMENT HAVE NOT BEEN SHOWN HEREON.

5. MANHARD CONSULTING IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2024.

6. OUTLOT A IS FORMALLY KNOWN AS LOT 5.

PERMISSION TO RECORD

STATE OF ILLINOIS)
COUNTY OF LAKE) SS

I, ERIC R. VESELY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO THE VILLAGE CLERK OF HOFFMAN ESTATES TO RECORD THIS PLAT ON OR BEFORE DECEMBER 31, 2024. THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

DATED THIS 17TH DAY OF JUNE, A.D. 2024.

[Signature]
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3855
LICENSE EXPIRES NOVEMBER 30, 2026



SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE) SS

THIS IS TO CERTIFY THAT WE, MANHARD CONSULTING, HAVE SURVEYED AND PLATTED THE ABOVE DESCRIBED PROPERTY FOR THE PURPOSE OF VACATING AND 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 17TH DAY OF JUNE A.D., 2024.

[Signature]
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3855
LICENSE EXPIRES: NOVEMBER 30, 2026



SEASONS AT HOFFMAN ESTATES SUBDIVISION

HOFFMAN ESTATES, ILLINOIS

PLAT OF EASEMENT VACATION AND GRANT OF EASEMENT

PROJ. MGR.: JP
PROJ. ASSOC.: ERV
DRAWN BY: AAS
DATE: 06/22/22
SCALE: NA

SHEET

5 OF 5
FRDHEL01



DATE	REVISION	DESCRIPTION
06/27/24	PRINTED BY AAS	(SHEETS 1 AND 5 ONLY)
09/20/22	REVISED PER AS-CONSTRUCTED UTILITIES	AAS
09/20/22	REVISED PER VILLAGE REVIEW	AAS
09/23/22	REVISED PER VILLAGE REVIEW	AAS
07/29/22	REVISED PER VILLAGE REVIEW	AAS



AGENDA ITEM REPORT

Planning, Building & Zoning Committee
October 13, 2025
ITEM 4B

REQUEST: Approval of a License Agreement with Commonwealth Edison Company (ComEd) for underground electric distribution lines in the Beverly Road Right-of-Way

FROM: Alan Wenderski, Director of Engineering
Jennifer Horn, Director of Planning & Transportation

ITEM TYPE: Agreement - Committee

REQUEST SUMMARY

In order to support the full build out of the Compass data center site, ComEd needs to install new high-voltage distribution lines from an existing sub-station south of I-90 to connect to the new sub-station at the Compass site. Two separate distribution lines are required for reliability and redundancy. The proposed License Agreement covers the first distribution line (northern route), while a separate (and virtually identical) License Agreement will be presented in the near future for consideration once the technical engineering plans are completed for the southern route. A significant portion of the northern planned route is within Village right-of-way along Beverly Road (see Exhibit A of the proposed Agreement for a map of the route). Since the lines will only serve a single customer and not the public at large, they are not covered by the Village's Franchise Agreement with ComEd, therefore, a License Agreement is requested for approval.

The License Agreement essentially follows the same format as the License previously approved to serve the Microsoft site as well as the Village's current Franchise Agreement, which covers all portions of the ComEd public electrical system. ComEd's engineering consultant has worked extensively with Village staff to finalize engineering plans that place the distribution lines underground in a manner that will be the least impactful to existing and possible future Village utility needs within the public right-of-way. Installation will involve temporary phased roadway lane closures and removal/replacement of pavement. Village Engineering staff has reviewed all installation plans to ensure that restoration, including pavement replacement, will be done fully in accordance with Village standards. ComEd will be responsible for all traffic control and phasing as detailed in the plans.

The License Agreement allows ComEd to perform the initial installation and perpetually maintain the underground lines. It also includes language addressing removal of the lines if they become abandoned in the future. The Village retains the right to require permits for the installation of the distribution lines, including the collection of engineering fees to cover plan review and inspection costs.

FINANCIAL IMPACT

No financial impact.

RECOMMENDATION

Approve a License Agreement with Commonwealth Edison Company (ComEd) for underground electric distribution lines in the Beverly Road Right-of-Way.

ATTACHMENTS

1. ComEd-Hoffman Estates License (North-Compass)
2. Exhibit C Plans

LICENSE

THIS LICENSE (this "License") is granted as of the ____ day of _____, 2025, by and between THE VILLAGE OF HOFFMAN ESTATES, an Illinois municipal corporation ("Village"), and COMMONWEALTH EDISON COMPANY, an Illinois corporation ("Licensee").

RECITALS:

A. Village has jurisdiction over the public right of way located in Hoffman Estates, Illinois commonly known as Beverly Road, all as shown on Exhibit A attached hereto and made a part hereof (the "Subject Street").

B. Village desires to grant to Licensee, and Licensee desires to receive from Village, a right of way license for the installation, use, operation and maintenance of electrical facilities, as more fully described herein below, in, upon, under, across and along those portions of the Subject Street particularly described and/or depicted in Exhibit B attached hereto and made a part hereof (the "License Area").

NOW, THEREFORE, in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby expressly acknowledged, Village and Licensee hereby agree as follows:

1. Grant of License. Village does hereby give and grant to Licensee and Licensee's agents, contractors, employees, representatives, successors and assigns ("Licensee Parties"): (a) a non-exclusive, perpetual right and license in, under, along, upon and across the License Area to install, construct, reconstruct, renew, erect, operate, use, patrol, maintain, repair, relocate (within the License Area), alter, substitute and remove the underground electric and communications lines and conduits and other equipment and facilities contemplated by the plans and specifications described on Exhibit C attached hereto and made a part hereof (the "Initial Facilities"), and other electric transmission, distribution and communications lines, and/or related facilities necessary or convenient for such electrical transmission, distribution and/or communications lines, including cables, conductors, conduits, duct packages, wires and related equipment structures and facilities, footings, foundations, controls, switches, relays, circuit breakers, telemetry and monitoring devices, underground counterpoise, anchors, underground ground grid, manholes, transformers, pedestals and necessary fixtures, appurtenances and related equipment, structures and facilities (collectively with the Initial Facilities, the "Facilities"), and (b) a non-exclusive, perpetual right and license over, upon, along and across those portions of the Subject Street which are reasonably necessary to enable the Licensee Parties to gain ingress to and egress from the License Area at any and all times, for any or all of the purposes specified in clause (a) above.

2. Use of Subject Street and License Area.

(a) Certain Rights and Obligations of Licensee.

(i) Obstructions and Vegetation. From time to time, when Licensee believes it to be warranted by existing conditions, Licensee shall have the right, at its own expense, to cause the trees and vegetation growing upon or under the License Area to be trimmed in such a manner that there shall be a proper clearance between the nearest wires or equipment and any portion of the trees or vegetation. The trees and vegetation shall be trimmed so that no roots, branches, twigs or leaves come in contact with or in any way interfere with the Facilities. Licensee shall notify the Village Electric Representative (as hereinafter defined) no less than

seven (7) days before it plans to perform such work. The Village Electric Representative shall approve the time, place and manner of performing such work. When Licensee or any Licensee Party does any work in or affecting the License Area, it shall, at its own expense, remove any obstructions therefrom and restore the License Area as provided in Section 6 of this License, unless otherwise directed by Village.

(ii) Permits. When performing work involving the construction, repair, maintenance, renewal or replacement of Facilities within the License Area that is of a nature that, pursuant to applicable Village ordinances, requires a permit to perform within public rights of way under the jurisdiction of the Village, Licensee shall obtain a permit for such work in accordance with the applicable ordinances of the Village (a “Permit”). In the case of work for which a Permit is required hereunder, Licensee shall include with its Permit application such plans and schedules for restoration of the License Area as Village may require by ordinance. In the event of an emergency, if prior acquisition of formal authorization is not possible, Licensee or any Licensee Party may undertake the work described above without first acquiring a Permit or other formal authorization, provided that Licensee uses its best efforts to contact the Village Emergency Electric Representative (as hereinafter defined) prior to performing such work and provided further that Licensee shall apply for such Permit or other applicable formal authorization at the earliest reasonable opportunity. In addition, in the event of an emergency involving the Facilities which Licensee reasonably believes poses a threat of immediate harm to the public or to any of the Facilities, Licensee is hereby granted access to the License Area, without a Permit, to ameliorate the threatened harm. In such event, Licensee shall promptly advise Village of the emergency. The Licensee shall be responsible for payment of all Permit fees and expenses related to review of the Permit application and accompanying documents. Such expenses shall be determined by the Village Engineer in accordance with current inspection rates and paid prior to issuance of the required Permit.

(iii) Compliance. In the case of work hereunder which requires a Permit, Licensee shall perform such work in compliance with the applicable Permit, and such work may commence only after the Village receives any required performance bond(s) required in connection with such Permit in accordance with generally applicable Village ordinances or adopted Village policies. Licensee agrees to fully comply with any and all applicable laws, statutes, ordinances, orders, rules and regulations of governmental authorities while upon, traversing or using any Village owned right-of-way or real property pursuant to this License.

(iv) Inspection; Notices. The Licensee shall permit the Village, at reasonable times and upon reasonable notice, to inspect the Facilities so as to determine whether the Licensee is complying or has complied with the terms of this License. To the extent practicable, Licensee shall notify the Village of plans to undertake any construction, repair, maintenance or replacement of the Facilities in conjunction with Licensee’s annual planning meetings with the Village.

(v) Traffic Control. If the Licensee must perform any work or activities with respect to the Facilities hereunder that the Village determines will affect traffic or require traffic control or protection, the Licensee shall submit a maintenance of traffic plan to the Village for approval, which approval shall not be unreasonably withheld, conditioned or delayed, and no such work or activities affecting traffic shall be performed without the written approval of the Village. All costs for traffic control shall be paid for by the Licensee.

(vi) Other Facilities. Unless specifically permitted by Village, all Facilities installed by Licensee or the other Licensee Parties pursuant to this License shall be located so

as not to injure any drains, sewers, catch basins, water pipes, pavements or other public improvements.

(vii) Village Representatives. For purposes hereof: (1) the term “Village Electric Representative” shall mean the person or persons designated by Village to be responsible for the day-to-day implementation of this License on behalf of Village during regular office hours, and (2) the term “Village Emergency Electric Representative” shall mean the person or persons designated by Village for the implementation of this License on behalf of Village during emergencies and at all times other than Village’s regular office hours. As of the date of this License, the Village Electric Representative is Joseph Nebel, Director of Public Works and the Village Emergency Electric Representative is also Joseph Nebel, Director of Public Works.

(b) Certain Rights and Obligations of Village. Village and Licensee acknowledge that, as of the date of this License, the Subject Street within which the License Area is located includes portions of the public street commonly known as Beverly Road, and that Village shall have the right to use, operate and maintain the Subject Street for public street and other lawful purposes (including the use, operation and maintenance of Village utilities) which are not inconsistent with the rights of Licensee and the other Licensee Parties hereunder, subject to the terms of this License. Neither Village nor any of its agents, contractors, tenants, licensees, guests, invitees, employees, representatives, grantees, successors or assigns (collectively, the “Village Parties”) shall use the License Area for any purpose that would disrupt or interfere with the use of the License Area by Licensee or any of the Licensee Parties for the purposes set forth herein, or the exercise of any of the rights of Licensee or the other Licensee Parties hereunder. Neither Village nor any of the other Village Parties shall gain access to, damage, disrupt or otherwise interfere with the Facilities (whether now existing or installed in the future). Village Parties shall observe at all times all clearances required by applicable legal and safety standards.

3. Transfer and Assignment. Except in the event of the merger, consolidation or reorganization of the Licensee, the Licensee shall not have the right to assign its rights and privileges under this License without the prior written approval of the Village. In the event the Village transfers or vacates any portion of the Subject Street within which any portion of the License Area is located, the Village shall, in connection with such transfer or vacation, reserve to Licensee such rights to the applicable portion of the License Area as are necessary to enable Licensee to continue to provide service through the Facilities, in a manner consistent with the terms of Section 11-91-1 of the Illinois Municipal Code (65 ILCS 5/11-91-1) (or any applicable successor statute thereto).

4. Notices. Whenever notice is required to be given pursuant to this License, the same shall be in writing, and either personally delivered, sent by a nationally recognized overnight delivery service, postage prepaid, or sent via United States certified mail, return receipt requested, postage prepaid, and addressed to the parties at their respective addresses as follows:

(a) <u>If to Licensee:</u>	(b) <u>If to Village</u>
Commonwealth Edison Company	Village of Hoffman Estates
Three Lincoln Centre	1900 Hassell Road
Oakbrook Terrace, IL 60181	Hoffman Estates, Illinois 60169
Attn: Director, Real Estate & Facilities	Attn: Village Manager

or at such other addresses as any party, by written notice in the manner specified above to the other party hereto, may designate from time to time. Unless otherwise specified to the contrary in this License, all notices shall be deemed to have been given upon receipt (or refusal of receipt) thereof.

5. No Cancellation upon Breach. It is expressly agreed that no breach of this License shall entitle any party to cancel, rescind or otherwise terminate this License.

6. Damage; Restoration; Abandonment. Licensee will repair or replace all damage, including but not limited to street improvements, fences, gates, landscaping, turf, grading, utility structures, drains, drain tiles and ditches, which may result from Licensee's installation and maintenance of the Facilities. In the event an existing fence is cut for construction purposes by Licensee, Licensee will provide a temporary fence which will be replaced by a permanent fence installed in a workmanlike manner after completion of construction of the Facilities. In the event that Licensee permanently discontinues its use of the Facilities in the License Area and abandons the same, Licensee shall remove the abandoned Facilities at Licensee's expense, and, if Licensee fails to remove such abandoned Facilities within a reasonable time following notice from Village, the Village may perform work required to do so, and Licensee shall promptly reimburse the Village for all engineering, construction and administrative costs, fees and expenses, including legal expenses and reasonable attorneys' fees, incurred by the Village in connection therewith.

7. Qualifications. The rights granted by this License are granted only insofar as the Village has the legal right to do so and are subject to any pre-existing rights of third parties which may exist with respect to the License Area. Licensee fully understands and agrees that the Village's grant of rights and licenses contemplated herein solely relates to land owned or under the control of the Village. The Village does not have the authority to grant, and may not otherwise grant, any right, license or access to real property it does not own or real property that is not under its control. Nothing contained in this License shall in any way be construed as a sale, lease or other disposition or encumbrance of the Village right-of-way (other than a grant of a license, as contemplated herein). This License does not in any way release the Licensee from any liability for damage to persons or property caused by or resulting from the work or activities covered by this License or the operation or use of improvements installed under this License. This License does not sanction any infringement of any applicable federal, state or local laws or regulations. Licensee shall be liable for any damage to Village property caused by Licensee, its agents, employees or contractors, or by the Licensee's work, activities or improvements, or by operation or use of such improvements.

8. Indemnification. In consideration of the rights conferred upon Licensee hereunder, Licensee shall indemnify, defend and hold harmless the Village and its officers, directors, employees, successors, assigns and agents, from and against all claims, demands, suits, costs, expenses, liabilities, fines, penalties, losses and damages (including, without limitation, court costs and reasonable attorneys' fees) for injuries to (or death of) persons and/or damage or destruction of property arising or resulting from the negligent or intentionally wrongful acts of Licensee or any Licensee Party on the License Area hereunder, or any breach, violation or default under this License by Licensee. Nothing herein contained shall be construed as prohibiting the Village from defending any claims, actions or suits brought against it with respect to which the Village is entitled to indemnification hereunder, or selecting and using its own attorneys in connection therewith, and Licensee shall be liable for all costs, fees and expenses incurred by the Village in its defense of any such claim, action or suit, including reasonable attorney's fees.

9. Comprehensive Liability Insurance or Self-Insurance. At all times while this License remains in effect, and in recognition of the indemnification provided in the foregoing Section 8, the Licensee shall, at its own cost and expense, maintain a program of third party liability insurance and/or self-insurance to protect the Village, its officers, employees and agents, from the liabilities which are the subject of Licensee's indemnification obligations set forth in Section 8 above. As proof of compliance with this requirement, the Licensee shall, during the term of this License, keep on file with the Clerk of the Village a certificate of insurance and/or an affidavit or letter of self-insurance. Said certificate, affidavit and/or letter shall show the types and amounts of coverage. Any affidavit or letter of self-insurance shall be signed by an employee or officer of the Licensee who has knowledge of the Licensee's self-insurance program and is

authorized to make representations or statements as to the scope of said program, and shall contain a statement making such representations or statements.

10. Miscellaneous.

(a) If any term, provision or condition in this License shall, to any extent, be invalid or unenforceable, the remainder of this License (or the application of such term, provision or condition to persons or circumstances other than in respect of which it is invalid or unenforceable) shall not be affected thereby, and each term, provision and condition of this License shall be valid and enforceable to the fullest extent permitted by law.

(b) The terms and provisions of this License shall be governed by and construed in accordance with the laws of the State of Illinois.

(c) This License may be executed in several counterparts, each of which shall be deemed an original; further the signature of the parties hereto on this License may be executed and notarized on separate pages, and when attached to this License shall constitute one complete document. The section headings appearing in this License are for convenience of reference only, and are not intended, to any extent and for any purpose, to limit or define the text of any section or subsection hereof.

(d) Each party agrees that it will execute and deliver such other documents and take such other action as may be reasonably requested by the other party to effectuate the purposes and intention of this License.

(e) The failure of either party to enforce at any time any provision of this License shall not be construed to be a waiver of such provision, nor in any way to affect the validity of this License or any part hereof or the right of such party thereafter to enforce each and every such provision. No waiver of any breach of this License shall be held to constitute a waiver of any other or subsequent breach. This License cannot be changed orally or by course of conduct, and no executory agreement, oral agreement or course of conduct shall be effective to waive, change, modify or discharge it in whole or in part unless the same is in writing and is signed by the party against whom enforcement of any waiver, change, modification or discharge is sought.

(f) Licensee certifies that it has not offered any money, gift, favor or other consideration to any Village official, employee, agent or representative for the purpose of influencing an official action of the Village, including but not limited to the granting of approval of this License.

(g) The Village's issuance of this License is based on the plans, specifications and other data Licensee submitted to the Village. Issuance of this License shall not be approval of or a guarantee of the soundness of such plans or specifications and shall not be a basis for imposing liability upon the Village. The issuance of this License shall not prevent the Village from requiring correction of errors and omissions in the plans, specifications and other data or from stopping Licensee's work or activities upon discovery of such errors and omissions.

[Signatures and acknowledgments on next page(s)]

IN WITNESS WHEREOF, the parties hereto have caused this License to be executed as of the day and year first above written.

VILLAGE

THE VILLAGE OF HOFFMAN ESTATES,
an Illinois municipal corporation

By: _____
Name: _____
Title: _____

LICENSEE

COMMONWEALTH EDISON COMPANY,
an Illinois corporation

By:  _____
Name: Brett Patrick
Title: Manager of Real Estate

STATE OF _____)
)SS
COUNTY OF _____)

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 the Village of Hoffman Estates, an Illinois municipal corporation, 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 the authority of such municipal corporation for the uses and purposes therein set forth.

Given under my hand and notarial seal this _____ day of _____, 2025.

Notary Public

My Commission Expires: _____

STATE OF Illinois)
)SS
COUNTY OF DuPage)

I, Jeremy Broderick, a Notary Public in and for the County and State aforesaid, do hereby certify that Brett Patrick, personally known to me to be the Manager of Real Estate of Commonwealth Edison Company, an Illinois corporation, 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 Manager, (s)he signed and delivered such instrument, as his/her free and voluntary act and deed, and as the free and voluntary act and deed of such corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 6 day of October, 2025.

[Signature]
Notary Public

My Commission Expires: 3/7/2027



Acknowledgment Page

EXHIBIT A TO LICENSE

SUBJECT STREET

The street labeled Beverly Rd. on the attached sheet.



- Legend**
- Proposed High Voltage Distribution Line Route*
 - Property Boundary

Exhibit A - Beverly Road
 Village of Hoffman Estates
 Cook County, Illinois



*Location shown hereon is approximate

EXHIBIT B TO LICENSE

LICENSE AREA

See attached.

PART OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE 3RD PRINCIPAL MERIDIAN AND PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 5, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS



CHB = CHORD BEARING
CHL = CHORD DISTANCE
E = EAST
L = ARC LENGTH
N = NORTH
R = RADIUS
R.O.W. = RIGHT OF WAY
S = SOUTH
W = WEST



PREPARED BY:

STACY L. STEWART
P.L.S. 035-003415 EXPIRATION DATE: 11/30/2026
PREPARED ON JUNE 4, 2025.

EXHIBIT B
BEVERLY ROAD

LICENSE AREA LEGAL DESCRIPTION

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN AND THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 5, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 OF LIFE CHANGERS INTERNATIONAL CHURCH SUBDIVISION, BEING A SUBDIVISION RECORDED AUGUST 15, 2003 AS DOCUMENT NUMBER 0322718071; THENCE NORTH 06 DEGREES 08 MINUTES 31 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 1, 37.99 FEET; THENCE NORTH 89 DEGREES 43 MINUTES 06 SECONDS EAST, 6.08 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 5.00 FEET, AN ARC LENGTH OF 8.55 FEET, A CHORD BEARING OF NORTH 40 DEGREES 44 MINUTES 15 SECONDS EAST AND A CHORD DISTANCE OF 7.54 FEET TO A POINT OF TANGENCY; THENCE NORTH 08 DEGREES 14 MINUTES 37 SECONDS WEST, 170.22 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 45.00 FEET, AN ARC LENGTH OF 29.98 FEET, A CHORD BEARING OF NORTH 10 DEGREES 50 MINUTES 42 SECONDS EAST AND A CHORD DISTANCE OF 29.43 FEET TO A POINT OF TANGENCY; THENCE NORTH 29 DEGREES 56 MINUTES 01 SECONDS EAST, 88.47 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 5.00 FEET, AN ARC LENGTH OF 3.19 FEET, A CHORD BEARING OF NORTH 11 DEGREES 40 MINUTES 03 SECONDS EAST AND A CHORD DISTANCE OF 3.13 FEET TO A POINT OF TANGENCY; THENCE NORTH 06 DEGREES 35 MINUTES 55 SECONDS WEST, 91.78 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 420.00 FEET, AN ARC LENGTH OF 26.38 FEET, A CHORD BEARING OF NORTH 04 DEGREES 47 MINUTES 58 SECONDS WEST AND A CHORD DISTANCE OF 26.38 FEET TO A POINT OF TANGENCY; THENCE SOUTH 87 DEGREES 00 MINUTES 00 SECONDS WEST, 5.17 FEET; THENCE NORTH 03 DEGREES 00 MINUTES 00 SECONDS WEST, 99.96 FEET; THENCE NORTH 87 DEGREES 00 MINUTES 00 SECONDS EAST, 5.17 FEET; THENCE NORTH 03 DEGREES 00 MINUTES 00 SECONDS WEST 27.68 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 420.00 FEET, AN ARC LENGTH OF 23.33 FEET, A CHORD BEARING OF NORTH 01 DEGREES 24 MINUTES 31 SECONDS WEST AND A CHORD DISTANCE OF 23.33 FEET TO A POINT OF TANGENCY; THENCE NORTH 00 DEGREES 10 MINUTES 58 SECONDS EAST, 167.93 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 380.00 FEET, AN ARC LENGTH OF 16.11 FEET, A CHORD BEARING OF NORTH 01 DEGREES 01 MINUTES 55 SECONDS WEST AND A CHORD DISTANCE OF 16.11 FEET TO A POINT OF TANGENCY; THENCE NORTH 02

DEGREES 14 MINUTES 48 SECONDS WEST, 210.60 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 420.00 FEET, AN ARC LENGTH OF 16.27 FEET, A CHORD BEARING OF NORTH 01 DEGREES 08 MINUTES 14 SECONDS WEST AND A CHORD DISTANCE OF 16.26 FEET TO A POINT OF TANGENCY; THENCE NORTH 00 DEGREES 01 MINUTES 40 SECONDS WEST, 390.45 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 420.00 FEET, AN ARC LENGTH OF 18.66 FEET, A CHORD BEARING OF NORTH 01 DEGREES 14 MINUTES 42 SECONDS EAST AND A CHORD DISTANCE OF 18.66 FEET TO A POINT OF TANGENCY; THENCE NORTH 02 DEGREES 31 MINUTES 04 SECONDS EAST, 98.20 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 380.00 FEET, AN ARC LENGTH OF 16.67 FEET, A CHORD BEARING OF NORTH 01 DEGREES 15 MINUTES 40 SECONDS EAST AND A CHORD DISTANCE OF 16.67 FEET TO A POINT OF TANGENCY; THENCE NORTH 00 DEGREES 01 MINUTES 16 SECONDS EAST, 843.58 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 44 SECONDS WEST, 5.17 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 16 SECONDS EAST, 98.81 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 44 SECONDS EAST, 5.17 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 16 SECONDS EAST, 442.91 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 420.00 FEET, AN ARC LENGTH OF 8.22 FEET, A CHORD BEARING OF NORTH 00 DEGREES 33 MINUTES 55 SECONDS EAST AND A CHORD DISTANCE OF 8.22 FEET TO A POINT OF TANGENCY; THENCE NORTH 01 DEGREES 07 MINUTES 33 SECONDS EAST, 98.91 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 45.00 FEET, AN ARC LENGTH OF 69.80 FEET, A CHORD BEARING OF NORTH 45 DEGREES 33 MINUTES 46 SECONDS EAST AND A CHORD DISTANCE OF 63.01 FEET TO A POINT OF TANGENCY; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 49.87 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF BEVERLY ROAD PER DOCUMENT RECORDED AUGUST 4, 1992 AS DOCUMENT NUMBER 92573116; THENCE SOUTH 00 DEGREES 01 MINUTES 40 SECONDS EAST ALONG SAID EAST RIGHT OF WAY LINE, 40.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 49.89 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 5.00 FEET, AN ARC LENGTH OF 7.76 FEET, A CHORD BEARING OF SOUTH 45 DEGREES 33 MINUTES 46 SECONDS WEST AND A CHORD DISTANCE OF 7.00 FEET TO A POINT OF TANGENCY; THENCE SOUTH 01 DEGREES 07 MINUTES 33 SECONDS WEST 98.91 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 380.00 FEET, AN ARC LENGTH OF 7.44 FEET, A CHORD BEARING OF SOUTH 00 DEGREES 33 MINUTES 55 SECONDS WEST AND A CHORD DISTANCE OF 7.44 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00 DEGREES 00 MINUTES 16 SECONDS WEST, 442.91 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 44 SECONDS EAST, 5.17 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 16 SECONDS WEST, 98.81 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 44 SECONDS WEST, 5.17 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 16 SECONDS WEST, 843.58 FEET TO A

POINT OF CURVATURE; THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 420.00 FEET, AN ARC LENGTH OF 18.42 FEET, A CHORD BEARING OF SOUTH 01 DEGREES 15 MINUTES 40 SECONDS WEST AND A CHORD DISTANCE OF 18.42 FEET TO A POINT OF TANGENCY; THENCE SOUTH 02 DEGREES 31 MINUTES 04 SECONDS WEST, 98.20 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 380.00 FEET, AN ARC LENGTH OF 16.88 FEET, A CHORD BEARING OF SOUTH 01 DEGREES 14 MINUTES 42 SECONDS WEST AND A CHORD DISTANCE OF 16.88 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00 DEGREES 01 MINUTES 40 SECONDS EAST, 390.45 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 380.00 FEET, AN ARC LENGTH OF 14.72 FEET, A CHORD BEARING OF SOUTH 01 DEGREES 08 MINUTES 14 SECONDS EAST AND A CHORD DISTANCE OF 14.72 FEET TO A POINT OF TANGENCY; THENCE SOUTH 02 DEGREES 14 MINUTES 48 SECONDS EAST, 210.60 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 420.00 FEET, AN ARC LENGTH OF 17.81 FEET, A CHORD BEARING OF SOUTH 01 DEGREES 01 MINUTES 55 SECONDS EAST AND A CHORD DISTANCE OF 17.81 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00 DEGREES 10 MINUTES 58 SECONDS WEST, 167.93 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 380.00 FEET, AN ARC LENGTH OF 21.11 FEET, A CHORD BEARING OF SOUTH 01 DEGREES 24 MINUTES 31 SECONDS EAST AND A CHORD DISTANCE OF 21.11 FEET TO A POINT OF TANGENCY; THENCE SOUTH 03 DEGREES 00 MINUTES 00 SECONDS EAST, 27.68 FEET; THENCE NORTH 87 DEGREES 00 MINUTES 00 SECONDS EAST, 5.17 FEET; THENCE SOUTH 03 DEGREES 00 MINUTES 00 SECONDS EAST, 99.96 FEET; THENCE SOUTH 87 DEGREES 00 MINUTES 00 SECONDS WEST, 5.17 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 380.00 FEET, AN ARC LENGTH OF 23.87 FEET, A CHORD BEARING OF SOUTH 04 DEGREES 47 MINUTES 58 SECONDS EAST AND A CHORD DISTANCE OF 23.86 FEET TO A POINT OF TANGENCY; THENCE SOUTH 06 DEGREES 35 MINUTES 55 SECONDS EAST, 91.78 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 45.00 FEET, AN ARC LENGTH OF 28.69 FEET, A CHORD BEARING OF SOUTH 11 DEGREES 40 MINUTES 03 SECONDS WEST AND A CHORD DISTANCE OF 28.21 FEET TO A POINT OF TANGENCY; THENCE SOUTH 29 DEGREES 56 MINUTES 01 SECONDS WEST 88.47 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 5.00 FEET, AN ARC LENGTH OF 3.33 FEET, A CHORD BEARING OF SOUTH 10 DEGREES 50 MINUTES 42 SECONDS WEST AND A CHORD DISTANCE OF 3.27 FEET TO A POINT OF TANGENCY; THENCE SOUTH 08 DEGREES 14 MINUTES 37 SECONDS EAST, 170.22 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 45.00 FEET, AN ARC LENGTH OF 62.90 FEET, A CHORD BEARING OF SOUTH 31 DEGREES 47 MINUTES 55 SECONDS WEST AND A CHORD DISTANCE OF 57.90 FEET TO THE NORTH LINE OF THE 250 FEET WIDE RIGHT OF WAY FOR THE ILLINOIS TOLLWAY AUTHORITY'S INTERSTATE 90;

THENCE SOUTH 89 DEGREES 50 MINUTES 38 SECONDS WEST, ALONG SAID NORTH LINE, 16.02 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

CONTAINING: 126,847 SQUARE FEET OR 2.91 ACRES.

EXHIBIT C TO LICENSE

APPROVED PLANS AND SPECIFICATIONS

Plans and Specifications for Initial Work: Pages 39 through 57 of those certain plans and specifications prepared by HBK Engineering dated June 13, 2025 (last revised October 3, 2025), known as project no. 24-0446 (consisting of 131 total pages).



TRANSMISSION POLE 0148

APPROX. 1829 SQUARE YARDS
OF SEEDING RESTORATION

PIN: 06-05-100-023
COMMONWEALTH EDISON CO

TRANSMISSION POLE 0001D

154.2'

16.0

PIN: 06-05-100-023

APPROX. 293 SQUARE YARDS
OF GRAVEL RESTORATION

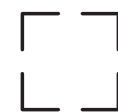
TSS185 TOLLWAY

EDGE OF PAVEMENT

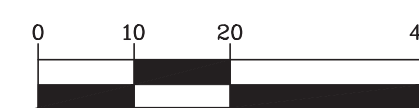
ROADW.

NOT FOR CONSTRUCTION

APPROXIMATE TEST HOLE LIMITS



HORIZONTAL SCALE



1 inch = 20 ft.

A4	08-08-25	ISSUED FOR CONSTRUCTION	JHN	JAB	JPJ
A3	07-30-25	PER NICOR COMMENTS	JHN	JAB	JPJ
A2	06-13-25	ISSUED FOR PERMIT	JHN	JAB	JPJ
A1	05-30-25	ISSUED FOR 90% REVIEW	JHN	JAB	JPJ
REV	DATE	DESCRIPTION	PREPARED	REVIEWED	APPROVED

UTILITY
INFRASTRUCTURE
SOLUTIONS

hbk
ENGINEERING

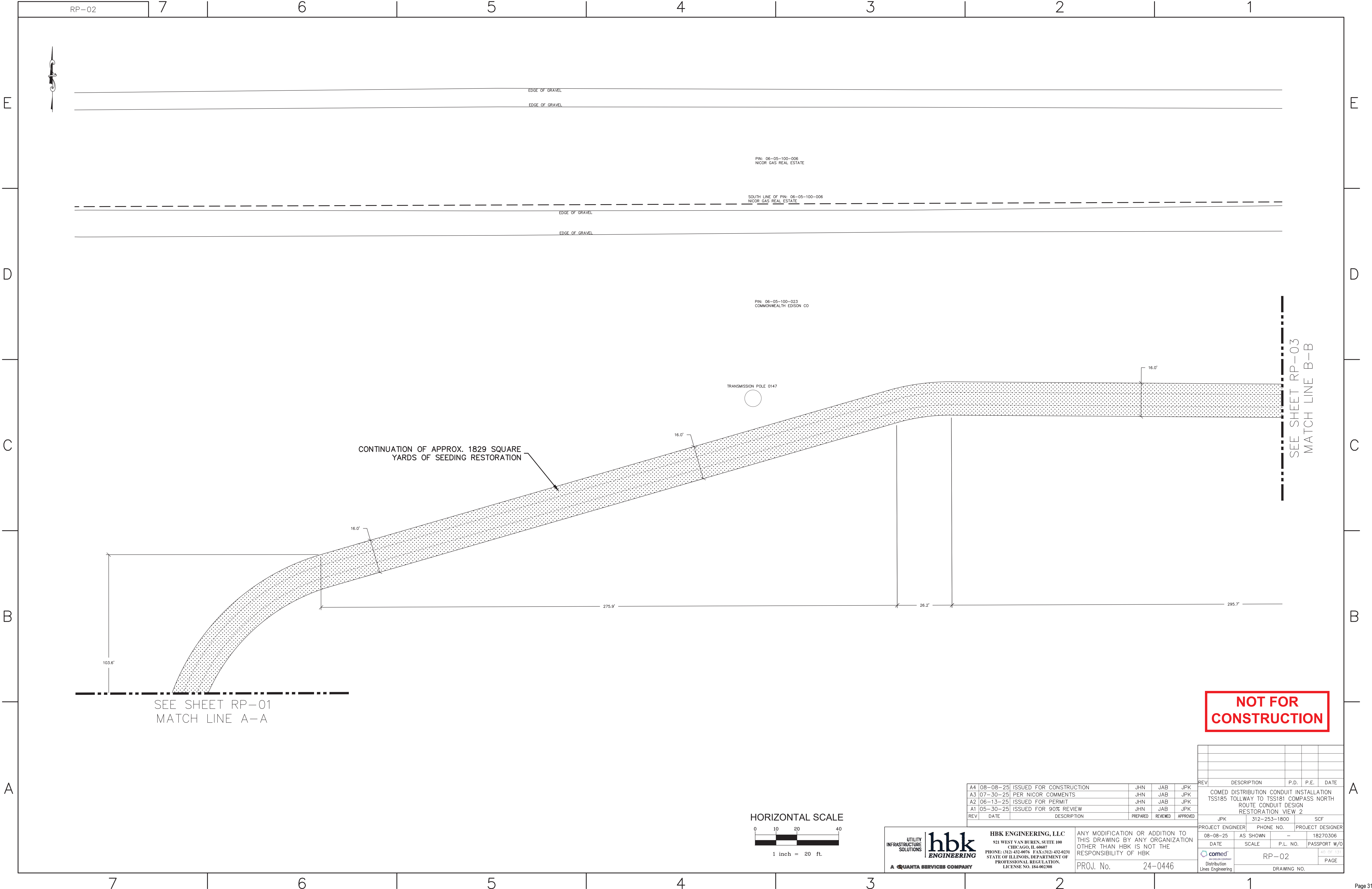
A QUANTA SERVICES COMPANY

HBK ENGINEERING, LLC
921 WEST VAN BUREN, SUITE 100
CHICAGO, IL 60607
PHONE: (312) 432-0076 FAX: (312) 432-0233
STATE OF ILLINOIS, DEPARTMENT OF
PROFESSIONAL REGULATION,
LICENSE NO. 184-002308

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PROJ. No.	24-0446
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[illegible]



A4	08-08-25	ISSUED FOR CONSTRUCTION	JHN	JAB	JPJ
A3	07-30-25	PER NICOR COMMENTS	JHN	JAB	JPJ
A2	06-13-25	ISSUED FOR PERMIT	JHN	JAB	JPJ
A1	05-30-25	ISSUED FOR 90% REVIEW	JHN	JAB	JPJ
REV	DATE	DESCRIPTION	PREPARED	REVIEWED	APPROVED

PROJECT ENGINEER		PHONE NO.		PROJECT DESIGNER	
08-08-25		-		18270306	
DATE		SCALE		P.L. NO.	
				PASSPORT W/O	
RP-02		24-0446		PAGE	
Distribution Lines Engineering		DRAWING NO.		40 OF 130	

UTILITY
INFRASTRUCTURE
SOLUTIONS

hbk
ENGINEERING

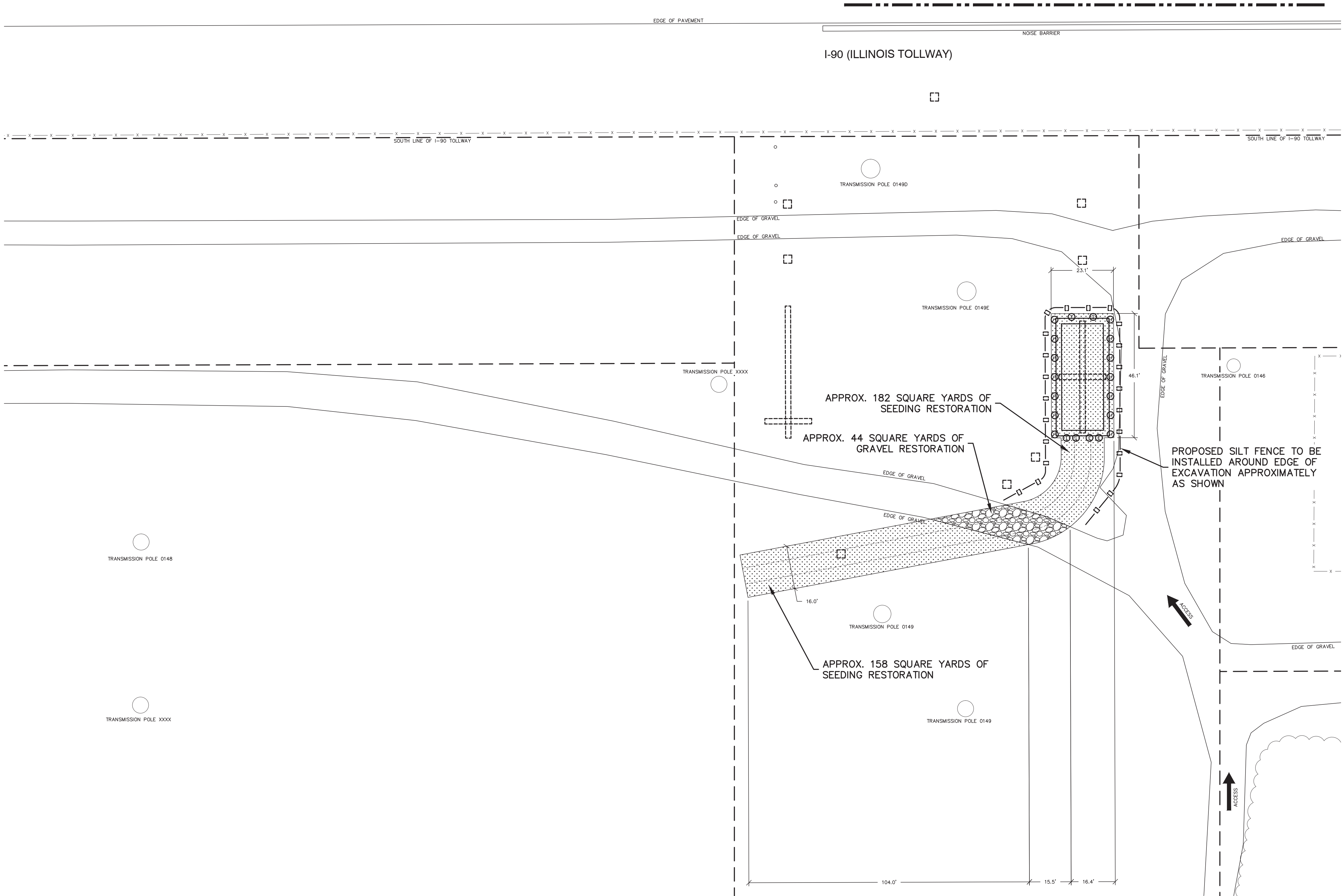
A QUANTA SERVICES COMPANY

HBK ENGINEERING, LLC
921 WEST VAN BUREN, SUITE 100
CHICAGO, IL 60607
PHONE: (312) 433-8076 FAX: (312) 433-8231
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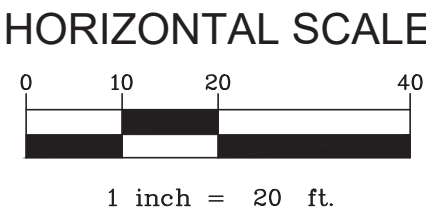
LXXXXXX

SEE SHEET RP-04
MATCH LINE C-C



TEST HOLE LEGEND

APPROXIMATE TEST HOLE LIMITS



DRAFT
09-19-2025

UTILITY
INFRASTRUCTURE
SOLUTIONS

hbk
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HBK ENGINEERING, LLC
921 WEST VAN BUREN, SUITE 100
CHICAGO, IL 60607
PHONE: (312) 433-8076 FAX: (312) 433-8231
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PROJ. No. 24-0446

A11	09-19-25	REISSUED FOR PERMIT	JHN	JAB	JKP
A10	09-02-25	NOT ISSUED	JHN	JKP	JKP
A9	08-29-25	NOT ISSUED	JHN	JAB	JKP
A8	08-27-25	NOT ISSUED	JHN	JAB	JKP
REV	DATE	DESCRIPTION	PREPARED	REVIEWED	APPROVED

REV	DESCRIPTION	P.D.	P.E.	DATE
	COMED DISTRIBUTION CONDUIT INSTALLATION TSS185 TOLLWAY TO TSS181 COMPASS NORTH ROUTE CONDUIT DESIGN RESTORATION VIEW 3			
JKP	312-253-1800	SCF		
PROJECT ENGINEER	PHONE NO.	PROJECT DESIGNER		
09-19-25	AS SHOWN	-	18270306	
DATE	SCALE	P.L. NO.	PASSPORT W/O	
		RP-03		41 OF 120 PAGE
comed An Illinois Company Distribution Lines Engineering		DRAWING NO.		

LXXXXXX

E

E

D

D

C

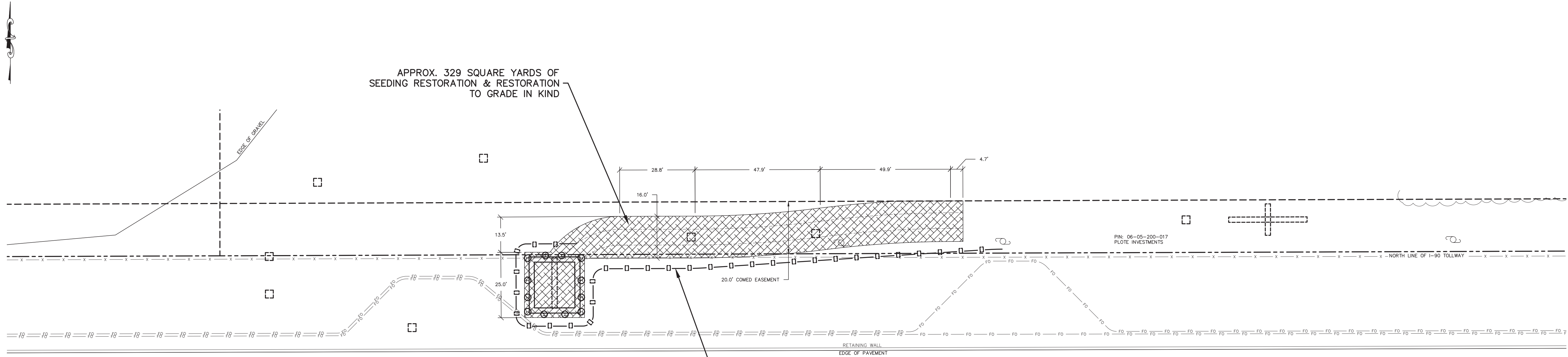
C

B

B

A

A



PROPOSED SILT FENCE TO BE INSTALLED AROUND
EDGE OF EXCAVATION APPROXIMATELY AS SHOWN

I-90 (ILLINOIS TOLLWAY)

SEE SHEET RP-03
MATCH LINE C-C

TEST HOLE LEGEND

APPROXIMATE TEST HOLE LIMITS

HORIZONTAL SCALE

1 inch = 20 ft.

DRAFT
09-19-2025

UTILITY
INFRASTRUCTURE
SOLUTIONS

hbk
ENGINEERING

A QUANTA SERVICES COMPANY

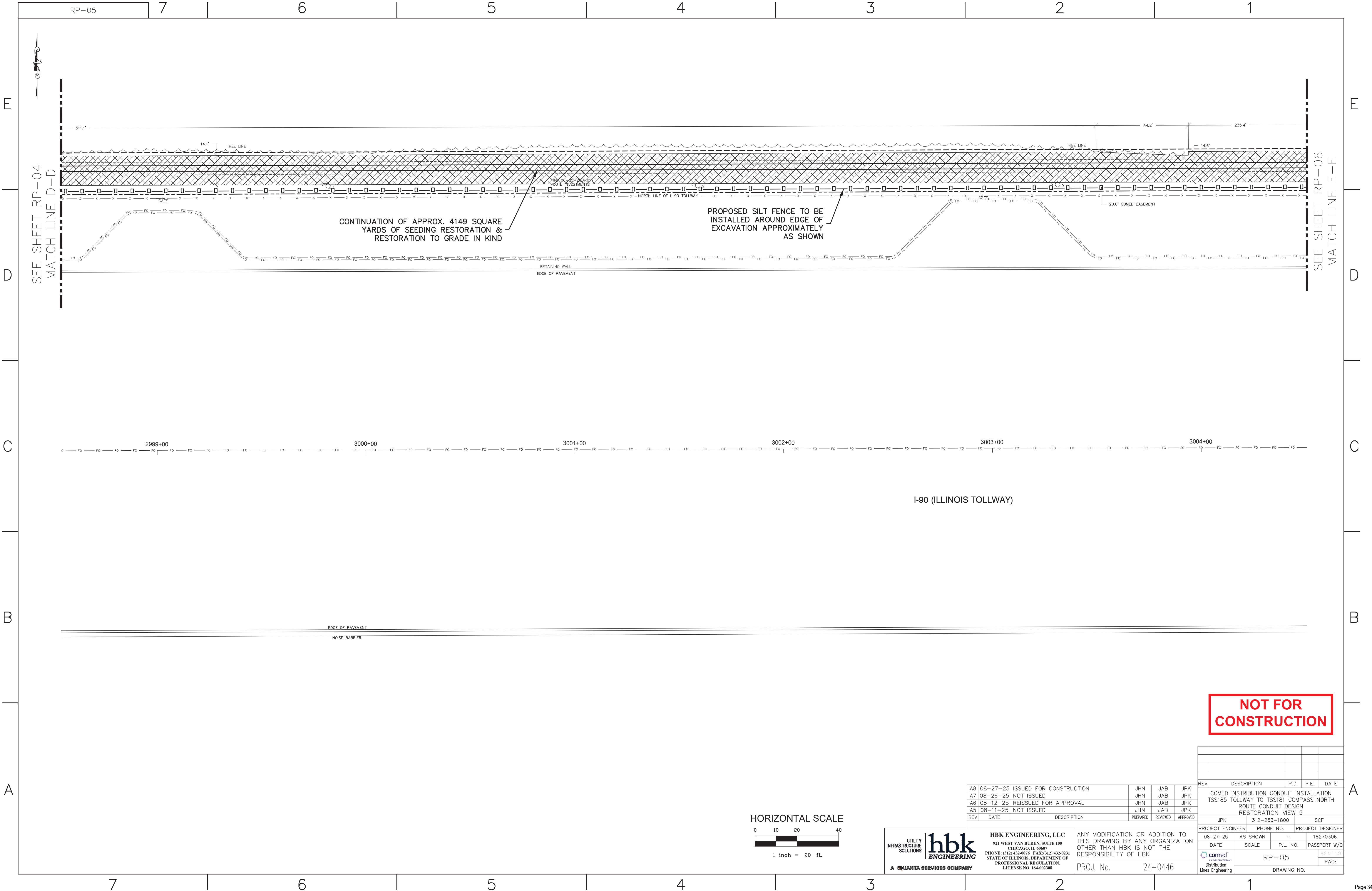
HBK ENGINEERING, LLC
921 WEST VAN BUREN, SUITE 100
CHICAGO, IL 60607
PHONE: (312) 433-8076 FAX: (312) 433-8231
STATE OF ILLINOIS, DEPARTMENT OF
PROFESSIONAL REGULATION,
LICENSE NO. 184-002308

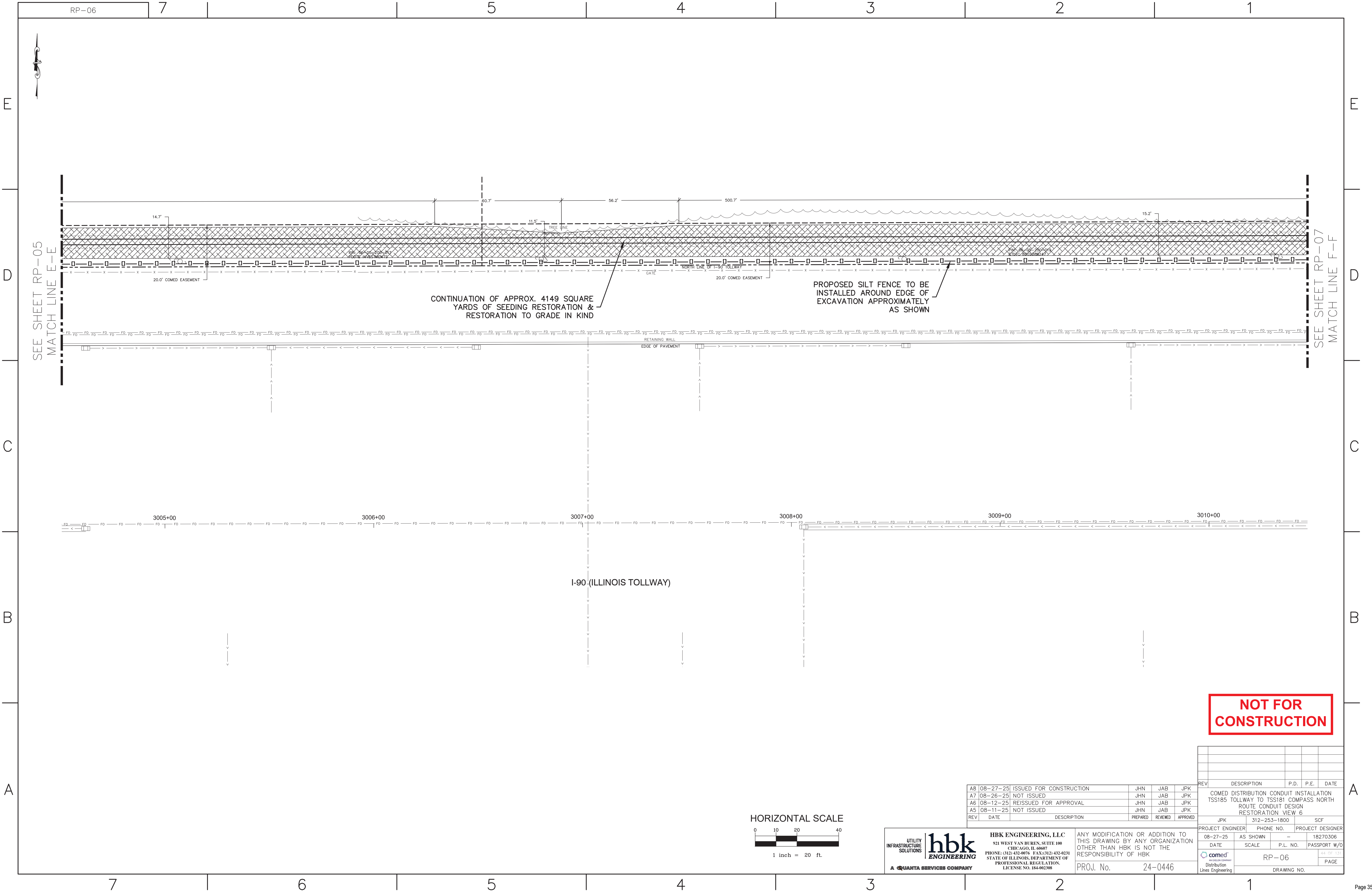
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OTHER THAN HBK IS NOT THE
RESPONSIBILITY OF HBK

PROJ. No. 24-0446

A11	09-19-25	REISSUED FOR PERMIT	JHN	JAB	JKP
A10	09-02-25	NOT ISSUED	JHN	JKP	JKP
A9	08-29-25	NOT ISSUED	JHN	JAB	JKP
A8	08-27-25	ISSUED FOR CONSTRUCTION	JHN	JAB	JKP
REV	DATE	DESCRIPTION	PREPARED	REVIEWED	APPROVED

REV	DESCRIPTION	P.D.	P.E.	DATE
	COMED DISTRIBUTION CONDUIT INSTALLATION TSS185 TOLLWAY TO TSS181 COMPASS NORTH ROUTE CONDUIT DESIGN RESTORATION VIEW 4			
PROJECT ENGINEER	PHONE NO.	PROJECT DESIGNER		
09-19-25	AS SHOWN	18270306		
DATE	SCALE	P.L. NO.	PASSPORT W/O	
		RP-04		42 OF 121
				PAGE
				DRAWING NO.





NOT FOR
CONSTRUCTION

REV	DATE	DESCRIPTION	PREPARED	REVIEWED	APPROVED
A8	08-27-25	ISSUED FOR CONSTRUCTION	JHN	JAB	JKP
A7	08-26-25	NOT ISSUED	JHN	JAB	JKP
A6	08-12-25	REISSUED FOR APPROVAL	JHN	JAB	JKP
A5	08-11-25	NOT ISSUED	JHN	JAB	JKP

PROJECT ENGINEER	PHONE NO.	PROJECT DESIGNER
JKP	312-253-1800	SCF
DATE	SCALE	P.L. NO.
08-27-25	AS SHOWN	-
DATE	SCALE	P.L. NO.
08-27-25	AS SHOWN	-
DATE	SCALE	P.L. NO.
08-27-25	AS SHOWN	-

RP-06	24-0446
DRAWING NO.	PAGE

UTILITY
INFRASTRUCTURE
SOLUTIONS
hbk
ENGINEERING
A QUANTA SERVICES COMPANY

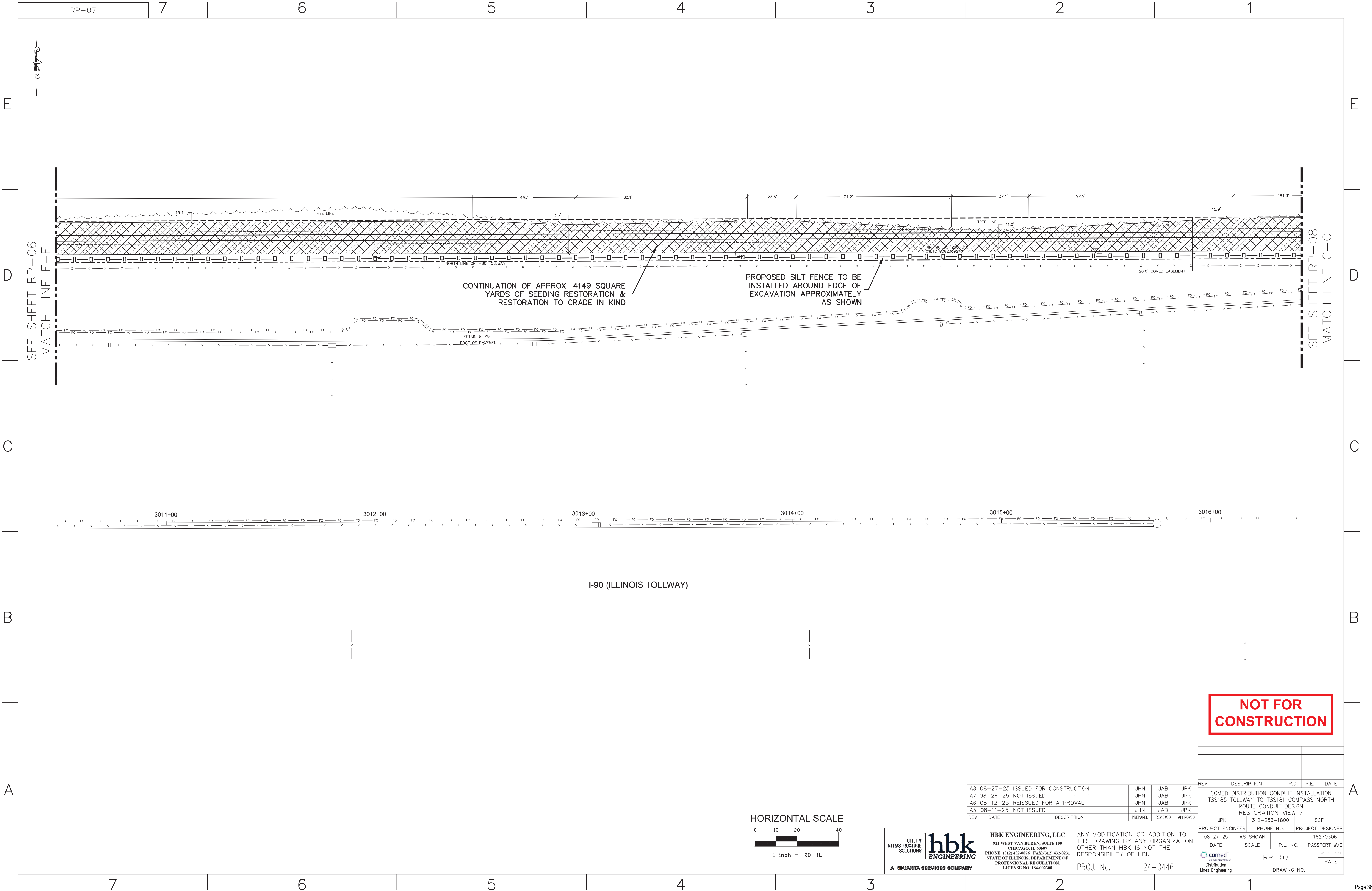
HBK ENGINEERING, LLC
921 WEST VAN BUREN, SUITE 100
CHICAGO, IL 60607
PHONE: (312) 433-8076 FAX: (312) 433-8231
STATE OF ILLINOIS, DEPARTMENT OF
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LICENSE NO. 184-002308

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THIS DRAWING BY ANY ORGANIZATION
OTHER THAN HBK IS NOT THE
RESPONSIBILITY OF HBK
PROJ. No. 24-0446

REV	DESCRIPTION	P.D.	P.E.	DATE
A8	COMED DISTRIBUTION CONDUIT INSTALLATION			
A7	TSS185 TOLLWAY TO TSS181 COMPASS NORTH			
A6	ROUTE CONDUIT DESIGN			
A5	RESTORATION VIEW 6			

PROJECT ENGINEER	PHONE NO.	PROJECT DESIGNER
JKP	312-253-1800	SCF
DATE	SCALE	P.L. NO.
08-27-25	AS SHOWN	-
DATE	SCALE	P.L. NO.
08-27-25	AS SHOWN	-
DATE	SCALE	P.L. NO.
08-27-25	AS SHOWN	-

RP-06	24-0446
DRAWING NO.	PAGE



NOT FOR
CONSTRUCTION

REV	DATE	DESCRIPTION	PREPARED	REVIEWED	APPROVED
A8	08-27-25	ISSUED FOR CONSTRUCTION	JHN	JAB	JKP
A7	08-26-25	NOT ISSUED	JHN	JAB	JKP
A6	08-12-25	REISSUED FOR APPROVAL	JHN	JAB	JKP
A5	08-11-25	NOT ISSUED	JHN	JAB	JKP

PROJECT ENGINEER	PHONE NO.	PROJECT DESIGNER
JKP	312-253-1800	SCF
DATE	SCALE	P.L. NO.
08-27-25	AS SHOWN	-
DATE	SCALE	P.L. NO.
08-27-25	AS SHOWN	-
DATE	SCALE	P.L. NO.
08-27-25	AS SHOWN	-

RP-07	45 OF 151
DRAWING NO.	PAGE

UTILITY
INFRASTRUCTURE
SOLUTIONS

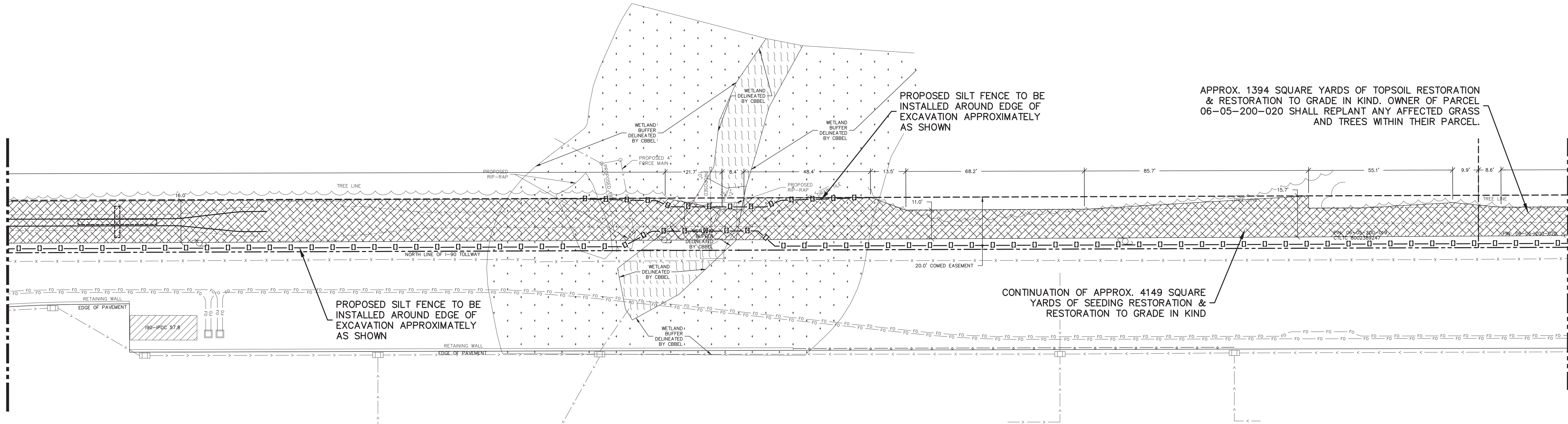
hbk
ENGINEERING

A QUANTA SERVICES COMPANY

HBK ENGINEERING, LLC
921 WEST VAN BUREN, SUITE 100
CHICAGO, IL 60607
PHONE: (312) 433-8076 FAX: (312) 433-8231
STATE OF ILLINOIS, DEPARTMENT OF
PROFESSIONAL REGULATION,
LICENSE NO. 184-002308

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PROJ. No. 24-0446

SEE SHEET RP-07
MATCH LINE G-GSEE SHEET RP-09
MATCH LINE H-HPROPOSED SILT FENCE TO BE
INSTALLED AROUND EDGE OF
EXCAVATION APPROXIMATELY
AS SHOWNPROPOSED SILT FENCE TO BE
INSTALLED AROUND EDGE OF
EXCAVATION APPROXIMATELY
AS SHOWNAPPROX. 1394 SQUARE YARDS OF TOPSOIL RESTORATION
& RESTORATION TO GRADE IN KIND. OWNER OF PARCEL
06-05-200-020 SHALL REPLANT ANY AFFECTED GRASS
AND TREES WITHIN THEIR PARCEL.CONTINUATION OF APPROX. 4149 SQUARE
YARDS OF SEEDING RESTORATION &
RESTORATION TO GRADE IN KIND

3017+00

3018+00

3019+00

3020+00

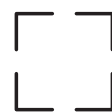
3021+00

3022+00

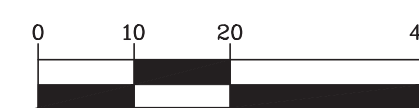
I-90 (ILLINOIS TOLLWAY)

TEST HOLE LEGEND

APPROXIMATE TEST HOLE LIMITS



HORIZONTAL SCALE



1 inch = 20 ft.

**NOT FOR
CONSTRUCTION**

REV	DATE	DESCRIPTION	JHN	JAB	JKP
A8	08-27-25	ISSUED FOR CONSTRUCTION	JHN	JAB	JKP
A7	08-26-25	NOT ISSUED	JHN	JAB	JKP
A6	08-12-25	REISSUED FOR APPROVAL	JHN	JAB	JKP
A5	08-11-25	NOT ISSUED	JHN	JAB	JKP

REV	DATE	DESCRIPTION	PREPARED	REVIEWED	APPROVED
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UTILITY
INFRASTRUCTURE
SOLUTIONS

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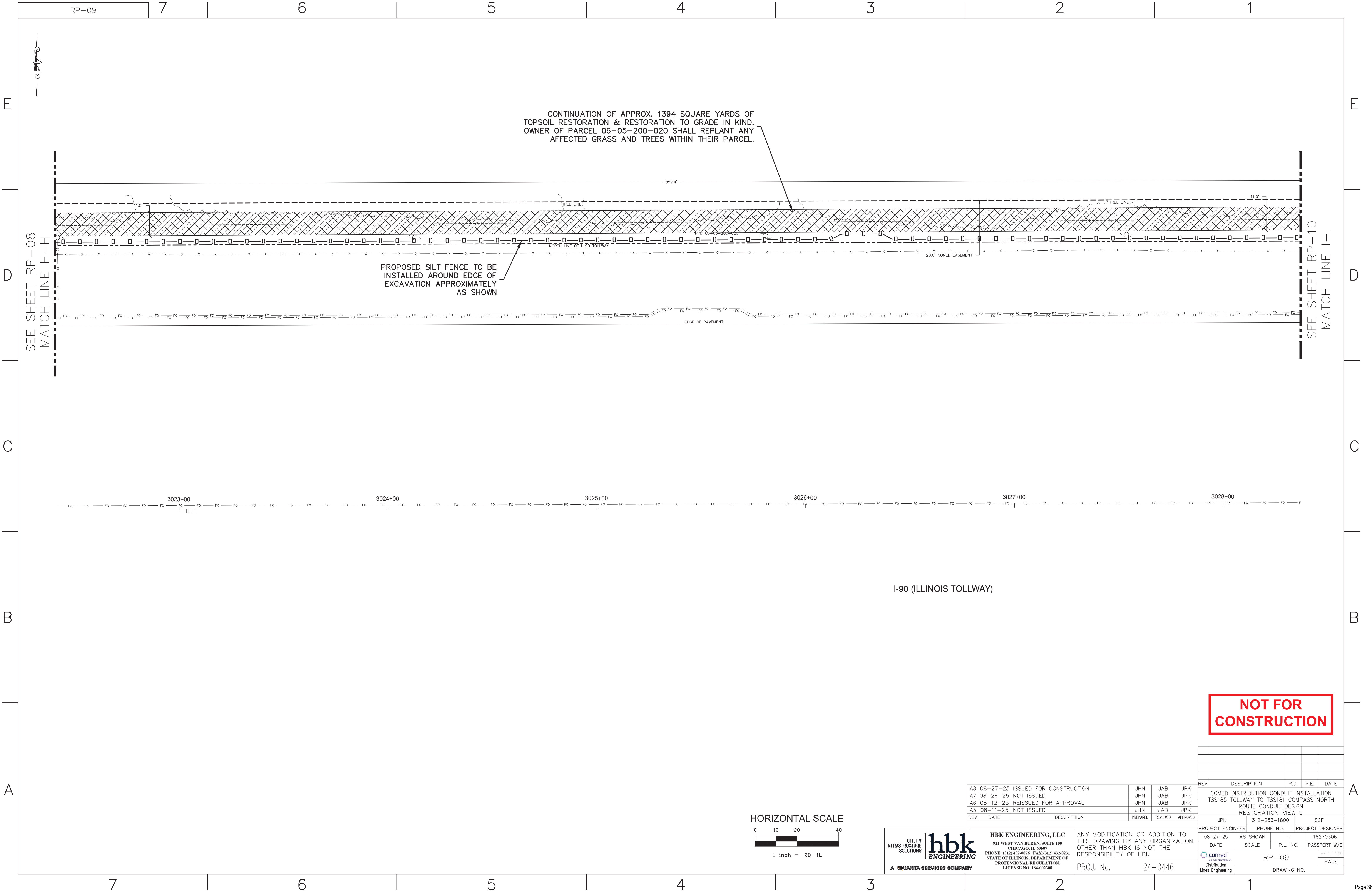
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REV	DESCRIPTION	P.D.	P.E.	DATE
	COMED DISTRIBUTION CONDUIT INSTALLATION TSS185 TOLLWAY TO TSS181 COMPASS NORTH ROUTE CONDUIT DESIGN RESTORATION VIEW 8			
PROJECT ENGINEER		PHONE NO.		PROJECT DESIGNER
08-27-25		-		18270306
DATE		SCALE		PASSPORT W/O
		P.L. NO.		
		RP-08		4th OF 13th
		DRAWING NO.		PAGE



NOT FOR
CONSTRUCTION

REV	DATE	DESCRIPTION	JHN	JAB	JPB
A8	08-27-25	ISSUED FOR CONSTRUCTION	JHN	JAB	JPB
A7	08-26-25	NOT ISSUED	JHN	JAB	JPB
A6	08-12-25	REISSUED FOR APPROVAL	JHN	JAB	JPB
A5	08-11-25	NOT ISSUED	JHN	JAB	JPB
REV	DATE	DESCRIPTION	PREPARED	REVIEWED	APPROVED

PROJECT ENGINEER	PHONE NO.	PROJECT DESIGNER
JPB	312-253-1800	SCF
DATE	SCALE	P.L. NO.
08-27-25	AS SHOWN	-
DATE	SCALE	P.L. NO.
08-27-25	AS SHOWN	-
DATE	SCALE	P.L. NO.
08-27-25	AS SHOWN	-

RP-09	47 OF 151
DRAWING NO.	PAGE

UTILITY
INFRASTRUCTURE
SOLUTIONS

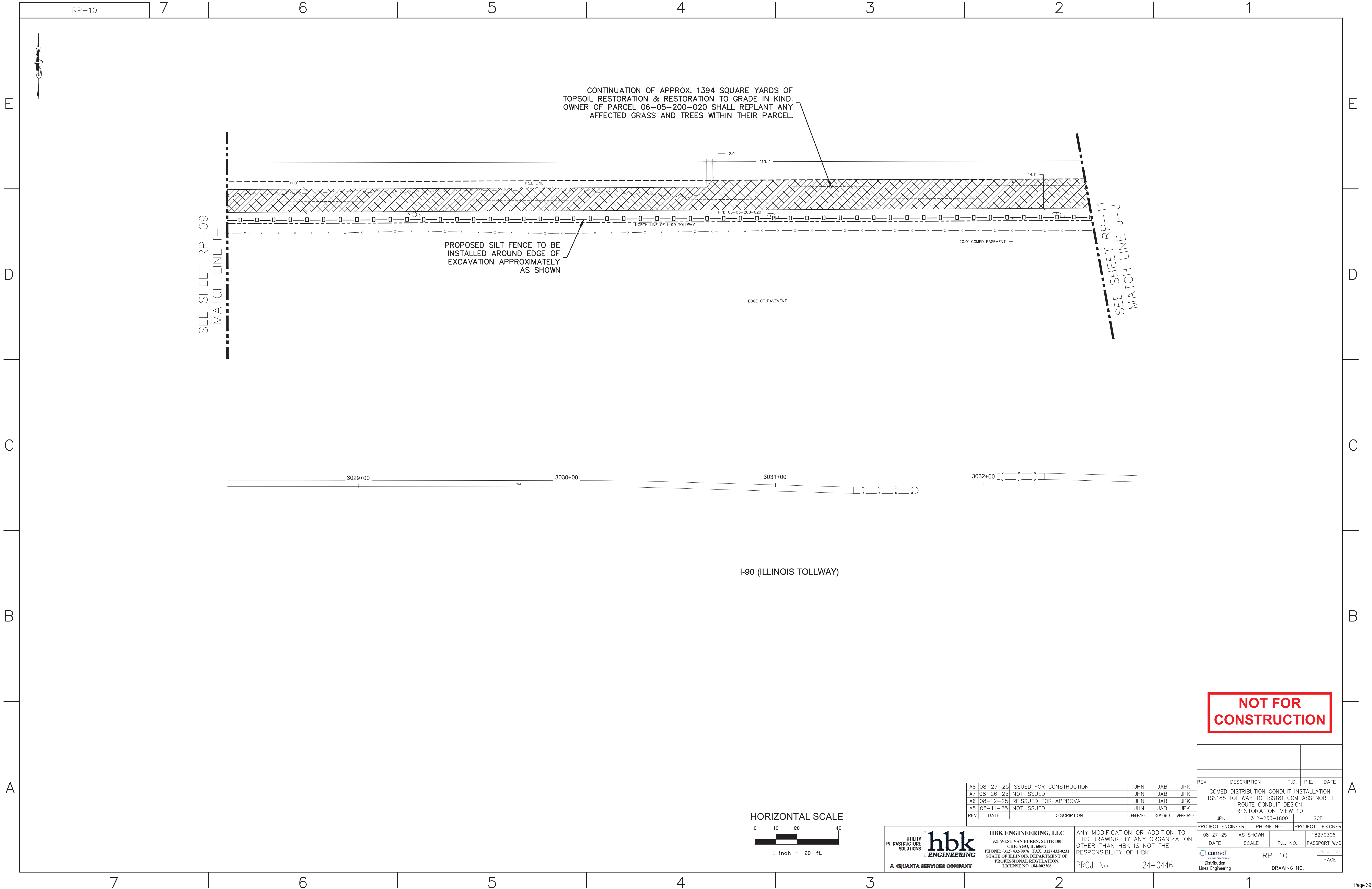
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PROJ. No. 24-0446



LXXXXXX

PROPOSED SILT FENCE TO BE
INSTALLED AROUND EDGE OF
EXCAVATION APPROXIMATELY
AS SHOWN

APPROX. 492 SQUARE YARDS OF
SEEDING RESTORATION &
RESTORATION TO GRADE IN KIND

SEE SHEET RP-12
MATCH LINE K-K

PROPOSED INLET
PROTECTION

BEVERLY RD.

PROPOSED INLET
PROTECTION

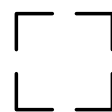
I-90 WESTBOUND OFF-RAMP

RESTORATION OF THESE TEST HOLES WITHIN
PARKWAY WILL OCCUR DURING ADJACENT
HIGH-VOLTAGE UNDERGROUND PROJECT.

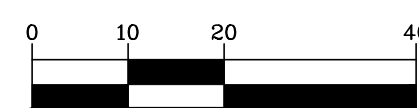
APPROX. 27587 SQUARE YARDS OF ASPHALT
RESTORATION. BOUNDARIES OF RESTORATION SHALL MEET
THE EDGE OF CONCRETE. FINAL RESTORATION TO BE
COMPLETED AFTER COMPLETION OF BOTH THIS PROJECT
AND OTHER ADJACENT HIGH-VOLTAGE UNDERGROUND
PROJECT CONNECTING TO TSS181 COMPASS.

TEST HOLE LEGEND

APPROXIMATE TEST HOLE LIMITS



HORIZONTAL SCALE



1 inch = 20 ft.

DRAFT
10-03-2025

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REV	DATE	DESCRIPTION	PREPARED	REVIEWED	APPROVED
A12	10-03-25	PER VOHE COMMENTS	JHN	JAB	JKP
A11	09-19-25	NOT ISSUED	JHN	JKP	JKP
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A9	08-29-25	PER VOHE COMMENTS	JHN	JAB	JKP

REV	DESCRIPTION	P.D.	P.E.	DATE
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JKP	312-253-1800	SCF		
PROJECT ENGINEER	PHONE NO.	PROJECT DESIGNER		
10-03-25	AS SHOWN	-	18270306	
DATE	SCALE	P.L. NO.	PASSPORT W/O	
		RP-11	49 OF 131	
			PAGE	
			DRAWING NO.	

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CONTINUATION OF APPROX. 492 SQUARE YARDS OF SEEDING RESTORATION & RESTORATION TO GRADE IN KIND

APPROX. 22 SQUARE YARDS OF BIKE PATH RESTORATION

PROPOSED SILT FENCE TO BE INSTALLED AROUND EDGE OF EXCAVATION APPROXIMATELY AS SHOWN

APPROX. 32 SQUARE YARDS OF SEEDING RESTORATION & RESTORATION TO GRADE IN KIND

APPROX. 12 SQUARE YARDS OF BIKE PATH RESTORATION

PROPOSED INLET PROTECTION

PROPOSED SILT FENCE TO BE INSTALLED AROUND EDGE OF EXCAVATION APPROXIMATELY AS SHOWN

APPROX. 1977 SQUARE YARDS OF BASE TO GRADE CONCRETE RESTORATION. BASE TO GRADE RESTORATION SHALL MATCH TRENCH LIMITS.

PROPOSED INLET PROTECTION

PROPOSED INLET PROTECTION

PROPOSED INLET PROTECTION

PROPOSED INLET PROTECTION

APPROX. 33 LINEAR FEET OF CONCRETE CURB AND GUTTER REPLACEMENT

CONTINUATION OF APPROX. 27587 SQUARE YARDS OF ASPHALT RESTORATION. BOUNDARIES OF RESTORATION SHALL MEET THE EDGE OF CONCRETE. FINAL RESTORATION TO BE COMPLETED AFTER COMPLETION OF BOTH THIS PROJECT AND OTHER ADJACENT HIGH-VOLTAGE UNDERGROUND PROJECT CONNECTING TO TSS181 COMPASS.

SEE SHEET RP-11
MATCH LINE K-K

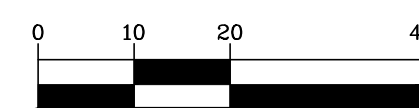
SEE SHEET RP-13
MATCH LINE L-L

TEST HOLE LEGEND

APPROXIMATE TEST HOLE LIMITS



HORIZONTAL SCALE



1 inch = 20 ft.

DRAFT
10-03-2025

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REV	DATE	DESCRIPTION	JHN	JAB	JKP
A12	10-03-25	PER VOHE COMMENTS	JHN	JAB	JKP
A11	09-19-25	NOT ISSUED	JHN	JKP	JKP
A10	09-02-25	NOT ISSUED	JHN	JAB	JKP
A9	08-29-25	PER VOHE COMMENTS	JHN	JAB	JKP
REV	DATE	DESCRIPTION	PREPARED	REVIEWED	APPROVED

REV	DESCRIPTION	P.D.	P.E.	DATE
	COMED DISTRIBUTION CONDUIT INSTALLATION TSS185 TOLLWAY TO TSS181 COMPASS NORTH ROUTE CONDUIT DESIGN RESTORATION VIEW 12			
JPB	312-253-1800	SCF		
PROJECT ENGINEER	PHONE NO.	PROJECT DESIGNER		
10-03-25	AS SHOWN	18270306		
DATE	SCALE	P.L. NO.	PASSPORT W/O	
		RP-12		50 OF 131
				PAGE
				DRAWING NO.

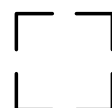
SEE SHEET RP-12
MATCH LINE L-L

SEE SHEET RP-14
MATCH LINE M-M

CONTINUATION OF APPROX. 1977 SQUARE YARDS
OF BASE TO GRADE CONCRETE RESTORATION.
BASE TO GRADE RESTORATION SHALL MATCH
TRENCH LIMITS.

CONTINUATION OF APPROX. 27587 SQUARE YARDS OF ASPHALT RESTORATION. BOUNDARIES OF RESTORATION SHALL MEET THE EDGE OF CONCRETE. FINAL RESTORATION TO BE COMPLETED AFTER COMPLETION OF BOTH THIS PROJECT AND OTHER ADJACENT HIGH-VOLTAGE UNDERGROUND PROJECT CONNECTING TO TSS181 COMPASS

APPROXIMATE TEST HOLE LIMITS



NOTE: ANY CURB RAMPS ADJACENT TO THE SCOPE OF PAVEMENT RESTORATION MUST BE VERIFIED AS ADA COMPLIANT OR REBUILT IF OUT OF COMPLIANCE.

$$1 \text{ inch} = 20 \text{ ft.}$$

DRAFT
10-03-2025

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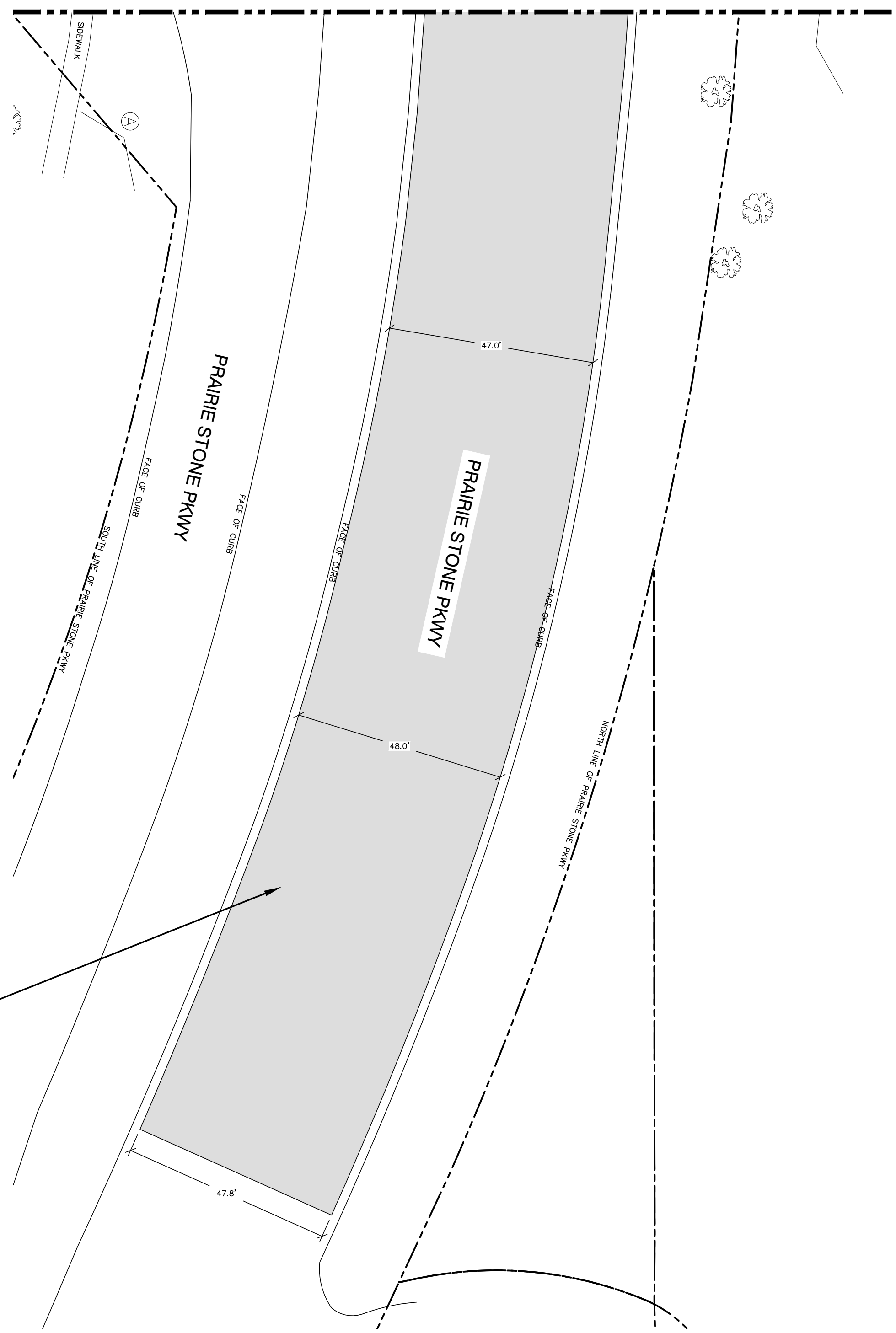
PROJ. No.	24-0446
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A12	10-03-25	PER VOHE COMMENTS	JHN	JAB	JPk
A11	09-19-25	NOT ISSUED	JHN	JPk	JPk
A10	09-02-25	NOT ISSUED	JHN	JAB	JPk
A9	08-29-25	PER VOHE COMMENTS	JHN	JAB	JPk
REV	DATE	DESCRIPTION	PREPARED	REVIEWED	APPROVED

REV	DESCRIPTION	P.D.	P.E.	DATE	
	COWED DISTRIBUTION CONDUIT INSTALLATION TSS185 TOLLWAY TO TSS181 COMPASS NORTH ROUTE CONDUIT DESIGN RESTORATION VIEW 13				
CD	PROJECT	312-253-1800	SCF		
	PROJECT ENGINEER	PHONE NO.	PROJECT DESIGNER		
N	10-03-25	A5 SHOWN	-	18270306	
	DATE	SCALE	P.L.-NO.	PASSPORT W/O	
	 comed® AN EXCEL COMPANY	RP-13		51 OF 13	
	Lining Engineering	DRAWING NO.		PAGE	

REV	DESCRIPTION			P.D.	P.E.	DATE			
COMED DISTRIBUTION CONDUIT INSTALLATION TSS185 TOLLWAY TO TSS181 COMPASS NORTH ROUTE CONDUIT DESIGN RESTORATION VIEW 14									
JPK	312-253-1800			SCF					
PROJECT ENGINEER		PHONE NO.		PROJECT DESIGNER					
10-03-25	AS SHOWN		-	18270306					
DATE	SCALE		P.L. - NO.	PASSPORT W/O					
		RP - 14		S2 OF 131					
Lines Engineering		DRAWING NO.		PAGE					

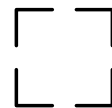
SEE SHEET RP-14
MATCH LINE N-N



CONTINUATION OF APPROX. 27587 SQUARE YARDS OF
ASPHALT RESTORATION. BOUNDARIES OF RESTORATION
SHALL MEET THE EDGE OF CONCRETE. FINAL RESTORATION
TO BE COMPLETED AFTER COMPLETION OF BOTH THIS
PROJECT AND OTHER ADJACENT HIGH-VOLTAGE
UNDERGROUND PROJECT CONNECTING TO TSS181 COMPASS.

TEST HOLE LEGEND

APPROXIMATE TEST HOLE LIMITS



NOTE: ANY CURB RAMPS ADJACENT TO THE SCOPE OF PAVEMENT RESTORATION MUST BE VERIFIED AS ADA COMPLIANT OR REBUILT IF OUT OF COMPLIANCE.

HORIZONTAL SCALE



1 inch = 20 ft.

DRAFT
10-03-2025

A12	10-03-25	PER VOHE COMMENTS	JHN	JAB	JPk
A11	09-19-25	NOT ISSUED	JHN	JPk	JPk
A10	09-02-25	NOT ISSUED	JHN	JAB	JPk
A9	08-29-25	NOT ISSUED	JHN	JAB	JPk
REV	DATE	DESCRIPTION	PREPARED	REVIEWED	APPROVED

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REV	DESCRIPTION	P.D.	P.E.	DATE	
COMED DISTRIBUTION CONDUIT INSTALLATION TSS185 TOLLWAY TO TSS181 COMPASS NORTH ROUTE CONDUIT DESIGN RESTORATION VIEW 14A					
JPK	312-253-1800	SCF			
PROJECT ENGINEER	PHONE NO.	PROJECT DESIGNER			
10-03-25	AS SHOWN	-	18270306		
DATE	SCALE	P.L. NO.	PASSPORT W/O		
 comed A BELL & HOWELL COMPANY Distribution Lines Engineering	RP - 14A			S3 OF 131	
				PAGE	
DRAWING NO.					

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SEE SHEET RP-16
MATCH LINE P-P

PROPOSED INLET
PROTECTION

EAST LINE OF BEVERLY RD.

WETLA
DELINEA
BY CBI

1 inch = 20 ft.

REV	DESCRIPTION				P.D.	P.E.	DATE						
	COMED DISTRIBUTION CONDUIT INSTALLATION TSS185 TOLLWAY TO TSS181 COMPASS NORTH ROUTE CONDUIT DESIGN RESTORATION VIEW 15												
D	JPK	312-253-1800				SCF							
	PROJECT ENGINEER		PHONE NO.		PROJECT DESIGNER								
	10-03-25	AS SHOWN		-		18270306							
	DATE		SCALE		P.L. NO.		PASSPORT W/O						
 COMED® AN ENTECO COMPANY Distribution Lines Engineering					RP - 15			54 OF 131					
					DRAWING NO.			PAGE					

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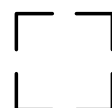
B

A

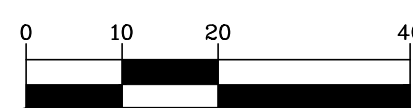
SEE SHEET RP-15
MATCH LINE P-PSEE SHEET RP-17
MATCH LINE R-RAPPROX. 10 LINEAR FEET OF CONCRETE
CURB AND GUTTER REPLACEMENTCONTINUATION OF APPROX. 1977 SQUARE YARDS
OF BASE TO GRADE CONCRETE RESTORATION.
BASE TO GRADE RESTORATION SHALL MATCH
TRENCH LIMITS.APPROX. 23 SQUARE YARDS OF SIDEWALK RESTORATION.
CONTRACTOR SHALL REPLACE TO NEAREST JOINT.
CONTRACTOR SHALL REPLACE ADA PANEL PER
STANDARDS. SEE ADA SIDEWALK DETAILS SHEET SW-02PROPOSED INLET
PROTECTIONPROPOSED INLET
PROTECTIONPROPOSED INLET
PROTECTIONPROPOSED INLET
PROTECTIONAPPROX. 56 LINEAR FEET OF CONCRETE
CURB AND GUTTER REPLACEMENTAPPROX. 8 SQUARE YARDS OF SEEDING
RESTORATION & RESTORATION TO GRADE IN KIND
BEVERLY RD.PROPOSED INLET
PROTECTIONCONTINUATION OF APPROX. 27587 SQUARE YARDS OF
ASPHALT RESTORATION. BOUNDARIES OF RESTORATION SHALL
MEET THE EDGE OF CONCRETE. FINAL RESTORATION TO BE
COMPLETED AFTER COMPLETION OF BOTH THIS PROJECT AND
OTHER ADJACENT HIGH-VOLTAGE UNDERGROUND PROJECT
CONNECTING TO TSS181 COMPASS.APPROX. 6 SQUARE YARDS OF SIDEWALK RESTORATION.
CONTRACTOR SHALL REPLACE TO NEAREST JOINT.
CONTRACTOR SHALL REPLACE ADA PANEL PER
STANDARDS. SEE ADA SIDEWALK DETAILS SHEET SW-02.

TEST HOLE LEGEND

APPROXIMATE TEST HOLE LIMITS

NOTE: ANY CURB RAMPS ADJACENT TO THE SCOPE OF
PAVEMENT RESTORATION MUST BE VERIFIED AS ADA
COMPLIANT OR REBUILT IF OUT OF COMPLIANCE.

HORIZONTAL SCALE



1 inch = 20 ft.

DRAFT
10-03-2025**UTILITY**
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PROJ. No. 24-0446

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A11	09-19-25	NOT ISSUED	JHN	JKP	JKP
A10	09-02-25	NOT ISSUED	JHN	JAB	JKP
A9	08-29-25	PER VOHE COMMENTS	JHN	JAB	JKP

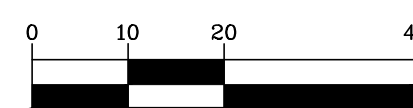
REV	DESCRIPTION	P.D.	P.E.	DATE
	COMED DISTRIBUTION CONDUIT INSTALLATION TSS185 TOLLWAY TO TSS181 COMPASS NORTH ROUTE CONDUIT DESIGN RESTORATION VIEW 16			
JKP	312-253-1800	SCF		
PROJECT ENGINEER	PHONE NO.	PROJECT DESIGNER		
10-03-25	AS SHOWN	18270306		
DATE	SCALE	P.L. NO.	PASSPORT W/O	
		RP-16	55 OF 131	
			PAGE	
			DRAWING NO.	

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SEE SHEET RP-16
MATCH LINE Q-Q

CONTINUATION OF APPROX. 27587 SQUARE YARDS OF ASPHALT RESTORATION. BOUNDARIES OF RESTORATION SHALL MEET THE EDGE OF CONCRETE. FINAL RESTORATION TO BE COMPLETED AFTER COMPLETION OF BOTH THIS PROJECT AND OTHER ADJACENT HIGH-VOLTAGE UNDERGROUND PROJECT CONNECTING TO TSS181 COMPASS.

HORIZONTAL SCALE



1 inch = 20 ft.

DRAFT
10-03-2025

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PROJ. No. 24-0446

A12	10-03-25	PER VOHE COMMENTS	JHN	JAB	JPK
A11	09-19-25	NOT ISSUED	JHN	JPK	JPK
A10	09-02-25	NOT ISSUED	JHN	JAB	JPK
A9	08-29-25	NOT ISSUED	JHN	JAB	JPK
REV	DATE	DESCRIPTION	PREPARED	REVIEWED	APPROVED

REV	DESCRIPTION	P.D.	P.E.	DATE
	COMED DISTRIBUTION CONDUIT INSTALLATION TSS185 TOLLWAY TO TSS181 COMPASS NORTH ROUTE CONDUIT DESIGN RESTORATION VIEW 16A			
JKP	312-253-1800	SCF		
PROJECT ENGINEER	PHONE NO.	PROJECT DESIGNER		
10-03-25	AS SHOWN	18270306		
DATE	SCALE	P.L. NO.	PASSPORT W/O	
		RP-16A	56 OF 131	PAGE
		DRAWING NO.		

LXXXXXX

CONTINUATION OF APPROX. 1977 SQUARE YARDS
OF BASE TO GRADE CONCRETE RESTORATION.
BASE TO GRADE RESTORATION SHALL MATCH
TRENCH LIMITS.

PROPOSED INLET
PROTECTION

RESTORATION OF THIS TEST HOLE TO
OCCUR ON A SEPARATE SUBMITTAL.

PROPOSED INLET
PROTECTION

BEVERLY RD.

2.0'

19.8'

40.0'

20.0'

16.0'

APPROX. 71 SQUARE YARDS OF
SEEDING RESTORATION

APPROX. 20 LINEAR FEET OF CONCRETE
CURB AND GUTTER REPLACEMENT

PROPOSED INLET
PROTECTION

CONTINUATION OF APPROX. 27587 SQUARE YARDS OF
ASPHALT RESTORATION. BOUNDARIES OF RESTORATION SHALL
MEET THE EDGE OF CONCRETE. FINAL RESTORATION TO BE
COMPLETED AFTER COMPLETION OF BOTH THIS PROJECT AND
OTHER ADJACENT HIGH-VOLTAGE UNDERGROUND PROJECT
CONNECTING TO TSS181 COMPASS.

TSS181 COMPASS

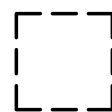
CONTROL BUILDING

PROPOSED INLET
PROTECTION

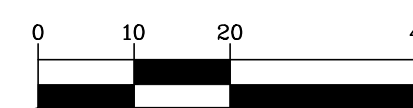
SEE SHEET RP-16
MATCH LINE R-R

TEST HOLE LEGEND

APPROXIMATE TEST HOLE LIMITS



HORIZONTAL SCALE



1 inch = 20 ft.

DRAFT
10-03-2025

UTILITY
INFRASTRUCTURE
SOLUTIONS
hbk
ENGINEERING
A QUANTA SERVICES COMPANY

HBK ENGINEERING, LLC
921 WEST VAN BUREN, SUITE 100
CHICAGO, IL 60607
PHONE: (312) 433-9076 FAX: (312) 433-9231
STATE OF ILLINOIS, DEPARTMENT OF
PROFESSIONAL REGULATION,
LICENSE NO. 184-002308

ANY MODIFICATION OR ADDITION TO
THIS DRAWING BY ANY ORGANIZATION
OTHER THAN HBK IS NOT THE
RESPONSIBILITY OF HBK

PROJ. No. 24-0446

REV	DATE	DESCRIPTION	PREPARED	REVIEWED	APPROVED
A12	10-03-25	PER VOHE COMMENTS	JHN	JAB	JKP
A11	09-19-25	NOT ISSUED	JHN	JKP	JKP
A10	09-02-25	REISSUED FOR CONSTRUCTION	JHN	JAB	JKP
A9	08-29-25	PER VOHE COMMENTS	JHN	JAB	JKP

REV	DESCRIPTION	P.D.	P.E.	DATE
	COMED DISTRIBUTION CONDUIT INSTALLATION TSS185 TOLLWAY TO TSS181 COMPASS NORTH ROUTE CONDUIT DESIGN RESTORATION VIEW 17			
JKP	312-253-1800	SCF		
PROJECT ENGINEER	PHONE NO.	PROJECT DESIGNER		
10-03-25	AS SHOWN	18270306		
DATE	SCALE	P.L. NO.	PASSPORT W/O	
		RP-17	57 OF 131	
			PAGE	
			DRAWING NO.	



AGENDA ITEM REPORT

Planning, Building & Zoning Committee
October 13, 2025
ITEM 4C

REQUEST: Approval of a Resolution authorizing an Agreement with BLA, Inc. for construction inspection services in an amount not to exceed \$164,580

FROM: Alan Wenderski, Director of Engineering
Jennifer Horn, Director of Planning & Transportation

ITEM TYPE: Resolution - Committee

REQUEST SUMMARY

ComEd underground infrastructure improvements that are planned to be constructed to serve the Compass data center involve impacts to multiple Village streets and right-of-ways. In order to complete the necessary inspections of the right-of-way improvements, a significant inspection effort will be required.

Staff reached out to BLA, Inc., as a prequalified consultant for construction inspection services, to provide a proposal for inspection services. BLA was able to provide onsite inspection staff that is experienced in the varied aspects of this project (traffic control, residential impacts, street restoration) and available within the expected construction timeline.

The scope, hours, and fee were reviewed by staff and are consistent with the expected project schedule for the northern route proposed by ComEd (October 2025-May 2026). The proposal will also cover any hours necessary to inspect the future south route work that overlaps within the October 2025-May 2026 timeframe. Any inspection efforts required beyond May 2026 (for the south route) may require a supplement to this agreement and will be evaluated at the time of license agreement approval for the south route.

FINANCIAL IMPACT

The not-to-exceed cost of the agreement is \$164,580. The proposed license agreement with ComEd allows for the Village to charge permit fees to cover costs directly related to inspection of the improvements. All inspection costs will be funded with permit fees collected from ComEd.

RECOMMENDATION

Approve a Resolution authorizing an Agreement with BLA, Inc. for construction inspection services in an amount not to exceed \$164,580.

ATTACHMENTS

1. Resolution Agreement - BLA Inc

2. BLA Construction Inspection Agreement - ComEd

RESOLUTION 2025-_____

RESOLUTION AUTHORIZING AN AGREEMENT WITH BLA, INC. FOR
CONSTRUCTION INSPECTION SERVICES IN AN AMOUNT NOT TO EXCEED
\$164,580

WHEREAS, the Village of Hoffman Estates (“the Village”) is a home-rule municipality located in Cook County, Illinois; and

WHEREAS, the Village has identified the need for third party construction inspection services for permitted ComEd infrastructure improvements in Village rights-of-way; and

WHEREAS, the Village utilized a prequalified consultant firm determined by review of open Request for Qualifications consistent with state law; and

WHEREAS, the Village has identified BLA, Inc. as the most qualified vendor and able to best meet the needs of the Village; and

WHEREAS, the Corporate Authorities have determined that it is in the public interest for the Village to approve an agreement with BLA, Inc. for the service of construction inspection in the amount not to exceed \$164,580.

NOW, THEREFORE, BE IT RESOLVED, by the President and Board of Trustees of the Village of Hoffman Estates, as follows:

Section 1 RECITALS: The facts and statements contained in the preamble of this Resolution are found to be true and correct and are hereby adopted as part of this Resolution.

Section 2 APPROVAL OF AGREEMENT: The President and Board of Trustees hereby approve the selection of BLA, Inc. to provide construction inspection services in an amount not to exceed \$164,580.

Section 3 AUTHORIZATION TO EXECUTE AGREEMENT: The President or Village Manager is hereby authorized to execute the Agreement attached hereto as Exhibit A, incorporated herein and made part hereof by reference, and to execute any other documents in furtherance of this Resolution in accordance with the Village Code and state and federal law.

Section 4 EFFECTIVE DATE: This Resolution will be in full force and effect from and after its passage and approval as provided by law.

RESOLVED THIS _____ day of _____, 2025

VOTE	AYE	NAY	ABSENT	ABSTAIN
Trustee Karen V. Mills	_____	_____	_____	_____
Trustee Anna Newell	_____	_____	_____	_____
Trustee Gary J. Pilafas	_____	_____	_____	_____
Trustee Gary G. Stanton	_____	_____	_____	_____
Trustee Karen Arnet	_____	_____	_____	_____
Trustee Patrick Kinnane	_____	_____	_____	_____
President William D. McLeod	_____	_____	_____	_____

APPROVED THIS _____ DAY OF _____, 2025

ATTEST:

Village Clerk

Village President

Published in pamphlet form this _____ day of _____, 2025.

VILLAGE OF HOFFMAN ESTATES

Professional Services Agreement

This Professional Services Agreement (the “Agreement”) is made and entered into this _____ day of September 2025, by and between the VILLAGE OF HOFFMAN ESTATES, ILLINOIS, a municipal corporation located at 1900 Hassell Road, Hoffman Estates, IL (“Village”) and BLA, Inc. with a principal place of business at 333 Pierce Road, Suite 200, Itasca, IL (“Contractor”) and sets forth the terms and conditions under which Contractor agrees to perform engineering services as set forth below.

This Agreement is made pursuant to the Contractor’s Proposals dated July 16, 2025 attached hereto as Exhibit A and incorporated herein by reference.

1. SERVICES

Contractor shall perform engineering services detailed in scope of services, attached hereto as Exhibit A and incorporated herein by reference, at various locations within the Village of Hoffman Estates, Illinois.

Other than what is provided in Paragraph 3 below, Village shall not be responsible for the cost of materials and equipment necessary for the performance of the Services.

No claim for services furnished by Contractor, not specifically provided for in this Agreement, shall be allowed by the Village nor shall Contractor perform any services or furnish any material not covered by this Agreement without prior written approval by Village. Such approval shall be considered a modification of this Agreement.

2. TERM AND TERMINATION

This Agreement shall be effective and binding upon execution. The parties agree that the time for completion of the services outlined in Exhibit A is May 31, 2026. Failure to complete the services outlined in Exhibit A by the completion date shall be considered a breach of this Agreement unless an extension is agreed to in writing by both parties.

3. FEES AND PAYMENT TERMS

The total cost for services shall not exceed one hundred sixty four thousand five hundred eighty dollars and no cents (\$164,580.00)

Costs include all mobilization, equipment and labor charges incurred throughout the duration of the services. Traffic control, heavy clearing, root cutting, waste hauling and disposal, structure location, municipal water usage license, fees, permits, and or deposits are not considered part of the fee.

Any fee for additional services must be agreed to in writing by the Village.

Contractor shall not incur any expenses or costs on behalf of the Village or in performing the Services, other than what is provided for above, unless Village specifically authorizes in advance such expenses or costs in writing. Such additional expenses may include, but are not limited to, travel and lodging expenses.

4. RELATIONSHIP OF THE PARTIES

In performing Services hereunder, Contractor shall at all times act as an independent contractor and not as an agent or employee of Village. The Services shall be completed to the satisfaction of Village; however the actual details of the Services shall be under Contractor's control. Contractor agrees to comply with all applicable state and federal statutes and the Municipal Code of the Village. Contractor further agrees to indemnify and hold Village harmless for any and all claims made arising out of Contractor's breach of the obligations contained in this paragraph.

Contractor is in no way authorized to make any agreement, warranty or representation on behalf of Village or to incur any expenses or implied obligation on behalf of Village without first obtaining Village's prior written consent.

5. INSURANCE

At Contractor's sole expense, Contractor shall be required to maintain at all times insurance of such types and such amounts, as are necessary to cover responsibilities and liabilities on a project of the character contemplated under this proposal. The Contractor shall meet all insurance requirements as stated in Article 107.27 of the "Standard Specifications for Road and Bridge Construction" adopted January 1, 2022. All insurance policies obtained for the project shall include the Village of Hoffman Estates and its duly authorized representatives as an additional insured.

Village shall be named as an additional insured and the address for certificate holder must read exactly as:

Village of Hoffman Estates
1900 Hassell Rd.
Hoffman Estates, IL

6. THIRD PARTY MATERIALS

Contractor will not prepare any deliverables or other material for Village that contains any limitations by third parties on its use without first securing either (i) Village's prior written approval of such limitations, or (ii) the third party's prior written waiver of such limitations. Contractor will not use any materials produced or provided by any third party ("Third Party Materials") having said limitations without having secured the appropriate licenses or prior written approval of each said third party. In addition, Contractor will not, without Village's prior written approval, use any Third Party Materials pursuant to licenses or agreements that limit or

prohibit the assignment of Contractor's rights in and to such Third Party Materials to Village or Village's designee. Contractor shall maintain a copy of all such licenses and agreements and provide copies to Village upon Village's request.

7. OWNERSHIP OF WORK PRODUCT

Contractor agrees that all work product produced by Contractor hereunder, including, without limitation, all reports and other documents ("Work Product") shall be deemed to be works made for hire under U.S. copyright laws and that all right, title, and interest in and to the Work Product shall be the sole property of Village and Village shall have the exclusive right to the copyrights on the Work Product. To the extent that the Work Product is not deemed to satisfy the requirements for a work made for hire under U.S. copyright laws, Contractor hereby assigns to Village all copyrights the Work Product and agrees to execute any additional documents requested by Village to further such assignment at no additional cost to Village. Contractor warrants that the Work Product shall not infringe the patent, copyright or other intellectual property or proprietary right of any third party and agrees to defend, indemnify and hold Village harmless against any such third party claim.

8. ASSIGNMENT AND SUBCONTRACTING

This Agreement shall not be assigned by Contractor without prior written approval of the Village, subject to such conditions and provisions as the Village may deem necessary in its sole and absolute discretion. No such approval by the Village of any assignment shall be deemed in any event or in any manner to provide for the incurrence of any obligation of the Village in addition to the total agreed upon price. Approval by the Village of an assignment shall not be deemed a waiver of any right accrued or accruing against Contractor. No assignee of Contractor shall assign this Agreement without prior written approval of the Village. This Agreement shall be binding upon the parties and their respective heirs, successors, and assigns. Furthermore, Contractor shall not enter into any subcontract with any agency or individual with respect to the performance of Services under this Agreement without the written consent of the Village. Such consent Village may grant, condition or withhold in Village's sole discretion.

9. NOTICE

All notices and other communications required to be given under the Agreement shall be in writing and shall be deemed to have been given (i) when personally delivered; (ii) three (3) business days after sending certified mail, or (iii) sending via email to the addresses below.

If to Village:	Village of Hoffman Estates Eric Palm, Village Manager 1900 Hassell Rd. Hoffman Estates, IL 60169
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If to Contractor: Jeremie Luckowicz
BLA, Inc.
333 Pierce Road, Suite 200
Itasca, IL 60143
Email: jluckowicz@bla-inc.com
Phone: 630-438-6400

10. GOVERNING LAW AND VENUE

The parties agree this Agreement has been executed and delivered in Illinois and that their relationship and any and all disputes, controversies or claims arising under this Agreement shall be governed by the laws of the State of Illinois, without regard to conflicts of laws principles. The parties further agree that the exclusive venue for all such disputes shall be the Circuit Court in Cook Village, Illinois, and the parties hereby consent to the personal jurisdiction thereof.

11. COMPLIANCE WITH LAWS

Each party hereto covenants and agrees to comply with all applicable federal, state, and local laws, codes, ordinances, rules and regulations.

12. SEVERABILITY

The invalidity or unenforceability of any particular word, phrase, sentence, paragraph or provision of this Agreement shall not affect the other words, phrases, sentences, paragraphs or provisions hereof. This Agreement shall be construed in all respects as if such invalid or unenforceable provisions were omitted and the remainder construed so as to give them meaningful and valid effect. It is the intention of the parties that if any particular provision of this Agreement is capable of two constructions, one of which would render the provision void and the other of which would render the provision valid, the provision shall have the meaning which renders it valid.

13. WAIVER

Either Party's failure to insist upon strict compliance with any provision hereof or its failure to enforce any rights or remedy in any instance shall not constitute or be deemed to be a waiver of any provision, right or remedy.

14. ENTIRE AGREEMENT

This Agreement constitutes the entire agreement and understanding of the parties with regard to the subject matter contained herein and supersedes all prior agreements and understandings between the parties dealing with such subject matter, whether written or oral. No agreement hereafter made between the parties shall be binding on either party unless reduced in writing and signed by the party sought to be bound thereby.

IN WITNESS WHEREOF, the Parties have executed this contract as of the date first written above.

The Village of Hoffman Estates

By: _____
Printed Name: _____
Title: _____
Date: _____

BLA, Inc.

By:  _____
Printed Name: Dan Bruckner
Title: President/CEO
Date: 7/23/25



July 16, 2025

Mr. Alan Wenderski, P.E. – Village Engineer
Village of Hoffman Estates
1900 Hassell Road
Hoffman Estates, Illinois 60169

Re: Proposal for ComEd Construction Observation

Mr. Wenderski:

BLA appreciates the opportunity to submit our proposal to provide construction observation to the Village of Hoffman Estates. We are proposing *Jonathan Daly, P.E.*, to assist the Village with its management of the ComEd Construction contracts. He would be available to assist the Village starting in October with project coordination and construction management and will work closely with the contractor to ensure traffic control and public safety are top priorities. He is available to be on-site three days a week between October and January, and full time from February through May, however, his schedule is flexible and be available more or less often, as needed.

Jonathan Daly, P.E.,

Jonathan is a graduate from UIUC who has been with BLA for 8 years. Jonathan has served as a Resident Engineer over the last few years and has gained experience working on a variety of construction projects. These include asphalt resurfacing projects, reconstruction projects including both concrete paving and asphalt paving, drainage improvements and traffic signals. Jonathan has excellent communication skills and will work closely with Village staff to coordinate and complete this important infrastructure project.

Name	Rate/Hour	Hours	Total
Jonathan Daly	\$150	1040	\$156,000
Direct Cost (Vehicle)	\$65/day	132 days	\$8,580
Total			\$164,580

The total value of the contract shall not exceed \$164,580. Jonathan will be available to start work on October, 1, 2025, or another date as mutually agreed.

Scope of Services

BLA will perform the following services as part of this agreement:

- Maintenance of Traffic (MOT) – BLA will provide regular checks of MOT. This will be performed when each iteration is installed and periodically throughout construction. For simple sections (those not through intersections it will be less frequent (maybe once per day), however, when working through intersections, these checks could become twice per day to ensure traffic is always provided the proper and safe access.
- Field Verification – BLA will perform depth and location and depth checks of the new ComEd facility being installed as it is dug/built. Once installed, we will monitor the backfilling process to ensure proper backfill.
- Restoration – BLA will monitor the restoration efforts to ensure they meet Village requirements. This

includes but is not limited to concrete work, asphalt work, and landscape restoration.

- Notifications – Before ComEd (or its contractor) begin work within a residential subdivision, BLA will go door to door and introduce ourselves. During this visit, we will explain the upcoming work and provide contact information for the residents. Once construction begins, we will ensure ComEd keeps us updated on the construction schedule. We will use this information to ensure residents are out of their driveway when necessary. Once work is complete in front of a driveway, we will ensure ComEd (or its contractor) restores access quickly.
- Permit Requirements – Throughout the entire construction process, we will ensure ComEd (and its contractor) meets all requirements of the approved permit.
- GPS Services – The Village will provide BLA with a GPS unit. BLA will use this unit to provide the Village with accurate locations of its facilities which are encountered as part of the construction process.

Thank you again for allowing us the opportunity to submit a proposal. We are very excited about the opportunity to work with you and your staff in the future.

Sincerely,

BLA, Inc.



Daniel B. Bruckelmeyer, P.E.
President and Chief Executive Officer



Jeremie Lukowicz, P.E., MPA
Director of Municipal Services

ACCEPTANCE:

VILLAGE OF HOFFMAN ESTATES

BY: _____
TITLE: _____
DATE: _____


JONATHAN M. DALY, P.E.
RESIDENT ENGINEER


EDUCATION

University of Illinois Urbana-Champaign
B.S. Civil Engineering, 2017

PROFESSIONAL REGISTRATION

Professional Engineer
Illinois: 062-073343, 2021

CERTIFICATIONS

IDOT Documentation of Contract Quantities
25-22803

IDOT BDE Regulated Substances,
Construction Projects and Special Provisions
4691827

IDOT Soils Field Testing and Inspection

PROFESSIONAL SOCIETIES

American Society of Civil Engineers

SPECIALIZED TRAINING

ISTHA eBuilder

EXPERIENCE SUMMARY

Experience since 2018 as a Resident Engineer. Responsibilities include oversight of contractors along with testing and recording field work to lead to the satisfactory conclusion of projects for the clients and contractors.

REPRESENTATIVE PROJECTS

Lead Inspector for Plum Grove Road (Golf Road to Wiley Road); Village of Schaumburg – BLA provided construction management, public relations and utility coordination services for the \$7.6 million IDOT project. Work included the complete reconstruction of Plum Grove Road with full-depth HMA pavement and the Village's first roundabouts at the Remington and State Parkway intersections. The project also included a new storm sewer system, revisions to the existing watermain system, new roadway lighting and extensive landscaping. Preconstruction work included extensive utility relocation and coordination. Other work items included curb removal and replacement, concrete sidewalks, an HMA pedestrian path and new signage.

Lead Inspector for Plum Grove Road (Higgins Road to Golf Road); Village of Schaumburg – BLA provided construction management, public relations and utility coordination services for the \$6.1 million IDOT project. Work included the complete reconstruction of Plum Grove Road with full-depth HMA pavement and a new traffic signal installation at the American Way intersection. The project also included a new storm sewer system, revisions to the existing watermain system, new roadway lighting and extensive landscaping. Preconstruction work included extensive utility relocation and coordination. Other work items included curb removal and replacement, concrete sidewalks, an HMA pedestrian path and new signage.

Resident Engineer for Street Improvement Program; Village of Schaumburg – BLA provided construction engineering for the \$3.99 million Street Improvement Program including the Weathersfield Lakes residential subdivision, the Hammond/Palmer industrial area and the new Bethel Lane alignment and parking lot improvement. Work included concrete curb, driveway and sidewalk replacement in residential and industrial areas along with resurfacing of asphalt roadways. Work at Bethel Lane included the vacation and realignment of the roadway along with the relocation of existing parking lots. New traffic signals at Bethel/Roselle provide additional safety. Roadway work included storm sewer, watermain improvements, sanitary sewer and installation of a StormTrap system within the parking lot pavement. BLA coordinated several months of utility work to remove conflicts and roadblocks to the contractor's progress. Public outreach services included regular updates to the Village's construction website, transmitting information and addressing concerns from the public via email, social media, printed material and direct contact.

Construction Engineer for Washington Street; Lake County DOT – BLA provided construction engineering for the \$12.5 million Washington Street project from west of Hainesville Road to east of Haryan Way. Work included complete reconstruction and widening from two lanes to four with a median and Hainesville Road intersection improvements. New traffic signals at that intersection included communication links to the LCDOT emergency communications center. Roadway work included storm sewer, watermain, sanitary sewer and removal/replacement of a lift station owned by Lake County Public Works. BLA coordinated several months of utility work to remove conflicts and roadblocks to the contractor's progress. Public outreach services included maintaining a project website, transmitting information and addressing concerns from the public via email, social media, printed material and direct contact.

Resident Engineer for Vintage Subdivision Street Improvements; Village of Buffalo Grove – BLA provided construction management for this \$500,000 Village funded project for full street reconstruction in a residential area. Work included replacement of curb, sidewalk and crosswalks to improve safety and maintain ADA compliance. The project also included stormwater upgrades in the form of pipe underdrain installation. BLA developed good relationships with the residents on site which allowed the contractor to complete tasks in a timely and efficient manner.

Resident Engineer for Wood Street and Greely Street; Village of Palatine – BLA provided construction management for this \$300,000 Village funded project for full resurfacing through residential areas and the commercial/restaurant/business district of downtown Palatine. This project was completed in a concise timeframe with minimal disruption to the public and included replacement of decorative brick crosswalks and upgrading existing sidewalk to comply with the latest ADA safety criteria.

Resident Engineer for Apple Hill/Tenerife Subdivision Street Improvements; Village of Buffalo Grove – BLA provided construction management for this \$1.3 million Village funded project. Work included 1.75 miles of milling, subbase improvement and repaving the entire subdivision. The project involved replacement of curb, sidewalk and crosswalks to improve safety and maintain ADA compliance. BLA developed a good relationship with residents/institutions and helped the contractor focus efforts on completing tasks efficiently and with minimal inconvenience to the public.


JONATHAN M. DALY, P.E.
RESIDENT ENGINEER


Engineer for Lawrence and Waveland Avenues; Village of Gurnee – BLA provided design and construction for the reconstruction of Lawrence and Waveland Avenues in Gurnee. The project in total was \$1.1 million including funding for new storm sewer and drainage ditches along both roadways. Lawrence was realigned to remove a hold over jog in the existing road; Waveland had the unique challenge of reconstructing a residential street located off the busy US 41 highway with only one entrance and exit for local traffic.

Resident Engineer for Illinois Avenue; Village of Palatine – BLA provided design and construction for the \$1.5 million resurfacing of Illinois Avenue from Plum Grove Road to Quentin Road. This project also included a new 10-foot bike path, repairs/adjustments of existing drainage structures and ADA sidewalk improvements.

Resident Engineer for Biesterfield Road; Village of Elk Grove Village – BLA managed the resurfacing of Biesterfield Road from the western Village limits to Meacham Road. This \$830,000 IDOT STP funded project removed the existing surface of Biesterfield Road, patched/repared the existing subbase and paved with asphalt; ADA improvements were also included for the side street intersections along the route.

Resident Engineer for Dundee Road and Park Place Road Signals; Village of Palatine – BLA provided construction management and inspection for the locally funded \$557,000 installation of a new traffic signal at the intersection of Dundee and Park Place Roads. Work consisted of removing existing hardscape to install new mast arms, pedestrian crossings, sidewalk and interconnect to the adjoining signals along Dundee Road.

Resident Engineer for Rohlwing Road; Village of Palatine – BLA provided construction management for this \$900,000 Rebuild Illinois funded project along Rohlwing Road between US 14 and Palatine Road. Work consisted of resurfacing and patching along with full curb and gutter removal along both sides of Rohlwing Road for the length of the project. Work also included the removal of 400 feet of deteriorated concrete pavement and replacement with full depth HMA. Additional work included sidewalk removal and replacement, curb ramp improvements for ADA compliance and removal of an existing retaining wall median along the north leg of Rohlwing Road. The median was replaced with decorative brick and tree and shrub landscaping.

Resident Engineer for Rand Road and Hale Street Watermain; Village of Palatine – BLA provided construction management for this \$680,000 Village funded project. Work included 2,000+ feet of watermain to be replaced/upgraded. This project completed long-awaited repairs to two sections of watermain after years of breaks/leaks. BLA helped the contractor focus efforts/complete tasks with minimal inconvenience. A portion of the work took place immediately adjacent to Jewel loading docks requiring close coordination with management to ensure deliveries could continue unimpeded. BLA provided this same communication with 15 businesses along US 12/Rand Road coordinating watermain installation through each driveway.

Construction Engineer for East Avenue Bridge; Village of Oak Park – BLA provided construction management services for this \$517,000 locally funded project. Work included installation of protective shield over I-290 and the CTA's Blue Line and CSX Railway tracks and full-depth repairs to the roadway and sidewalk portions of the East Avenue bridge deck. The project also involved extensive coordination between IDOT, CTA and CSX for permits and access during protective shield installation.

Construction Engineer for University Drive; Village of Buffalo Grove – BLA provided construction management for the Village on this \$1.85 million project. Work included watermain, sanitary forcemain, storm sewer installation, 0.42 miles of roadway removal/replacement and landscaping. The project also involved the removal and replacement of crosswalks to maintain ADA compliance.

Resident Engineer for Bradford Lane and Summit Drive Culverts; Village of Schaumburg – BLA provided construction management for this \$326,000 project. Work included cleaning and preparing the existing culverts followed by installing a geopolymer lining material. The Bradford 6x9-foot arch culvert is 45 feet long; the twin 4x2.5-foot oval culverts at Summit are 160 feet long. The Summit work also included grading the existing channels and installing a rip-rap layer to reduce erosion.

Resident Engineer for Meacham Road Path; Village of Elk Grove Village – BLA managed the Meacham Road east side path extension and update. This \$1.1 million job was funded by the Village and a CCDOTH grant. The project expanded the existing sidewalk from I-390 Frontage Road to Texas Street. Sidewalks were widened and brought up to ADA standards; landscaping was added throughout the project limits. Updated pedestrian crossings were completed at the Mallard Crossing entrance and Frontage Road intersection. Business entrances along the east side of Meacham were replaced for ease of access.

Resident Engineer for IL 173 [62M25/62L16]; IDOT – BLA provided Phase III construction management services for the combined \$12.7 million, 15.8 miles of resurfacing and drainage improvements along IL 173 between Alden and Antioch. Coordination between multiple contracts, contractors and a team of up to seven inspectors was required to oversee the many operations occurring along the entire length of the project daily. Extensive earth excavation, storm/culvert installation and HMA paving was accomplished with paving operations governed by IDOT's PFP/QCP paving program.



VILLAGE OF HOFFMAN ESTATES

DEPARTMENT OF DEVELOPMENT SERVICES

PLANNING DIVISION MONTHLY REPORT

SUBMITTED TO: PLANNING, BUILDING & ZONING COMMITTEE

BY: Jennifer Horn, Director of Planning and Transportation *Jennifer Horn*

October 2025

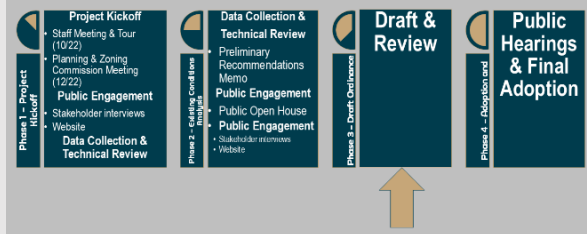


HOFFMAN ESTATES

ZONING UPDATE

- ◆ Teska Associates (as lead) and Ancel Glink awarded contract to complete the update of the Zoning Code. The new code will be a Unified Development Code.
- ◆ The PB&Z Committee moved to support the consultant's findings and recommendations on August 7, 2023.
- ◆ The project website is live at www.VOHEzoning.org.
- ◆ A first draft of the complete code has been reviewed by Corporation Counsel. Staff are actively redrafting ahead of an anticipated 2025 adoption process.

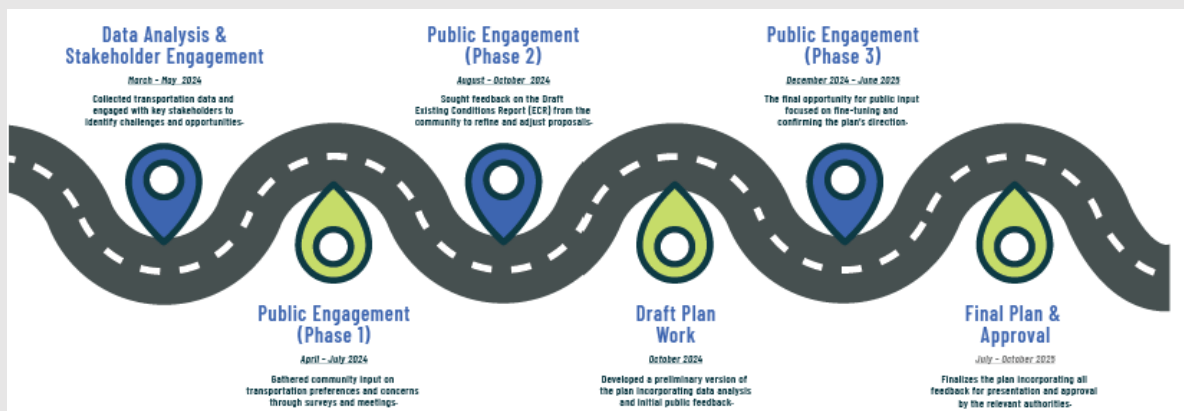
Zoning Code Update Timeline



- ◆ Epstein (as lead), HNTB, and All Together awarded contract for comprehensive multimodal plan: Hoffman in Motion.
- ◆ Website is live www.hoffmaninmotion.com.

Public Engagement

- ◆ The final draft plan was released for public comment and will be considered by TRI Committee on October 13, 2025.
- ◆ The draft plan is available in PDF format and as an interactive GIS Storymap at <https://www.hoffmaninmotion.com/draft-plan>.



Hello, Hoffman!

Hello, Hoffman is the Village's new **Comprehensive & Strategic Plan**—a guide for how Hoffman Estates will grow and thrive in the years ahead. This plan is all about shaping the future of our neighborhoods, roads, public spaces, businesses, and services. It will be shaped by input from those who live here, work here, play here, and know this community best.

Together, we're answering three big questions throughout the project:

- **#1: Where are we now?** *Let's take a good look at where we stand today. What's working, and where can we improve? What makes our community shine?*
- **#2: Where do we want to go?** *Let's boldly envision the next 20 years for our community. What are our values and priorities as we say hello to a bigger, brighter future?*
- **#3: How do we get there?** *Let's make plans! What policies, decisions, and actions do we need to take together to reach our community's goals?*

**Project Updates**

- ◆ Public engagement continues with over 1000 individual contacts across the Summer Hang, various pop-up events, and the online survey.
- ◆ Project website is live at www.hellohoffman.com. The first survey for *where are we now?* is live and has received 205 responses to date.

ACTIVE PLANNING PROJECTS

Project	Address	Status	PZC or PBZ Meeting	VB Meeting
Advance Preschool Expansion - SU	2353 HASSELL RD # 110	APPROVED	9/3/2025	9/15/2025
Eisenhower School Plat of Vacation	800 HASSELL RD	APPROVED	9/8/2025	9/15/2025
Hyatt Hotel Façade Changes – Staff Level Approval	2750 GREENSPPOINT PKWY	APPROVED	-	-
Bruster's Ice Cream Façade Changes – Staff Level Approval	2748 N SUTTON RD	APPROVED	-	-
Schaumburg Township Enclosed Storage Building – Staff Level Approval	1 ILLINOIS BLVD	APPROVED	-	-
Side Yard Setback Variation	3992 N PARKSIDE DR	PUBLIC MEETING	11/5/2025	11/17/2025
Grand Reserve Apartments – Barrington Square Town Center (Synergy)	2300 W HIGGINS RD	UNDER REVIEW		
Microsoft CHI07 Data Center	3125 N BARRINGTON RD	UNDER REVIEW		
Bell Works Apartments	1730 LOHAN WAY	UNDER REVIEW		
Bell Works – West Side Entrance Site Plan	2000 CENTER DR	UNDER REVIEW		
Scooter's Coffee	2 E HIGGINS RD	UNDER REVIEW		
Fire Station 22 Pre-Development Review	2170 – 2190 W HIGGINS RD	UNDER REVIEW		
Medcoa Buildings – SU and Parking Lot Improvements	990 - 1000 GRAND CANYON PKWY	UNDER REVIEW		
635 Lakeview Ln Plat of Subdivision	635 LAKEVIEW LN	UNDER REVIEW		
Higgins Crossing Townhomes	125 - 155 W HIGGINS RD	UNDER REVIEW		

MONTHLY PLANNING PROJECT ACTIVITY

Projects Submitted by Type	September	2025 YTD
Pre-Development		4
Agreement		1
Annexation		
Courtesy Review		1
Easement		1
Master Sign Plan		2
Plat of Subdivision		2
Other Plat	1	3
RPD Amendment		
Site Plan Review	2	14
Special Use		3
Text Amendment		1
Rezoning		
Variation	1	6
Total	4	36
FOIA Processed	6	33
Zoning Verification Letters	2	6
Building Permits Reviewed by Planning	63	589

PLANNING PERFORMANCE MEASURES

Site Plan Review Process	September		2025 YTD	
Number of administrative/staff review site plan cases completed	N/A	N/A	5	56%
Number of PZC site plan cases processed	N/A		4	
Annual goal is to complete at least 65% of site plan cases through administrative review process				

Site Plan Review Timing	September		2025 YTD	
Number of cases processed within 105 days	N/A	N/A	9	100%
Annual goal is to complete 100% of cases within 105 days				



VILLAGE OF HOFFMAN ESTATES DEPARTMENT OF DEVELOPMENT SERVICES

BUILDING & CODE ENFORCEMENT DIVISION MONTHLY REPORT

SUBMITTED TO: PLANNING, BUILDING & ZONING COMMITTEE

BY: Sanyokta Kapur, Director of Building & Code Enforcement

October 2025

GENERAL ACTIVITIES

- On September 9, 2025, Sanyokta Kapur attended Regional ADA Coordinators Group meeting on Accessibility in Construction.
- On September 13-15, 2025, David Banazynski inspected the Electric Expo and the Makers Market.
- On September 17, 2025, Tricia Morandi attended the ABCI meeting on Energy Code Updates in Buffalo Grove.
- On September 17, 2025, David Banaszynski, Kathleen Kuffer, Liz Dianovsky, Jeff Miller & Gigi Gonzalez attended an IACE meeting on Effective Interactions with Difficult Customers & Empowering the Burnout Professional in Elgin.
- On September 19, 2025, David Dodge, John Staschke, David Banaszynski & Anthony Knuth attended the annual NWBOCA charity event in Huntley.
- On September 30, 2025, David Dodge & Sanyokta Kapur participated in NWBOCA monthly board meeting.
- Site development is ongoing for **Kensington Townhomes by Pulte** on 1950 Hassell Rd. Model Building 1 construction is progressing ahead of schedule. Exterior finishing and interior rough framing is underway.
- **Microsoft** has reached substantial completion of **Building 1, CHI05- Colos 2 and Colos 3** and has applied for temporary occupancy. Colos 4 and Colos 5 buildouts are expected to be completed by end of October 2025. Construction is underway for site and structure for **CHI06, Building 2** of the campus. Expected date of construction completion is July 2026.



- Site Development permit at 3333 Beverly Rd, for existing site demolition, mass grading and Land Development permit of the **Compass Data Centers** has been issued. Compass Data Center, Building 1, has completed foundations and the blast walls around exterior equipment are being installed.
- **Shangrila Dispensary** off N. Barrington Rd has received temporary certificate of occupancy.
- **Dar-UI-Ilm** Foundation interior buildout for religious center at Lakewood Blvd is underway.
- **Belle Tire** on Higgins Rd has is almost ready for occupancy, which is due by end of October.
- **Rookies** from Higgins Rd at the Poplar Creek Crossing subdivision has received full occupancy.
- **Fire Station 21** off Flagstaff Lane has made significant progress and is expected to be occupied by November.
- **ComEd** is almost complete with construction on Pembroke Ave. substation expansion.
- **Airdrie Estates** subdivision has several lots under construction for new single-family homes.
- Code Enforcement staff have been involved in several ongoing property maintenance cases as well as annual monitoring of commercial snow removal and pothole maintenance.
- **Pebble Beach** fireplaces were found to be not in compliance with minimum code requirements and pose a life safety hazard. The village staff has been working with the homeowner's association, contractor and residents to remedy the situation by the beginning of 2026.

Bell Works Construction Update:

- Staff is working with Bell Works on several tenant build-outs and parking garage repairs throughout the east side. **Convergint** office space has received full occupancy. Land Development permit for Bell Works **Townhomes** has

been issued and work is underway. **West side parking garage** repairs and interior demolition of **West and Central building** is under progress.

2025 Code Enforcement Freedom of Information Act Requests Processed

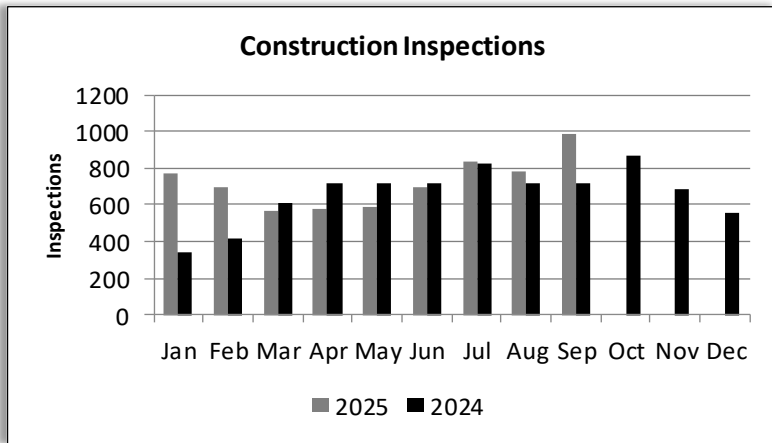
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
24	24	53	36	45	48	49	50	48				377

2025 Code Enforcement GovQA Questions & Complaints Processed

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
4	16	17	18	35	27	32	19	17				185

Construction Inspections

Year	2025	2024
Jan	775	346
Feb	693	415
Mar	563	607
Apr	576	715
May	589	718
Jun	698	717
Jul	837	827
Aug	788	720
Sep	986	716
Oct		865
Nov		689
Dec		552
Total	6505	7887



RENTAL HOUSING LICENSE AND INSPECTION PROGRAM

- There are currently 1,854 rental properties registered. This includes 1,204 single family and townhome units (65%) and 650 condominium units (35%). This number fluctuates based on new registrants and owners who choose to no longer rent their properties.
- Renewal notifications were mailed on November 14, 2024, to all rental properties. The deadline to submit payment and update registration information was February 1, 2025.
- As of October 2nd, 1,825 properties have renewed.

2025 Rental Inspections

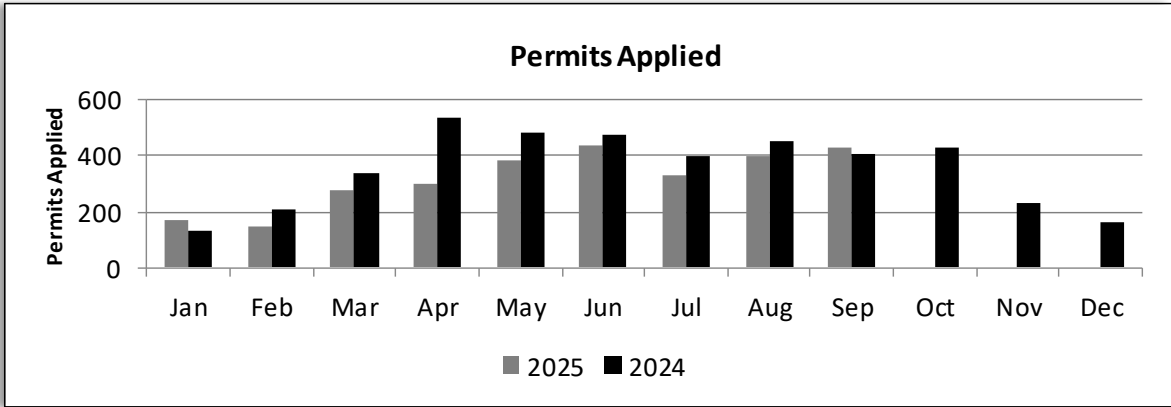
Inspection	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
Annual	258	128	125	195	152	87	86	49	122				1202
Reinspections	183	177	135	130	112	138	89	74	83				1121
Total	441	305	260	325	264	225	175	123	205	0	0	0	2323

2025 Permits Issued

Permit	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2025 YTD	2024 Total
Commercial New	0	0	2	0	0	0	1	0	1				4	8
Single Family New	0	0	0	0	2	1	1	0	1				5	5
Land Development	2	0	3	0	0	0	0	0	0				5	6
Fire	16	11	7	10	11	9	3	11	12				90	134
All Other Permits	129	116	179	202	215	329	275	288	312				2045	3079
2025 Total	147	127	191	212	228	339	280	299	326	0	0	0	2149	

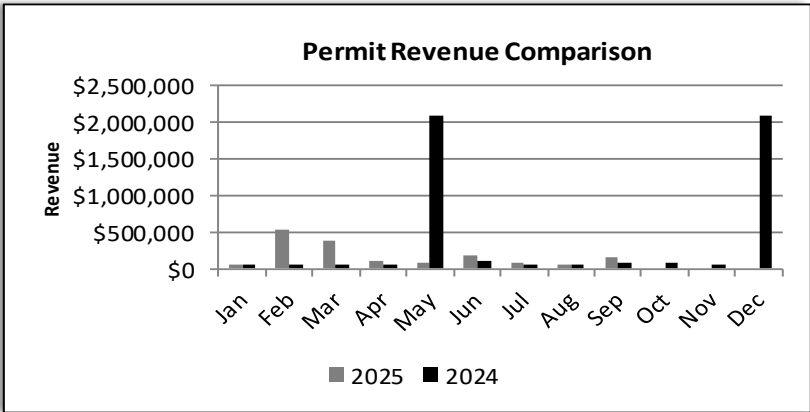
2025 Permits Applied

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
2025	168	145	273	302	383	434	326	398	429				2858
2024	134	205	340	535	479	470	395	447	409	427	233	166	4240



Permit Revenue

Year	2025	2024
Jan	\$57,516	\$54,595
Feb	\$532,367	\$55,383
Mar	\$381,031	\$61,118
Apr	\$102,949	\$63,268
May	\$77,219	\$2,080,130
Jun	\$188,961	\$100,777
Jul	\$85,321	\$67,251
Aug	\$67,944	\$70,712
Sep	\$161,153	\$86,798
Oct		\$88,794
Nov		\$57,749
Dec		\$2,096,911
Total	\$1,654,460	\$4,883,486

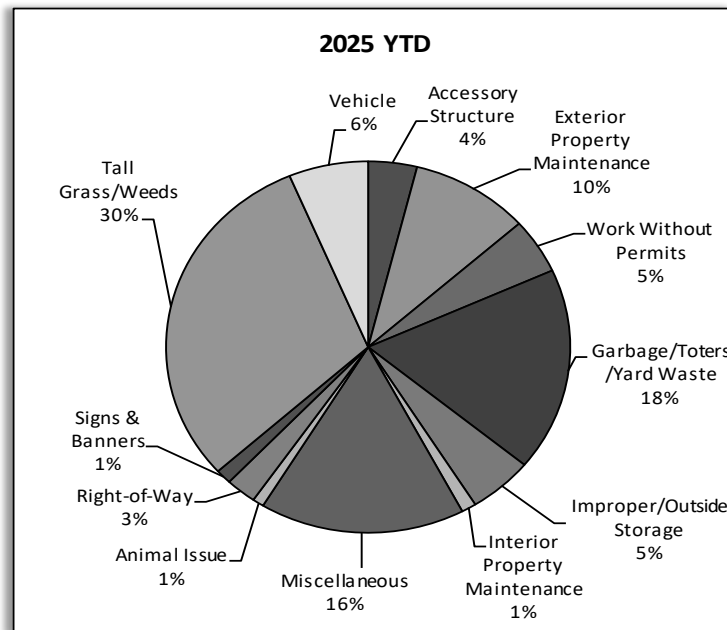


2025 Budget: \$6,625,000.

Total Revenue includes building permits, fire permits and Temporary & Full Certificates of Occupancy.

2025 Property Maintenance Summary Report

Violation	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2025 YTD	2024 Total
Accessory Structure	0	1	7	7	3	12	5	3	5				43	55
Exterior Property Maintenance	0	26	27	12	6	11	9	8	6				105	105
Work Without Permits	0	1	7	7	5	13	9	8	3				53	72
Garbage/Toters/Yard Waste	38	28	20	19	7	33	12	10	28				195	597
Improper/Outside Storage	2	4	6	6	8	3	9	12	7				57	110
Interior Property Maintenance	1	1	1	0	1	3	0	5	1				13	9
Miscellaneous	6	9	16	18	12	11	17	61	31				181	160
Animal Issue	0	2	0	2	0	0	0	4	2				10	43
Right-of-Way	0	8	0	2	4	0	2	4	7				27	32
Signs & Banners	0	4	1	1	2	1	1	3	1				14	21
Tall Grass/Weeds	0	0	0	1	114	109	50	48	12				334	494
Vehicle	13	3	14	16	4	6	7	6	1				70	60
2025 Total	60	87	99	91	166	202	121	172	104	0	0	0	1102	
2024 Total	61	109	87	164	311	174	184	201	186	139	88	54		1758



2025 Citations Issued

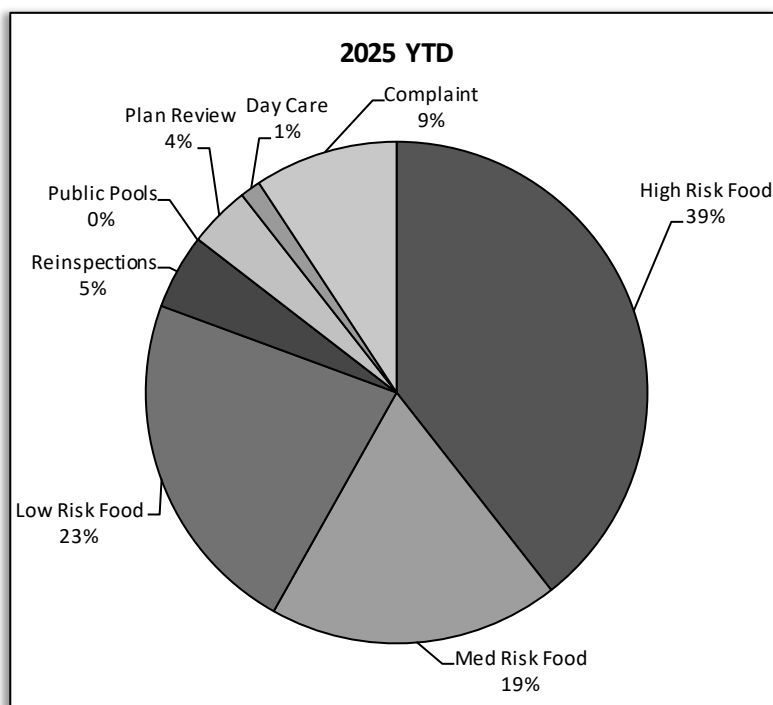
Violation	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
Business License	25	13	0	0	56	0	36	12	0				142
Code	47	55	34	34	67	64	47	65	60				473
Rental	102	80	25	35	90	63	62	45	19				521
Total	174	148	59	69	213	127	145	122	79	0	0	0	1136

2025 Adjudication Court Dockets - Citations Presented

Court	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
Code	70	64	70	61	70	73	85	69	59				621
Rental/Bus Lic	75	73	78	61	76	57	60	93	43				616
Total	145	137	148	122	146	130	145	162	102	0	0	0	1237

2025 Environmental Health Inspection Report

Activity	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
High Risk Food	32	40	1	0	40	33	2	0	31				179
Med Risk Food	5	4	24	51	1	0	0	0	0				85
Low Risk Food	0	2	2	0	1	1	42	53	1				102
Reinspections	1	4	2	3	1	2	1	5	3				22
Public Pools	0	0	0	0	0	0	0	0	0				0
Plan Review	3	1	3	1	1	1	0	4	4				18
Day Care	0	0	2	4	0	0	0	0	0				6
Complaint	6	3	2	0	3	2	3	9	14				42
Total	47	54	36	59	47	39	48	71	53	0	0	0	454



Food establishments are divided into the risk categories of high, moderate or low, and planned inspections are performed three, two, or one time each year respectively. A high-risk establishment presents a high relative risk of causing foodborne illness based on the large number of food handling operations typically implicated in foodborne outbreaks and/or the type of population served by the facility. There are approximately 285 facilities that require a total of approximately 550 planned inspections throughout the year (this number fluctuates based on businesses opening/closing).

HIGHLIGHTS THIS MONTH



Staff attended the annual Illinois Economic Development Association Site Selector Forum and Consul General Reception. The forum discussed best practices and resources for Economic Developers to prepare, market, and share information on development sites in their communities. At the reception, staff networked with Consulate members to share development opportunities.



Staff coordinated a successful Business Blitz with the Economic Development Commission to visit every business in the Forest View and Huntington Plazas.



Staff finalized the new Economic Development website for a successful launch - www.GrowHoffman.com



SUMMARY OF ACTIVITIES

- Staff met with several potential developers for properties around the Village. Staff also met with several property owners to strategize about the most likely development possibilities. Staff continues to seek out a development partner for properties with TIF Districts while searching for retailers and developers for other vacant property throughout the Village.
- Worked with Legal to draft new agreements and amendments to projects within the Higgins Hassell TIF (Barrington Square).
- As part of the BRE efforts, Staff received three contacts from the mailed postcards and met with them. Staff also visited a Prairie Stone business.
- Staff attended a regional Economic Development networking lunch in Barrington, the annual Hoffman Estates Legislative Luncheon hosted by the Hoffman Estates Chamber of Commerce at St. Alexius Hospital, Bisnow Data Center Conference, a workforce resources and talent solutions for manufacturers event by Cook County, a National Workforce Development Day event at Harper College sponsored by the Village and GCAMP, the FABTECH tradeshow at McCormick Place, the Fall Illinois Tax Increment Association and Illinois Enterprise Zone Association Conference, and the RE Journals Industrial Summit.
- Staff also added various conferences for CDBG and HUD reporting while working on a new agreement with HUD.

HOTEL UPDATE

Hotel tax revenue reports are skewed due to three hotels being behind in their remittance. Leisure and international travel is down due to the political climate. Hotels are being asked to reduce or hold rates at the same level as in 2024. It is RFP season in September/October allowing hotels to bid on another year as a “preferred” hotel partner for their top accounts. Tourism Office has circulated top/targeted account listings and recaps/graphs from industry professionals to all hotels to be sure they are reaching out to their brand National Sales Representatives to obtain the “invitation” to submit bids for accounts that have used them in the past.

SOLICIATION EFFORTS WITH THE NOW ARENA

- Each month Staff receives the Hot Sheet showing all current bookings at the NOW Arena. As contracts are signed Staff also receives the event announcement that gives details of each booking which allows us to reach out to solicit lodging for our nine hotels. Staff emails the production contacts sending them a current hotel listing for direct contacts also offering to function as a complimentary housing authority for the event. In September, Staff received contracts for: November – Loyola Basketball, November – Sonu Nigam concert, December – AEW World’s End Wrestling, January 2026 – Hot Wheels Monster Trucks Live and January 2026 – Professional Bull Riders Tour.
- A team member brought an opportunity to bid for the American Planning Association Illinois Chapter 2026 that would take place late September or early October. Attendance at this event can exceed 500 with multiple breakouts for individual sessions. Staff met with Arena staff to discuss their needs to determine if the NOW Arena could be a potential site. Staff always look beyond Village borders for sources of new occupancy.
- Staff has completed all accountability reporting for the \$50,000 matching grant the Village received from DCEO to support marketing efforts for the Volleyball Nations League event hosted at NOW Arena in June 2025. Arena has asked that Staff research another Grant that would cover operational expenses to draw this event back in 2026.

MEETINGS/ACTIVITIES

- Celtic Fest Commission meeting
- Submitted required documents for accountability reporting to DCEO for 2025 Gymnastics event
- Circulated Police Incident Reports to hotels
- Circulated updated hotel listing with current management contacts
- Research for Japanese Festival
- NOW Arena new website – reviewed hotels that appear during ticket purchase
- Met with SHARE to discuss fund raising opportunities



Kevin Kramer, Director of Economic Development



Linda Schuck, Director of Tourism & Business Retention