AGENDA

Village Board of Trustees

Regular Meeting
Village Hall
1900 Hassell Road, Hoffman Estates, IL 60169

December 15, 2025	Council Chambers	Immediately Following Finance Committee

1. **CALL TO ORDER/ROLL CALL**

2. **PLEDGE OF ALLEGIANCE TO THE FLAG**

3. **PUBLIC COMMENT**

4. **APPROVAL OF MINUTES**

   A. Village Board 12-01-2025 Special

   B. Village Board 12-01-2025

   C. Village Board 12-08-2025 Special

5. **CONSENT AGENDA/OMNIBUS VOTE (Roll Call Vote)**
   (All items under the Consent Agenda are considered to be routine in nature and will be enacted by one motion. There will be no separate discussion of these items unless a Trustee so requests. In that event, the discussion will be the first item of business after approval of the Consent Agenda.)

   A. Approval of Agenda

   B. Approval of the schedule of bills for 12-15-2025 — $13,570,230.54

   C. Approval of a Ordinance authorizing the Village Manager to execute agreements with Fidelity, Natiowide, Mission Square and NPPFA for 457 retirement plans.

   D. Approval of an Ordinance authorizing the sale of personal property owned by the Village of Hoffman Estates (auction items).

   E. Approval of an Ordinance increasing the membership of the Economic Development Commission of the Village of Hoffman Estates.

   F. Approval of an Ordinance amending Municipal Code Section 6-2-1-HE-11-1302-A, Additional No Parking Streets and Area - 1955 Cheltenham Place and 1949 Whittingham Lane.

   G. Approval of an Ordinance granting a Site Plan Amendment for Bell Works West Side located at 2000 Center Drive.

   H. Approval of an Ordinance amending Chapter 8 of the Municipal Code, Residential Rental Property Licenses.

   I. Approval of an Ordinance granting a Site Plan Amendment for Casey's restaurant located at

2069 N Barrington Road.

J. Approval of a Resolution Adopting an Intergovernmental Agreement with the O'Hare Noise Compatibility Commission (ONCC).

K. Approval of a Resolution authorizing an Intergovernmental Agreement with IDOT for improvements on IL 72 at Huntington Boulevard.

L. Approval of the 2026 Village Board and Standing Committees Meeting Schedule.

6. **REPORTS**

A. President's Report

1. Proclamation(s)

a. Adam Marak Day (20 Years Service)
b. James Thomas Day (20 Years Service)
c. Sewa Diwali

2. Board & Commission Appointment(s)/Reappointment(s)/Resignation(s)

a. Gregory Ring, Appointment, Economic Development Commission, term expires April 30, 2027
b. Susie Whipple, Appointment, Sister Cities Commission, term expires April 30, 2027
c. Linda Longmeyer, Appointment, Commission for Senior Citizens, term expires April 30, 2028
d. Saif Sultan, Appointment, Cultural Awareness Commission, term expires April 30, 2028

B. Trustee Comments

C. Village Manager's Report

D. Village Clerk's Report

E. Treasurer's Report

7. **ADDITIONAL BUSINESS**

A. Approval of an Ordinance establishing hire back rates for Police and Fire personnel for the period January 1, 2026 through December 31, 2026.

B. Approval of a Resolution authorizing a grant agreement with Illinois Law Enforcement Alarm System (ILEAS) for the purchase of tasers for the Hoffman Estates Police Department.

C. Approval of a Resolution authorizing a contract with National Power Rodding of Chicago, IL, for the 2025 Sanitary Sewer Rehabilitation Project in an amount not to exceed $780,489.

D. Approval of a Resolution authorizing a contract with Visu-Sewer of Illinois, LLC of

Bridgeview, IL, for the 2025 Storm Inlet Cleaning Project in an amount not to exceed $55,100.

E. Approval of a Resolution authorizing a contract with Visu-Sewer of Illinois, LLC of Bridgeview, IL, for the 2025 Storm Sewer Rehabilitation Project in an amount not to exceed $2,194,480.

F. Approval of a Resolution authorizing a Supplemental Agreement with BLA, Inc. of Itasca, IL, for construction inspection services in the amount of $82,225 for a total not to exceed amount of $246,805.

G. Approval of a Resolution Authorizing the Second Amended and Restated Management Agreement between the Village of Hoffman Estates and Global Spectrum, L.P. d/b/a Oak View Group for management and commercial sales services of the NOW Arena.

H. Approval of a Resolution authorizing an intergovernmental agreement with Suburban Liability Insurance Pool and Alliant/Mesior Insurance Service for property and causality insurance coverage for 2026.

I. Authorization of the Design, Floor Plans and Site Plan for the construction of new Fire Station #22.

J. Approval of an Amended and Restated Redevelopment Agreement for Bell Works Chicagoland with Hoffman Estates Acquisitions LLC and Hoffman Estates Acquisitions II LLC (Lakewood Center TIF).

8. **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.

MEETING: **SPECIAL HOFFMAN ESTATES VILLAGE BOARD**
DATE: **DECEMBER 1, 2025**
PLACE: **COUNCIL CHAMBERS**
MUNICIPAL BUILDING COMPLEX
1900 HASSELL ROAD
HOFFMAN ESTATES, ILLINOIS

1. CALL TO ORDER:

Village President William McLeod called the meeting to order at 6:30 p.m. The Village Clerk called the roll. Trustees present: Karen Arnet, Patrick Kinnane, Anna Newell, Gary Stanton.
Trustee Gary Pilafas attended electronically.
A quorum was present.

ADMINISTRATIVE PERSONNEL PRESENT:

J. Pape, Assistant Village Manager
R. Musiala, Finance Director
R. Signorella, Multimedia Production Manager

2. PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was led by Trustee Newell.

3. PUBLIC COMMENTS

No one wished to be recognized.

4. ADDITIONAL BUSINESS:

4.A. Boards and Commissions Interviews

The Board interviewed a volunteer for the Sister Cities Commission. This applicant will be appointed to the Sister Cities Commission at the December 15, 2025 Village Board Meeting.

The Board interviewed a volunteer for the Economic Development Commission. This applicant will be appointed to the Economic Development Commission at the December 15, 2025 Village Board Meeting.

DRAFT

5. ADJOURNMENT

Motion by Trustee Arnet, seconded by Trustee Kinnane, to adjourn the meeting. Voice vote taken. All ayes. Motion carried. Time: 6:37 p.m.

Patty Richter Village Clerk Date Approved

DRAFT

MEETING: **HOFFMAN ESTATES VILLAGE BOARD**
DATE: **DECEMBER 1, 2025**
PLACE: **COUNCIL CHAMBERS**
MUNICIPAL BUILDING COMPLEX
1900 HASSELL ROAD
HOFFMAN ESTATES, ILLINOIS

1. CALL TO ORDER/ROLL CALL

Village President William McLeod called the meeting to order at 7:00 p.m. The Village Clerk called the roll. Trustees present: Karen Arnet, Patrick Kinnane, Anna Newell, Gary Stanton. Trustee Gary Pilafas attended electronically.
A quorum was present.

Motion by Trustee Kinnane, seconded by Trustee Arnet to allow electronic attendance of Trustee Gary Pilafas. Voice vote taken. All ayes. Motion Carried.

ADMINISTRATIVE PERSONNEL PRESENT

E. Palm, Village Manager
D. O'Malley, Deputy Village Manager
J. Pape, Assistant Village Manager
A. Janura, Corporation Counsel
K. Cawley, Chief of Police
A. Wax, Fire Chief
J. Bending, Deputy Police Chief
J. Thomas, Deputy Police Chief
R. Musiala, Finance Director
J. Nebel, PW Director
M. Saavedra, HHS Director
D. Raszka, Director of IT
M. Brito, Communications Manager
K. Kramer, Economic Development Director
J. Horn, Planning & Transportation Director
R. Signorella, Multimedia Production Manager
T. Cuevas, Administrative Intern

2. PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was led by Trustee Arnet.

3. PUBLIC COMMENTS

No one wished to be recognized.

4. APPROVAL OF MINUTES

DRAFT

4.A. Village Board 11-17-2025

Motion by Trustee Arnet, seconded by Trustee Stanton, to approve Item 4.A. Voice vote taken. All ayes. Motion carried.

4.B. Village Board Executive Session 02-17-2025 (approve & release)

Motion by Trustee Arnet, seconded by Trustee Kinnane, to approve Item 4.B. Voice vote taken. All ayes. Motion carried.

4.C. Village Board Executive Session 03-03-2025 (approve & release)

Motion by Trustee Arnet, seconded by Trustee Stanton, to approve Item 4.C. Voice vote taken. All ayes. Motion carried.

4.D. Village Board Executive Session 04-07-2025 (approve & release item B only)

Motion by Trustee Kinnane, seconded by Trustee Arnet, to approve Item 4.D. Voice vote taken. All ayes. Motion carried.

4.E. Village Board Executive Session 04-14-2025 (approve & not release)

Motion by Trustee Kinnane, seconded by Trustee Arnet, to approve Item 4.E. Voice vote taken. All ayes. Motion carried.

4.F. Village Board Executive Session 05-05-2025 (approve & release)

Motion by Trustee Arnet, seconded by Trustee Stanton, to approve Item 4.F. Voice vote taken. All ayes. Motion carried.

4.G. Village Board Executive Session 06-02-2025 (approve & not release)

Motion by Trustee Stanton, seconded by Trustee Arnet, to approve Item 4.G. Voice vote taken. All ayes. Motion carried.

4.H. Village Board Executive Session 08-04-2025 (approve & release)

Motion by Trustee Arnet, seconded by Trustee Kinnane, to approve Item 4.H. Voice vote taken. All ayes. Motion carried.

4.I. Village Board Executive Session 08-18-2025 (approve & not release)

Motion by Trustee Stanton, seconded by Trustee Arnet, to approve Item 4.I. Voice vote taken. All ayes. Motion carried.

5. CONSENT AGENDA/OMNIBUS VOTE:

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5.A. Approval of Agenda

Motion by Trustee Arnet, seconded by Trustee Kinnane, to approve Item 5.A.

Roll Call:
Aye: Arnet, Kinnane, Newell, Pilafas, Stanton
Nay:
Mayor McLeod voted aye.
Motion carried.

5.B. Approval of the schedule of bills for December 1, 2025 - $3,830,273.09.

Motion by Trustee Arnet, seconded by Trustee Kinnane, to approve Item 5.B.

Roll Call:
Aye: Arnet, Kinnane, Newell, Pilafas, Stanton
Nay:
Mayor McLeod voted aye.
Motion carried.

5.C. Approval of Ordinance #5191-2025 Adopting the Budget for All Corporate Purposes of the Village of Hoffman Estates, Cook County, Illinois, in lieu of the Appropriation Ordinance, for the Fiscal Year Commencing on the First Day of January, 2026, and Ending on the Thirty-first Day of December, 2026.

Motion by Trustee Arnet, seconded by Trustee Kinnane, to approve Item 5.C.

Roll Call:
Aye: Arnet, Kinnane, Newell, Pilafas, Stanton
Nay:
Mayor McLeod voted aye.
Motion carried.

5.D. Approval of Ordinance #5192-2025 Authorizing the Levy and Collection of Taxes for the Corporate and Municipal purposes of the Village of Hoffman Estates for the Fiscal Year Beginning on the 1st day of January, 2026 and Ending on the 31st Day of December, 2026.

Motion by Trustee Arnet, seconded by Trustee Kinnane, to approve Item 5.D.

Roll Call:
Aye: Arnet, Kinnane, Newell, Pilafas, Stanton
Nay:
Mayor McLeod voted aye.
Motion carried.

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5.E. Approval of Ordinance #5193-2025 Abating a Portion of the 2025 Tax Levy – Series 2015A and 2015C Taxable General Obligation Refunding Bonds.

Motion by Trustee Arnet, seconded by Trustee Kinnane, to approve Item 5.E.

Roll Call:
Aye: Arnet, Kinnane, Newell, Pilafas, Stanton
Nay:
Mayor McLeod voted aye.
Motion carried.

5.F. Approval of Ordinance #5194-2025 Abating a Portion of the 2025 Tax Levy – Series 2015B General Obligation Bonds.

Motion by Trustee Arnet, seconded by Trustee Kinnane, to approve Item 5.F.

Roll Call:
Aye: Arnet, Kinnane, Newell, Pilafas, Stanton
Nay:
Mayor McLeod voted aye.
Motion carried.

5.G. Approval of Ordinance #5195-2025 Abating a Portion of the 2025 Tax Levy – Series 2017A and 2017B General Obligation Bonds.

Motion by Trustee Arnet, seconded by Trustee Kinnane, to approve Item 5.G.

Roll Call:
Aye: Arnet, Kinnane, Newell, Pilafas, Stanton
Nay:
Mayor McLeod voted aye.
Motion carried.

5.H. Approval of Ordinance #5196-2025 Abating a Portion of the 2025 tax levy – Series 2018 General Obligation Refunding Bonds.

Motion by Trustee Arnet, seconded by Trustee Kinnane, to approve Item 5.H.

Roll Call:
Aye: Arnet, Kinnane, Newell, Pilafas, Stanton
Nay:
Mayor McLeod voted aye.
Motion carried.

5.I. Approval of Ordinance #5197-2025 Abating a Portion of the 2025 tax levy – Series 2019 General Obligation Bonds.

Motion by Trustee Arnet, seconded by Trustee Kinnane, to approve Item 5.I.

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Roll Call:
Aye: Arnet, Kinnane, Newell, Pilafas, Stanton
Nay:
Mayor McLeod voted aye.
Motion carried.

5.J. Approval of Ordinance #5198-2025 Abating a portion of the 2025 Tax Levy – Series 2024 General Obligation Bonds.

Motion by Trustee Arnet, seconded by Trustee Kinnane, to approve Item 5.J.

Roll Call:
Aye: Arnet, Kinnane, Newell, Pilafas, Stanton
Nay:
Mayor McLeod voted aye.
Motion carried.

5.K. Approval of Ordinance #5199-2025 Accepting Public Improvements for 1721 Moon Lake Boulevard (Seasons Apartments).

Motion by Trustee Arnet, seconded by Trustee Kinnane, to approve Item 5.K.

Roll Call:
Aye: Arnet, Kinnane, Newell, Pilafas, Stanton
Nay:
Mayor McLeod voted aye.
Motion carried.

5.L. Approval of Resolution #1736-2025 Authorizing an Agreement with Morton Salt Inc. for the Purchase of Road Salt in the amount of $228,378.

Motion by Trustee Arnet, seconded by Trustee Kinnane, to approve Item 5.L.

Roll Call:
Aye: Arnet, Kinnane, Newell, Pilafas, Stanton
Nay:
Mayor McLeod voted aye.
Motion carried.

5.M. Approval of Resolution #1737-2025 Authorizing the Purchase of Vehicle Up-fitting from Henderson Truck Equipment, Gilberts, IL, in the amount of $332,459.02.

Motion by Trustee Arnet, seconded by Trustee Kinnane, to approve Item 5.M.

Roll Call:
Aye: Arnet, Kinnane, Newell, Pilafas, Stanton
Nay:

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Mayor McLeod voted aye.
Motion carried.

5.N. Approval of Resolution #1738-2025 Authorizing an Agreement with Ciorba Group, Inc. for Design Engineering for the 2025 Lift Station Assessment in an amount not to exceed $155,487.94.

Motion by Trustee Arnet, seconded by Trustee Kinnane, to approve Item 5.N.

Roll Call:
Aye: Arnet, Kinnane, Newell, Pilafas, Stanton
Nay:
Mayor McLeod voted aye.
Motion carried.

5.O. Authorization to approve Change Order #3 for construction services for Pfizer Lift Station improvements to Martam Construction Inc. of Elgin, IL, in an amount not to exceed $29,709.92.

Motion by Trustee Arnet, seconded by Trustee Kinnane, to approve Item 5.O.

Roll Call:
Aye: Arnet, Kinnane, Newell, Pilafas, Stanton
Nay:
Mayor McLeod voted aye.
Motion carried.

5.P. Approval of a License Agreement with Commonwealth Edison Company (ComEd) for Underground Electric Distribution Lines in the Chatham Drive, Essex Drive, Beacon Pointe Drive, Beverly Road, and Trillium Boulevard Rights-of-Way.

Motion by Trustee Arnet, seconded by Trustee Kinnane, to approve Item 5.P.

Roll Call:
Aye: Arnet, Kinnane, Newell, Pilafas, Stanton
Nay:
Mayor McLeod voted aye.
Motion carried.

6. REPORTS

6.A. President's Report

1. **Promotion(s) / Swearing(s)-In**

    a. Sergeant Mark Wondolkowski to Commander

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Sergeant Mark Wondolkowski introduced his family, Mayor McLeod swore Seargeant Mark Wondolkowski into the office of Commander, Commander Mark Wondolkowski was congratulated by the Board.

b. Officer Luis Zavala to Sergeant

Officer Luis Zavala introduced his family, Mayor McLeod swore Officer Luis Zavala into the office of Sergeant, Sergeant Luis Zavala was congratulated by the Board.

2. Presentation(s)

a. Dan Shomon – Fall Veto Session Wrap-Up & 2026 Preview

Dan Shomon presented the Board with an update on several key issues that occurred during the Fall Veto session of the Illinois General Assembly.

3. Board & Commission Appointment(s)Reappointment(s)/Resignation(s)

a. Susan Simmons, Resignation, Sustainability Commission and Youth Commission

Motion by Trustee Arnet, seconded by Trustee Stanton, to accept the resignation of Susan Simmons from the Sustainability Commission and the Youth Commission. Voice vote taken. All ayes. Motion carried.

Mayor McLeod noted the passing of longtime resident and business owner, Ashley Springer.

6.B. Trustee Comments

Trustee Arnet attended the Friendship Tree Lighting. She thanked Public Works for all their help setting up and for the great job of plowing and getting ahead of the snowstorm. She congratulated Commander Wondolkowski and Sergeant Zavala.

Trustee Kinnane attended the Friendship Tree Lighting. He commended Public Works for their plowing of the roads.

Trustee Stanton congratulated Commander Wondolkowski and Sergeant Zavala.

Trustee Newell attended the Senior Commission Luncheon and a JAWA meeting. She also attended the Friendship Tree Lighting and thanked all involved for a fantastic event. She congratulated Commander Wondolkowski and Sergeant Zavala.

Trustee Pilafas congratulated Commander Wondolkowski and Sergeant Zavala. He also commended Public Works.

6.C. Village Manager's Report

The Village Manager had no report.

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6.D. Village Clerk's Report

The Village Clerk had no report.

6.E. Committee Reports

1. **General Administration & Personnel**

Trustee Kinnane stated that they would be meeting to discuss Approval of an Ordinance authorizing the sale of personal property owned by the Village of Hoffman Estates (auction items), the 2026 village board and standing committee standing committees meeting schedule, and to receive and file the Cable TV Monthly Report, the Human Resources Management Monthly Report and the Legislative Operations & Outreach Monthly Report.

2. **Transportation & Road Improvement**

Trustee Arnet stated that they would be meeting to discuss Approval of an Ordinance Amending Municipal Code Section 6-2-1-HE-11-1302-A, Additional No Parking Streets and Area - 1955 Cheltenham Place and 1949 Whittingham Lane; Approval of a Resolution Authorizing an Intergovernmental Agreement with IDOT for improvements on IL 72 at Huntington Boulevard; Approval of a Resolution Creating the Active Transportation Advisory Committee of the Village of Hoffman Estates; and to receive and file the Transportation Division Monthly Report.

3. **Planning, Building & Zoning**

Trustee Stanton stated that they would be to discuss Bell Works RDA; Approval of an Ordinance granting Site Plan Amendment for Bell Works West Side located at 2000 Center Drive; Approval of an Ordinance amending Chapter 8 of the Municipal Code, Residential Rental Property Licenses; Approval of an Ordinance granting site plan amendment for a tenant change for the property at 2069 N Barrington Road; and to receive and file the Planning Division Monthly Report, the Code Enforcement Division Monthly Report, and the Economic Development and Tourism Monthly Report.

4. **Public Works & Utilities**

Trustee Newell stated that they would be meeting to discuss Approval of a Resolution authorizing a contract with National Power Rodding of Chicago, IL for 2025 Sanitary Sewer Rehabilitation Project in an amount not to exceed $780,489; Approval of a Resolution authorizing a contract with Visu-Sewer of Illinois, LLC of Bridgeview, IL, for the 2025 Storm Inlet Cleaning project in an amount not to exceed $55,100; Approval of a Resolution authorizing a contract with Visu-Sewer of Illinois, LLC of Bridgeview, IL, for the 2025 Storm Sewer Rehabilitation Project in an amount not to exceed $2,194,480; and to receive and file the Department of Public Works Monthly Report and the Engineering Division Monthly Report.

5. **Public Health & Safety**

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Trustee Pilafas stated that they would be meeting to receive and file the Police Department Monthly Report, the Health & Human Services Monthly Report, the Emergency Management Coordinator Monthly Report, and the Fire Department Monthly Report.

6. Finance

Trustee Pilafas stated that they would be meeting to discuss Approval of an ordinance establishing hire back rates for Police and Fire personnel for the period January 1, 2026 through December 31, 2026 and to receive and file the Finance Department Monthly Report, the Information Technology Department Monthly Report, and the NOW Arena Monthly Report.

7. PLAN COMMISSION RECOMMENDATIONS

7.A. Approval of Ordinance #5200-2025 Granting a Special Use for a Planned Development for Grand Reserve of Hoffman Estates located at 2300 W. Higgins Road.

Discussion

Chairperson Chatwani stated that the Plan Commission recommends approval subject to conditions. Trustee Stanton raised concerns that parking availability for current businesses could be reduced. He also questioned the location of Phase 1 not being the vacant Menard's parcel. The applicant explained why the location of Phase 1 was chosen and the confidence that they would proceed with Phase 2 which would be where the vacant Menard's parcel is. There was discussion regarding the parking that will be available for residential and commercial use and the positive impact expected on the surrounding businesses with all the increased foot traffic.

Roll Call:
Aye: Arnet, Kinnane, Newell, Pilafas
Nay: Stanton
Mayor McLeod voted aye
Motion carried.

8. ADDITIONAL BUSINESS

8.A. Approval of Ordinance #5201-2025 Authorizing the Execution of a Lot 8 Redevelopment Agreement and the Issuance of a TIF Note for Lot 8 in the Higgins/Hassell Redevelopment Project Area in the Village of Hoffman Estates, Illinois (Higgins/Hassell TIF District).

Motion by Trustee Kinnane, seconded by Trustee Arnet, to approve Item 8.A.

Roll Call:
Aye: Arnet, Kinnane, Newell, Pilafas, Stanton
Nay:
Mayor McLeod voted aye.
Motion carried.

DRAFT

8.B. Approval of Ordinance #5202-2025 Authorizing the Issuance of a TIF Note for Higgins/Hassell Redevelopment Project Area Except Lot 8.

Motion by Trustee Kinnane, seconded by Trustee Arnet, to approve Item 8.B.

Roll Call:
Aye: Arnet, Kinnane, Newell, Pilafas, Stanton
Nay:
Mayor McLeod voted aye.
Motion carried.

8.C. Approval of Ordinance #5203-2025 amending Section 8-3-22, Number of Licenses, of Article 3, Alcoholic Liquors, of the Hoffman Estates Municipal Code.

Motion by Trustee Arnet, seconded by Trustee Stanton, to approve Item 8.C.

Roll Call:
Aye: Arnet, Kinnane, Newell, Pilafas, Stanton
Nay:
Mayor McLeod voted aye.
Motion carried.

9. ADJOURNMENT

Motion by Trustee Kinnane, seconded by Trustee Arnet, to adjourn the meeting. Voice vote taken. All ayes. Motion carried. Time: 7:53 p.m.

_____

Patty Richter Date Approved
Village Clerk

The Village of Hoffman Estates complies with the Americans with Disabilities Act (ADA). For accessibility assistance, call the ADA Coordinator at 847/882-9100.

DRAFT

MEETING: **SPECIAL HOFFMAN ESTATES VILLAGE BOARD**
DATE: **DECEMBER 8, 2025**
PLACE: **COUNCIL CHAMBERS**
MUNICIPAL BUILDING COMPLEX
1900 HASSELL ROAD
HOFFMAN ESTATES, ILLINOIS

1. CALL TO ORDER:

Village President William McLeod called the meeting to order at 6:20 p.m. The Village Clerk called the roll. Trustees present: Patrick Kinnane, Karen Mills, Anna Newell, Gary Stanton, Karen Arnet.
A quorum was present.

ADMINISTRATIVE PERSONNEL PRESENT:

E. Palm, Village Manager
J. Pape, Assistant Village Manager

2. PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was led by Trustee Stanton.

3. PUBLIC COMMENTS

No one wished to be recognized.

4. ADDITIONAL BUSINESS:

4.A. Boards and Commissions Interviews

The Board interviewed a volunteer for the Active Transport Committee. This applicant will be appointed to the Active Transport Committee at the December 15, 2025 Village Board Meeting.

The Board interviewed a volunteer for the Senior Citizens Commission. This applicant will be appointed to the Senior Citizens Commission at the December 15, 2025 Village Board Meeting.

The Board interviewed a volunteer for the Active Transport Committee. This applicant will be appointed to the Active Transport Committee at the December 15, 2025 Village Board Meeting.

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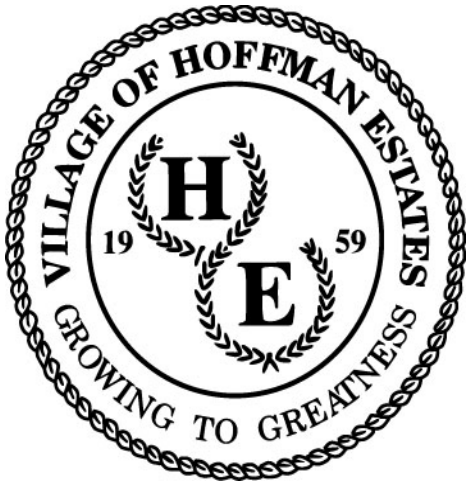
The Board interviewed a volunteer for the Cultural Awareness Commission. This applicant will be appointed to the Cultural Awareness Commission at the December 15, 2025 Village Board Meeting.

5. ADJOURNMENT

Motion by Trustee Arnet, seconded by Trustee Stanton, to adjourn the meeting. Voice vote taken. All ayes. Motion carried. Time: 6:49 p.m.

Patty Richter Village Clerk Date Approved

DRAFT



BILL LIST SUMMARY

BILL LIST AS OF	**12/15/2025**	**$ 881,458.49**
MANUAL CHECKS	**11/27/2025 -12/11/2025**	**$ 5,804.38**
PAYROLL	**12/01/2025 & 12/12/2025**	**$ 1,783,950.40**
CREDIT CARDS	**10/06/2025 - 11/05/2025**	**$ 108,118.79**
WIRES	**11/01/2025 - 11/30/2025**	**$ 10,790,898.48**
TOTAL		**$ 13,570,230.54**

VILLAGE OF HOFFMAN ESTATES

DECEMBER 15, 2025

ACCOUNT	VENDOR	DESCRIPTION	AMOUNT
GENERAL FUND			
01 0302	ACME TRUCK BRAKE & SUPPLY CO.	STOCK REPAIR PARTS	$137.85
01 0302	ADVANCE AUTO PARTS	STOCK REPAIR PARTS	$310.14
01 0302	ALTA CONSTRUCTION EQUIPMENT IL LLC	STOCK REPAIR PARTS	$83.56
01 0302	BATTERY SERVICE CORPORATION	STOCK REPAIR PARTS	$673.80
01 0302	BUMPER TO BUMPER/ LEE AUTO	STOCK REPAIR PARTS	$331.98
01 0302	BUMPER TO BUMPER/ LEE AUTO	STOCK REPAIR PARTS	$215.87
01 0302	CHICAGO PARTS & SOUND LLC	STOCK REPAIR PARTS	$25.44
01 0302	FACTORY MOTOR PARTS CO	STOCK REPAIR PARTS	$396.28
01 0302	O'REILLY AUTO PARTS	STOCK REPAIR PARTS	$83.97
01 0303	PROVEN IT	COPIER SERVICES	$881.03
CASH AND INVENTORIES			**$3,139.92**
01000011 3205	76 TRUST	BUILDING PERMIT FEE REFUND	$436.18
01000011 3205	ENGINEERING GROUP OF ROCKFORD LLC	BUILDING PERMIT FEE REFUND	$195.50
01000013 3413	ROBIN COUGHLIN	RESIDENTIAL LOCK BOX REFUND	$90.00
GENERAL-REVENUE ACCOUNTS			**$721.68**
01101223 4402	WAREHOUSE DIRECT	OFFICE SUPPLIES	$110.89
01101224 4507	A & A CUSTOM SHIRTS	2025 EMPLOYEES APPAREL	$14,355.00
01101224 4507	A & A CUSTOM SHIRTS	SENIOR CITIZ COMM APRONS	$44.00
01101224 4542	LANGUAGE LINE SERVICES INC	PHONE INTERPRETATION	$149.86
ADMINISTRATIVE			**$14,659.75**
01101324 4542	RICHARD A KAVITT ATTORNEY AT LAW	PROFESSIONAL SERVICES	$500.00
01101324 4547	THOMSON REUTERS-WEST	SOFTWARE SUBSCRIPTION	$805.99
01101324 4567	CLARK BAIRD SMITH LLP	PROFESSIONAL SERVICES	$1,908.75
01101324 4567	FRANCZEK PC	PROFESSIONAL SERVICES	$549.00
01101324 4567	SAUL EWING LLP	PROFESSIONAL SERVICES	$4,308.00
LEGAL			**$8,071.74**
01101423 4402	GARVEY'S OFFICE PRODUCTS INC	OFFICE SUPPLIES	$85.60
FINANCE			**$85.60**
01101623 4402	WAREHOUSE DIRECT	OFFICE SUPPLIES	$205.39
HUMAN RESOURCES			**$205.39**
01102522 4301	RICHARD SIGNORELLA	MILEAGE REIMB NOVEMBER	$116.90
01102524 4507	ERIN DOBOSIEWICZ	PROFESSIONAL SERVICES	$350.00
COMMUNICATIONS			**$466.90**
TOTAL GENERAL GOVERNMENT DEPARTMENT			**$23,489.38**

VILLAGE OF HOFFMAN ESTATES

DECEMBER 15, 2025

ACCOUNT	VENDOR	DESCRIPTION	AMOUNT
POLICE DEPARTMENT			
01201223 4402	ODP BUSINESS SOLUTIONS, LLC	OFFICE SUPPLIES	$360.26
01201223 4402	ODP BUSINESS SOLUTIONS, LLC	RTN OFFICE SUPPLIES	($12.13)
01201224 4507	MORIZZO FUNERAL HOME & CREMATION	PROFESSIONAL SERVICES	$655.00
01201224 4510	KEYCODE MEDIA	SERVICE CALL FOR TRAINING	$929.43
ADMINISTRATIVE			**$1,932.56**
01202123 4403	MINUTEMAN PRESS	BUSINESS CARDS	$80.99
01202124 4542	SECOND CHANCE CARDIAC SOLUTIONS	POWERHEART ADULT AED PADS	$3,155.10
01202124 4542	SECOND CHANCE CARDIAC SOLUTIONS	POWERHEART G5 INTELLISENS	$1,734.00
PATROL & RESPONSE			**$4,970.09**
01202223 4403	MINUTEMAN PRESS	BUSINESS CARDS	$45.92
TRAFFIC CONTROL			**$45.92**
01202324 4542	TRANSUNION RISK & ALTERNATIVE	PROFESSIONAL SERVICES	$349.00
INVESTIGATIONS			**$349.00**
01202924 4508	GOLF ROSE PET LODGE	ANIMAL CARE_NOV'25	$712.65
ADMINISTRATIVE SERVICES			**$712.65**
TOTAL POLICE DEPARTMENT			**$8,010.22**
FIRE DEPARTMENT			
01301222 4305	MINUTEMAN PRESS	BUSINESS CARDS	$28.12
ADMINISTRATIVE			**$28.12**
01303122 4301.19	WILLIAM RAINEY HARPER COLLEGE	TUITION - MICHAEL CLARKE	$395.00
01303122 4304.16	AIR ONE EQUIPMENT INC	100 SAFETY GLASSES	$200.00
01303122 4304.16	AIR ONE EQUIPMENT INC	SHIPPING FEE PO #25000540	$28.00
01303123 4414.14	GRAINGER INC	REPAIR PARTS	$986.44
SUPPRESSION			**$1,609.44**
01303222 4301	KURT LICHTENBERG	PARAMEDIC RENEWAL FEE	$41.00
01303223 4419	ALERT-ALL CORP.	MEDICAL EMERGENCY MAGNET	$850.00
01303223 4419	BOUND TREE MEDICAL, LLC	GLOVES LARGE	$499.50
01303223 4419	BOUND TREE MEDICAL, LLC	GLOVES MEDIUM	$299.70
01303223 4419	BOUND TREE MEDICAL, LLC	XL GLOVES	$399.60
01303224 4510	BOUND TREE MEDICAL, LLC	SMART TRIAGE PACK	$731.96
EMERGENCY MEDICAL SERVICES			**$2,821.76**
01303324 4507	FIRE SAFETY CONSULTANTS INC	SPRINKLERS INSPECTION	$580.00
PREVENTION			**$580.00**

VILLAGE OF HOFFMAN ESTATES

DECEMBER 15, 2025

ACCOUNT	VENDOR	DESCRIPTION	AMOUNT
01303524 4510	HASTINGS AIR ENERGY CONTROL INC	REPAIR SERVICE	$803.00
FIRE STATIONS			**$803.00**
TOTAL FIRE DEPARTMENT			**$5,842.32**
PUBLIC WORKS			
01401223 4402	ODP BUSINESS SOLUTIONS, LLC	OFFICE SUPPLIES	$33.20
01401224 4545	ODP BUSINESS SOLUTIONS, LLC	OFFICE SUPPLIES	$10.51
ADMINISTRATIVE			**$43.71**
01404123 4408	MENARDS - HNVR PARK	VARIOUS SUPPLIES	$179.97
01404123 4410	FACTORY MOTOR PARTS CO	REPAIR PARTS	$1,010.00
01404123 4410	FACTORY MOTOR PARTS CO	RTN REPAIR PARTS	($80.00)
01404123 4414	MATTHEW TURNBULL	LODGING FEE REIMB	$77.97
01404123 4414	MIKE BACKSTROM	CDL RENEWAL REIMB	$30.00
01404123 4414	THE STANDARD COMPANIES	CUT WHITE FLANNEL WIPERS	$471.50
01404124 4542.2	PLOWOPS, INC.	PLOWOPS SUBSCRIPTION	$240.00
01404124 4542.2	PLOWOPS, INC.	SUBSCRIPTION/ DEVICE PROTEC	$1,162.00
SNOW & ICE REMOVAL			**$3,091.44**
01404223 4414	BRYAN SCHWICHTENBERG	LODGING FEE REIMB	$77.97
01404224 4502	COMMONWEALTH EDISON	ELECTRIC TRAFFIC SIGNAL	$486.61
01404224 4521	BUILDERS ASPHALT, LLC	HMA MODIFIED SURFACE N50	$538.68
01404224 4521	BUILDERS ASPHALT, LLC	HMA SC N50 REC 9.5MM	$1,341.90
TRAFFIC OPERATIONS			**$2,445.16**
01404324 4507	ADVANCED TREE CARE	2025 CONTRACT TREE MAINTEN	$85,451.00
01404324 4507	V CARDENAS LANDSCAPING	2025 LANDSCAPE MAINTENANCE	$236.68
01404324 4507	V CARDENAS LANDSCAPING	2025 LANDSCAPE MAINTENANCE	$3,689.39
01404324 4545	FULLIFE SAFETY CENTER	GLOVES/ THERMAL LINED	$36.00
01404325 4610	THE FIELDS ON CATON FARM, INC.	2025 VARIOUS PLANTING PROGR	$78,163.00
01404325 4628	MARK1 LANDSCAPE	SPRINKLER SYSTEM SERVICE	$475.00
01404325 4628	PYROTECNICO FIREWORKS INC	TREE LIGHTING FIREWORKS	$5,250.00
01404325 4628	RALPH HELM INC	REPAIR PARTS	$687.98
FORESTRY			**$173,989.05**
01404423 4412	CASE LOTS	PRESCRIPTIVE JANITORIAL ITEMS	$3,513.10
01404424 4502	COMMONWEALTH EDISON	ELECTRIC 2200 W HIGGINS RD	$30.75
01404424 4502	COMMONWEALTH EDISON	ELECTRIC 5105 PRAIRIE STONE	$889.48
01404424 4502	COMMONWEALTH EDISON	ELECTRIC 5323 PRAIRIE STONE	$169.67
01404424 4503	NICOR GAS	GAS 1300 WESTBURY DR	$182.52
01404424 4507	ACCURATE DOCUMENT DESTRUCTION INC	SHREDDING SERVICES	$1,204.61
01404424 4507	NORTHWEST ELECTRICAL CONSTRUCTION	INSTALLATION OF ELECTRICAL	$10,434.60

VILLAGE OF HOFFMAN ESTATES

DECEMBER 15, 2025

ACCOUNT	VENDOR	DESCRIPTION	AMOUNT
01404424 4509	CINTAS #22	FLOOR MAT RENTAL	$62.75
01404424 4510	SERVICE PRO ELECTRIC MOTOR REPAIR	REPAIR PARTS	$285.66
01404424 4516	AMLINGS INTERIOR LANDSCAPE	INTERIOR LANDSCAPING	$487.83
01404424 4516	ECO CLEAN MAINTENANCE INC	VILLAGE HALL	$3,782.00
01404424 4516	FOX VALLEY FIRE & SAFETY CO	FIRE ALARM SYSTEM SERVICE	$492.00
01404424 4516	FOX VALLEY GLASS INC.	TEMPERED INSULATED GLASS	$1,791.25
01404424 4516	NORTHWEST ELECTRICAL CONSTRUCTION	ELECTRICAL SERVICES	$879.72
01404424 4516	THE SHERWIN-WILLIAMS CO	VILLAGE HALL OFFICE PAINT	$107.48
01404424 4517	ACTION LOCK & KEY, INC	NEW LOCK & INSTALLATION	$1,619.21
01404424 4517	ECO CLEAN MAINTENANCE INC	POLICE DEPT	$2,000.00
01404424 4517	ILL.OFFICE STATE FIRE MARSHAL	CERTIFICATE FEE - BOILER	$200.00
01404424 4517	ROSE PEST SOLUTIONS INC	PEST CONTROL	$138.00
01404424 4518	CINTAS #22	FLOOR MAT RENTAL AND CLEAN	$29.18
01404424 4518	FOX VALLEY FIRE & SAFETY CO	EMERGENCY SERVICE	$2,094.96
01404424 4518	NORTHWEST ELECTRICAL CONSTRUCTION	CODE REPAIRS FIRE STATION #23	$633.38
01404424 4518	WEATHERGUARD ROOFING CO.	ANNUAL LOW SLOPE INSPECTION	$300.00
01404424 4520	ACTION LOCK & KEY, INC	3 SETS OF KEYS FOR TOWER 7	$210.02
01404424 4520	ECO CLEAN MAINTENANCE INC	PUBLIC WORKS	$1,680.00
01404424 4520	THE SHERWIN-WILLIAMS CO	PAINT	$42.17
01404424 4542	KLUBER INC.	PW SPACE NEEDS STUDY	$1,980.00
FACILITIES			**$35,240.34**

01404522 4304	CINTAS #22	UNIFORM & MAT RENTAL	$160.82
01404523 4411	AL WARREN OIL CO INC	FUEL BIO-DIESEL	$3,386.01
01404523 4411	AL WARREN OIL CO INC	FUEL REGULAR	$11,200.57
01404523 4414	AIRGAS USA, LLC	MEDICAL SUPPLIES	$1,093.05
01404523 4414	GRAINGER INC	REPAIR PARTS	$12.60
01404524 4507	PRECISE MRM LLC	5MB FLAT DATA PLAN US	$308.00
01404524 4507	VERIZON CONNECT FLEET USA LLC	WIRELESS SERVICES	$2,335.91
01404524 4510	AMAZON CAPITAL SERVICES INC	VARIOUS SUPPLIES	$545.81
01404524 4510	CD LLC	10 COUNT CHARGEPOINT KEY	$130.00
01404524 4513	BRAD MANNING FORD INC	REPAIR PARTS	$190.07
01404524 4513	CAR-ONE TIRE AND AUTO	TIRE DISPOSAL FEE	$40.00
01404524 4513	RT 62 WASH & LUBE	VEHICLE WASH	$331.40
01404524 4513	ULTRA STROBE COMMUNICATIONS	REPAIR PARTS	$247.56
01404524 4513	ULTRA STROBE COMMUNICATIONS	SEAT COVER /2025 FORD PIU	$235.00
01404524 4514	ACME TRUCK BRAKE & SUPPLY CO.	REPAIR PARTS	$90.26
01404524 4514	ADVANCE AUTO PARTS	REPAIR PARTS	$25.11
01404524 4514	BIGGERS CHEVROLET INC	REPAIR PARTS	$1,040.99
01404524 4514	BRAD MANNING FORD INC	RTN REPAIR PARTS	($100.00)
01404524 4514	MACQUEEN EMERGENCY	REPAIR PARTS	$276.81
01404524 4514	RUSH TRUCK CENTER OF ILLINOIS, INC	REPAIR PARTS	$246.19
01404524 4514	RUSH TRUCK CENTER OF ILLINOIS, INC	RTN REPAIR PARTS	($47.94)
01404524 4514	ULTRA STROBE COMMUNICATIONS	REPAIR PARTS	$779.80
01404524 4534	ACME TRUCK BRAKE & SUPPLY CO.	REPAIR PARTS	$367.24
01404524 4534	ACME TRUCK BRAKE & SUPPLY CO.	RTN REPAIR PARTS	($119.02)
01404524 4534	ADVANCE AUTO PARTS	REPAIR PARTS	$225.69
01404524 4534	ALTA CONSTRUCTION EQUIPMENT IL LLC	REPAIR PARTS	$15.15
01404524 4534	BRAD MANNING FORD INC	REPAIR PARTS	$43.29
01404524 4534	BUMPER TO BUMPER/ LEE AUTO	REPAIR PARTS	$71.58

VILLAGE OF HOFFMAN ESTATES

DECEMBER 15, 2025

ACCOUNT	VENDOR	DESCRIPTION	AMOUNT
01404524 4534	FORCE AMERICA INC.	REPAIR PARTS	$1,160.19
01404524 4534	FRIENDLY FORD	REPAIR PARTS	$706.48
01404524 4534	MCMASTER CARR SUPPLY CO	REPAIR PARTS	$299.26
01404524 4534	POMP'S TIRE	REPAIR PARTS	$437.00
01404524 4534	RUSH TRUCK CENTER OF ILLINOIS, INC	REPAIR PARTS	$456.51
01404524 4545	FACTORY MOTOR PARTS CO	REPAIR PARTS	$18.19
FLEET SERVICES			**$26,209.58**
01404623 4408	MENARDS - HNVR PARK	VARIOUS SUPPLIES	$7.19
01404623 4414	MENARDS - HNVR PARK	VARIOUS SUPPLIES	$80.11
F.A.S.T.			**$87.30**
TOTAL PUBLIC WORKS DEPARTMENT			**$241,106.58**
DEVELOPMENT SERVICES			
01505122 4303	ILLINOIS PHCC	INSPEC MEMBERSHIP RENEWAL	$40.00
01505124 4507	SAFEBUILT ILLINOIS LLC	BUILDING INSPECTIONS	$5,320.00
01505124 4507	THOMPSON ELEVATOR INSPECTION INC	ELEVATOR INSPECTION	$18.00
CODE ENFORCEMENT			**$5,378.00**
01505224 4510	MEADE ELECTRIC CO., INC.	ANNUAL TRAFFIC SIGNAL	$616.47
01505224 4545	DEREK GREINER	WORK BOOTS REIMB	$193.04
01505224 4545	JACOB CUTHBERT	WORK BOOTS REIMB	$141.98
01505224 4545	JOSH KASPER	WORK BOOTS REIMB	$194.98
01505224 4545	OSCAR GOMEZ	WORK BOOTS REIMB	$194.98
01505224 4545	SONIA ZALA	WORK BOOTS REIMB	$126.98
ENGINEERING			**$1,468.43**
01505924 4542	INDIVIDUAL AVANTAGES LLC	COSULTING - ACDC CLOSETS	$1,750.00
01505924 4546	BISNOW LLC	AD & PUBLICATION	$2,369.00
01505924 4546	BISNOW LLC	AD & PUBLICATION	$4,000.00
ECONOMIC DEVELOPMENT			**$8,119.00**
TOTAL DEVELOPMENT SERVICES DEPARTMENT			**$14,965.43**
HEALTH & HUMAN SERVICES DEPARTMENT			
01556524 4507	MANUEL X ZAMARRIPA	PSYCHOLOGY PRESENTATION	$500.00
TOTAL HEALTH & HUMAN SERVICES DEPARTMENT			**$500.00**
BOARDS & COMMISSIONS DEPARTMENT			
01605324 4561	AERIAL CHICAGO VIDEOS LLC	DRONE LIGHT SHOW 50% DEPOS	$23,750.00
FOURTH OF JULY			**$23,750.00**

VILLAGE OF HOFFMAN ESTATES

DECEMBER 15, 2025

ACCOUNT	VENDOR	DESCRIPTION	AMOUNT
01605724 4507	INDUSTRIAL/ORGANIZATIONAL SOLUTIONS	HEPD SERGEANT PROMOTIONAL	$8,955.00
01605724 4507	INDUSTRIAL/ORGANIZATIONAL SOLUTIONS	HEPD SERGEANT TESTING	$3,863.33
FIRE & POLICE COMMISSION			**$12,818.33**
01605824 4555	JOHN TOURTELOT	SISTER CITIES REIMB	$175.00
01605824 4559	THE FINER LINE	PREPAY WHT/BLK NAME BADGE	$12.52
01605824 4599	THE FINER LINE	PREPAY WHT/BLK NAME BADGE	$6.25
MISCELLANEOUS B & C			**$193.77**
TOTAL BOARDS & COMMISSIONS DEPARTMENT			**$36,762.10**
TOTAL GENERAL FUND			**$334,537.63**
COMMUNITY DEVELOPMENT BLOCK GRANT FUND			
04000028 4903	PADDOCK PUBLICATIONS INC	PUBLIC HEARINGS	$43.50
TOTAL COMMUNITY DEVELOPMENT BLOCK GRANT FUND			**$43.50**
ASSET SEIZURE FUND			
08 1445	ILLINOIS STATE POLICE ASSET	SAO NUMBERS 22COFO2160	$5,000.00
08 1445	ILLINOIS STATE POLICE ASSET	SAO NUMBERS 24-02-0075	$2,890.00
08 1445	ILLINOIS STATE POLICE ASSET	SAO NUMBERS 24-10-0083	$1,339.00
08200824 4539	ADVANCE AUTO PARTS	REPAIR PARTS	$29.64
TOTAL ASSET SEIZURE FUND			**$9,258.64**
PRAIRIE STONE CAPITAL FUND			
27000025 4621	KIMLEY-HORN & ASSOC INC	PRAIRIE STONE PKWY ACCESS	$1,949.10
27000025 4621	TRIA ARCHITECTURE INC	CONSTRUCTION OBSERVATION	$10,297.43
TOTAL PRAIRIE STONE CAPITAL FUND			**$12,246.53**
ROAD IMPROVEMENT FUND			
29000025 4606	APPLIED GEOSCIENCE INC.	2025 INFRASTRUCTURE PROJECT	$30,941.00
29000025 4606	TRANSYSTEMS CORP.	GANNON DR RESURFACING	$7,775.62
29000025 4610	ALAMP CONCRETE CONTRACTORS,INC.	VILLAGE HALL PARKING LOT	$98,196.20
29000025 4610	GONZALEZ COMPANIES LLC	VILLAGE HALL PARKING LOT	$37,672.16
TOTAL ROAD IMPROVEMENT FUND			**$174,584.98**
CAPITAL VEHICLE AND EQUIPMENT FUND			
37000025 4603	ULTRA STROBE COMMUNICATIONS	401-1228-PREHI - TOMAR PR	$226.20
37000025 4603	ULTRA STROBE COMMUNICATIONS	C-APW-1390 - HAVIS 13" AC	$59.95
37000025 4603	ULTRA STROBE COMMUNICATIONS	C-ARM-102 - HAVIS SIDE MO	$150.30
37000025 4603	ULTRA STROBE COMMUNICATIONS	CD3802RBW - CODE 3 MEGA	$1,299.35
37000025 4603	ULTRA STROBE COMMUNICATIONS	C-HDM-214 - HAVIS 8.5" HE	$129.95
37000025 4603	ULTRA STROBE COMMUNICATIONS	C-LP3-USB-BL1 - HAVIS CON	$129.95
37000025 4603	ULTRA STROBE COMMUNICATIONS	C-LP-4 - HAVIS 4 LIGHTER	$69.95

VILLAGE OF HOFFMAN ESTATES

DECEMBER 15, 2025

ACCOUNT	VENDOR	DESCRIPTION	AMOUNT
37000025 4603	ULTRA STROBE COMMUNICATIONS	C-MCB - HAVIS MIC CLIP BR	$46.32
37000025 4603	ULTRA STROBE COMMUNICATIONS	C-MD-119 - HAVIS 11" SLID	$259.95
37000025 4603	ULTRA STROBE COMMUNICATIONS	CUP2-1001 - HAVIS SELF-AD	$54.95
37000025 4603	ULTRA STROBE COMMUNICATIONS	C-VSW-3000-F150-3 - HAVIS	$759.95
37000025 4603	ULTRA STROBE COMMUNICATIONS	ES100C - FEDERAL SIGNAL 1	$179.95
37000025 4603	ULTRA STROBE COMMUNICATIONS	ESB-U - FEDERAL SIGNAL	$19.95
37000025 4603	ULTRA STROBE COMMUNICATIONS	FEDERAL SIGNAL SIREN	$209.90
37000025 4603	ULTRA STROBE COMMUNICATIONS	HAVIS CONTROL CENTER	$614.95
37000025 4603	ULTRA STROBE COMMUNICATIONS	HAVIS CUP HOLDER	$54.95
37000025 4603	ULTRA STROBE COMMUNICATIONS	MMSU-1 - MAGNETIC MIC	$119.85
37000025 4603	ULTRA STROBE COMMUNICATIONS	PLUCTCL1 - SOUND OFF REPL	$19.80
37000025 4603	ULTRA STROBE COMMUNICATIONS	SETINA REAR CARGO PARTITI	$529.50
37000025 4603	ULTRA STROBE COMMUNICATIONS	SOUND OFF GASKET KIT	$11.56
37000025 4603	ULTRA STROBE COMMUNICATIONS	TOMAR PRE EMPTION POWER	$354.95
37000025 4603	ULTRA STROBE COMMUNICATIONS	VTX609B - WHELEN SUPER LE	$159.90
37000025 4603	ULTRA STROBE COMMUNICATIONS	VTX609R - WHELEN SUPER LE	$159.90
37000025 4603	ULTRA STROBE COMMUNICATIONS	WHELEN BLUE LIGHTHEAD	$79.95
37000025 4603	ULTRA STROBE COMMUNICATIONS	WHELEN CENCOM CORE WCX CO	$1,225.00
37000025 4603	ULTRA STROBE COMMUNICATIONS	WHELEN CONTROL HEAD	$0.01
37000025 4603	ULTRA STROBE COMMUNICATIONS	WHELEN HOWLER SPEAKER	$269.95
37000025 4603	ULTRA STROBE COMMUNICATIONS	WHELEN INNEREDGE DUAL RB	$975.75
37000025 4603	ULTRA STROBE COMMUNICATIONS	WHELEN RED LIGHTHEAD	$79.95
37000025 4603	ULTRA STROBE COMMUNICATIONS	WHELEN SIREN AMPLIFIER	$736.50
37000025 4603	ULTRA STROBE COMMUNICATIONS	WHELEN TRACER 6 LAMP HOUSE	$1,405.50
37000025 4603	ULTRA STROBE COMMUNICATIONS	WHELEN TRACER L BRACKET	$150.00
37000025 4603	ULTRA STROBE COMMUNICATIONS	WHELEN TRIO RBW LIGHT	$61.33
37000025 4603	ULTRA STROBE COMMUNICATIONS	WHELEN U SERIES TRIO RBW	$483.90
37000025 4603	ULTRA STROBE COMMUNICATIONS	WHELEN UNIVERSAL L MOUNT	$93.00
37000025 4603	ULTRA STROBE COMMUNICATIONS	WHELEN VERTEX WHITE WARN	$159.90
37000025 4603	ULTRA STROBE COMMUNICATIONS	WHELEN WECAN X 8 OUTPUT	$333.00
37000025 4603	ULTRA STROBE COMMUNICATIONS	WHELEN WECAN X INSTALLAT	$44.95
37000025 4603	ULTRA STROBE COMMUNICATIONS	WHELEN WECANX EXTERNAL	$465.50
37000025 4603	ULTRA STROBE COMMUNICATIONS	XT4LBKT - CODE3 XT4 UNIVE	$110.50
TOTAL CAPITAL VEHICLE AND EQUIPMENT FUND			**$12,296.67**

WATERWORKS AND SEWERAGE FUND

40	0411	ALI POZO	UB REFUND	$100.58
40	0411	CHRISTINE NWOGU & GEORGE NWOGU	UB REFUND	$102.75
40	0411	ERIC & CRISTINA SOWELL	UB REFUND	$114.88
40	0411	GOLF ROSE SHOPPING CENTER LP	UB REFUND	$77.78
40	0411	SOHAIL AHSAN	UB REFUND	$11.21
40	1445	FISHER BURTON COMPANY	HYDRANT METER DEP REFUND	$2,109.01
WATER MISCELLANEOUS PAYMENT				**$2,516.21**

40406723 4402	ODP BUSINESS SOLUTIONS, LLC	OFFICE SUPPLIES	$33.21
40406724 4502	COMMONWEALTH EDISON	ELECTRIC 1775 ABBEY WOOD	$4,021.58
40406724 4502	COMMONWEALTH EDISON	ELECTRIC 1790 CHIPPENDALE	$206.54
40406724 4502	COMMONWEALTH EDISON	ELECTRIC 2 N HILLCREST	$77.20
40406724 4502	COMMONWEALTH EDISON	ELECTRIC 2002 PARKVIEW	$192.07

VILLAGE OF HOFFMAN ESTATES

DECEMBER 15, 2025

ACCOUNT	VENDOR	DESCRIPTION	AMOUNT
40406724 4502	COMMONWEALTH EDISON	ELECTRIC 2150 STONINGTON	$6,172.36
40406724 4502	COMMONWEALTH EDISON	ELECTRIC 780 HASSELL RD	$218.71
40406724 4502	COMMONWEALTH EDISON	ELECTRIC 95 ASTER LN	$953.62
40406724 4507	M.E. SIMPSON CO., INC.	ANNUAL LEAK DETECTION SURF	$32,062.50
40406724 4507	PACE ANALYTICAL SERVICES LLC	WATER SAMPLE ANALYSIS	$915.00
40406724 4507	PRECISE MRM LLC	5MB FLAT DATA PLAN US	$32.00
40406724 4507	STRAND ASSOCIATES, INC	PROFFESIONAL SERVICES	$11,834.53
40406724 4507	VERIZON CONNECT FLEET USA LLC	WIRELESS SERVICES	$259.54
40406724 4509	ALEXANDER CHEMICAL CORPORATION	CHLORINE	$216.00
40406724 4542	KLUBER INC.	PW SPACE NEEDS STUDY	$1,980.00
40406724 4585	ACME TRUCK BRAKE & SUPPLY CO.	REPAIR PARTS	$24.20
40406724 4585	ACME TRUCK BRAKE & SUPPLY CO.	RTN REPAIR PARTS	($24.20)
40406724 4585	AMAZON CAPITAL SERVICES INC	CURT 32002 GRIP STEP	$207.99
40406724 4585	BATTERY SERVICE CORPORATION	REPAIR PARTS	$95.32
40406724 4585	O'REILLY AUTO PARTS	REPAIR PARTS	($25.08)
40406724 4585	RUSH TRUCK CENTER OF ILLINOIS, INC	REPAIR PARTS	$977.46
WATER DIVISION			**$60,430.55**

40406824 4502	COMMONWEALTH EDISON	ELECTRIC 1200 KINGSDALE	$96.79
40406824 4502	COMMONWEALTH EDISON	ELECTRIC 1215 MOON LAKE	$564.32
40406824 4502	COMMONWEALTH EDISON	ELECTRIC 1513 GOLF RD	$809.30
40406824 4502	COMMONWEALTH EDISON	ELECTRIC 1629 CROWFOOT	$166.68
40406824 4502	COMMONWEALTH EDISON	ELECTRIC 1775 HUNTINGTON	$194.42
40406824 4502	COMMONWEALTH EDISON	ELECTRIC 1790 CHIPPENDALE	$309.82
40406824 4502	COMMONWEALTH EDISON	ELECTRIC 1869 HAMPTON	$97.40
40406824 4502	COMMONWEALTH EDISON	ELECTRIC 2094 CARLING RD	$96.76
40406824 4502	COMMONWEALTH EDISON	ELECTRIC 2380 GOLF RD	$257.37
40406824 4507	SAUL EWING LLP	PROFESSIONAL SERVICES	$10,009.90
40406824 4510	GENSERVE LLC	GENERATOR PREVENITIVE MAINT	$7,448.00
40406824 4524	GRAINGER INC	REPAIR PARTS	$147.59
40406824 4525	BENCHMARK SALES & SERVICE INC.	SOLE VENDOR FOR WESTBURY	$12,200.00
40406824 4525	ENVIRONMENTAL LEVERAGE INC.	HIGH GREASE/FOG FORMULAT	$1,342.50
40406824 4530	BUILDERS ASPHALT, LLC	HMA SC N50 REC 9.5MM	$347.20
40406825 4602	USA BLUE BOOK	REPAIR PARTS	$197.88
SEWER DIVISION			**$34,285.93**

40407325 4609	H.LINDEN & SONS SEWER AND WATER INC	HUNTINGTON BLVD WATER MAINT	$119,935.60
40407325 4609	TIGER ELECTRIC CORP	ELECTRICAL OUTLET REPAIR	$565.00
CAPITAL PROJECTS			**$120,500.60**

TOTAL WATERWORKS AND SEWERAGE FUND	**$217,733.29**

NOW ARENA OPERATING FUND

41000024 4542	ADVANTAGE MECHANICAL INC.	HVAC SYSTEM REPAIRS	$1,238.00
41000024 4542	THE SHERWIN-WILLIAMS CO	NOW ARENA PAINTING	$239.75
41000024 4542	TK ELEVATOR	ANNUAL ELEVATOR HYDRAULIC	$1,100.00
TOTAL NOW ARENA OPERATING FUND			**$2,577.75**

VILLAGE OF HOFFMAN ESTATES

DECEMBER 15, 2025

ACCOUNT	VENDOR	DESCRIPTION	AMOUNT
INSURANCE FUND			
46 1101	SCOTT LAWRENCE	SICK INCENTIVE REIMB	$288.00
TOTAL INSURANCE FUND			**$288.00**
INFORMATION TECHNOLOGY FUND			
47001224 4501	CARAHSOFT TECHNOLOGY CORP	ZOOM OVERAGE	$26.84
ADMINISTRATIVE			**$26.84**
47008524 4507	PLANTE & MORAN PLLC	ERP IMPLEMENTATION - PLAN	$28,050.00
47008524 4507	SERVERCENTRAL LLC	CLOUD STORAGE	$600.00
47008524 4507	TECHNO CONSULTING INC	IT SECURITY SERIVICES	$3,198.65
47008524 4542	CROWN CASTLE FIBER LLC	ISP SERVICES	$1,685.00
47008524 4542	SENTINEL TECHNOLOGIES INC	O365 PROFESSIONAL SERVICE	$1,109.50
47008524 4542	TECHNO CONSULTING INC	IT SECURITY PROFESSIONAL	$1,800.00
47008525 4602	CDW-GOVERNMENT INC	EQUIPMENT RAILS	$295.62
47008525 4602	SCIENTEL SOLUTIONS LLC	NETWORKING EQUIPMENT	$14,513.35
47008525 4619	NORTHWEST CENTRAL DISPATCH SYSTEM	TABLET COMMAND	$17,557.69
OPERATIONS			**$68,809.81**
47008625 4602	CDW-GOVERNMENT INC	IT SECURITY	$3,185.83
47008625 4619	BS&A SOFTWARE	ERP - BS&A	$1,750.00
47008625 4619	SUPERION LLC	ERP PROJECT PROFESSIONAL	$225.00
CAPITAL ASSETS			**$5,160.83**
TOTAL INFORMATION TECHNOLOGY FUND			**$73,997.48**
ROSELLE ROAD TIF FUND			
62000024 4507	INDIVIDUAL AVANTAGES LLC	CONSULTING - FABRINI FLOWER	$1,750.00
TOTAL ROSELLE ROAD TIF FUND			**$1,750.00**
HIGGINS/ HASSELL TIF FUND			
72000024 4507	DELISH CAKES	MAKERS MARKETS REIMB	$1,810.00
72000024 4507	INDIVIDUAL AVANTAGES LLC	CONSULTING - WELNESS CNTR	$1,750.00
TOTAL HIGGINS/ HASSELL TIF FUND			**$3,560.00**
2024 BOND PROJECT			
78000025 4602	MENARDS - HNVR PARK	VARIOUS SUPPLIES	$24.62
78000025 4604	ANDERSON LOCK	NEW FIRE STATION NO. 21	$1,126.58
78000025 4604	EDUCATIONAL ENVIRONMENTS	FURNITURE FOR FIRE STATION 21	$37,432.82
TOTAL 2024 BOND PROJECT			**$38,584.02**
BILL LIST TOTAL			**$881,458.49**

VILLAGE OF HOFFMAN ESTATES
CHECK REGISTER - DISBURSEMENT FUND

SELECTION CRITERIA: transact.t_c='20' and transact.trans_date between '20251127 00:00:00.000' and '20251211 00:00:00.000'
ACCOUNTING PERIOD: 12/25

FUND - 01 - GENERAL FUND

CASH ACCT	CHECK NO		ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION------	SALES TAX	AMOUNT
0102	139413	V	06/03/25	14827	WOLF ELECTRIC SUPPLY CO	01404424	REPAIR PARTS	0.00	-134.00
0102	139630	V	06/17/25	14827	WOLF ELECTRIC SUPPLY CO	01404424	TCP LAMP	0.00	-700.00
0102	141289	V	11/18/25	22617	JESSICA KAZANIWSKYJ	01556524	DEC 11 SOCIAL EMOT TRN	0.00	-150.00
0102	141543		12/03/25	21195	JOHN T WINTERS	01	C-PAL	0.00	1,310.32
0102	141544		12/04/25	20911	PEERLESS NETWORK INC	01404424	LANDLINES	0.00	188.05
0102	141544		12/04/25	20911	PEERLESS NETWORK INC	40406724	LANDLINES	0.00	228.95
0102	141544		12/04/25	20911	PEERLESS NETWORK INC	01556524	LANDLINES	0.00	4.33
TOTAL CHECK								0.00	421.33
0102	141545		12/04/25	8960	COMCAST BUSINESS	01404424	INTERNET SERVICES	0.00	249.01
0102	141546		12/04/25	11874	IFSAP	01301222	IFSAP RECOGNIT LUNCH	0.00	300.00
0102	141547		12/04/25	20275	AL WARREN OIL CO INC	01404523	BULK 15W-40 CK-49 MOTO	0.00	1,583.73
0102	141547		12/04/25	20275	AL WARREN OIL CO INC	01404523	BULK 5W30 FULL SYNTHET	0.00	1,154.53
TOTAL CHECK								0.00	2,738.26
0102	141548		12/05/25	10530	CHORAL-AIRES CHORUS	01404325	TREE LIGHTING EVENT	0.00	150.00
0102	141549		12/08/25	14827	WOLF ELECTRIC SUPPLY CO	01404424	REPAIR PARTS	0.00	134.00
0102	141549		12/08/25	14827	WOLF ELECTRIC SUPPLY CO	01404424	REPAIR PARTS	0.00	700.00
TOTAL CHECK								0.00	834.00
0102	141550		12/08/25	8960	COMCAST BUSINESS	01107124	INTERNET SERVICES	0.00	14.00
0102	141551		12/08/25	8960	COMCAST BUSINESS	01107124	INTERNET SERVICES	0.00	42.84
0102	141552		12/09/25	19229	JEWEL FOOD STORES	01401223	VARIOUS SUPPLIES	0.00	65.94
0102	141552		12/09/25	19229	JEWEL FOOD STORES	40406723	VARIOUS SUPPLIES	0.00	65.94
0102	141552		12/09/25	19229	JEWEL FOOD STORES	01101623	VARIOUS SUPPLIES	0.00	40.95
0102	141552		12/09/25	19229	JEWEL FOOD STORES	01401223	VARIOUS SUPPLIES	0.00	64.95
0102	141552		12/09/25	19229	JEWEL FOOD STORES	01404325	VARIOUS SUPPLIES	0.00	179.06
0102	141552		12/09/25	19229	JEWEL FOOD STORES	01101123	VARIOUS SUPPLIES	0.00	101.78
TOTAL CHECK								0.00	518.62
0102	141553		12/09/25	22006	THERAPY DOGS INTERNATION	01556523	ANNUAL RENEWAL FEE	0.00	60.00
0102	141554		12/09/25	22617	JESSICA KAZANIWSKYJ	01556524	DEC 11 SOC EMOT TRNG	0.00	150.00
TOTAL CASH ACCOUNT								0.00	5,804.38
TOTAL FUND								0.00	5,804.38
TOTAL REPORT								0.00	5,804.38

VILLAGE OF HOFFMAN ESTATES From: 10/06/2025 To: 11/5/2025
Monthly Credit Card Activity

Account Name	Merchant Name	Transaction Date	Accounting Code	Accounting Code	Transaction Amount	Expense Description
ALAN G WAX	AMAZON MKTPL*N418T0BR2	10/30/2025	01303123	4414.19	$222.40	TRAINING SUPPLIES
ALAN G WAX	AMAZON MKTPL*N41PD8V62	10/30/2025	01303123	4414.19	$117.98	TRAINING SUPPLIES
ALAN G WAX	AMAZON MKTPL*NF00M73Z0	10/06/2025	01303223	4419	$19.97	EMS SUPPLIES
ALAN G WAX	AMAZON MKTPL*NV9RD8XW2	10/07/2025	01303323	4414	$37.99	FPB SUPPLIES
ALAN G WAX	AMAZON.COM*NM9GR9FY2	10/15/2025	01303124	4515.10	$44.96	APPARATUS SUPPLIES
ALAN G WAX	OTC BRANDS *OTC BRAND	10/10/2025	01303023	4414	$589.92	PUB ED SUPPLIES
ALAN G WAX	OTC BRANDS *OTC BRAND	10/21/2025	01303023	4414	-$169.98	RETURN PUB ED SUPPLIES
BEN GIBBS	ADOBE	10/27/2025	01	1445	$21.99	NOW-SUBSCRIPTION
BEN GIBBS	AMAZON MKTPL*NF80Y07E2	10/14/2025	01	1445	$119.82	NOW-SUPPLIES
BEN GIBBS	AMAZON MKTPL*NF85W12A2	10/14/2025	01	1445	$199.70	NOW-SUPPLIES
BEN GIBBS	AMAZON MKTPL*NK0FE2PN2	11/04/2025	01	1445	$9.99	NOW-SUPPLIES
BEN GIBBS	AMAZON MKTPL*NK1VW4342	11/03/2025	01	1445	$39.99	NOW-SUPPLIES
BEN GIBBS	AMAZON MKTPL*NK6X97XT2	11/04/2025	01	1445	$15.58	NOW-SUPPLIES
BEN GIBBS	AMAZON MKTPL*NK9VB73C2	11/03/2025	01	1445	$162.00	NOW-SUPPLIES
BEN GIBBS	AMAZON MKTPL*NM0657L32	10/15/2025	01	1445	$18.99	NOW-SUPPLIES
BEN GIBBS	AMAZON MKTPL*NM52N2VN0	10/14/2025	01	1445	$333.76	NOW-SUPPLIES
BEN GIBBS	AMAZON.COM*BT79B8F60	11/05/2025	01	1445	$37.33	NOW-SUPPLIES
BEN GIBBS	AMAZON.COM*NF5RC9SE2	10/14/2025	01	1445	$149.63	NOW-SUPPLIES
BEN GIBBS	BOOKEO PTY LTD	10/31/2025	01	1445	$11.98	NOW-WEB ASSISTANCE
BEN GIBBS	CANVA* I04676-53896413	10/21/2025	01	1445	$12.99	NOW-SUBSCRIPTION
BEN GIBBS	EXPLORETOCK.COM	11/01/2025	01	1445	$399.00	NOW-CHIC RESTAURANT APP
BEN GIBBS	GOOGLE *YOUTUBE TV	10/26/2025	01	1445	$82.99	NOW-ADVERTISING
BEN GIBBS	LOSCOMALES	10/07/2025	01	1445	$181.07	NOW-FOOD EXP
BEN GIBBS	LOSCOMALES	10/14/2025	01	1445	$201.14	NOW-FOOD EXP
BEN GIBBS	LOSCOMALES	10/21/2025	01	1445	$197.68	NOW-FOOD EXP
BEN GIBBS	LOSCOMALES	10/28/2025	01	1445	$256.44	NOW-FOOD EXP
BEN GIBBS	LOSCOMALES	11/04/2025	01	1445	$213.24	NOW-FOOD EXP
BEN GIBBS	MORETTI'S	10/20/2025	01	1445	$498.26	NOW-FOOD EXP
BEN GIBBS	PAYPAL *BRYVISUALS	10/07/2025	01	1445	$2,000.00	NOW-SUBSCRIPTION
BEN GIBBS	PAYPAL *DROPBOX	10/31/2025	01	1445	$11.99	NOW-SUBSCRIPTION
BEN GIBBS	PP*SPOTIFY*P3B331E6A7	10/04/2025	01	1445	$11.99	NOW-SUBCRIPTION
BEN GIBBS	PP*SPOTIFY*P3C1FE6386	11/04/2025	01	1445	$11.99	NOW-SUBSCRIPTION
BEN GIBBS	ROSATI S PIZZA OF STRE	10/25/2025	01	1445	$337.90	NOW-FOOD EXP
BEN GIBBS	ROSATI S PIZZA OF STRE	10/25/2025	01	1445	$87.89	NOW-FOOD EXP
BEN GIBBS	ROSATI S PIZZA OF STRE	11/04/2025	01	1445	$223.77	NOW-FOOD EXP
BEN GIBBS	ROSATIS PIZZA - HOFFMA	10/07/2025	01	1445	$205.73	NOW-FOOD EXP
BRIAN A RAYMOND	IN *THE BLOWHARD COMPA	10/29/2025	01303124	4510.13	$828.00	RETRO FIT KIT FOR FAN
BRIAN A RAYMOND	KATOMRESTAU	10/07/2025	01303525	4602	$179.29	GAS LINE FOR NEW OVEN
BRIAN A RAYMOND	KATOMRESTAU	10/09/2025	01303525	4602	$2,416.68	ICE MACHINE FOR NEW STATION 21
BRIAN A RAYMOND	NFPA NATL FIRE PROTECT	10/31/2025	01303322	4303	$116.99	NFPA LINK SUBCRIPTION
BRIAN A RAYMOND	RESCUETECH1 INC	10/27/2025	01303122	4304.16	$1,262.00	CORONA KEVLAR ESCAPE BELTS
BRIAN A RAYMOND	SAMSCLUB.COM	10/16/2025	01303523	4412	$499.45	STATION SUPPLIES
BRIAN A RAYMOND	SAMSCLUB.COM	10/20/2025	01303523	4412	$502.90	STATION SUPPLIES
BRIAN A RAYMOND	SAMSCLUB.COM	10/20/2025	01303523	4412	$499.28	STATION SUPPLIES
BRIAN A RAYMOND	SAMSCLUB.COM	10/20/2025	01303523	4412	$493.79	STATION SUPPLIES
BRIAN A RAYMOND	SP FIREHOSEDIRECT FRQ	10/28/2025	01303123	4408.13	$2,945.29	THREE TIER FIRE HOSE CART ST 21
BRIAN A RAYMOND	THE WEBSTAURANT STORE	10/30/2025	01303525	4628	$501.53	STATION SUPPLIES
BRIAN A RAYMOND	THE WEBSTAURANT STORE	10/30/2025	01303525	4628	$475.54	STATION SUPPLIES
BRIAN A RAYMOND	THE WEBSTAURANT STORE	10/31/2025	01303525	4628	$482.25	STATION SUPPLIES
BRIAN A RAYMOND	THE WEBSTAURANT STORE	11/02/2025	01303525	4628	$491.59	STATION SUPPLIES
BRIAN A RAYMOND	WWW.CATIARMOR.COM	10/07/2025	01303122	4304.16	$475.00	GEAR FOR RTF VEST
BRYAN ACKERLUND	4IMPRINT, INC	10/14/2025	01401223	4414	$804.47	Split - PW OPEN HOUSE SUPPLIES (50%)
BRYAN ACKERLUND	4IMPRINT, INC	10/14/2025	40406723	4414	$804.46	Split - PW OPEN HOUSE SUPPLIES (50%)

VILLAGE OF HOFFMAN ESTATES From: 10/06/2025 To: 11/5/2025
Monthly Credit Card Activity

Account Name	Merchant Name	Transaction Date	Accounting Code	Accounting Code	Transaction Amount	Expense Description
BRYAN ACKERLUND	AMAZON MKTPL*BT9FA0OY0	11/05/2025	01401223	4402	$15.58	OFFICE SUPPLIES
BRYAN ACKERLUND	AMAZON MKTPL*NJ8H55KL2	10/03/2025	01404323	4414	$90.81	PW OPEN HOUSE SUPPLIES
BRYAN ACKERLUND	AMAZON MKTPL*NK1DJ9CD0	10/29/2025	01404123	4414	$30.95	IPAD CASE
BRYAN ACKERLUND	AMAZON MKTPL*NK2F99R40	11/04/2025	01404325	4628	$998.50	FRIENDSHIP TREE LIGHTING
BRYAN ACKERLUND	AMAZON MKTPL*NM3AR79Q1	10/17/2025	40406723	4414	$28.60	TABLET CASE
BRYAN ACKERLUND	AMAZON MKTPL*NV16C5AY2	10/06/2025	01401223	4414	$91.12	PW OPEN HOUSE SUPPLIES
BRYAN ACKERLUND	AMAZON MKTPL*NV4884NV1	10/03/2025	40406723	4414	$115.98	PW OPEN HOUSE SUPPLIES
BRYAN ACKERLUND	COMCAST / XFINITY	10/15/2025	40406724	4501	$133.30	SCADA INTERNET
BRYAN ACKERLUND	HOLIDAY INN	10/10/2025	01401222	4301	$756.00	IPSI HOTEL ACKERLUND
BRYAN ACKERLUND	HOLIDAY INN	10/10/2025	01401222	4301	$756.00	IPSI HOTEL HOWE
DAN OMALLEY	AMERICAN TAXI (NORTH)	10/23/2025	01101222	4301	$68.40	TAXI SERVICE
DAN OMALLEY	AMERICAN TAXI (NORTH)	10/29/2025	01101222	4301	$68.40	TAXI SERVICE
DAN OMALLEY	HILTON TAMPA DOWNTOWN	10/29/2025	01101222	4301	$1,227.28	HOTEL
DAN OMALLEY	UBER *TRIP	10/30/2025	01101222	4301	$18.93	TAXI SERVICE
DAN OMALLEY	UNITED 01643417367384	10/28/2025	01101222	4301	$40.00	BAG FEE
DAREK RASZKA	AMAZON MKTPL*N400I2WF2	11/01/2025	47008525	4602	$2,049.00	FIBER OPTIC TOOLS
DAREK RASZKA	AMAZON MKTPL*N48XB2ZE0	10/24/2025	47001223	4402	$40.74	OFFICE SUPPLIES
DAREK RASZKA	AMAZON MKTPL*NF66H6340	10/06/2025	47001223	4402	$9.98	OFFICE SUPPLIES
DAREK RASZKA	AMAZON MKTPL*NK4VQ3XY1	11/01/2025	47001223	4402	$158.19	OFFICE SUPPLIES
DAREK RASZKA	AMAZON MKTPL*NM28K7SP0	10/15/2025	47008525	4602	$769.93	FIBER OPTIC TOOLS
DAREK RASZKA	AMAZON MKTPL*NU0U20KR1	10/22/2025	47008625	4602	$8.99	CCTV AUDIO CABLE
DAREK RASZKA	AMAZON.COM*N44IE0SA2	10/31/2025	47008525	4602	$648.00	CONFERENCE ROOM TV
DAREK RASZKA	AMAZON.COM*N49AN5511	10/27/2025	47008625	4602	$599.99	EXTERNAL HDD
DAREK RASZKA	AMAZON.COM*NU7326GF1	10/21/2025	47001223	4402	$84.60	OFFICE SUPPLIES
DAREK RASZKA	COMCAST / XFINITY	10/08/2025	47008524	4542	$317.40	INTERNET SERVICE
DAREK RASZKA	COMCAST / XFINITY	10/09/2025	47008524	4542	$351.93	INTERNET SERVICE
DAREK RASZKA	COMCAST / XFINITY	10/19/2025	47008524	4542	$307.40	INTERNET SERVICE
DAREK RASZKA	COMCAST / XFINITY	10/21/2025	47008524	4542	$262.35	INTERNET SERVICE
DAREK RASZKA	COMCAST / XFINITY	10/29/2025	47008524	4542	$122.45	INTERNET SERVICE
DAREK RASZKA	DLS INTERNET SERVICES	10/23/2025	47008524	4542	$436.60	INTERNET SERVICE
DAREK RASZKA	DUO*COM	11/01/2025	47008524	4507	$9,000.00	MULTI FACTOR AUTHENTICATION
DAREK RASZKA	DYN*DYN.COM/CHARGE	10/11/2025	47008524	4542	$20.00	NOW ARENA DNS SERVICE
DAREK RASZKA	IN *DOCUMENT IMAGING S	10/15/2025	47001223	4406	$609.00	TONER
DEBRA SCHOOP	DUNKIN #354748 Q35	10/04/2025	01101624	4545	$50.00	EMPLOYEE SAFETY LUNCH GIFT CARDS
DEBRA SCHOOP	JEWEL OSCO 3216	10/04/2025	01101624	4545	$650.00	EMPLOYEE SAFETY LUNCH GIFT CARDS
DEBRA SCHOOP	LBP*LAW BULLETIN PUBL	10/27/2025	01101323	4404	$144.00	LAW DIRECTORY 2025-2026 SUBSCRIPTION
DEBRA SCHOOP	MARIANOS #506	10/04/2025	01101624	4545	$1,300.00	EMPLOYEE SAFETY LUNCH GIFT CARDS
DR AUDRA MARKS	AMAZON MKTPL*N467P20O2	10/29/2025	01605824	4599	$53.97	FIRST FRIDAY
DR AUDRA MARKS	POPLAR CREEK BOWL	10/03/2025	01605824	4599	$1,400.00	FIRST FRIDAY
DR AUDRA MARKS	PRAIRIE STONE SPORTS A	10/30/2025	01605824	4599	$235.00	NOVEMBER FIRST FRIDAY
DR AUDRA MARKS	RED ROOF PLUS 0199	10/18/2025	01	1408	-$189.84	CREDIT
DR AUDRA MARKS	THEFARMERSDOG.COM	10/09/2025	01556523	4414	$173.69	THERAPY DOG FOOD
DR AUDRA MARKS	THEFARMERSDOG.COM	10/23/2025	01556523	4414	$173.69	THERAPY DOG FOOD
DR AUDRA MARKS	VALLI PRODUCE OF HOFFM	10/31/2025	01556524	4507.1	$15.48	GRANT-FLORECIENDO GROUP
ERIC J PALM	PREMIER AND COMPANIES	10/30/2025	29000025	4610	$11,804.10	VILLAGE HALL REPLACEMENT BENCHES
ERIC J PALM	STARBUCKS 02746	10/12/2025	01101623	4405	$100.00	EMPLOYEE RECOGNITION
HALLIE KARLE	KYOTO JAPANESE STEAK A	10/08/2025	01101624	4545	$400.00	EMPLOYEE SAFETY LUNCHEON PRIZE
HALLIE KARLE	RED ROBIN NO 474	10/08/2025	01101624	4545	$50.00	EMPLOYEE SAFETY LUNCHEON PRIZE
HALLIE KARLE	SQ *PETERSON'S TASTY D	10/14/2025	01101222	4301	$44.01	COFFEE WITH THE BOARD DONUTS
HALLIE KARLE	THE ASSEMBLY AMERICAN	10/07/2025	01101624	4545	$100.00	EMPLOYEE SAFETY LUNCHEON PRIZE
HALLIE KARLE	THE ASSEMBLY AMERICAN	10/07/2025	01101624	4545	$100.00	EMPLOYEE SAFETY LUNCHEON PRIZE
HALLIE KARLE	THE SADDLE ROOM LLC	10/07/2025	01101624	4545	$100.00	EMPLOYEE SAFETY LUNCHEON PRIZE
HALLIE KARLE	TST* NOTHING BUNDT CAK	10/08/2025	01101624	4545	$50.00	EMPLOYEE SAFETY LUNCHEON PRIZE

VILLAGE OF HOFFMAN ESTATES From: 10/06/2025 To: 11/5/2025
Monthly Credit Card Activity

Account Name	Merchant Name	Transaction Date	Accounting Code	Accounting Code	Transaction Amount	Expense Description
HALLIE KARLE	TST* PITA PITA - HOFFM	10/08/2025	01101624	4545	$50.00	EMPLOYEE SAFETY LUNCHEON PRIZE
HALLIE KARLE	TST*GARIBALDIS HOFFMAN	10/07/2025	01101624	4545	$50.00	EMPLOYEE SAFETY LUNCHEON PRIZE
HALLIE KARLE	TST*ROOKIES PUB AND GR	10/07/2025	01101624	4545	$103.36	EMPLOYEE SAFETY LUNCHEON PRIZE
JAMES THOMAS	BESTBUYCOM807101350176	10/23/2025	08200824	4542	$399.99	REPLACEMENT EQUIPMENT
JAMES THOMAS	BESTBUYCOM807101352875	10/23/2025	08200824	4542	$399.99	REPLACEMENT EQUIPMENT
JAMES THOMAS	HANOVER TOWNSHIP EMS	10/29/2025	01107122	4301	$40.00	VOLUNTEER TRAINING
JAMES THOMAS	HANOVER TOWNSHIP EMS	10/29/2025	01107122	4301	$40.00	VOLUNTEER TRAINING
JENNIFER DJORDJEVIC	CAPUTO'S FRESH MARKET	10/13/2025	01	1445	$36.66	REIMBURSABLE EXPENSE
JENNIFER DJORDJEVIC	EVENTLIFY, LLC.	10/21/2025	01	1471	$5,793.00	GOLF OUTING
JENNIFER DJORDJEVIC	JEWEL OSCO 3316	10/06/2025	01101123	4414	$95.98	RECEPTION
JENNIFER DJORDJEVIC	LEYDEN FAMILY SERVICE	10/29/2025	01101122	4301	$250.00	DONATION
JENNIFER DJORDJEVIC	MARIANOS #506	10/20/2025	01101123	4414	$102.00	TRUSTEE OFFICES
JENNIFER DJORDJEVIC	ROSATIS PIZZA HOFFMAN	10/21/2025	01101122	4301	$22.46	MEETING MAYOR
JENNIFER DJORDJEVIC	TST* BAR LOUIE HOFFMAN	10/17/2025	01101122	4301	$216.74	WINE WEDNESDAY
JENNIFER DJORDJEVIC	TST* NOTHING BUNDT CAK	10/21/2025	01101123	4414	$45.38	TRUSTEE BIRTHDAY
JENNIFER DJORDJEVIC	TST*QP	10/06/2025	01101123	4414	$259.00	TRUSTEE DINNER
JENNIFER DJORDJEVIC	TST*QP	10/20/2025	01101123	4414	$287.92	TRUSTEE DINNER
JENNIFER DJORDJEVIC	TST*ROOKIES PUB AND GR	10/14/2025	01101123	4414	$134.70	MAYOR MEETING
JENNIFER DJORDJEVIC	TST*TACO LAMAS	10/10/2025	01101123	4414	$244.80	TRUSTEE DINNER
JENNIFER DJORDJEVIC	VALLI PRODUCE OF HOFFM	10/06/2025	01101123	4414	$11.34	COOKIES
JENNIFER DJORDJEVIC	WWW.VOLGISTICS.COM	10/29/2025	01101123	4403	$48.00	SUBSCRIPTION
JOHN BENDING	IN *ESSTAC	10/14/2025	01202123	4408	$155.80	RANGE EQUIPMENT
JOHN BENDING	ROOFTOP DEFENSE	10/28/2025	01202123	4408	$772.80	WEAPON LIGHT EQUIPMENT
JOHN JANICKI	ADOBE	10/05/2025	01	1445	$21.99	NOW-SUBSCRIPTION
JOHN JANICKI	ADOBE	10/08/2025	01	1445	$14.29	NOW-SUBSCRIPTION
JOHN JANICKI	ADOBE	10/28/2025	01	1445	$21.99	NOW-SUBSCRIPTION
JOHN JANICKI	AUTODESK ADY	10/15/2025	01	1445	$1,060.00	NOW-SUBSCRIPTION
JOHN JANICKI	CCI*CONSTANT-CONTACT	10/21/2025	01	1445	$315.00	NOW-WEB ASSISTANCE
JOHN JANICKI	INFLUENCITY SOFTWARE	10/14/2025	01	1445	$168.00	NOW-MARKETING SOFTWARE
JOHN JANICKI	STAMPS.COM	10/08/2025	01	1445	$100.00	NOW-POSTAGE
JOHN JANICKI	STAMPS.COM	10/20/2025	01	1445	$20.99	NOW-POSTAGE
JONATHAN PAPE	TST*QP	10/14/2025	01101222	4301	$103.19	SPATIAL TECH EMPLOYEE WELCOME LUNCH
JONATHON DRUMMER	AMAZON.COM	11/04/2025	01	1445	-$323.85	FFIB-CREDIT
JONATHON DRUMMER	AMAZON.COM	11/04/2025	01	1445	-$323.85	FFIB-CREDIT
JONATHON DRUMMER	AMAZON.COM	11/04/2025	01	1445	-$323.85	FFIB-CREDIT
JONATHON DRUMMER	AMAZON.COM	11/04/2025	01	1445	-$323.85	FFIB-CREDIT
JONATHON DRUMMER	AMAZON.COM	11/04/2025	01	1445	-$323.85	FFIB-CREDIT
JONATHON DRUMMER	AMAZON.COM*NM4C16H40	10/14/2025	01	1445	$2,152.60	FFIB-REVERSE OSMOSIS FOR FIRESTATIONS
JONATHON DRUMMER	BC* CONSCIOUSCUPCOFFEE	10/06/2025	01	1445	$996.95	FFIB-FIRESTATION COFFEE
JONATHON DRUMMER	FIRENUGGETS INC	10/07/2025	01	1445	$1,000.00	FFIB-FIREFIGHER CLASS FEE
JONATHON DRUMMER	INTUIT *QBOOKS ONLINE	10/04/2025	01	1445	$410.40	FFIB-ANNUAL SUBSCRIPTION FEE
JOSEPH CAPIGA	APPLE.COM/BILL	10/11/2025	01404524	4501	$0.99	50GB STORAGE PLAN
JOSEPH CAPIGA	HARBOR FREIGHT TOOLS 4	10/30/2025	01404524	4510	$14.99	SHOP SUPPLIES
JOSEPH CAPIGA	ROCK AUTO	11/04/2025	08200824	4539	$103.57	P73 PARTS
JOSEPH CAPIGA	SUMMIT RACING MAIL ORD	10/21/2025	01404524	4514	$291.98	PARTS FE22
JOSEPH NEBEL	APPLE.COM/BILL	10/31/2025	40406724	4529	$2.99	ICLOUD 50G STORAGE PLAN WATER
JOSEPH NEBEL	APPLE.COM/BILL	11/01/2025	40406722	4301	$0.99	ICLOUD 50G STORAGE PLAN J NEBEL
KATHRYN CAWLEY	AMAZON MKTPL*NV5W54GZ1	10/05/2025	01201223	4402	$46.75	OFFICE SUPPLIES
KATHRYN CAWLEY	AMAZON.COM*BT9CN6FS0	11/05/2025	01201223	4402	$14.65	OFFICE SUPPLIES
KATHRYN CAWLEY	SAMSCLUB.COM	10/09/2025	01101624	4545	$140.22	SAFETY COMMITTEE LUNCHEON
KATHRYN CAWLEY	SAMSCLUB.COM	10/17/2025	01201223	4417	$164.36	PRISONER MEALS
KATHRYN CAWLEY	SAMSCLUB.COM	10/17/2025	01202423	4414	$89.32	COMMUNITY RELATIONS EVENT SUPPLIES
KATHRYN CAWLEY	TARGET 00021220	10/08/2025	01101624	4545	$150.00	SAFETY COMMITTEE LUNCHEON

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Account Name	Merchant Name	Transaction Date	Accounting Code	Accounting Code	Transaction Amount	Expense Description
KATHRYN CAWLEY	VALLI PRODUCE OF HOFFM	10/08/2025	01101624	4545	$712.95	SAFETY COMMITTEE LUNCHEON
KEVIN D KRAMER	AMAZON MKTPL*NM48E0YE0	10/17/2025	01605824	4575	$19.46	MARKERS FOR ZINE FEST - ARTS COMMISSION
KEVIN D KRAMER	CHICAGO TRIBUNE SUBS	10/07/2025	01505923	4404	$14.00	MONTHLY SUBSCRIPTION
KEVIN D KRAMER	CHICAGO TRIBUNE SUBS	11/04/2025	01505923	4404	$14.00	MONTHLY SUBSCRIPTION
KEVIN D KRAMER	CONTOUR	10/08/2025	01505922	4301	$178.01	FLIGHT TO IEDA FALL EVENT
KEVIN D KRAMER	COSTAR GROUP INC	10/29/2025	01505923	4404	$522.89	MONTHLY SUBSCRIPTION
KEVIN D KRAMER	EB *VILLAGE NETWORKING	10/15/2025	01505922	4301	$30.00	VILLAGE NETWORKING LUNCH REGISTRATION
KEVIN D KRAMER	FSP*ILLINOIS CCIM CHAP	10/13/2025	01505922	4301	$70.00	BELL WORKS EVENT REGISTRATION
KEVIN D KRAMER	ILLINOIS ECONOMIC DEVE	10/07/2025	01505922	4301	$65.00	FALL EVENT REGISTRATION
KEVIN D KRAMER	IONOS INC.	10/20/2025	01605824	4575	$10.00	ARTS COMMISSION WEBSITE
KEVIN D KRAMER	IONOS INC.	10/31/2025	01605824	4575	$22.00	ARTS COMMISSION WEBSITE
KEVIN D KRAMER	JEWEL OSCO 3316	10/08/2025	01505922	4301	$74.16	BOOTH DECOR FOR ICSC MIDWEST
KEVIN D KRAMER	SPOTHERO 844-356-8054	10/14/2025	01505922	4301	$14.99	PARKING FOR ICSC GR COMM MTG
KEVIN D KRAMER	SPOTHERO 844-356-8054	10/15/2025	01505922	4301	$17.99	PARKING FOR LAI EVENT
KEVIN D KRAMER	TST*GARIBALDIS HOFFMAN	10/20/2025	01605824	4575	$359.60	ZINE FEST BOX LUNCHES - ARTS COMMISSION
KEVIN D KRAMER	VALLEY INDUSTRIAL ASSO	10/22/2025	01505922	4301	-$4.05	BAGS TOURNEY REGISTRATION REFUND
KEVIN D KRAMER	VALLEY INDUSTRIAL ASSO	10/22/2025	01505922	4301	-$135.00	BAGS TOURNEY REGISTRATION REFUND
KEVIN MCGRAW	GORDON ELECTRIC SUPPLY	10/23/2025	01404224	4523	$479.56	DIGITAL LIGHTING CONTROL TIMER WT 7
KEVIN MCGRAW	IL ARBORIST ASSOC.	10/17/2025	01404322	4301	$310.00	DAVID OATES ANNUAL IAA CONFERENCE
KEVIN MCGRAW	IL ARBORIST ASSOC.	10/17/2025	01404322	4301	$310.00	KEN EDWARDS ANNUAL IAA CONFERENCE
MELISSA A BRITO	B&H PHOTO MOTO	10/29/2025	01102525	4602	$5,038.99	MACIV 4 PRO DRONE
MONICA SAAVEDRA	AMAZON MKTPL*N412B7DO1	10/28/2025	01556524	4507.1	$24.74	ART THERAPY CLOSET SUPPLIES
MONICA SAAVEDRA	AMAZON MKTPL*N48MY7H52	10/30/2025	01556524	4507.1	$524.11	GRANT-READING CHALLENGE
MONICA SAAVEDRA	AMAZON MKTPL*NF04N3152	10/11/2025	01556523	4414	$36.09	THERAPY DOG ITEMS
MONICA SAAVEDRA	AMAZON MKTPL*NF4580PA0	10/07/2025	01556524	4507.1	$88.96	GRANT-TRUNK OR TREAT
MONICA SAAVEDRA	AMAZON MKTPL*NF5SL59R0	10/10/2025	01556523	4414	$38.98	THERAPY DOG ITEMS
MONICA SAAVEDRA	AMAZON MKTPL*NF9ZG10M1	10/09/2025	01556524	4507.1	$27.54	GRANT-TRUNK OR TREAT
MONICA SAAVEDRA	AMAZON MKTPL*NJ6RK7WQ2	10/04/2025	01556524	4507.1	$79.58	GIVING TREE ITEMS
MONICA SAAVEDRA	AMAZON MKTPL*NK0PE8390	10/30/2025	01556523	4402	$37.14	OFFICE SUPPLIES
MONICA SAAVEDRA	AMAZON MKTPL*NK6QC4O41	10/30/2025	01556524	4507.1	$30.59	GRANT-FOOD INSECURITY
MONICA SAAVEDRA	AMAZON MKTPL*NK7PV0CN1	10/29/2025	01556524	4510	$139.95	LENDING CLOSET STICKERS FOR EQUIPMENT
MONICA SAAVEDRA	AMAZON MKTPL*NK87D9T91	10/31/2025	01556523	4414	$12.74	THERAPY DOG SOCIAL MEDIA
MONICA SAAVEDRA	AMAZON MKTPL*NK8XO3OO1	10/30/2025	01556524	4507.1	$86.76	GRANT-READING CHALLENGE
MONICA SAAVEDRA	AMAZON MKTPL*NM1ZE3AU1	10/14/2025	01556523	4402	$21.99	WHITE NOISE MACHINE FOR OFFICE
MONICA SAAVEDRA	AMAZON MKTPL*NM35R14K2	10/15/2025	01556524	4507.1	$79.88	GRANT-TRUNK OR TREAT
MONICA SAAVEDRA	AMAZON MKTPL*NM4YS6Q31	10/16/2025	01556524	4507.1	$16.99	GRANT-TRUNK OR TREAT
MONICA SAAVEDRA	AMAZON MKTPL*NM6AR0YU2	10/22/2025	01556523	4414	$192.10	THERAPY DOG ITEMS
MONICA SAAVEDRA	AMAZON MKTPL*NM7K54A92	10/17/2025	01605824	4559	$7.19	SENIOR COMMISSION
MONICA SAAVEDRA	AMAZON MKTPL*NM8BW89E2	10/21/2025	01556524	4507.1	$24.99	GRANT-TRUNK OR TREAT
MONICA SAAVEDRA	AMAZON MKTPL*NU62H5OJ0	10/17/2025	01556523	4414	$15.19	TESTING SUPPLIES
MONICA SAAVEDRA	AMAZON MKTPL*NV2IN2WJ2	10/09/2025	01556524	4507.1	$33.91	GRANT-TRUNK OR TREAT
MONICA SAAVEDRA	AMAZON MKTPL*NV6RK1XO2	10/07/2025	01556524	4507.1	$53.97	GIVING TREE ITEMS
MONICA SAAVEDRA	AMAZON MKTPL*NV88A9U01	10/07/2025	01556524	4507.1	$474.93	GRANT-TRUNK OR TREAT
MONICA SAAVEDRA	AMAZON MKTPL*NV8FW91D1	10/04/2025	01556524	4507.1	$47.76	GIVING TREE ITEMS
MONICA SAAVEDRA	AMAZON.COM*N46ZQ1KI0	10/28/2025	01556523	4402	$50.96	OFFICE SUPPLIES
MONICA SAAVEDRA	AMAZON.COM*N495O1QA2	10/30/2025	01556523	4402	$56.98	OFFICE SUPPLIES
MONICA SAAVEDRA	AMAZON.COM*NF8BB9521	10/10/2025	01556523	4414	$64.99	THERAPY DOG AIRTAG
MONICA SAAVEDRA	AMAZON.COM*NK0MS7400	10/29/2025	01556523	4402	$17.99	OFFICE SUPPLIES
MONICA SAAVEDRA	AMAZON.COM*NK88J7120	10/31/2025	01556524	4564	$34.98	OCTOBER WALKING CHALLENGE PRIZE
MONICA SAAVEDRA	JEWEL OSCO 3316	10/16/2025	01605824	4560	$59.96	Split - YOUTH COMMISSION & THERAPY DOG (48.39%)
MONICA SAAVEDRA	JEWEL OSCO 3316	10/16/2025	01556523	4414	$63.96	Split - YOUTH COMMISSION & THERAPY DOG (51.61%)
MONICA SAAVEDRA	MORETTI'S	10/15/2025	01605824	4559	$2,016.00	SENIOR COMMISSION LUNCHEON
MONICA SAAVEDRA	PAYPAL *FIX HEALTH	10/03/2025	01556524	4564	$149.50	OCTOBER WALKING CHALLENGE

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Account Name	Merchant Name	Transaction Date	Accounting Code	Accounting Code	Transaction Amount	Expense Description
MONICA SAAVEDRA	SANOFI PASTEUR INC.	10/08/2025	01556523	4413	$224.33	MEDICAL SUPPLIES
MONICA SAAVEDRA	SP BARK.CO	11/01/2025	01556523	4402	$29.00	THERAPY DOG BARK SUBSCRIPTION
MONICA SAAVEDRA	STUFFED SAFARI	10/07/2025	01556524	4507.1	$999.00	THERAPY DOG FIGURES FOR GIVEAWAY
MONICA SAAVEDRA	THERANEST MONTHLY SUB	10/15/2025	01556524	4507	$124.00	EMR ACTIVE CLIENT PLAN
MONICA SAAVEDRA	VALLI PRODUCE OF HOFFM	11/04/2025	01	1408	$100.00	SELF HELP FUND GIFT CARD
MONICA SAAVEDRA	VALLI PRODUCE OF HOFFM	11/04/2025	01	1408	$100.00	SELF HELP FUND GIFT CARD
MONICA SAAVEDRA	VALLI PRODUCE OF HOFFM	11/04/2025	01	1408	$100.00	SELF HELP FUND GIFT CARD
MONICA SAAVEDRA	VALLI PRODUCE OF HOFFM	11/04/2025	01	1408	$100.00	SELF HELP FUND GIFT CARD
MONICA SAAVEDRA	VALLI PRODUCE OF HOFFM	11/04/2025	01	1408	$100.00	SELF HELP FUND GIFT CARD
MONICA SAAVEDRA	VALLI PRODUCE OF HOFFM	11/04/2025	01	1408	$100.00	SELF HELP FUND GIFT CARD
MONICA SAAVEDRA	VALLI PRODUCE OF HOFFM	11/04/2025	01	1408	$100.00	SELF HELP FUND GIFT CARD
MONICA SAAVEDRA	VALLI PRODUCE OF HOFFM	11/04/2025	01	1408	$1,000.00	SELF HELP FUND GIFT CARD
MONICA SAAVEDRA	VALLI PRODUCE OF HOFFM	11/04/2025	01	1408	$800.00	SELF HELP FUND GIFT CARD
MONICA SAAVEDRA	VALLI PRODUCE OF HOFFM	11/04/2025	01	1408	$200.00	SELF HELP FUND GIFT CARD
MONICA SAAVEDRA	VALLI PRODUCE OF HOFFM	11/04/2025	01	1408	$100.00	SELF HELP FUND GIFT CARD
MONICA SAAVEDRA	VALLI PRODUCE OF HOFFM	11/04/2025	01	1408	$100.00	SELF HELP FUND GIFT CARD
MONICA SAAVEDRA	VALLI PRODUCE OF HOFFM	11/04/2025	01	1408	$150.94	SELF HELP FUND GIFT CARD
MONICA SAAVEDRA	VALLI PRODUCE OF HOFFM	11/04/2025	01	1408	$100.00	SELF HELP FUND GIFT CARD
PATRICK J CLARKE	GFS STORE #1913	10/11/2025	01303023	4414	$33.99	OPEN HOUSE ST 24 SUPPLIES
PATRICK J CLARKE	MARIANOS #506	10/11/2025	01303023	4414	$158.36	OPEN HOUSE ST 24 SUPPLIES
PATRICK J CLARKE	MARIANOS #506	10/11/2025	01303023	4414	$75.84	OPEN HOUSE ST 24 SUPPLIES
PATRICK J CLARKE	NFPA NATL FIRE PROTECT	10/18/2025	01303322	4303	$225.00	MEMBERSHIP
PATRICK J CLARKE	NFPA NATL FIRE PROTECT	10/23/2025	01303322	4303	-$225.00	MEMBERSHIP CANCELLED
PATRICK J CLARKE	WWW.IAFC.ORG	11/03/2025	01301222	4303	$285.00	MEMBERSHIP 2026
PATRICK J SEGER	ALBERTSONS B2C	10/14/2025	01101623	4405	$150.00	P CHLOPEK 25 YR ANNIVERSARY GIFT CARD
PATRICK J SEGER	AMAZON MKTPL*N40MA61Y2	10/29/2025	01101623	4414	$65.75	OE GIVEAWAYS
PATRICK J SEGER	AMAZON MKTPL*N48VC0W50	10/29/2025	01101623	4414	$28.99	OE GIVEAWAYS
PATRICK J SEGER	AMAZON MKTPL*NF0ZX1440	10/06/2025	01605824	4573	$58.95	HISPANIC HERITAGE FEST
PATRICK J SEGER	EAGLE RIDGE RESORT	10/12/2025	01101622	4301	$349.69	PATRICK ACCOMODATIONS IPELRA
PATRICK J SEGER	EAGLE RIDGE RESORT	10/14/2025	01101622	4301	$261.99	PATRICK'S ACCOMODATIONS IPELRA
PATRICK J SEGER	EAGLE RIDGE RESORT	10/14/2025	01101622	4301	-$349.69	CREDIT PATRICK ACCOMODATIONS
PATRICK J SEGER	EAGLE RIDGE RESORT	10/19/2025	01101622	4301	$218.69	CATHY'S ACCOMODATIONS IPELRA
PATRICK J SEGER	EAGLE RIDGE RESORT	10/21/2025	01101622	4301	$261.99	PATRICK'S ACCOMODATIONS IPELRA
PATRICK J SEGER	ESTRELLA BAKERY INC	10/10/2025	01605824	4573	$124.68	HISPANIC HERITAGE FEST
PATRICK J SEGER	IN *DEPENDENT SPECIALI	10/03/2025	46700024	4542	$2,157.00	DEPENDENT VERIFICATION
PATRICK J SEGER	IN *DEPENDENT SPECIALI	10/03/2025	46700024	4542	$1,965.00	DEPENDENT VERIFICATION
PATRICK J SEGER	JEWEL OSCO 3316	10/20/2025	01101623	4405	$57.99	D GILLES RETIREMENT CAKE
PATRICK J SEGER	JEWEL OSCO 3316	10/30/2025	01101623	4405	$57.99	S KIRBY 20 YR ANNIVERSARY CELEBRATION
PATRICK J SEGER	JIMMY JOHNS - 424	10/29/2025	01101623	4414	$435.94	D GILLES RETIREMENT CELEBRATION
PATRICK J SEGER	JIMMY JOHNS - 424	10/30/2025	01101623	4414	-$435.94	CREDIT D GILLES RETIREMENT CELEBRATION
PATRICK J SEGER	JIMMY JOHNS - 424	10/30/2025	01101623	4414	$519.43	D GILLES RETIREMENT CELEBRATION
PATRICK J SEGER	LENOS RESTAURANT INC	10/09/2025	01605824	4573	$463.50	HISPANIC HERITAGE FEST
PATRICK J SEGER	PANERA BREAD #204022 O	10/31/2025	01101623	4405	$91.95	P CHLOPEK 25 YR ANNIVERSARY CELEBRATION
PATRICK J SEGER	PELRA* IL	10/06/2025	01101622	4301	$595.00	PATRICK IPELRA REGISTRATION
PATRICK J SEGER	PELRA* IL	10/06/2025	01101622	4301	$595.00	CATHY IPELRA REGISTRATION
PATRICK J SEGER	PERSONALIZATION MALL	10/18/2025	01101623	4405	$62.98	D GILLES RETIREMENT GIFT
PATRICK J SEGER	SAMSCLUB.COM	10/09/2025	01605824	4573	$21.96	HISPANIC HERITAGE FEST
PATRICK J SEGER	SAMSCLUB.COM	10/09/2025	01605824	4573	$266.46	HISPANIC HERITAGE FEST
PATRICK J SEGER	SQ *PUPUSERIA CHEROS	10/08/2025	01605824	4573	$297.50	HISPANIC HERITAGE FEST
PATRICK J SEGER	TARGET.COM	10/08/2025	01101623	4405	$25.00	I.ROSE 5 YR ANNIVERSARY GIFT CARD
PATRICK J SEGER	TARGET.COM	10/14/2025	01101624	4564	$54.34	WELLNESS SCREENING SNACKS
PATRICK J SEGER	TARGET.COM	10/21/2025	01101623	4405	$200.00	D GILLES RETIREMENT GIFT CARD
PATRICK J SEGER	TST*GARIBALDIS HOFFMAN	10/31/2025	01101623	4414	$108.38	D GILLES RETIREMENT CELEBRATION

VILLAGE OF HOFFMAN ESTATES From: 10/06/2025 To: 11/5/2025
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Account Name	Merchant Name	Transaction Date	Accounting Code	Accounting Code	Transaction Amount	Expense Description
PATRICK J SEGER	VALLI PRODUCE OF HOFFM	10/10/2025	01605824	4573	$268.99	HISPANIC HERITAGE FEST
PATRICK J SEGER	WGC*ACEHARDWARE	10/03/2025	01101624	4564	$152.50	EMPOWER GIFT CARD
PATTY RICHTER	AMAZON.COM*NU9EY2620	10/22/2025	01101523	4402	$7.55	OFFICE SUPPLIES
PATTY RICHTER	DOUBLETREE BY HILTON B	10/10/2025	01101522	4301	$744.80	MCI ACCIDEMY/INSTITUTE
PETER C FERRETTI	AMAZON MKTPL*N43GE42Q1	10/28/2025	01101223	4402	$170.05	PORTABLE BATTERY CHARGER
PETER C FERRETTI	AMAZON MKTPL*NU0EK7L42	10/23/2025	01101223	4402	$31.99	DIGITAL PEN FOR PC
RACHEL E MUSIALA	AMAZON.COM*NF0CR22T2	10/14/2025	01505223	4414	$14.64	IPHONE CASE ENGINEERING
RACHEL E MUSIALA	BUONACATERING	10/15/2025	01101423	4414	$323.93	CIB MEETING FOOD
RACHEL E MUSIALA	IL TOLLWAY-WEB	10/02/2025	01303222	4301	$2.70	MISSED TOLL FIRE
RACHEL E MUSIALA	IL TOLLWAY-WEB	10/08/2025	01401222	4301	$17.40	MISSED TOLL PUBLIC WORKS
RACHEL E MUSIALA	IL TOLLWAY-WEB	10/08/2025	01303222	4301	$20.20	MISSED TOLL FIRE
RACHEL E MUSIALA	IL TOLLWAY-WEB	10/08/2025	01401222	4301	$12.00	MISSED TOLL PUBLIC WORKS
RACHEL E MUSIALA	IL TOLLWAY-WEB	10/15/2025	01101122	4301	$2.75	Split - IPASS TOLLS (3.23%)
RACHEL E MUSIALA	IL TOLLWAY-WEB	10/15/2025	01401222	4301	$62.50	Split - IPASS TOLLS (73.31%)
RACHEL E MUSIALA	IL TOLLWAY-WEB	10/15/2025	01404522	4301	$20.00	Split - IPASS TOLLS (23.46%)
RACHEL E MUSIALA	IL TOLLWAY-WEB	10/20/2025	01401222	4301	$14.30	MISSED TOLL PUBLIC WORKS
RACHEL E MUSIALA	IL TOLLWAY-WEB	10/23/2025	01401222	4301	$5.70	MISSED TOLL PUBLIC WORKS
RACHEL E MUSIALA	IL TOLLWAY-WEB	10/27/2025	01401222	4301	$34.30	MISSED TOLL PUBLIC WORKS
RACHEL E MUSIALA	IL TOLLWAY-WEB-UNPD TO	10/08/2025	01401222	4301	$1.90	MISSED TOLL PUBLIC WORKS
RACHEL E MUSIALA	IL TOLLWAY-WEB-UNPD TO	10/08/2025	01401222	4301	$0.90	MISSED TOLL PUBLIC WORKS
RACHEL E MUSIALA	IL TOLLWAY-WEB-UNPD TO	10/08/2025	01401222	4301	$15.25	MISSED TOLL PUBLIC WORKS
RACHEL E MUSIALA	IL TOLLWAY-WEB-UNPD TO	10/20/2025	01401222	4301	$3.05	MISSED TOLL PUBLIC WORKS
RACHEL E MUSIALA	MARIANOS #506	10/15/2025	01101423	4414	$34.12	CIB MEETING FOOD
RACHEL E MUSIALA	MORETTI'S	10/07/2025	40407023	4414	$312.92	WATER BILLING RETIREMENT LUNCH
RACHEL E MUSIALA	SQ *VILLAGE OF HOFFMAN	10/23/2025	01	1445	$5.00	VILLAGE TEST PAYMENT
RACHEL E MUSIALA	VISTAPRINT	10/30/2025	01505024	4507	$456.36	HELLO HOFFMAN POSTCARDS
RYAN M CHRISTENSEN	HOLIDAY INN	10/10/2025	01401222	4301	$756.00	T WINTZ IPSI TRAINING HOTEL
SANYOKTA KAPUR	AFP*PERMITTECHNATION	10/22/2025	01505122	4301	$200.00	CODE SPECIALIST 3 DAY WEBINAR FEE TRICIA
SANYOKTA KAPUR	AMAZON MKTPL*N429P2360	10/24/2025	01505123	4414	$31.32	LAPTOP CASES KERIN & KATHLEEN
SANYOKTA KAPUR	AMAZON MKTPL*NK46E2391	10/31/2025	01501223	4402	$21.99	OFFICE SUPPLIES
SANYOKTA KAPUR	AMAZON MKTPL*NU2OI0YM1	10/23/2025	01501223	4402	$59.13	WHITEBOARD CALENDAR & SHEET PROTECTORS
SANYOKTA KAPUR	AMAZON.COM*NK4RX2NR0	10/30/2025	01501223	4402	$5.99	OFFICE SUPPLIES
SANYOKTA KAPUR	FSP*IACE	11/03/2025	01505122	4301	$100.00	HUMAN TRAFFICKING & CODE OFFICER SAFETY
SANYOKTA KAPUR	FSP*SUBURBAN BUILDING	10/24/2025	01505122	4301	$35.00	SBOC CONFERENCE FEE SANYO
SANYOKTA KAPUR	ILLINOIS ENVIRONMENTAL	10/03/2025	01505122	4301	$175.00	IEHA EDUCATION CONFERENCE NOV 5-6 KK
SANYOKTA KAPUR	INT'L CODE COUNCIL INC	10/31/2025	01505122	4301	$49.00	ICC SELF PACED TRAINING FEE GIGI
SANYOKTA KAPUR	INT'L CODE COUNCIL INC	10/31/2025	01505122	4301	$49.00	ICC SELF PACED TRAINING FEE KERIN
SANYOKTA KAPUR	INT'L CODE COUNCIL INC	11/05/2025	01505122	4301	$39.00	LEGAL ASPECTS ONLINE TRAINING FEE
SANYOKTA KAPUR	NWBOCA	10/17/2025	01505122	4301	$240.00	NWBOCA CLASS FEE JOHN & TONY
SANYOKTA KAPUR	NWBOCA	10/17/2025	01505122	4301	$480.00	NWBOCA CLASS FEE MARC, MICHAEL & TONY
SANYOKTA KAPUR	ODP BUS SOL LLC # 1011	10/28/2025	01501223	4402	$27.99	BATTERIES AA
SANYOKTA KAPUR	ODP BUS SOL LLC# 10686	10/29/2025	01501223	4402	$270.06	OFFICE SUPPLIES
SANYOKTA KAPUR	ODP BUS SOL LLC# 10686	10/29/2025	01501223	4402	$35.47	OFFICE SUPPLIES
SANYOKTA KAPUR	SWAGMAN* VILLAGE OF HO	10/24/2025	01505122	4304	$9.00	CLOTHING ORDER DAVID D
SANYOKTA KAPUR	TRAININNG LLC	10/22/2025	01505122	4301	$199.00	CHATGPT 101 WEBINAR FEE DAVE B
SUSANA ARROYO	AMAZON MKTPL*NF3BG5D72	10/13/2025	01102523	4414	$777.44	WIRELESS MICROPHONE SIGNORELLA
SUSANA ARROYO	AMAZON MKTPL*NF58H17O2	10/14/2025	01102523	4414	$69.99	LED HD SMART FIRE TV SIGNORELLA
SUSANA ARROYO	AMAZON MKTPL*NM7057XO1	10/15/2025	01102523	4414	$249.90	LED BULBS, BATTERIES, CABLES SIGNORELLA
SUSANA ARROYO	AMAZON.COM*NF37Y17D2	10/14/2025	01102523	4414	$295.10	MEMORY CARDS & MICROPHONE
SUSANA ARROYO	CHARLOTTE MARRIOTT CC	10/09/2025	47001222	4301	$1,240.12	BS&A CONFERENCE LODGING
WILLIAM D MCLEOD	EXXON BUCKY'S STORE 41	10/03/2025	01101122	4301	$10.00	TRAVEL
WILLIAM D MCLEOD	THE ASSEMBLY AMERICAN	10/03/2025	01101122	4301	$44.08	MEETING
WILLIAM D MCLEOD	THE ASSEMBLY AMERICAN	10/25/2025	01101122	4301	$73.99	MEETING

VILLAGE OF HOFFMAN ESTATES From: 10/06/2025 To: 11/5/2025
Monthly Credit Card Activity

Account Name	Merchant Name	Transaction Date	Accounting Code	Accounting Code	Transaction Amount	Expense Description
WILLIAM LYNCH	AMAZON MKTPL*NF4FN07E2	10/14/2025	01404424	4510	$16.99	HARDWARE VOHE KEYS AND CORES
WILLIAM LYNCH	AMAZON MKTPL*NM4IE5N00	10/12/2025	01404424	4510	$18.97	HARDWARE VOHE KEYS AND CORES
WILLIAM LYNCH	AMAZON MKTPL*NV0UP4YA1	10/07/2025	01404424	4518	$56.07	PLUMBING FIRE STATION 24 WATER HEATER
WILLIAM LYNCH	AMAZON PRIME PMTS	10/20/2025	01404423	4414	-$2.10	CREDIT FOR AMAZON PRIME REMOVAL
WILLIAM LYNCH	AMAZON.COM*NM5IL0NO0	10/12/2025	01404424	4516	$44.21	VILLAGE HALL BOTTLE FILLER PUMP
WILLIAM LYNCH	THE WEBSTAURANT STORE	10/24/2025	01404424	4516	$144.39	CARPENTRY VH BABY CHANGING STATION
				Total	**$108,118.79**	

Detail of Wire/ACH Activity
For the Period 11/01/25 - 11/30/25

Date	Vendor	Description	Source of Funds	Amount
11/03/25	IPBC	Insurance Premium	General	$ 671,625.16
11/03/25	Payment Express	Credit Card Merchant Fees 10/25	General, Water & Sewer	$ 104.40
11/03/25	Neopost	Replenish Postage Machine	General, Water & Sewer	$ 1,600.00
11/05/25	Canon Financial Services Inc	Copier Lease Payment	Capital Vehicle & Equipment	$ 1,734.00
11/05/25	Leaf	Copier Lease Payment	Capital Vehicle & Equipment	$ 965.62
11/06/25	CCMSI	General Liability Claims	Insurance	$ 120,536.82
11/06/25	DataProse LLC	Printing & Postage for Water Bills	Water & Sewer	$ 10,775.95
11/06/25	Neopost	Replenish Postage Machine	General, Water & Sewer	$ 1,600.00
11/10/25	Groot Inc	November Groot Ach Payment	Municipal Waste System	$ 244,186.56
11/17/25	IMRF	IMRF October 2025 Payroll Costs	Various	$ 178,908.80
11/18/25	SWANCC	Monthly Tipping Fees	Municipal Waste System	$ 65,577.00
11/18/25	JAWA	Monthly Water Usage	Water & Sewer	$ 866,002.00
11/18/25	Bestco Benefit Plans	Monthly Retiree Premiums	General	$ 21,611.92
11/18/25	Verra Mobility American Traffic Solutions	Red Light Cameras	General	$ 24,058.06
11/18/25	FGM Architects Inc	Professional Services	2024 Bond Proceeds	$ 11,880.00
11/18/25	FGM Architects Inc	Professional Services	2026 Bond Proceeds	$ 66,000.00
11/18/25	JPM Chase Bank	2019 GO Bonds Payment	General, Water & Sewer	$ 1,281,462.88
11/21/25	Amalgamated Bank of Chicago	2015A Bond Registrar Debt Payment Fee	NOW Arena Operating	$ 1.75
11/21/25	Amalgamated Bank of Chicago	2015A Debt Service Payment	NOW Arena Operating	$ 2,625,127.50
11/21/25	Amalgamated Bank of Chicago	2015B Bond Registrar Debt Payment Fee	Water & Sewer, Stormwater, 2015B GO Debt	$ 1.75
11/21/25	Amalgamated Bank of Chicago	2015B Debt Service Payment	Water & Sewer, Stormwater, 2015B GO Debt	$ 543,400.00
11/21/25	Amalgamated Bank of Chicago	2015C Bond Registrar Debt Payment Fee	NOW Arena Operating	$ 1.75
11/21/25	Amalgamated Bank of Chicago	2015C Debt Service Payment	NOW Arena Operating	$ 505,906.26
11/21/25	Amalgamated Bank of Chicago	2016 Bond Registrar Debt Payment Fee	2016 GO Debt Service	$ 1.75
11/21/25	Amalgamated Bank of Chicago	2016 Debt Service Payment	2016 GO Debt Service	$ 1,314,800.00
11/21/25	Amalgamated Bank of Chicago	2017A Bond Registrar Debt Payment Fee	General, Water & Sewer	$ 1.75
11/21/25	Amalgamated Bank of Chicago	2017A Debt Service Payment	General, Water & Sewer	$ 443,956.26
11/21/25	Amalgamated Bank of Chicago	2017B Bond Registrar Debt Payment Fee	General, Water & Sewer	$ 1.75
11/21/25	Amalgamated Bank of Chicago	2017B Debt Service Payment	General, Water & Sewer	$ 99,900.00
11/21/25	Amalgamated Bank of Chicago	2018 Bond Registrar Debt Payment Fee	Water & Sewer, 2018 GO Debt Service	$ 1.75
11/21/25	Amalgamated Bank of Chicago	2018 Debt Service Payment	Water & Sewer, 2018 GO Debt Service	$ 1,492,668.75
11/21/25	Amalgamated Bank of Chicago	2024 Bond Registrar Debt Payment Fee	General	$ 1.75
11/21/25	Amalgamated Bank of Chicago	2024 Debt Service Payment	General	$ 192,512.50
11/21/25	Wex Bank	Fuel Purchases	General	$ 1,183.02
11/24/25	Central States Pension Fund	Liability Withdrawal	NOW Arena Operating	$ 763.16
11/24/25	Deluxe	Year End Tax Forms	General	$ 437.86
11/24/25	Neopost	Replenish Postage Machine	General, Water & Sewer	$ 1,600.00
	TOTAL			**$ 10,790,898.48**

AGENDA ITEM REPORT

Village Board of Trustees
December 15, 2025
ITEM 5C

REQUEST: Approval of a Ordinance authorizing the Village Manager to execute agreements with Fidelity, Natiowide, Mission Square and NPPFA for 457 retirement plans.

FROM: Patrick Seger, Human Resources Management Director

ITEM TYPE: Ordinance - Village Board

REQUEST SUMMARY

The Village of Hoffman Estates offers Village employees the opportunity to participate in 457 retirement plans to contribute pre-tax dollars into their retirement savings plan over their career. The Village currently offers 4 plans; Mission Square, Nationwide, Fidelity and NPPFA. All the 457 plans include a catch-up provision that allows eligible employees who are 50 years and older to contribute more pre-tax contributions to their retirement account per IRS regulations. The Village has several employees participating in the catch-up provision.

As part of the Secure 2.0 Act adopted by Congress and implemented by the IRS, effective January 1, 2026, all 457 plans that include a catch-up provision must also include an after-tax contribution to a Roth 457 Plan. A Roth 457 plan is an after-tax retirement savings plan that provides employees the option to contribute to a plan with after-tax contributions. Retirement savings will earn interest over time and, upon retirement, those retirement savings will not be taxed per the IRS upon withdrawal during retirement.

Based on the Secure 2.0 Act, employees who are participating in the catch-up provision and in the year 2025 had FICA wages over $145,000, must have all catch-up provision contributions go into an after-tax instrument such as the Roth 457 plan. Of the Villages 4 plans, 3 of them need to be updated to include a Roth 457 plan. As plan changes are necessary to occur for circumstances such as this and other changes to IRS rules regularly, Human Resources Management is recommending that the Village Board authorize the Village Manager or his designee to make plan design changes to the current 457 plans sponsored by the Village. These changes will likely come in the form of other IRS provisions.

The plans that would add the new Roth 457 would be Fidelity, Mission Square and Nationwide. Upon board approval, the Village will have the administrators of the plans (Fidelity, Mission Square and Nationwide) add the Roth 457 plans and collectively will update the Village's 457 plan documents and the administration of contributions into the new plans.

FINANCIAL IMPACT

There is no financial impact to this recommendation as it is within the current administration of the 457 plans and current payroll operations. Any contribution made comes solely from the employee.

RECOMMENDATION

Village Board to authorize the Village Manager to update the Village's 457 plans (Fidelity, Mission Square NPPFA and Nationwide) as needed per IRS regulations.

ATTACHMENTS

1. ORDINANCE 457 Plans

ORDINANCE NO. _____- 2025

VILLAGE OF HOFFMAN ESTATES

AN ORDINANCE AUTHORIZING AN AGREEMENT WITH FIDELITY, NATIONWIDE AND MISSION SQUARE FOR 457 RETIREMENT PLANS

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

WHEREAS, the Village of Hoffman Estates has offered supplemental retirement savings plans in the form of 457 B plans and offers the plans for adoption by governmental employers for the benefit of their respective employees; and

WHEREAS, in connection with the adoption of the Plans by the Village of Hoffman Estates, the Internal Revenue Service (IRS) has amended the Internal Revenue Code (IRC) to adopt provisions of Secure 2.0 that impact governmental 457 b plans; and

WHEREAS, the Village of Hoffman Estates is empowered by the laws, rules and regulations of State of Illinois to take on its behalf the actions contemplated by this Ordinance; and

WHEREAS, the Corporate Authorities the Village of Hoffman Estates empowers the Village Manager to modify the Plan documents as needed to comply with the provisions of Secure 2.0.

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

Section 1: **APPROVALS.** The Village of Hoffman Estates hereby approves the amended Plan Documents for, and any other related documents, as such documents may be amended from time to time to comply with any changes in applicable laws, rules and regulations or as otherwise necessary or appropriate.

Section 2: **AUTHORIZATION**. The Village of Hoffman Estates hereby authorizes the Village Manager to execute the Plan Sponsor Agreements, including without limitation, any resolutions or amendments that may be necessary or that may be requested by the Village Manager from time to time to comply with any changes in applicable laws, rules and regulations or as otherwise necessary or appropriate.

Section 3: **ADMINISTRATION OF PLAN DOCUMENTS.** The Village of Hoffman Estates hereby authorizes and directs the Village Manager or his/her designee to be the coordinator for the Plan; shall receive necessary reports, notices, etc. from the providers, and may assign administrative duties to carry out the Plans to the appropriate departments, and is authorized to execute all necessary agreements incidental to the administration of the Plans

Section 4: **PUBLISH OF ORDINANCE.** The Village Clerk is hereby authorized to publish this Ordinance in pamphlet
form.

Section 5: **EFFECTIVE DATE.** This Resolution 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

_____
Village President

ATTEST:

_____
Village Clerk

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

AGENDA ITEM REPORT

Village Board of Trustees
December 15, 2025
ITEM 5D

REQUEST: Approval of an Ordinance authorizing the sale of personal property owned by the Village of Hoffman Estates (auction items).

FROM: Jon Pape, Assistant Village Manager

ITEM TYPE: Ordinance - Village Board

REQUEST SUMMARY

Approval of an ordinance declaring Village property surplus and permitting the sale of personal property owned by the Village via online auction.

Prior to disposing of any property deemed “no longer necessary or useful to, or for the best interests of the Village” to retain, the Village is required by state statute (65 ILCS 5/11-76-4) to declare this property as surplus.

This auction includes equipment that are no longer useful for Village operations and cannot be repurposed. In order to reduce waste and maximize revenue, surplus property will be sold via online public auction. Any surplus items not sold at public auction can then be properly disposed of or recycled.

FINANCIAL IMPACT

The sale of Village surplus items is expected to generate marginal revenues from the online auction.

RECOMMENDATION

Approval of an ordinance authorizing the sale of personal property owned by the Village, per the attachment.

ATTACHMENTS

1. Auction-12-08-25

ORDINANCE NO. _____ - 2025

VILLAGE OF HOFFMAN ESTATES

AN ORDINANCE AUTHORIZING THE SALE OF PERSONAL PROPERTY OWNED BY THE VILLAGE OF HOFFMAN ESTATES

WHEREAS, in the opinion of a simple majority of the corporate authorities of the Village of Hoffman Estates, it is no longer necessary or useful to, or for the best interests of the Village of Hoffman Estates to retain ownership of the personal property hereinafter described; and

WHEREAS, it has been determined by the President and Board of Trustees of the Village of Hoffman Estates to sell said personal property at a public auction to be held on an internet auction website (e.g., www.publicsurplus.com or www.obenaufauctions.com).

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

Section 1: That pursuant to 65 ILCS 5/11-76-4 of the Illinois Revised Statutes, the President and Board of Trustees of the Village of Hoffman Estates find that the described personal property attached as Exhibit A now owned by the Village of Hoffman Estates, is no longer necessary or useful to the Village of Hoffman Estates and that the best interests of the Village of Hoffman Estates will be served by its sale.

Section 2: That pursuant to 65 ILCS 5/11-76-4, the Village Manager is hereby authorized and directed to sell the aforementioned property now owned by the Village of Hoffman Estates at a public auction to be held on an internet auction website, to the highest bidder of said personal property.

Section 3: That no bid which is less than the minimum price set forth in the list of property to be sold shall be accepted.

Section 4: That the Village Manager is hereby authorized and directed to enter into an agreement for the sale of said personal property.

Section 5: That upon payment of the full auction price, the Village Manager is hereby authorized and directed to convey and transfer title to the aforesaid personal property to the successful bidder.

Section 6: That if said personal property is not sold at such auction, then the Village Manager is authorized to sell without bid or properly dispose of or recycle any such property.

Section 7: That the Village Clerk is hereby authorized to publish this ordinance in pamphlet form.

Section 8: That 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

_____
Village President

ATTEST:

_____
Village Clerk

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

EXHIBIT “A”

Title	Description	Qty
Storage-General	Cabinet/Locker (1-Tier 3 Door Cabinet/Locker)	6
Bedroom	Bed Frame	6
Storage-General	Metal Cabinets	1
Industrial Equipment->Kitchen	Vulcan Oven	1
Electronics->Appliances	Refrigerator	1
Electronics->Appliances	Refrigerator	1
Furniture	Recliner	6

AGENDA ITEM REPORT

Village Board of Trustees
December 15, 2025
ITEM 5E

REQUEST: Approval of an Ordinance increasing the membership of the Economic Development Commission of the Village of Hoffman Estates.

FROM: Hallie Karle, Admin Events Assistant

ITEM TYPE: Ordinance - Village Board

REQUEST SUMMARY

FINANCIAL IMPACT

RECOMMENDATION
(APPROVE/DENY/CONTINUE)

ATTACHMENTS
1. Economic Development Commission Membership Increase

ORDINANCE NO. _____ - 2025

VILLAGE OF HOFFMAN ESTATES

AN ORDINANCE INCREASING THE MEMBERSHIP OF THE ECONOMIC DEVELOPMENT COMMISSION OF THE VILLAGE OF HOFFMAN ESTATES

WHEREAS, the Village relies on volunteers who serve on various boards, commissions, and committees that advise the corporate authorities on matters important to the Village; and

WHEREAS, from time to time the Village reviews the membership of its standing boards, commissions, and committees to determine whether the amount of membership is appropriate; and

WHEREAS, after such review the corporate authorities make the following recommendations.

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

Section 1: Ordinance 4832-2020 amending the Economic Development Commission of the Village of Hoffman Estates, is hereby amended as follows:

B. MEMBERSHIP

The Economic Development Commission shall consist of **eleven (11)** members.

C. COMPOSITION AND TERMS OF OFFICE

The members of said Commission may include, but not be limited to, members of the financial community, the larger corporate community, the manufacturing community, the real estate development community, the retail community, the hospitality community, the auto dealer community, the commercial real estate community, the higher education community and the Chamber of Commerce. Six (6) newly appointed members shall be appointed for a term of two (2) years expiring upon an even year, and five (5) new appointed members shall be appointed for a term of two years (2), expiring upon an odd year.

Section 2: The Village Clerk is hereby authorized to publish this Ordinance in pamphlet form.

Section 3: 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

_____
Village President

ATTEST:

_____
Village Clerk

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

AGENDA ITEM REPORT

Village Board of Trustees
December 15, 2025
ITEM 5F

REQUEST: Approval of an Ordinance amending Municipal Code Section 6-2-1-HE-11-1302-A, Additional No Parking Streets and Area - 1955 Cheltenham Place and 1949 Whittingham Lane.

FROM: Sonia Zala, Senior Transportation Engineer

ITEM TYPE: Ordinance - Village Board

REQUEST SUMMARY

A resident of 1955 Cheltenham Place requested consideration for designating an on-street handicap space in front of their home (exhibit attached). The owner has a handicap placard issued by the State of Illinois. The resident is aware the handicap space would not be exclusively for their use; anyone with a valid permit could use it.

The Village Board has reviewed and approved multiple requests for on-street ADA parking accommodation, primarily within the Barrington Square subdivision, over the last ten years. Locations are approved per ordinance and reviewed on a regular basis to ensure the requester still requires accommodation. The Illinois Accessibility Code (IAC) is the State document which governs the locations and design of handicap accommodations. The IAC is restricted to commercial (i.e. places of business, hospitals, and retail) and multi-family residential in excess of three stories. For these uses, a minimum number of handicap spaces are required, each with its own access aisle.

A previous review of reasonable accommodations applicable to an area such as Barrington Square by the Capital Development Board provided an interpretation of these requirements. For uses outside those above, the IAC prescribes “reasonable accommodations” be provided for each accessibility request. For handicap parking, the access aisle or depressed curb ramp need not be installed adjacent to a handicap space if the person requesting does not require them.

In this case, the requestor does not require either of these recommendations. The residences on Cheltenham Place are classified as attached single family. For these uses, the IAC can only recommend that reasonable accommodations be provided.

If approved, it is recommended these requests continue to be handled on a case-by-case basis. An annual review of the need for the handicap sign would be required. For example, if the resident moves, the sign would then be removed.

Additionally, during the annual review of on-street handicap parking spaces, it was determined that a space previously requested in 2018 for the former resident at 1949 Whittingham Lane is no longer needed, as the current residents do not require

accommodations. Therefore, this section of the code (6-2-1-HE-11-1302-A-301) should be repealed to ensure the code accurately reflects the current locations of designated handicap parking spaces.

FINANCIAL IMPACT
N/A

RECOMMENDATION
Approve an Ordinance amending Municipal Code Section 6-2-1-HE-11-1302-A, Additional No Parking Streets and Area.

ATTACHMENTS
1. 1955 Cheltenham Parking Exhibit
2. draft ORD 6-2-1-HE-11-1302-A- 1949 Whittingham and 1955 Cheltenham

EXHIBIT- STREET VIEW

1955 Cheltenham

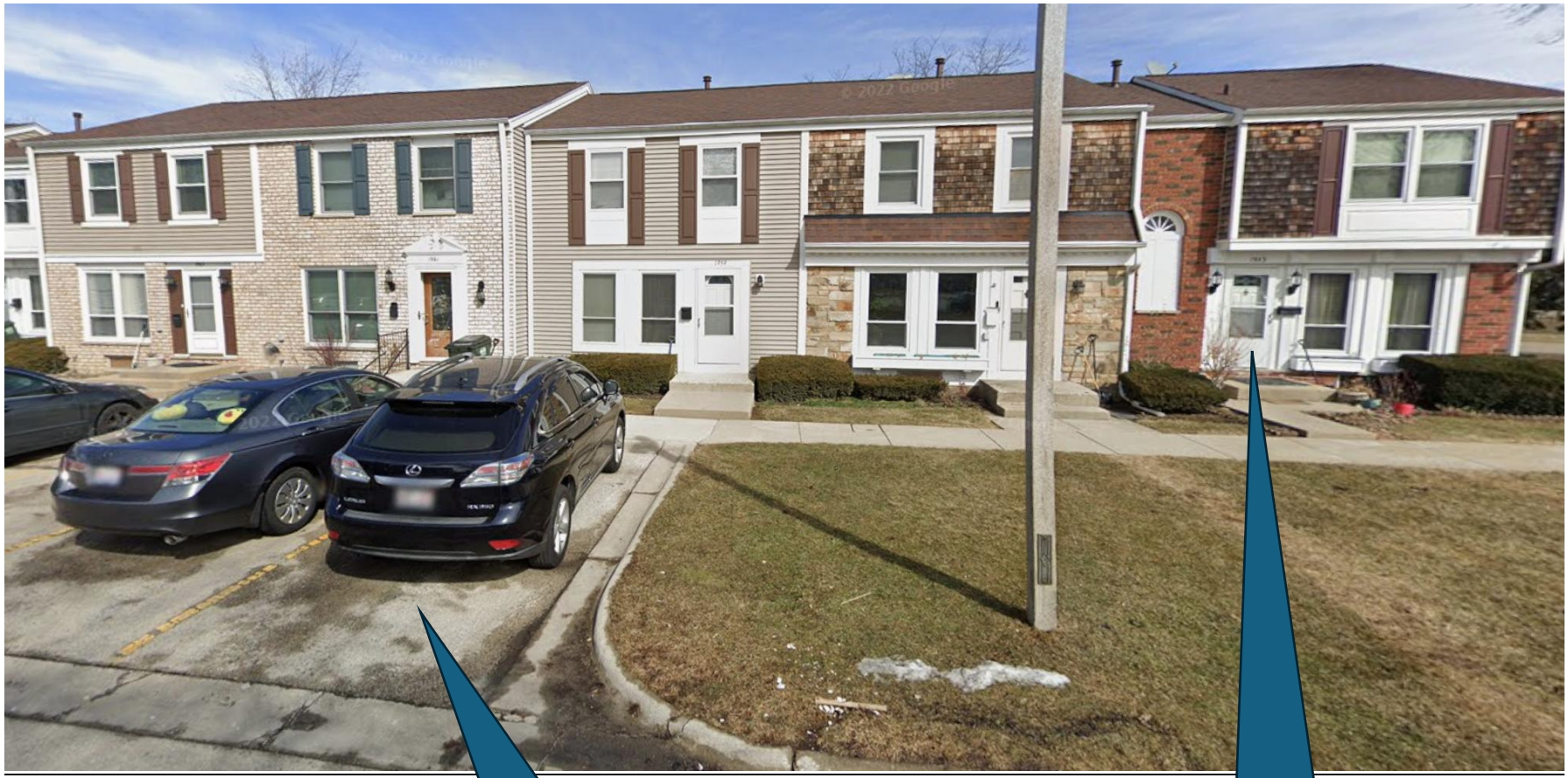
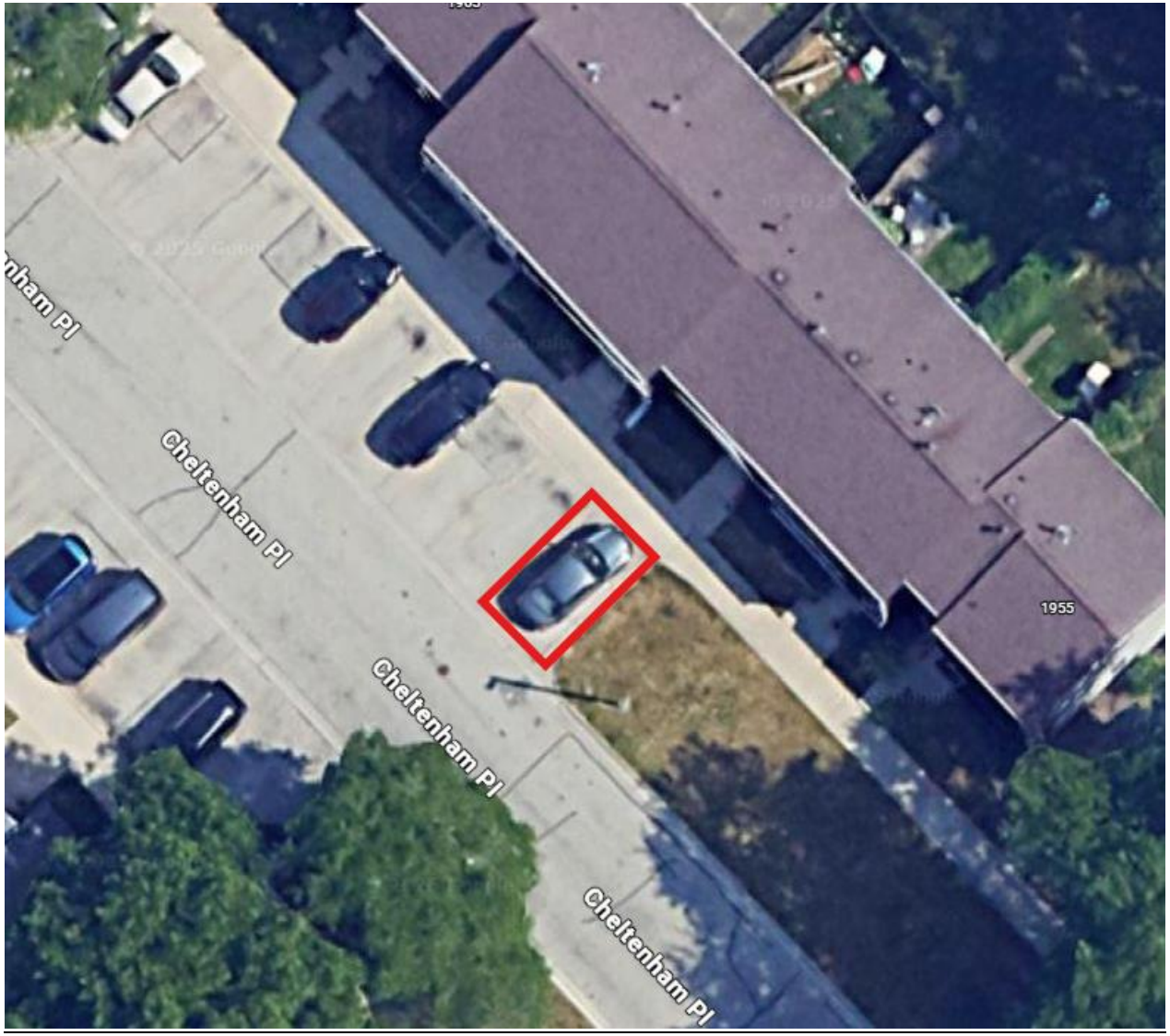


EXHIBIT- AERIAL VIEW



ORDINANCE _____ -2025

VILLAGE OF HOFFMAN ESTATES

AN ORDINANCE AMENDING SECTION 6-2-1-HE-11-1302-A OF THE HOFFMAN ESTATES MUNICIPAL CODE

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

Section 1: That Section 6-2-1-HE-11-1302-A, ADDITIONAL NO PARKING STREETS AND AREAS, of the Hoffman Estates Municipal Code be amended by repealing sub-section 301, and as such, revising from:

> 301. On the east side of the north end of Whitingham Lane, adjacent to 1949 Whitingham Lane, where specifically designated and marked as reserved parking for persons with disabilities, except for vehicles authorized by law to park in said reserved areas.

to read as follows:

> 301. Reserved.

And that Section 6-2-1-HE-11-1302-A, ADDITIONAL NO PARKING STREETS AND AREAS, of the Hoffman Estates Municipal Code be amended by adding sub-section 326, to read as follows:

> 327. On the east side of Cheltenham Place, in front of 1959 Cheltenham Place, where specifically designated and marked as reserved parking for persons with disabilities, except for vehicles authorized by law to park in said reserved areas.

Section 2: That the Village Clerk is hereby authorized to publish this Ordinance in pamphlet form.

Section 3: That 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

_____
Village President

ATTEST:

_____
Village Clerk

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

AGENDA ITEM REPORT

Village Board of Trustees
December 15, 2025
ITEM 5G

REQUEST: Approval of an Ordinance granting a Site Plan Amendment for Bell Works West Side located at 2000 Center Drive.

FROM: James Donahue, Senior Planner

ITEM TYPE: Ordinance - Village Board

REQUEST SUMMARY

Bell Works ownership is seeking site plan amendment approval for the activation of the west side of the Bell Works Chicagoland development. The west side exterior plans replicate the design of the east side approved in 2021. The plans include removal of the covered pedestrian bridge connecting the west garages to the building, reconfiguration of the West Drive drop-off areas, and ADA and other modifications to the west garage structures and central pedestrian path leading to the west entrance of the building.

Interior modifications currently underway will mirror the east side with full renovation of the office spaces, common areas, conference and meeting rooms, and the central gathering spaces (The Square). The west side will offer 430,000 square feet of office and 70,000 square feet of retail space upon completion.

The proposed ordinance also includes conditions requiring completion of the following remaining bicycle and pedestrian connectivity improvements throughout the site:

- Lakewood Boulevard 10’ sidepath
- Eagle Way 5’ sidewalk
- Center Drive (North) sidewalk/on-street bike lane
- Internal sidewalk/path connections

FINANCIAL IMPACT

N/A

RECOMMENDATION

Approval of an Ordinance granting a Site Plan Amendment for Bell Works West Side located at 2000 Center Drive.

ATTACHMENTS

1. Ordinance Site Plan Amendment Bell Works West Side
2. Exhibit A - Location Map
3. Supporting Documents

ORDINANCE NO. _____ - 2025

VILLAGE OF HOFFMAN ESTATES

AN ORDINANCE GRANTING SITE PLAN AMENDMENT FOR BELL WORKS WEST SIDE LOCATED AT 2000 CENTER DRIVE

WHEREAS, the Planning, Building and Zoning Committee, at a public meeting duly called and held according to law on December 8, 2025, considered a request by Hoffman Esates Acquisitions LLC 1 and Hoffman Estates Acquisitions LLC 2 (owner) for a Site Plan Amendment for Bell Works West Side at 2000 Center Drive, shown on Exhibit "A" attached hereto and made a part hereof; and

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

Section 1: Site Plan Amendment is hereby granted for Bell Works West Side, located at 2000 Center Drive, subject to the following conditions:

A. The following plans are hereby approved and constitute the final site plan amendment approval for the project:
    1. Bell Works – West Vestibule Improvement Plans updated through 10/7/2025.
    2. Bell Works Exterior Improvements Plan dated November 2025.
B. The owner shall design and construct all remaining bicycle, pedestrian and other improvements in conformance with the Bell Works Exterior Improvements Plan dated November 2025.
C. Individual building permits for each pod of the parking garage shall be required for review of lighting, striping, and ADA compliance.
D. An engineer's estimate for all site work shall be provided with the permit submittal to determine fees and project guarantee amounts.
E. The following conditions relate to the site construction:
    1. A pre-construction meeting shall be conducted with the Village staff prior to construction commencing.
    2. Fire Department and emergency access to the property shall be maintained at all times. Owner shall make any adjustments to the site as needed for access as per direction by the Village.
    3. In accordance with Village Code, construction hours shall be limited to 7 a.m. to 7 p.m. Monday through Friday, and 8 a.m. to 6 p.m. Saturday and Sunday.

Section 2: The Village Clerk is hereby authorized to publish this Ordinance in pamphlet form.

Section 3: 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	_____	_____	_____	_____
Mayor William D. McLeod	_____	_____	_____	_____

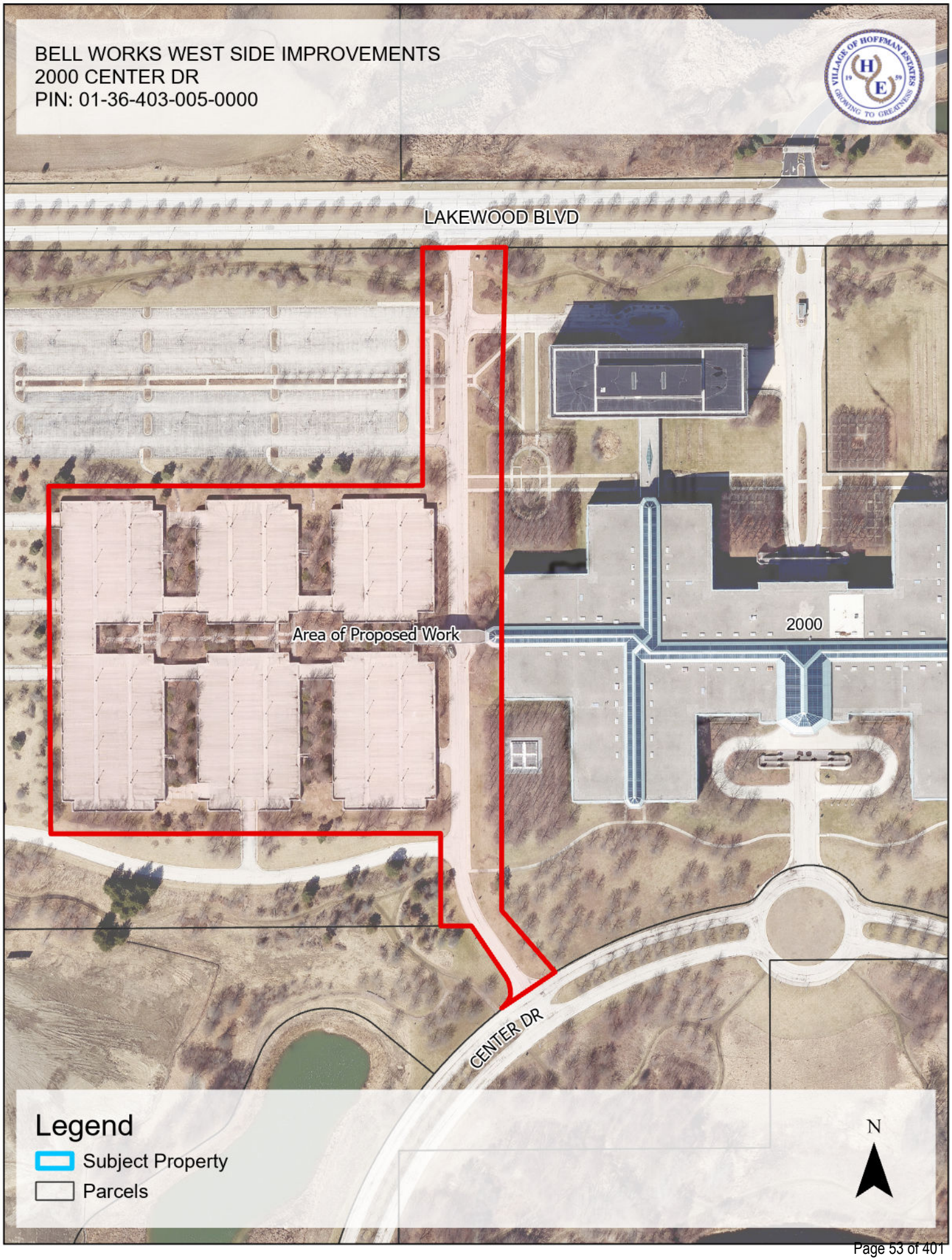
APPROVED THIS _____ DAY OF _____, 2025

_____
Village President

ATTEST:

_____
Village Clerk

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


BELL WORKS WEST SIDE IMPROVEMENTS
2000 CENTER DR
PIN: 01-36-403-005-0000
LAKEWOOD BLVD
Area of Proposed Work
2000
CENTER DR
Legend
Subject Property
Parcels
N

VILLAGE OF HOFFMAN ESTATES
PLANNING & ZONING APPLICATION SUMMARY

APPLICATION INFORMATION	
Project Number:	PLN25-0015
Project Name:	Bell Works West Side Site Plan Modifications
Project Application Date:	4/17/2025
Project Manager:	James Donahue

PROJECT TYPE
Site Plan Amendment - Minor Amendment;

SITE INFORMATION	
Property Address:	2000 CENTER DR
All Included PINs:	01-36-403-005-0000, 01-36-403-006-0000,

PROJECT CONTACTS		
Relationship to Project	**Name / Firm**	**Address**
APPLICANT	Matthew Duggan	2500 Frontage Road Darien, IL 60561
OWNER	HOFFMAN ESTATES ACQUISITIONS LLC	101 Crawfords Corner Rd Holmdel, NJ 07733

INSPIRED
BY SOMERSET DEVELOPMENT

April 16, 2025

Jennifer Horn, AICP
Director of Planning and Transportation Village of Hoffman Estates
1900 Hassell Road
Hoffman Estates, Illinois 60169

VIA ELECTRONIC MAIL

RE: Bell Works Site Plan Amendment Narrative

Dear Jennifer,

Please see the narrative below explaining the changes to the site plan intended for the Western Parking structure of Bell Works Chicagoland. We intend on mimicking the East Garage improvements that were completed in 2021/2022.

The next phase of the renovation of Bell Works will include new improvements to the existing parking structure side (west) of the existing road.

We are proposing the removal and relocation of the existing underutilized electrical room that sits between the two parking structures. This will allow the site to open the walkway to the west. We are proposing a new central stair that connects grade to the existing landscaped walk that is located between the north and south parking structures. The design will continue the rhythm of a stair with 3 risers and then a flat area. The existing grades will be adjusted so that the landscaping gradually slopes down along the central stairs/walk, like the far west side of the parking structures with flat transitions to the center walk to the greatest extent possible.

In addition, the north and south garage lower levels will be designed to have accessible access to a new ADA ramp. Both the north and south parking structures upper levels will connect to grade by new metal stairs that connect to the landscaped center walk and the center stairs are used to get to grade level. This matches the existing condition of the other stairs at the garage upper level. The walls of the ramp and stairs from grade up to the lower garage level will be kept as low and open to maintain view of the building entry previously blocked by the electrical room.

Very Truly Yours
Kenneth Gold

Kenneth Gold
Senior Vice President
Acquisitions & Development
Inspired by Somerset Development
101 Crawfords Corner Road
Holmdel, NJ 07733

BELL WORKS CHICAGO

BELL WORKS CHICAGO - WEST VESTIBULE

2000 AT&T Center Dr, Hoffman Estates, IL 60192

10/07/2025

ISSUED FOR PERMIT REVISION

PROJECT TEAM

CLIENT
SOMERSET DEVELOPMENT LLC
101 CRAWFORDS CORNER ROAD
HOLMDEL NJ. 07733
PHONE: (732)415-7102
FAX: (732)886-1674
CONTACT: DAVID SCHREIBER

ARCHITECT
WIGHT & COMPANY
211 NORTH CLINTON SUITE 300N
CHICAGO IL. 60661
PHONE: (312)261-5700
FAX: (312)261-5701
CONTACT: MATTHEW DUGGAN
DESIGN FIRM REGISTRATION #184-000451

MEP
DILIGENT DESIGN GROUP, INC.
33 NORTH DEARBORN, SUITE 1024
CHICAGO, IL 60603
DANIEL COHEN, PE, ASHRAE BEMP, REP, LEED AP
DCOHEN@DDGENGINEERS.COM
WWW.DDGENGINEERS.COM
M: (847)508-7484

GENERAL CONTRACTOR
ML GROUP
3424 OAKTON STREET
SKOKIE IL. 60076
PETE DABROWSKI, SUPERINTENDENT
O: (847)676-5300
C: (312)813-8248

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G0.1-WV WV GENERAL INFORMATION, SYMBOLS, NOTES & ABBREVIATIONS
G0.2A SPECIFICATIONS
G0.2B SPECIFICATIONS
G0.2C SPECIFICATIONS

CIVIL
C0.00 COVER SHEET
C0.01 CIVIL GENERAL NOTES
C0.02 CIVIL SPECIFICATIONS
C1.00 OVERALL EXISTING CONDITIONS
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AD2.0-WV ENLARGED SECOND FLOOR DEMO PLAN - WEST VESTIBULE
AD2.1-WV ENLARGED THIRD & FOURTH FLOOR DEMO PLAN - WEST VESTIBULE
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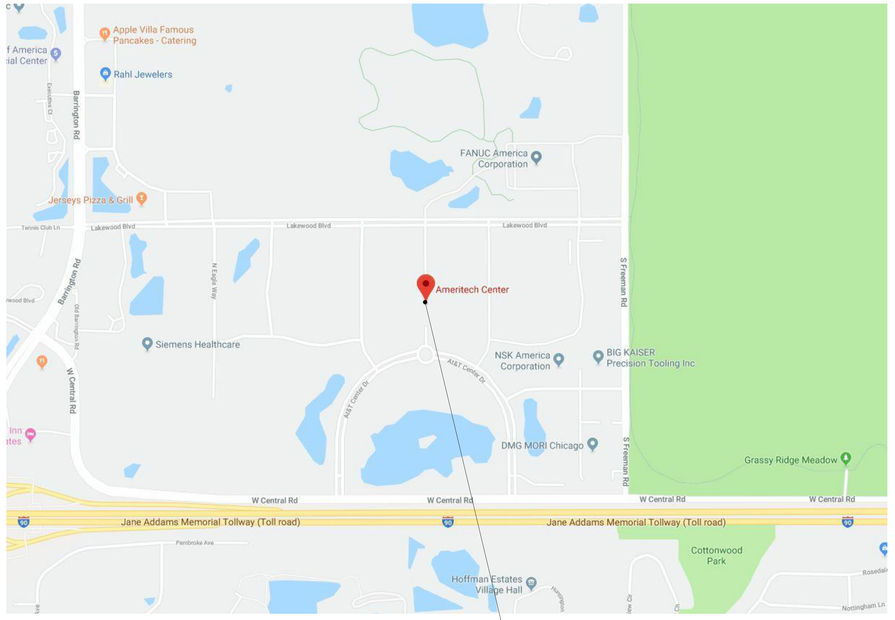
LOCATION MAP



STATEMENT OF COMPLIANCE

STATEMENT OF COMPLIANCE

I HAVE PREPARED OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS AND STATE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH THE ENVIRONMENTAL BARRIERS ACT (IL. REV. STAT. 1985, CH. 111 1/2, PARS. 3711 ET SEQ AS AMENDED) AND THE ILLINOIS ACCESSIBILITY CODE, 71 IL ADM. CODE 400.

SIGNED: _____
ARCHITECT/ENGINEER

ILLINOIS REGISTRATION NO.: 001-1015560

STATE OF ILLINOIS · MATTHEW A. DUGGAN · PROFESSIONAL · 001-1015560 · LICENSED ARCHITECT · EXP: 11/2026

DATE: 10/07/2025

CERTIFICATION STATEMENT

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY OR UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY CONFORM TO THE VILLAGE OF HOFFMAN ESTATES BUILDING CODE AND BUILDING CODE AMENDMENTS.

SIGNED: _____
ARCHITECT

ILLINOIS LICENSE NO.: 001-1015560

STATE OF ILLINOIS · MATTHEW A. DUGGAN · PROFESSIONAL · 001-1015560 · LICENSED ARCHITECT · EXP: 11/2026

DATE: 10/07/2025

ENERGY COMPLIANCE STATEMENT

I CERTIFY THAT I AM THE DESIGN PROFESSIONAL OF RECORD FOR THIS PROJECT. I ALSO CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THE ATTACHED PLANS COMPLY WITH THE REQUIREMENTS OF IECC 2018.

SIGNED: _____
PROFESSIONAL ENGINEER

ILLINOIS LICENSE NO.: 062-060912

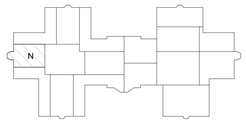
SUDESH SARAF · 062-060912 · STATE OF ILLINOIS · EXPIRATION: 11/30/2025

DATE: 10/07/2025

Bell Works

Wight

Wight & Company
wightco.com
211 North Clinton Street
Suite 300N
Chicago, IL 60661
P 312.261.5700
F 312.261.5701



N

STATE OF ILLINOIS · MATTHEW A. DUGGAN · PROFESSIONAL · 001-1015560 · LICENSED ARCHITECT · EXP: 11/2026

REV	DESCRIPTION	DATE
	ISSUED FOR PERMIT REVISION	10/07/2025
	ISSUED FOR PERMIT REVISION	09/16/2025
	ISSUED FOR PERMIT REVISION	08/05/2025
	ISSUED FOR DEMOLITION PERMIT - EXTERIOR	06/02/2025

BELL WORKS CHICAGO - WEST VESTIBULE

2000 AT&T Center Dr, Hoffman Estates, IL 60192

COVER SHEET

Project Number:
190128
Drawn By:
WCO
Sheet:
G0.0-WV

10/8/2025 3:09:56 PM
Autodesk Docs://Somerset Development, Bell Works Base Model+Tenant_2023/00_BELLWORKS_Arch_2023.rvt
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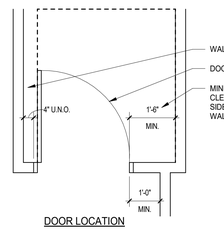
MATERIAL LEGEND

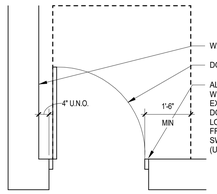
GYPSUM BOARD
PLYWOOD
RIGID INSULATION
STEEL
EARTH
WOOD BLOCKING
BATT INSULATION
BRICK
COMPRESSIBLE FILLER
CONCRETE
CONCRETE MASONRY UNITS
FINISH WOOD
COMPACTED FILL

TYPICAL DOOR LOCATION



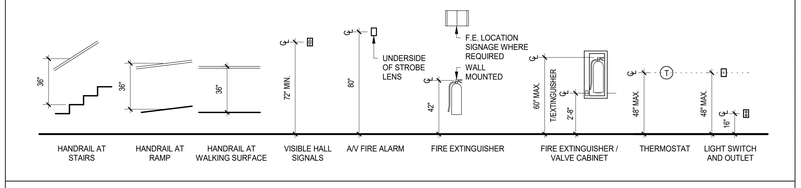
DOOR LOCATION

NOTE: ALL DOOR FRAME ASSEMBLIES TO BE LOCATED 4" FROM ADJACENT WALL, U.N.O.



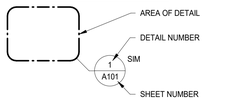
DOOR ALIGNMENT

TYPICAL MOUNTING HEIGHTS



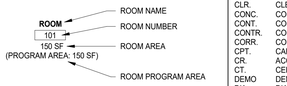
GRAPHIC SYMBOLS

ENLARGED PLAN SYMBOL



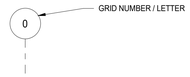
EXTERIOR MARK SYMBOL

ROOM TAG SYMBOL



INTERIOR ELEVATION SYMBOL

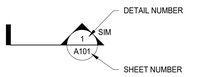
COLUMN GRID SYMBOL

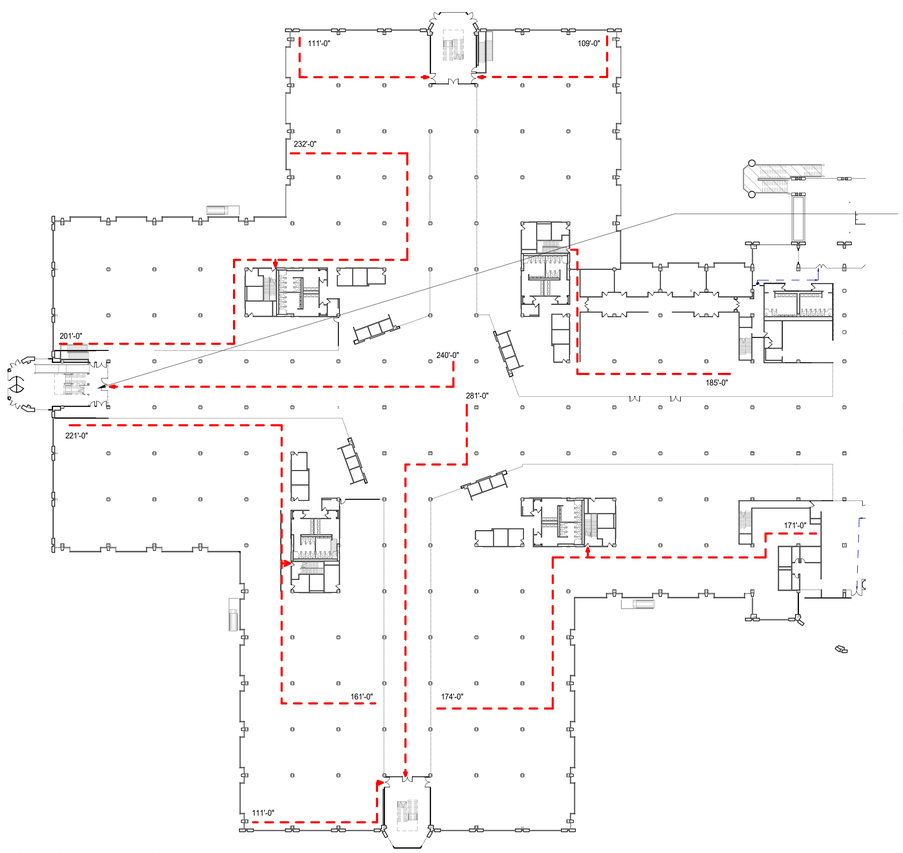


DOOR TAG SYMBOL

EXTERIOR ELEVATION SYMBOL

WALL/BUILDING SECTION SYMBOL





1 SECOND FLOOR EGRESS PLAN
SCALE: 1" = 40'-0"

LIFE SAFETY LEGEND

XX'-X" ●---►	MAXIMUM LENGTH EXIT ACCESS ROUTE (MAXIMUM ALLOWABLE DISTANCE 300'-0" W/ FIRE SPRINKLER SYSTEM)
*	FIRE EXTINGUISHER CABINET

AREA OF WORK-

NOTE: EXISTING EGRESS CAPACITY HAS BEEN MAINTAINED AT THE EAST VESTIBULE. THE EXISTING QUANTITY OF (2) DOUBLE DOORS FOR EGRESS HAS BEEN MAINTAINED, THE DOOR LOCATIONS ARE JUST BEING ADJUSTED TO THE NORTH AND SOUTH OF THE NEW REVOLVING DOOR. SEE UPDATED EGRESS CALCULATIONS ON G0.1-WV

ABBREVIATIONS

ACCESS.	ACCESSIBLE
ACI.	AMERICAN CONCRETE INSTITUTE
ACOUST.	ACOUSTICAL
ACT	ACOUSTICAL CEILING TILE
ADA	AMERICANS WITH DISABILITIES ACT
A.F.F.	ABOVE FINISHED FLOOR
ALT.	ALTERNATE
ALUM./AL.	ALUMINUM
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
ASTM.	AMERICAN SOCIETY FOR TESTING AND MATERIALS
@	AT
A/V	AUDIO VISUAL
BD.	BOARD
BLDG.	BUILDING
BM	BEAM
B/O	BOTTOM OF
BRK.	BREAK
CAB	CABINET
CC	CENTER TO CENTER
℄	CENTERLINE
CJ	CONTROL JOINT
CMU	CONCRETE MASONRY UNITS
COL.	COLUMN
CLG.	CEILING
CLR.	CLEAR
CONC.	CONCRETE
CONT.	CONTINUOUS
CONTR.	CONTRACTOR
CORR.	CORRIDOR
CPT.	CARPET
CR.	ACCESS CARD READER
CT.	CERAMIC TILE
DEMO	DEMOLITION
DIA.	DIAMETER
DIMS.	DIMENSIONS
DN.	DOWN
DR.	DOOR
DS	DOWN SPOUT
DWGS.	DRAWINGS
EA.	EACH
EIFS	EXTERIOR INSULATED FINISH SYSTEM
EL.	ELEVATION
ELEC.	ELECTRICAL
ELEV.	ELEVATION/ELEVATOR
E.J.	EXPANSION JOINT
EQ.	EQUAL
EQUIP.	EQUIPMENT
EWC	ELECTRIC WATER COOLER
EXP	EXPANSION
EXT	EXTERIOR
EXIST.	EXISTING
FD	FLOOR DRAIN
FEC	FIRE EXTINGUISHER CABINET
FF	FACTORY FINISH
FIN.	FINISHED
FL./FLR.	FLOOR
FOUND.	FOUNDATION
FT.	FOOT/FEET
FTG.	FOOTING
GA.	GAUGE
GALV.	GALVANIZED
GWB / GYP. BD.	GYPSUM WALL BOARD
HD	HEAVY DUTY
HDSFP	HIGH DENSITY SPRAYED FIREPROOFING
HM	HOLLOW METAL
HP	HIGH POINT
HT/HGT.	HEIGHT
HVAC	HEATING, VENTILATION & AIR CONDITIONING
IN.	INCH
INSUL.	INSULATED/INSULATION
INT	INTERIOR
JT.	JOINT
LAV	LAVATORY
LINO.	LINOLEUM
LBS.	POUNDS
LP	LOW POINT
LVL.	LEVEL
M	MENS
MAT.	MATERIAL
MAX.	MAXIMUM
MAS.	MASONRY
MFR./MAN UF./MANF.	MANUFACTURER
MDSFP	MEDIUM DENSITY SPRAYED FIREPROOFING
MDF	MEDIUM DENSITY FIBERBOARD
MIL.	MILLIMETERS
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MHO	MAGNETIC HOLD OPEN
M.O.	MASONRY OPENING
MTL.	METAL
NEC	NECESSARY
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
NTS	NOT TO SCALE
OC.	ON CENTER
OD.	OUTSIDE DIAMETER
ORD.	OVERFLOW ROOF DRAIN
P.B.	PIPE BOLLARD
PERS.	PERSON
℗	PLATE
PL./P LAM.	PLASTIC LAMINATE
PLY	PLYWOOD
PP.	DOOR ACTUATOR PUSH PLATE
PSF.	POUNDS PER SQUARE FEET
PSI.	POUNDS PER SQUARE INCH
PT/PTD	PAINT(ED)
P.T.	PRESSURE TREATED
RAD.	RADIUS
RCP	REFLECTED CEILING PLAN
RD.	ROOF DRAIN
REFL.	REFLECTING/REFLECTED
RESTRM.	RESTROOM
RM.	ROOM
R.O.	ROUGH OPENING
RTU.	ROOF TOP UNIT
SAFB	SOUND ATTENUATION FIBER BATT INSULATION
SC.	SEALED CONCRETE
SCHD./SC	SCHEDULE
HED.	
SD	SCHEMATIC DESIGN
SF.	SQUARE FEET
SGFT.	STRUCTURAL GLAZED FACING TILE
SHT.	SHEET
SIM.	SIMILAR
SJI.	STEEL JOINT INSTITUTE
S.M.	SHEET METAL
SPA.	SPACES
SPEC.	SPECIFICATIONS
ST.	STONE TILE
STC.	SOUND TRANSMISSION COEFFICIENT
STB.	STONE TILE BASE
STL.	STEEL
∠	STEEL ANGLE
ST.	STAINLESS STEEL
STL./SS	STORAGE
STOR.	
STRUCT.	STRUCTURAL
SV	SHEET VINYL
SYN	SYNTHETIC
T/	TOP OF
T/FTG.	TOP OF FOOTING
TPNT	TEXTURED PAINT
TYP.	TYPICAL
UNO.	UNLESS NOTED OTHERWISE
U.S.R.D.	UNDERSIDE OF ROOF DECK
USGS.	UNITED STATES GEOLOGICAL SURVEY
VB	VINYL BASE
VCT.	VINYL COMPOSITION TILE
VERT.	VERTICAL
V.I.F.	VERIFY IN FIELD
VWC.	VINYL WALL COVERING
WC	WATER CLOSET
WD	WOOD
W	WOMENS
W/	WITH
W/O	WITHOUT
WWF.	WELDED WIRE FABRIC

GENERAL NOTES

1. WORK, MATERIALS AND METHODS SHALL BE IN CONFORMANCE WITH THE CODES, ORDINANCES AND REGULATIONS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION AT THE PROJECT LOCATION.
2. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS AS BEING NOT IN CONTRACT (N.I.C.) OR EXISTING, ITEMS, MATERIALS AND INSTALLATION OF SAME ARE PART OF THE CONTRACT AS DEFINED BY THE CONSTRUCTION DOCUMENTS. THE CONTRACTORS SHALL PROVIDE AND INSTALL ACCESSORIES, COMPONENTS AND ASSEMBLIES REQUIRED FOR THE WORK DEPICTED OR SPECIFIED.
3. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING DIMENSIONS AND EXISTING CONDITIONS BEFORE COMMENCING WORK. REPORT DISCREPANCIES AND/OR POTENTIAL PROBLEMS TO THE DESIGN BUILDER PRIOR TO PROCEEDING WITH AFFECTED WORK.
4. FIRE-RATED ASSEMBLIES SHALL BE INSTALLED, LABELED, AND INSPECTED IN ACCORDANCE WITH THE APPLICABLE CODES. THIS INCLUDES FIRE DAMPERS OR FIRE DOORS PROVIDED WHERE AIR DUCTS OR OPENINGS PENETRATE FIRE RATED SURFACES. PENETRATIONS OF RATED FIRE RESISTIVE CONSTRUCTION SHALL BE PROTECTED WITH APPROVED FIRE ASSEMBLIES.
5. PENETRATIONS THROUGH SURFACE SHALL BE SEALED WITH SEALANT. MATERIAL PER SEPCIFICATIONS. FOR PLUMBING, FIRE SPRINKLER AND ELECTRICAL SYSTEMS.
6. DESIGN BUILDER IS SOLELY RESPONSIBLE FOR COORDINATION AMONG VARIOUS SUBCONTRACTORS.
7. IN THE EVENT OF DISCREPANCIES BETWEEN DRAWINGS AND/OR SPECIFICATIONS, THE MORE COSTLY OR MORE RESTRICTIVE CONDITIONS SHALL BE DEEMED THE CONTRACT REQUIREMENT UNLESS OTHERWISE STATED IN WRITING FROM DESIGN BUILDER.
8. PROVIDE GALVANIC PROTECTION BETWEEN DISSIMILAR MATERIALS, WHERE REQUIRED.
9. KEEP PIPING AS CLOSE TO WALLS AS POSSIBLE UNLESS NOTED OTHERWISE.
10. NO CONTRACTORS SHALL CLOSE OR OBSTRUCT STREETS, DOCKS ALLEYS OR WALKS. NO MATERIALS ARE TO BE PLACED OR STORED IN STREETS, ALLEYS OR WALKS. DEBRIS IS TO BE REMOVED COMPLETELY FROM THE PREMISES.
11. CONTRACTORS SHALL PROVIDE AND ARE SOLELY RESPONSIBLE AND LIABLE FOR PUBLIC AND EMPLOYEE PROTECTION AS NECESSARY AND AS REQUIRED BY THE CODES, INCLUDING EXTERIOR, INTERIOR PEDESTRIAN AND TRAFFIC BARRIERS. EXISTING EXIT CORRIDORS, PATHS OF EXITS, STAIRWAYS, OR EXIT SIGNAGE, MUST HAVE A CLEAR MEANS OF EGRESS DURING PHASES OF CONSTRUCTION.
12. CONTRACTORS WISHING TO WORK IN THE BUILDING OR ON THE BUILDING PROPERTY SHALL BE REQUIRED TO PRESENT THE PROPER CERTIFICATES OF INSURANCE TO THE OFFICE OF THE DESIGN BUILDER. CONTRACTORS ARE REQUIRED TO BE LICENSED WITH THE LOCAL JURISDICTION. LICENSES AND BONDING ARE TO BE INCLUDED IN THE BID PER THE REQUIREMENTS IN THE SPECIFICATIONS.
13. DIMENSIONS NOTED ON THE ARCHITECTURAL FLOOR PLAN REGARDING DETAILS AND PARTITION THICKNESSES ARE NOMINAL DIMENSIONS. DETAILS AND SECTIONS SHOULD BE REFERRED TO FOR THE EXACT DIMENSION.

BUILDING CODE DATA - EGRESS CAPACITY FOR EAST HALF OF BUILDING

1. OCCUPANCY CONTENT:
   LEVEL 2 (OFFICE) 167,779 / 100 = 1,678
   LEVEL 3 (OFFICE) 138,158 / 100 = 1,382
   LEVEL 4 (OFFICE) 136,878 / 100 = 1,369
   TOTAL OCCUPANCY CONTENT = 4,429 PERSONS
2. EXIT WIDTH REQUIRED, STAIRS:
   LEVEL 2 1,678 X .2 = 336
   LEVEL 3 1,382 X .2 = 277
   LEVEL 4 1,369 X .2 = 274

   EXIT WIDTH PROVIDED, STAIRS:
   LEVEL 2 6 STAIRS @ 45" = 270
   3 STAIRS @ 68" = 204
   474 > 336
   LEVEL 3 6 STAIRS @ 45" = 270
   3 STAIRS @ 68" = 204
   474 > 277
   LEVEL 2 6 STAIRS @ 45" = 270
   3 STAIRS @ 68" = 204
   474 > 274

   EXIT WIDTH WITH CONVERGENCE:
   LEVEL 1 - 369 / 6 STAIRS = 62 X 2 CONVERGING STAIRS = 124 X .2 = 25
   LEVEL 2 EXIT WIDTH WITH COVERGENCE = 336 + 25 = 361
   LEVEL 2 EXIT WIDTH PROVIDED = 474 > 361
3. NUMBER OF EXITS OR ACCESS TO EXITS REQUIRED PER STORY - OVER 1,000 PEOPLE = 4

   MINIMUM NUMBER OF EXITS EQUALLY DISTRIBUTED PER UPPER FLOORS, PROVIDED = 8
4. EXIT WIDTH REQUIRED, DOORS:
   LEVEL 2 4,429 X .15 = 665

   EXIT WIDTH PROVIDED, DOORS:
   LEVEL 2 7 DOORS @ 78" = 546
   7 DOORS @ 36" = 252
   798 > 665

BUILDING CODE DATA - OVERALL BUILDING

VILLAGE OF HOFFMAN ESTATES ILLINOIS:

1. BUILDING CODES

   INTERNATIONAL BUILDING CODE/2021 AND APPENDIX K.
   INTERNATIONAL RESIDENTIAL CODE/2021 AND APPENDIX AC AND APPENDIX AJ
   INTERNATIONAL EXISTING BUILDINGS CODE/2021
   INTERNATIONAL FIRE CODE/2021
   INTERNATIONAL MECHANICAL CODE/2021
   INTERNATIONAL PROPERTY MAINTENANCE CODE/2021

2. PROJECT GROSS SQUARE FOOTAGE:
   130,490 SF (LEVEL 1)
   369,510 SF (LEVEL 2)
   302,915 SF (LEVEL 3)
   306,925 SF (LEVEL 4)
   1,109,840 SF TOTAL

2. AREA OF WORK:
   0 SF (LEVEL 1)
   21,955 SF (LEVEL 2)
   15,874 SF (LEVEL 3)
   5,059 SF (LEVEL 4)
   42,888 SF TOTAL

3. BUILDING OCCUPANCY CLASSIFICATION - BUSINESS

4. CONSTRUCTION TYPE - EXISTING

5. ALLOWABLE BUILDING HEIGHT - NO CHANGE

   PARAPET HEIGHT - NO CHANGE

6. MAXIMUM TRAVEL DISTANCE - 300' (SPRINKLERED)
   PROPOSED MAXIMUM TRAVEL DISTANCE = 270'

7. OCCUPANCY CONTENT - LEVEL 1 (OFFICE) 0 / 150 = 0
   LEVEL 2 (OFFICE) 21,955 / 150 = 146
   LEVEL 3 (OFFICE) 15,874 / 150 = 105
   LEVEL 4 (OFFICE) 5,059 / 150 = 33
   TOTAL OCCUPANCY CONTENT = 284 PERSONS

8. EXIT WIDTH REQUIRED - LEVEL 1 1,305 X .2 = 261
   LEVEL 2 3,695 X .2 =739
   LEVEL 3 3,030 X .2 = 606
   LEVEL 4 3,069 X .2 = 614
   EXIT WIDTH PROVIDED - LEVEL 1 16 STAIRS @ 45" = 720 > 261
   LEVEL 2 12 STAIRS @ 45" = 540 > 261
   6 STAIRS @ 68" = 408
   948 > 739
   LEVEL 3 12 STAIRS @ 45" = 540
   6 STAIRS @ 68" = 408
   948 > 606
   LEVEL 4 12 STAIRS @ 45" = 540
   6 STAIRS @ 68" = 408
   948 > 614
   EXIT WIDTH W/CONVERGENCE - LEVEL 1 1,305 / 16 STAIRS = 82 X 4 CONVERGING STAIRS = 328 X .2 = 66
   LEVEL 2 EXIT WIDTH WITH CONVERGENCE = 739 + 66 = 805
   LEVEL 2 EXIT WIDTH PROVIDED = 948 > 805

9. NUMBER OF EXITS OR ACCESS TO EXITS REQUIRED PER STORY - OVER 1,000 PEOPLE = 4
   MINIMUM NUMBER OF EXITS EQUALLY DISTRIBUTED PER FLOOR, PROVIDED = 16

10. DEAD END CORRIDORS - MAXIMUM 50' (SPRINKLERED)

11. PLUMBING FIXTURE REQUIREMENTS
    LEVEL 1
    NO CHANGE TO EXISTING

    LEVEL 2
    NO CHANGE TO EXISTING

    LEVEL 3
    NO CHANGE TO EXISTING

    LEVEL 4
    NO CHANGE TO EXISTING

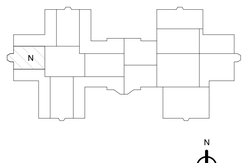
	REQUIRED	EXISTING
SERVICE SINK		
LEVEL 1	1	2
LEVEL 2	1	8
LEVEL 3	1	8
LEVEL 4	1	8

DRINKING FOUNTAINS
NOTE: THE NUMBER OF DRINKING FOUNTAINS PROVIDED IS UNCHANGED FROM THE EXISTING BUILDING CONDITIONS

Bell Works

Wight

Wight & Company
wightco.com
211 North Clinton Street
Suite 300N
Chicago, IL 60661
P 312.261.5700
F 312.261.5701



REV	DESCRIPTION	DATE
	ISSUED FOR PERMIT REVISION	10/07/2025
	ISSUED FOR PERMIT REVISION	09/16/2025
	ISSUED FOR PERMIT REVISION	08/05/2025
	ISSUED FOR DEMOLITION PERMIT - EXTERIOR	06/02/2025

BELL WORKS CHICAGO - WEST VESTIBULE

2000 AT&T Center Dr, Hoffman Estates, IL 60192

GENERAL INFORMATION, SYMBOLS, NOTES & ABBREVIATIONS

Project Number:
190128
Drawn By:
Author
Sheet:

G0.1-WV

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SECTION 011000 - SUMMARY

THE DRAWINGS INCLUDE THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION AIA DOCUMENT A201 2017, AND ALL SECTIONS OF THE SPECIFICATIONS OUTLINED HEREIN.

DIVISION 01 - GENERAL REQUIREMENTS

011100 - SUMMARY OF WORK

1. THE WORK INCLUDES GENERAL CONSTRUCTION, PLUMBING, MECHANICAL ELECTRICAL, AND FIRE PROTECTION WORK. WORK COVERS PARTIAL CONSTRUCTION AND FINISHING OF THE SECOND, THIRD & FOURTH FLOORS OF 2000 AT&T DRIVE, HOFFMAN ESTATES, IL 60192. WORK INCLUDES BOTH NEW CONSTRUCTION AND RENOVATION OF EXISTING SPACES.

2. DRAWINGS AND SPECIFICATIONS INDICATE THE SCOPE OF THE PROJECT, IN TERMS OF ARCHITECTURAL DESIGN CONCEPT, BUT DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR THE FULL PERFORMANCE AND COMPLETION OF THE WORK. CONTRACTOR'S BID SHALL BE BASED ON THE DRAWINGS WITH THE UNDERSTANDING THAT THE CONTRACTOR AND EACH SUBCONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS REQUIRED FOR THE PROPER COMPLETION OF THE WORK. CONTRACTOR SHALL MAKE PROVISIONS FOR THE NECESSARY EXECUTION OF THE WORK. THESE INCLUDE, BUT ARE NOT LIMITED TO, SUCH ITEMS AS DEMOLITION, NEW CONSTRUCTION, HOISTING, STORAGE, FREIGHT ACCESS, DEBRIS REMOVAL, AND OTHER ITEMS REQUIRED FOR A COMPLETE PROJECT.

3. OWNER SHALL HAVE THE RIGHT TO EXECUTE CERTAIN PRIORITIES FOR THE PROJECT AS THEY SEE FIT, FOR SUCH ITEMS AS CUSTOM FURNITURE MILLWORK AND CARPETING, WITHOUT INCURRING ADDITIONAL MARKUP OF THE OUTSIDE CONTRACTOR'S PRICING BY THE GENERAL CONTRACTOR.

4. COORDINATION - REFER TO SOMERSET DEVLOPMENT CONTRACT

5. CONTRACTOR IS RESPONSIBLE FOR FOLLOWING AND BUILDING THE PROJECT TO COMPLY WITH APPLICABLE CODES, AND REGULATIONS, INCLUDING BUILDING/LANDLORD, TOWN, STATE, FEDERAL.

6. BASE BUILDING CONSTRUCTION SPECIFICATIONS AND STANDARDS, AS WELL AS OWNER REQUIREMENTS AND BUILDING LEASE AGREEMENT SHALL GOVERN WORKMANSHIP/MATERIALS/DESIGN, EXCEPT AS THEY MAY BE MODIFIED OR AMENDED BY THESE CONSTRUCTION DOCUMENTS. ANY NOTE OR INDICATION SHOWN OR IMPLIED WHICH DOES NOT CONFORM TO THE LETTER OR SPIRIT, SO DEFINED, SHALL BE BROUGHT TO THE ATTENTION OF (OWNER) FOR REVIEW/ACTION. OWNER SHALL MEAN THE DIRECTION OF THE AUTHORIZED OWNER PROJECT MANAGER, TYPICAL.

7. NO CHANGES OR DEVIATIONS TO THE DESIGN INTENT SHALL BE MADE WITHOUT THE APPROVAL OF THE ARCHITECT AND OWNER.

8. CONTRACTOR SHALL CORRECT ANY WORK THAT FAILS TO CONFORM TO THE CONSTRUCTION DOCUMENTS AND ANY DEFECTS DUE TO FAULTY MATERIALS OR WORKMANSHIP.

9. WARRANTY SHALL BE EXTENDED FOR ALL CONSTRUCTION COMPONENTS AND EQUIPMENT AND INSTALLATIONS INCLUDED IN THIS WORK FOR A MINIMUM OF 18 MONTHS FROM THE DATE OF FINAL COMPLETION, UNLESS INDICATED OTHERWISE.

10. GENERAL CONTRACTOR IS RESPONSIBLE FOR APPLICABLE TAXES, LOCAL BUILDING DEPARTMENT FILING, PERMITS, APPROVALS, ETC. PAYMENT FOR FEES REQUIRED BY AUTHORITIES HAVING JURISDICTION FOR JOB COMPLETION AND SIGN-OFF SHALL BE INCLUDED IN BASE BID TO OWNER UNLESS INDICATED OTHERWISE.

11. PRIOR TO CONSTRUCTION, GENERAL CONTRACTOR SHALL PRESENT PROOF OF INSURANCE COVERING IN AMOUNTS REQUIRED BY LOCAL LAW, AS STIPULATED BY THE BUILDING, AND AS REQUIRED BY OWNER.

12. GENERAL CONTRACTOR IS RESPONSIBLE FOR SECURING THE SITE DURING CONSTRUCTION FOR PROTECTION OF THE PROPERTY, AS WELL AS, MATERIALS, TOOLS, ETC.

13. SAFE CONSTRUCTION PRACTICES SHALL BE OBSERVED FOR WORKER SAFETY ON THE JOB AND SAFETY OF OWNER PERSONNEL.

14. GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL DELIVERIES, ACCESS, AND PROTECTION OF BASE BUILDING DURING PRODUCT MOVEMENTS.

15. GENERAL CONTRACTOR SHALL PERMIT AND FACILITATE OBSERVATIONS OF WORK BY THE BUILDING REPRESENTATIVES, THE OWNER, THE ARCHITECT, AND AGENTS AT ALL TIMES, AS REQUESTED OR NEEDED.

16. GENERAL CONTRACTOR SHALL PROPERLY COOPERATE, AND MEET WITH ANY OWNER-RETAINED CONTRACTORS OR VENDORS IN THE COMPLETION OF THE PROJECT.

17. CONTRACTOR IS RESPONSIBLE FOR FIELD MEASURING AND VERIFYING EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION AND SHALL NOTIFY ARCHITECT IMMEDIATELY IN WRITING OF ANY REQUIRED CHANGES THAT MAY BE NECESSARY IN ORDER NOT TO DELAY THE PROJECT.

18. IN THE CASE OF DISCREPANCIES BETWEEN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL SECURE INSTRUCTION FROM THE OWNER/ARCHITECT PRIOR TO PROCEEDING. THE GREATER VALUE OPTION SHOULD ALWAYS BE ASSUMED UNTIL WRITTEN INSTRUCTIONS FROM THE OWNER/ARCHITECT INDICATE OTHERWISE.

19. GENERAL CONTRACTOR IS RESPONSIBLE FOR MEANS AND METHODS, INCLUDING VERIFYING AND COORDINATING MOVEMENT OF PRODUCTS AND MATERIALS THROUGH THE BUILDING.

20. CONTRACTOR SHALL PROVIDE TO THE OWNER/ARCHITECT A CONSTRUCTION SCHEDULE THAT ALIGNS WITH THE REQUIREMENTS OF THE OWNER AND PROVIDES CRITICAL PATH ITEMS. PROVIDE WEEKLY UPDATES.

012300 - ALTERNATES NONE

013300 - SUBMITTAL PROCEDURES

1. ARCHITECT/OWNER SHALL HAVE UP TO 10 WORKING DAYS TO REVIEW AND APPROVE/REJECT SUBMITTALS. GENERAL CONTRACTOR IS RESPONSIBLE FOR SUBMITTING THE FOLLOWING ITEMS TO THE ARCHITECT AND OWNER FOR REVIEW:
   A. SUBMIT SHOP DRAWINGS FOR ARCHITECT'S REVIEW FOR ITEMS REQUIRING FABRICATION (MILLWORK, GLASS, ETC.)
   B. SHOP DRAWINGS: ONE LEGIBLE PDF OR TWO BLACKLINE PRINTS.
   C. PRODUCT DATA: PDF OR TWO 8 1/2" X 11" COPIES
   D. SAMPLES: THREE OF EACH FINISH SAMPLE AS LISTED ON THE SPECIFICATION SHEETS. TWO SHALL BE DELIVERED TO THE ARCHITECT AND ONE TO THE OWNER UNLESS NOTED OTHERWISE.
   E. SUBMIT CARPET SEAMING DIAGRAM FOR ARCHITECT'S REVIEW FOR TYPES OF CARPET SPECIFIED, INCLUDING PATTERN, LAYOUT DIRECTION AND TRANSITIONS.
   F. SUBMIT SHOP DRAWINGS FOR HARD-SURFACE FLOORING PATTERNS AS SPECIFIED.
   G. SUBMIT MECHANICAL, ELECTRICAL, AND PLUMBING CONSTRUCTION DRAWINGS TO ARCHITECT FOR REVIEW OF WORK BEING PERFORMED AS DESIGN/BUILD.

014000 - QUALITY REQUIREMENTS

1. CONDUCT A PRE-CONSTRUCTION MEETING TO REVIEW PROCEDURES, SCHEDULE, AND PHASING OF THE PROJECT.

2. A WEEKLY JOBSITE MEETING ON CONFERENCE CALL CHAIRED BY THE CONTRACTOR SHALL BE REQUIRED.

3. A PROJECT SCHEDULE, SUBMITTAL SCHEDULE, AND A LIST OF SUBCONTRACTORS, SHALL BE REQUIRED BY THE FIRST REGULARLY SCHEDULED WEEKLY MEETING. UPDATE THE PROJECT SCHEDULE WEEKLY THROUGHOUT THE CONSTRUCTION PERIOD.

4. SUBMIT PAY APPLICATIONS TO THE ARCHITECT FOR REVIEW, AND FOLLOW STANDARD AIA CONVENTIONS, INCLUDING PARTIAL AND FINAL LIEN WAIVERS.

0174230 - FINAL CLEANING

1. PRIOR TO ACCEPTANCE OF THE WORK BY THE OWNER, THE GENERAL CONTRACTOR SHALL:
   A. VACUUM CARPETED AREAS.
   B. DUST SURFACES OTHER THAN FLOORS WITH CLEAN RAGS.
   C. EMPLOY SERVICES OF PROFESSIONAL WINDOW WASHERS TO THOROUGHLY CLEAN, WASH, AND POLISH GLASS. CLEANING MATERIALS AND METHODS SHALL BE AS RECOMMENDED BY MANUFACTURER IN ORDER TO AVOID SCRATCHING OR SCOURING OF SPECIAL SURFACES. INVESTIGATE REQUIRED SETTING TIME OF GLASS FILMS AND SCHEDULE GLASS CLEANING ACCORDINGLY.
   D. REMOVE MARKS, STAINS, FINGERPRINTS, OTHER SOIL AND DIRT FROM PAINTED, DECORATED SURFACES.
   E. CLEAN AND POLISH HARDWARE FOR ALL TRADES AS REQUIRED TO ESTABLISH NEW CONDITIONS.
   F. REMOVE SPOTS, SOIL AND PAINT FROM TILE WORK; WASH AND SEAL.
   G. CLEAN FIXTURES AND EQUIPMENT, REMOVE STICKERS, STAINS, PAINT, DIRT, AND DUST.
   H. REMOVE TEMPORARY FLOOR PROTECTION FOR FINISHED FLOOR; CLEAN AND POLISH SUCH FLOORS.
   I. WHERE RESILIENT FLOORING IS REQUIRED, CLEAN, WAX, AND POLISH ACCORDING TO MANUFACTURER'S RECOMMENDED PROCEDURES.

2. CONTRACTOR AND EACH SUBCONTRACTOR SHALL REMOVE AND DISPOSE OF TOOLS, EQUIPMENT, SURPLUS MATERIALS, AND RUBBISH PERTAINING TO THEIR WORK.

024119 – SELECTIVE DEMOLITION

1. PROVIDE DEMOLITION RELATED TO THE PROJECT WORK ACCORDING TO ANY BASE BUILDING SPECIFICATIONS OR REQUIREMENTS PRIOR TO BEGINNING DEMOLITION.

2. RETURN SCOPE OF WORK TO ORIGINAL BASE-BUILDING CONDITION, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:
   A. REMOVING DOORS, DOOR FRAMES, HARDWARE, FINISHES, EXISTING PARTITIONS NOT NOTED TO REMAIN, EXISTING FLOOR-COVERING, ACOUSTICAL CEILING SYSTEM AND POWER/TELEPHONE RECEPTACLES WHERE EXISTING PARTITIONS ARE TO BE REMOVED.

3. PATCH BASE-BUILDING COLUMNS AND WINDOW FRAMING WHERE EXISTING PARTITIONS ARE REMOVED.

4. EXISTING MATERIALS (I.E., HOLLOW METAL FRAMES, DOORS, LIGHT FIXTURES) SHALL BE CLEANED, REFURBISHED AND REUSED (WHEN CONSISTENT WITH THE ARCHITECTURAL AND ENGINEERING SPECIFICATIONS AND DRAWINGS), WHENEVER POSSIBLE.

5. PATCH EXISTING WALLS AND CEILINGS SCHEDULED TO REMAIN, TO PROVIDE A COMPATIBLE SURFACE TO RECEIVE SPECIFIED NEW FINISH.

033000 - CAST-IN-PLACE CONCRETE

1. WORK INCLUDES CONCRETE FOOTINGS, FOUNDATION/RETAINING WALLS, AND SLABS ON METAL DECK.

2. SUBMIT PRODUCT DATA FOR EACH TYPE OF PRODUCT INDICATED.

3. FORMWORK: EXTERIOR-GRADE B-B, CLASS 1 PLYWOOD, METAL, OR OTHER APPROVED PANEL MATERIALS.

4. FORM TIES: SNAP-OFF METAL THAT LEAVE NO CORRODIBLE METAL CLOSER THAN 1 INCH TO EXPOSED CONCRETE SURFACE.

5. STEEL REINFORCEMENT: ASTM A615, GRADE 60, DEFORMED BARS.

6. WELDED WIRE FABRIC: ASTM A185, PLAIN COLD-DRAWN STEEL, FLAT SHEETS.

7. JOINT DOWEL BARS: ASTM A615, GRADE 60, PLAIN STEEL BARS. CUT BARS TRUE TO LENGTH WITH ENDS SQUARE AND FREE OF BURRS.

8. PROVIDE SUFFICIENT BAR SUPPORTS, TIES, ANCHORS, OR OTHER ACCESSORIES TO SECURELY HOLD BARS AND REINFORCEMENT IN PLACE.

9. MATERIALS FOR CAST-IN-PLACE CONCRETE:
   A. PORTLAND CEMENT: ASTM C150, TYPE 1, NORMAL PORTLAND CEMENT: UNIFORM GREY COLOR FROM A SINGLE SOURCE.
   B. AGGREGATES: FINE AND COARSE AGGREGATE SHALL CONFORM TO ASTM C33. FINE AGGREGATES: NATURAL OR ARTIFICIAL, HARD CLEAN SAND. COARSE AGGREGATES: CRUSHED STONE, SIZE 57.
   C. WATER: ASTM C94 AND POTABLE.
   D. SYNTHETIC MACRO-FIBER: POLYOLEFIN MACRO-FIBERS DESIGNED FOR USE IN CONCRETE, COMPLYING WITH ASTM C1116, TYPE III, 1 TO 2-1/4 INCHES LONG; W. R. GRACE & CO.; STRUX 90/40, OR EQUAL.
   E. AIR-ENTRAINING ADMIXTURE: ASTM C260.
   F. REPAIR OVERLAYMENT: CEMENT-BASED, POLYMER-MODIFIED, SELF-LEVELING PRODUCT THAT CAN BE APPLIED IN THICKNESSES FROM 1/8 INCH AND THAT CAN BE FEATHERED AT EDGES TO MATCH ADJACENT FLOOR ELEVATIONS, WITH COMPRESSIVE STRENGTH NOT LESS THAN 5000 PSI AT 28 DAYS ACCORDING TO ASTM C109.
   G. VAPOR RETARDER: ASTM E1745, CLASS A, 15-MIL-THICK SHEET, WITH PRESSURE-SENSITIVE SEAM TAPE AND PROTRUSION BOOTS.
   H. CURING COMPOUND: ASTM C309, TYPE 1 CLASS B, DISSIPATING, CERTIFIED TO NOT INTERFERE WITH BONDING OF FLOOR COVERINGS.
   I. EXPANSION JOINT FILLER: ASTM D1751; NON-EXTRUDING TYPE, FIBER WITH ASPHALT BINDER.
   J. BONDING AGENT: ASTM C1059, TYPE II, NON-DISPERSIBLE, ACRYLIC EMULSION OR STYRENE BUTADIENE.
   K. FORM LINERS: UNITS OF FACE DESIGN, TEXTURE, ARRANGEMENT, AND CONFIGURATION INDICATED. FURNISH WITH MANUFACTURER'S RECOMMENDED LIQUID-RELEASE AGENT THAT WILL NOT BOND WITH, STAIN, OR ADVERSELY AFFECT CONCRETE SURFACES AND WILL NOT IMPAIR SUBSEQUENT SURFACE TREATMENTS OF CONCRETE. BASIS-OF-DESIGN PRODUCT: SYMONS, A DAYTON SUPERIOR COMPANY, OR EQUAL; DESIGN AS SELECTED FROM MANUFACTURER'S FULL RANGE. PLACE AND ATTACH SECURELY TO FORMS FOR ACCURATE TEXTURE, SEAL JOINTS TO PREVENT MORTAR LEAKS, AND APPLY FORM-RELEASE AGENT.

10. CONCRETE MIXTURES:
   A. PROPORTION FOOTING CONCRETE MIXES FOR MINIMUM COMPRESSIVE STRENGTH INDICATED ON DRAWINGS; MAXIMUM WATER/CEMENT RATIO OF 0.50; SLUMP OF 4 INCHES PLUS OR MINUS 1 INCH; LIMIT FLY ASH TO 25 PERCENT.
   B. PROPORTION FOUNDATION/RETAINING WALL CONCRETE MIXES FOR MINIMUM COMPRESSIVE STRENGTH INDICATED ON DRAWINGS; MAXIMUM WATER/CEMENT RATIO OF 0.50; SLUMP OF 4 INCHES PLUS OR MINUS 1 INCH; LIMIT FLY ASH TO 25 PERCENT; AIR CONTENT NOT EXCEEDING 5.5 PERCENT; AND LIMIT FLY ASH TO 15 PERCENT.
   C. PROPORTION EXTERIOR SLAB ON METAL DECK CONCRETE MIXES FOR MINIMUM COMPRESSIVE STRENGTH INDICATED ON DRAWINGS; MAXIMUM WATER/CEMENT RATIO OF 0.45; SLUMP OF 4 INCHES PLUS OR MINUS 1 INCH; LIMIT FLY ASH TO 15 PERCENT; AIR CONTENT NOT EXCEEDING 5 TO 7 PERCENT.
   D. PROPORTION EXTERIOR TOPPING SLAB LIGHTWEIGHT CONCRETE MIXES FOR MINIMUM COMPRESSIVE STRENGTH INDICATED ON DRAWINGS; CALCULATED EQUILIBRIUM UNIT WEIGHT OF 120 LB/CU FT, PLUS OR MINUS 3 LB/CU YD ACCORDING TO ASTM C567; MAXIMUM WATER/CEMENT RATIO OF 0.45; SLUMP OF 5 INCHES PLUS OR MINUS 1 INCH; LIMIT FLY ASH TO 25 PERCENT; AIR CONTENT NOT EXCEEDING 5 TO 7 PERCENT; UNIFORMLY DISPERSE SYNTHETIC MACRO-FIBER IN CONCRETE MIXTURE AT MANUFACTURER'S RECOMMENDED RATE, BUT NOT LESS THAN 5 LB/CU YD

11. GRANULAR FILL: FILL AREAS BELOW CONCRETE SLABS-ON-GRADE WITH IDOT GRADE CA-7. COMPACT WITH VIBRATING MECHANICAL TAMPING EQUIPMENT TO PROPER ELEVATION. PROVIDE VAPOR RETARDER UNDER INTERIOR CONCRETE SLABS, OVER GRANULAR FILL. LAP JOINTS NOT LESS THAN 6 INCHES AND SEAL WITH JOINT TAPE. PATCH AND SEAL PUNCTURES, TEARS, ETC. BEFORE PLACING CONCRETE.

12. PLACE REINFORCEMENT TO OBTAIN NOT LESS THAN MINIMUM COVERAGES INDICATED IN CRSI "MANUAL OF STANDARD PRACTICE." INSTALL WELDED WIRE FABRIC IN LONGEST LENGTHS PRACTICABLE. LAP ADJOINING PIECES AT LEAST ONE FULL MESH AND LACE SPLICES WITH WIRE. OFFSET END LAPS IN ADJACENT WIDTHS TO PREVENT CONTINUOUS LAPS IN EITHER DIRECTION.

13. AFTER PLACING SLABS, PLANE SURFACE TO A TOLERANCE NOT EXCEEDING 1/8-INCH IN 10-FEET WHEN TESTED WITH A 10-FEET STRAIGHT EDGE. SLOPE SURFACES UNIFORMLY TO DRAINS WHERE REQUIRED.

14. FLOAT FINISH: APPLY FLOAT FINISH TO MONOLITHIC SLAB SURFACES TO RECEIVE TROWEL FINISH AND AS INDICATED.

   A. AFTER SCREEDING, CONSOLIDATING, AND LEVELING CONCRETE SLABS, DO NOT WORK SURFACE UNTIL READY FOR FLOATING. BEGIN FLOATING WHEN SURFACE WATER HAS DISAPPEARED OR CONCRETE HAS STIFFENED SUFFICIENTLY TO PERMIT OPERATION OF POWER-DRIVEN FLOATS, OR BOTH. CONSOLIDATE SURFACE WITH POWER DRIVEN FLOATS, OR BY HAND FLOATING IF AREA IS SMALL OR INACCESSIBLE TO POWER UNITS. CHECK AND LEVEL SURFACE PLANE TO A TOLERANCE NOT EXCEEDING 1/8-INCH IN 10-FEET WHEN TESTED WITH A 10-FEET STRAIGHTEDGE. CUT DOWN HIGH SPOTS AND FILL LOW SPOTS. UNIFORMLY SLOPE SURFACES TO DRAINS. IMMEDIATELY AFTER LEVELING, REFLOAT SURFACE TO A UNIFORM, SMOOTH, GRANULAR TEXTURE.

15. TROWEL FINISH: APPLY TROWEL FINISH TO MONOLITHIC SLAB SURFACES TO BE EXPOSED TO VIEW, AND SLAB SURFACES TO BE COVERED WITH FLOORING, PAINT, OR OTHER FINISH SYSTEM.

   A. AFTER FLOATING, BEGIN FIRST TROWEL FINISH OPERATION USING A POWER-DRIVEN TROWEL. BEGIN FINAL TROWELING WHEN SURFACE PRODUCES A RINGING SOUND AS TROWEL IS MOVED OVER SURFACE. CONSOLIDATE CONCRETE SURFACE BY FINAL HAND TROWELING OPERATION, FREE OF TROWEL MARKS, UNIFORM IN TEXTURE AND APPEARANCE, AND WITH A SURFACE PLACE TOLERANCE NOT EXCEEDING 1/8-INCH IN 10-FEET WHEN TESTED WITH A 10-FEET STRAIGHTEDGE. GRIND SMOOTH SURFACE DEFECTS THAT WOULD TELEGRAPH THROUGH APPLIED FLOOR COVERING SYSTEM.

   B. BROOM FINISH: APPLY A BROOM FINISH TO EXTERIOR CONCRETE; IMMEDIATELY AFTER FLOAT FINISHING, ROUGHEN SURFACE WITH A MEDIUM BROOM FINISH PERPENDICULAR TO MAIN TRAFFIC ROUTE.

16. APPLY CURING COMPOUND TO SLABS AS SOON AS FINAL FINISHING OPERATIONS ARE COMPLETED (WITHIN 2 HOURS). APPLY UNIFORMLY IN CONTINUOUS OPERATION BY POWER SPRAYER OR ROLLER ACCORDING TO MANUFACTURER'S DIRECTIONS. FLOORS THAT WILL REMAIN EXPOSED SHALL BE SEALED A SECOND COAT OF CURING COMPOUND PLACED NEAR THE COMPLETION OF CONSTRUCTION. FINISH APPLICATION, WHETHER ONE OR TWO COATS, SHALL HAVE A UNIFORM APPEARANCE.

17. CONTRACTION/CONTROL JOINTS: SAW JOINTS EQUAL TO 1/4 OF SLAB THICKNESS, CONFORMING TO ACI 318, LOCATIONS AS INDICATED ON DRAWINGS, OR APPROVED BY ARCHITECT.

033000 - CAST-IN-PLACE CONCRETE (CONTINUED)

18. QUALITY CONTROL TESTING DURING CONSTRUCTION:
   A. APPROVED TESTING LABORATORY SHALL PERFORM COMPRESSION STRENGTH TESTS ACCORDING TO ACI 301 ON A SET OF 4 STANDARD CYLINDERS FOR EACH 100 CU. YARDS OF CONCRETE, MINIMUM 1 SET. TEST 2 CYLINDERS AT 7 DAYS AND 2 CYLINDERS AT 28 DAYS. SUBMIT TEST REPORTS TO THE ARCHITECT FOR REVIEW. CONCRETE WITH SUBSTANDARD TEST RESULTS SHALL BE RETESTED AS REQUIRED BY THE ARCHITECT. CONCRETE THAT DOES NOT COMPLY WITH MINIMUM REQUIRED COMPRESSIVE STRENGTH SHALL BE REMOVED AND REPLACED AT NO ADDITIONAL COST TO THE OWNER.
   B. SLUMP: ASTM C 143. ONE TEST AT POINT OF PLACEMENT.
   C. AIR CONTENT: ASTM C 231, PRESSURE METHOD, ONE TEST PER DAY.

19. PROTECT SLABS-ON-GRADE FROM STAINING, LAITANCE, AND CONTAMINATION UNTIL DATE OF SUBSTANTIAL COMPETITION.

SECTION 051200 - STRUCTURAL STEEL

1. WORK INCLUDES: STRUCTURAL STEEL AS CLASSIFIED BY ANSI/AISC 303 AND ANSI/AISC 360.

2. PROVIDE SHOP DRAWINGS INDICATING FABRICATION OF STRUCTURAL STEEL COMPONENTS AND DETAILS OF CONNECTIONS.

3. QUALITY ASSURANCE:
   3.1. FABRICATOR QUALIFICATIONS: AISC-CERTIFIED PLANT, CATEGORY BU.
   3.2. INSTALLER QUALIFICATIONS: AISC-CERTIFIED ERECTOR, CATEGORY CATEGORY CSE.
   3.3. WELDING QUALIFICATIONS: AWS D1.1.

4. STRUCTURAL STEEL MATERIALS:
   4.1. WIDE FLANGE MEMBERS: ASTM A992/A992M.
   4.2. CHANNEL AND ANGLE SHAPES, PLATES, AND BARS: ASTM A36/A36M.
   4.3. COLD-FORMED HOLLOW STRUCTURAL SECTIONS: ASTM A500, GRADE C STRUCTURAL TUBING.

5. BOLTS, CONNECTORS, AND ANCHORS:
   5.1. BOLTS, NUTS, AND WASHERS: ASTM F3125/F3125M, GRADE A325, TYPE 1, HEAVY-HEX STEEL STRUCTURAL BOLTS; ASTM A563, GRDE DH HEAVY-HEX CARBON STEEL NUTS; AND ASTM F436/F436M , TYPE 1 HARDENED CARBON-STEEL WASHERS, ALL WITH PLAIN FINISH.
   5.2. UNHEADED AND HEADED ANCHOR RODS: ASTM F1554, GR 55.
   5.3. THREADED RODS: ASTM A36.

6. PRIMER: MPI#79, NONASPHALTIC, RUST INHIBITING.

7. GROUT: ASTM C1107, NONMETALLIC, SHRINKAGE RESISTANT.

8. FABRICATION:
   8.1. FABRICATE AND SHOP ASSEMBLE TO GREATEST EXTENT POSSIBLE, ACCORDING TO AISC'S "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES" AND AISC 360.
   8.2. SHOP CONNECTIONS: HIGH-STRENGTH BOLTS, SNUG TIGHTENED, OR WELDED CONNECTIONS COMPLYING WITH AWS D1.1.
   8.3. SHOP PRIMING: PREPARE SURFACES ACCORDING TO SSPC SP 3 AND PRIME ACCORDING TO SSPC TO DRY-FILM THICKNESS NOT LESS THAN 1.5 MILS.

9. HOT-DIP GALVANIZING: ASTM A123 AT EXTERIOR EXPOSED STRUCTURAL STEEL.

10. INSTALLATION: SET STRUCTURAL STEEL ACCURATELY, TO ELEVATIONS INDICATED, AND ACCORDING TO ANSI/AISC 303 AND ANSI/AISC 360.
   10.1. BASE PLATES AND LEVELING PLATES: CLEAN CONCRETE AND MASONRY SUBSTRATES OF BOND-REDUCING MATERIALS AND ROUGHEN SURFACES. CLEAN BOTTOM SURFACE OF PLATES. SET PLATES ON WEDGES, SHIMS, OR SETTING NUTS. SNUG TIGHTEN ANCHOR RODS AFTER STRUCTURAL MEMBER ARE POSITIONED AND PLUMBED, AND PACK GROUT SOLIDLY BETWEEN BEARING SURFACE AND PLATE SO NO VOIDS REMAIN.
   10.2. FIELD CONNECTIONS: HIGH-STRENGTH BOLTS, SNUG TIGHTENED, OR WELDED CONNECTIONS COMPLYING WITH AWS D1.1.
   10.3 MAINTAIN ERECTION TOLERANCES OF STRUCTURAL STEEL WITHIN AISC CODE.

11. SPECIAL INSPECTIONS: OWNER WILL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO PERFORM SPECIAL INSPECTIONS AND TESTING.
   11.1.BOLTED CONNECTIONS: TEST AND INSPECT ACCORDING TO RCSC'S "SPECIFICATIONS FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS.
   11.2.FIELD WELDS: INSPECT ACCORDING TO AWS D1.1.

12. TOUCHUP PAINTING: PREPARE AND TOUCHUP DAMAGED PRIMER OR GALVANIZING.
   12.1. PRIMER: PREPARE BY SSPC-SP 2 AND APPLY PRIMER TO COMPLY WITH SSPC-PA 1.
   12.2. GALVANIZING: CLEAN AREAS AND REPAIR ACCORDING TO ASTM A780.

SECTION 053100 - METAL DECKING

1. WORK INCLUDES: NONCOMPOSITE FORM DECK.

2. SUBMIT PRODUCT DATA AND SHOP DRAWINGS INDICATING LAYOUT, TYPES OF DECK PANELS, ANCHORAGE DETAILS, OPENINGS, ACCESSORIES, AND ATTACHMENT TO OTHER CONSTRUCTION.

3. PERFORMANCE REQUIREMENTS: COMPLY WITH AISC'S "NORTH AMERICAN SPECIFICATIONS FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS.

4. NONCOMPOSITE FORM DECK:
   4.1. COMPLY WITH SDI SPECIFICATIONS AND COMMENTARY FOR NONCOMPOSITE STEEL FORM DECK", PUBLICATION NO. 29.
   4.2. GALVANIZED STEEL SHEET: ASTM A653, STRUCTURAL STEEL (SS), GRADE 33, G60 ZINC COATING.
   4.3. PROFILE DEPTH: AS INDICATED ON DRAWINGS.
   4.4. DESIGN UNCOATED STEEL THICKNESS: AS INDICATED ON DRAWINGS.
   4.5. SPAN CONDITION: TRIPLE SPAN OR MORE.
   4.6. SIDE LAPS: OVERLAPPED AND SCREWED.

5. ACCESSORIES:
   5.1. SIDE-LAP FASTENERS: CORROSION-RESISTANT, HEXAGONAL WASHER HEAD, SELF-DRILLING, CARBON STEEL SCREWS, NO. 10 MINIMUM DIAMETER.
   5.2. FLEXIBLE CLOSURE STRIPS: VULCANIZED, CLOSED-CELL, SYNTHETIC RUBBER.
   5.3. POUR STOPS, COLUMN CLOSURES, END CLOSURES, COVER PLATES, AND FLAT SUMP PANS: STEEL SHEET OF SAME MATERIAL AND FINISH AS DECK.

6. INSTALLATION: INSTALL STEEL DECKING ACCORDING TO SDI PUBLICATION NO. 31 AND MANUFACTURER'S INSTRUCTIONS.
   6.1. PLACE DECK PANELS FLAT AND SQUARE AND FASTEN TO SUPPORTING FRAME WITHOUT WARP OR DEFLECTION.
   6.2. PROVIDE REINFORCEMENT AND CLOSURE PIECES AT OPENINGS AS REQUIRED FOR STRENGTH, CONTINUITY, AND SUPPORT OF OTHER WORK.
   6.3. COMPLY WITH AWS REQUIREMENTS AND PROCEDURES FOR MANUAL SHIELDED METAL ARC WELDING, APPEARANCE AND QUALITY OF WELDS, AND METHODS USED FOR CORRECTING WELDING WORK.
   6.4. WELD DIAMETERS AND SPACING: AS INDICATED.
   6.5. SIDE LAP AND PERIMETER EDGE FASTENING: MECHANICALLY FASTENED AS INDICATED.
   6.6. END BEARING: NOT LESS THAN 1-1/2 INCHES, WITH END JOINTS LAPPED.

7. FIELD QUALITY CONTROL: OWNER WILL ENGAGE QUALIFIED INDEPENDENT TESTING AGENCY TO PROVIDE SPECIAL INSPECTIONS ACCORDING TO SDI QA/QC, AND INSPECT FIELD WELDS.

8. GALVANIZING REPAIR PAINT: SSPC-PAINT 20 OR DOD-P-21035, WITH DRY FILM CONTAINING A MINIMUM OF 94 PERCENT ZINC DUST BY WEIGHT.

SECTION 055000 - METAL FABRICATIONS

1. WORK INCLUDES: METAL FABRICATION, COMPLETE WITH ANCHORS AND ACCESSORIES, INCLUDING ROUGH HARDWARE, PLATES, LINTELS, ANGLES, METAL-PAN STAIRS, AND PIPE HANDRAILINGS.

2. SUBMIT SHOP DRAWINGS INDICATING LAYOUT, MEMBERS, CONNECTIONS, MISCELLANEOUS ITEMS AND SCHEDULES, FABRICATION AND ERECTION REQUIREMENTS.
   2.1. SUBMIT CALCULATIONS SEALED BY AN ILLINOIS-LICENSED STRUCTURAL ENGINEER CONCURRENT WITH SHOP DRAWINGS.

3. MATERIALS FOR METAL FABRICATIONS:
   3.1, PLATES, SHAPES, AND BARS: ASTM A36.
   3.2. STEEL TUBING: ASTM A500, COLD-FORMED.
   3.3. UNCOATED, COLD-ROLLED STEEL SHEET: ASTM A1008, GRADE REQUIRED TO COMPLY WITH PERFORMANCE REQUIREMENTS INDICATED.
   3.4. BOLTS AND OTHER ANCHORS: ASTM A307, GRADE A, GALVANIZED.
   3.5. WELDING ELECTRODES: COMPLY WITH AWS SPECIFICATIONS.
   3.6. FERROUS METAL PRIMER: MPI#79.

4. FURNISH BENT OR OTHERWISE CUSTOM-FABRICATED BOLTS, PLATES, ANCHORS, DOWELS AND OTHER METAL FABRICATIONS AS REQUIRED FOR ANCHORING OR SECURING ITEM INDICATED TO CONCRETE, MASONRY, OR OTHER STRUCTURES. FABRICATE ITEMS TO SIZES, SHAPES, AND DIMENSIONS REQUIRED. FURNISH MALLEABLE-IRON WASHERS FOR HEADS AND NUTS THAT BEAR ON WOOD STRUCTURAL CONNECTIONS; ELSEWHERE, FURNISH STEEL WASHERS.

SECTION 055000 - METAL FABRICATIONS (CONTINUED)

5. PROVIDE LOOSE BEARING AND LEVELING PLATES FOR STEEL ITEMS BEARING ON MASONRY OR CONCRETE CONSTRUCTION. MADE FLAT, FREE FROM WARPS OR TWISTS, AND OF REQUIRED THICKNESS AND BEARING AREA. DRILL PLATES TO RECEIVE ANCHOR BOLTS AS REQUIRED. GALVANIZE AFTER FABRICATION.

6. PROVIDE LOOSE STRUCTURAL STEEL LINTELS FOR OPENINGS AND RECESSES IN MASONRY WALLS AND PARTITIONS AS SHOWN. WELD ADJOINING MEMBERS TOGETHER TO FORM A SINGLE UNIT WHERE INDICATED. PROVIDE NOT LESS THAN 6 INCHES BEARING AT EACH SIDE OF OPENINGS, UNLESS OTHERWISE INDICATED.

7. METAL-PAN STAIRS: COMPLY WITH NAAMA AMP 510, "METAL STAIRS MANUAL" FOR ARCHITECTURAL CLASS.
   7.1. STRUCTURAL PERFORMANCE: UNIFORM LOAD OF 100 BS/SQ FT AND CONCENTRATED LOAD OF 300 LBF ON AN AREA OF 4 SQ INCHES, WITH A MAXIMUM DEFLECTION OF L/360 OR 1/4 INCH, WHICHEVER IS LESS.
   7.2. FABRICATE STRINGERS OF STEEL PLATE, CHANNELS, OR TUBES, AS INDICATED. PROVIDE CLOSURES FOR EXPOSED ENDS OF CHANNEL OR TUBE STRINGERS. CONSTRUCT PLATFORM FRAMING OF STEEL PLATE, CHANNEL, OR TUBE HEADERS, TO COMPLY WITH PERFORMANCE REQ

078123 - INTUMESCENT FIRE PROTECTION

1. WORK INCLUDES INTUMESCENT COATINGS.
2. CONDUCT PREINSTALLATION CONFERENCE AT PROJECT SITE. REVIEW PRODUCTS, DESIGN RATINGS, AND OTHER PERFORMANCE REQUIREMENTS.
3. SUBMITTALS: PRODUCT DATA, SAMPLES OF TEXTURE, AND EVALUATION REPORTS FROM ICC-ES.
4. QUALITY ASSURANCE:
   4.1. INSTALLER THAT IS QUALIFIED BY FIREPROOFING MANUFACTURER AS EXPERIENCED AND WITH SUFFICIENT STAFF TO INSTALL PRODUCTS TO SPECIFIED REQUIREMENTS.
   4.2. MOCKUPS FOR EACH TYPE OF FIREPROOFING, SUBSTRATE, AND FINISH, TO VERIFY SELECTIONS AND DEMONSTRATE QUALITY STANDARDS FOR MATERIALS AND EXECUTION. APPROVED MOCKUP MAY BE PART OF THE COMPLETED WORK IF UNDISTURBED AT DATE OF SUBSTANTIAL COMPLETION.
5. FIELD CONDITIONS: APPLY FIREPROOFING IN RANGE OF AMBIENT AND SUBSTRATE TEMPERATURES RECOMMENDED BY MANUFACTURER. COMPLY WITH RECOMMENDED VENTILATION DURING AND AFTER APPLICATION TO ENSURE AIR EXCHANGES REQUIRED BY MANUFACTURER.
6. PERFORMANCE REQUIREMENTS:
   6.1. FIRE-RESISTANCE DESIGN: TESTED ACCORDING TO ASTM E119 OR UL 263. STEEL MEMBERS ARE CONSIDERED UNRESTRAINED.
   6.2. PRODUCTS SHALL CONTAIN NO DETECTABLE ASBESTOS.
7. INTUMESCENT FIRE-RESISTIVE COATINGS FOR INTERIOR GENERAL PURPOSES:
   7.1. BASIS-OF-DESIGN PRODUCT: ISOLATEK INTERNATIONAL; CAFCO SPRAYFILM-WB 3, OR EQUAL.
   7.2. THICKNESS: AS REQUIRED FOR FIRE-RESISTANCE DESIGN INDICATED.
   7.3. SURFACE-BURNING CHARACTERISTICS: FLAME-SPREAD INDEX OF 25 OR LESS AND SMOKE-DEVELOPED INDEX OF 50 OR LESS.
   7.4. HARDNESS: NOT LESS THAN 80, TYPE D DUROMETER.
   7.5. FINISH: ROLLED, SPRAY-TEXTURED FINISH.
8. AUXILIARY MATERIALS: ACCORDING TO FIRE-RESISTANCE DESIGNS INDICATED.
9. TOPCOAT: TYPE RECOMMENDED BY FIREPROOFING MANUFACTURER FOR FIRE-RESISTANCE DESIGN.
10. INSTALLATION:
    10.1. EXAMINE SUBSTRATES WITH INSTALLER PRESENT, FOR COMPLIANCE WITH REQUIREMENTS AND CONDITIONS AFFECTING PERFORMANCE OF THE WORK, AND ACCORDING TO EACH FIRE-RESISTANCE DESIGN. CONDUCT TESTS ACCORDING TO MANUFACTURER'S WRITTEN RECOMMENDATIONS TO ENSURE SUBSTRATES ARE FREE OF SUBSTANCES CAPABLE OF INTERFERING WITH BOND. DO NOT PROCEED UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.
    10.2. COVER OTHER WORK SUBJECT TO DAMAGE FROM OVERSPRAY OF FIREPROOFING MATERIALS. CLEAN SUBSTRATES OF SUBSTANCES THAT COULD IMPAIR BOND OF FIREPROOFING. REPAIR SUBSTRATES TO REMOVE SURFACE IMPERFECTIONS THAT AFFECT UNIFORMITY OF TEXTURE AND THICKNESS IN FINISHED SURFACE OF FIREPROOFING. PRIME SUBSTRATES WHERE RECOMMENDED BY MANUFACTURER OR REQUIRED BY FIRE-RESISTANCE DESIGN. DO NOT BEGIN APPLICATION UNTIL CLIPS, HANGERS, SUPPORTS, AND OTHER ITEMS PENETRATING FIREPROOFING ARE IN PLACE.
    10.3. APPLY FIREPROOFING ACCORDING TO FIRE-RESISTANCE DESIGN INDICATED AND MANUFACTURER'S WRITTEN INSTRUCTIONS, USING RECOMMEND TYPES OF EQUIPMENT FOR MIXING, CONVEYING, AND APPLYING FIREPROOFING. INSTALL AUXILIARY MATERIALS AS REQUIRED BY FIRE-RESISTANCE DESIGN INDICATED. EXTEND FIREPROOFING IN FULL THICKNESS OVER ENTIRE AREA OF EACH SUBSTRATE TO BE PROTECTED. COMPLETE COVERAGE BY TROWEL APPLICATION OR OTHER METHOD RECOMMENDED BY MANUFACTURER.
    10.4. FINISHES: PROVIDE UNIFORM FINISH COMPLYING WITH REQUIREMENTS INDICATED, MATCHING APPROVED MOCKUP. PROVIDE EVEN FINISH PRODUCED BY ROLLING SPRAY-APPLIED FINISH WITH A 0MM PAINT ROLLER TO REMOVE DRIPPINGS AND EXCESSIVE ROUGHNESS.
    10.5. CURE FIREPROOFING ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. FIELD QUALITY CONTROL: OWNER WILL ENGAGE SPECIAL INSPECTOR FOR TESTS AND INSPECTIONS REQUIRED BY IBC. REMOVE AND REPLACE FIREPROOFING THAT DOES NOT PASS TESTS AND INSPECTIONS AT NO COST TO OWNER.
12. PROTECT FIREPROOFING SO IT IS WITHOUT DAMAGE OR DETERIORATION ON DATE OF SUBSTANTIAL COMPLETION. REPAIR OR REPLACE DAMAGED FIREPROOFING ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.

081113 - HOLLOW METAL DOORS AND FRAMES

1. PROVIDE PREFINISHED ALUMINUM OR SHOP PRIMED HOLLOW METALDOOR FRAMES AS INDICATED AND SCHEDULED ON THE DRAWINGS, UNLESS INDICATED OTHERWISE.

2. SUBMITTALS
   A. PRODUCT DATA: SUBMIT MANUFACTURER'S TECHNICAL PRODUCT DATA SUBSTANTIATING THAT PRODUCTS COMPLY WITH REQUIREMENTS.
   B. SHOP DRAWINGS: SUBMIT FOR FABRICATION AND INSTALLATION OF ALUMINUM OR STEEL FRAMES. INCLUDE DETAILS OF EACH FRAME TYPE, CONDITIONS AT OPENINGS, DETAILS OF CONSTRUCTION, LOCATION AND INSTALLATION REQUIREMENTS OF FINISH HARDWARE AND REINFORCEMENTS, AND DETAILS OF JOINTS AND CONNECTIONS. SHOW ANCHORAGE AND ACCESSORY ITEMS.
   C. PROVIDE SCHEDULE OF FRAMES USING SAME REFERENCE NUMBERS FOR DETAILS AND OPENINGS AS THOSE ON DRAWINGS.

3. HOLLOW METAL DOORS: ANSI/SDI A250.8 LEVEL 2 AND ANSI/SDI A250.4 PHYSICAL PERFORMANCE LEVEL B (HEAVY-DUTY), MODEL 1 (FULL FLUSH), WITH 1/8-INCH IN 2-INCH BEVELED EDGE AND TOP AND BOTTOM EDGES CLOSED WITH SAME MATERIAL AS FACE SHEET.

4. HOLLOW METAL FRAMES: ANSI/SDI A250.8, 0.053-INCH-THICK COLD-ROLLED STEEL SHEET WITH FACE-WELDED CORNERS. PROVIDE LOOSE STOPS FOR GLAZING LITES FABRICATED FROM NOT LESS THAN 0.032-INCH THICK STEEL SHEET MATCHING FRAME MATERIAL.

5. FABRICATE HOLLOW METAL WORK RIGID AND FREE OF DEFECTS, COMPLYING WITH TOLERANCES INDICATED IN SDI 117.

6. INSPECT HOLLOW METAL WORK UPON DELIVERY FOR DAMAGE. MINOR DAMAGES MAY BE REPAIRED PROVIDED REFINISHED ITEMS ARE EQUAL TO NEW WORK AND ACCEPTABLE TO ARCHITECT; OTHERWISE, REMOVE AND REPLACE DAMAGED ITEMS AS DESCRIBED.

7. PROVIDE SHOP-APPLIED PAINT PRIMER, RUST-INHIBITIVE ENAMEL OR PAINT, EITHER AIR-DRYING OR BAKING, COMPATIBLE WITH SPECIFIED FINISH PAINTS.

8. PREPARE FRAMES TO RECEIVE FINISH HARDWARE ACCORDING TO FINAL FINISH HARDWARE SCHEDULE AND TEMPLATES PROVIDED BY HARDWARE SUPPLIER. COMPLY WITH SPECIFICATIONS FOR DOOR AND FRAME PREPARATION AND REINFORCEMENT WITH APPLICABLE REQUIREMENTS OF ANSI A115 SERIES FOR HARDWARE.

9. PROVIDE FOR THREE DOOR SILENCERS PER FRAME AND TWO FOR DOUBLE-DOOR FRAMES.

10. PROVIDE FOR FLOOR ANCHOR CLIPS FOR EACH JAMB. CLIPS SHALL BE 14 GAUGE WITH 2 ANCHOR HOLES.

11. FIRE-RATED DOOR ASSEMBLIES: WHERE FIRE RATED DOOR ASSEMBLIES ARE INDICATED OR REQUIRED, PROVIDE FIRE-RATED DOOR AND FRAME ASSEMBLIES THAT COMPLY WITH NFPA 80 "STANDARD FOR FIRE DOORS AND WINDOWS" AND HAVE BEEN TESTED, LISTED, AND LABELED ACCORDING TO ASTM E152 "STANDARD METHODS OF FIRE TESTS OF DOOR ASSEMBLIES' BY A NATIONALLY RECOGNIZED INDEPENDENT TESTING AND INSPECTION AGENCY ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.

12. INSTALL HOLLOW-METAL FRAMES TO COMPLY WITH ANSI/SDI A250.11. INSTALL FIRE-RATED FRAMES ACCORDING TO NFPA 80. INSTALL HOLLOW-METAL DOORS ACCURATELY IN FRAMES WITH 1/8-INCH CLEARANCE AT JAMBS AND HEAD, AND MAXIMUM 3/4 INCH BETWEEN BOTTOM OF DOOR AND FINISH FLOOR.

081416 - FLUSH WOOD DOORS

1. PROVIDE BUILDING STANDARD, SOLID-CORE WOOD DOORS AS INDICATED ON DRAWINGS. WOOD DOORS SHALL BE PRE-FINISHED, BY VT INDUSTRIES, OR EQUAL. FINISH AS SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL RANGE.">

2. PROVIDE UNDERWRITER LABORATORIES MARKINGS FOR FIRE-RATED DOORS ACCORDING TO NFPA 80 AND APPLICABLE LOCAL CODES.

3. MAXIMUM WARP SHALL BE 1/4" WITH ALLOWABLE TOLERANCES OF 1/16" IN OVERALL DIMENSION.

4. FLUSH DOORS SHALL BE GUARANTEED FOR A PERIOD OF TWO YEARS.

5. FLUSH WOOD DOORS: COMPLY WITH WDMA I.S.1-A PERFORMANCE GRADE EXTRA HEAVY DUTY, WITH ANSI A208.1 GRADE LD-2 PARTICLEBOARD CORE UNLESS FIRE-RATED CORE IS REQUIRED. PROVIDE PREMIUM GRADE WITH FIVE-PLY, GRADE A FACES, IN SPECIES AND CUT INDICATED, BOOK MATCHED, CENTER BALANCE MATCH ASSEMBLY, AND EDGES SAME SPECIES AS FACES.

6. SEAL DOOR EDGES AFTER FITTING AND UNDERCUTTING.

7. FACTORY-FIT DOORS TO FRAME WITH 1/8 INCH CLEARANCE AT JAMBS AND HEAD, AND MAXIMUM 3/4 INCH BETWEEN BOTTOM OF DOOR AND FINISH FLOOR. INSTALL FIRE-RATED DOORS ACCORDING TO NFPA 80.

084213 - ALUMINUM-FRAMED ENTRANCES

1. SECTION INCLUDES ALUMINUM ENTRANCES.

2. SUBMIT PRODUCT DATA AND SHOP DRAWINGS FOR ALUMINUM ENTRANCES, INCLUDING MATERIAL DESCRIPTIONS, PLANS, ELEVATIONS, SECTIONS, DETAILS, AND ATTACHMENT TO OTHER WORK. SUBMIT SAMPLE OF EACH EXPOSED FINISH. SUBMIT MAINTENANCE DATA.

3. PERFORMANCE REQUIREMENTS:
   3.1. WIND LOAD: 20 PSF INWARD OR OUTWARD, ACTING NORMAL TO PLACE OF WALL.
   3.2. STRUCTURAL PERFORMANCE: CONDUCT TESTS FOR STRUCTURAL PERFORMANCE ACCORDING TO ASTM E330. AT CONCLUSION OF TESTS THERE SHALL BE NO GLASS BREAKAGE OR PERMANENT DAMAGE TO FASTENERS, ANCHORS, HARDWARE OR ACTUATING MECHANISM. FRAMING MEMBERS SHALL HAVE NO PERMANENT DEFORMATION IN EXCESS OF 0.2 PERCENT OF THEIR SPAN.
   3.3. DEFLECTION NORMAL TO THE PLANE OF THE WALL: TEST PRESSURE REQUIRED TO MEASURE DEFLECTION OF FRAMING MEMBERS NORMAL TO THE PLANE OF THE WALL SHALL BE EQUIVALENT TO THE WIND LOAD SPECIFIED ABOVE. DEFLECTION OF ANY MEMBER CARRYING ITS FULL DEAD LOAD SHALL NOT EXCEED AN AMOUNT THAT WILL REDUCE GLASS BITE BELOW 75 PERCENT OF THE DESIGN DIMENSION AND SHALL NOT REDUCE THE EDGE CLEARANCE BETWEEN THE MEMBER AND THE FIXED PANEL, GLASS OR OTHER FIXED MEMBER ABOVE TO LESS THAN 1/8 INCH. THE CLEARANCE BETWEEN THE MEMBER AND AN OPERABLE DOOR OR WINDOW SHALL BE AT LEAST 1/16 INCH.
   3.4. DEFLECTION PARALLEL TO THE PLANE OF THE WALL: TEST PRESSURES REQUIRED TO MEASURE DEFLECTION PARALLEL TO PLANE OF WALL SHALL BE EQUAL TO 1.5 TIMES THE WIND PRESSURES SPECIFIED ABOVE. DEFLECTION OF ANY MEMBER CARRYING ITS FULL DEAD LOAD SHALL NOT EXCEED AN AMOUNT THAT WILL REDUCE GLASS BITE BELOW 75 PERCENT OF THE DESIGN DIMENSION AND SHALL NOT REDUCE THE EDGE CLEARANCE BETWEEN THE MEMBER AND THE FIXED PANEL, GLASS OR OTHER FIXED MEMBER ABOVE TO LESS THAN 1/8 INCH. THE CLEARANCE BETWEEN THE MEMBER AND AN OPERABLE DOOR OR WINDOW SHALL BE AT LEAST 1/16 INCH.
   3.5. AIR INFILTRATION: TEST ACCORDING TO ASTM E283. PROVIDE ENTRANCE DOORS WITH AN AIR INFILTRATION RATE OF NOT MORE THAN 1.0 CFM PER SQ FT FOR PAIRS OF DOORS, AND 0.5 CFM/SQ FT FOR SINGLE DOORS, AT AN INWARD TEST PRESSURE DIFFERENTIAL OF 1.57 LBF PER SQ FT.
   3.6. WATER PENETRATION: PROVIDE FRAMING SYSTEMS WITH NO UNCONTROLLED WATER PENETRATION (EXCLUDING OPERABLE DOOR EDGES) AS DEFINED IN THE TEST METHOD WHEN TESTED IN ACCORDANCE WITH ASTM E331 AT AN INWARD TEST PRESSURE DIFFERENTIAL OF 6.24 LBF PER SQ FT.
   3.7. THERMAL TRANSMITTANCE: OVERALL U-VALUE NOT MORE THAN 0.77 BTU X HR X SF X DEG F AS DETERMINED BY NFRC 100.
   3.8. SOLAR HEAT-GAIN COEFFICIENT (SHGC): NOT MORE THAN 0.38 AS DETERMINED BY NFRC 200.

4. PRODUCTS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE PRODUCTS BY SAME MANUFACTURER AS GLAZED ALUMINUM CURTAIN WALLS.
   4.1. ALUMINUM: ALLOY 6063-T5 AND ASTM B221 ALLOY T5 TEMPER.
   4.2. FRAMING MEMBERS: THERMALLY BROKEN, RETAINED WITH GASKETS ON FOUR SIDES, CENTER GLAZING PLANE.
   4.3. ENTRANCE DOORS: 1-3/4" OVERALL THICKNESS, MINIMUM 0.125" THICK EXTRUDED ALUMINUM TUBULAR RAIL AND STILE MEMBERS, MECHANICALLY FASTENED CORNERS WITH WELDED REINFORCING BRACKETS, WIDE-STILE DOOR DESIGN, SMOOTH-SURFACED FOR WIDTH OF DOOR WITHIN 10" ABOVE FLOOR. EXTRUDED ALUMINUM FLUSH GLAZING STOPS AND PREFORMED NEOPRENE GASKETS, NONREMOVABLE ON EXTERIOR.
   4.4. ENTRANCE ADAPTERS: HEAVY-DUTY REINFORCED EXTRUDED ALUMINUM, DESIGNED TO INSTALL ALUMINUM-FRAMED ENTRANCE DOORS IN CURTAIN WALL SYSTEM, IN THICKNESS AND WITH REINFORCEMENT REQUIRED TO SUPPORT IMPOSED LOADS.
   4.5. FINISH: EXPOSED FRAMING SURFACES SHALL BE FREE OF SCRATCHES AND OTHER SERIOUS BLEMISHES. ALUMINUM EXTRUSIONS SHALL BE GIVEN A CAUSTIC ETCH FOLLOWED BY AN ANODIC OXIDE TREATMENT TO OBTAIN BLACK COLOR ANODIC COATING, AA-M12C22A42/A44, CLASS I, 0.018 MM OR THICKER.
   4.6. FASTENERS: ALUMINUM, STAINLESS STEEL, OR ZIN-PLATED STEEL, ACCORDING TO ASTM A164.

5. HARDWARE: AS SPECIFIED IN SECTION 087100 - DOOR HARDWARE.

6. GLAZING: AS SPECIFIED IN SECTION 088000 - GLAZING.

7. FABRICATION: FRAMING SYSTEM SHALL PROVIDE FOR FLUSH GLAZING ON ALL SIDES WITH NO PROJECTING STOPS. VERTICAL AND HORIZONTAL FRAMING MEMBER NOMINAL FACE DIMENSION: 2 INCHES.
   7.1. ENTRANCE DOOR FRAMES: REINFORCE AS REQUIRED TO SUPPORT LOADS IMPOSED BY DOOR OPERATION AND FOR INSTALLING ENTRANCE DOOR HARDWARE. AT EXTERIOR DOORS, PROVIDE COMPRESSION WEATHERSTRIPPING AT FIXED STOPS. PROVIDE THREE SILENCERS ON STRIKE JAMB OF SINGLE INTERIOR DOORS AND TWO SILENCERS ON HEAD OF FRAMES FOR PAIRS OF DOORS.
   7.2. ENTRANCE DOORS: REINFORCE AS REQUIRED FOR INSTALLING DOOR HARDWARE. AT PAIRS OF EXTERIOR DOORS, PROVIDE SLIDING TYPE WEATHERSTRIPPING RETAINED IN ADJUSTABLE STRIP AND MORTISED INTO DOOR EDGE.
   7.3. FACTORY INSTALL HARDWARE TO THE GREATEST EXTENT POSSIBLE.

8. INSTALLATION: SET ENTRANCE DOORS AND FRAMING IN LOCATIONS INDICATED. INSTALL LEVEL, SQUARE, PLUMB, AND IN ALIGNMENT WITH OTHER WORK, AND ACCORDING TO MANUFACTURERS' WRITTEN INSTRUCTIONS AND APPROVED SHOP DRAWINGS. START WORK FROM BENCH MARKS AND/OR COLUMN LINES AS INDICATED ON DRAWINGS.
   8.1. WHERE ALUMINUM WITHIN 12 INCHES OF CONCRETE PAVEMENT, APPLY AEROSOL BITUMINOUS-TYPE COATING TO INSIDES OF FRAME LEGS AT BOTTOM AND CONTINUE UP 12 INCHES. PROTECT AGAINST GALVANIC ACTION BY PAINTING CONTACT SURFACES OF DISSIMILAR METALS.
   8.2. INSTALL COMPONENTS TO DRAIN MOISTURE WITHIN SYSTEM TO EXTERIOR.
   8.3. INSTALL ENTRANCE DOORS TO PRODUCE WEATHERTIGHT ENCLOSURE AND TIGHT FIT AT WEATHERSTRIPPING. INSTALL HARDWARE ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS WITH CONCEALED FASTENERS TO THE GREATEST EXTENT POSSIBLE.
   8.4. INSTALL GLAZING AND ACCESSORIES ACCORDING TO GANA GLAZING MANUAL AND SECTION 088000 - GLAZING.
   8.5. INSTALL PERIMETER SEALANTS AS SPECIFIED IN SECTION 079200 - JOINT SEALANTS.
   8.6. ERECTION TOLERANCES: 1/8" IN 10' FOR PLUMB, 1/8" IN 20' FOR LEVEL, 1/16" FOR ALIGNMENT OF ADJACENT SURFACES.

9. PROTECT EXPOSED PORTIONS OF ALUMINUM SURFACES FROM DAMAGE. CLEAN ENTRANCE DOORS AND FRAMES ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS. ADJUST OPERATING HARDWARE TO FUNCTION SMOOTHLY AND COMPLY WITH ACCESSIBILITY REQUIREMENTS.

084233 - AUTOMATIC REVOLVING DOOR ENTRANCES

1. PROVIDE MANUFACTURER'S STANDARD THREE-WING AUTOMATIC REVOLVING DOOR ENTRANCES, INCLUDING CENTER SHAFT, WINGS, ENCLOSURE WALLS, CANOPY, GLASS AND GLAZING, CONTROLS, HARDWARE AND ACCESSORIES AS REQUIRED FOR A COMPLETE AND FUNCTIONAL INSTALLATION OF SIZES AND CONFIGURATION INDICATED ON DRAWINGS.

   A. **BASIS OF DESIGN: DORMAKABA CRANE 2000A SERIES.**

   B. UNIT SIZE AND ATTACHMENT: AS INDICATED ON DRAWINGS

   C. AUTOMATIC REVOLVING DOOR OPERATION: INITIATION AND ACTIVATION BY SENSOR.

   D. DRIVE UNIT: THE DOOR IS EQUIPPED WITH HEAVY DUTY GEAR/MOTOR DRIVE ASSEMBLY, ACTIVATION AND SAFETY DETECTION NETWORK, AND SOLID STATE MICROPROCESSOR BASED CONTROL PANEL. THE DRIVE UNIT CONSISTS OF HEAVY DUTY HELICAL BEVEL GEAR REDUCER DRIVEN BY A 1/3 HP AC MOTOR, PULSE ENCODER, INDEX SENSOR AND SLIP RING.

   E. CURVED ENCLOSURE WALLS: MANUFACTURER'S STANDARD, WITH 1-3/4-INCH- (45-MM-) THICK TUBULAR FRAMING MEMBERS.

   F. BOOK-FOLD MECHANISM DEVICE: EMERGENCY EGRESS DOOR LEAVES ARE CONFIGURED WITH DOOR HARDWARE TO PERMIT COLLAPSE UNDER CODE-CABLE PRESSURE OF 60 TO 130 LBS (265 TO 800 N) APPLIED TO OUTER STILE EDGE.

      a. CHILLED CAST, PRECISION MACHINED BRONZE HANGERS AND DISCS FINISHED TO MATCH DOOR. ADJUSTABLE SPRING TENSION SET IN FIELD BY INSTALLER TO COMPLY WITH APPLICABLE LIFE SAFETY AND GOVERNING CODES.
      b. MECHANISM: WINGS ARE HELD IN RADIAL POSITIONS BY MEANS OF STEEL BALLS, ENGAGING IN TOP AND BOTTOM DISC OF EACH WING. EXCESS PRESSURE SHALL ROTATE BALLS FROM SOCKET AND ALLOW EACH WING TO BE BOOK-FOLDED. TENSION SHALL BE ADJUSTABLE.

2. CENTER SHAFT SHALL BE ONE-PIECE TYPE SOLID STEEL WITH CENTER SHAFT COVER TO BE ALUMINUM EXTRUSION FINISHED TO MATCH THE DOOR AND FIT CONTOUR OF WING, WITH FELT SEAL MOUNTED IN WING STILES PROVIDING POSITIVE AIR LOCK AT CENTER OF DOOR.

   A. ENCLOSURE

      a. EXTRUDED ALUMINUM FRAMES: FINISH METAL CUT, FORMED AND REINFORCED, AND FITTED OVER METAL SUB-FRAME FULLY WELDED WITH EXPOSED FINISHES DRESSED AFTER WELDING. ENCLOSURE BASES REMOVABLE FOR FIELD GLAZING.

      b. POST AND BASE: INTERIOR POST TO BASE CONNECTIONS SURFACE WELDED, GROUND, BLENDED, AND POLISHED TO MATCH ADJACENT FINISH. TIGHTLY FIT SNAP-IN ENCLOSURE BASES, REMOVABLE FOR GLAZING.

      c. CURVED ENCLOSURE GLASS: 7/16" CLEAR LAMINATED GLASS.

         - PROVIDE GLASS PANELS THAT COMPLY WITH 16 CFR 1201, CATEGORY II REQUIREMENTS FOR SAFETY GLAZING, PERMANENTLY MARK GLAZING WITH CERTIFICATION LABEL OF THE SGCC.

   B. WINGS, STILE AND RAIL: EXTRUDED ALUMINUM FINISHED TO MATCH ENCLOSURE FRAME WITH WIDE STILES.

   C. CANOPY METAL: ALUMINUM SHEET, 0.125-INCH- (3.18-MM-) THICK FULLY FORMED AND WELDED WITH FASCIA FINISHED TO MATCH ENCLOSURE FRAME

   D. LOCKS: MORTISED DEADBOLT LOCKS, ONE EACH LOCATED IN TWO ADJACENT WING BOTTOM RAILS FOR INTERIOR LOCKING INTO FLOOR.

   E. CANOPY CEILING LIGHTS: MANUFACTURER'S STANDARD RECESSED LED FIXTURES – TWO (2) PER DOOR.

3. SAFETY CONTROL DEVICES

   A. PROVIDE PRIMARY AND/OR SECONDARY SAFETY DEVICES LOCATED VERTICALLY AT THE ENTRANCES AND FORCE-SENSITIVE DOOR LEAVES. ALL DEVICES SHALL BE INCORPORATED AS FOLLOWS:

      a. VERTICAL SAFETY SENSORS (ENCLOSURE WALL BUMPERS):
         1) TWO (2) TOTAL COMPRESSIBLE SAFETY SWITCHES ON THE OUTER DRUM WALL ENTRANCES. ACTIVATION SHALL CAUSE THE DOOR TO STOP AND REVERSE.

      b. FORCE-SENSITIVE DOOR LEAVES (HEEL GUARD):
         1) WHEN AN OBSTACLE PROHIBITS OR SLOWS ROTATION OF THE DOOR, (AT A VALUE HIGHER THAN THE PRE-SET RESISTANCE OF THE DOOR) ROTATION WILL STALL AND CEASE FOR 3 SECONDS. IF NO OBSTACLE IS DETECTED AFTER 3 SECONDS, THE ROTATION OF THE DOOR WILL RESUME.

      c. EMERGENCY STOP:
         1) THE REVOLVING DOOR SHALL INCLUDE ONE (1) EMERGENCY STOP PUSH BUTTON. WHEN THE BUTTON IS PRESSED, THE ROTATION SHALL STOP.

      d. SLOW SPEED OPERATION:
         1) WHEN NEED FOR MEANS OF SLOWER EGRESS, A PUSH TO SLOW BUTTON SHALL BE ENGAGED TO SLOW THE ROTATION OF THE DOOR BY ½ RPM. PUSH TO SLOW BUTTON SHALL BE LOCATED ADJACENT TO THE EMERGENCY STOP BUTTON IN ACCORDANCE WITH AAADM.

   B. EMERGENCY OPERATION: LOSS OF POWER AND/OR FIRE ALARM INPUT WILL INITIATE THE RELEASE OF THE ELECTRO-MAGNETIC LOCK ALLOWING FOR THE DOOR PANELS TO BE MANUALLY PUSHED TO THE EMERGENCY EGRESS POSITION (BOOK-FOLD POSITION).

4. ACCESSORIES

   A. LOCK CYLINDERS: AS SPECIFIED IN SECTION 08 71 00 "DOOR HARDWARE."

   B. WEATHER SEALS: MANUFACTURER'S STANDARD RUBBER AND FELT SWEEPS AT WING LEAD EDGES AND TOPS, AND RUBBER AT BOTTOM.

5. POWER REQUIREMENTS

   A. ELECTRICAL CHARACTERISTICS:
      a. VOLTAGE: 120 VOLTS, SINGLE PHASE, 60 HZ.
      b. REFER TO DIVISION 26 ELECTRICAL SECTIONS FOR WIRING CONNECTIONS.

6. FINISHES

   A. COMPLY WITH NAAMMS "METAL FINISHES MANUAL FOR ARCHITECTURAL AND METAL PRODUCTS" FOR RECOMMENDATIONS FOR APPLYING AND DESIGNATING FINISHES.

   B. **STAINLESS STEEL #7 MIRROR POLISHED TO MATCH EXISTING**

084413 - GLAZED ALUMINUM CURTAIN WALLS

1. SECTION INCLUDES GLAZED ALUMINUM CURTAIN WALLS.

2. SUBMIT PRODUCT DATA AND SHOP DRAWINGS FOR GLAZED ALUMINUM CURTAIN WALLS, INCLUDING MATERIAL DESCRIPTIONS, PLANS, ELEVATIONS, SECTIONS, DETAILS, AND ATTACHMENT TO OTHER WORK. SUBMIT SAMPLE OF EACH EXPOSED FINISH. SUBMIT MAINTENANCE DATA.

3. PERFORMANCE REQUIREMENTS:
   3.1. WIND LOAD: 20 PSF INWARD OR OUTWARD, ACTING NORMAL TO PLACE OF WALL.
   3.2. STRUCTURAL PERFORMANCE: CONDUCT TESTS FOR STRUCTURAL PERFORMANCE ACCORDING TO ASTM E330. AT CONCLUSION OF TESTS THERE SHALL BE NO GLASS BREAKAGE OR PERMANENT DAMAGE TO FASTENERS, ANCHORS, HARDWARE OR ACTUATING MECHANISM. FRAMING MEMBERS SHALL HAVE NO PERMANENT DEFORMATION IN EXCESS OF 0.2 PERCENT OF THEIR SPAN.
   3.3. DEFLECTION NORMAL TO THE PLANE OF THE WALL: TEST PRESSURE REQUIRED TO MEASURE DEFLECTION OF FRAMING MEMBERS NORMAL TO THE PLANE OF THE WALL SHALL BE EQUIVALENT TO THE WIND LOAD SPECIFIED ABOVE. DEFLECTION OF ANY MEMBER CARRYING ITS FULL DEAD LOAD SHALL NOT EXCEED AN AMOUNT THAT WILL REDUCE GLASS BITE BELOW 75 PERCENT OF THE DESIGN DIMENSION AND SHALL NOT REDUCE THE EDGE CLEARANCE BETWEEN THE MEMBER AND THE FIXED PANEL, GLASS OR OTHER FIXED MEMBER ABOVE TO LESS THAN 1/8 INCH. THE CLEARANCE BETWEEN THE MEMBER AND AN OPERABLE DOOR OR WINDOW SHALL BE AT LEAST 1/16 INCH.
   3.4. DEFLECTION PARALLEL TO THE PLANE OF THE WALL: TEST PRESSURES REQUIRED TO MEASURE DEFLECTION PARALLEL TO PLANE OF WALL SHALL BE EQUAL TO 1.5 TIMES THE WIND PRESSURES SPECIFIED ABOVE. DEFLECTION OF ANY MEMBER CARRYING ITS FULL DEAD LOAD SHALL NOT EXCEED AN AMOUNT THAT WILL REDUCE GLASS BITE BELOW 75 PERCENT OF THE DESIGN DIMENSION AND SHALL NOT REDUCE THE EDGE CLEARANCE BETWEEN THE MEMBER AND THE FIXED PANEL, GLASS OR OTHER FIXED MEMBER ABOVE TO LESS THAN 1/8 INCH. THE CLEARANCE BETWEEN THE MEMBER AND AN OPERABLE DOOR OR WINDOW SHALL BE AT LEAST 1/16 INCH.
   3.5. AIR INFILTRATION: PROVIDE GLAZED ALUMINUM CURTAIN WALL SYSTEMS WITH AN AIR INFILTRATION RATE OF NOT MORE THAN 0.03 CFM PER SQ FT OF FIXED AREA WHEN TESTED ACCORDING TO ASTM E283 AT AN INWARD TEST PRESSURE DIFFERENTIAL OF 6.24 LBF PER SQ FT.
   3.6. WATER PENETRATION: PROVIDE FRAMING SYSTEMS WITH NO UNCONTROLLED WATER PENETRATION (EXCLUDING OPERABLE DOOR EDGES) AS DEFINED IN THE TEST METHOD WHEN TESTED ACCORDING TO ASTM E331 AT AN INWARD TEST PRESSURE DIFFERENTIAL OF 6.24 LBF PER SQ FT.
   3.7. CONDENSATION RESISTANCE: PROVIDE UNITS TESTED FOR THERMAL PERFORMANCE ACCORDING TO AAMA 1503 SHOWING CONDENSATION RESISTANCE FACTOR (CRF) OF NOT LESS THAN 53.
   3.8. THERMAL TRANSMITTANCE: OVERALL U-VALUE NOT MORE THAN 0.38 BTU X HR X SF X DEG F AS DETERMINED BY NFRC 100.
   3.9. SOLAR HEAT-GAIN COEFFICIENT (SHGC): NOT MORE THAN 0.38 AS DETERMINED BY NFRC 200.

4. PRODUCTS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE PRODUCTS THAT MATCH EXISTING PROFILES AS MANUFACTURED BY EFCO CORPORATION, KAWNEER NORTH AMERICA - AN ALCOA COMPANY, OLDCASTLE BUILDINGENVELOPE, PITTCO ARCHITECTURAL METALS, INC., TUBELITE, OR YKK AP AMERICA INC.
   4.1. ALUMINUM: ALLOY 6063-T5 AND ASTM B221 ALLOY T5 TEMPER.
   4.2. FRAMING MEMBERS: THERMALLY BROKEN, RETAINED WITH GASKETS ON FOUR SIDES, CENTER GLAZING PLANE.
   4.3. FINISH: EXPOSED FRAMING SURFACES SHALL BE FREE OF SCRATCHES AND OTHER SERIOUS BLEMISHES. ALUMINUM EXTRUSIONS SHALL BE GIVEN A CAUSTIC ETCH FOLLOWED BY AN ANODIC OXIDE TREATMENT TO OBTAIN BLACK COLOR ANODIC COATING, AA-M12C22A42/A44, CLASS I, 0.018 MM OR THICKER.
   4.4. FASTENERS: ALUMINUM, STAINLESS STEEL, OR ZIN-PLATED STEEL, ACCORDING TO ASTM A164.

5. ENTRANCE DOORS: AS SPECIFIED IN SECTION 084123 - ALUMINUM-FRAMED ENTRANCES.

6. GLAZING: AS SPECIFIED IN SECTION 088000 - GLAZING.

7. FABRICATION: FRAMING SYSTEM SHALL PROVIDE FOR FLUSH GLAZING ON ALL SIDES WITH NO PROJECTING STOPS. VERTICAL AND HORIZONTAL FRAMING MEMBER NOMINAL FACE DIMENSION: 2 INCHES.

8. INSTALLATION: SET GLAZED ALUMINUM CURTAIN WALLS IN LOCATIONS INDICATED. INSTALL LEVEL, SQUARE, PLUMB, AND IN ALIGNMENT WITH OTHER WORK, AND ACCORDING TO MANUFACTURERS' WRITTEN INSTRUCTIONS AND APPROVED SHOP DRAWINGS. START WORK FROM BENCH MARKS AND/OR COLUMN LINES AS INDICATED ON DRAWINGS.
   8.1. WHERE ALUMINUM WITHIN 12 INCHES OF CONCRETE PAVEMENT, APPLY AEROSOL BITUMINOUS-TYPE COATING TO INSIDES OF FRAME LEGS AT BOTTOM AND CONTINUE UP 12 INCHES. PROTECT AGAINST GALVANIC ACTION BY PAINTING CONTACT SURFACES OF DISSIMILAR METALS.
   8.2. INSTALL COMPONENTS TO DRAIN MOISTURE WITHIN SYSTEM TO EXTERIOR.
   8.3. INSTALL GLAZED ALUMINUM CURTAIN WALLS TO PRODUCE WEATHERTIGHT ENCLOSURE.
   8.4. INSTALL GLAZING AND ACCESSORIES ACCORDING TO GANA GLAZING MANUAL AND SECTION 088000 - GLAZING.
   8.5. INSTALL PERIMETER SEALANTS AS RECOMMENDED BY MANU

093000 – TILING (CONT.)

19. MISCELLANEOUS MATERIALS
A. TROWELABLE UNDERLAYMENTS AND PATCHING COMPOUNDS: LATEX-MODIFIED, PORTLAND CEMENT-BASED FORMULATION PROVIDED OR APPROVED BY MANUFACTURER OF TILE-SETTING MATERIALS FOR INSTALLATIONS INDICATED.
B. METAL EDGE-PROTECTION PROFILES: L-SHAPED PROFILE WITH 1/8-INCH-WIDE TOP SECTION AND VERTICAL WALL SECTION THAT TOGETHER FORM THE VISIBLE SURFACE, INTEGRATED TRAPEZOID-PERFORATED ANCHORING LEG, AND INTEGRATED GROUT JOINT SPACER. SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE SCHLUTER SYSTEMS, L.P., SCHIENE E, OR EQUAL.
MATERIAL AND FINISH: PROVIDE SELECTION FROM MANUFACTURERES STANDARD OFFERINGS. HEIGHT: MATCH TILE AND SETTING BED THICKNESS. TEMPORARY PROTECTIVE COATING: PRODUCT INDICATED BELOW THAT IS FORMULATED TO PROTECT EXPOSED SURFACES OF TILE AGAINST ADHERENCE OF MORTAR AND GROUT; COMPATIBLE WITH TILE, MORTAR, AND GROUT PRODUCTS; AND EASILY REMOVABLE AFTER GROUTING IS COMPLETED WITHOUT DAMAGING GROUT OR TILE.
C. GROUT RELEASE IN FORM OF MANUFACTURERS STANDARD PROPRIETARY LIQUID COATING THAT IS SPECIALLY FORMULATED AND RECOMMENDED FOR USE AS TEMPORARY PROTECTIVE COATING FOR TILE. TILE CLEANER: A NEUTRAL CLEANER CAPABLE OF REMOVING SOIL AND RESIDUE WITHOUT HARMING TILE AND GROUT SURFACES, SPECIFICALLY APPROVED FOR MATERIALS AND INSTALLATIONS INDICATED BY TILE AND GROUT MANUFACTURERS.
GROUT SEALER: MANUFACTURER'S STANDARD SILICONE PRODUCT FOR SEALING GROUT JOINTS THAT DOES NOT CHANGE COLOR OR APPEARANCE OF GROUT.
1. PRODUCTS, SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE ONE OF THE FOLLOWING: MAPEI CORPORATION; KER 004, KERASEAL PENETRATING SEALER FOR UNGLAZED GROUT AND TILE.SUMMITVILLE TILES, INC.; SL-15, INVISIBLE SEAL PENETRATING GROUT AND TILE SEALER. TEC; A SUBSIDIARY OF H. B. FULLER COMPANY, TA-DEF PENETRATING SILICONE GROUT SEALER.
D. MIXING MORTARS AND GROUT. MIX MORTARS AND GROUTS TO COMPLY WITH REFERENCED STANDARDS AND MORTAR AND GROUT MANUFACTURERS' WRITTEN INSTRUCTIONS.

20. EXAMINATION
A. EXAMINE SUBSTRATES, AREAS, AND CONDITIONS WHERE TILE WILL BE INSTALLED, WITH INSTALLER PRESENT, FOR COMPLIANCE WITH REQUIREMENTS FOR INSTALLATION TOLERANCES AND OTHER CONDITIONS AFFECTING PERFORMANCE OF INSTALLED TILE.
B. VERIFY THAT SUBSTRATES FOR SETTING TILE ARE SOUND, DRY, CLEAN, FREE OF COATINGS THAT ARE INCOMPATIBLE WITH TILE-SETTING MATERIALS INCLUDING CURING COMPOUNDS AND OTHER SUBSTANCES THAT CONTAIN SOAP, WAX, OIL, OR SILICONE; AND COMPLY WITH FLATNESS TOLERANCES REQUIRED BY ANSI A108.01 FOR INSTALLATIONS INDICATED.
C. VERIFY THAT CONCRETE SUBSTRATES FOR TILE FLOORS INSTALLED WITH THIN-SET MORTAR COMPLY WITH SURFACE FINISH REQUIREMENTS IN ANSI A108.01 FOR INSTALLATIONS INDICATED.
VERIFY THAT SURFACES THAT RECEIVED A STEEL TROWEL FINISH HAVE BEEN MECHANICALLY SCARIFIED. VERIFY THAT PROTRUSIONS, BUMPS, AND RIDGES HAVE BEEN REMOVED BY SANDING OR GRINDING. VERIFY THAT INSTALLATION OF GROUNDS, ANCHORS, RECESSED FRAMES, ELECTRICAL AND MECHANICAL UNITS OF WORK, AND SIMILAR ITEMS LOCATED IN OR BEHIND TILE HAS BEEN COMPLETED. VERIFY THAT JOINTS AND CRACKS IN TILE SUBSTRATES ARE COORDINATED WITH TILE JOINT LOCATIONS; IF NOT COORDINATED, ADJUST JOINT LOCATIONS IN CONSULTATION WITH ARCHITECT. PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

21. PREPARATION:
D. REMOVE COATINGS, INCLUDING CURING COMPOUNDS AND OTHER SUBSTANCES THAT CONTAIN SOAP, WAX, OIL, OR SILICONE, THAT ARE INCOMPATIBLE WITH TILE-SETTING MATERIALS.
E. PROVIDE CONCRETE SUBSTRATES FOR TILE FLOORS INSTALLED WITH THIN-SET MORTAR THAT COMPLY WITH FLATNESS TOLERANCES SPECIFIED IN REFERENCED ANSI A108 SERIES OF TILE INSTALLATION STANDARDS.
F. FILL CRACKS, HOLES, AND DEPRESSIONS WITH TROWELABLE LEVELING AND PATCHING COMPOUND ACCORDING TO TILE-SETTING MATERIAL MANUFACTURER'S WRITTEN INSTRUCTIONS. USE PRODUCT SPECIFICALLY RECOMMENDED BY TILE-SETTING MATERIAL MANUFACTURER.
G. BLENDING: FOR TILE EXHIBITING COLOR VARIATIONS WITHIN RANGES SELECTED DURING SAMPLE SUBMITTALS, VERIFY THAT TILE HAS BEEN FACTORY BLENDED AND PACKAGED TO LOT LIMITS TAKEN FROM ONE PACKAGE SHOW SAME RANGE OF COLORS AS THOSE TAKEN FROM OTHER PACKAGES AND MATCH APPROVED SAMPLES. IF NOT FACTORY BLENDED, EITHER RETURN TO MANUFACTURER OR BLEND TILES AT PROJECT SITE BEFORE INSTALLING.
H. FIELD-APPLIED TEMPORARY PROTECTIVE COATING: WHERE INDICATED UNDER TILE TYPE OR NEEDED TO PREVENT GROUT FROM STAINING OR ADHERING TO EXPOSED TILE SURFACES, PRECOAT THEM WITH CONTINUOUS FILM OF TEMPORARY PROTECTIVE COATING, TAKING CARE NOT TO COAT UNEXPOSED TILE SURFACES.

22. INSTALLATION:
I. COMPLY WITH TCNA'S "HANDBOOK FOR CERAMIC, GLASS, AND STONE TILE INSTALLATION" FOR TCNA INSTALLATION METHODS SPECIFIED IN TILE INSTALLATION SCHEDULES. COMPLY WITH PARTS OF THE ANSI A108 SERIES "SPECIFICATIONS FOR INSTALLATION OF CERAMIC TILE" THAT ARE REFERENCED IN TCNA INSTALLATION METHODS, SPECIFIED IN TILE INSTALLATION SCHEDULES, AND APPLY TO TYPES OF SETTING AND GROUTING MATERIALS USED.
J. FOR INSTALLATIONS INDICATED BELOW, FOLLOW PROCEDURES IN ANSI A108 SERIES TILE INSTALLATION STANDARDS FOR PROVIDING 95 PERCENT MORTAR COVERAGE:
1. TILE FLOORS IN WET AREAS.
2. TILE FLOORS COMPOSED OF TILES 8 BY 8 INCHES OR LARGER.
3. TILE FLOORS COMPOSED OF RIB-BACKED TILES.
A. EXTEND TILE WORK INTO RECESSES AND UNDER OR BEHIND EQUIPMENT AND FIXTURES TO FORM COMPLETE COVERING WITHOUT INTERRUPTIONS, UNLESS OTHERWISE INDICATED. TERMINATE WORK NEATLY AT OBSTRUCTIONS, EDGES, AND CORNERS WITHOUT DISRUPTING PATTERN OR JOINT ALIGNMENTS.
B. ACCURATELY FORM INTERSECTIONS AND RETURNS. PERFORM CUTTING AND DRILLING OF TILE WITHOUT MARRING VISIBLE SURFACES. CAREFULLY GRIND CUT EDGES OF TILE ABUTTING TRIM, FINISH, OR BUILT-IN ITEMS FOR STRAIGHT ALIGNED JOINTS. FIT TILE CLOSELY TO ELECTRICAL OUTLETS, PIPING, FIXTURES, AND OTHER PENETRATIONS SO PLATES, COLLARS, OR COVERS OVERLAP TILE.
C. PROVIDE MANUFACTURER'S STANDARD TRIM SHAPES WHERE NECESSARY TO ELIMINATE EXPOSED TILE EDGES.
D. JOINTING PATTERN: LAY TILE IN GRID PATTERN, UNLESS OTHERWISE INDICATED. ALIGN JOINTS WHEN ADJOINING TILES ON FLOOR, BASE, WALLS, AND TRIM ARE SAME SIZE. LAY OUT TILE WORK AND CENTER TILE FIELDS IN BOTH DIRECTIONS IN EACH SPACE OR ON EACH WALL AREA. ADJUST TO MINIMIZE TILE CUTTING. PROVIDE UNIFORM JOINT WIDTHS, UNLESS OTHERWISE INDICATED.
1. FOR TILE MOUNTED IN SHEETS, MAKE JOINTS BETWEEN TILE SHEETS SAME WIDTH AS JOINTS WITHIN TILE SHEETS SO JOINTS BETWEEN SHEETS ARE NOT APPARENT IN FINISHED WORK.
2. WHERE ADJOINING TILES ON FLOOR, BASE, WALLS, OR TRIM ARE SPECIFIED OR INDICATED TO BE SAME SIZE, ALIGN JOINTS.

23. JOINT WIDTHS: UNLESS OTHERWISE INDICATED, INSTALL TILE WITH THE FOLLOWING JOINT WIDTHS:
O. CERAMIC MOSAIC TILE: 1/8 INCH.
P. PORCELAIN TILE: 1/4 INCH.
Q. GLAZED WALL TILE: 1/16 INCH.

24. LAY OUT TILE WAINSCOTS TO DIMENSIONS INDICATED OR TO NEXT FULL TILE BEYOND DIMENSIONS INDICATED.

25. EXPANSION JOINTS: LOCATE EXPANSION JOINTS AND OTHER SEALANT-FILLED JOINTS, INCLUDING CONTROL, CONTRACTION, AND ISOLATION JOINTS, WHERE INDICATED DURING INSTALLATION OF SETTING MATERIALS, MORTAR BEDS, AND TILE. DO NOT SAW-CUT JOINTS AFTER INSTALLING TILES.
R. WHERE JOINTS OCCUR IN CONCRETE SUBSTRATES, LOCATE JOINTS IN TILE SURFACES DIRECTLY ABOVE THEM.
S. PREPARE JOINTS AND APPLY SEALANTS TO COMPLY WITH REQUIREMENTS IN DIVISION 07 SECTIONS "JOINTS SEALANTS."

26. METAL EDGE STRIPS: INSTALL WHERE EXPOSED EDGE OF TILE FLOORING MEETS CARPET, WOOD, OR OTHER FLOORING THAT FINISHES FLUSH WITH OR BELOW TOP OF TILE AND NO THRESHOLD IS INDICATED.

27. GROUT TILE TO COMPLY WITH REQUIREMENTS OF THE FOLLOWING TILE INSTALLATION STANDARDS: FOR CERAMIC TILE GROUTS (SAND-PORTLAND CEMENT, DRY-SET, COMMERCIAL PORTLAND CEMENT, AND LATEX-PORTLAND CEMENT GROUTS), COMPLY WITH ANSI A108.10.

28. CRACK-SUPPRESSION MEMBRANE INSTALLATION
T. INSTALL CRACK ISOLATION MEMBRANE TO COMPLY WITH ANSI A108.17 AND MANUFACTURER'S WRITTEN INSTRUCTIONS TO PRODUCE MEMBRANE OF UNIFORM THICKNESS AND BONDED SECURELY TO SUBSTRATE.
U. BRIDGE SUBSTRATE CONTROL, CONSTRUCTION, AND ISOLATION JOINTS WITH A SHEET THREE TILES IN WIDTH, INSTALLED WITH ONE TILE WIDTH OVER JOINTS, PLUS ONE TILE WIDTH ADJACENT TO CRACK.
V. DO NOT INSTALL TILE OR SETTING MATERIALS OVER CRACK ISOLATION MEMBRANE UNTIL MEMBRANE HAS CURED.

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29. FLOOR TILE INSTALLATION
W. GENERAL: INSTALL TILE TO COMPLY WITH REQUIREMENTS IN THE FLOOR TILE INSTALLATION SCHEDULE, INCLUDING THOSE REFERENCING TCNA INSTALLATION METHODS AND ANSI A108 SERIES OF TILE INSTALLATION STANDARDS.
X. INSTALL WALL BASE COVE WITH TOE FLUSH WITH FLOOR TILE (SANITARY COVE), NOT TOP SET. (ADDENDUM NO. 1)
Y. METAL EDGE STRIPS: INSTALL AT LOCATIONS INDICATED OR WHERE EXPOSED EDGE OF TILE FLOORING MEETS CARPET, WOOD, OR OTHER FLOORING THAT FINISHES FLUSH WITH TOP OF TILE.
Z. GROUT SEALER: APPLY GROUT SEALER TO CEMENTITIOUS GROUT JOINTS ACCORDING TO GROUT-SEALER MANUFACTURER'S WRITTEN INSTRUCTIONS. AS SOON AS GROUT SEALER HAS PENETRATED GROUT JOINTS, REMOVE EXCESS SEALER AND SEALER THAT HAS GOTTEN ON TILE FACES BY WIPING WITH SOFT CLOTH.

30. WALL TILE INSTALLATION. INSTALL TYPES OF TILE DESIGNATED FOR WALL INSTALLATIONS TO COMPLY WITH REQUIREMENTS IN THE WALL TILE INSTALLATION SCHEDULE, INCLUDING THOSE REFERENCING TCNA INSTALLATION METHODS AND ANSI SETTING-BED STANDARDS.

31. CLEANING AND PROTECTING
AA. CLEANING: ON COMPLETION OF PLACEMENT AND GROUTING, CLEAN CERAMIC TILE SURFACES SO THEY ARE FREE OF FOREIGN MATTER.
BB. REMOVE LATEX-PORTLAND CEMENT GROUT RESIDUE FROM TILE AS SOON AS POSSIBLE.
CC. CLEAN GROUT SMEARS AND HAZE FROM TILE ACCORDING TO TILE AND GROUT MANUFACTURER'S WRITTEN INSTRUCTIONS, BUT NO SOONER THAN 10 DAYS AFTER INSTALLATION. USE ONLY CLEANERS RECOMMENDED BY TILE AND GROUT MANUFACTURERS AND ONLY AFTER DETERMINING THAT CLEANERS ARE SAFE TO USE BY TESTING ON SAMPLES OF TILE AND OTHER SURFACES TO BE CLEANED.
PROTECT METAL SURFACES AND PLUMBING FIXTURES FROM EFFECTS OF CLEANING. FLUSH SURFACES WITH CLEAN WATER BEFORE AND AFTER CLEANING.
DD. REMOVE TEMPORARY PROTECTIVE COATING BY METHOD RECOMMENDED BY COATING MANUFACTURER AND THAT IS ACCEPTABLE TO TILE AND GROUT MANUFACTURER. TRAP AND REMOVE COATING TO PREVENT DRAIN CLOGGING.
EE. PROTECT INSTALLED TILE WORK WITH KRAFT PAPER OR OTHER HEAVY COVERING SECURED WITH NON-TACKY BLUE FLOOR TAPE, DURING CONSTRUCTION PERIOD TO PREVENT STAINING, DAMAGE, AND WEAR. IF REQUIRED BY TILE MANUFACTURER, APPLY COAT OF NEUTRAL PROTECTIVE CLEANER TO COMPLETED TILE WALLS AND FLOORS.
FF. IN AREAS AFFECTED BY ROLLING TRAFFIC, MOVING OBJECTS, OR STORED MATERIALS, INCLUDE HARDBOARD-PANEL PROTECTION.
GG.PROHIBIT FOOT AND WHEEL TRAFFIC FROM TILED FLOORS FOR AT LEAST SEVEN DAYS AFTER GROUTING IS COMPLETED.
HH. BEFORE FINAL INSPECTION, REMOVE PROTECTIVE COVERINGS AND RINSE NEUTRAL CLEANER FROM TILE SURFACES.

32. FLOOR TILE INSTALLATION SCHEDULE
II. TILE INSTALLATION: INTERIOR FLOOR INSTALLATION ON CONCRETE: THIN-SET MORTAR; TCNA F113 AND ANSI A108.5.
1. TILE TYPE: UNGLAZED CERAMIC MOSAIC AND UNGLAZED PAVER TILE.
2. THIN-SET MORTAR: LATEX-PORTLAND CEMENT MORTAR.
3. GROUT: POLYMER-MODIFIED SANDED, AND FOR JOINTS SMALLER THAN 1/8-INCH, POLYMER-MODIFIED UNSANDED GROUT.
4. PROVIDE CRACK SUPPRESSION MEMBRANE OVER JOINTS IN CONCRETE FLOOR SLAB.
A. TILE INSTALLATION: INTERIOR FLOOR INSTALLATION ON CEMENTITIOUS UNDERLAYMENT ON CONCRETE, THIN-SET MORTAR, TCNA F205 AND F205A, AS APPROPRIATE
1. TILE TYPE: UNGLAZED PORCELAIN TILE.
2. PROVIDE CEMENTITIOUS UNDERLAYMENT COMPLYING WITH REQUIREMENTS OF DIVISION 09 SECTION "FLOORING UNDERLAYMENT."
3. PROVIDE CRACK SUPPRESSION MEMBRANE OVER ENTIRE CONCRETE FLOOR SLAB.
4. PROVIDE WATERPROOF MEMBRANE OVER CEMENTITIOUS UNDERLAYMENT IN SHOWERS, AND WHERE INDICATED ON DRAWINGS.
5. THIN-SET MORTAR: IMPROVED LATEX-PORTLAND CEMENT MORTAR (ANSI A118.15).
6. GROUT: POLYMER-MODIFIED SANDED, AND FOR JOINTS SMALLER THAN 1/8-INCH, POLYMER-MODIFIED UNSANDED GROUT

33. WALL TILE INSTALLATION SCHEDULE
KK. TILE INSTALLATION: INTERIOR WALL INSTALLATION OVER COATED GLASS-MAT, WATER-RESISTANT GYPSUM BACKER BOARD, THIN-SET MORTAR, TCNA W245 AND ANSI A108.5.
LL. TILE TYPE: UNGLAZED CERAMIC MOSAIC TILE, OR GLAZED WALL TILE
MM. THIN-SET MORTAR: LATEX-PORTLAND CEMENT MORTAR
NN. THIN-SET MORTAR FOR TILE WITH ANY DIMENSION 15 INCHES OR LARGER: IMPROVED LATEX-PORTLAND CEMENT MORTAR (ANSI A118.15.
OO.GROUT: POLYMER-MODIFIED SANDED, AND FOR JOINTS SMALLER THAN 1/8-INCH, POLYMER-MODIFIED UNSANDED GROUT.

095113 - ACOUSTICAL PANEL CEILINGS

SEE REFLECTED CEILING PLAN.

1. CEILING SUSPENSION SYSTEM SHALL COMPLY WITH ASTM C635 AS APPLICABLE TO TYPE OF SUSPENSION SYSTEM REQUIRED FOR TYPE OF CEILING UNITS INDICATED ON DRAWINGS. COORDINATE WORK SUPPORTED BY OR PENETRATING THROUGH CEILINGS INCLUDING LIGHT FIXTURES, HVAC EQUIPMENT AND PARTITION SYSTEMS. THE STRUCTURAL CLASS SHALL BE INTERMEDIATE DUTY SYSTEM WITH ATTACHMENT DEVICES FOR FIVE TIMES DESIGN LOADS INDICATED IN ASTM C635.

2. PROVIDE CEILING TRIM **REVEAL EDGE** MOLDING OF MANUFACTURED STANDARD CHANNEL MOLDING FOR EDGES AND PENETRATIONS OF CEILING WITH BAKED ENAMEL WHITE FINISH. PROVIDE OTHER NECESSARY MISCELLANEOUS ITEMS REQUIRED FOR COMPLETE CEILING-SYSTEM INSTALLATION.

3. PROVIDE EDGE MOLDING OF MANUFACTURED STANDARD CHANNEL MOLDING FOR EDGES AND PENETRATIONS OF CEILING WITH BAKED ENAMEL FINISH. PROVIDE OTHER NECESSARY MISCELLANEOUS ITEMS REQUIRED FOR COMPLETE EDGE-MOLDING INSTALLATION.

4. INSTALL CEILING SYSTEM ACCORDING TO ASTM C636, MANUFACTURER'S INSTRUCTIONS, AND CISCA'S "CEILING SYSTEMS HANDBOOK."

AT WALL OR EDGE CONDITIONS FOR TILE 6" OR SMALLER, PROVIDE AN OVERSIZED ACOUSTICAL TILE CUT DOWN WITH TEGULAR EDGE AT THESE CONDITIONS. TOUCH UP CUT TILE EDGE TO MATCH TILE FACE.

096513 - RESILIENT BASE & ACCESSORIES

1. PROVIDE BASE IN GAUGE, HEIGHT, AND COLOR, AS INDICATED ON DRAWINGS. INSTALL ACCORDING TO MANUFACTURER'S INSTRUCTIONS.

2. BASE SHALL BE TYPE TS RUBBER, **ROLL FORM**, STRAIGHT AT CARPET AND COVED AT TILE FLOOR, UNLESS OTHERWISE NOTED.

3. CLEAN SUBSTRATE, FILL CRACKS HOLES AND DEPRESSIONS, AND LEVEL WALL WITH IN 1/8" IN 10' BEFORE INSTALLING RESILIENT BASE.

4. ADHESIVE: AS RECOMMENDED BY MANUFACTURER.

096519 - RESILIENT TILE FLOORING

1. PROVIDE RESILIENT FLOORING IN GAUGE, SIZE AND COLOR AS INDICATED ON DRAWINGS. INSTALL ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

2. CLEAN SUBSTRATE, FILL CRACKS, HOLES, AND DEPRESSIONS, AND LEVEL FLOOR WITHIN 1/8" IN 10' BEFORE LAYING RESILIENT FLOOR.

3. ADHESIVE: WATER-BASED TYPE, AS RECOMMENDED BY MANUFACTURER.

4. CLEANING: NOT MORE THAN FOUR DAYS BEFORE ACCEPTANCE OR OCCUPANCY, CLEAN THE RESILIENT FLOORING. WASH THOROUGHLY WITH A CLEANER RECOMMENDED BY THE FLOORING MANUFACTURER, USING A CLEANING PROCESS PER FLOORING MANUFACTURER RECOMMENDATIONS.

5. CURE CONCRETE SURFACES A MINIMUM OF 28 DAYS PRIOR TO BEGINNING RESILIENT FLOORING WORK. CONCRETE: DO NOT INSTALL RESILIENT FLOORING OVER CONCRETE UNTIL CONCRETE HAS CURED AND IS DRY TO BOND WITH ADHESIVES.
A. PERFORM THE FOLLOWING TESTS. IF TEST RESULTS EXCEED FLOORING MANUFACTURER'S LIMITATIONS, DO NOT COMMENCE INSTALLATION UNTIL CORRECTIVE ACTIONS HAVE BEEN COMPLETED.
B. MOISTURE TESTING: PERFORM CALCIUM CHLORIDE TESTS IN ACCORDANCE WITH ASTM F 1869.
C. PERFORM BOND TESTS IN ACCORDANCE WITH FLOORING MANUFACTURER'S RECOMMENDATIONS.
D. PERFORM PH TESTS IN ACCORDANCE WITH FLOORING MANUFACTURER'S RECOMMENDATIONS.

6. WAXING: AS SOON AS THE RESILIENT FLOORING IS COMPLETELY DRY AFTER CLEANING, APPLY A HEAVY COAT OF FLOOR WAX, IF RECOMMENDED BY MANUFACTURER. BUFF THOROUGHLY WITH MECHANICAL BUFFERS ACCORDING TO THE FLOOR MANUFACTURER'S INSTRUCTIONS AND WAX MANUFACTURER'S INSTRUCTIONS. WAX FLOORS WITH SLIP-RESISTANT WATER EMULSION TYPE WAX.

7. SUBMIT THREE SETS OF MAINTENANCE INSTRUCTIONS TO OWNER.

096800 - CARPETING

1. EXTENT OF CARPETING IS INDICATED ON DRAWINGS AND IN SCHEDULES.

2. WORK INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:
A. INSTALLATION
B. ATTACHMENT ACCESSORIES

3. CONTRACTOR SHALL PROVIDE CARPET MATERIAL AND ADHESIVES. CONTRACTOR SHALL MOVE, INSTALL, AND WARRANTY INSTALLATION. PROVIDE SEAMING DIAGRAM BY CONTRACTOR FOR OWNER/ARCHITECT REVIEW PRIOR TO INSTALLATION.

4. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF MATERIALS AND ACCESSORIES AS REQUIRED BY THE DRAWINGS, INCLUDING SCHLUTER ALUMINUM TRANSITION STRIPS AT CARPET/TILE, ETC., TRANSITIONS.

5. CARPET INSTALLATION SHALL BE FIRST QUALITY, FREE OF IRREGULARITIES IN WEAVE AND MATERIALS.

6. SHOP DRAWINGS: WITHIN FOUR (4) WEEKS AFTER NOTIFICATION TO PROCEED, SUBMIT TO THE ARCHITECT, DETAILED SHOP DRAWINGS (INCLUDING ONE COPY OF EACH OF REPRODUCIBLE PRINT/PLOT) FOR AREAS TO BE CARPETED SHOWING ALL JOINTS OF DIFFERING CARPET TYPES, PILE DIRECTION, DETAILS OF SEAMING AND INSTALLATION OF CARPETING ACCESSORIES, AND PROVISIONS FOR WORK OF OTHER TRADES. VERIFY YARDAGES WITH ACTUAL MEASUREMENTS AFTER THE AREAS ARE COMPLETED AND READY TO RECEIVE CARPET.

7. SAMPLES: SUBMIT REDUCER/TRANSITION STRIPS OR BINDER BARS AS REQUIRED

8. MAINTENANCE DATA: SUBMIT MAINTENANCE AND CARE INSTRUCTIONS FOR ALL MATERIALS INCORPORATED INTO PROJECT.

9. CARPETING AND ACCESSORIES WILL BE INSPECTED TO DETERMINE COMPLIANCE WITH THE DRAWINGS AND SPECIFICATIONS WITH RESPECT TO WORKMANSHIP, MATERIALS, COLORS, AND INSTALLATION. INSPECTION MAY BE MADE AT THE FACTORY BY REPRESENTATIVES OF THE OWNER AND THE ARCHITECT AT ANY TIME DURING PROCESS OF MANUFACTURER.

10. DELIVER CARPET AND ACCESSORIES COMPLETELY IDENTIFIED FOR INSTALLATION PROCEDURES. USE CARE IN HANDLING AND STORING TO PREVENT DAMAGE AND SOILING. SCHEDULE CARPET DELIVERIES SO THAT MATERIAL IS NOT ALLOWED TO STACK UP ON THE OWNER'S PROPERTY BUT IS INSTALLED WITHOUT DELAY. ALL CARPET SHALL HAVE REGISTERED NUMBER TAGS ATTACHED AND INTACT WHEN DELIVERY TO THE JOBSITE IS MADE.

11. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR RECEIVING, HANDLING, STORAGE, AND PLACING OF CARPET AND OTHER MATERIALS, INCLUDING WAREHOUSING AS MAY BE NECESSARY UNTIL START OF INSTALLATION.

12. ATTIC STOCK SHALL BE PROPERLY TAGGED AND DELIVERED TO A STORAGE LOCATION AS DIRECTED BY THE OWNER.

13. PRIOR TO CARPETING BEING SHIPPED TO PROJECT SITE, MEET AT THE PROJECT SITE WITH INSTALLER, GENERAL CONTRACTOR, OWNER'S REPRESENTATIVE AND ARCHITECT. REVIEW PROJECT REQUIREMENTS, STAGING AREAS, INSTALLATION SCHEDULE, INSTALLATION PROCEDURES AND COORDINATION WITH OTHER TRADES. THE CARPET SUPPLIER'S WORKROOM AND INSTALLATION PROCEDURES AND INSTRUCTIONS FOR THE CARPET TYPES SPECIFIED SHALL BE AVAILABLE AT THIS MEETING.

14. PROVIDE CARPETING ACCORDING TO THE APPROVED CARPETING SCHEDULE, AND COMPLYING WITH CRI 104.

16. CONTRACTOR SHALL EXAMINE AREAS AND CONDITIONS UNDER WHICH CARPETING IS TO BE INSTALLED AND SHALL NOTIFY ARCHITECT IN WRITING OF ANY CONDITION DETRIMENTAL TO PROPER AND TIMELY COMPLETION OF WORK. DO NOT PROCEED WITH INSTALLATION UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED IN A MANNER ACCEPTABLE THE ARCHITECT.

17. CONCRETE SUBFLOORS: VERIFY THAT CONCRETE SLABS COMPLY WITH ASTM F710, CRI 104 SECTION 7.3, AND MANUFACTURER'S INSTRUCTIONS.

18. CONFIRM THAT JUNCTION WHERE CONCRETE AND OTHER FLOOR MATERIALS MEET IS SMOOTH AND LEVEL.

19. SUBSTRATES SHALL BE FREE OF FOREIGN MATTER, GREASE, OIL, PAINT, WAX, DIRT, OLD ADHESIVES, ETC.

20. SWEEP OR VACUUM SUBSTRATES USING A SWEEPING COMPOUND WITHOUT AN OIL OR WAX BASE.

21. ONCE CONTRACTOR COMMENCES INSTALLATION OF WORK UNDER THIS CONTRACT, IT SHALL BE ASSUMED THAT THE CONDITION OF THE SUBSTRATE HAS BEEN ACCEPTED AND ANY REPAIRS OR FURTHER CORRECTIONS IN THE SUBFLOOR SURFACE SHALL BECOME CONTRACTOR'S RESPONSIBILITY.

22. WHERE RAMPING, FILLING, AND SHIMMING ARE NECESSARY, LATEX UNDERLAYMENT SHALL BE APPLIED.

23. BEFORE ORDERING MATERIALS OR FABRICATING WORK, FIELD VERIFY MEASUREMENTS AND CONDITIONS AT THE SITE FOR WORK WHICH MUST BE ACCURATELY FITTED TO OTHER CONSTRUCTION, INCLUDING WALL-TO-WALL, OFFSET, DOOR, AND OTHER DIMENSIONS CONTROLLED BY OTHER TRADES. NO EXTRA CHARGES OR COMPENSATION WILL BE ALLOWED ON ACCOUNT OF DIFFERENCES BETWEEN THE ACTUAL MEASUREMENTS AND DIMENSIONS OF THE DRAWINGS.

24. THOROUGHLY INVESTIGATE AND RESOLVE ACCESS INSTALLATION CONSIDERATIONS, INCLUDING ELEVATOR CAR SIZE AND LOAD CAPACITY, WITHOUT AFFECTING THE CARPET WIDTH OR LENGTH TO THE DETRIMENT OF THE INSTALLATION, AT NO ADDITIONAL COST TO THE OWNER.

25. THE INSTALLATION SHALL BE DONE BY EXPERIENCED MECHANICS AND SHALL INCLUDE ALL LABOR, TOOLS, AND MATERIALS NECESSARY TO COMPLETE THE WORK ACCORDING TO THE SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS FOR THE BEST ACCEPTED INSTALLATION PRACTICES. SPECIAL CARE SHALL BE TAKEN OF ADJACENT WALL SURFACES.

26. WHERE CARPET MEETS PAD, RAISED TILE OR OTHER HARD SURFACES, SPECIAL CARE SHALL BE REQUIRED TO MAKE THE CARPET SURFACES 1/8" HIGHER THAN THE HARD SURFACES. RAW CARPET EDGES SHALL BE SECURELY "TUCKED UNDER" AND HELD IN PLACE WITH CONCEALED HEAVY-DUTY GRIPPER EDGE.

27. CARPET, UNLESS OTHERWISE APPROVED BY ARCHITECT, SHALL RUN ACCORDING TO APPROVED SEAMING DIAGRAM. LAY WITH MINIMUM NUMBER OF SEAMS AS PER SEAMING DIAGRAM IN SHOP DRAWINGS. MAINTAIN PILE LAY AND WEAVE IN SAME DIRECTION. CARPET IN ALL SPACES INDICATED SHALL BE SO INSTALLED THAT MINIMUM NUMBER OF CARPET SECTIONS ARE USED EXCEPT WHERE SPECIFICALLY INDICATED OTHERWISE. CROSS JOINTS NECESSARY DUE TO LENGTH OF ROLLS RECEIVE, SHALL BE PLACED IN THE CUTTING TO AVOID OCCURRENCE AT CONSPICUOUS LOCATIONS (NEAR DOORS OR AT PIVOT POINTS) AND SHALL BE APPROVED BY ARCHITECT PRIOR TO SEAMING. CARPETS SPECIFIED SHALL BE VERIFIED FOR REPEAT PATTERNS. CONTRACTOR SHALL VERIFY QUANTITIES REQUIRED TO ENSURE A SIDE AND END MATCH AND INSTALL ACCORDINGLY.

28. IF MANUFACTURER HAS SPECIAL INSTRUCTIONS REGARDING SEAMING OF THIS PARTICULAR QUALITY OF CARPET, CONTRACTOR SHALL ABIDE BY THEM. CARPET SHALL BE STRETCHED DRUM TIGHT IN LENGTH AND BREADTH DIRECTION BY USE OF KNEE-KICKERS AND POWER STRETCHERS, ELIMINATING WRINKLES AND BUBBLES.

29. IF PILE OF CARPET HAS BEEN COMPRESSED WHILE LAYING IN STORAGE, SO THAT THERE APPEARS TO BE A DIFFERENCE IN COLOR IN ADJACENT WIDTHS OF MATERIAL, NEUTRALIZE PILE WITH A STEAM MACHINE AND OBTAIN A UNIFORM PILE DIRECTION THROUGHOUT BY BRUSHING CARPET WHILE IT IS STILL DAMP, AT NO ADDITIONAL COST TO OWNER.

30. AS CARPET IS LAID, REMOVE TRIMMINGS, EXCESS PIECES OF CARPET, AND LAYING MATERIALS FROM EACH AREA AS IT IS COMPLETED.

31. RESTRETCH CARPET AND REPAIR SEAMS, JOINTS AND EDGES ONCE AFTER ORIGINAL INSTALLATION IS COMPLETED. TIME OF RESTRETCHING SHALL BE AS DIRECTED BY OWNER, BUT WITHIN TWO YEARS AFTER COMPLETION OF INITIAL INSTALLATION AND AT NO ADDITIONAL COST TO OWNER.

32. DAMAGE TO PAINT, WALLS, WOODWORK, DOORS, AND OTHER FINISHED SURFACES SHALL BE CORRECTED BY CONTRACTOR. WORKMANSHIP SHALL BE IN KEEPING WITH HIGHEST STANDARD OF CARPET INSTALLATIONS.

33. PROTECT CARPETING AGAINST DAMAGE OF EVERY KIND. COVER WITH 6-MIL THICK POLYETHYLENE COVERING DURING CONSTRUCTION PERIOD, WHEREVER PROTECTION IS REQUIRED, SO THAT INSTALLATION WILL BE WITHOUT ANY INDICATION OF DETERIORATION, WEAR, OR DAMAGE AT TIME OF ACCEPTANCE BY OWNER. DAMAGED MATERIAL WILL BE REJECTED.

34. PROTECTION SHALL BE MAINTAINED ON EACH FLOOR OR AREA UNTIL ACCEPTED BY OWNER, WITHOUT WAITING UNTIL ENTIRE PROJECT IS COMPLETE. PROTECTION WILL BE REQUIRED ONLY IN THOSE ZONES WHERE TRAFFIC OF ANY CONSEQUENCE CAN REASONABLY BE EXPECTED TO OCCUR.

35. REMOVE AND REPLACE REJECTED MATERIAL WITH NEW MATERIAL AT COMPLETION OF WORK AND WHEN DIRECTED BY OWNER, REMOVE COVERING, VACUUM CLEAN CARPETING, AND RUGS, AND REMOVE SOIL AND STAINS TO SATISFACTION OF OWNER.

36. RECLEANING WILL NOT BE REQUIRED AFTER WORK HAS BEEN INSPECTED AND APPROVED UNLESS LATER OPERATION MAKE RECLEANING OF CERTAIN PORTIONS NECESSARY.

37. THE SERVICES OF COMPETENT MAINTENANCE PERSONNEL SHALL BE PROVIDED TO ADEQUATELY TRAIN OWNER'S EMPLOYEES IN PROPER MAINTENANCE OF CARPETING.

38. SUBMIT PROPOSED SCOPE OF MATERIAL AND INSTRUCTION SCHEDULE TO THE ARCHITECT FOR REVIEW APPROXIMATELY 30 DAYS BEFORE SCHEDULED OCCUPANCY.

39. MUTUALLY AGREEABLE DATES FOR CONDUCTING TRAINING SHALL BE ARRANGED WITH OWNER

BELL WORKS CHICAGO
WEST VESTIBULE

2000 CENTER DRIVE
HOFFMAN ESTATES, IL 60192

PROJECT TEAM

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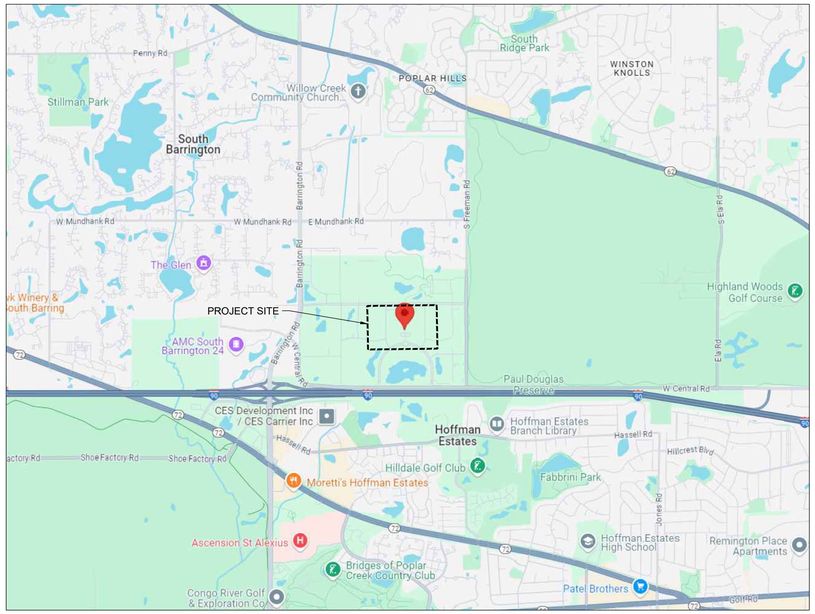
LOCATION MAP

Section 36 / Township 42N / Range 9E



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BENCHMARKS

SITE BENCHMARK 1 – SQUARE CUT AT BASE OF LIGHT POLE NW OF INTERSECTION OF LAKEWOOD BOULEVARD AND WEST DRIVE

ELEVATION = 822.47 (NAVD 88)

SITE BENCHMARK 2 – ARROW BOLT ON FIRE HYDRANT ON E SIDE OF WEST DRIVE APPX. 100' N OF BRIDGE

ELEVATION = 822.40 (NAVD 88)

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EXP. 11-30-2025

REV	DESCRIPTION	DATE
3	REISSUE FOR PERMIT	10/07/2025

BELL WORKS CHICAGO WEST VESTIBULE

2000 CENTER DRIVE
HOFFMAN ESTATES, IL 60192

COVER SHEET

Project Number:
240164
Drawn By:
VL
Sheet:
C0.00

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GENERAL

1. EXISTING SITE TOPOGRAPHY, UTILITIES, AND HORIZONTAL CONTROL SHOWN ON THE DRAWINGS WERE FIELD MEASURED BY DLZ INDUSTRIAL SURVEYING, INC. DATED 10/11/2023. UNDERGROUND UTILITY LOCATIONS ARE BASED ON BEST AVAILABLE INFORMATION. TRADE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITY LOCATIONS, INVERTS, RIMS, PIPE SIZE, MATERIAL TYPE, ETC. PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.
2. ELEVATIONS ARE BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM NAVD 88 DATUM.
3. THE TRADE CONTRACTOR SHALL SUBSCRIBE TO ALL GOVERNING REGULATIONS AND SHALL ABIDE BY THE REQUIREMENTS OF ALL APPLICABLE PERMITS.
4. ALL APPLICABLE PROVISIONS OF THE CURRENT OCCUPATIONAL HEALTH AND SAFETY ACT ARE HEREIN INCORPORATED BY REFERENCE.
5. NO BURNING OR INCINERATION OF RUBBISH IS PERMITTED ON THE SITE.
6. STREET AND DRIVEWAY PAVEMENT SHALL BE PROTECTED FROM DAMAGE. ANY DAMAGE SHALL BE REPAIRED PER THE VILLAGE OF HOFFMAN ESTATES REQUIREMENTS. MATERIALS AND WORKMANSHIP OF REPAIRS SHALL CONFORM TO THE "IDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS (LATEST EDITION), THE SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS (LATEST EDITION)", HEREIN AFTER REFERRED TO AS "STANDARD SPECIFICATIONS" AND THE VILLAGE OF HOFFMAN ESTATES REQUIREMENTS.
7. THE "DEVELOPMENT REGULATIONS", LATEST EDITION, AS ADOPTED BY THE VILLAGE OF HOFFMAN ESTATES, ILLINOIS, HEREIN AFTER REFERRED TO AS THE "DEVELOPMENT REGULATIONS", INCLUDING ALL VILLAGE STANDARD DETAILS AND SPECIFICATIONS; THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION) AND THE SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS (LATEST EDITION)" PREPARED BY ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT), HEREIN AFTER REFERRED TO AS THE "STANDARD SPECIFICATIONS"; AND ILLINOIS ENVIRONMENTAL PROTECTION AGENCY ILLINOIS URBAN MANUAL, LATEST EDITION, AND "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", HEREIN AFTER REFERRED TO AS "ISPE STANDARDS" SHALL GOVERN THE CONSTRUCTION OF THESE IMPROVEMENTS EXCEPT AS MODIFIED BY THE CONTRACT DOCUMENTS.
8. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REGULATIONS OF THE VILLAGE OF HOFFMAN ESTATES, ILLINOIS AND THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, HEREIN AFTER REFERRED TO AS ISPE STANDARDS.
9. ALL FACILITIES OR LANDSCAPING DAMAGED DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION BY THE RESPONSIBLE TRADE CONTRACTOR.
10. PROPOSED ELEVATIONS INDICATE FINISHED GRADES. FOR SUBGRADE ELEVATIONS, ALLOW FOR THICKNESS OF PROPOSED PAVING OR TOPSOIL THICKNESS.
11. THE TRADE CONTRACTOR SHALL NOTIFY THE VILLAGE OF HOFFMAN ESTATES, ILLINOIS 48 HOURS BEFORE THE COMMENCEMENT OF CONSTRUCTION.
12. SHOULD THE TRADE CONTRACTOR ENCOUNTER FIELD DRAINAGE TILE NOT SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL IMMEDIATELY CONTACT ENGINEER AND THE VILLAGE OF HOFFMAN ESTATES FOR INSTRUCTIONS. SHOULD THE ENGINEER OR VILLAGE OF HOFFMAN ESTATES INSTRUCT THAT DAMAGED FIELD TILES BE RESTORED TO THEIR ORIGINAL CONDITION, THAT REPAIR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. THE LOCATION OF FOUND DRAINAGE TILE SHALL BE INDICATED ON THE RECORD DRAWINGS.
13. ALL TRENCHES SHOULD FOLLOW THE VILLAGE OF HOFFMAN ESTATES STANDARD DETAILS INCLUDED IN THE CIVIL DETAILS. TRENCHES ARE TO BE BACKFILLED WITH TRENCH BACKFILL AND COMPACTED TO 95% MODIFIED PROCTOR DENSITY, AS REQUIRED BY THE VILLAGE OF HOFFMAN ESTATES AND THE ISPE STANDARDS.
14. TRADE CONTRACTOR IS RESPONSIBLE FOR CALLING J.U.L.I.E. AT 1-800-892-0123 OR 811 AND NOTIFYING THE CONSTRUCTION MANAGER AT LEAST 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING UTILITY MARKINGS THROUGHOUT CONSTRUCTION.
15. ALL DIMENSIONS, CURB RADII AND ELEVATIONS REFER TO THE BACK OF CURB WHERE CURB IS SHOWN. COORDINATES ARE TO BACK OF CURB, CENTER OF STRUCTURES OR AS SHOWN.
16. WHERE PAVEMENT, CURB OR SIDEWALK REMOVAL IS REQUIRED, THE TRADE CONTRACTOR SHALL SAW CUT THE BOUNDARIES OF THE AREA TO BE REMOVED PRIOR TO DEMOLITION.
17. TRADE CONTRACTOR IS RESPONSIBLE FOR LAYOUT, LINE AND GRADE FOR ITEMS INCLUDED IN THE CONTRACT SCOPE OF WORK. CONTRACTOR TO USE CAD FILES AS PROVIDED BY THE ENGINEER FOR GEOMETRIC LAYOUT.
18. TRADE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE PUBLIC STREET CLEAN OF DEBRIS.
19. "BAND SEAL" JOINTS WITH STAINLESS STEEL STRAPS AND BOLTS SHALL BE USED WHEN CONNECTING DISSIMILAR MATERIALS.
20. ALL EXISTING UTILITY STRUCTURES SHALL BE ADJUSTED AS NECESSARY TO MATCH FINISH GRADE. ALL EXISTING UTILITY STRUCTURES REQUIRING ADJUSTMENT OR RECONSTRUCTION SHALL BE COMPLETED BY THE CONTRACTOR TO THE SATISFACTION OF THE UTILITY OWNER. ADJUSTMENTS AND/OR RECONSTRUCTIONS NOT CALLED FOR ON THE PLANS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT, NO MORE THAN A TOTAL OF 12 INCHES OF ADJUSTING RINGS AND/OR 2 ADJUSTING RINGS SHALL BE ALLOWED.
21. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT IN LOCATION AND/OR ELEVATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND CONSTRUCTION MANAGER SO THAT THE CONFLICT MAY BE RESOLVED.
22. THE CONTRACTOR IS RESPONSIBLE FOR ALL AS-BUILT SURVEYS. ALL AS-BUILT SURVEYS SHALL BE COMPLETED BY A PROFESSIONAL LAND SURVEYOR AND BE SIGNED AND SEALED. THE CONTRACTOR SHALL SUBMIT TWO SETS OF THE "AS-BUILT" FINAL ENGINEERING DRAWINGS (I.E. RECORD DRAWINGS) AND STORMWATER MANAGEMENT CALCULATIONS UPON COMPLETION OF IMPROVEMENTS AND INCLUDE ELECTRONIC CAD FILES. THE RECORD DRAWINGS SHOULD AT LEAST INCLUDE THE FOLLOWING INFORMATION: AS-BUILT DETENTION CONTOURS, ELEVATIONS (INCLUDING DETENTION BASIN TOP OF BERM AND OVERFLOW WEIR GRADES) AND VOLUME (VERIFIED, SIGNED, & SEALED BY A PROFESSIONAL ENGINEER (PE) OR PROFESSIONAL LAND SURVEYOR (PLS)); ELEVATION, AND LOCATION (TIES TO TWO POINTS) OF ALL NEW STRUCTURES INCLUDING FIRE HYDRANTS, VALVE BOXES AND VAULTS, LINESTOP SLEEVES, WATER SERVICE CORPORATION STOPS, WATER MAIN FITTINGS/BENDS, MANHOLES, SANITARY SERVICE WYES (MEASURED FROM DOWNSTREAM MANHOLE), ALL STORM/SANITARY SEWER STRUCTURES (INCLUDING INVERTS AND PIPE SIZES), ALL PIPES (LOCATIONS, SLOPES, LENGTHS, ETC.), OUTLET CONTROL STRUCTURES (INCLUDING RESTRICTOR SIZES AND ELEVATIONS PLUS TOP OF WALL) AND ABANDONED WATER OR SANITARY SERVICE LINES. DETAILED TOPOGRAPHIC SURVEY OF ALL HIGH POINTS, LOW POINTS, CHANGE OF SLOPE INCLUDING GUTTER GRADES, TOP OF CURB GRADES, PAVEMENT GRADES, SIDEWALK GRADES, RAMP GRADES, ETC. TO VERIFY POSITIVE DRAINAGE. ALL ELEVATIONS SHOULD BE REFERENCED TO THE SAME BENCHMARK DATUM AS THE ORIGINAL DESIGN PLANS. HORIZONTAL TIES SHALL BE REFERENCED TO LOT LINES, BACK OF CURB, OR PROPERTY CORNERS. WITHIN DETENTION/BMP AREAS: FOR VERIFICATION OF DETENTION VOLUME AND SUBBASE GRADES, PRIOR TO BACK FILLING WITH CA-7, THE CONTRACTOR SHALL PROVIDE ENGINEER WITH A CERTIFIED TOPO SURVEY OF AS-BUILT SUBBASE GRADES FOR ENGINEER APPROVAL AND ALSO A COPY OF RECEIPT OF THE CA-7 AGGREGATE.
23. EMERGENCY VEHICLE ACCESS IS TO BE MAINTAINED THROUGHOUT DURATION OF PROJECT. VEHICLE ACCESS IS TO BE CLEARLY MARKED. ANY ALTERATION OF EMERGENCY VEHICLE ROUTE OR ACCESS IS TO BE APPROVED BY THE VILLAGE OF HOFFMAN ESTATES, ILLINOIS.

VILLAGE CONTACT INFORMATION:

VILLAGE OF HOFFMAN ESTATES
1900 HASSELL ROAD,
HOFFMAN ESTATES, IL 60169
CONTACT: ALAN WENDERSKI, VILLAGE ENGINEER

HOT MIX ASPHALT PAVING

1. SUBGRADE PREPARATION, BASE COURSE PLACEMENT, AND HMA PAVEMENT SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS AND RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.
2. DEPRESSIONS OF FINAL HMA SURFACES SHALL NOT EXCEED 1/4 INCH FROM PROPOSED CORRECTIONS TO NON-COMPLIANT AREAS ORDERED BY THE CONSTRUCTION MANAGER SHALL BE MADE AT NO ADDITIONAL CHARGE.
3. ALL SIGNAGE AND STRIPING SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

STORM SEWER

1. CONTRACTOR TO FOLLOW ALL VILLAGE OF HOFFMAN ESTATES REQUIREMENTS.
2. REINFORCED CONCRETE PIPE (RCP) SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-76, SHALL BE A MINIMUM OF CLASS III AND JOINTS SHALL CONFORM TO ASTM C-443.
3. POLYVINYL CHLORIDE (PVC) PIPE SHALL CONFORM TO THE REQUIREMENTS OF ASTM D-3034 (4"-15") AND ASTM F-679 (16" TO 36") AND JOINTS CONFORMING TO ASTM D-3212 (4"-15") AND ASTM F-477. THE PIPE SHALL BE MADE OF PVC PLASTIC HAVING A MINIMUM CELL CLASSIFICATION OF 12454-C OR 12364-C, AS DEFINED IN ASTM D-1784. THE PVC STANDARD DIMENSION RATIO (SDR) SHALL BE MINIMUM 26.
4. ALL STORM STRUCTURES AND SEWERS ARE TO BE CLEANED PRIOR TO FINAL ACCEPTANCE. THE TRADE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING SEDIMENT FROM THE STORM SEWER STRUCTURES AND PIPES DURING CONSTRUCTION AND UNTIL 90% OF VEGETATION IS ESTABLISHED.
5. MANHOLES, CATCH BASINS, INLETS, BEDDING AND TRENCH BACKFILL SHALL CONFORM TO THE CONSTRUCTION DETAILS, STANDARD SPECIFICATIONS AND ISPE SPECIFICATIONS.

EARTHWORK

1. ALL AREAS SHALL BE CLEARED AND TILLED IN PREPARATION TO RECEIVE SEED. REFER TO SPECIFICATIONS FOR REQUIREMENTS.
2. THE TRADE CONTRACTOR SHALL APPLY FERTILIZER AND SEED TO ALL DISTURBED AREAS, AS NOTED ON THE CONSTRUCTION DRAWINGS. TRADE CONTRACTOR SHALL APPLY FERTILIZER AND SEED USING THE HYDROSEED METHOD. FERTILIZER AND SEED QUANTITIES AND SEEDING PROCEDURES SHALL CONFORM TO THE SPECIFICATIONS.
3. THE TRADE CONTRACTOR WILL INSPECT THE SEEDED AREAS AFTER SEEDING, TO RECEIVE FINAL ACCEPTANCE. SEEDED AREAS MUST SUPPORT DENSE, THRIVING GRASSES SUFFICIENT TO PROTECT THE SOIL FROM EROSION IN A MODERATE RAINFALL. AREAS THAT, IN THE OPINION OF THE OWNER & ENGINEER, DO NOT MEET THIS REQUIREMENT, MUST BE IMMEDIATELY RESEEDED. REFER TO SPECIFICATIONS FOR ALL REQUIREMENTS.
4. TOPSOIL FOR RESTORATION AREAS SHALL COMPLY WITH THE STANDARD SPECIFICATIONS. TOPSOIL MAY BE SALVAGED FROM THE SITE AND STOCKPILED FOR REUSE WHEN ALL WORK IS COMPLETED. ADDITIONAL TOPSOIL REQUIRED TO COMPLETE THE JOB SHALL BE OBTAINED FROM OFF-SITE SOURCES AT THE TRADE CONTRACTOR'S EXPENSE. SALVAGED TOPSOIL SHALL BE SUBJECT TO THE ENGINEER'S APPROVAL AND WILL BE REJECTED IF NOT CLEAN, UNCONTAMINATED MATERIAL.
5. THE CROWNS AND ROOT OF TREES WHICH ARE TO BE PRESERVED IN THE PROJECT AREA, BUT WHICH COULD BE NEGATIVELY AFFECTED DURING THE CONSTRUCTION PROCESS, SHALL BE PRUNED BY A QUALIFIED ARBORIST ACCORDING TO THE TREE PRUNING STANDARDS SET BY ANSI 2100 CODE.
6. POROUS GRANULAR EMBANKMENT, SUBGRADE

   THIS WORK CONSISTS OF FURNISHING, PLACING, AND COMPACTING POROUS GRANULAR MATERIAL AS DIRECTED BY THE ENGINEER. POROUS GRANULAR EMBANKMENT SHALL CONSIST OF CA-1 AGGREGATE CAPPED WITH A 3 INCHES NOMINAL THICKNESS TOP LIFT OF CA-6 CAPPING AGGREGATE. THE MATERIAL SHALL BE USED AS A BRIDGING LAYER OVER SOFT, PUMPY, AND LOOSE SOIL AND SHALL CONFORM.

   THE POROUS GRANULAR MATERIAL SHALL BE PLACED IN ONE LIFT WHEN THE TOTAL THICKNESS TO BE PLACED IS 2 FEET OR LESS OR AS DIRECTED BY THE ENGINEER. EACH LIFT OF THE POROUS GRANULAR MATERIAL SHALL BE ROLLED WITH A VIBRATORY ROLLER MEETING THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS TO OBTAIN THE DESIRED KEYING OR INTERLOCK AND COMPACTION. THE ENGINEER SHALL VERIFY THAT ADEQUATE KEYING HAS BEEN OBTAINED.

   CONSTRUCTION EQUIPMENT NOT NECESSARY FOR THE COMPLETION OF THE REPLACEMENT MATERIAL WILL NOT BE ALLOWED ON THE UNDERCUT AREAS UNTIL COMPLETION OF THE RECOMMENDED THICKNESS OF THE POROUS GRANULAR EMBANKMENT SUBGRADE.

   FULL DEPTH SUBGRADE UNDERCUT SHOULD OCCUR AT LIMITS DETERMINED BY THE ENGINEER. A TRANSITION SLOPE TO THE FULL DEPTH OF UNDERCUT SHALL BE MADE OUTSIDE OF THE UNDERCUT LIMITS AT A TAPER OF 1 FOOT LONGITUDINAL PER 1 INCH DEPTH BELOW THE PROPOSED SUBGRADE OR BOTTOM OF THE PROPOSED AGGREGATE SUBGRADE WHEN INCLUDED IN THE CONTRACT.

   THIS WORK WILL BE MEASURED FOR PAYMENT IN ACCORDANCE THE STANDARD SPECIFICATIONS. WHEN SPECIFIED ON THE CONTRACT, THE THEORETICAL ELEVATION OF THE BOTTOM OF THE AGGREGATE SUBGRADE SHALL BE USED TO DETERMINE THE UPPER LIMIT OF POROUS GRANULAR EMBANKMENT, SUBGRADE. THE VOLUME WILL BE COMPUTED BY THE METHOD OF AVERAGE END AREAS.

   THIS WORK SHALL BE PAID FOR AT THE CONTRACT UNIT PRICE PER CUBIC YARD FOR POROUS GRANULAR EMBANKMENT, SUBGRADE WHICH PRICE SHALL INCLUDE THE CAPPING AGGREGATE, WHEN REQUIRED.

   THE POROUS GRANULAR EMBANKMENT, SUBGRADE SHALL BE USED AS FIELD CONDITIONS WARRANT AT THE TIME OF CONSTRUCTION.
7. SPECIAL EXCAVATION WORK UNDER THIS ITEM SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS EXCEPT AS HEREIN MODIFIED.

   SPECIAL EXCAVATION SHALL INCLUDE THE SATISFACTORY REMOVAL AND OFF-SITE DISPOSAL OF ALL UNSUITABLE MATERIAL BELOW THE SUBGRADE ELEVATION.

   AFTER EXCAVATING TO THE REQUIRED SUBGRADE LEVEL, THE ENGINEER & GEOTECH ENGINEER SHALL INSPECT THE SUBGRADE. PRIOR TO PLACING ANY PAVEMENT SECTION MATERIAL THE EXCAVATION LEVEL OR SUBGRADE LEVEL SHALL BE COMPACTED AND, WHERE POSSIBLE, PROOF ROLLED WITH A 40,000 LB TANDEM AXLE TRUCK BY MAKING AT LEAST 4 PASSES. THE COMPACTING AND PROOF ROLLING WILL DETECT SOFT OR UNSTABLE POCKETS OF MATERIAL WHICH SHALL BE REMOVED AND REPLACED AS HEREIN SPECIFIED. THE COMPACTING AND PROOF ROLLING SHALL BE INCIDENTAL TO THE WORK AND NO ADDITIONAL COMPENSATION WILL BE PAID.

   IF THE EXISTING SUBGRADE SOIL IS NOT SUITABLE FOR PROVIDING AN IBR SOIL SUPPORT VALUE OF 2, THE TRADE CONTRACTOR SHALL REMOVE THE UNSUITABLE SUBGRADE SOIL BELOW THE PROPOSED SUBGRADE LEVEL TO A DEPTH AS DIRECTED BY THE ENGINEER, COMPACT AND PROOF ROLL THE EXCAVATED AREA. IF UPON PROOF ROLLING THE SUBGRADE IS STILL UNSUITABLE, ADDITIONAL EXCAVATION MAY BE REQUIRED. NO ADDITIONAL COMPENSATION WILL BE MADE REGARDLESS OF THE NUMBER OF TIMES THE AREA IS COMPACTED AND PROOF ROLLED.

   CA-1 SHALL BE USED TO BRING THE SUBGRADE TO THE PROPOSED ELEVATION AS INDICATED UNDER THE ITEM POROUS GRANULAR EMBANKMENT, SUBGRADE. POROUS GRANULAR EMBANKMENT, SUBGRADE IS NOT CONSIDERED PART OF THIS ITEM.

   THOSE AREAS OF SUBGRADE WHICH ARE NOT OVER EXCAVATED SHALL ALSO BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.

   SPECIAL EXCAVATION AS SHOWN ON THE PLANS AND AS DIRECTED BY THE ENGINEER WILL BE MEASURED FOR PAYMENT IN PLACE AND THE VOLUME IN CUBIC YARDS COMPUTED BY THE METHOD OF AVERAGE END AREAS. EXCAVATION IN EXCESS OF THAT AUTHORIZED SHALL NOT BE MEASURED FOR PAYMENT.

   THIS WORK SHALL BE PAID FOR AT THE CONTRACT UNIT CUBIC YARD FOR SPECIAL EXCAVATION, WHICH PRICE SHALL INCLUDE ALL COSTS ASSOCIATED WITH UNSUITABLE MATERIAL REMOVAL AND LEGAL DISPOSAL, GRADING COMPACTING AND PROOF ROLLING OF SUBGRADE.
8. THE OWNER IS REQUIRED TO HAVE A GEOTECHNICAL ENGINEER ON-SITE TO MONITOR EARTHWORK, AND THE GRADING ACTIVITY, IN ORDER TO IDENTIFY UNSUITABLE SOILS FOR REMOVAL FROM THE SITE. CONTRACTOR TO ENSURE REQUIREMENTS ARE MET.

ABBREVIATIONS

A	ARC LENGTH	MH	MANHOLE
B/C	BACK OF CURB	N.D.L.	NO DISTURB LINE
B-B	BACK-TO-BACK OF CURB	N.I.C.	NOT IN CONTRACT
BIT	BITUMINOUS PAVEMENT	N.W.E.	NORMAL WATER ELEVATION
B.L.	BUILDING LINE	P.I.	POINT OF INTERSECTION
B.M.	BENCH MARK	P.R.C.	POINT OF REVERSE CURVATURE
BRW	BOTTOM OF RETAINING WALL	PVC	POLYVINYL CHLORIDE
B/W	BACK OF SIDEWALK	P.T.	POINT OF TANGENCY
CHDPE	CORRUGATED HIGH DENSITY POLYETHYLENE PIPE	P.L.	PROPERTY LINE
CO	CLEAN OUT	P.C.	POINT OF CURVATURE
C & G	CURB AND GUTTER	PVI	POINT OF VERTICAL INTERSECTION
C.B.	CATCH BASIN	P.G.	PROPELE GRADE
CP	CONTROL POINT	R	RADIUS
DWG.	DRAWING	RCP	REINFORCED CONCRETE PIPE
D.I.P.	DUCTILE IRON PIPE	REC.	RECORD DIMENSION
DIA.	DIAMETER	R.O.W.	RIGHT-OF-WAY
D.	DISTANCE	RT	RIGHT
DC	DEPRESSED CURB	SHT	SHEET
D.E.	DRAINAGE EASEMENT	S	SLOPE
D.V.	DETENTION VOLUME	STA	STATION
DS	DOWNSPOUT	STMH	STORM MANHOLE
ELEV./ EL.	ELEVATION	SAN	SANITARY
E/P	EDGE OF PAVEMENT	SMH	SANITARY MANHOLE
E.J.	EXPANSION JOINT	T.E.	TOP ELEVATION
EX.	EXISTING	T/C	TOP OF CURB
F.G.	FINISH GRADE	T.O.P.	TOP OF PIPE
F-F	FACE-TO-FACE OF CURB OR STALL	T	TELEPHONE
F/L	FLOW LINE	TRW	TOP OF RETAINING WALL
F.H.	FIRE HYDRANT	TYP	TYPICAL
F.E.S.	FLARED END SECTION	U.E.	UTILITY EASEMENT
FIP	FOUND IRON PIPE	V.C.	VERTICAL CURVE
F/F	FINISHED FLOOR	V.I.F.	VERIFY IN FIELD
GAV	GAS VALVE	V.I.T.	VITRIFIED HUB TILE
GF	GRADE AT FOUNDATION	V.B.	VALVE BOX
G.L.	GUTTER LINE	V.V.	VALVE VAULT
G.	GAS	V.C.P.	VITRIFIED CLAY PIPE
GR	GRADE ELEVATION	VER.	VERTICAL
GV/VV	GATE VALVE IN VALVE VAULT	W	WATER
GV/VB	GATE VALVE IN VALVE BOX	W/	WITH
HDW	HEADWALL	WM	WATER MAIN
HOR.	HORIZONTAL		
H.W.E.	HIGH WATER ELEVATION		
I.E. / INV.	INVERT ELEVATION		
INL.	INLET		
IRR.	IRRIGATION		
L.	LENGTH		
L.P.	LIGHT POLE		
LT.	LEFT		
(M)	MEASURED BEARING OR DISTANCE		
M/E	MATCH EXISTING		
M.O.	MID ORDINATE		

LEGEND

EXISTING

STORM SEWER		FIRE HYDRANT	
SANITARY SEWER		WATER VALVE VAULT	
WATER MAIN	W W	WATER VALVE BOX	VB
TELEPHONE	T	WATER BUFFALO BOX	BB
ELECTRICAL	E	WATER METER	WM
GAS MAIN	G	ELECTRIC METER	EM
GUARD RAIL		GAS METER	GM
EXISTING FENCE	X X X	GAS VALVE	GV
STORM MANHOLE		CLEANOUT	CO
CATCH BASIN		CITY ELEC. MH	©
INLET		COMED ELEC. MH	E
FLARED END SECTION		TELEPHONE MH	T
SANITARY MANHOLE		SOIL BORING	
DECIDUOUS TREE		LIGHT POLE	
EVERGREEN TREE		POWER POLE	
SIGN		TELEPHONE POLE	

PROPOSED

COMBINED SEWER		FIBER OPTIC CONDUIT	
STORM SEWER		ELECTRIC LIGHT	
SANITARY SEWER		CLEANOUT ACCESS	
WATER MAIN	W W	FIRE HYDRANT	
TELEPHONE	T	WATER VALVE VAULT	
ELECTRICAL	E	WATER VALVE BOX	BB
GAS MAIN	G	ELECTRIC MANHOLE	E
GUARD RAIL		TELEPHONE PEDESTAL	T
STORM MANHOLE		GAS METER	G
CATCH BASIN		DOWNSPOUT	DS
SANITARY MANHOLE			
DECIDUOUS TREE			
SIGN			
TELEVISION	TV		
ELECTRIC GENERATOR	E		
ELECTRIC TRANSFORMER			
ELECTRIC METER BOX			
SILT FENCE	SF		
FENCE/GATE	X X X		

Bell Works

Wight

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SHAWN M. BENSON
062-062115
LICENSED PROFESSIONAL ENGINEER
STATE OF ILLINOIS

EXP. 11-30-2025

REV	DESCRIPTION	DATE
3	REISSUE FOR PERMIT	10/07/2025

BELL WORKS CHICAGO WEST VESTIBULE

2000 CENTER DRIVE
HOFFMAN ESTATES, IL 60192

CIVIL GENERAL NOTES

Project Number: 240164
Scale:
Drawn By: SC
Sheet:

C0.01

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SECTION 312000 – EARTH MOVING

PART 1 – GENERAL

1.1 QUALITY ASSURANCE

UNLESS SPECIFICALLY STATED IN THE SPECIFICATIONS, THE FOLLOWING DOCUMENTS SHALL PROVIDE GENERAL REQUIREMENTS AND COVENANTS APPLICABLE TO CONSTRUCTION WITHIN THE VILLAGE OF HOFFMAN ESTATES. IN THE EVENT OF CONFLICT BETWEEN THE EXISTING VILLAGE OF HOFFMAN ESTATES CODES AND THE CONTENTS OF THIS DOCUMENT, THE FORMER WILL SUPERCEDE THE LATTER AND/OR THE DECISION OF THE VILLAGE OF HOFFMAN ESTATES WILL PREVAIL.
ILLINOIS DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST REVISION, ALONG WITH THE SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS. (METHOD OF MEASUREMENT AND BASIS OF PAYMENT SHALL NOT APPLY.)
I.S.P.E., CONSULTING ENGINEERS COUNCIL OF ILLINOIS, ET. AL., STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST REVISION.

TESTING LABORATORY SERVICES:
THE OWNER SHALL SECURE AND PAY FOR THE SERVICES OF A GEOTECHNICAL ENGINEER TO CLASSIFY EXISTING SOIL MATERIALS, TO RECOMMEND AND TO CLASSIFY PROPOSED BORROW MATERIALS WHEN NECESSARY, TO VERIFY COMPLIANCE OF MATERIALS WITH SPECIFIED REQUIREMENTS, AND TO PERFORM REQUIRED FIELD AND LABORATORY TESTING.

THE CONTRACTOR SHALL NOT RELY ON THE OWNER TO PROVIDE SOURCE SITE CERTIFICATIONS FOR REMOVAL OF ANY MATERIALS.

FORM LPC-663, UNCONTAMINATED SOIL CERTIFICATION BY LICENSED PROFESSIONAL, CAN BE DOWNLOADED FROM HTTP://WWW.EPA.STATE.IL.US/LAND/REGULATORY-PROGRAMS/PERMITS-AND-MANAGEMENT/FORMS/CLEAN-CONSTRUCTION-DEMO-DEBRIS/INDEX.HTML.

THE CONTRACTOR SHALL PROVIDE THE OWNER AND THE ENGINEER WITH COPIES OF ALL EXECUTED FORMS, DOCUMENTS, AND CORRESPONDENCES REGARDING CLEAN CONSTRUCTION DEMOLITION DEBRIS (CCDD).

1.2 REFERENCES

ASTM D 1556_00 __ STANDARD TEST METHOD FOR DENSITY AND UNIT WEIGHT OF SOIL IN PLACE BY THE SAND_CONE METHOD.

ASTM D 1557_02 __ TEST METHODS FOR LABORATORY COMPACTION CHARACTERISTICS OF SOILS USING MODIFIED EFFORT (56,000 FT_LBF/FT3 (2,700 KN_M/M3)).

ASTM D 2167_94(2004) __ STANDARD TEST METHOD FOR DENSITY AND UNIT WEIGHT OF SOIL IN_PLACE BY THE RUBBER BALLOON METHOD.

ASTM D 2487_00__ STANDARD CLASSIFICATION OF SOILS FOR ENGINEERING PURPOSES (UNIFIED SOIL CLASSIFICATION SYSTEM).

ASTM D 2922_01 ___ STANDARD TEST METHODS FOR DENSITY OF SOIL AND SOIL_AGGREGATE IN PLACE BY NUCLEAR METHODS (SHALLOW DEPTH).

ASTM D 3017_01 ___ STANDARD TEST METHOD FOR WATER CONTENT OF SOIL AND ROCK IN PLACE BY NUCLEAR METHODS (SHALLOW DEPTH).

ASTM D 698–00A --STANDARD TEST METHODS FOR LABORATORY COMPACTION CHARACTERISTICS OF SOIL USING STANDARD EFFORT (12,400 FT–LBF/FT³ (600 KN–M/M³)).

ASTM D448–03A -- STANDARD CLASSIFICATION FOR SIZES OF AGGREGATE FOR ROAD AND BRIDGE CONSTRUCTION

1.3 SUBMITTALS

TEST REPORTS: TESTING LABORATORY WILL SUBMIT THE FOLLOWING REPORTS DIRECTLY TO THE CONSTRUCTION MANAGER AND SHALL COPY THE TRADE CONTRACTOR:
ANALYSIS OF SOIL MATERIALS, WHETHER PROCURED ON OR OFF SITE, AND INCLUDING FILL, BACKFILL, AND BORROW MATERIALS.
VERIFICATION OF EACH FOOTING SUBGRADE.
IN_PLACE DENSITY TEST REPORTS.
MOISTURE_DENSITY RELATIONSHIP TEST REPORTS.
COMPRESSIVE STRENGTH OR BEARING TEST REPORTS.

1.4 SITE CONDITIONS

TRAFFIC: DO NOT INTERFERE WITH OR CLOSE PUBLIC WAYS WITHOUT PERMISSION OF GOVERNING AUTHORITIES. DO NOT INTERFERE WITH ADJACENT PRIVATE FACILITIES.

SITE UTILITIES:
ADVISE UTILITY COMPANIES OF EXCAVATION ACTIVITIES BEFORE STARTING EXCAVATIONS. LOCATE AND IDENTIFY UNDERGROUND UTILITIES PASSING THROUGH WORK AREA BEFORE STARTING WORK.
IF UNDERGROUND UTILITIES ARE ENCOUNTERED IN LOCATIONS OTHER THAN INDICATED, IMMEDIATELY ADVISE UTILITY OWNERS BEFORE PROCEEDING. AMEND PROJECT RECORD DOCUMENTS TO SHOW ACTUAL LOCATIONS.
PROTECT EXISTING UTILITIES INDICATED TO REMAIN.
DO NOT INTERRUPT EXISTING UTILITIES WITHOUT ADVANCE NOTICE TO AND WRITTEN APPROVAL FROM THE OWNER.

PART 2 – PRODUCTS

2.1 MATERIALS

WHERE SUFFICIENT APPROVED MATERIALS ARE NOT AVAILABLE FROM REQUIRED EXCAVATIONS ON SITE, OBTAIN AND PAY FOR MATERIALS FROM APPROVED SOURCES OFF SITE WITHOUT CHARGE TO THE OWNER.

FOR EACH SOIL MATERIAL PROPOSED FOR USE AS FILL OR BACKFILL, WHETHER OBTAINED ON OR OFF SITE, TESTING LABORATORY SHALL CLASSIFY SOIL MATERIAL, DEVELOP PROCTOR CURVE, AND PERFORM ANY OTHER TESTS REQUIRED.

OBTAIN APPROVAL OF THE GEOTECHNICAL ENGINEER AND CONSTRUCTION MANAGER FOR EACH SOIL MATERIAL.

TOPSOIL: REFER TO LANDSCAPE DRAWINGS.

SATISFACTORY TOPSOIL: FERTILE AGRICULTURAL SOIL, TYPICAL FOR LOCALITY, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH; FREE OF SUBSOIL, ROCKS LARGER THAN 2 INCHES IN DIAMETER, CLAY, TOXIC MATTER, PLANTS, WEEDS, AND ROOTS.

BACKFILL AND FILL MATERIALS: MATERIALS CLASSIFIED AS SATISFACTORY.

SATISFACTORY SOIL MATERIAL (ASTM D 2487); FREE OF STONES LARGER THAN 2 INCHES IN ANY DIMENSION, TRASH, DEBRIS, ORGANIC MATERIAL, OTHER OBJECTIONABLE MATERIAL AND CLASSIFIED AS FOLLOWS:

GW (WELL_GRADED GRAVEL).
GC (CLAYEY GRAVEL).
SW (WELL_GRADED SAND).
SC (CLAYEY SAND).
CL (LEAN CLAY).

UNSATISFACTORY SOIL MATERIAL (ASTM D 2487):
GP (POORLY GRADED GRAVEL).
GM (SILTY GRAVEL).
SP (POORLY GRADED SAND).
SM (SILTY SAND).
ML (SILT).
OL (ORGANIC CLAY).
OL (ORGANIC SILT).
CH (FAT CLAY).
MH (ELASTIC SILT).
OH (ORGANIC CLAY).
OH (ORGANIC SILT).
PT (PEAT).

AGGREGATE FILL OUTSIDE TREE DRIP LINE: CRUSHED CONCRETE; 100 PERCENT PASSING A 1_1/2_INCH SIEVE; NOT MORE THAN 2 PERCENT PASSING A NO. 4 SIEVE

AGGREGATE FILL WITHIN TREE DRIP LINE: CLEAN, CRUSHED ROCK OR GRAVEL OR UNCRUSHED GRAVEL; 100 PERCENT PASSING A 1_1/2_INCH SIEVE; NOT MORE THAN 2 PERCENT PASSING A NO. 4 SIEVE.

SUBBASE MATERIAL: WELL_GRADED, CLEAN, SOUND, DURABLE PARTICLES OF CRUSHED CONCRETE, CRUSHED BLAST FURNACE SLAG, AND SCREENINGS. OBTAIN THE CONSTRUCTION MANAGER'S APPROVAL OF SOURCE, QUALITY, AND GRADATION.

2.2 PLASTIC WARNING TAPE

ACID_ AND ALKALI_RESISTANT POLYETHYLENE FILM SPECIFICALLY MANUFACTURED FOR MARKING AND IDENTIFYING UNDERGROUND UTILITIES.
MINIMUM WIDTH, 2 INCHES; MINIMUM THICKNESS, 4 MILS.
METALLIC CORE ENCASED IN PROTECTIVE JACKET AGAINST CORROSION AND DETECTABLE BY METAL DETECTOR WHEN TAPE IS BURIED 1 FOOT DEEP.
CONTINUOUS PRINTED INSCRIPTION SHALL DESCRIBE UTILITY. TAPE COLOR:
ELECTRIC: RED.
GAS: YELLOW.
WATER SYSTEM: BLUE.
SEWER: GREEN.
PHONE: ORANGE

PART 3 – EXECUTION

3.1 PREPARATION

PROTECTION: PROVIDE MARKERS INDICATING LIMITS OF WORK AND CLEAR IDENTIFICATION OF ITEMS AND AREAS REQUIRING PROTECTION UTILIZING CONSTRUCTION FENCING AS NECESSARY.

PROVIDE BARRICADES, WARNING SIGNS, AND WARNING LIGHTS AROUND OPEN EXCAVATIONS AS NECESSARY TO PREVENT INJURY TO PERSONS.

THE TRADE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING THE POTENTIAL FOR INJURY TO PERSONS AND DAMAGE TO PROPERTY.
WHERE SUCH POTENTIAL IS PRESENT, TAKE APPROPRIATE PROTECTIVE MEASURES.
PROTECT PERSONS FROM INJURY AND PROTECT EXISTING AND NEW IMPROVEMENTS FROM DAMAGE CAUSED DIRECTLY OR INDIRECTLY BY CONSTRUCTION OPERATIONS.

DO NOT ALLOW EXCAVATION SUBGRADES AND SOIL AT FOUNDATIONS TO BE SUBJECTED TO FREEZING TEMPERATURES OR FROST. PROVIDE PROTECTIVE INSULATING MATERIALS AS NECESSARY. SHOULD PREPARED, COMPACTED SUBGRADES BE DAMAGED BY FREEZING, REMOVE SOIL MATERIALS TO THE DEPTH REQUIRED BY THE GEOTECHNICAL ENGINEER AND REPLACE AND RECOMPACT IN CONFORMANCE WITH SPECIFIED REQUIREMENTS.

3.2 EROSION CONTROL

TO THE MAXIMUM EXTENT PRACTICABLE, PREVENT EROSION OR DISPLACEMENT OF SOILS AND DISCHARGE OF SOIL_BEARING WATER RUNOFF TO ADJACENT PROPERTIES AND WATERWAYS.

PROVIDE EROSION CONTROL DURING THE ENTIRE PROJECT IN ACCORDANCE WITH APPLICABLE REGULATIONS, INCLUDING SECTION 313500 – SLOPE PROTECTION, AND AS SHOWN ON THE DRAWINGS.

3.3 PROTECTION OF TREES

THE CONTRACTOR SHALL CONTRACT WITH AN ARBORIST TO OBTAIN RECOMMENDATIONS FOR TREE PRESERVATION ALTERNATIVES AND PROCEDURES, AS REQUIRED.

PROVIDE TEMPORARY GUARDS TO PROTECT TREES AND VEGETATION TO REMAIN. PLACE GUARDS SO AS TO PREVENT ALL FORMS OF VEHICULAR TRAFFIC OR PARKING WITHIN DRIP LINES.
DO NOT ALLOW EXCESS FOOT TRAFFIC WITHIN DRIP LINES.
DO NOT STOCKPILE CONSTRUCTION MATERIALS, SOIL, OR AGGREGATES WITHIN DRIP LINES.
WATER TREES AND OTHER VEGETATION TO REMAIN WITHIN LIMITS OF THE AREA OF CONSTRUCTION ACTIVITIES AS REQUIRED TO MAINTAIN THEIR HEALTH DURING COURSE OF CONSTRUCTION OPERATIONS.

EXCAVATE WITHIN DRIP LINE OF TREES ONLY WHERE INDICATED.

WHERE UNDERGROUND UTILITIES MUST PASS WITHIN DRIP LINE, HAND_DIG TUNNELS TO AVOID CUTTING MAIN LATERAL ROOTS AND TAPROOTS. MINOR ROOTS MAY BE CUT ONLY WHEN NECESSARY.

WHERE EXCAVATION MUST OCCUR WITHIN DRIP LINE, HAND EXCAVATE TO AVOID DAMAGE TO ROOTS. MINIMIZE OVER_EXCAVATION BY PROVIDING SHEETING IN LIEU OF SLOPED EMBANKMENTS.
RE–ESTABLISH EXPOSED ROOTS IN AREAS TO BE BACKFILLED WHERE PRACTICABLE. EXTEND EXCAVATION ALONG MAJOR ROOTS TO FACILITATE GRADUAL BENDING OF ROOTS INTO BACKFILL AREAS. CUT ROOTS ONLY WHERE ROOTS CANNOT BE RE–ESTABLISHED.
WHERE ROOT SYSTEM IS DAMAGED OR CUT BACK, PRUNE BRANCHES TO MAINTAIN ROOT/BRANCH BALANCE.

IMMEDIATELY PROTECT EXPOSED ROOTS UNTIL RE–ESTABLISHMENT IN BACKFILL. COVER WITH APPROVED MULCHING MATERIAL AND KEEP CONTINUOUSLY MOIST.

MAINTAIN EXISTING GRADE WITHIN DRIP LINE OF TREES, UNLESS OTHERWISE INDICATED.

LOWERING GRADES:
FOLLOW RECOMMENDATIONS OF ARBORIST TO ACHIEVE REQUIRED GRADES AND OPTIMIZE CHANCES OF SURVIVAL FOR TREES. USE HAND EXCAVATION WITHIN DRIP LINE.
PRUNE BRANCHES AS RECOMMENDED BY ARBORIST AND PROVIDE FURTHER MAINTENANCE AS RECOMMENDED BY ARBORIST UNTIL SUBSTANTIAL COMPLETION.

RAISING GRADES:
MINOR FILLS LESS THAN 6 INCHES: PLACE SPECIFIED TOPSOIL WITHOUT COMPACTING, AND FINISH GRADE BY HAND.
MODERATE FILLS, 6 TO 12 INCHES:
PLACE AGGREGATE FILL ON EXISTING GRADE. ON ALL SIDES OF TREE TRUNK, HAND PLACE AGGREGATE FILL WITHIN AN 18 INCH RADIUS OF TRUNK UP TO A LEVEL APPROXIMATELY 2 INCHES ABOVE FINISH GRADE.
ELSEWHERE WITHIN DRIP LINE, HAND PLACE AGGREGATE FILL UP TO 6 INCHES BELOW FINISH GRADE, THEN HAND PLACE 6 INCHES OF TOPSOIL TO FINISH GRADE. SLIGHTLY OVER FILL TO ALLOW FOR FUTURE SETTLEMENT.
FINISH GRADE BY HAND WITHOUT COMPACTING FILL.

WHERE CUTTING IS REQUIRED, CUT BRANCHES AND ROOTS USING PROPERLY SHARPENED TOOLS AND WITHOUT BREAKING MEMBERS.

3.4 CLEARING AND GRUBBING

REMOVE ANY TRASH OR DEBRIS FROM SITE, INCLUDING BELOW_GROUND PORTIONS. COMPLETELY REMOVE EXISTING TREES INDICATED TO BE REMOVED, INCLUDING STUMPS AND ROOTS.

REMOVE ALL VEGETABLE MATTER FROM WITHIN THE LIMITS INDICATED ON THE DRAWINGS.
FILL HOLES THUS CREATED WITH APPROVED, COMPACTED SOIL.
REMOVE AND DISPOSE OF GRASS AND OTHER VEGETATION BEFORE STRIPPING TOPSOIL. STRIP TOPSOIL DOWN TO SUBSOIL WITHOUT CONTAMINATING TOPSOIL WITH SUBSOIL.
STOCKPILE IN A MANNER TO FREELY DRAIN SURFACE WATER AND TO PREVENT CONTAMINATION BY SUBSOIL OR OTHER MATERIALS; COVER IF NECESSARY TO PREVENT WIND_BLOWN DUST.
DO NOT STRIP TOPSOIL WITHIN DRIPLINES OF TREES INDICATED TO REMAIN.

3.5 DEWATERING

DO NOT ALLOW SURFACE OR GROUND WATER TO FLOW INTO OR ACCUMULATE IN EXCAVATIONS.

DO NOT ALLOW WATER TO FLOW IN AN UNCONTROLLED FASHION ACROSS THE PROJECT SITE OR TO ERODE SLOPES OR TO UNDERMINE FOUNDATIONS. DO NOT ALLOW WATER TO BE DIVERTED ONTO ADJACENT PROPERTIES.
ARRANGE EXCAVATION OPERATIONS SO AS TO PROVIDE CONTINUAL AND EFFECTIVE DRAINAGE OF EXCAVATIONS.

PROVIDE AND MAINTAIN TEMPORARY DIVERSION DITCHES, DIKES, AND GRADING AS NECESSARY; DO NOT USE TRENCH EXCAVATIONS FOR THIS PURPOSE. WHEN REQUIRED BY SURFACE OR SUBSURFACE WATER CONDITIONS, PROVIDE SUMPS, WELLPOINTS, FRENCH DRAINS, PUMPS, AND OTHER CONTROL MEASURES NECESSARY TO KEEP EXCAVATIONS FREE OF WATER. WHEN EXISTENCE OF GROUND WATER NEAR OR ABOVE FINAL EXCAVATION LEVEL IS INDICATED OR SUSPECTED, PROVIDE CONTROL MEASURES PRIOR TO EXCAVATING TO WATER LEVEL AND MAINTAIN WATER LEVEL CONTINUOUSLY BELOW WORKING LEVEL.

3.6 EXCAVATION

GENERAL: EXCAVATION INCLUDES THE REMOVAL OF ANY MATERIALS NECESSARY TO ACHIEVE THE REQUIRED SUBGRADE ELEVATIONS AND INCLUDES REUSE OR DISPOSAL OF SUCH MATERIALS.

UNNECESSARY EXCAVATION: THE EXPENSE OF EXCAVATION OF MATERIALS OUTSIDE OF LIMITS INDICATED OR ORDERED IN WRITING BY THE GEOTECHNICAL ENGINEER AND THE CORRECTION THEREOF TO THE SATISFACTION OF THE ENGINEER SHALL BE BORNE BY THE TRADE CONTRACTOR.
UNNECESSARY EXCAVATION UNDER FOOTINGS: EITHER DEEPEN FOOTINGS TO BEAR ON ACTUAL SUBGRADE ELEVATION WITHOUT CHANGING TOP ELEVATIONS OR PLACE CONCRETE FILL UP TO REQUIRED ELEVATION, AS REQUIRED BY THE GEOTECHNICAL ENGINEER.
UNNECESSARY EXCAVATION OTHER THAN UNDER FOOTINGS: EITHER PLACE COMPACTED FILL OR OTHERWISE CORRECT CONDITIONS, AS REQUIRED BY THE ENGINEER.

APPROVAL OF SUBGRADE: NOTIFY THE ENGINEER WHEN REQUIRED ELEVATIONS HAVE BEEN REACHED.
WHEN REQUIRED BY THE GEOTECHNICAL ENGINEER DUE TO THE UNFORESEEN PRESENCE OF UNSATISFACTORY MATERIALS OR OTHER FACTORS, PERFORM ADDITIONAL EXCAVATION AND REPLACE WITH APPROVED COMPACTED FILL MATERIAL IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S INSTRUCTIONS.
PAYMENT FOR UNFORESEEN ADDITIONAL WORK WILL BE MADE IN ACCORDANCE WITH ESTABLISHED UNIT PRICES OR, IF NONE, IN ACCORDANCE WITH PROVISIONS FOR CHANGES IN THE WORK. NO PAYMENT WILL BE MADE FOR CORRECTION OF SUBGRADES IMPROPERLY PROTECTED AGAINST DAMAGE FROM FREEZE_THAW OR ACCUMULATION OF WATER, OR FOR CORRECTION OF OTHERWISE DEFECTIVE SUBGRADES.

EXCAVATION STABILIZATION: WHEREVER IT IS POSSIBLE TO SLOPE FACES OF EXCAVATIONS TO ACHIEVE STABILIZATION, DO SO IN COMPLIANCE WITH REQUIREMENTS OF GOVERNING AUTHORITIES. OTHERWISE, PROVIDE SHORING AND BRACING.
DESIGN, PROVIDE, MAINTAIN, AND REMOVE SHORING AND BRACING IN COMPLIANCE WITH REQUIREMENTS OF GOVERNING AUTHORITIES. REMOVE TEMPORARY SHORING AND BRACING WHEN STABILIZATION IS NO LONGER REQUIRED.

EXCAVATION FOR STRUCTURES:
EXCAVATE BEYOND FOOTINGS AND FOUNDATIONS SO AS TO ALLOW PROPER CONSTRUCTION AND INSPECTION OF CONCRETE FORMWORK AND OTHER MATERIALS. EXCAVATE TO THE REQUIRED ELEVATION.
TOLERANCE: PLUS OR MINUS 0.10 FOOT.

EXCAVATION FOR FOOTINGS AND FOUNDATIONS:
DELAY EXCAVATION TO FINAL GRADE AND FINAL COMPACTION UNTIL JUST BEFORE CONCRETE WILL BE PLACED.
REMOVE ANY LOOSE OR SLOUGHED MATERIAL AND ADJUST EXCAVATIONS TO CONFORM TO REQUIRED LINES, GRADES, AND TOLERANCES AND TO FORM A SUITABLE BEARING SURFACE. DO NOT DISTURB BOTTOM OF COMPLETED EXCAVATIONS.

EXCAVATION FOR PAVEMENTS: EXCAVATE, SHAPE, AND COMPACT TO THE LINES, SUBGRADE ELEVATIONS, AND CROSS SECTIONS INDICATED.

EXCAVATION FOR TRENCHES:
UNLESS OTHERWISE REQUIRED, BEGIN TRENCHING, UTILITY INSTALLATION, AND BACKFILLING AT LOWEST PORTION OF UTILITY LINE, WORKING TOWARD HIGHEST PORTION OF LINE.
DIG TRENCHES TO UNIFORM WIDTHS INDICATED.
WHERE INDICATED TRENCH WIDTHS ARE EXCEEDED, REDESIGN, STRONGER PIPE, OR SPECIAL INSTALLATION PROCEDURES MAY BE REQUIRED BY THE ENGINEER AT NO ADDITIONAL COST TO THE OWNER.
UNLESS OTHERWISE INDICATED, TRENCH WALLS FOR PIPING SHALL BE VERTICAL FROM TRENCH BOTTOM TO ONE FOOT ABOVE TOP OF PIPE OR TO TOP ELEVATION OF INITIAL BACKFILL, WHICHEVER IS HIGHER.
EXCAVATE TRENCHES TO THE DEPTHS NECESSARY TO ACHIEVE REQUIRED FLOW LINES AND INVERT ELEVATIONS AND TO PREVENT FREEZING OF LIQUIDS OR FROST HEAVE DURING WINTER.
DIG TRENCHES SO AS TO PROVIDE NOT LESS THAN THE FOLLOWING MINIMUM COVER:
WATER LINES: 5.5 FEET.
GAS DISTRIBUTION: 3 FEET.
ELECTRIC LINES: 2 FEET.
SANITARY SEWER: IN ACCORDANCE WITH PLANS.
STORM SEWER: IN ACCORDANCE WITH PLANS.
TRENCH BOTTOMS: UNLESS OTHERWISE INDICATED, EXCAVATE AND SHAPE TRENCH BOTTOMS AS FOLLOWS:
SUPPORT PIPES AND CONDUIT UP TO 5 INCHES DIAMETER ON SMOOTH, ACCURATELY GRADED SUBGRADE. SHAPE SURFACE BY HAND TO PROVIDE CONTINUOUS SUPPORT ON UNDISTURBED SOIL FOR BELL AND BODY OF PIPE AND JOINTS, FITTINGS, AND BODY OF CONDUIT.
SUPPORT PIPES AND CONDUIT 6 OR MORE INCHES DIAMETER ON 4 INCHES OF APPROVED SUBBASE MATERIAL. PLACE AND CAREFULLY COMPACT ADDITIONAL LAYER OF SUBBASE MATERIAL OF DEPTH REQUIRED TO SUPPORT PIPE HAUNCHES. SHAPE SURFACE TO PROVIDE CONTINUOUS SUPPORT FOR BELL AND BODY OF PIPE AND JOINTS, FITTINGS, AND BODY OF CONDUIT.

CLEAN CONSTRUCTION DEMOLITION DEBRIS:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LAWFUL REMOVAL OF ALL EXCAVATED MATERIAL, SOIL, CLEAN CONSTRUCTION AND DEMOLITION DEBRIS IN ACCORDANCE WITH PUBLIC ACT 96–1416. ALL COSTS FOR BUT NOT LIMITED TO REMOVAL, HAULING, DISPOSING FEES, CHARGES, DOCUMENTING, TESTING OR CERTIFICATIONS RELATED TO PUBLIC ACT 96–1416 SHALL BE INCIDENTAL TO THE COST OF THE CONTRACT
IF THE CONTRACTOR CHOOSES TO DISPOSE OF SURPLUS SOIL MATERIAL AT A REGISTERED UNCONTAMINATED SOIL FILL LOCATION, FORM LPC–663 MUST BE EXECUTED AND SUBMITTED TO THE OPERATOR OF THAT LOCATION PRIOR TO MATERIAL BEING DELIVERED TO THE LOCATION. THE CONTRACTOR SHALL TAKE CARE NOT TO STOCKPILE OR MIX TOGETHER CLEAN MATERIAL WITH CONTAMINATED MATERIAL OR MATERIAL FROM ANOTHER SITE BEFORE HAULING MATERIAL FOR OFF–SITE DISPOSAL.
THE CONTRACTOR SHALL PROVIDE THE OWNER AND THE ENGINEER WITH COPIES OF ALL EXECUTED FORMS, DOCUMENTS, AND CORRESPONDENCES REGARDING CLEAN CONSTRUCTION DEMOLITION DEBRIS (CCDD).

3.7 STORAGE

STOCKPILE MATERIALS TO BE USED FOR FILLING AND BACKFILLING, INCLUDING EXCAVATED MATERIALS CLASSIFIED AS SATISFACTORY SOIL MATERIALS, AT LOCATIONS INDICATED OR AS DIRECTED. STOCKPILE IN A MANNER TO FREELY DRAIN SURFACE WATER; COVER IF NECESSARY TO PREVENT WIND_BLOWN DUST.
STORE SOIL MATERIALS WITHOUT INTERMIXING. PROTECT FROM CONTAMINATION WITH OTHER SOILS OR DEBRIS.
DO NOT STOCKPILE MATERIALS INSIDE OF DRIP LINE OF TREES TO REMAIN.
INSTALL SILT FENCE AROUND THE PERIMETER AT EACH STOCKPILE.
IF A STOCKPILE IS TO REMAIN IN PLACE FOR OVER 30 DAYS, IT SHALL BE SEEDED WITH TEMPORARY SEEDING.

3.8 PLASTIC WARNING TAPE

INSTALL TAPE DIRECTLY ABOVE UTILITIES, 4 TO 6 INCHES BELOW FINISHED GRADE.

3.9 BACKFILLING

PREPARATION: BACKFILL EXCAVATIONS AS SOON AS PRACTICABLE. COMPLETE THE FOLLOWING OPERATIONS BEFORE BACKFILLING:
INSPECTION AND ACCEPTANCE OF BELOW_GRADE CONSTRUCTION.
INSPECTION, TESTING, AND APPROVAL OF UNDERGROUND UTILITIES.
SURVEYING OF UNDERGROUND UTILITIES FOR RECORD DOCUMENTS.
CONCRETE FORMWORK REMOVAL.
REMOVAL OF LOOSE MATERIAL, MUCK, DEBRIS, AND TRASH FROM EXCAVATION.

INSTALLATION OF TEMPORARY OR PERMANENT HORIZONTAL BRACING FOR STRUCTURES TO RECEIVE BACKFILL.

REMOVE TEMPORARY SHORING AND BRACING AS THE WORK PROGRESSES AND WHEN ITS USE IS NO LONGER NECESSARY.

TESTING OF PIPING:
BEFORE PERFORMING TESTING OF UTILITIES (SPECIFIED ELSEWHERE):
BACKFILL AND COMPACT UTILITY TRENCHES TO A LEVEL AS REQUIRED BY LOCAL ORDINANCES OR IDOT.

BACKFILLING NEAR FOOTINGS, GENERAL: WHERE TRENCHES OCCUR UNDERNEATH OF FOOTINGS, OR WHERE TRENCH BOTTOMS OCCUR BELOW AND WITHIN 18 INCHES HORIZONTALLY OF FOOTING BOTTOMS, BACKFILL TRENCH WITH CONCRETE TO TOP OF FOOTING AND UP TO 4 FEET PERPENDICULARLY FROM EACH FACE OF FOOTING.

INSTALLATION: PLACE APPROVED SOIL MATERIALS IN LAYERS TO REQUIRED ELEVATIONS. DO NOT PLACE MATERIAL ON MUDDY OR FROZEN SURFACES OR ON SURFACES CONTAINING FROST.

INSTALLATION: PLACE SATISFACTORY SOIL MATERIALS IN LAYERS TO REQUIRED SUBGRADE ELEVATIONS.

3.10 FILLING

PREPARATION: VERIFY THAT AREA HAS BEEN STRIPPED OF VEGETATION INCLUDING ROOTS BELOW GRADE. REMOVE AND DISPOSE OF ANY UNSATISFACTORY SOILS.
WHEN FILLING SLOPES STEEPER THAN 1 IN 4 RISE, PLOW, STEP, OR BREAK UP SURFACES TO PROMOTE BOND OF NEW TO EXISTING MATERIAL.
SHOULD DENSITY OF SUBGRADE TO RECEIVE FILL BE LESS THAN SPECIFIED FOR FILL, BREAK UP AND PULVERIZE SUBGRADE TO A DEPTH OF AT LEAST 6 INCHES, MOISTURE CONDITION IF NECESSARY, AND RECOMPACT TO REQUIRED DENSITY AT OPTIMUM MOISTURE CONTENT.

INSTALLATION: PLACE FILL MATERIALS TO REQUIRED ELEVATIONS IN MAXIMUM LIFTS OF 6 INCHES. PROVIDE FILL MATERIALS BENEATH EACH AREA AS INDICATED.
PLANTED AREAS: SATISFACTORY SOIL MATERIALS.
PAVED AREAS: COMBINATION OF SUBBASE MATERIAL AND SATISFACTORY SOIL MATERIALS AS INDICATED ON DRAWINGS.
PIPING/CONDUIT: SUBBASE MATERIAL AND/OR IMPORTED TRENCH BACKFILL WHERE INDICATED AND REQUIRED; OTHERWISE USE SATISFACTORY SOIL MATERIALS.

3.11 PAVEMENT SUBBASE COURSE PLACEMENT

PLACE LIFTS SUCH THAT COMPACTION TRUE TO GRADE AND LEVEL IS ACCOMPLISHED WITH A MINIMUM OF SURFACE DISTURBANCE AND SEGREGATION OR DEGRADATION OF MATERIALS. MAINTAIN GRADE CONTROL AND CROSS SECTION BY MEANS OF LINE AND GRADE STAKES. MAINTAIN MOISTURE CONTENT WITHIN PRESCRIBED LIMITS DURING PLACING AND COMPACTING.

WHEN THE TOTAL THICKNESS OF SUBBASE IS LESS THAN THE MAXIMUM LIFT THICKNESS PERMITTED, PLACE MATERIAL IN A SINGLE LIFT. WHEN THE TOTAL THICKNESS OF SUBBASE IS GREATER THAN THE MAXIMUM LIFT THICKNESS PERMITTED, PLACE MATERIALS IN TWO OR MORE LIFTS OF UNIFORM THICKNESS WITH NO LIFT LESS THAN 3 INCHES IN THICKNESS.

CUT ANY OVERBUILD TO GRADE. SHOULD TOP ELEVATION BE LOWER THAN ALLOWABLE TOLERANCES, SCARIFY TO A DEPTH OF 3 INCHES, ADD NEW MATERIAL, AND RECOMPACT TO BRING TO GRADE WITHIN REQUIRED TOLERANCES.

3.12 COMPACTION

PLACE MATERIALS USED IN BACKFILLING AND FILLING IN LAYERS NOT EXCEEDING LOOSE DEPTHS AS FOLLOWS:
HEAVY EQUIPMENT COMPACTION: 8 INCHES.
HAND_OPERATED TAMPERS: 4 INCHES.

PLACE MATERIAL SIMULTANEOUSLY ON OPPOSITE SIDES OF WALLS, SMALL STRUCTURES, UTILITY LINES, ETC. TO AVOID DISPLACEMENT OR OVERSTRESSING.

IN_PLACE DENSITY REQUIREMENTS: COMPACT SOIL TO NOT LESS THAN THE VALUES GIVEN BELOW, EXPRESSED AS A PERCENTAGE OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT.
UNPAVED AREAS: TOP 6 INCHES OF SUBGRADE AND SUBSEQUENT LIFTS – 90 PERCENT.
BUILDING AND PAVED AREAS: TOP 12 INCHES OF SUBGRADE AND SUBSEQUENT LIFTS – 95 PERCENT.
UTILITY TRENCHES: COMPACT BACKFILL AND FILL MATERIALS TO IN_PLACE DENSITY SPECIFIED FOR APPLICABLE AREA OF TRENCH, AS REQUIRED BY ISPE STANDARD SPECIFICATIONS.

MOISTURE CONTROL: DURING COMPACTION, CONTROL MOISTURE OF SUBGRADES AND SUBSEQUENT LIFTS TO WITHIN TOLERANCES FROM OPTIMUM MOISTURE CONTENT AS RECOMMENDED BY TESTING LABORATORY. WET SURFACE WITH WATER WHEN ADDITIONAL MOISTURE IS REQUIRED. AERATE SOIL TO AID IN DRYING OR REPLACE SOIL WHEN EXCESSIVE MOISTURE IS PRESENT.

3.13 GRADING

GENERAL: SMOOTH GRADE TO A UNIFORM SURFACE THAT COMPLIES WITH COMPACTION REQUIREMENTS AND REQUIRED LINES, GRADES, AND CROSS SECTIONS AND IS FREE FROM IRREGULAR SURFACE CHANGES.

PROVIDE SMOOTH TRANSITION BETWEEN EXISTING ADJACENT GRADES AND CHANGED GRADES. CUT OUT SOFT SPOTS, FILL LOW SPOTS, AND CUT DOWN HIGH SPOTS TO CONFORM TO REQUIRED SURFACES TOLERANCES.

SLOPE GRADES TO DIRECT WATER AWAY FROM STRUCTURES AND TO PREVENT PONDING. FINISH SUBGRADE TO REQUIRED ELEVATIONS WITHIN THE FOLLOWING TOLERANCE:
UNPAVED AREAS: PLUS OR MINUS 0.08 FOOT.
PAVED AREAS: PLUS OR MINUS 0.04 FOOT.
EXTERIOR STEPS AND RAMPS: PLUS OR MINUS 0.02 FOOT.

3.14 PROOFROLLING

AFTER COMPLETION OF REQUIRED COMPACTION AND IMMEDIATELY PRIOR TO PROCEEDING WITH SUBSEQUENT CONSTRUCTION, PROOFROLL IN THE PRESENCE OF THE CONSTRUCTION MANAGER, ENGINEER, AND TESTING LABORATORY REPRESENTATIVE.

THE TEST VEHICLE FOR PROOFROLLING SHALL CONSIST OF A TANDEM AXLE TRUCK LOADED TO A MINIMUM GROSS WEIGHT OF 40,000 LB, AND VERIFICATION OF VEHICLE WEIGHT MUST BE PRESENTED AT TIME OF PROOFROLL.

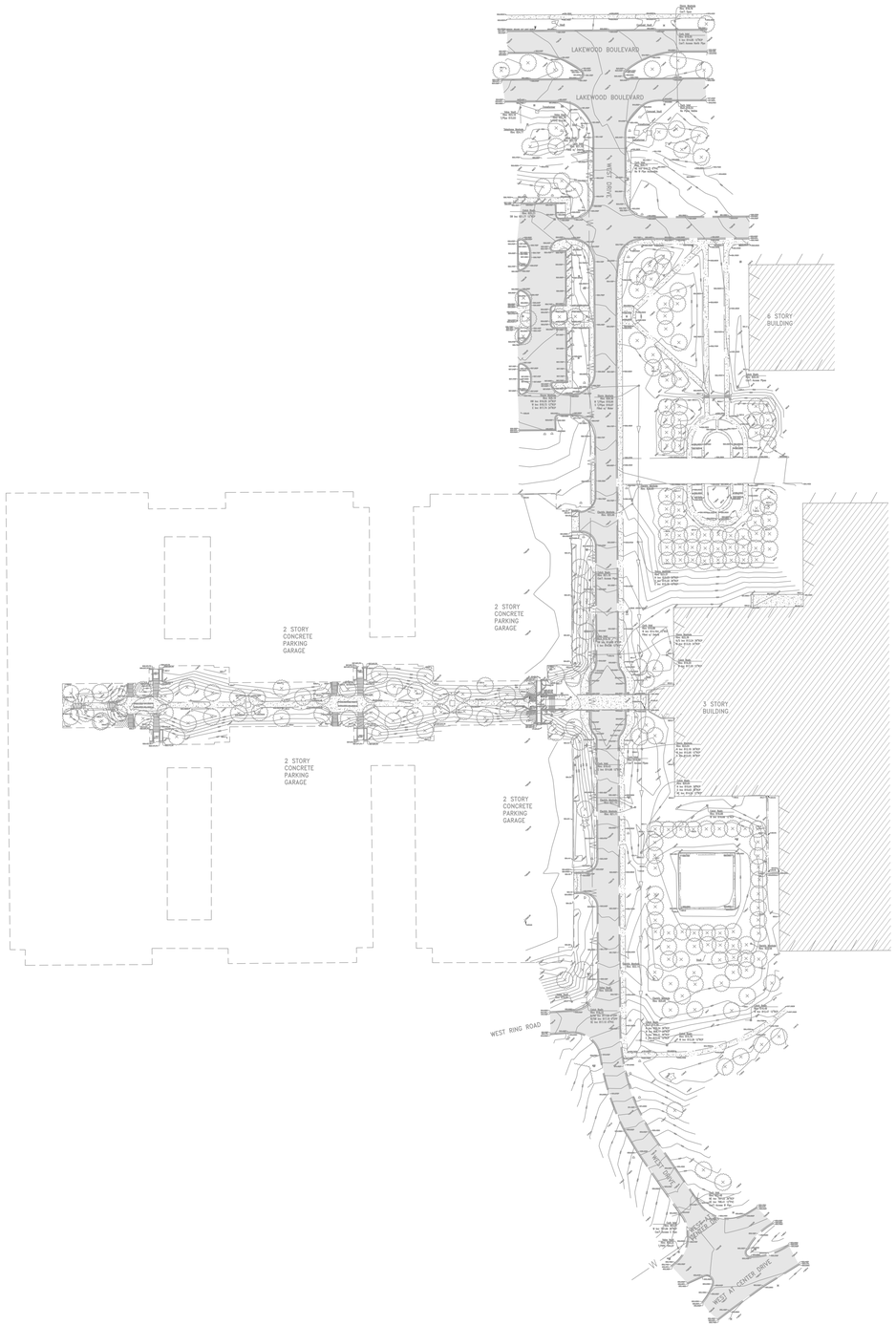
PROOF ROLL AS REQUIRED BY THE VILLAGE OF HOFFMAN ESTATES STANDARD SPECIFICATIONS AND IDOT STANDARD SPECIFICATIONS.

PROOFROLL AREAS TO RECEIVE: PAVEMENT, AND ANY AREAS REQUIRED BY THE ENGINEER

3.15 FIELD QUALITY CONTROL

TESTING LABORATORY SERVICES: PROVIDE TIMELY NOTICE TO TESTING LABORATORY. DO NOT PROCEED WITH CONSTRUCTION UNTIL TESTING OF EACH SUBGRADE AND LIFT OF FILL OR BACKFILL HAS BEEN PERFORMED AND REQUIRED INSPECTIONS AND APPROVALS HAVE BEEN OBTAINED.

MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT: DETERMINE IN AC



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REV	DESCRIPTION	DATE
3	REISSUE FOR PERMIT	10/07/2025

BELL WORKS CHICAGO WEST VESTIBULE

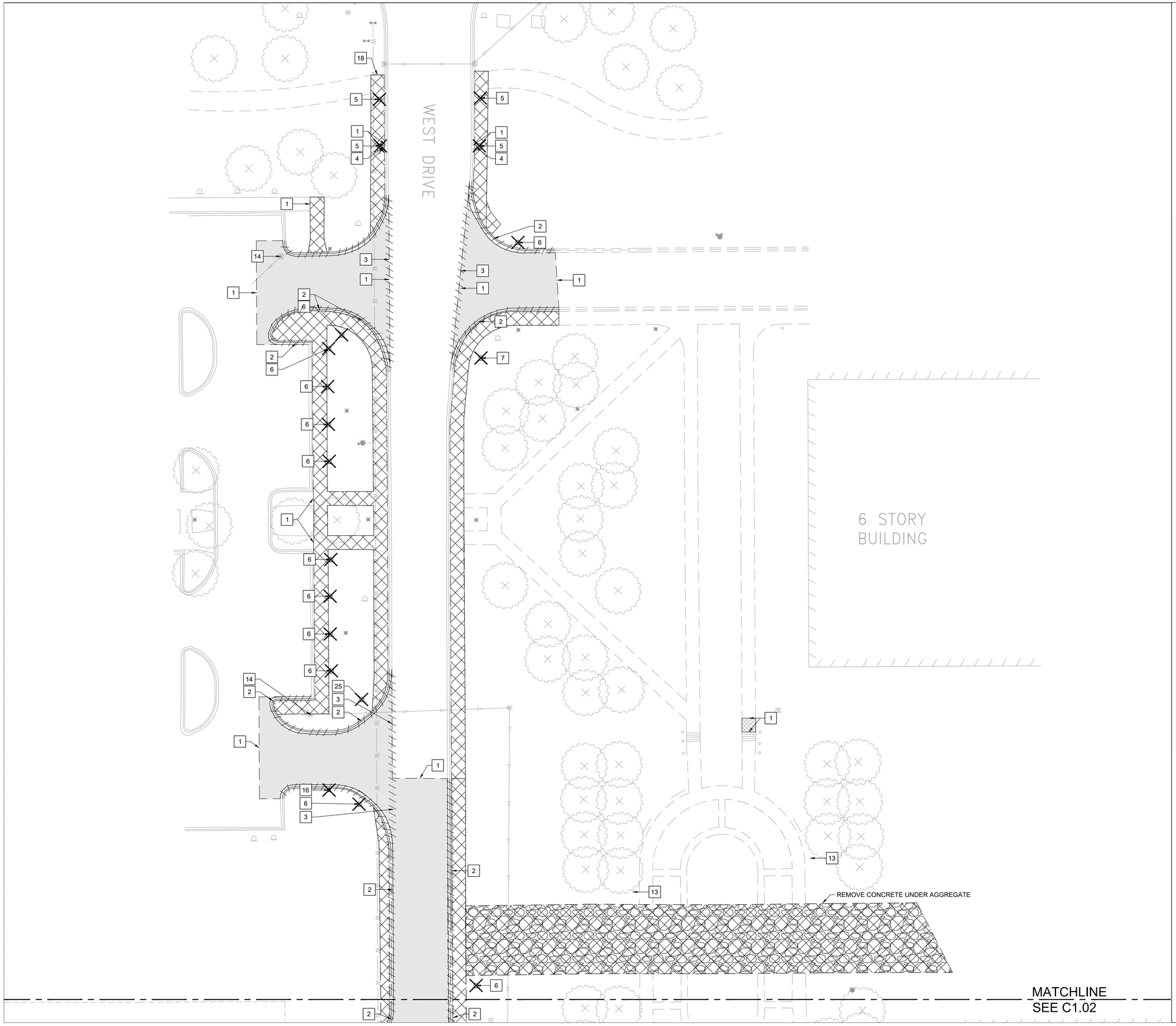
2000 CENTER DRIVE
HOFFMAN ESTATES, IL 60192

OVERALL EXISTING CONDITIONS PLAN

Project Number: 240164
Drawn By: VL
Sheet: C1.00

Scale: 1" = 10'
0' 5' 10' 20'

NORTH



LEGEND

- ITEM REMOVAL
- LINEAR ITEM REMOVAL
- HMA PAVEMENT REMOVAL; STONE BASE TO REMAIN
- CONCRETE PAVING AND STONE BASE REMOVAL
- LANDSCAPE REMOVAL / SITE CLEARING
- REMOVE GRASS PAVER AND SETTING BED
- REMOVE EXISTING TEMPORARY GRAVEL PATH; RESTORE PER LANDSCAPE SPECIFICATIONS

DEMO KEY NOTES

1	SAWCUT PAVEMENT
2	REMOVE EXISTING CURB AND GUTTER
3	REMOVE EXISTING DEPRESSED CURB AND GUTTER
4	REMOVE EXISTING CURB CUT OUT
5	REMOVE EXISTING GATE, POST AND FOUNDATION
6	REMOVE EXISTING SIGN, POST AND FOUNDATION
7	REMOVE EXISTING MONUMENT SIGN AND BASE; RESTORE AREA WITH SEED AND BLANKET PER LANDSCAPE SPECIFICATIONS
8	REMOVE AND REPLACE EXISTING LANDSCAPE EDGINGS
9	REMOVE EXISTING TREE, STUMPS ARE TO BE GROUND TO 18" BELOW FINISH GRADE.
10	REMOVE BOLLARD LIGHT
11	REMOVE STAIRS AND FOUNDATIONS
12	REMOVE IN GRADE LANDSCAPE LIGHT
13	ALL DEAD LANSCAPING TO BE REMOVED FROM RESTORED AREA; CLEAR/TRIM/PULLBACK ALL LANDSCAPING FROM HARDSCAPE AREAS
14	ITEMS TO BE PROTECTED
15	EXISTING TREE TO BE PRESERVED (TYP.)
16	REMOVE EXISTING LIGHT POLE
17	REMOVE EXISTING FIRE HYDRANT
18	CONTRACTOR TO VERIFY IN FIELD EXACT LOCATION OF EXISTING WATER MAIN WITHIN PROJECT LIMITS PRIOR TO BEGINNING OF CONSTRUCTION
19	REMOVE EXISTING BUILDING AND WALLS; SEE ARCH. PLANS
20	REMOVE EXISTING BRIDGE AND COLUMNS; SEE ARCH. PLAN; CONTRACTOR TO BACKFILL WITH SATISFACTORY SOIL
21	REMOVE 8 LF OF RETAINING WALL; 8 LF OF EXISTING WALL TO REMAIN; CUT OFF SLOPED UPPER PORTION OF RETAINING WALL TO CREATE FLAT TOP OF WALL ELEVATION
22	REMOVE EXISTING CALL BOX AND ALL CONDUIT TO BE REMOVED BACK TO SOURCE
23	CONTRACTOR TO LOCATE IN FIELD AND REMOVE EXISTING IRRIGATION SYSTEM; NEW IRRIGATION SYSTEM TO BE PROVIDED BY OTHERS
24	REMOVE "W5" GARAGE SIGN AND FOUNDATION; SALVAGE SIGN FOR RELOCATION WITH NEW SUPPORTS AND FOUNDATION
25	REMOVE "WEST PARKING LOT ENTRANCE" SIGN; SALVAGE SIGN FOR RELOCATION WITH NEW SUPPORTS/ FOUNDATION

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REV	DESCRIPTION	DATE
3	REISSUE FOR PERMIT	10/07/2025

BELL WORKS CHICAGO WEST VESTIBULE

2000 CENTER DRIVE
HOFFMAN ESTATES, IL 60192

DEMOLITION PLAN

Project Number: 240164
Drawn By: VL
Sheet:

Scale: 1" = 20'
0' 10' 20' 40'

NORTH

C1.01

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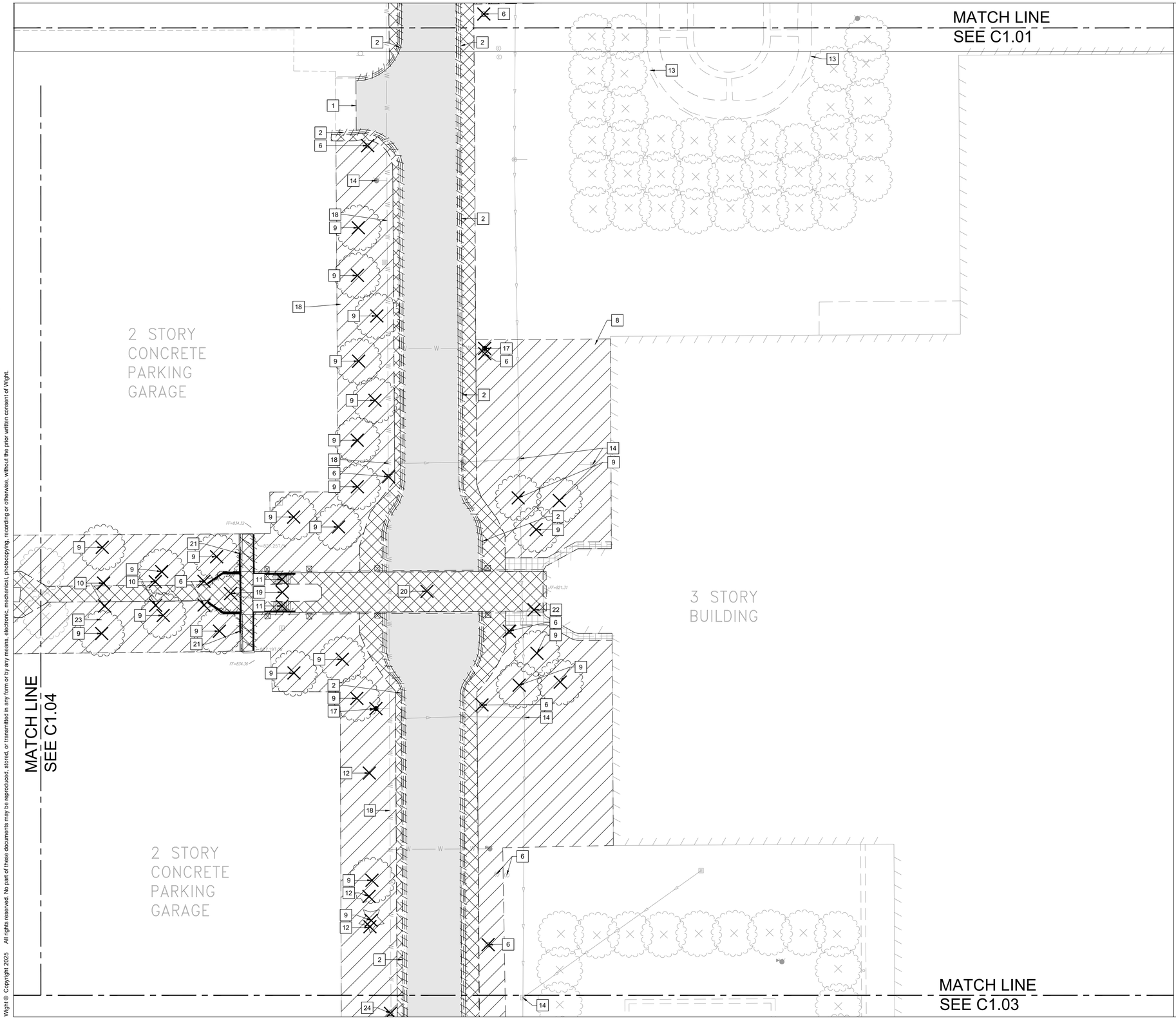

LEGEND

- ITEM REMOVAL
- LINEAR ITEM REMOVAL
- HMA PAVEMENT REMOVAL; STONE BASE TO REMAIN
- CONCRETE PAVING AND STONE BASE REMOVAL
- LANDSCAPE REMOVAL / SITE CLEARING
- REMOVE GRASS PAVER AND SETTING BED
- REMOVE EXISTING TEMPORARY GRAVEL PATH; RESTORE PER LANDSCAPE SPECIFICATIONS

DEMO KEY NOTES

1	SAWCUT PAVEMENT
2	REMOVE EXISTING CURB AND GUTTER
3	REMOVE EXISTING DEPRESSED CURB AND GUTTER
4	REMOVE EXISTING CURB CUT OUT
5	REMOVE EXISTING GATE, POST AND FOUNDATION
6	REMOVE EXISTING SIGN, POST AND FOUNDATION
7	REMOVE EXISTING MONUMENT SIGN AND BASE; RESTORE AREA WITH SEED AND BLANKET PER LANDSCAPE SPECIFICATIONS
8	REMOVE AND REPLACE EXISTING LANDSCAPE EDGINGS
9	REMOVE EXISTING TREE, STUMPS ARE TO BE GROUND TO 18" BELOW FINISH GRADE.
10	REMOVE BOLLARD LIGHT
11	REMOVE STAIRS AND FOUNDATIONS
12	REMOVE IN GRADE LANDSCAPE LIGHT
13	ALL DEAD LANSCAPING TO BE REMOVED FROM RESTORED AREA; CLEAR/TRIM/PULLBACK ALL LANDSCAPING FROM HARDSCAPE AREAS
14	ITEMS TO BE PROTECTED
15	EXISTING TREE TO BE PRESERVED (TYP.)
16	REMOVE EXISTING LIGHT POLE
17	REMOVE EXISTING FIRE HYDRANT
18	CONTRACTOR TO VERIFY IN FIELD EXACT LOCATION OF EXISTING WATER MAIN WITHIN PROJECT LIMITS PRIOR TO BEGINNING OF CONSTRUCTION
19	REMOVE EXISTING BUILDING AND WALLS; SEE ARCH. PLANS
20	REMOVE EXISTING BRIDGE AND COLUMNS; SEE ARCH. PLAN; CONTRACTOR TO BACKFILL WITH SATISFACTORY SOIL
21	REMOVE 8 LF OF RETAINING WALL; 8 LF OF EXISTING WALL TO REMAIN; CUT OFF SLOPED UPPER PORTION OF RETAINING WALL TO CREATE FLAT TOP OF WALL ELEVATION
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23	CONTRACTOR TO LOCATE IN FIELD AND REMOVE EXISTING IRRIGATION SYSTEM; NEW IRRIGATION SYSTEM TO BE PROVIDED BY OTHERS
24	REMOVE "W5" GARAGE SIGN AND FOUNDATION; SALVAGE SIGN FOR RELOCATION WITH NEW SUPPORTS AND FOUNDATION
25	REMOVE "WEST PARKING LOT ENTRANCE" SIGN; SALVAGE SIGN FOR RELOCATION WITH NEW SUPPORTS/ FOUNDATION

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LICENSED PROFESSIONAL ENGINEER
STATE OF ILLINOIS
EXP. 11-30-2025

REV	DESCRIPTION	DATE
3	REISSUE FOR PERMIT	10/07/2025

BELL WORKS CHICAGO WEST VESTIBULE

2000 CENTER DRIVE
HOFFMAN ESTATES, IL 60192

DEMOLITION PLAN

Project Number: 240164
Drawn By: VL
Sheet:
Scale: 1" = 20' (0' 10' 20' 40')

NORTH

C1.02

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BELL WORKS CHICAGO WEST VESTIBULE

2000 CENTER DRIVE
HOFFMAN ESTATES, IL 60192

DEMOLITION PLAN

Project Number: 240164
Drawn By: VL
Sheet: C1.03

Scale: 1" = 20'
0' 10' 20' 40'

NORTH

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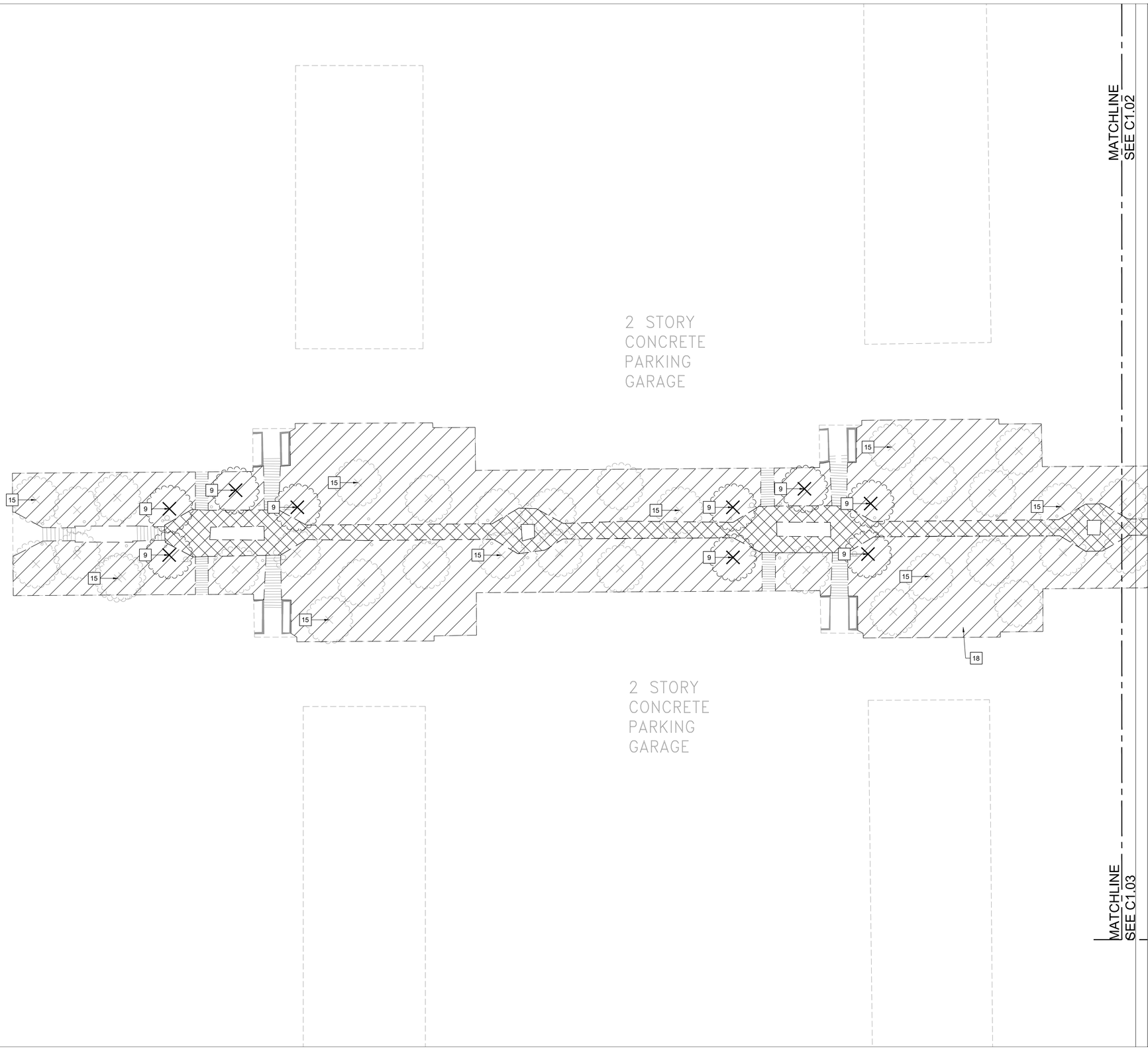

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REV	DESCRIPTION	DATE
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BELL WORKS CHICAGO WEST VESTIBULE

2000 CENTER DRIVE
HOFFMAN ESTATES, IL 60192

DEMOLITION PLAN

Project Number: 240164
Drawn By: VL
Sheet:

Scale: 1" = 20'
0' 10' 20' 40'

NORTH

C1.04

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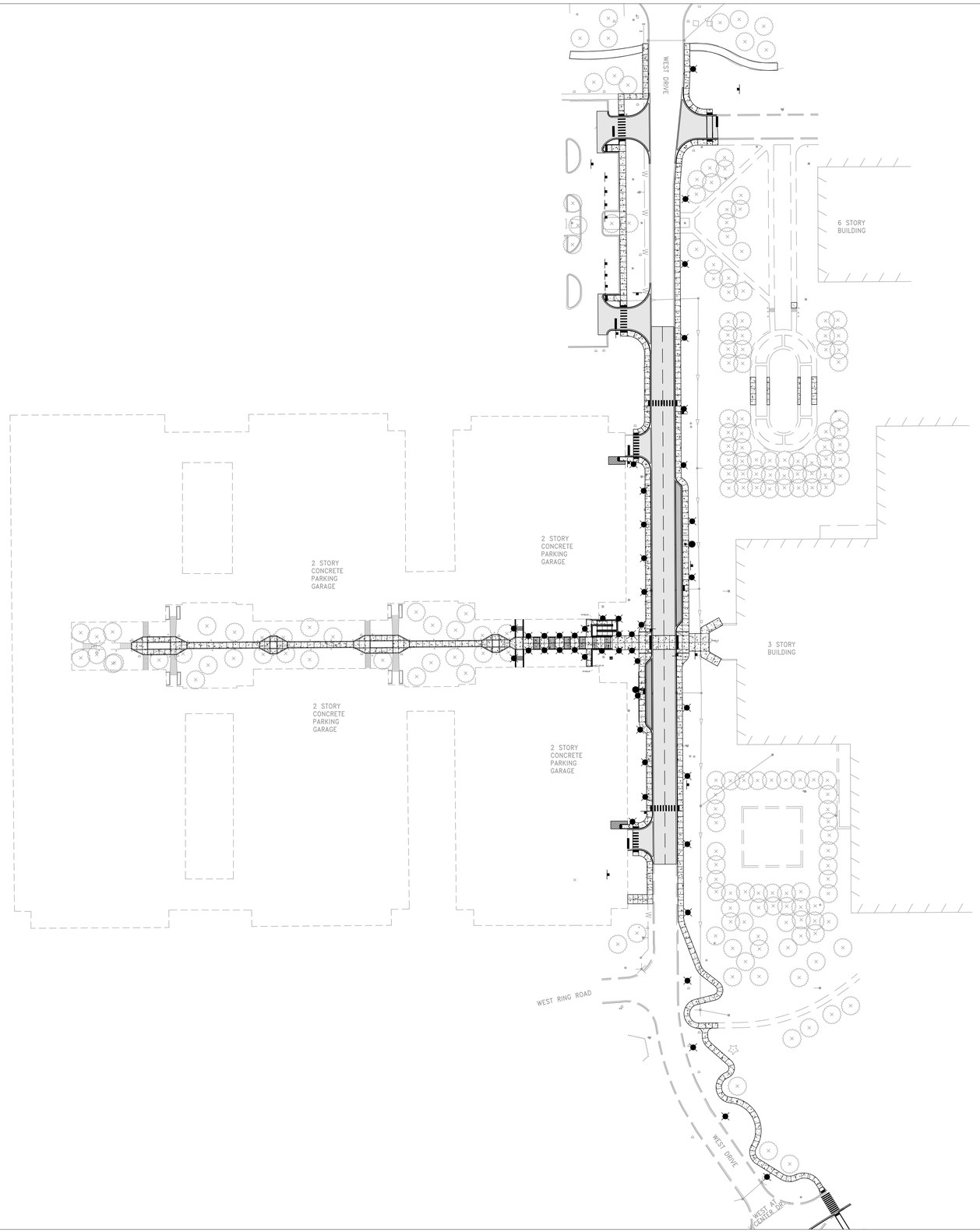

LEGEND

- HMA PAVEMENT ON RE-COMPACTED EXISTING STONE
- HMA PAVEMENT AND STONE BASE
- CONCRETE PAVING AND STONE BASE
- CONCRETE CONTROL JOINTS
- CONCRETE EXPANSION JOINT
- NEW MAT FOUNDATION FOOTING/OUTLINE
- LIGHT POLE, REFER TO ELECTRICAL PLANS
- CONCRETE WALL

SITE KEY NOTES

1. B6.12 CURB AND GUTTER
2. DEPRESSED CURB AND GUTTER
3. FROST STOOP
4. ADA DETECTABLE WARNING
5. ADA COMPLIANT CONCRETE RAMP
6. EXPANSION JOINT
7. 4" DASHED LANE LINE; TRAFFIC YELLOW PAINT; MATCH EXISTING PAINT PATTERN
8. 24" STOP BAR, TRAFFIC WHITE PAINT
9. 4" YELLOW DASH, MATCH EXISTING PAINT
10. CROSSWALK MARKING SCHOOL STANDARD, 12" CROSSWALK STRIPING, TRAFFIC WHITE PAINT
11. RESTRICTED AREA STRIPING, 4" STRIPES @ 45 DEGREES O.C.; TRAFFIC YELLOW PAINT
12. LIGHT POLE, TYP.; REFER TO ELEC. FOR QUANTITY, EXACT LOCATIONS, DIMENSIONS AND POWER REQUIREMENTS
13. EXISTING PEDESTAL TO REMAIN IN PLACE; ADD NEW PUSH PLATE ADA ACUATOR WITH CARD ACCESS; SEE ARCH. PLANS
14. PAINTED METAL HANDRAIL, TYP.; REFER TO ARCH. PLANS
15. SET OF STAIRS; 3 RISERS @ 6" HEIGHT
16. SET OF STAIRS, 5 RISERS @ 7" HEIGHT
17. THICKENED EDGE CONCRETE WALK.; SEE DETAIL
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22. BASEMENT WALL OUTLINE
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SITE PLAN NOTES

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LAYOUT NOTE:

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EXP. 11-30-2025

REV	DESCRIPTION	DATE
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BELL WORKS CHICAGO WEST VESTIBULE

2000 CENTER DRIVE
HOFFMAN ESTATES, IL 60192

OVERALL SITE PLAN

Project Number: 240164
Drawn By: VL
Sheet:
Scale: 1" = 60' (0' 30' 60' 120')

NORTH

C2.00

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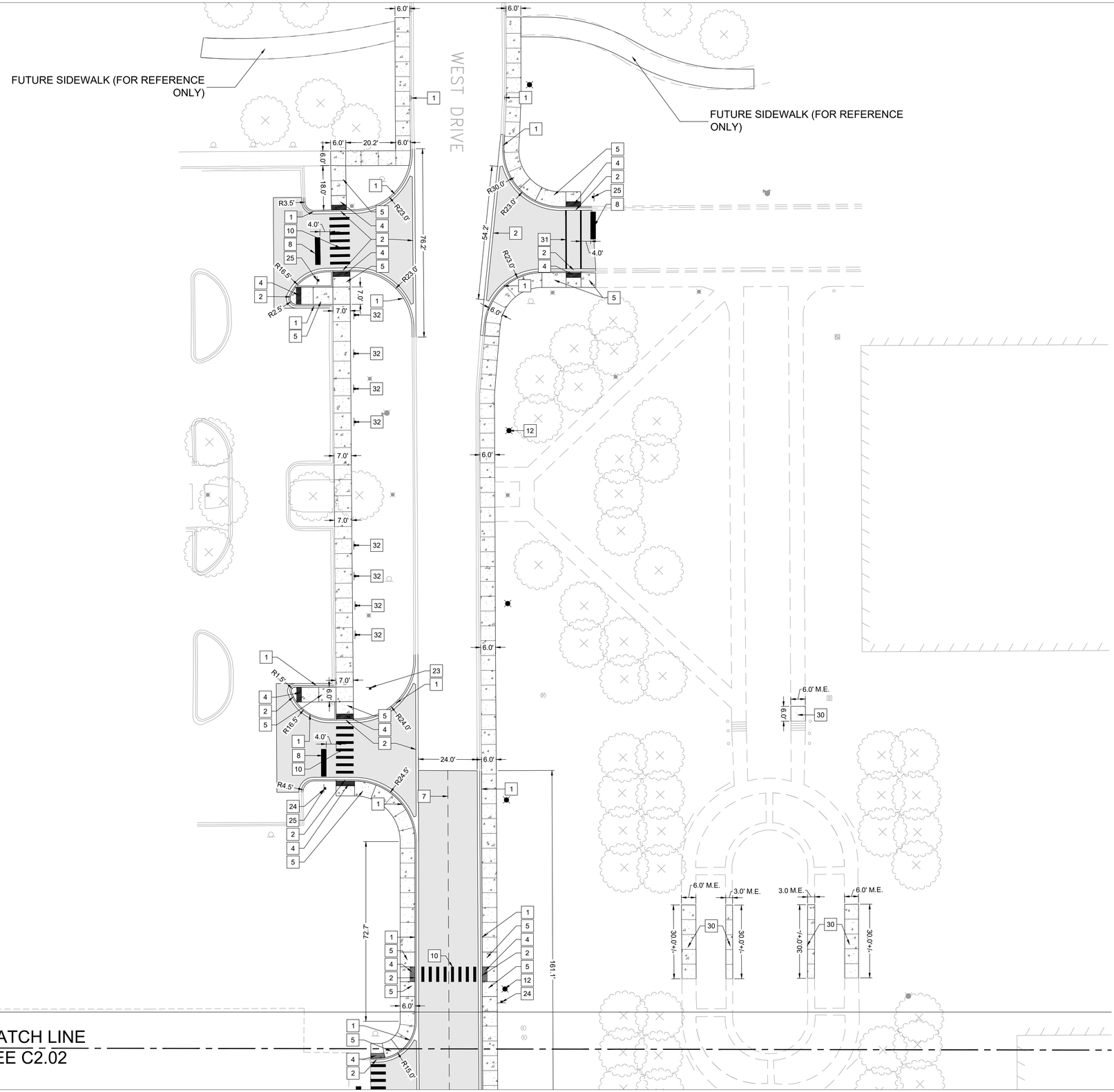

LEGEND

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- HMA PAVEMENT AND STONE BASE
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- CONCRETE EXPANSION JOINT
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2000 CENTER DRIVE
HOFFMAN ESTATES, IL 60192

SITE PLAN

Project Number: 240164
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0' 10' 20' 40'

NORTH

C2.01

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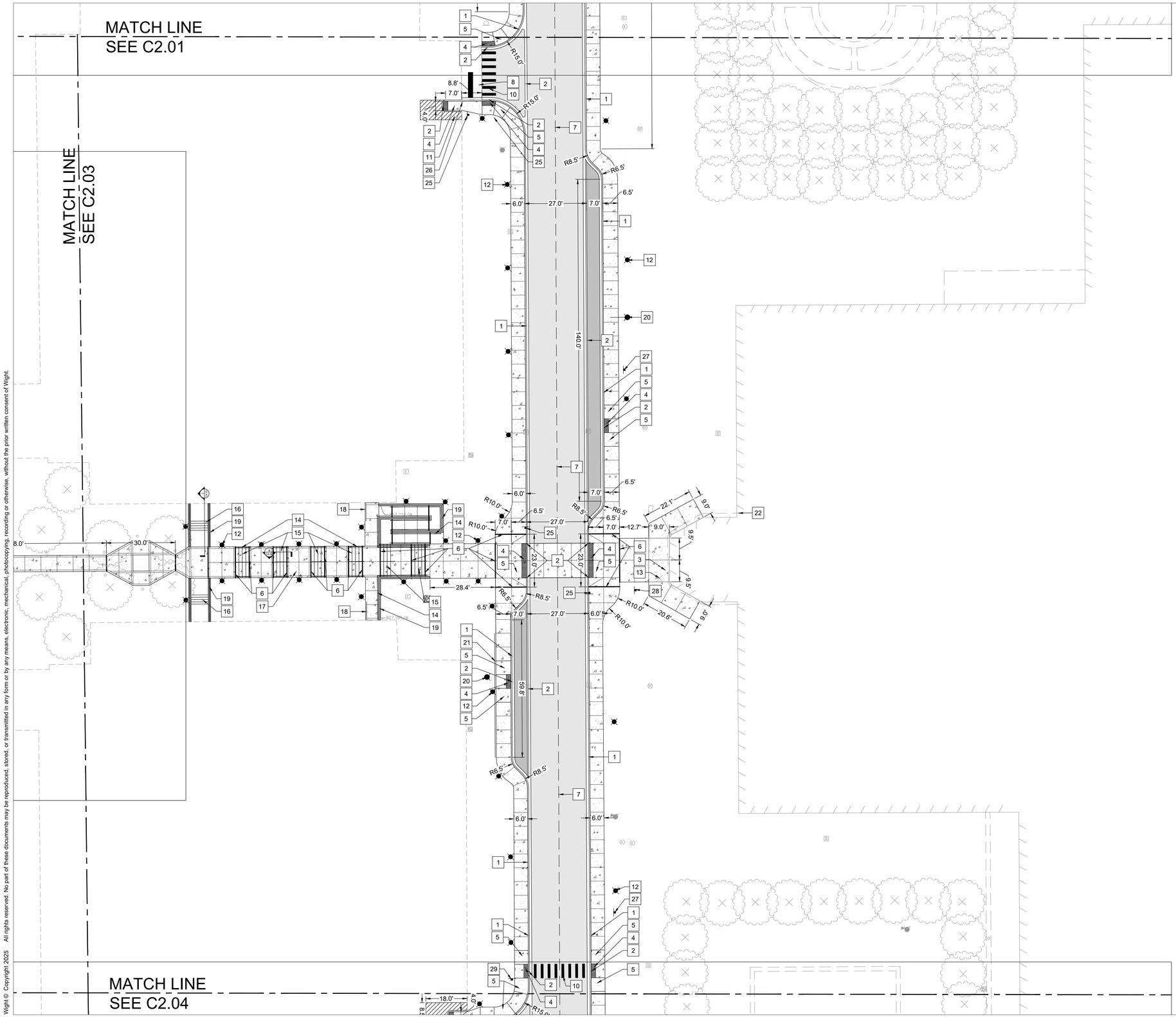

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LAYOUT NOTE:

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SHAWN M. BENSON
062-062115
LICENSED PROFESSIONAL ENGINEER
STATE OF ILLINOIS
EXP. 11-30-2025

REV	DESCRIPTION	DATE
3	REISSUE FOR PERMIT	10/07/2025

BELL WORKS CHICAGO WEST VESTIBULE

2000 CENTER DRIVE
HOFFMAN ESTATES, IL 60192

SITE PLAN

Project Number: 240164
Drawn By: VL
Sheet: C2.02
Scale: 1" = 20' (0' 10' 20' 40')
NORTH

S:\Darien\Somerset Development\240164_Bell Works West Vestibule\01\11 Drawings\02 CD\240164 C2.00 SITE PLAN.dwg zmattix Oct 06, 2025 2:15:45 pm

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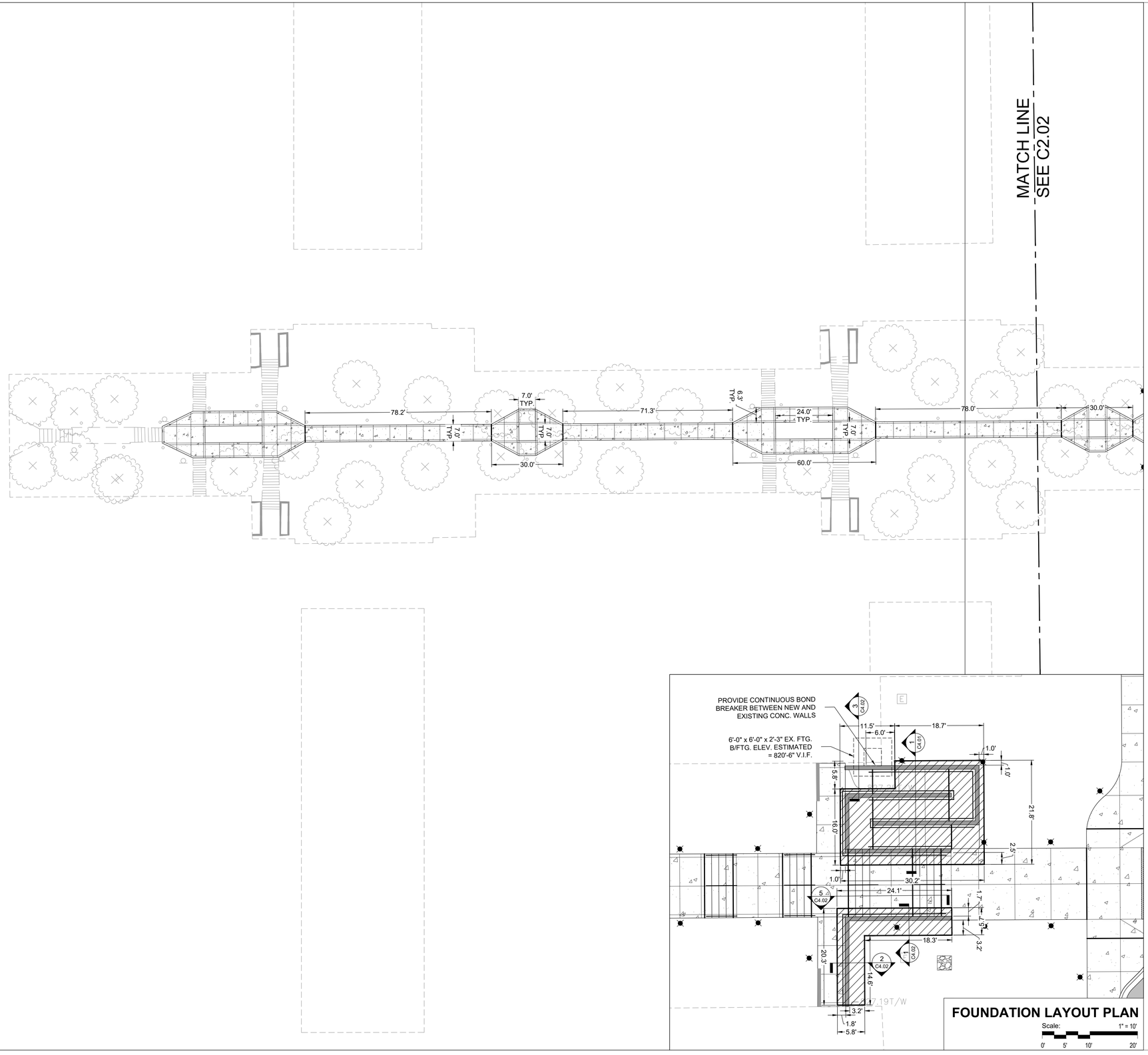

FOUNDATION LAYOUT PLAN

Scale: 1" = 10'

0' 5' 10' 20'

LEGEND

- HMA PAVEMENT ON RE-COMPACTED EXISTING STONE
- HMA PAVEMENT AND STONE BASE
- CONCRETE PAVING AND STONE BASE
- CONCRETE CONTROL JOINTS
- CONCRETE EXPANSION JOINT (EJ)
- NEW MAT FOUNDATION FOOTING/OUTLINE
- LIGHT POLE, REFER TO ELECTRICAL PLANS
- CONCRETE WALL

SITE KEY NOTES

1. B6.12 CURB AND GUTTER
2. DEPRESSED CURB AND GUTTER
3. FROST STOOP
4. ADA DETECTABLE WARNING
5. ADA COMPLIANT CONCRETE RAMP
6. EXPANSION JOINT
7. 4" DASHED LANE LINE; TRAFFIC YELLOW PAINT; MATCH EXISTING PAINT PATTERN
8. 24" STOP BAR, TRAFFIC WHITE PAINT
9. 4" YELLOW DASH, MATCH EXISTING PAINT
10. CROSSWALK MARKING SCHOOL STANDARD, 12" CROSSWALK STRIPING, TRAFFIC WHITE PAINT
11. RESTRICTED AREA STRIPING, 4" STRIPES @ 45 DEGREES O.C.; TRAFFIC YELLOW PAINT
12. LIGHT POLE, TYP.; REFER TO ELEC. FOR QUANTITY, EXACT LOCATIONS, DIMENSIONS AND POWER REQUIREMENTS
13. EXISTING PEDESTAL TO REMAIN IN PLACE; ADD NEW PUSH PLATE ADA ACUATOR WITH CARD ACCESS; SEE ARCH. PLANS
14. PAINTED METAL HANDRAIL, TYP.; REFER TO ARCH. PLANS
15. SET OF STAIRS; 3 RISERS @ 6" HEIGHT
16. SET OF STAIRS, 5 RISERS @ 7" HEIGHT
17. THICKENED EDGE CONCRETE WALK.; SEE DETAIL
18. EXISTING 8 LF OF RETAINING WALL; FLATTENED TOP OF WALL
19. PROPOSED RETAINING WALL STRUCTURE; SEE DETAILS AND GRADING PLAN
20. NEW FIRE HYDRANT LOCATION; EXTEND FEED FROM EXISTING HYDRANT LOCATION
21. 8" HEIGHT BARRIER CURB
22. BASEMENT WALL OUTLINE
23. RELOCATED "WEST PARKING LOT ENTRANCE" SIGN WITH NEW FOUNDATION
24. MUTCO SIGN (W11-2 & W16-7P)
25. STOP SIGN
26. "STOP SIGN AHEAD" SIGN ON GARAGE COLUMN
27. NO PARKING, FIRE LANE SIGN
28. "NO TRESPASSING, NO CELL PHONE SERVICE" SIGN
29. RELOCATED "W5" GARAGE SIGN WITH NEW FOUNDATION
30. CONTRACTOR TO REPLACE CONCRETE PAVEMENT TO ORIGINAL CONDITION
31. CROSSWALK MARKING TRANSVERSE CROSSWALK, 12" STRIPING, TRAFFIC WHITE PAINT
32. ADA PARKING SIGN

SITE PLAN NOTES

1. INSTALL ALL IMPROVEMENTS IN ACCORDANCE WITH AGENCY REQUIREMENTS. IN CASE OF DISCREPANCY BETWEEN THESE PLANS AND THE AGENCY REQUIREMENTS, THE MOST STRINGENT REQUIREMENTS WILL APPLY.
2. ALL EXISTING CURB TO BE REMOVED UNLESS OTHERWISE SPECIFIED.
3. ALL DIMENSIONS ARE TO THE BACK OF CURB/EDGE OF PAVEMENT UNLESS OTHERWISE SHOWN. ALL RADII DIMENSIONS ARE TO THE BACK OF CURB/EDGE OF PAVEMENT.
4. ALL DISTURBED AREAS ON-SITE AND IN THE RIGHT-OF-WAY SHALL BE RESTORED TO EXISTING CONDITION. ALL ITEMS DISTURBED SHALL BE REPLACED INCLUDING ALL LANDSCAPING, CURB, SIDEWALK, PAVEMENT, ETC.
5. ALL EXISTING TREES TO REMAIN AND TO BE PROTECTED UNLESS OTHERWISE NOTED.
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BELL WORKS CHICAGO WEST VESTIBULE

2000 CENTER DRIVE
HOFFMAN ESTATES, IL 60192

SITE PLAN

Project Number: 240164
Drawn By: VL
Sheet: C2.03

Scale: 1" = 20'
0' 10' 20' 40'

NORTH

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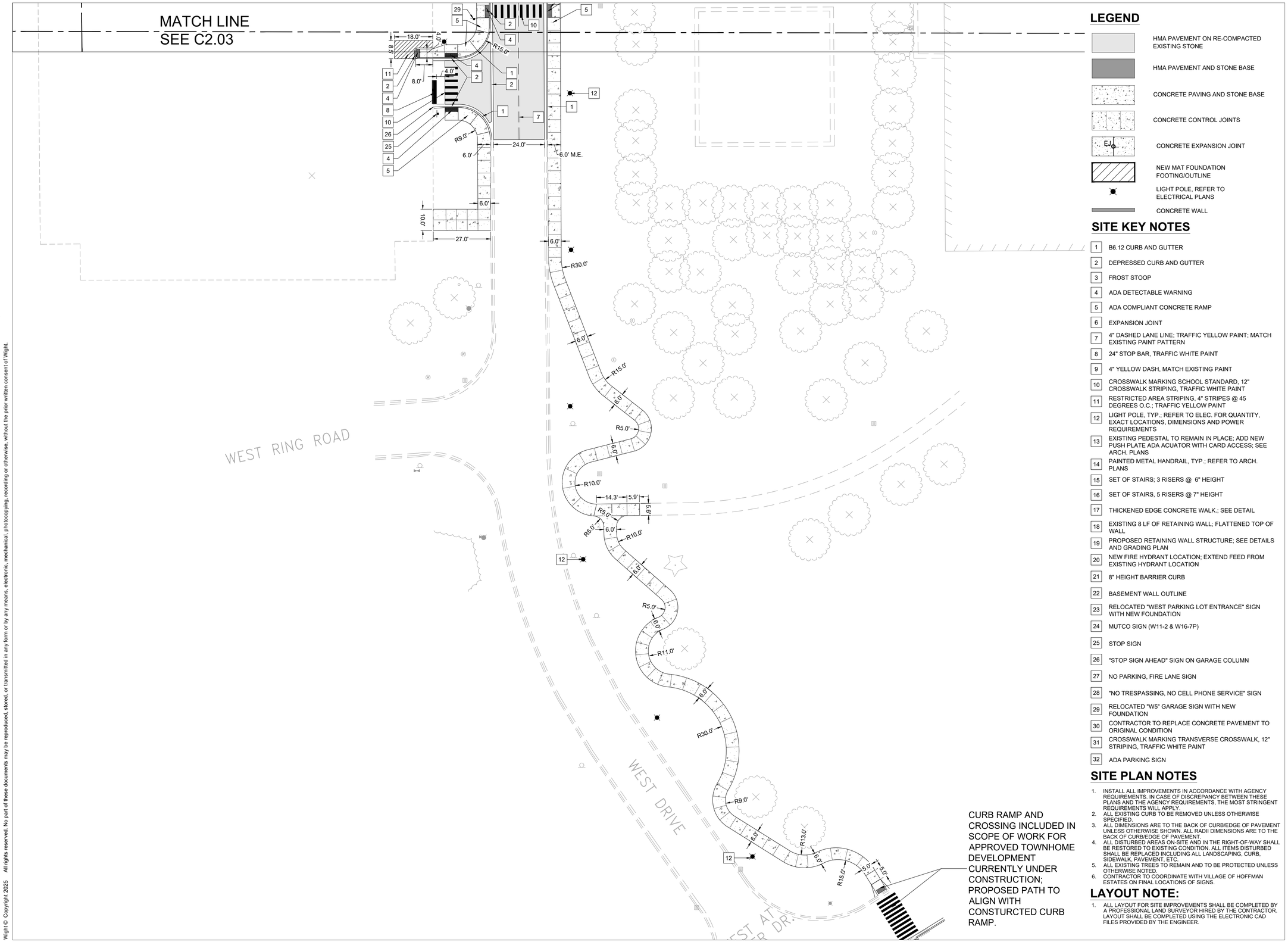

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BELL WORKS CHICAGO WEST VESTIBULE

2000 CENTER DRIVE
HOFFMAN ESTATES, IL 60192

SITE PLAN

Project Number: 240164
Drawn By: VL
Sheet:
Scale: 1" = 20' (0' 10' 20' 40')
NORTH

C2.04

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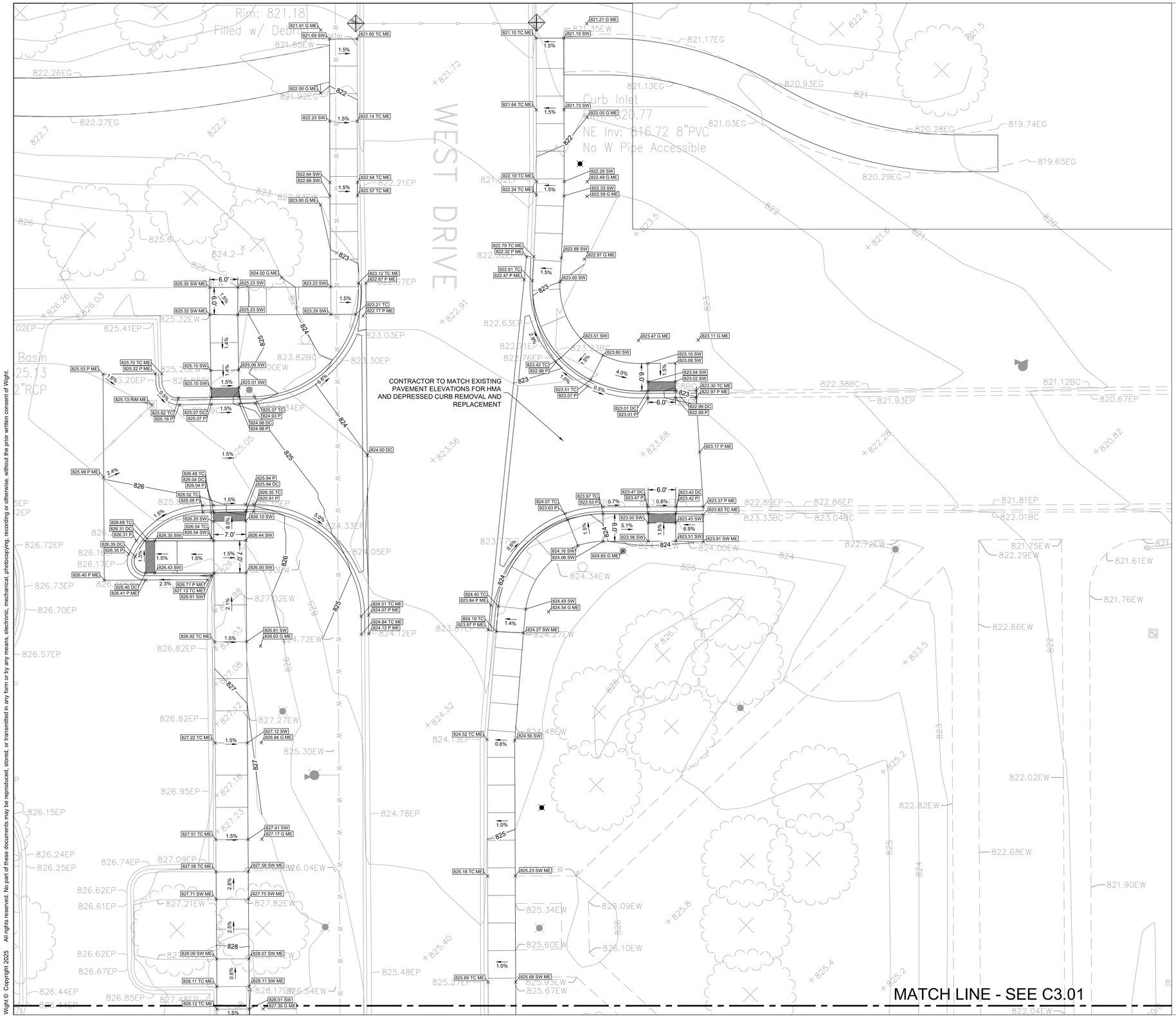

LEGEND

ME	MATCH EXISTING ELEVATION
HP	HIGH POINT
11.77 P	TOP OF PAVEMENT ELEVATION
11.77 G	GROUND ELEVATION
11.77 SW	TOP OF SIDEWALK ELEVATION
11.77 RIM	RIM ELEVATION
745	EXISTING CONTOUR LINE
745	PROPOSED CONTOUR LINE
2.0%	SLOPE/FLOW DIRECTION
SF	SILT FENCE
TPF	TREE PROTECTION FENCE
	INLET PROTECTION

NOTES:

1. CONTRACTOR TO VERIFY ALL EXISTING UTILITY LOCATIONS, SIZES, SLOPES, INVERTS, ETC. AND CONTACT ENGINEER IMMEDIATELY IF THERE ARE ANY CONFLICTS/DISCREPANCIES.
2. CONTRACTOR TO COORDINATE LOCATIONS, SIZE AND INVERTS WITH MEP PLANS.
3. THE CONTRACTOR SHALL PROTECT ANY AND ALL TREES EITHER SHOWN OR NOT SHOWN ON THE PLANS UNLESS OTHERWISE SPECIFIED. MINIMUM PROTECTION FOR TREES SHALL BE 4' SNOW FENCE INSTALLED ALONG THE DRIP LINE OF TREES.
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6. ALL SITE WORK SHALL BE IN CONFORMANCE WITH THE ILLINOIS ACCESSIBILITY CODE AND WITH THE AMERICANS WITH DISABILITIES ACT.
7. RAMPS SHALL NOT EXCEED A RUNNING SLOPE OF 1:12 (8.33%).
8. MAXIMUM CROSS-SLOPE ON ANY WALK OR RAMPS SHALL BE 2%. ALL ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.
9. SEE SHEET C3.07 FOR ALL EROSION AND SEDIMENT CONTROL NOTES, STANDARDS, INSPECTIONS, MAINTENANCE AND PRACTICES THAT NEED TO BE FOLLOWED.

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WITHIN DETENTION/BMP AREAS: FOR VERIFICATION OF DETENTION VOLUME AND SUBBASE GRADES, PRIOR TO BACK FILLING WITH CA-7, THE CONTRACTOR SHALL PROVIDE ENGINEER WITH A CERTIFIED TOPO SURVEY OF AS-BUILT SUBBASE GRADES FOR ENGINEER APPROVAL AND ALSO A COPY OF RECEIPT OF THE CA-7 AGGREGATE.

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BELL WORKS CHICAGO WEST VESTIBULE

2000 CENTER DRIVE
HOFFMAN ESTATES, IL 60192

GRADING AND DRAINAGE PLAN FAR NORTH

Project Number: 240164
Drawn By: VL
Sheet: C3.00
Scale: 1" = 10' (0' 5' 10' 20')

NORTH

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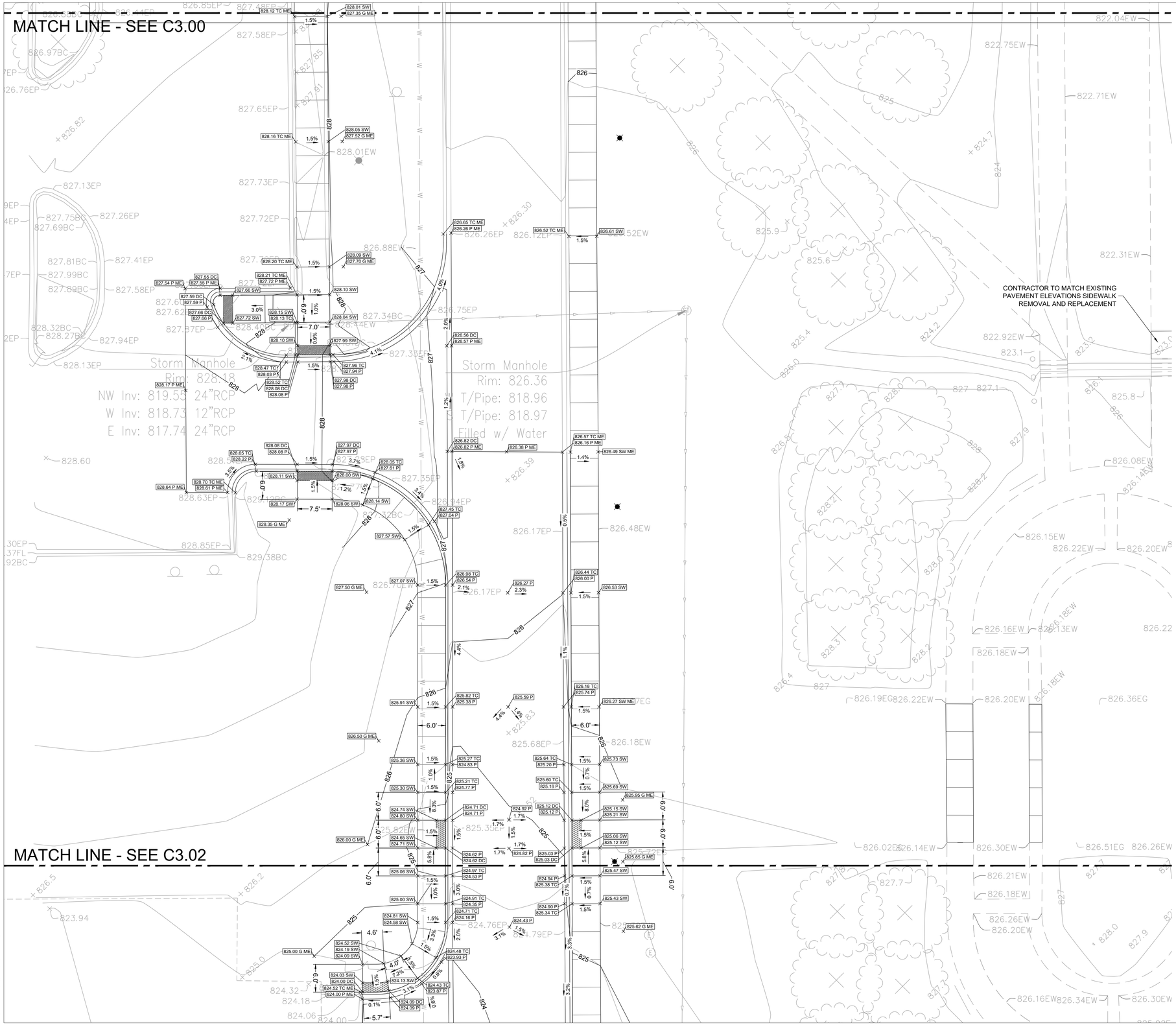

LEGEND

ME	MATCH EXISTING ELEVATION
HP	HIGH POINT
11.77 P	TOP OF PAVEMENT ELEVATION
11.77 G	GROUND ELEVATION
11.77 SW	TOP OF SIDEWALK ELEVATION
11.77 RIM	RIM ELEVATION
745	EXISTING CONTOUR LINE
745	PROPOSED CONTOUR LINE
2.0%	SLOPE/FLOW DIRECTION
SF	SILT FENCE
TPF	TREE PROTECTION FENCE
	INLET PROTECTION

NOTES:

1. CONTRACTOR TO VERIFY ALL EXISTING UTILITY LOCATIONS, SIZES, SLOPES, INVERTS, ETC. AND CONTACT ENGINEER IMMEDIATELY IF THERE ARE ANY CONFLICTS/DISCREPANCIES.
2. CONTRACTOR TO COORDINATE LOCATIONS, SIZE AND INVERTS WITH MEP PLANS.
3. THE CONTRACTOR SHALL PROTECT ANY AND ALL TREES EITHER SHOWN OR NOT SHOWN ON THE PLANS UNLESS OTHERWISE SPECIFIED. MINIMUM PROTECTION FOR TREES SHALL BE 4' SNOW FENCE INSTALLED ALONG THE DRIP LINE OF TREES.
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6. ALL SITE WORK SHALL BE IN CONFORMANCE WITH THE ILLINOIS ACCESSIBILITY CODE AND WITH THE AMERICANS WITH DISABILITIES ACT.
7. RAMPS SHALL NOT EXCEED A RUNNING SLOPE OF 1:12 (8.33%).
8. MAXIMUM CROSS-SLOPE ON ANY WALK OR RAMPS SHALL BE 2%. ALL ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.
9. SEE SHEET C3.07 FOR ALL EROSION AND SEDIMENT CONTROL NOTES, STANDARDS, INSPECTIONS, MAINTENANCE AND PRACTICES THAT NEED TO BE FOLLOWED.

EARTHWORK NOTES:

CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXACT EARTHWORK REQUIREMENTS (CUT, FILL, HAUL IN/OFF, ETC.) TO BRING SITE TO FINISHED GRADE. ANY ON-SITE RE-USE OF ON-SITE DEMOLITION DEBRIS/MATERIALS MUST BE APPROVED BY THE GEOTECHNICAL ENGINEER.

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GRADING AND DRAINAGE PLAN NORTH

Project Number: 240164
Drawn By: VL
Sheet:
Scale: 1" = 10' (0' 5' 10' 20')

NORTH

C3.01

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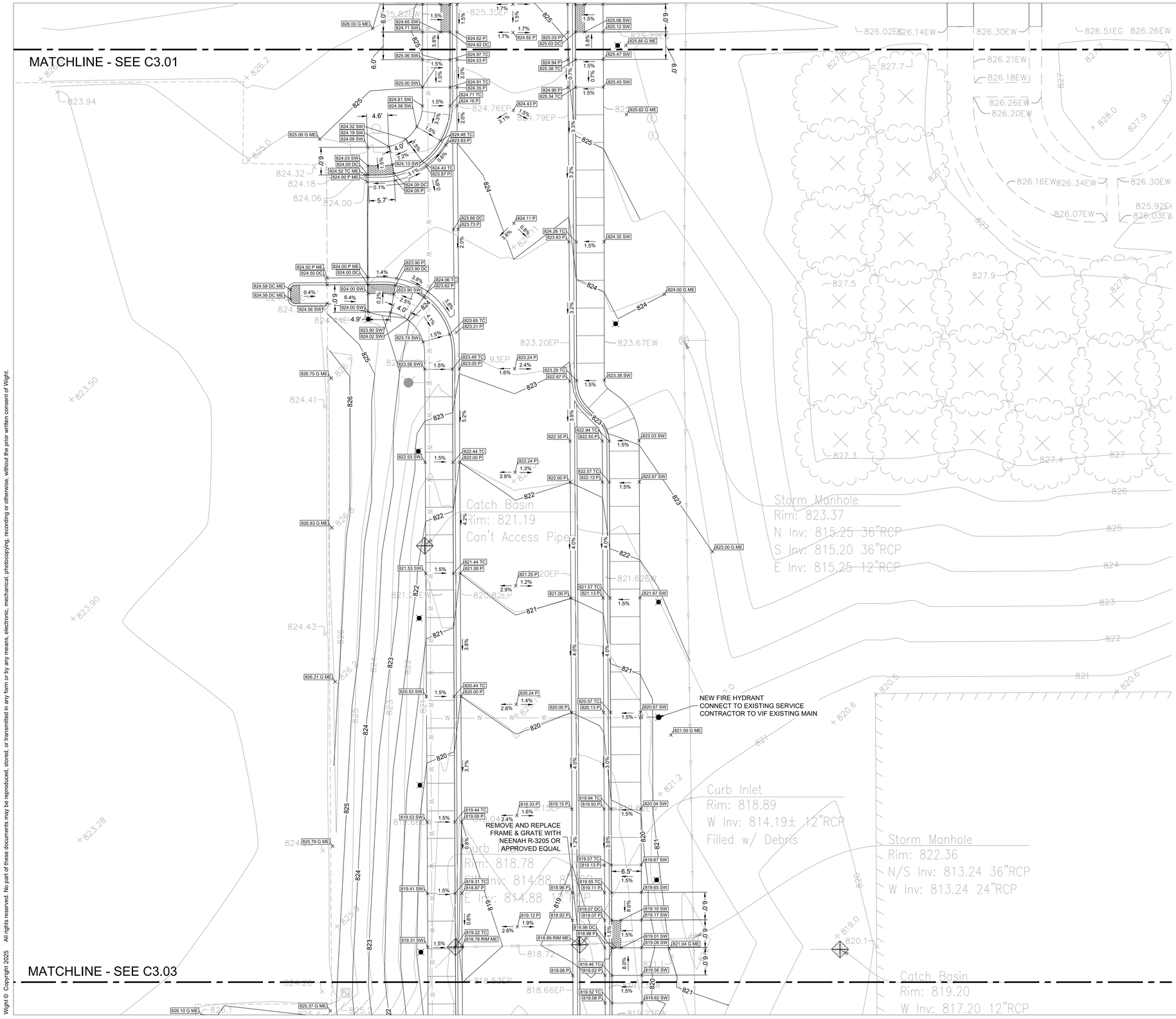

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7. RAMPS SHALL NOT EXCEED A RUNNING SLOPE OF 1:12 (8.33%).
8. MAXIMUM CROSS-SLOPE ON ANY WALK OR RAMPS SHALL BE 2%. ALL ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.
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062-062115
LICENSED PROFESSIONAL ENGINEER
STATE OF ILLINOIS

EXP. 11-30-2025

REV	DESCRIPTION	DATE
3	REISSUE FOR PERMIT	10/07/2025

BELL WORKS CHICAGO WEST VESTIBULE

2000 CENTER DRIVE
HOFFMAN ESTATES, IL 60192

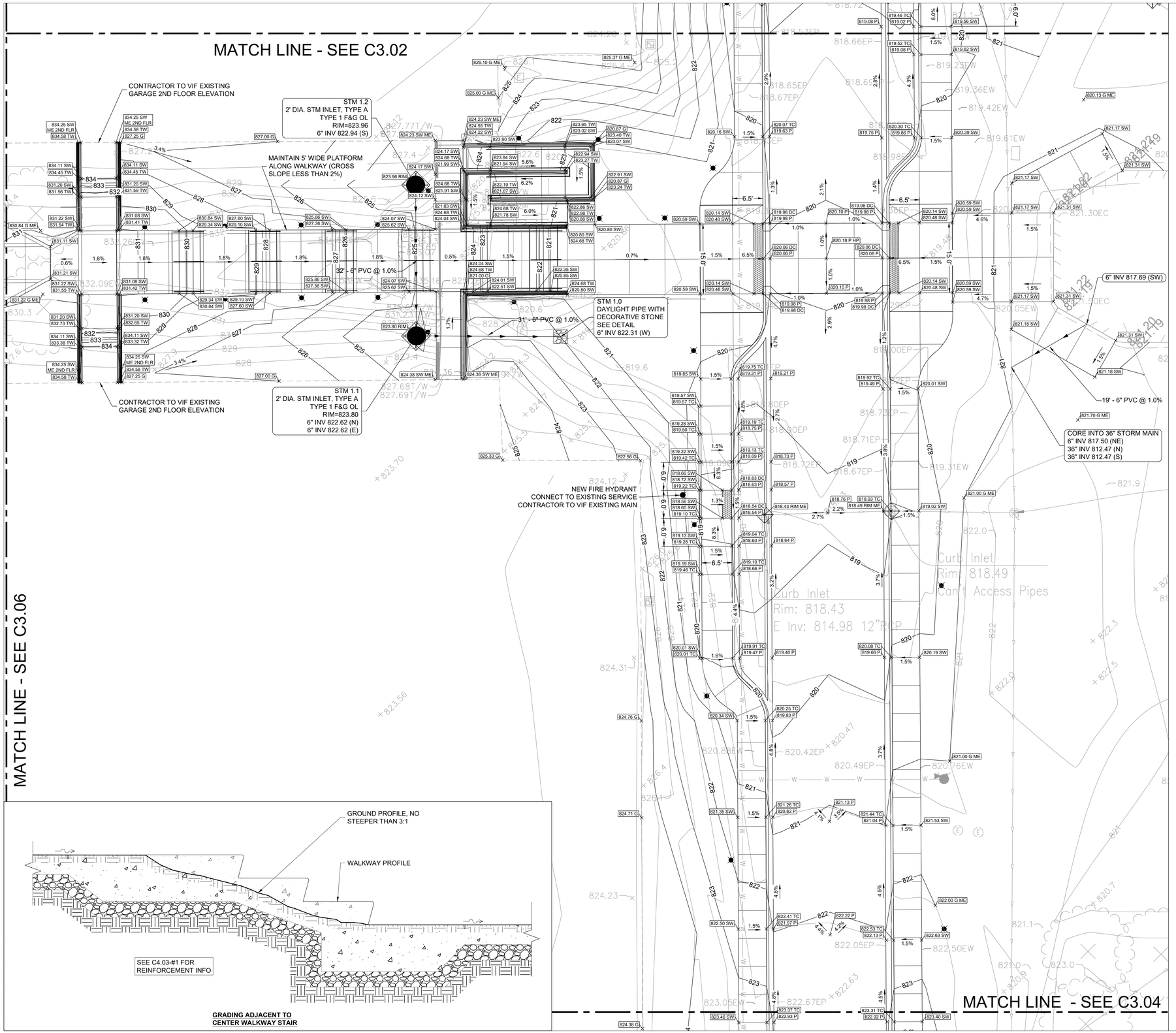
GRADING AND DRAINAGE PLAN NORTH CENTRAL

Project Number: 240164
Drawn By: VL
Sheet:

Scale: 1" = 10'
0' 5' 10' 20'

NORTH

C3.02



GRADING ADJACENT TO CENTER WALKWAY STAIR

LEGEND

ME	MATCH EXISTING ELEVATION
HP	HIGH POINT
11.77 P	TOP OF PAVEMENT ELEVATION
11.77 G	GROUND ELEVATION
11.77 SW	TOP OF SIDEWALK ELEVATION
11.77 RIM	RIM ELEVATION
745	EXISTING CONTOUR LINE
745	PROPOSED CONTOUR LINE
2.0%	SLOPE/FLOW DIRECTION
SF	SILT FENCE
TPF	TREE PROTECTION FENCE
	INLET PROTECTION

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EXP. 11-30-2025

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3	REISSUE FOR PERMIT	10/07/2025

BELL WORKS CHICAGO WEST VESTIBULE

2000 CENTER DRIVE
HOFFMAN ESTATES, IL 60192

GRADING AND DRAINAGE PLAN CENTRAL

Project Number: 240164
Drawn By: MK
Sheet:
Scale: 1" = 10' (0' 5' 10' 20')

NORTH

C3.03

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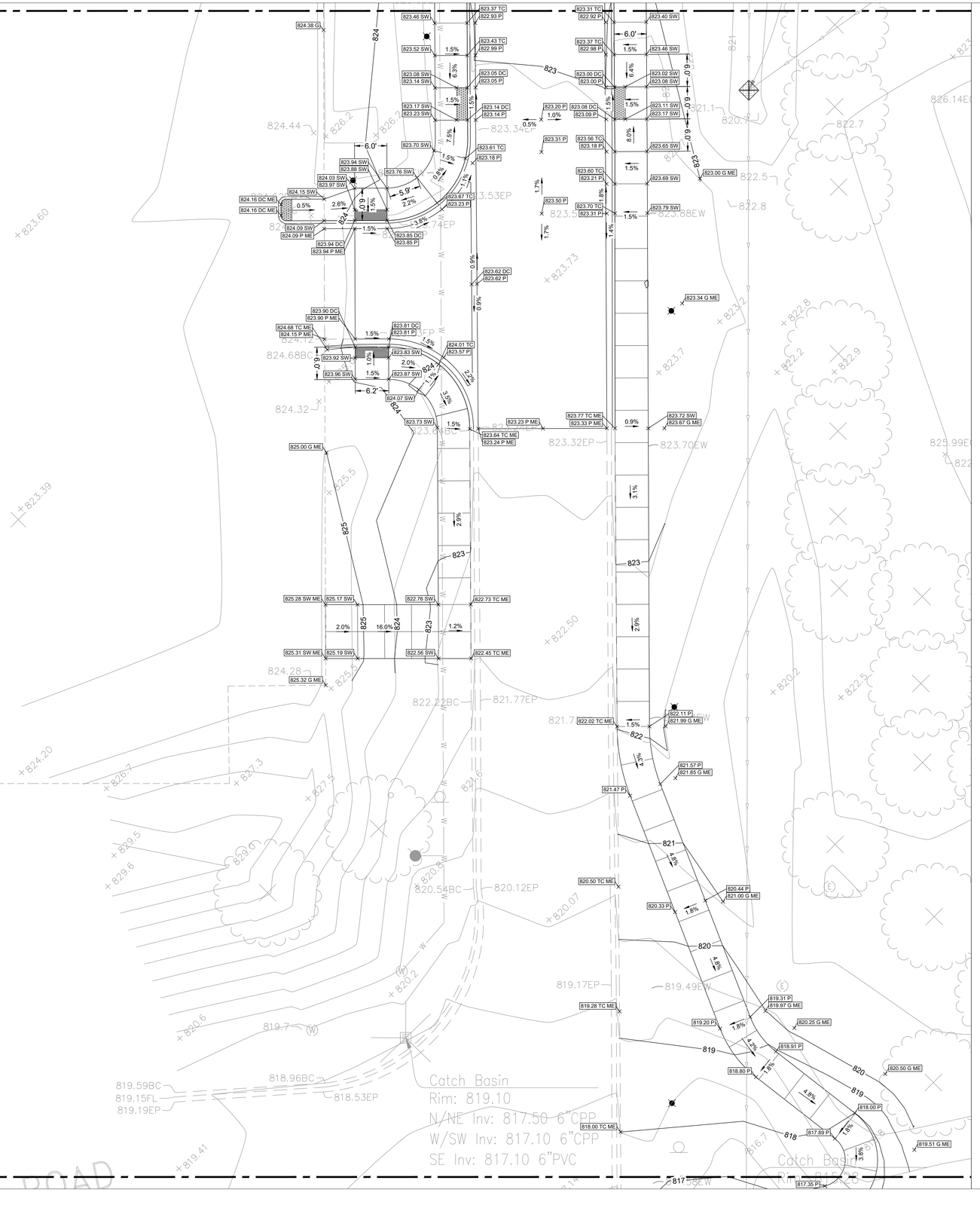
MATCH LINE - SEE C3.03



MATCH LINE - SEE C3.05

LEGEND

ME	MATCH EXISTING ELEVATION
HP	HIGH POINT
11.77 P	TOP OF PAVEMENT ELEVATION
11.77 G	GROUND ELEVATION
11.77 SW	TOP OF SIDEWALK ELEVATION
11.77 RIM	RIM ELEVATION
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2.0%	SLOPE/FLOW DIRECTION
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EXP. 11-30-2025

REV	DESCRIPTION	DATE
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BELL WORKS CHICAGO WEST VESTIBULE

2000 CENTER DRIVE
HOFFMAN ESTATES, IL 60192

GRADING AND DRAINAGE PLAN SOUTH CENTRAL

Project Number: 240164
Drawn By: MK
Sheet: C3.04
Scale: 1" = 10'
0' 5' 10' 20'
NORTH

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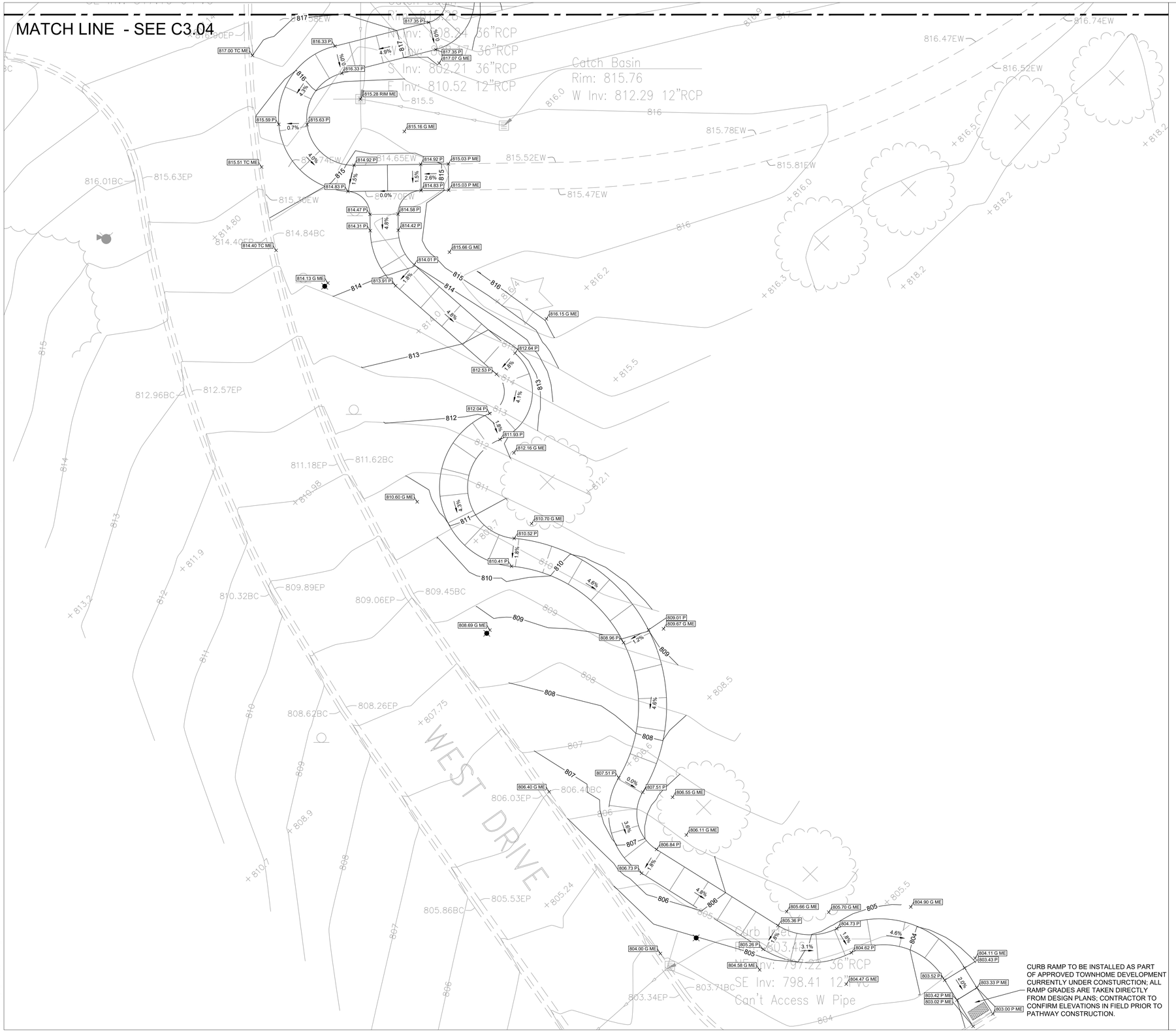

LEGEND

ME	MATCH EXISTING ELEVATION
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11.77 P	TOP OF PAVEMENT ELEVATION
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Project Number: 240164
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S:\Darien\Somerset Development\240164_Bell Works West Vestibule\01\11 Drawings\02 CD\240164 C3.00 GRADING AND DRAINAGE PLAN.dwg zmatix Oct 07, 2025 8:02:00 am
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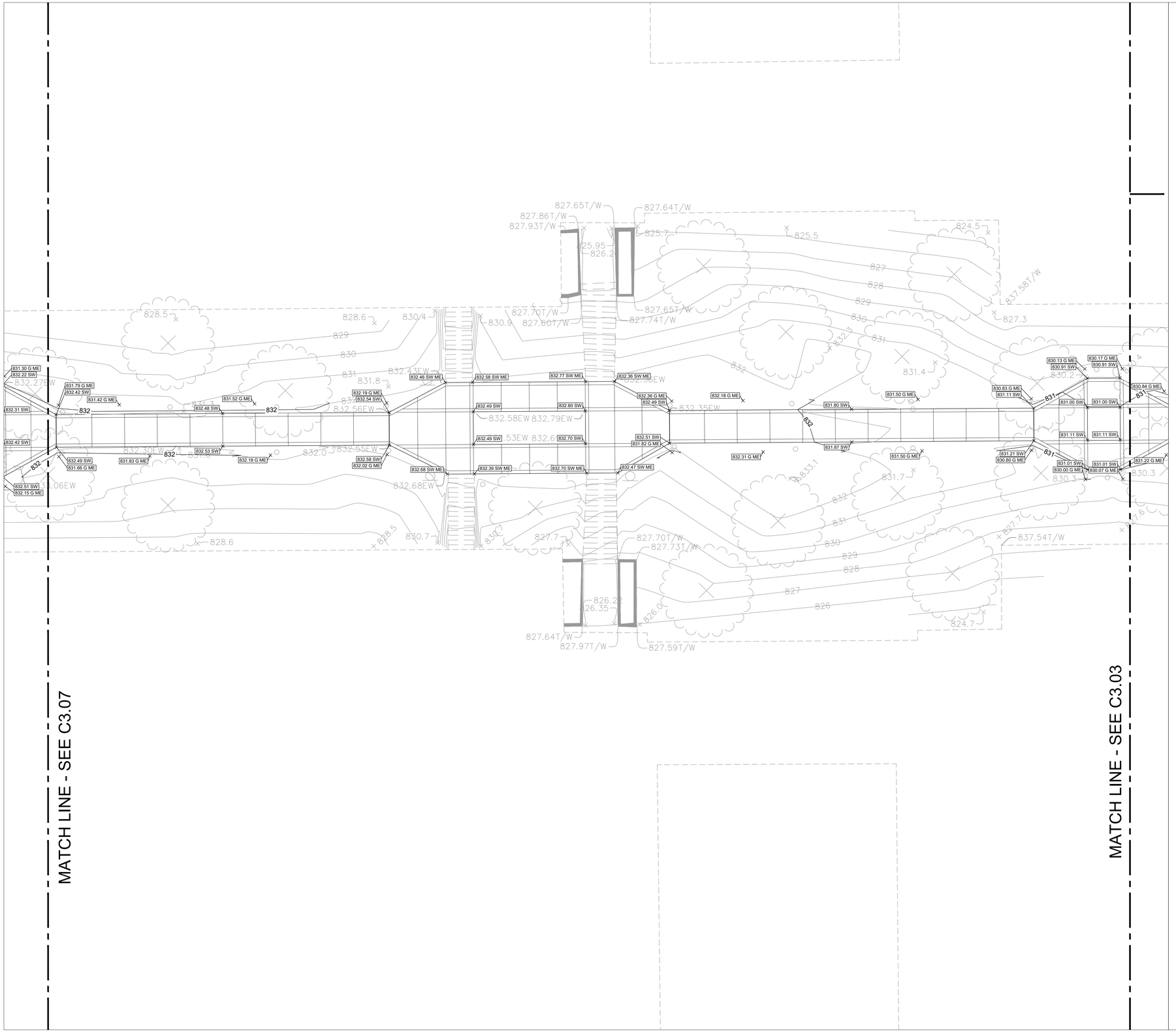

LEGEND

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STATE OF ILLINOIS
EXP: 11-30-2025

REV	DESCRIPTION	DATE
3	REISSUE FOR PERMIT	10/07/2025

BELL WORKS CHICAGO WEST VESTIBULE

2000 CENTER DRIVE
HOFFMAN ESTATES, IL 60192

GRADING AND DRAINAGE PLAN WEST CENTRAL

Project Number: 240164
Drawn By: MK
Sheet:
Scale: 1" = 10'
0' 5' 10' 20'

NORTH

C3.06

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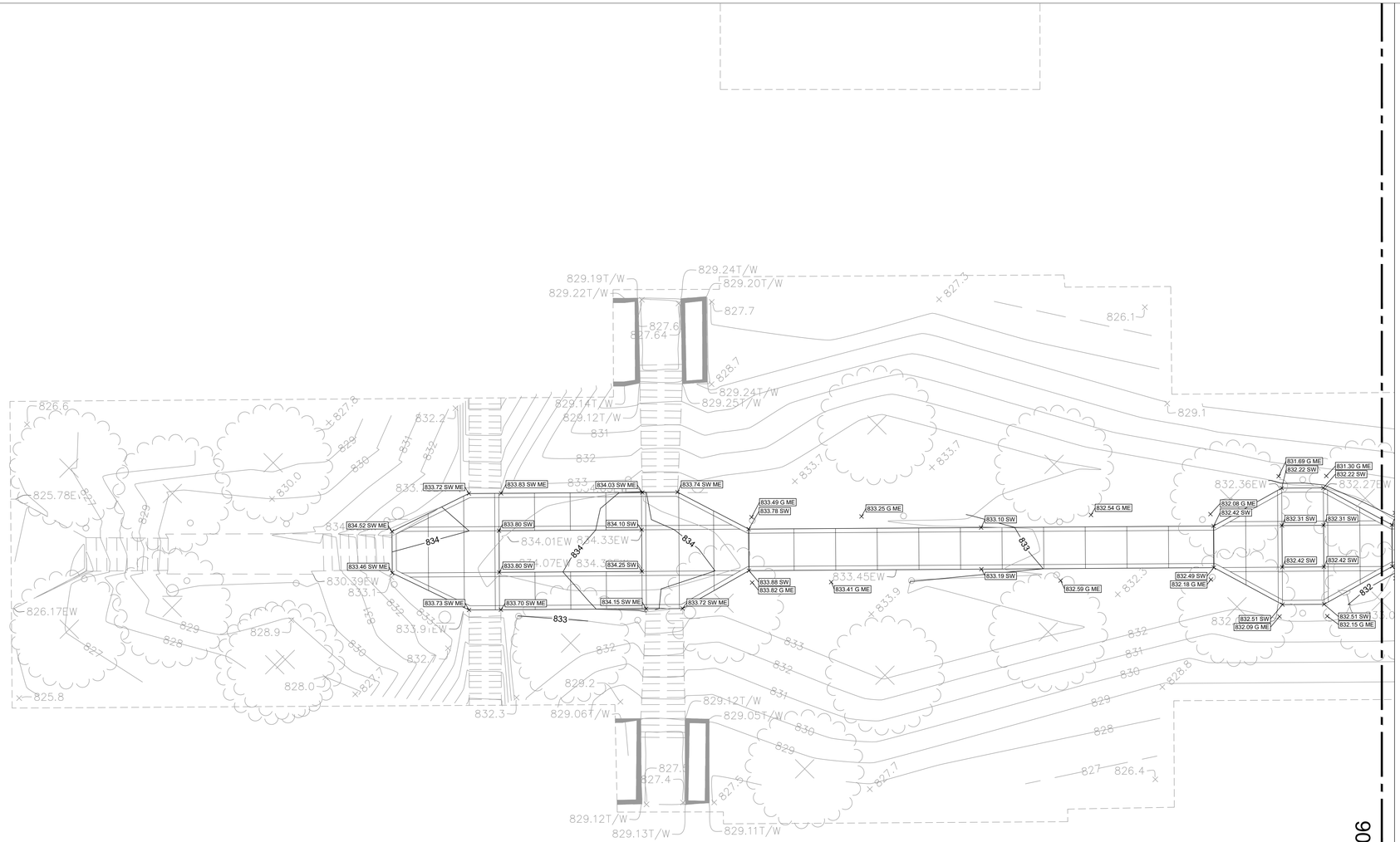

LEGEND

ME	MATCH EXISTING ELEVATION
HP	HIGH POINT
11.77 P	TOP OF PAVEMENT ELEVATION
11.77 G	GROUND ELEVATION
11.77 SW	TOP OF SIDEWALK ELEVATION
11.77 RIM	RIM ELEVATION
745	EXISTING CONTOUR LINE
745	PROPOSED CONTOUR LINE
2.0%	SLOPE/FLOW DIRECTION
SF	SILT FENCE
TPF	TREE PROTECTION FENCE
	INLET PROTECTION

NOTES:

1. CONTRACTOR TO VERIFY ALL EXISTING UTILITY LOCATIONS, SIZES, SLOPES, INVERTS, ETC. AND CONTACT ENGINEER IMMEDIATELY IF THERE ARE ANY CONFLICTS/DISCREPANCIES.
2. CONTRACTOR TO COORDINATE LOCATIONS, SIZE AND INVERTS WITH MEP PLANS.
3. THE CONTRACTOR SHALL PROTECT ANY AND ALL TREES EITHER SHOWN OR NOT SHOWN ON THE PLANS UNLESS OTHERWISE SPECIFIED. MINIMUM PROTECTION FOR TREES SHALL BE 4' SNOW FENCE INSTALLED ALONG THE DRIP LINE OF TREES.
4. CONTRACTOR TO PROTECT ALL EXISTING UTILITIES.
5. ALL EXISTING UTILITY STRUCTURES SHALL BE ADJUSTED AS NECESSARY TO MATCH FINISH GRADE. ALL EXISTING UTILITY STRUCTURES REQUIRING ADJUSTMENT OR RECONSTRUCTION SHALL BE COMPLETED BY THE CONTRACTOR TO THE SATISFACTION OF THE UTILITY OWNER. ADJUSTMENTS AND/OR RECONSTRUCTIONS NOT CALLED FOR ON THE PLANS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. NO MORE THAN A TOTAL OF 12 INCHES OF ADJUSTING RINGS AND/OR 2 ADJUSTING RINGS SHALL BE ALLOWED.
6. ALL SITE WORK SHALL BE IN CONFORMANCE WITH THE ILLINOIS ACCESSIBILITY CODE AND WITH THE AMERICANS WITH DISABILITIES ACT.
7. RAMPS SHALL NOT EXCEED A RUNNING SLOPE OF 1:12 (8.33%).
8. MAXIMUM CROSS-SLOPE ON ANY WALK OR RAMPS SHALL BE 2%. ALL ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.
9. SEE SHEET C3.07 FOR ALL EROSION AND SEDIMENT CONTROL NOTES, STANDARDS, INSPECTIONS, MAINTENANCE AND PRACTICES THAT NEED TO BE FOLLOWED.

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2000 CENTER DRIVE
HOFFMAN ESTATES, IL 60192

GRADING AND DRAINAGE PLAN WEST

Project Number: 240164
Drawn By: MK
Sheet:

Scale: 1" = 10'
0' 5' 10' 20'

NORTH

C3.07

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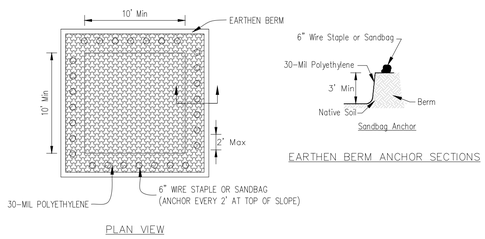
1 TEMPORARY CONCRETE WASHOUT FACILITY - EARTHEN TYPE

SCALE: NTS

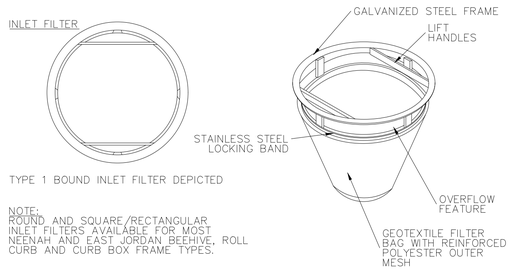


NOTES:

1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardend concrete and/or slurry and returning the facilities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.

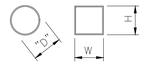
2 DROP INLET PROTECTION FOR STRUCTURES

SCALE: NTS



NOTE:
ROUND AND SQUARE/RECTANGULAR INLET FILTERS AVAILABLE FOR MOST NEENAH AND EAST JORDAN BEEHIVE, ROLL CURB AND CURB BOX FRAME TYPES.

IDOT STANDARD FRAME SELECTION

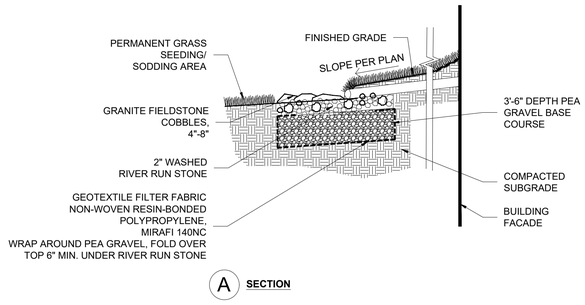


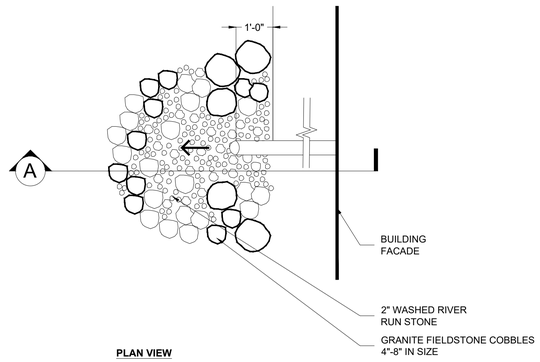
**CERTIFICATION: All IPP INLET FILTERS CONFORM TO IDOT SPECIFICATIONS AS OUTLINED IN ARTICLE 1081.15 OF IDOT'S STANDARDS SPECIFICATIONS GUIDE

IDOT Std	Grate Size	Opening	Filter P/N	Aprox Dims	Notes
Type 1,5	22.75 dia	21	2200-1	D=22	Round
Type 8	33 dia	23 (mhole)	2600-8	D=26.5	Round
Type 3, 3V	22 x 16.9	20 x 15	2116-3CB	W=21, H=16	Curb box, flap
Type 11, 11V	28.75 x 11.38	27 x 9.875	2811-11CB	W=28, H=11	Curb box, flap
Type 6	22 x 22.75	20.25 x 23+	2122-6	W=21, H=22	Rolled curb
Type 12	28.75 x 17.25	27 x 16.5+	2817-12	W=28, H=16.5	Rolled curb
Type 4	21.75 x 14.75	20 x 13	2114-4	W=21, H=14	Rect flat
Type 20, 21, 22	22.5 x 22.5	20 x 20	2222-20	W=22, H=22	Square flat
Type 23	24 x 16.25	22 x 14.5	2316-23	W=23, H=15.5	Rect flat
Type 24	24 x 22.5	22 x 20.5	2322-24	W=23, H=22	Rect flat

3 DECORATIVE STONE

SCALE: NTS





EROSION AND SEDIMENT CONTROL

1. TRADE CONTRACTOR SHALL ABIDE BY EROSION CONTROL MEASURES OUTLINED IN THE "ILLINOIS URBAN MANUAL, LATEST EDITION" BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA).
2. SILT FENCING AND OTHER EROSION CONTROL DEVICES SHALL BE INSTALLED BY THE TRADE CONTRACTOR PRIOR TO THE BEGINNING OF CONSTRUCTION ACTIVITIES TO THE LIMITS DELINEATED ON THE PLANS. NO DISTURBANCE OF LAND IS ALLOWED OUTSIDE THE SILT FENCE AND PROJECT LIMITS AS INDICATED ON THE PLANS.
3. ALL REQUIRED EROSION CONTROL MEASURES INCLUDING DETENTION BASIN CONSTRUCTION SHALL BE IN PLACE PRIOR TO ANY OTHER SITE DISTURBANCE.
4. ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL PRACTICES MUST BE INSPECTED WEEKLY AND MAINTAINED. INSPECTIONS SHALL ALSO BE MADE AFTER A RAINFALL EVENT OF 1/2 INCH OR GREATER OR EQUIVALENT SNOW FALL EVENT. IF NECESSARY, REPAIR OR REPLACEMENT MUST BE PERFORMED IMMEDIATELY TO ASSURE EFFECTIVE PERFORMANCE OF THEIR INTENDED FUNCTIONS.
5. IF DEWATERING DEVICES ARE USED, DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION. ALL PUMPED DISCHARGES SHALL BE ROUTED THROUGH APPROPRIATELY DESIGNED SEDIMENT TRAPS, BASINS, SEDIMENT FILTER BAGS OR EQUIVALENT MEASURES.
6. STABILIZATION OF DISTURBED AREAS MUST BE INITIATED WITHIN 1 WORKING DAY OR PERMANENT OR TEMPORARY CESSATION OF EARTH DISTURBING ACTIVITIES AND SHALL BE COMPLETED AS SOON AS POSSIBLE BUT NOT LATER THAN 14 DAYS FROM THE INITIATION OF STABILIZATION WORK IN AN AREA.
7. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED WITH PERMANENT SOIL STABILIZATION MEASURES.
8. MAJOR AMENDMENTS OF THE SITE DEVELOPMENT OR EROSION AND SEDIMENTATION CONTROL PLANS SHALL BE SUBMITTED TO THE MUNICIPALITY TO BE APPROVED IN THE SAME MANNER AS THE ORIGINAL PLANS.
9. THE TRADE CONTRACTOR SHALL STABILIZE THE SIDE SLOPES GREATER THAN 10:1 OR WHERE SHOWN ON THE PLANS WITHIN 5 DAYS AFTER FINAL GRADE IS ACHIEVED AND FOLLOWING SEEDING WITH THE TEMPORARY SEED MATRIX. THE EROSION CONTROL BLANKET SHALL BE INSTALLED AS REQUIRED BY THE MANUFACTURER'S STANDARDS AND SPECIFICATIONS.
10. TEMPORARY STOCKPILES SHALL HAVE A SILT FENCE ERECTED AROUND THE PERIMETER OF THE PILE. IF A PILE IS TO REMAIN IN PLACE FOR MORE THAN 14 DAYS, IT SHALL BE TEMPORARY SEEDED.
11. SOIL STOCKPILE LOCATIONS MAY BE LOCATED BY THE CONTRACTOR AS NECESSARY ONSITE AND DO NOT NEED TO MATCH EXACT LOCATION AS SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN. PROVIDE SILT FENCE AROUND ALL STOCKPILE LOCATIONS. NO STOCKPILES SHALL BE PLACED IN THE PROPOSED DETENTION POND OR BE PLACED IN FLOOD PROTECTION AREAS OR THEIR BUFFERS.
12. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY EXISTING STORM DRAINAGE SYSTEM BY THE USE OF STRAW WATTLES, ROCK CHECK DAMS OR OTHER APPROVED METHODS. THE TRADE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT RESULTING FROM THIS PROJECT FROM ALL SEWERS AND DRAINAGE STRUCTURES (NO FLUSHING DOWNSTREAM) UNTIL 90% OF VEGETATION IS ESTABLISHED.
13. TEMPORARY SEDIMENT BARRIERS, STRAW WATTLE PROTECTION, FOR STORM SEWER GRATES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS WITHIN THE PLANS AND THE ILLINOIS URBAN MANUAL.
14. THE TRADE CONTRACTOR SHALL PRESCRIBE THE METHODS OUTLINED IN THE ILLINOIS URBAN MANUAL TO CONTROL DUST. ACCEPTABLE MEASURES INCLUDE VEGETATIVE COVER (TEMPORARY SEEDING), MULCH, IRRIGATION, STONE, AND PERMANENT VEGETATION (PERMANENT SEEDING). TEMPORARY DUST CONTROL MEASURES (BY MEANS ACCEPTABLE TO LOCAL AUTHORITIES) SHALL BE APPLIED AS NEEDED TO ACCOMPLISH DUST CONTROL.
15. IF AN EXISTING ON-SITE ASPHALT ACCESS IS NOT PRESENT THEN, THE TRADE CONTRACTOR SHALL PROVIDE A CONSTRUCTION ACCESS ROAD CONSTRUCTED OF IDOT CA-1 FOR 100 FEET IN LENGTH. THE TRADE CONTRACTOR SHALL MAINTAIN THE ADJACENT ROADS FREE OF MUD AND SEDIMENT AT ALL TIMES. REFER TO THE ILLINOIS URBAN MANUAL STANDARD DRAWING IL-630.
16. ALL ACCESS TO AND FROM THE CONSTRUCTION SITE IS TO BE RESTRICTED TO THE CONSTRUCTION ENTRANCE.
17. TRADE CONTRACTOR IS RESPONSIBLE FOR KEEPING PUBLIC STREETS CLEAR OF DIRT, DUST, DEBRIS AND MUD ON A DAILY BASIS FOR THE ENTIRE CONSTRUCTION PERIOD BY A MEANS ACCEPTABLE TO LOCAL AUTHORITIES.
18. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY SHOVELING OR STREET CLEANING (NOT FLUSHING) BEFORE THE END OF EACH WORKDAY AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL.
19. CONTRACTOR IS TO SUBMIT ALL REPORTS, CORRESPONDENCE AND DOCUMENTATION REQUIRED BY THE SWPPP AND IEPA PERMIT TO THE CIVIL ENGINEER FOR REVIEW AND RECORD.

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EROSION CONTROL DETAILS

Project Number: 240164
Scale:
Drawn By: SC
Sheet: C3.08

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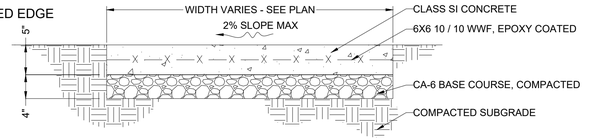
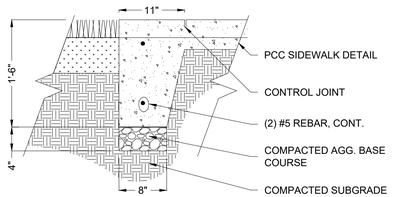
1 PCC SIDEWALK & THICKENED EDGE
SCALE: NTS



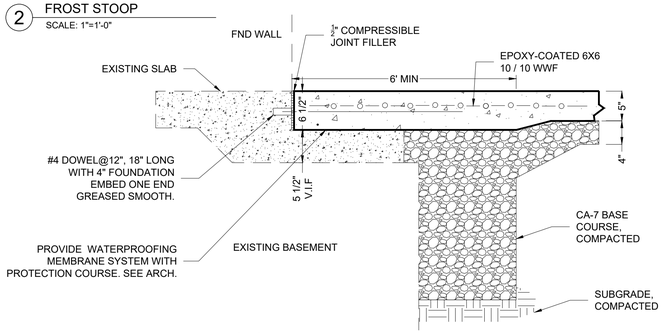
NEW SIDEWALK AND STONE BASE

NOTES:
1. ALL SIDEWALKS SHALL BE CONSTRUCTED WITH IDOT CLASS SI CONCRETE, NOT LESS THAN 3500 P.S.I. CONCRETE AT 14 DAYS.
2. SIDEWALK THICKNESS CROSS DRIVEWAY SHALL BE A MINIMUM 8".
3. REFER TO EXPANSION JOINT DETAIL
4. THE TRANSVERSE JOINTS SHALL EXTEND TO 1/4 THE DEPTH OF THE SIDEWALK, SHALL NOT BE MORE THAN 1/4" IN WIDTH, AND SHALL BE EDGED HAVING A 1/4 INCH RADIUS. NO SLAB SHALL BE LONGER THAN 6 FEET NOR LESS THAN 4 FEET ON ANY ONE SIDE.



THICKENED EDGE DETAIL

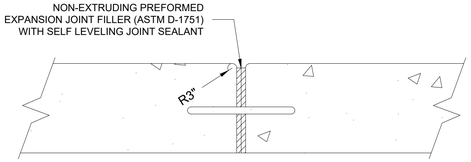
2 FROST STOOP
SCALE: 1"=1'-0"



NOTES:
1. FROST STOOP TO EXTEND ENTIRE WIDTH OF ALL DOORS AT A MINIMUM

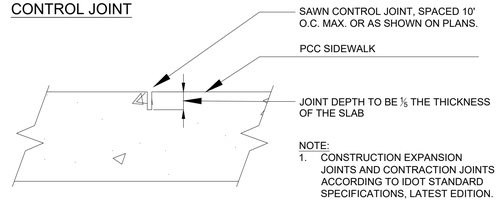
5 JOINT DETAILS
SCALE: NTS

EXPANSION JOINT



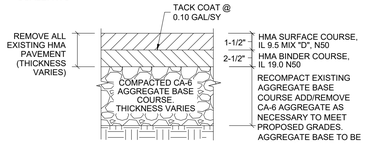
NOTES:
1. PREFORMED FLEXIBLE FOAM EXPANSION JOINT FILLER NOT ACCEPTED.
2. EACH EXPANSION JOINT SHALL HAVE (2) ¾" DOWEL BARS, 18" LONG AND PROPERLY LUBRICATED, PLACED AT MID DEPTH.
3. EXPANSION JOINTS ½" THICK SHALL BE WHERE PROPOSED CONCRETE MEETS EXISTING CONCRETE, AT 50 FT INTERVALS FOR HAND POURS AND 100 FT INTERVALS FOR SLIP OR MONOLITHIC POURS.
4. EXPANSION JOINTS, ½" THICK SHALL BE AT EVERY P.C. & P.T. OF CURVATURE, 5 FT EACH SIDE OF STRUCTURES, AND AT END OF POURS.
5. PREFORMED EXPANSION JOINT 1/2" THICK SHALL BE PLACED BETWEEN THE SIDEWALK AND ALL STRUCTURES
6. EXPANSION JOINTS SHALL ALSO BE PLACED WHERE THE SIDEWALK ABUTS EXISTING SIDEWALKS AND WHERE THE SIDEWALK ABUTS A CURB
7. EXPANSION JOINTS SHALL BE PROVIDED AT POINTS OF CURVATURE ON ALL CURVES.

CONTROL JOINT

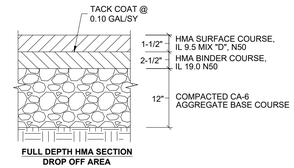


NOTE:
1. CONSTRUCTION EXPANSION JOINTS AND CONTRACTION JOINTS ACCORDING TO IDOT STANDARD SPECIFICATIONS, LATEST EDITION.

3 HMA SECTION DETAIL
SCALE: NTS



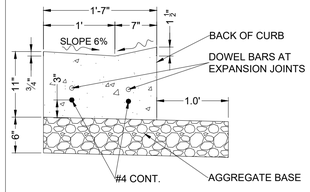
HMA ON EXISTING AGGREGATE BASE



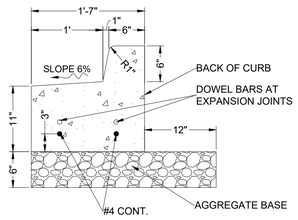
FULL DEPTH HMA SECTION
DROP OFF AREA

4 CURB AND GUTTER
SCALE: 1"=1'-0"

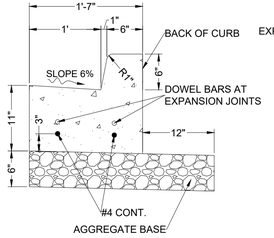
DEPRESSED CURB



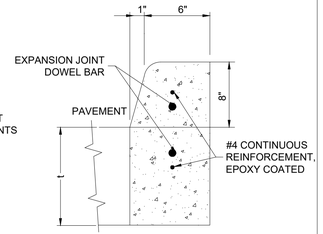
B-6.12 W/ REVERSE PITCH FLAG



B-6.12



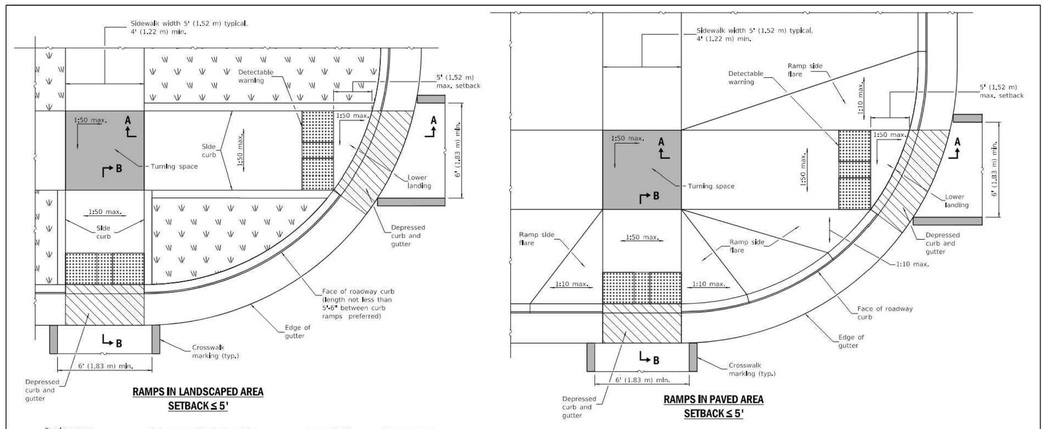
BARRIER CURB

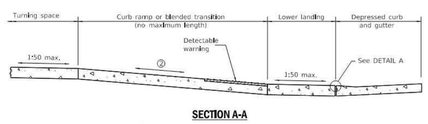


t - THICKNESS OF PAVEMENT OR 9" MIN.

NOTES:
1. ALL CURB AND GUTTER SHALL BE CONSTRUCTED W/ IDOT CLASS SI CONCRETE.
2. REFER TO EXPANSION JOINT DETAIL.
3. CONSTRUCTION JOINTS SHALL BE AT 20 OR 25 FT. INTERVALS DEPENDING ON TYPE OF POUR. REFER TO EXPANSION JOINT DETAIL.
4. JOINTS SHALL BE CONSTRUCTED IN COMPLIANCE WITH IDOT STANDARDS & DETAILS.
5. ALL CURB AND GUTTER SHALL BE DOWELED INTO EXISTING CURB AND GUTTER THAT HAS BEEN SAWCUT AND REMOVED.
6. ALL DOWELS AND REBAR TO BE EPOXY COATED.

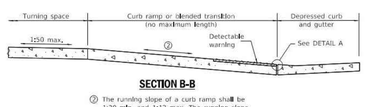
6 PERPENDICULAR CURB RAMP - CENTER WALK AREA
SCALE: NTS





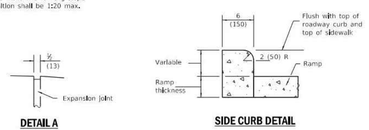
SECTION A-A

② The running slope of a curb ramp shall be 1:20 min. and 1:12 max. The running slope of a blended transition shall be 1:20 max.



SECTION B-B

② The running slope of a curb ramp shall be 1:20 min. and 1:12 max. The running slope of a blended transition shall be 1:20 max.



DETAIL A

SIDE CURB DETAIL

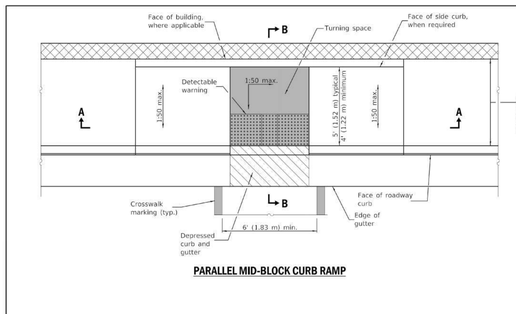
See Sheet 2 for GENERAL NOTES.

Illinois Department of Transportation
PASSED January 1, 2019 — ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2019 — ENGINEER OF DESIGN AND ENVIRONMENT
1-1-19 — 106001

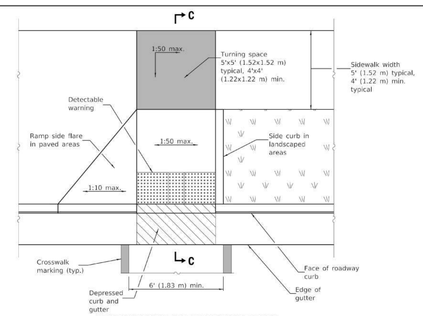
DATE	REVISIONS
1-1-19	Removed "15-foot rule", added "Blended transitions" and placement tolerances for detectable warnings.
1-1-18	Omitted diagonal slope at turning spaces and lower landings.

PERPENDICULAR CURB RAMPS FOR SIDEWALKS
(Sheet 1 of 2)
STANDARD 424001-11

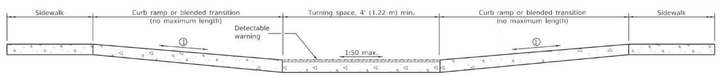
7 MIDBLOCK CURB RAMP - DROP-OFF AREA
SCALE: NTS



PARALLEL MID-BLOCK CURB RAMP

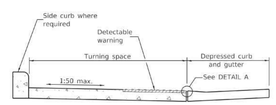


PERPENDICULAR MID-BLOCK CURB RAMP

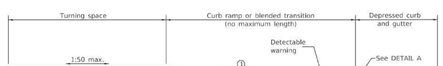


SECTION A-A

① The running slope of a curb ramp shall be 1:20 min. and 1:12 max. The running slope of a blended transition shall be 1:20 max.



SECTION B-B



SECTION C-C

GENERAL NOTES

All slope ratios are expressed as units of vertical displacement to units of horizontal displacement (V:H).

Where the turning space is constrained on a side opposite a ramp, the minimum length of the turning space in the direction of the ramp-run shall be 5' (1,52 m).

Where 1:50 maximum slope is shown, 1:64 is preferred.

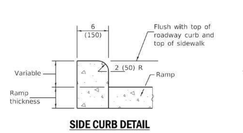
Detectable warnings are shown in their ideal locations but the following placement tolerances are allowed.

Side Border - Detectable warnings should extend the full width of the walking surface (excluding flared sides) but a border along each side up to 2 in. (50 mm) in. width is allowed.

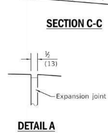
Curb Set-Back - Detectable warnings located at the back of curb should closely align with the curb but a gap up to 6 in. (150 mm) behind the curb is allowed.

See Standard 606001 for details of depressed curb adjacent to curb ramp.

All dimensions are in inches (millimeters) unless otherwise shown.



SIDE CURB DETAIL



DETAIL A

Illinois Department of Transportation
PASSED January 1, 2019 — ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2019 — ENGINEER OF DESIGN AND ENVIRONMENT
1-1-19 — 106001

DATE	REVISIONS
1-1-19	Removed upper landing, added blended transitions and detectable warning tolerances.
1-1-18	Omitted diagonal slope at turning spaces and upper landings.

MID-BLOCK CURB RAMPS FOR SIDEWALKS
STANDARD 424016-05

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EXP. 11-30-2025

REV	DESCRIPTION	DATE
3	REISSUE FOR PERMIT	10/07/2025

BELL WORKS
CHICAGO
WEST VESTIBULE

2000 CENTER DRIVE
HOFFMAN ESTATES, IL 60192

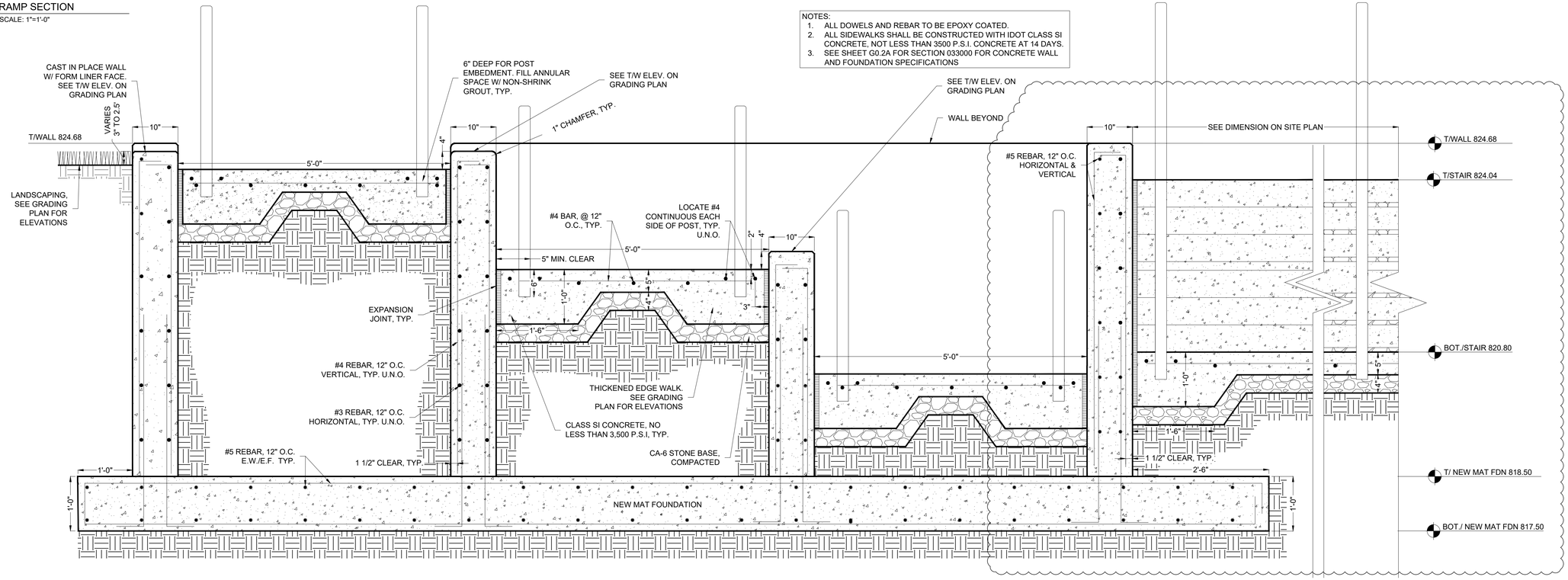
CIVIL DETAILS

Project Number: 240164
Drawn By: SC
Sheet:
Scale:

C4.00

1 RAMP SECTION

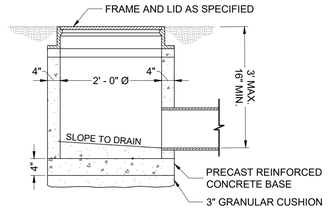
SCALE: 1"=1'-0"



2 INLET, TYPE A

SCALE: NTS

WC2059

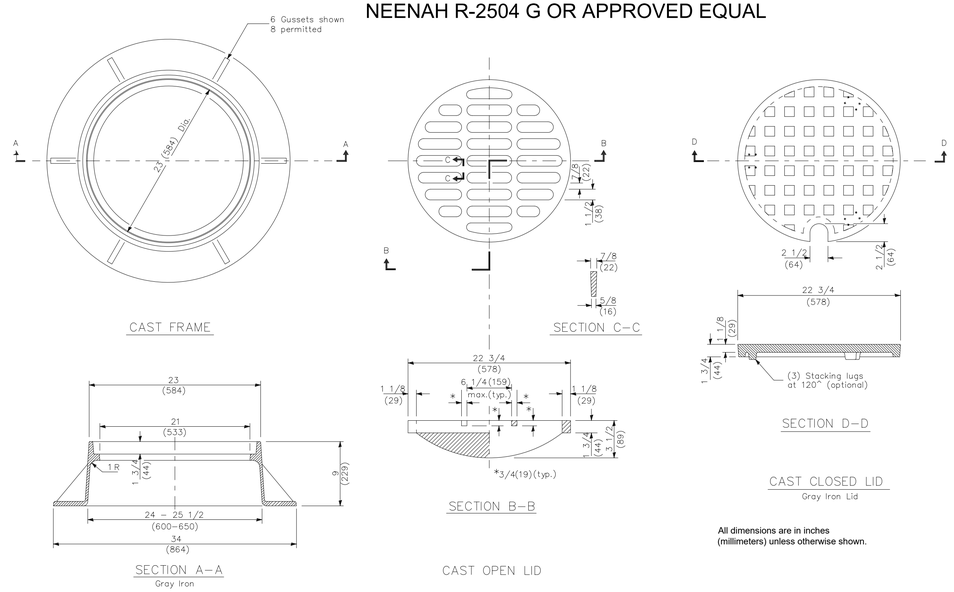


NOTES:

1. INLETS SHALL BE OF PRECAST REINFORCED CONCRETE SECTIONS.
2. PIPE OPENINGS, AS INDICATED ON THE PLANS, SHALL BE CAST INTO THE WALL SECTIONS.
3. ALL INLETS SHALL BE CONSTRUCTED WITH A PRECAST REINFORCED CONCRETE BASE.
4. ALL JOINTS BETWEEN PRECAST RISER, TOP SLAB SECTIONS, ADJUSTMENT RINGS AND CASTINGS SHALL BE SEALED WITH A BITUMASTIC MATERIAL.
5. MORTAR SHALL NOT BE USED TO DRESS UP ADJUSTING RINGS.
6. STEPS SHALL BE IMBEDDED INTO THE WALL A MINIMUM OF 4" AND SHALL NOT BE EXTENDED ON THE OUTSIDE.
7. FRAME AND LID CASTING SHALL BE AS SPECIFIED ON THE PLANS.
8. THE CONTRACT UNIT PRICE FOR INLETS SHALL INCLUDE THE FRAME AND LID, STEPS AND THE GRANULAR CUSHION.
9. WHERE A FLAT TOP IS REQUIRED, IT SHALL BE PRECAST AND CONFORM TO IDOT STANDARDS.

3 FRAME AND LIDS TYPE 1

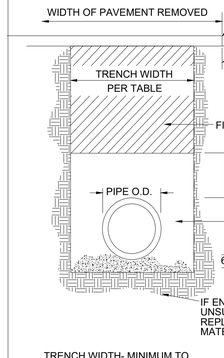
NEENAH R-2504 G OR APPROVED EQUAL



All dimensions are in inches (millimeters) unless otherwise shown.

4 UTILITY TRENCH

SCALE: NTS



TRENCH WIDTH- MINIMUM TO COMPLY WITH OSHA SAFETY STANDARDS

ALLOWABLE TRENCH WIDTH	
PIPE SIZE	MAXIMUM TRENCH WIDTH
6"	3'-2"
8"	3'-2"
10"	3'-2"
12"	3'-4"
15"	3'-6"
18"	3'-8"
21"	4'-4"
24"	4'-8"

PIPE BEDDING AND INITIAL BACKFILL

FOR PVC AND HDPE, CRUSHED STONE (IDOT CA-11) TO 1 FOOT OVER PIPE. FOR RCP & DIP, CA-11 TO SPRING LINE. PLACE IN MAXIMUM 6" LIFTS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY PER AASHTO T-99.

FINAL BACKFILL

IN PAVEMENT AREAS AND WHERE TRENCH FALLS WITHIN A 1 TO 1 SLOPE EXTENDED FROM THE EDGE OF THE PAVEMENT, MATERIAL SHALL BE TRENCH-BACKFILL (FA-6 PER I.D.O.T. SPECS.) COMPACTED TO 95% STANDARD PROCTOR DENSITY PER AASHTO T-99.

IN AREAS WHERE GRASS IS REMOVED AND PARKWAY RESTORATION IS REQUIRED LANDSCAPE FABRIC SHALL BE PLACED BETWEEN THE BACKFILLED MATERIAL AND THE REQUIRED TOPSOIL AS DIRECTED BY THE MUNICIPAL DIRECTOR OF PUBLIC WORKS.

IN LANDSCAPE AREAS MATERIAL SHALL BE SELECT, EXCAVATED MATERIAL, FREE OF ROCKS AND DEBRIS COMPACTED TO 85% STANDARD PROCTOR DENSITY PER AASHTO T-99. (REFER TO SPECIFICATIONS FOR TYPE E FILL)

UTILITY CROSSINGS

AT UTILITY CROSSINGS, INSTALL TRENCH BACKFILL, AS ABOVE, FROM THE PIPE BEDDING TO 1 FOOT OVER THE HIGHER PIPE. SUCH A GRANULAR CRADLE SHALL BE CONSTRUCTED REGARDLESS OF WHETHER THE CROSSING OCCURS IN PAVED OR LANDSCAPED AREAS.

WHERE UTILITY CROSSINGS INCLUDE A WATER MAIN, USE CLASS IV COMPACTED SELECT EXCAVATED MATERIAL BETWEEN PIPES AS REQUIRED BY THE STANDARD SPECIFICATIONS FOR SEWER & WATER MAIN CONSTRUCTION IN ILLINOIS, STANDARD DRAWINGS 19 THROUGH 24.

NOTES:

1. TRENCH WIDTH - MINIMUM TO COMPLY WITH OSHA SAFETY STANDARDS.
2. RESTORATION TO ORIGINAL SURFACE REQUIRED. NO CONCRETE PATCHES ON ASPHALT ROADS.
3. CONTRACTORS SHALL ERECT AND MAINTAIN SUFFICIENT AND SUITABLE SIGNS AND BARRICADES DURING AND AFTER CONSTRUCTION FOR TRAFFIC CONTROL.
4. STREETS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION WITHIN 72 HOURS FROM THE TIME THE WORK COMMENCED. STREET OPENINGS SHALL BE BACKFILLED WITH APPROVED GRANULAR MATERIAL AND A TEMPORARY PAVEMENT SURFACE OF COMPACTED COLD ASPHALT MATERIAL SHALL BE INSTALLED WITHIN 24 HOURS FROM THE TIME THE WORK COMMENCED.
5. A MINIMUM OF 24 HOURS NOTICE MUST BE GIVEN TO THE MUNICIPALITY BEFORE BACKFILLING AND RESTORATION WORK ARE TO COMMENCE.

S:\Darien\Somerset Development\240164_Bell Works West Vestibule\01\11 Drawings\02 CD\240164 C4.00 CIVIL DETAILS.dwg zmattix Oct 06, 2025 2:17:43 pm
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EXP. 11-30-2025

REV	DESCRIPTION	DATE
3	REISSUE FOR PERMIT	10/07/2025

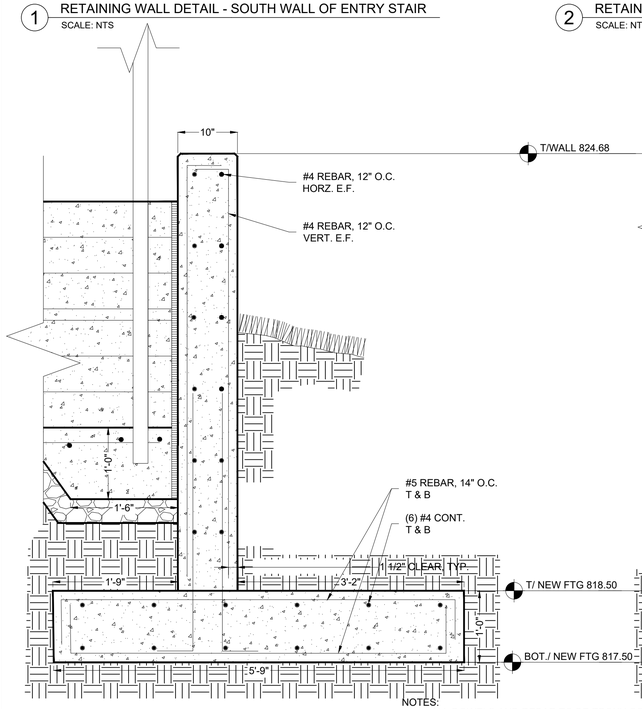
BELL WORKS CHICAGO WEST VESTIBULE

2000 CENTER DRIVE
HOFFMAN ESTATES, IL 60192

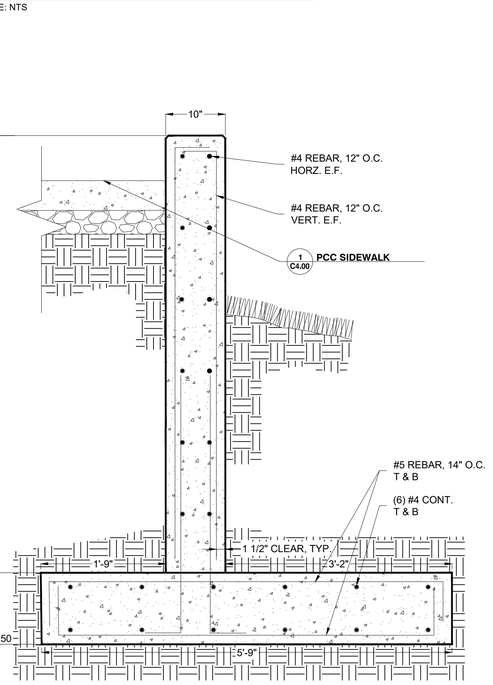
CIVIL DETAILS

Project Number: 240164
Drawn By: SC
Sheet: C4.01

1 RETAINING WALL DETAIL - SOUTH WALL OF ENTRY STAIR
SCALE: NTS

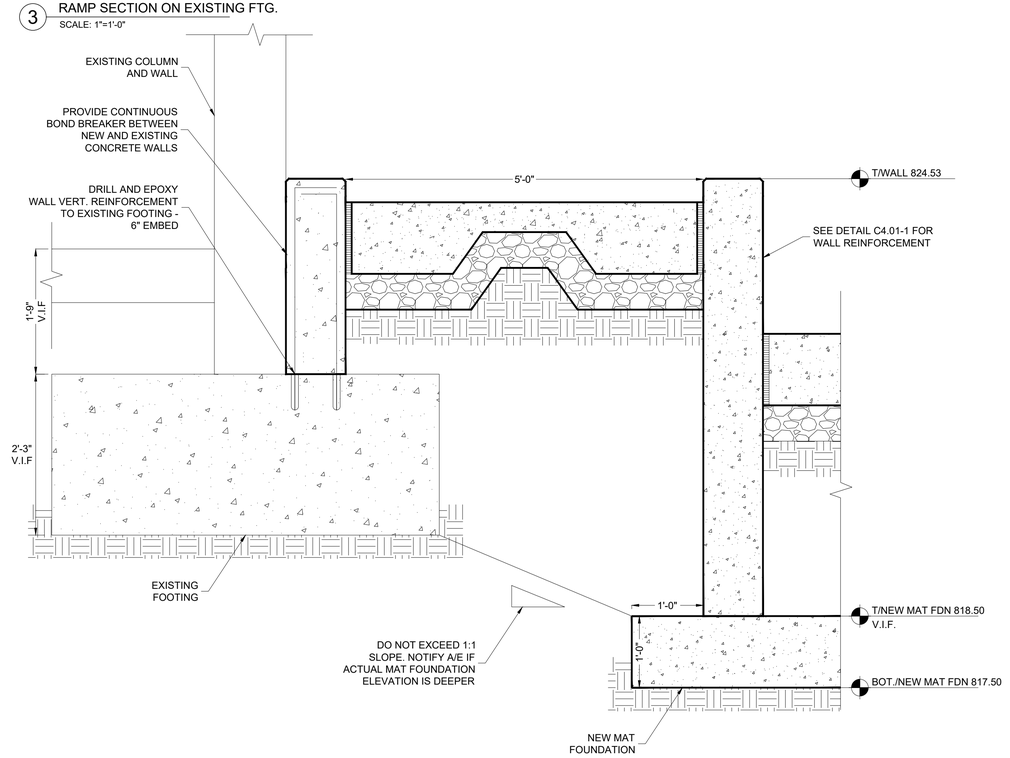


2 RETAINING WALL DETAIL - SOUTH OF CROSS WALK
SCALE: NTS

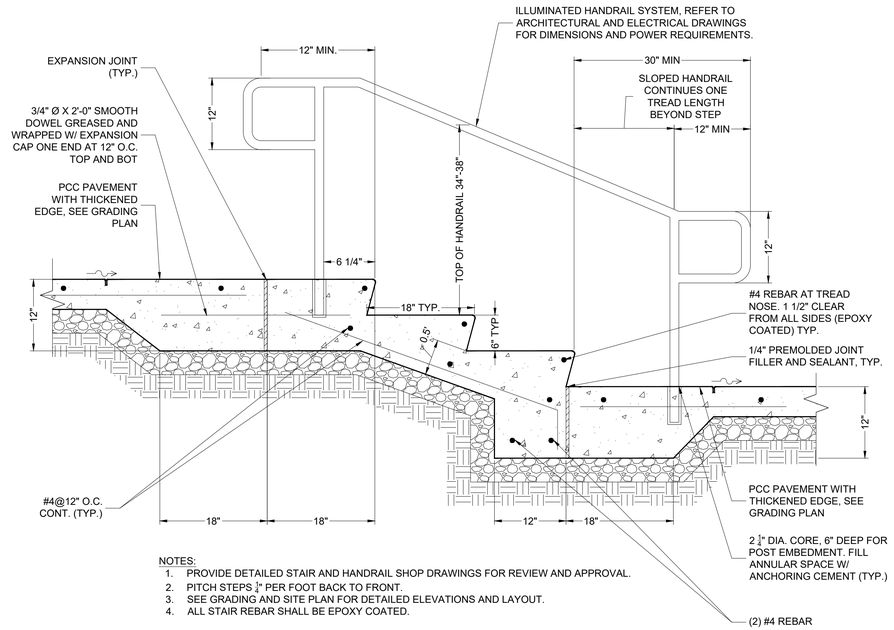


NOTES:
1. ALL DOWELS AND REBAR TO BE EPOXY COATED.
2. ALL SIDEWALKS SHALL BE CONSTRUCTED WITH IDOT CLASS SI CONCRETE, NOT LESS THAN 3500 P.S.I. CONCRETE AT 14 DAYS.
3. SEE SHEET G0.2A FOR SECTION 033000 FOR CONCRETE WALL AND FOUNDATION SPECIFICATIONS

3 RAMP SECTION ON EXISTING FTG.
SCALE: 1"=1'-0"

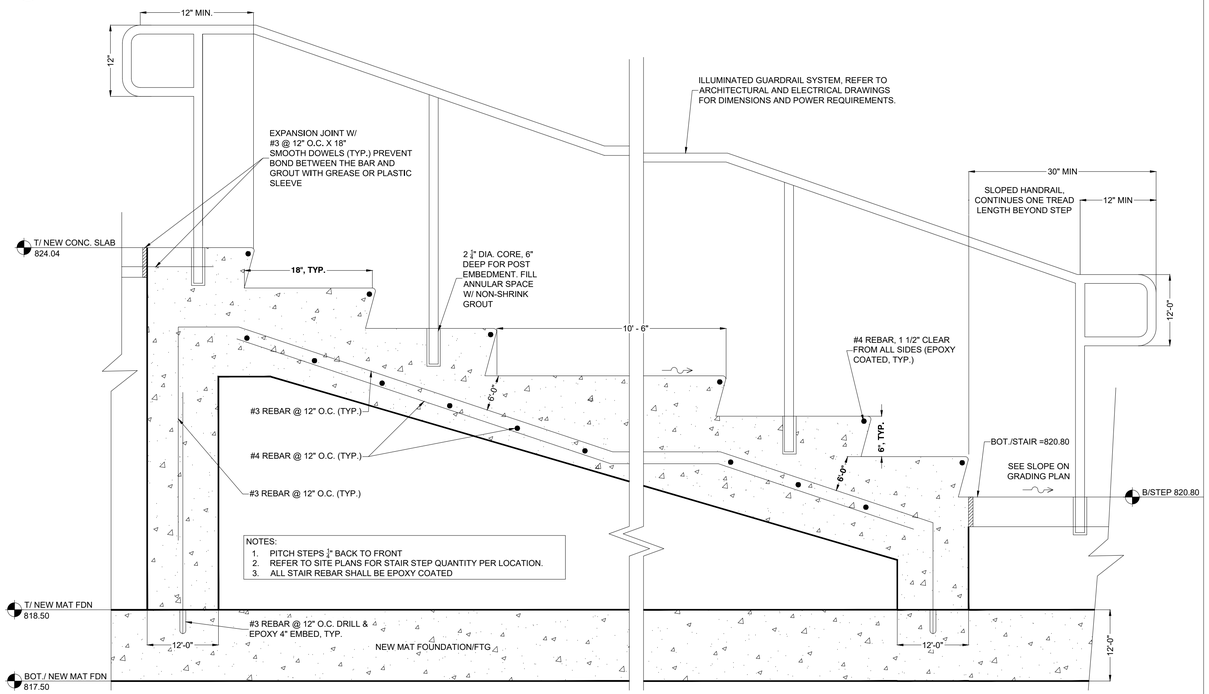


4 CENTRAL STAIR AND HANDRAILS
SCALE: 1" = 1'



NOTES:
1. PROVIDE DETAILED STAIR AND HANDRAIL SHOP DRAWINGS FOR REVIEW AND APPROVAL.
2. PITCH STEPS ¼" PER FOOT BACK TO FRONT.
3. SEE GRADING AND SITE PLAN FOR DETAILED ELEVATIONS AND LAYOUT.
4. ALL STAIR REBAR SHALL BE EPOXY COATED.

5 STAIR AND HANDRAILS - AT ENTRY
SCALE: NTS



NOTES:
1. PITCH STEPS ¼" BACK TO FRONT
2. REFER TO SITE PLANS FOR STAIR STEP QUANTITY PER LOCATION.
3. ALL STAIR REBAR SHALL BE EPOXY COATED

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BELL WORKS CHICAGO WEST VESTIBULE

2000 CENTER DRIVE
HOFFMAN ESTATES, IL 60192

CIVIL DETAILS

Project Number: 240164
Drawn By: SC
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Scale:

C4.02

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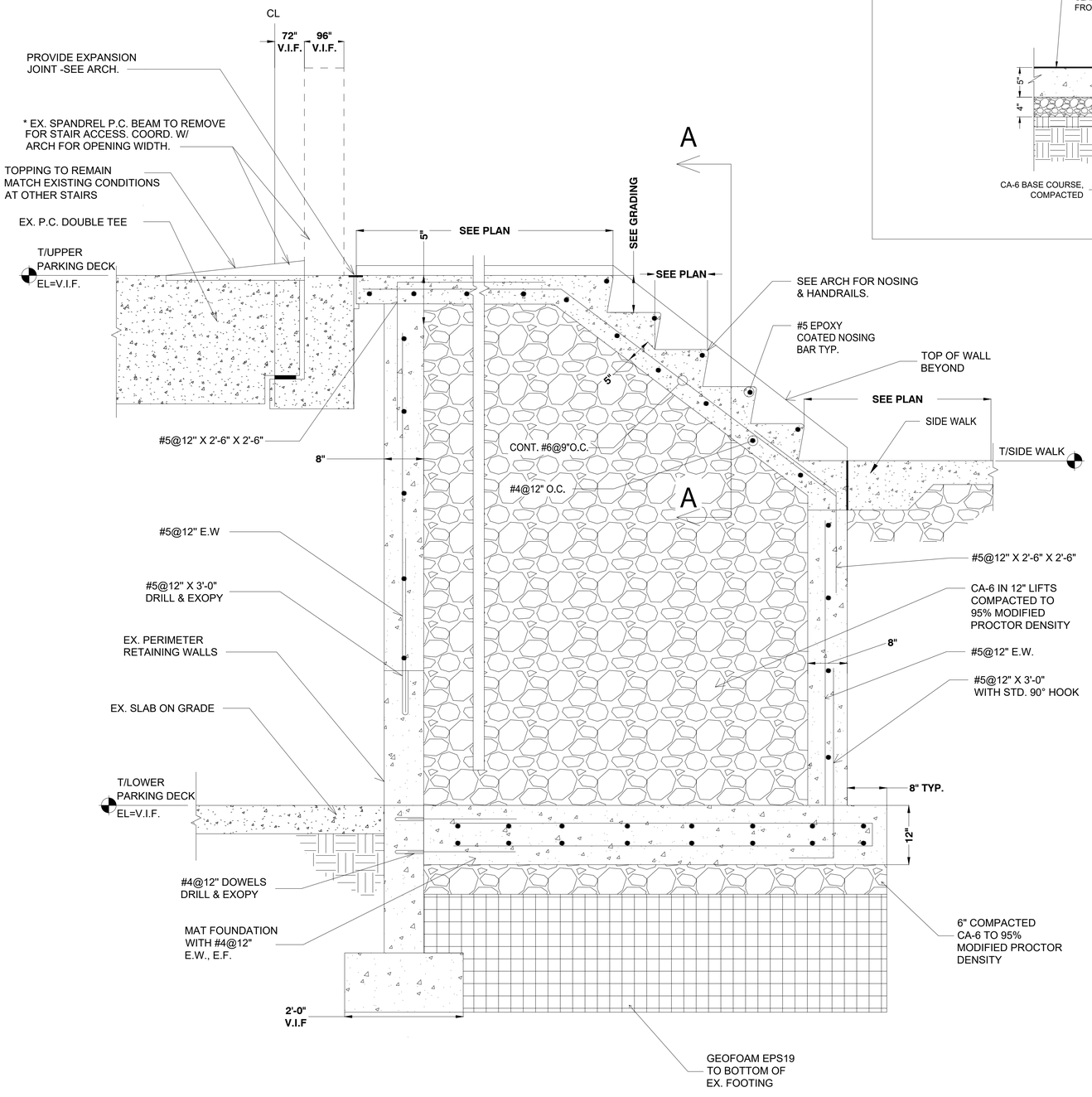
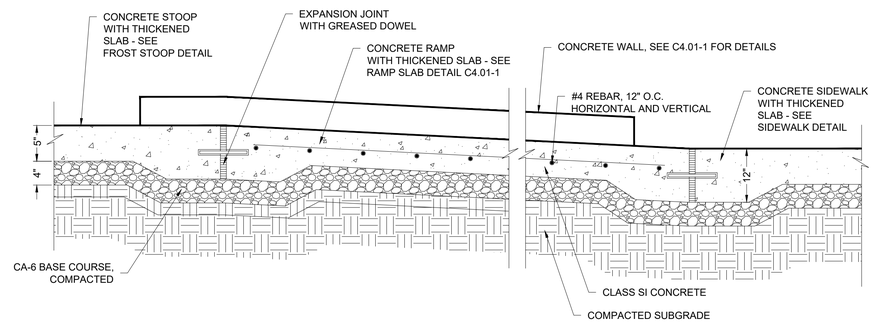
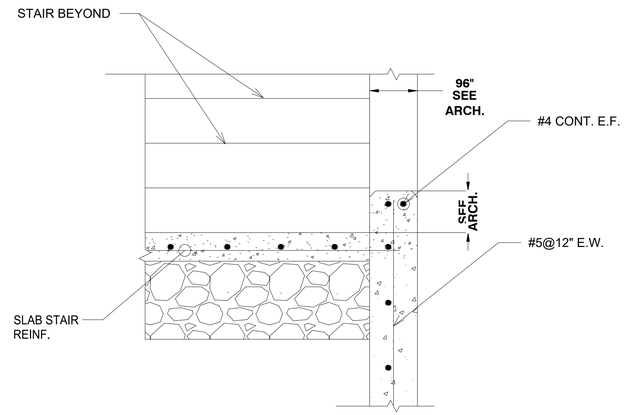
1 STAIR WITH CONCRETE SIDE WALLS
SCALE: NTS



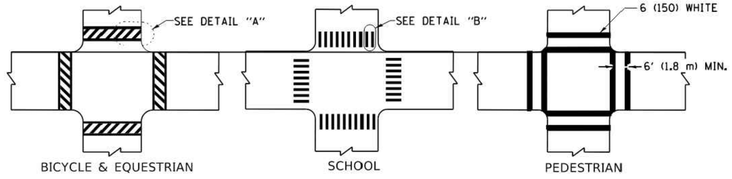
2 RAMP W/ CONCRETE WALL- EAST SIDE
SCALE: NTS

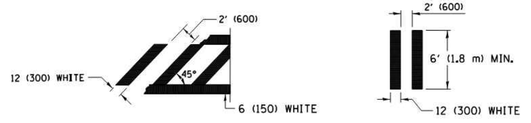




SECTION A-A

TYPICAL LANE AND EDGE LINE MARKING





DETAIL "A" DETAIL "B"

TYPICAL CROSSWALK MARKING

* MARKINGS SHALL BE INSTALLED PARALLEL TO THE CENTERLINE OF THE ROAD WHICH IT CROSSES

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BELL WORKS CHICAGO WEST VESTIBULE

2000 CENTER DRIVE
HOFFMAN ESTATES, IL 60192

CIVIL DETAILS

Project Number: 240164
Drawn By: SC
Sheet: C4.03

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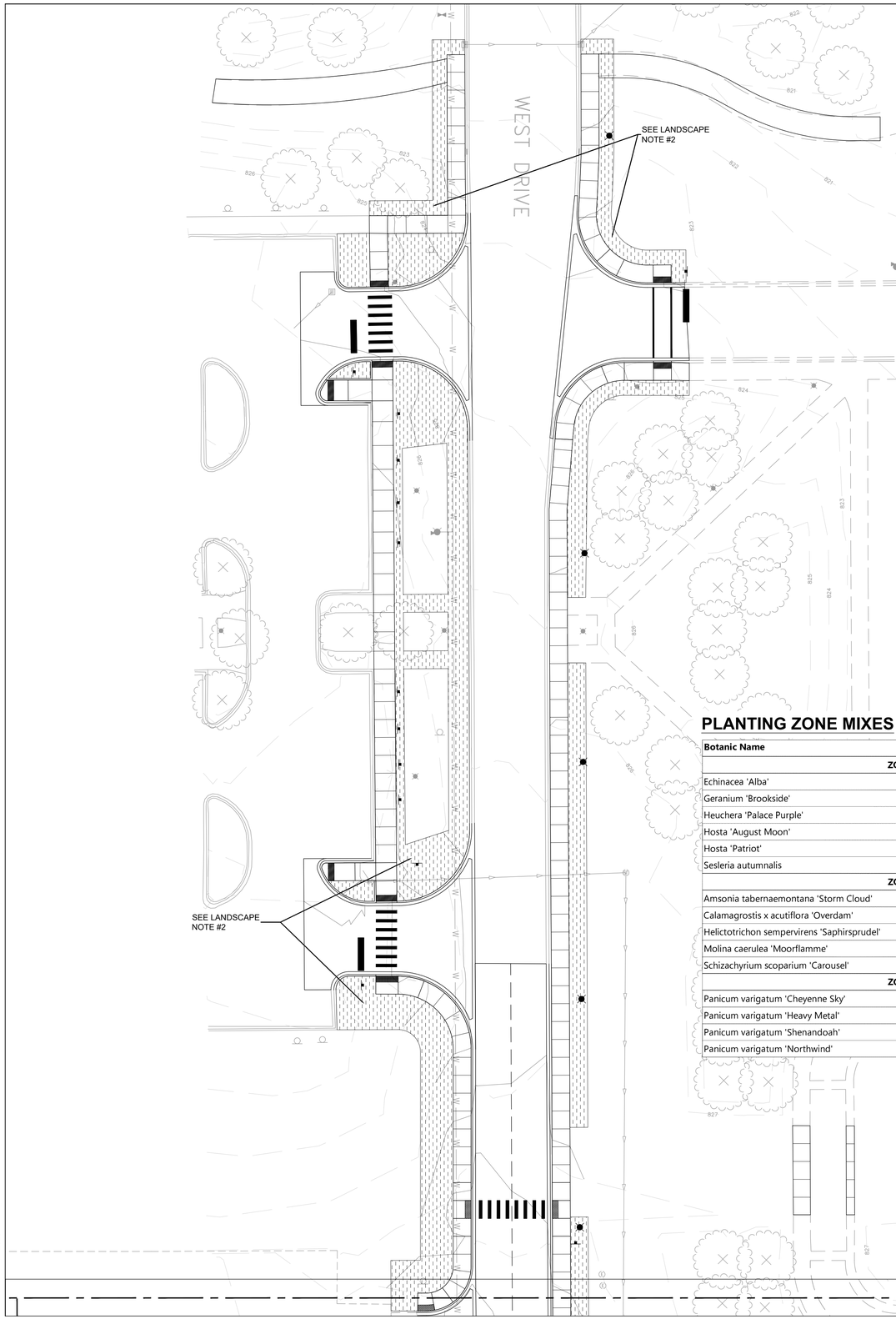

PLANT MATERIAL LIST

Quantity	Code	Botanic Name	Common Name	Size	Root	Spacing
SHADE TREES						
9	QMA	*Quercus macrocarpa*	Bur Oak	3" Cal.	B&B	As Shown
ORNAMENTAL TREES						
5	MJA	*Magnolia x 'Jane'*	Jane Magnolia	6' HT	B&B	As Shown
SHRUBS						
10	HQM	*Hydrangea quercifolia 'Munchkin'*	Munchkin Oakleaf Hydrangea	#3	Cont.	As Shown
19	IVM	*Itea virginica 'Morton'*	Scartlet Beauty Virginia Sweetspire	#3	Cont.	As Shown
8	TBJ	*Thuja occidentalis 'BaiJohn'*	First Editions Technito Arborvitae	#5	Cont.	As Shown
ORNAMENTAL GRASSES						
124	CAO	*Calamagrostis x acutiflora 'Overdam'*	Overdam Feather Reed Grass	#1	Cont.	24" o.c.
140	ESP	*Eragrostis spectabilis*	Purple Lovegrass	#1	Cont.	As Noted
220	HSS	*Helictotrichon sempervirens 'Saphirsprudel'*	Blue Oat Grass	#1	Cont.	18" o.c.
206	MCM	*Molina caerulea 'Moorflamme'*	Flaming Moor Grass	#1	Cont.	18" o.c.
311	PVC	*Panicum varigatum 'Cheyenne Sky'*	Cheyenne Sky Switch Grass	#1	Cont.	18" o.c.
110	PVH	*Panicum varigatum 'Heavy Metal'*	Heavy Metal Switch Grass	#1	Cont.	30" o.c.
171	PVS	*Panicum varigatum 'Shenandoah'*	Shenandoah Red Switch Grass	#1	Cont.	24" o.c.
73	PVN	*Panicum varigatum 'Northwind'*	Northwind Switch Grass	#1	Cont.	30" o.c.
206	SSC	*Schizachyrium scoparium 'Carousel'*	Carousel Little Bluestem	#1	Cont.	24" o.c.
1340	SAU	*Sesleria autumnalis*	Autumn Moor Grass	#1	Cont.	12" o.c.
119	SPH	*Sporobolus heterolepis*	Prairie Dropseed	#1	Cont.	As Noted
PERENNIALS						
591	AMO	*Allium 'Millenium'*	Millenium Onion	#1	Cont.	As Noted
106	ATS	*Amsonia tabernaemontana 'Storm Cloud'*	Storm Cloud Blue Star	#1	Cont.	30" o.c.
74	ANP	*Athyruim niponicum 'Picatum'*	Japanese Painted Fern	#1	Cont.	As Noted
12	BBS	*Baptisia x bicolor 'Starlite'*	Starlite Prairieblues False Indigo	#1	Cont.	As Noted
21	CJT	*Coreopsis 'Jethro Tull'*	Jethro Tull Coreopsis	#1	Cont.	As Noted
56	DEB	*Dryopteris erythrosora 'Brilliance'*	Brillance Autumn Fern	#1	Cont.	As Noted
296	ECA	*Echinacea 'Alba'*	White Coneflower	#1	Cont.	18" o.c.
140	ECL	*Echinacea 'Cleopatra'*	Cleopatra Coneflower	#1	Cont.	As Noted
140	EJU	*Echinacea 'Julia'*	Butterfly Julia Coneflower	#1	Cont.	As Noted
140	EKK	*Echinacea 'Kim's Knee High'*	Kim's Knee High Coneflower	#1	Cont.	As Noted
296	GBR	*Geranium 'Brookside'*	Brookside Geranium	#1	Cont.	18" o.c.
180	GPD	*Geranium pratense 'Dark Reiter'*	Dark Reiter Geranium	#1	Cont.	As Noted
140	HRH	*Helleborus 'Royal Heritage'*	Royal Heritage Lenten Rose	#1	Cont.	As Noted
21	HGP	*Heuchera 'Georgia Peach'*	Georgia Peach Coralbells	#1	Cont.	As Noted
198	HPP	*Heuchera 'Palace Purple'*	Palace Purple Coralbells	#1	Cont.	18" o.c.
242	HAM	*Hosta 'August Moon'*	August Moon Hosta	#1	Cont.	As Noted
14	HHB	*Hosta 'Hadspen Blue'*	Hadspen Blue Hosta	#1	Cont.	24" o.c.
222	HHP	*Hosta 'Patriot'*	Patriot Hosta	#1	Cont.	24" o.c.
41	LBR	*Ligularia 'Bottle Rocket'*	Bottle Rocket Ligularia	#1	Cont.	As Noted
451	NEB	*Nepeta x faassenii 'Early Bird'*	Early Bird Catmint	#1	Cont.	As Noted
GROUNDCOVERS						
829	SSA	*Sagina subulata 'Aurea'*	Scotch Moss	10 FLAT	Plugs	As Noted

PLANTING ZONE MIXES

Botanic Name	Common Name	Spacing	Quantities						
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Geranium 'Brookside'	Brookside Geranium	18"	98	105	24	28	29	13	21
Heuchera 'Palace Purple'	Palace Purple Coralbells	18"	65	70	16	19	19	8	14
Hosta 'August Moon'	August Moon Hosta	24"	73	79	18	21	21	9	16
Hosta 'Patriot'	Patriot Hosta	24"	73	79	18	21	21	9	16
Sesleria autumnalis	Autumn Moor Grass	12"	293	316	72	85	86	38	64
ZONE B			**B1**	**B2**	**B3**	**B4**	**B5**		
Amsonia tabernaemontana 'Storm Cloud'	Storm Cloud Blue Star	30"	28	39	11	14	14		
Calamagrostis x acutiflora 'Overdam'	Overdam Feather Reed Grass	24"	33	46	13	16	16		
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Schizachyrium scoparium 'Carousel'	Carousel Little Bluestem	24"	54	77	22	27	27		
ZONE C			**C1**	**C2**	**C3**	**C4**	**B5**		
Panicum varigatum 'Cheyenne Sky'	Cheyenne Sky Switch Grass	18"	51	59	24	30	38		
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LEGEND

- PROPERTY LINE
- SOD
- BUFFALO GRASS TURF SEED & BLANKET
- PLANT ZONE A
- PLANT ZONE B
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Bell Works

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F 630.969.7979

SHAWN M. BENSON
062-062115
LICENSED PROFESSIONAL ENGINEER
STATE OF ILLINOIS
EXP. 11-30-2025

REV	DESCRIPTION	DATE
3	REISSUE FOR PERMIT	10/07/2025

BELL WORKS CHICAGO WEST VESTIBULE

2000 CENTER DRIVE
HOFFMAN ESTATES, IL 60192

LANDSCAPE PLAN NORTH

Project Number: 240164
Drawn By: GB
Sheet: L1.00
Scale: 1" = 20' (0' 10' 20' 40')
NORTH

S:\Darien\Somerset Development\240164_Bell Works West Vestibule\01\11 Drawings\02 CD\240164 L1.00 LANDSCAPE PLAN.dwg zmattix Oct 06, 2025 2:18:15 pm
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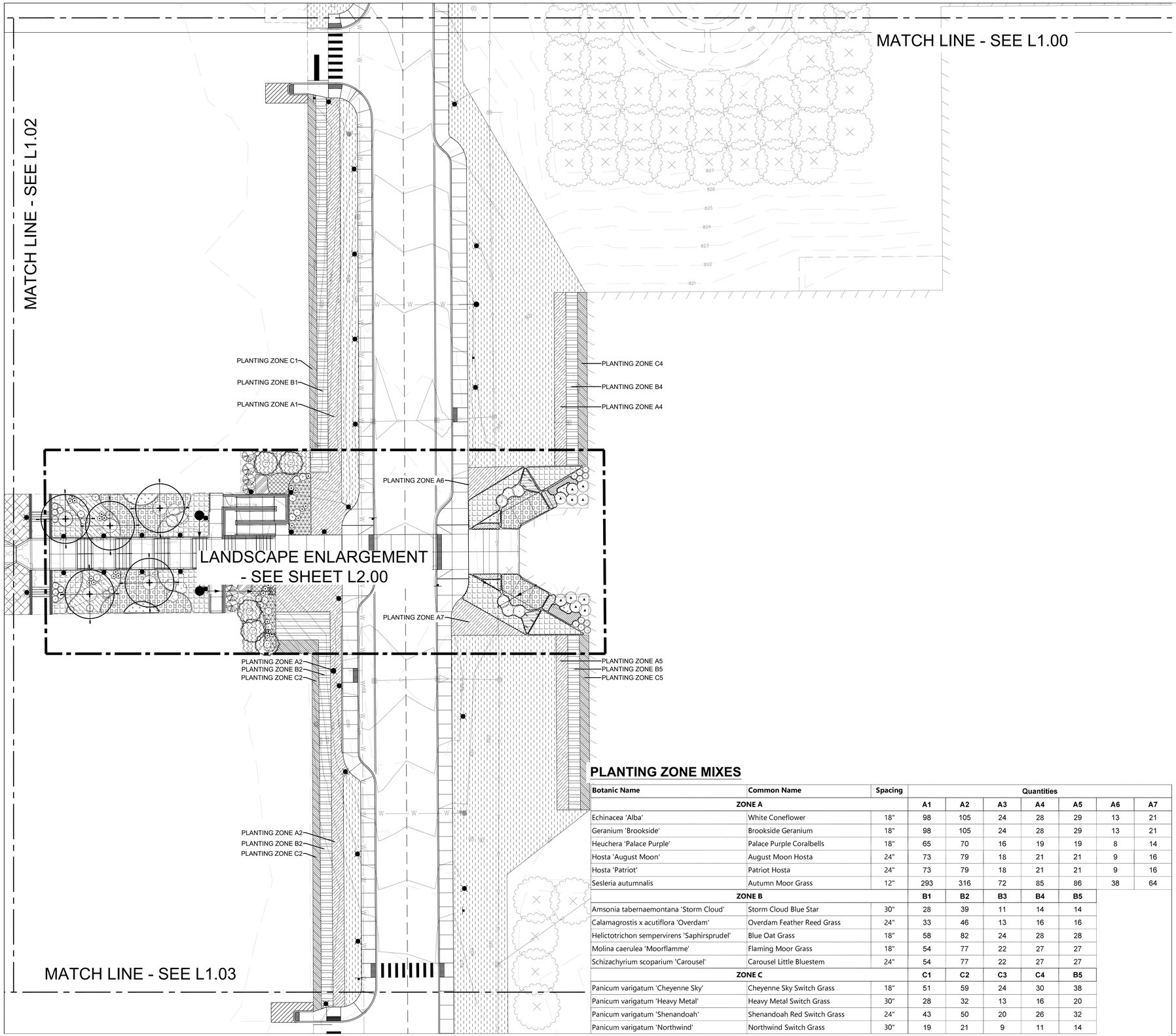

LEGEND

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- PLANT ZONE A
- PLANT ZONE B
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BELL WORKS CHICAGO WEST VESTIBULE

2000 CENTER DRIVE
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LANDSCAPE PLAN CENTRAL

Project Number: 240164
Drawn By: GB
Sheet: L1.01

Scale: 1" = 20'
0' 10' 20' 40'

NORTH

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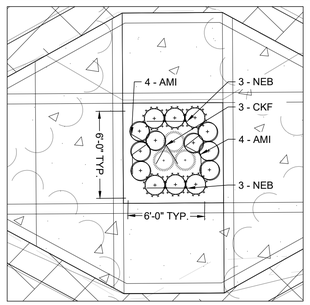
PLANTER TYPE A ENLARGEMENT



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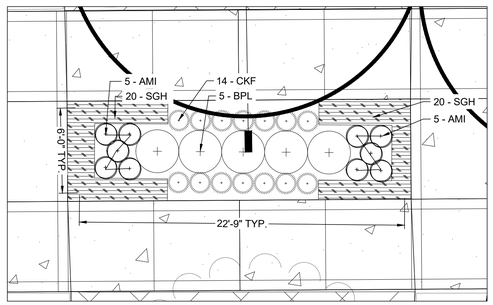

QTY: 2

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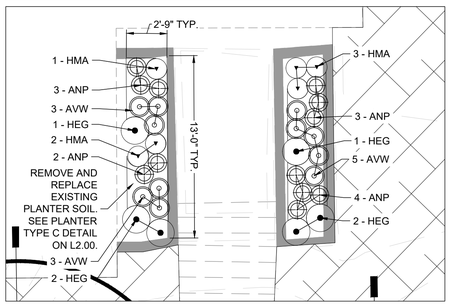
PLANTER TYPE C ENLARGEMENT



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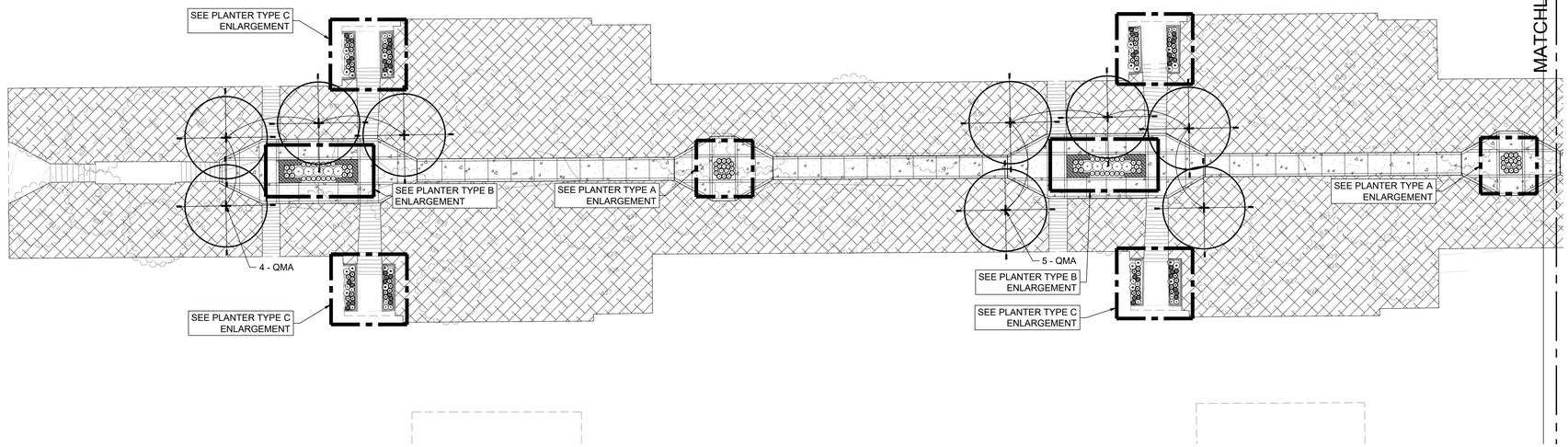

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Hosta 'August Moon'	August Moon Hosta	24"	73	79	18	21	21	9	16
Hosta 'Patriot'	Patriot Hosta	24"	73	79	18	21	21	9	16
Sesleria autumnalis	Autumn Moor Grass	12"	293	316	72	85	86	38	64
ZONE B			**B1**	**B2**	**B3**	**B4**	**B5**		
Amsonia tabernaemontana 'Storm Cloud'	Storm Cloud Blue Star	30"	28	39	11	14	14		
Calamagrostis x acutiflora 'Overdam'	Overdam Feather Reed Grass	24"	33	46	13	16	16		
Helictotrichon sempervirens 'Saphirsprudel'	Blue Oat Grass	18"	58	82	24	28	28		
Molina caerulea 'Moorflamme'	Flaming Moor Grass	18"	54	77	22	27	27		
Schizachyrium scoparium 'Carousel'	Carousel Little Bluestem	24"	54	77	22	27	27		
ZONE C			**C1**	**C2**	**C3**	**C4**	**B5**		
Panicum varigatum 'Cheyenne Sky'	Cheyenne Sky Switch Grass	18"	51	59	24	30	38		
Panicum varigatum 'Heavy Metal'	Heavy Metal Switch Grass	30"	28	32	13	16	20		
Panicum varigatum 'Shenandoah'	Shenandoah Red Switch Grass	24"	43	50	20	26	32		
Panicum varigatum 'Northwind'	Northwind Switch Grass	30"	19	21	9	11	14		

PLANTER MATERIAL LIST

Code	Quantity	Botanic Name	Common Name	Size	Root	Spacing
SHADE TREES						
QMA	9	Quercus macrocarpa	Bur Oak	4" CAL	B&B	As Shown
PERENNIALS / ORNAMENTAL GRASSES / GROUNDCOVERS						
AMI	44	Allium 'Millennium'	Millennium Ornamental Onion	#1	Cont.	18" O.C.
AVW	48	Astilbe chinensis 'Visions in White'	Visions in White Astilbe	#1	Cont.	18" O.C.
ANP	52	Athyruim niponicum 'Picatum'	Japanese Painted Fern	#1	Cont.	18" O.C.
BPL	10	Baptisia 'Pink Lemonade'	Decadence Deluxe Pink Lemonade False Indigo	#1	Cont.	36" O.C.
CKF	34	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	#1	Cont.	18" O.C.
HMA	24	Hakonechloa macra 'Aureola'	Variegated Japanese Forest Grass	#1	Cont.	18" O.C.
HEG	24	Hosta 'Etched Glass'	Shadowland Etched Glass Hosta	#1	Cont.	24" O.C.
NEB	16	Nepeta x faassenii 'Early Bird'	Early Bird Catmint	#1	Cont.	18" O.C.
SGH	80	Sesleria 'Greenlee Hybrid'	Greenlee's Moor Grass	10 flat	Plugs	12" O.C.

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6. LANDSCAPER CONTRACTOR TO LAY OUT THE PLANT MATERIAL AND RECEIVE APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING OPERATIONS. A MOCK UP AREA CAN BE DONE FIRST, THEN ONCE APPROVAL IS GIVEN, THE LANDSCAPE CONTRACTOR MAY CONTINUE TO PLANT BASED ON THE MOCK UP AREA.
7. MOCK UP AREA TO BE AT THE CENTER STAIRS TO THE PARKING GARAGE, ON THE NORTH SIDE. LANDSCAPE CONTRACTOR TO COORDINATE WITH LANDSCAPE ARCHITECT ON THE DAY AND TIME OF PLANTING.

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EXP. 11-30-2025

REV	DESCRIPTION	DATE
3	REISSUE FOR PERMIT	10/07/2025

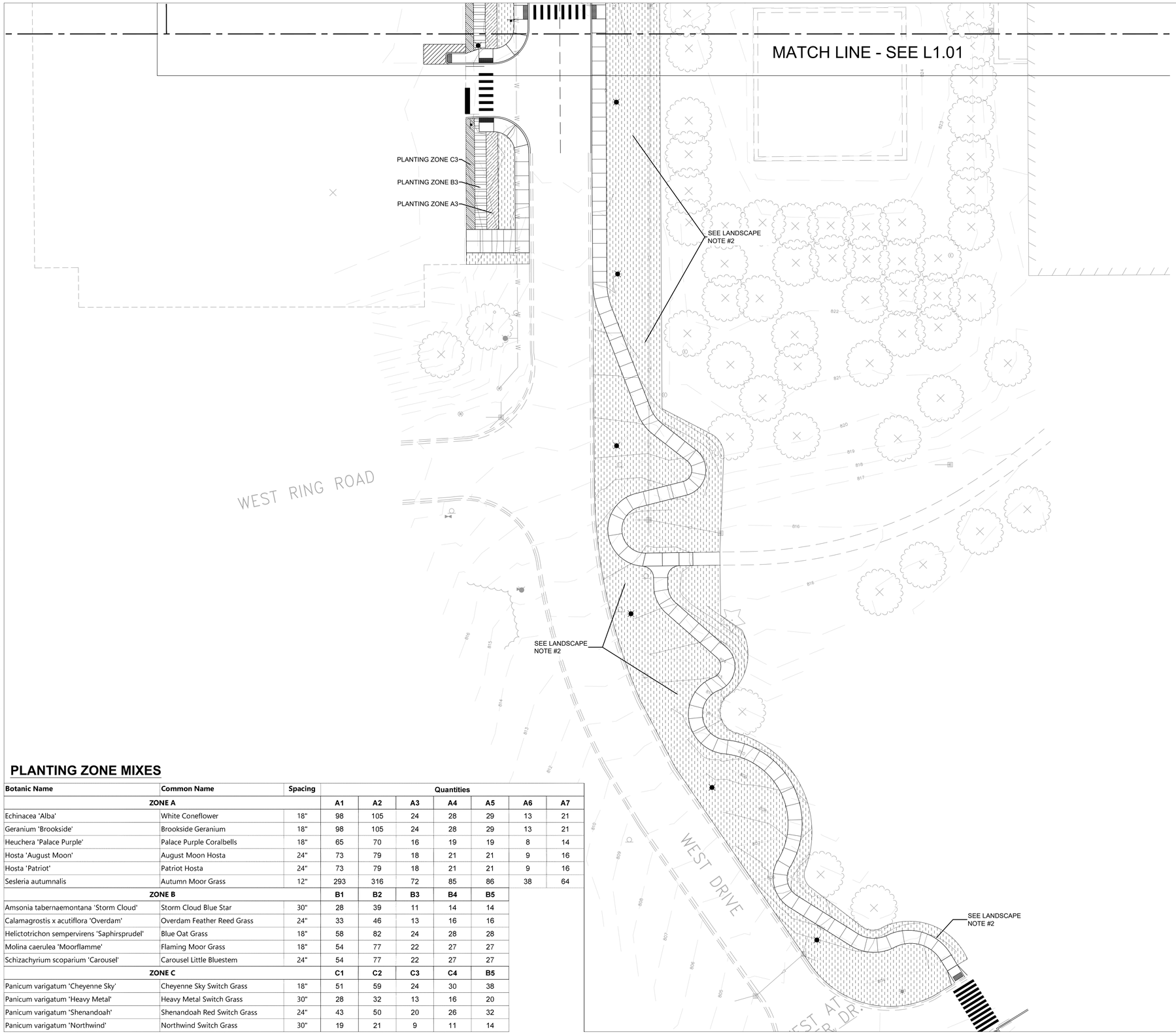
BELL WORKS CHICAGO WEST VESTIBULE

2000 CENTER DRIVE
HOFFMAN ESTATES, IL 60192

LANDSCAPE PLAN WEST

Project Number: 240164
Drawn By: GB
Sheet:
Scale: 1" = 20'
0' 10' 20' 40'
NORTH

L1.02



LEGEND

- PROPERTY LINE
- SOD
- BUFFALO GRASS TURF SEED & BLANKET
- PLANT ZONE A
- PLANT ZONE B
- PLANT ZONE C

LANDSCAPE NOTES

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2. CONTRACTOR RESPONSIBLE TO RESTORE ALL AREAS DISTURBED BY CONSTRUCTION, OUTSIDE SCOPE LIMIT, TO EXISTING CONDITION.
3. ALL PROPOSED PLANTING BED AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED WITH TOPSOIL (MIN. 10" DEPTH) PRIOR TO PERENNIAL AND SHRUB INSTALLATION.
4. THE CONTRACTOR SHALL PROTECT ANY AND ALL TREES NOT SHOWN ON THE PLANS TO BE SAVED FROM DAMAGE DUE TO HIS OPERATIONS. CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING AS SHOWN ON PLANS AND DETAILS PRIOR TO BEGINNING WORK.
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14. TREES SHALL BE INSTALLED A MINIMUM OF 10' HORIZONTALLY FROM UTILITY STRUCTURES AND APPURTENANCES, INCLUDING, BUT NOT LIMITED TO MANHOLES, VALVE VAULTS, VALVE BOXES, AND FIRE HYDRANTS.
15. ANY AREA COMPACTED BY CONSTRUCTION TRAFFIC SHALL BE TILLED OR RESTORED TO ALLOW FOR SUITABLE PLANTING CONDITIONS.
16. THE CROWNS AND ROOTS OF TREES WHICH ARE TO BE PRESERVED IN THE PROJECT AREA, BUT WHICH COULD BE NEGATIVELY AFFECTED DURING THE CONSTRUCTION PROCESS, SHALL BE PRUNED BY A QUALIFIED ARBORIST ACCORDING TO THE TREE PRUNING STANDARDS SET BY ANSI 2100 CODE.

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PLANTING ZONE MIXES

Botanic Name	Common Name	Spacing	Quantities						
ZONE A			**A1**	**A2**	**A3**	**A4**	**A5**	**A6**	**A7**
Echinacea 'Alba'	White Coneflower	18"	98	105	24	28	29	13	21
Geranium 'Brookside'	Brookside Geranium	18"	98	105	24	28	29	13	21
Heuchera 'Palace Purple'	Palace Purple Coralbells	18"	65	70	16	19	19	8	14
Hosta 'August Moon'	August Moon Hosta	24"	73	79	18	21	21	9	16
Hosta 'Patriot'	Patriot Hosta	24"	73	79	18	21	21	9	16
Sesleria autumnalis	Autumn Moor Grass	12"	293	316	72	85	86	38	64
ZONE B			**B1**	**B2**	**B3**	**B4**	**B5**		
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Calamagrostis x acutiflora 'Overdam'	Overdam Feather Reed Grass	24"	33	46	13	16	16		
Helictotrichon sempervirens 'Saphirsprudel'	Blue Oat Grass	18"	58	82	24	28	28		
Molina caerulea 'Moorflamme'	Flaming Moor Grass	18"	54	77	22	27	27		
Schizachyrium scoparium 'Carousel'	Carousel Little Bluestem	24"	54	77	22	27	27		
ZONE C			**C1**	**C2**	**C3**	**C4**	**B5**		
Panicum varigatum 'Cheyenne Sky'	Cheyenne Sky Switch Grass	18"	51	59	24	30	38		
Panicum varigatum 'Heavy Metal'	Heavy Metal Switch Grass	30"	28	32	13	16	20		
Panicum varigatum 'Shenandoah'	Shenandoah Red Switch Grass	24"	43	50	20	26	32		
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BELL WORKS CHICAGO WEST VESTIBULE

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HOFFMAN ESTATES, IL 60192

LANDSCAPE PLAN SOUTH

Project Number: 240164
Drawn By: GB
Sheet: L1.03

Scale: 1" = 20'
0' 10' 20' 40'

NORTH

S:\Darien\Somerset Development\240164_Bell Works West Vestibule\01\11 Drawings\02 CD\240164 L1.00 LANDSCAPE PLAN.dwg zmattix Oct 06, 2025 2:18:56 pm

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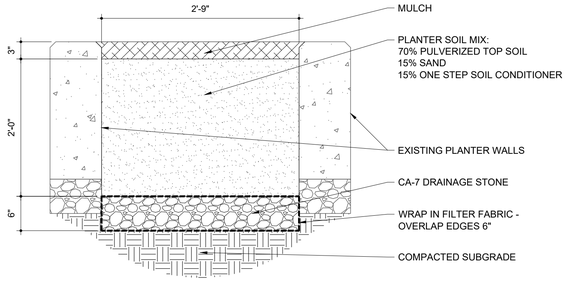
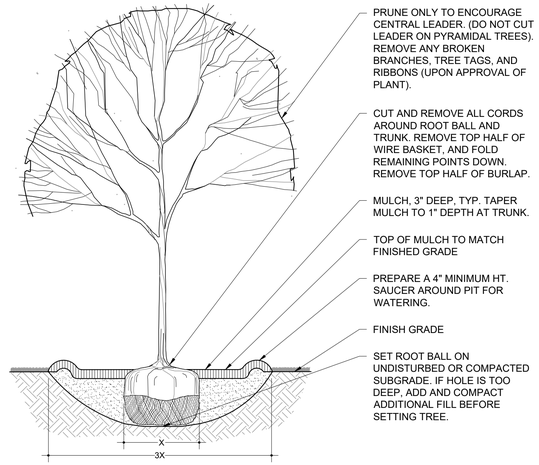
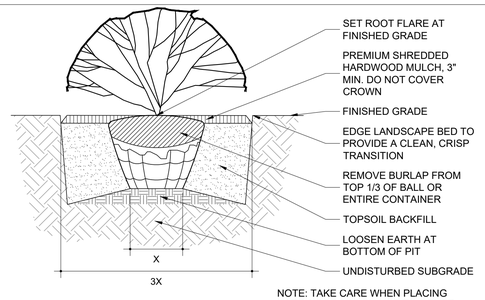


1 PLANTER TYPE C
1" = 1'-0"



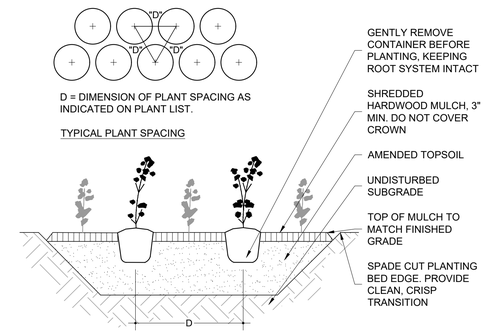
NOTES:
1. PRUNE TO THIN AND SHAPE TREE CANOPY PER SPECIFICATIONS
2. APPLY STAKES AND/OR GUYS ONLY AS INDICATED IN THE PLANS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT
3. AVOID PLACING SOIL ON TOP OF THE ROOT BALL, MAINTAIN EXPOSURE OF ROOT FLARE. IF ROOT FLARE IS NOT EXPOSED, CAREFULLY REMOVE EXCESS SOIL.
4. SET ROOT FLARE AND TOP OF ROOT BALL 2-3" ABOVE FINISHED GRADE - DO NOT BURY WITH MULCH OR TOPSOIL
5. EDGE TREE MULCH RING TO PROVIDE A CLEAN, CRISP TRANSITION FOR TREES LOCATED OUTSIDE OF LANDSCAPE BEDS. 6' Ø MIN. MULCH RING. DO NOT VOLCANO MULCH OR MOUND IN A SAUCER

2 TREE PLANTING
SCALE: 1/2"=1'-0"



NOTE: TAKE CARE WHEN PLACING HARDWOOD MULCH NOT TO COVER WEEP HOLES

3 SHRUB PLANTING
SCALE: 1/2"=1'-0"



NOTE:
1. TAKE CARE WHEN PLACING HARDWOOD MULCH NOT TO COVER WEEP HOLES
2. PLANT TO WITHIN 4" OF SHRUB STEM, OR LIGHT FIXTURE.
3. SET PLANTS WITH BOTTOM LEAVES AT GRADE AFTER MULCHING.
4. SET PLANTS AT SAME LEVEL AS GROWN IN CONTAINER.
5. ROOT MASS OF ROOT BOUND PLANTS SHOULD BE LOOSENED BEFORE PLANTING

4 PERENNIAL PLANTING
SCALE: 1/2"=1'-0"

LEGEND

- PROPERTY LINE
- SOD
- BUFFALO GRASS TURF SEED & BLANKET
- PLANT ZONE A
- PLANT ZONE B
- PLANT ZONE C

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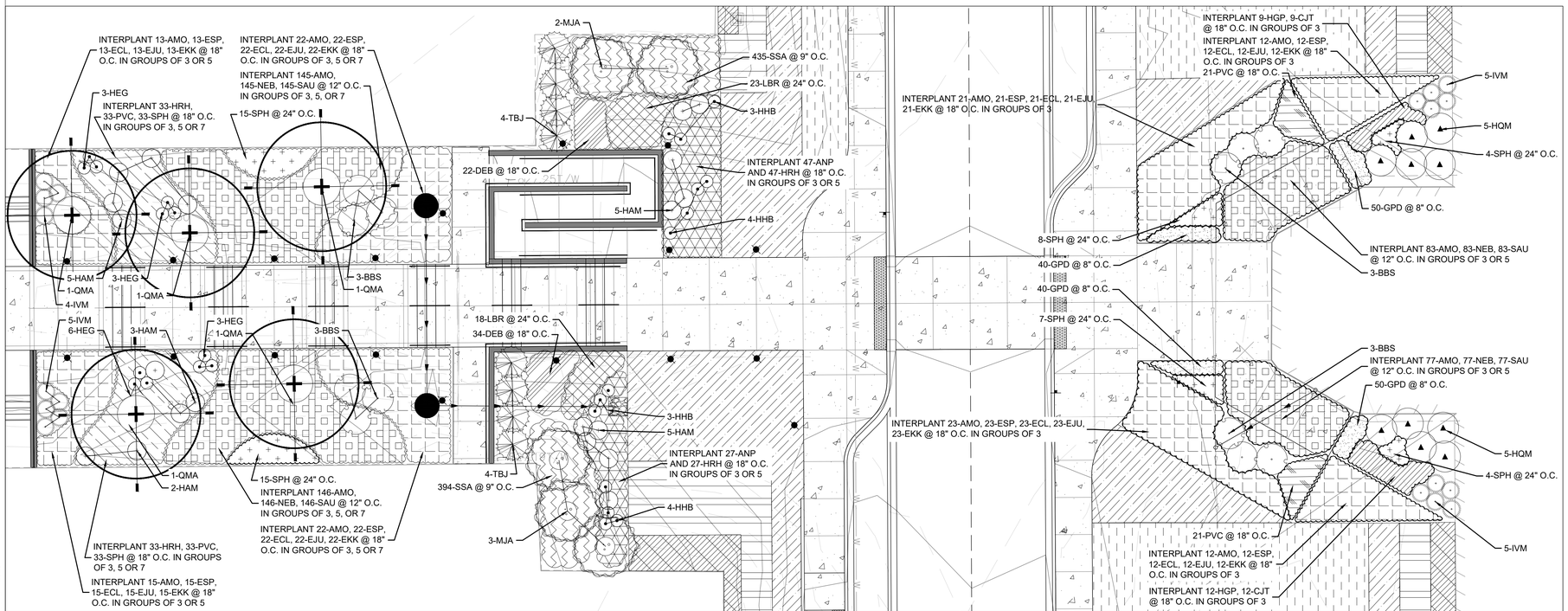

LANDSCAPE ENLARGEMENT

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HOFFMAN ESTATES, IL 60192

LANDSCAPE DETAILS

Project Number: 240164
Drawn By: GB/VO
Sheet: L2.00
Scale:
NORTH

SECTION 329200 - LAWNS AND GRASSES

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Sodding.
2. Fertilizer.
3. Maintenance.

1.2 RELATED DOCUMENTS

A. Drawings and general provisions of Contract, including General and Supplementary Conditions and other Division 1 Specification Sections, including, but not limited to:

1. Section 311000 Site Clearing
2. Section 312000 Earth Moving
3. *Section 329100 Soil and Landscape Bed Preparation, Landscape Excavation and Backfill*
4. Section 329300 Woody and Herbaceous Plant Installation

1.3 REFERENCES

A. Illinois Department of Transportation "Standard Specifications for Road and Bridge Construction" (Standard Specifications) most recent edition.

1.4 DEFINITIONS

A. Finish Grade: Elevation of finished surface of planting soil.

B. Manufactured Soil: Soil produced off-site by homogeneously blending mineral soils or sand with stabilized organic soil amendments to produce topsoil or planting soil.

C. Planting Soil: Native or imported topsoil, manufactured topsoil, or surface soil modified to become topsoil; mixed with soil amendments.

D. Subgrade: Surface or elevation of subsoil remaining after completing excavation, or top surface of a fill or backfill immediately beneath planting soil.

E. Subsoil: All soil beneath the topsoil layer of the soil profile and typified by the lack of organic matter and soil organisms.

F. Weeds: Vegetative species other than specified species to be established in given area.

1.5 SUBMITTALS

A. Product Data: For seed mix, fertilizer, mulch and other accessories as indicated.

B. Certification of each seed mixture for turfgrass sod.

C. Planting Schedule: Indicating anticipated planting dates for each type of planting.

D. Operation and Maintenance Data: Include maintenance instructions, cutting method and maximum grass height; types, application frequency, and recommended coverage of fertilizer

1.6 INSPECTION

A. Become familiar with project requirements, site and existing conditions impact on scope of work.

B. Inspect existing conditions to verify all previous grading conforms with the drawings and specifications prior to commencing any work under this Section. Report any discrepancies to Landscape Architect.

C. Failure to report discrepancies to Landscape Architect implies acceptance of existing conditions. Any necessary corrections will be at no cost to the Owner.

1.7 QUALITY ASSURANCE

A. Installer's Field Supervision: Provide at least one person thoroughly trained and experienced in the skills required completely familiar with the design and application of the work described in this Section, and who shall be present at all times during progress of the work under this Section and shall direct all work required and performed under this Section.

B. Perform Work in accordance with Standard Specifications.

C. Topsoil Analysis: Furnish soil analysis by a qualified soil-testing laboratory.

1. Report suitability of topsoil for lawn growth. State-recommended quantities of nitrogen, phosphorus, and potash nutrients and soil amendments to be added to produce satisfactory topsoil.

1.8 QUALIFICATIONS

A. Installer: Company specializing in performing work of this section with minimum five years documented experience.

1.9 WORKMANSHIP

A. Repair or restore to original condition any damaged areas caused by the landscape contractor.

1.10 DELIVERY, STORAGE, AND HANDLING

A. Sod: Harvest, deliver, store, and handle sod according to requirements in TPI's "Specifications for Turfgrass Sod Materials" and "Specifications for Turfgrass Sod Transplanting and Installation" in its "Guideline Specifications to Turfgrass Sodding." Deliver sod in time for planting within 24 hours of harvesting. Protect sod from breakage and drying.

B. Deliver fertilizer in waterproof bags showing weight, chemical analysis, and name of manufacturer.

C. Deliver all items to the site in their original containers with all labels intact and legible at time of Owners representative inspection.

D. Use all means necessary to protect all items before, during and after installation and to protect the installed work and materials of all trades

E. Replacements:

1. Repair all damaged or rejected materials immediately
2. Make all repairs and replacements necessary to the approval of the Owners Representative at no additional cost to the owner.

1.12 GUARANTEE

A. Guarantee this portion of the through the maintenance period and until final acceptance (See Part 3, Acceptance of this section.)

B. Within the guarantee period, replace all lawn areas which have failed to flourish and produce a stand of turf acceptable to the Owner due to defective materials or workmanship, or unfavorable weather conditions.

C. The decision of the Owner for replacement Work shall be conclusive and binding upon the Contractor.

D. The Contractor is responsible for all damage to persons or property caused by defective materials or workmanship or by the re-working of areas not acceptable.

1.13 MAINTENANCE SERVICE

A. Initial Lawn Maintenance Service: Provide full maintenance by skilled employees of landscape Installer. Maintain as required in Part 3.

1. Begin maintenance immediately after each area is planted and continue until acceptable lawn is established. Minimally, maintenance activities shall occur from initial planting through 30-days after substantial completion.
2. When initial maintenance period has not elapsed before end of planting season, or if lawn is not fully established, continue maintenance during next planting season.

PART 2 - PRODUCTS

2.1 TURFGRASS SOD

A. Turfgrass Sod: Number 1 Quality/Premium, including limitations on thatch, weeds, diseases, nematodes, and insects, complying with TPI's "Specifications for Turfgrass Sod Materials" in its "Guideline Specifications to Turfgrass Sodding." Furnish viable sod of uniform density, color, and texture, strongly rooted, and capable of vigorous growth and development when planted.

1. HGT sod by Sod Solutions, available from:
   a. Payne Sod Farm / Manteno, IL 60950 / 815.468.6400 / www.paynesodfarm.com
   b. Central Sod Farm / Plainfield, IL 60585 / 800.310.0402 / www.centralsodil.com
2. Turfgrass Species: Kentucky Bluegrass.

B. Harvesting of Sod:

1. Mowing: Before being cut and lifted, the sod shall have been mowed at least twice with a lawn mower, with the final mowing not more than seven days before the sod is cut.
2. Cutting: The sod shall be carefully cut into uniform strips one inch thick, and 36-inches long. All strips shall be of the same width, which may be from 12-inches to 18-inches. Strips less than 12-inches or more than 18-inches in width will not be accepted. Each strip shall be rolled as compactly as is possible without breaking the turf.

C. Sod cut for more than 24 hours shall not be used without the approval of the engineer.

D. Inspection of Sod

1. All sod shall be fresh and green when placed. Any sod that is dried out, burned, inferior in quality, or in any way failing to meet the requirements of these specifications will be rejected and the Contractor shall immediately remove such rejected material from the premise and supply suitable material in its place.

2.2 BUFFALO GRASS SEED MIX

A. Permanent Grass Seed

1. Buffalo Grass Seed shall be recleaned seed of seed crop from the year stipulated in the project specification. All seed shall meet the requirements established by the State and Federal Seed and Weed Control Laws, covering law on "Agricultural Seed."
2. Packing and Marking: All seed shall be delivered in sacks unmixed. Seeds shall be packed for delivery in suitable bags in accordance with standard commercial practice. Each bag shall be tagged or labeled as required by the law of the State of Illinois. The vendor's name shall show on or be attached to each bag , together with a statement signed by the vendor, showing:
   a. The kind of seed contained;
   b. The percentage of purity and germination;
   c. The percentage of hard seed, if any;
   d. A statement conforming to the laws of the State of Illinois as hereinbefore mentioned, showing percentage of weed seeds if any.

2.3 TOPSOIL

A. Topsoil: ASTM D 5268, pH range of 5.5 to 7, a minimum of 4 percent organic material content; free of stones 1 inch or larger in any dimension and other extraneous materials harmful to plant growth.

1. Topsoil Source: Reuse surface soil stockpiled on-site. Verify suitability of stockpiled surface soil to produce topsoil. Clean surface soil of roots, plants, sod, stones, clay lumps, and other extraneous materials harmful to plant growth.
   a. Supplement with imported or manufactured topsoil from off-site sources when quantities are insufficient.
2. Topsoil Source: Amend existing in-place surface soil to produce topsoil. Verify suitability of surface soil to produce topsoil. Clean surface soil of roots, plants, sod, stones, clay lumps, and other extraneous materials harmful to plant growth.
   a. Surface soil may be supplemented with imported or manufactured topsoil from off-site sources.

2.4 FERTILIZER

A. Commercial Fertilizer: Commercial-grade complete fertilizer of neutral character, consisting of fast- and slow-release nitrogen, phosphorous, and potassium. Provide both fertilizers at the specified rates, total target of 1 LB/1000 SF of nitrogen.

1. Pro Ap Professional Turf Fertilizer 12-25-12 with 25% Duration starter fertilizer, available from National Seed, or equal:
   a. N-Nitrogen 13%
      1) 9.75% Ammoniacal Nitrogen
      2) 3.25% Urea Nitrogen
   b. P-Phosphoric Acid 25%
   c. K-Potash 12%
   d. Application rate: 4 LB/1000 SF = N 0.52 LB, P 1.0 LB and K 0.48 LB
      1) 50-pound bag will cover 12,500 SF
2. EndoRoots 3-3-4 with mycorrhizae, available from Nation Seed, or equal:
   a. N-Nitrogen 3%
   b. P-Phosphate 3%
   c. K-Soluble Potash 4%
   d. Application Rate: 16.6 LB/1000 SF = N 0.5 LB, P 0.5 LB, K 0.7 LB
      1) 50-pound bag will cover 3,000 SF

2.5 EROSION CONTROL BLANKET - use only if no product is specified by Civil Engineer.

A. Available Products:

1. Curlex I or Curlex NetFree, manufactured by American Excelsior Company / 800.777.7645 / www.curlex.com
2. EroNet Photodegradable ECB Model: DS75 or S150BN, manufactured by Tensar North American Green / 800.836.7271 / www.tensarcorp.com
3. Futerra F4 netless or Environnet, manufactured by Profile Products LLC / 800.508.8681 / www.futerra.com

B. Biodegradable anchor stakes

1. GreenStake by Vivagreen, or approved equal
2. Complies with ASTM Biodegradability Standards ASTM D6400.
3. Length: 4 inch minimum

2.6 MULCHES

A. Straw Mulch: Provide air-dry, clean, mildew- and seed-free, salt hay or threshed straw of wheat, rye, oats, or barley.

B. Peat Mulch: Finely divided or granular texture, with a pH range of 6 to 7.5, containing partially decomposed moss peat, native peat, or reed-sedge peat and having a water-absorbing capacity of 1100 to 2000 percent.

PART 3 - EXECUTION

3.1 LAWN PREPARATION

A. Newly Graded Subgrades: Loosen subgrade to a minimum depth of 8 inches. Remove stones larger than 1 inch in any dimension and sticks, roots, rubbish, and other extraneous matter and legally dispose of them off Owner's property.

1. Thoroughly blend planting soil mix off-site before spreading or spread topsoil, apply soil amendments and fertilizer on surface, and thoroughly blend planting soil mix.
2. Spread planting soil mix to a depth of 6 inches but not less than required to meet finish grades after light rolling and natural settlement. Do not spread if planting soil or subgrade is frozen, muddy, or excessively wet.
   a. Reduce elevation of planting soil to allow for soil thickness of sod.

B. Unchanged Subgrades: If lawns are to be planted in areas unaltered or undisturbed by excavating, grading, or surface-soil stripping operations, prepare surface soil as follows:

1. Remove existing grass, vegetation, and turf. Do not mix into surface soil.
2. Loosen surface soil to a depth of at least 8 inches. Apply soil amendments and fertilizers according to planting soil mix proportions and mix thoroughly into top 6 inches of soil. Till soil to a homogeneous mixture of fine texture.
3. Remove stones larger than 1 inch in any dimension and sticks, roots, trash, and other extraneous matter.
4. Legally dispose of waste material, including grass, vegetation, and turf, off Owner's property.

C. Finish Grading: Grade planting areas to a smooth, uniform surface plane with loose, uniformly fine texture. Grade to within plus or minus 1/2 inch of finish elevation. Roll and rake, remove ridges, and fill depressions to meet finish grades. Limit finish grading to areas that can be planted in the immediate future.

D. Moisten prepared lawn areas before planting if soil is dry. Water thoroughly and allow surface to dry before planting. Do not create muddy soil.

E. Before planting, restore areas if eroded or otherwise disturbed after finish grading.

F. If, as a result of rain, the prepared seed bed becomes crusted or eroded, or if eroded places, ruts, or depressions exist for any reason, the Contractor shall rework the soil until it is smooth and reseed such areas which are reworked. After the area has been properly shaped, fertilized, and seeded, the blanket shall be laid out flat, evenly, and smoothly, without stretching the material. The erosion control blanket shall be placed so that the netting is on the top and the fibers are in contact with the soil.

G. For placement in ditches, the erosion control blanket shall be applied parallel to the centerline of the ditch so that there are no longitudinal seams within 2 feet of the bottom centerline of the ditch. The blanket shall be toed in on the upslope edge and shingled or overlapped with the flow.

H. On slopes, the blanket shall be applied either horizontally or vertically.

3.3 SODDING

A. Lay sod within 24 hours of harvesting. Do not lay sod if dormant or if ground is frozen or muddy.

B. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod; do not stretch or overlap. Stagger sod strips or pads to offset joints in adjacent courses. Avoid damage to subgrade or sod during installation. Tamp and roll lightly to ensure contact with subgrade, eliminate air pockets, and form a smooth surface. Work sifted soil or fine sand into minor cracks between pieces of sod; remove excess to avoid smothering sod and adjacent grass.

1. Lay sod across angle of slopes exceeding 1:3.
2. Anchor sod on slopes exceeding 1:6 with wood pegs or steel staples spaced as recommended by sod manufacturer but not less than 2 anchors per sod strip to prevent slippage.

C. Saturate sod with fine water spray within two hours of planting. During first week after planting, water daily or more frequently as necessary to maintain moist soil to a minimum depth of 2 inches below sod.

3.4 SEEDING

A. Seeding

1. No seeds shall be sown during high winds. Seed shall be broadcast either by hand or sowing equipment. Method of sowing and equipment shall be approved by the engineer.
2. Seed shall be applied at the rate of 6 lbs/1000 sq. ft..
3. Half the seed shall be sown with the sower moving in one direction and the remainder shall be sown with the sower moving at right angles to the first sowing.
4. The seeded area shall be lightly raked, being careful not to rake seed from one area to another thus causing an uneven seeding. The seed shall be covered to a depth from 1/8-inch to 1/4-inch.
5. Seeding shall be done by workers experienced in this type of work.
6. No seeding shall be done on an area compacted by rain until the soil is brought back to a friable condition.

B. Erosion Control Blanket

1. The Contractor shall install erosion control blanket as specified in the plans for all seeded areas.
2. Within 24 hours of seed placement, blanket shall be placed on the areas specified. Prior to placing the blanket, the areas to be covered shall be relatively free of rocks or clods over 1 1/2 inches in diameter, and sticks or other foreign material which will prevent the close contact of the blanket with the seed bed.
3. If, as a result of rain, the prepared seed bed becomes crusted or eroded, or if eroded places, ruts, or depressions exist for any reason, the Contractor shall rework the soil until it is smooth and reseed such areas which are reworked. After the area has been properly shaped, fertilized, and seeded, the blanket shall be laid out flat, evenly, and smoothly, without stretching the material. The erosion control blanket shall be placed so that the netting is on the top and the fibers are in contact with the soil.
4. For placement in ditches, the erosion control blanket shall be applied parallel to the centerline of the ditch so that there are no longitudinal seams within 2 feet of the bottom centerline of the ditch. The blanket shall be toed in on the upslope edge and shingled or overlapped with the flow.
5. On slopes, the blanket shall be applied either horizontally or vertically

C. Maintenance During Seed Establishment

1. Maintenance including watering of grass shall continue until all seeding work under this contract has been completed and accepted by the Owner.
2. Watering
   a. The seed bed shall be kept moist but not wet during the period of seed germination. Care must be taken that the seed bed does not dry out in spots.
   b. During germination, the water shall penetrate to a depth of 1-inch into the seed bed.
   c. After germination, as the grass roots go deeper into the soil, the quantity of water shall be increased so that the depth of penetration is a minimum of 3-inches.

D. If water is not available on site, the Contractor shall supply water from his own source. The Contractor shall furnish the hose and proper equipment for watering purposes.

3.4 LAWN MAINTENANCE

A. Maintain and establish lawn by watering, fertilizing, weeding, mowing, trimming, replanting, and other operations, until work under this contract has been completed and accepted by the Owner.

1. Watering:
   a. If water is not available on site, the Contractor shall supply water from his own source. The Contractor shall furnish the hose and proper equipment for watering purposes.

B. Roll, regrade, and replant bare or eroded areas and remulch to produce a uniformly smooth lawn. Provide materials and installation the same as those used in the original installation.

C. Mow lawn as soon as top growth is tall enough to cut. Repeat mowing to maintain specified height without cutting more than 1/3 of grass height. Remove no more than 1/3 of grass-leaf growth in initial or subsequent mowings. Mowing operations shall be the sole responsibility of the contractor during construction and until substantial completion.

3.5 PROTECTION AND REPAIR

A. Repair: If at any time before completion and acceptance of the entire work covered by this contract, any portion of the surface becomes gullied or otherwise damaged following seeding, dies due to lack of water, becomes rutted due to improper protection, has been winter-killed or otherwise damaged or destroyed, the affected portion shall be repaired to re-establish the condition and grade of the soil prior to seeding and shall then be reseeded as specified herein by the Contractor, at no additional cost to the Owner.

3.6 SATISFACTORY LAWNS

A. Satisfactory Sodded Lawn: At end of maintenance period, a healthy, well-rooted, even-colored, viable lawn has been established, free of weeds, open joints, bare areas, and surface irregularities.

B. Use specified materials to reestablish lawns that do not comply with requirements and continue maintenance until lawns are satisfactory.

3.7 ACCEPTANCE

A. Completion of the Work: Upon completion of work, the Contractor shall notify the Landscape Architect and the Owner at least ten (10) days prior to requested date of substantial completion of all or portions of the work. Landscape Architect will review all the work and prepare a punch list of work not installed or not installed in conformance with the contract documents. All work in the punch list must be completed within five (5) working days from date of issue. Where work does not comply with requirements, replace rejected work and continue specified protection and maintenance until reviewed by Landscape Architect and found to be acceptable.

B. Certificate of Substantial Completion: Certificate of substantial completion will be issued for acceptable work at sole discretion of the Landscape Architect. If punch list items are issued with the certificate, they must be corrected within five (5) working days. If items are not corrected within five (5) working days than the certificate of substantial completion will be revoked and reissued when the punch list items are corrected.

C. Final Acceptance: After the 30-day maintenance period following the date of substantial completion the Landscape Architect and the Owner will review the work for final acceptance. Upon satisfactory completion of repairs and / or replacements the Landscape Architect will certify, in writing, final acceptance of the work, which will serve as evidence that Contractor's obligations have been met.

END OF SECTION 329200

SECTION 329300 - PLANTS

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Trees.
2. Shrubs.
3. Ground cover.
4. Plants.

1.2 DEFINITIONS

A. Backfill: The earth used to replace or the act of replacing earth in an excavation.

B. Finish Grade: Elevation of finished surface of planting soil.

C. Manufactured Topsoil: Soil produced off-site by homogeneously blending mineral soils or sand with stabilized organic soil amendments to produce topsoil or planting soil.

D. Planting Soil: Native or imported topsoil, manufactured topsoil, or surface soil modified to become topsoil; mixed with soil amendments.

E. Subgrade: Surface or elevation of subsoil remaining after completing excavation, or top surface of a fill or backfill, before placing planting soil.

F. Subsoil: All soil beneath the topsoil layer of the soil profile and typified by the lack of organic matter and soil organisms.

1.3 SUBMITTALS

A. Product Data and/or certificates: For each type of product indicated in Part 2.

B. Planting Schedule - Upon authorization to proceed with the work, a schedule indicating the dates of each of the following items will be prepared by the Contractor and submitted to the Landscape Architect:

1. Tagging of plant material in nurseries.
2. Staking of plant locations on the site.
3. Digging and preparation of plant pits and beds.
4. Delivery of plant material to the site.
5. Planting schedule.
6. Substantial completion of the work.

C. Maintenance Instructions: Recommended procedures to be established by Owner for maintenance of exterior plants during a calendar year.

1.4 QUALITY ASSURANCE

A. Installer's Field Supervision: Require Installer to maintain an experienced full-time supervisor on Project site when planting is in progress.

B. Topsoil Analysis: Furnish soil analysis by a qualified soil-testing laboratory.

1. Report suitability of topsoil for plant growth. State-recommended quantities of nitrogen, phosphorus, and potash nutrients and soil amendments to be added to produce satisfactory topsoil.

C. Provide quality, size, genus, species, and variety of exterior plants indicated, complying with applicable requirements in the following references:

1. ANSI Z60.1, "American Standard for Nursery Stock."
2. Hortus Third, Cornell University, 1976.

D. Preinstallation Conference: Conduct conference at Project site.

E. Plant Material Selected by Contractor

1. Contractor shall locate all plant material to be supplied for the project and inform the Landscape Architect and Owner in writing of plant location(s) at least thirty (30) days prior to scheduled installation date.
2. In the event plant material is found to be unacceptable after review by the Landscape Architect, the Contractor shall pursue other sources until acceptable plant material is found, at no additional cost to the Owner and Landscape Architect.
3. Selection or lack of selection at the plant source does not impair the right of the Landscape Architect to review and reject material at the time of shipping, during installation of the work, or after the installation of the work.

F. Substitutions

1. If specified landscape material is not obtainable, notify the Landscape Architect, who will identify alternate sources or substitutes. If substitutions are smaller in size than the specified material, credits to the base bid contract will be made based on comparable cost differentials customary for materials and sizes involved.

G. Plant materials shall be subject to final approval by the Landscape Architect at the site. The Landscape Architect reserves the right to reject any plant material that does not meet project specifications at the time of planting.

1.5 DELIVERY, STORAGE, AND HANDLING

A. Do not prune trees and shrubs before delivery. Protect bark, branches, and root systems from sun scald, drying, sweating, whipping, and other handling and tying damage. Do not bend or bind-tie trees or shrubs in such a manner as to destroy their natural shape. Provide protective covering of exterior plants during delivery. Do not drop exterior plants during delivery and handling.

B. Handle planting stock by root ball.

C. Notify the Landscape Architect and the Owner forty-eight hours in advance of all delivery times for plant material.

D. Deliver exterior plants after preparations for planting have been completed and install immediately. If planting is delayed more than six hours after delivery, set exterior plants and trees in shade, protect from weather and mechanical damage, and keep roots moist.

E. Woody and Herbaceous Plant Materials

1. Schedule shipping to minimize on site storage of plants. Stock shall not be shipped until the planting preparations have been completed.
2. Label the size and variety of plant and securely attach to individual plants or to bundles of like variety and size.
3. During shipment, plants shall not be bent, stacked, or bound in a manner that damages bark, breaks branches, deforms root balls, or destroys natural shape.
4. Plant material shall be transported within enclosed trailers or covered by tarpaulin to protect the material from damage caused by drying winds, heat, freezing, or other exposure that may be harmful to the plants. Plant material arriving at the site in a damaged condition shall be rejected and removed from the site.
5. If delays beyond the Contractor's control occur after delivery, plants shall be kept watered and protected from sun, wind, and mechanical damage; root balls shall be covered with topsoil or mulch. Container_grown stock shall not be removed from containers until planting time. Keep the roots constantly moist until planted.
6. Always handle plants in accordance with the best horticultural practices. Lift balled and burlapped materials from the bottom of the ball only. Balled and burlapped plants which have cracked, or broken balls shall be rejected and removed from the site.

1.6 WARRANTY

A. Special Warranty: Installer's standard form in which Installer agrees to repair or replace plantings that fail in materials, workmanship, or growth within specified warranty period.

1. Failures include, but are not limited to, the following:
   a. Death and unsatisfactory growth, except for defects resulting from lack of adequate maintenance, neglect, abuse by Owner, or incidents that are beyond Contractor's control.
   b. Structural failures including plantings falling or blowing over.
2. Warranty Period from date of **Final Acceptance** for all plant material shall be one year.
3. See Part 3 Acceptance for additional information.

1.7 MAINTENANCE SERVICE

A. Initial Maintenance Service: Provide full maintenance by skilled employees of landscape Installer. Maintain as required in Part 3. Begin maintenance immediately after each area is planted and continue until all plantings are acceptably healthy, well established, and until Final Acceptance.

PART 2 - PRODUCTS

2.1 TREE AND SHRUB MATERIAL

A. General: Furnish nursery-grown trees and shrubs complying with ANSI Z60.1, with healthy root systems developed by transplanting or root pruning. Provide well-shaped, fully branched, healthy, vigorous stock free of disease, insects, eggs, larvae, and defects such as knots, sun scald, injuries, abrasions, and disfigurement.

B. Root-Ball Depth: Furnish trees and shrubs with root balls measured from top of root ball, which shall begin at root flare according to ANSI Z60.1. **The root flare of all trees shall be visible before planting which may require removal of soil from the top of the root ball.**

C. Provide balled and burlapped trees, oak trees may be grown in fabric bags.

D. Shrub sizes indicated on Drawings are sizes after pruning.

2.2 PERENNIALS

A. Perennials: Provide healthy, field-grown plants from a commercial nursery, of species and variety shown or listed, complying with requirements in ANSI Z60.1.

2.4 TOPSOIL

A. Topsoil: ASTM D 5268, pH range of 5.5 to 7, a minimum of 4 percent organic material content; free of stones 1 inch or larger in any dimension and other extraneous materials harmful to plant growth.

1. Topsoil Source: Reuse surface soil stockpiled on-site. Verify suitability of stockpiled surface soil to produce topsoil. Clean surface soil of roots, plants, sod, stones, clay lumps, and other extraneous materials harmful to plant growth. Supplement with imported or manufactured topsoil from off-site sources when quantities are insufficient.
2. Topsoil Source: Import topsoil or manufactured topsoil from off-site sources. Obtain topsoil displaced from naturally well-drained construction or mining sites where topsoil occurs at least 4 inches deep; do not obtain from agricultural land, bogs or marshes.
3. Topsoil Source: Amend existing in-place surface soil to produce topsoil. Verify suitability of surface soil to produce topsoil. Clean surface soil of roots, plants, sod, stones, clay lumps, and other extraneous materials harmful to plant growth. Surface soil may be supplemented with imported or manufactured topsoil from off-site sources.

2.5 ORGANIC SOIL AMENDMENTS

A. Soil Conditioner: One Step Soil Conditioner, available from Midwest Trading, 6N800 Rt 25, St. Charles, IL 60174 / Phone: (630) 365-1990.

2.6 FERTILIZER

A. Commercial Fertilizer: Commercial-grade complete fertilizer of neutral character, consisting of fast- and slow-release nitrogen, phosphorous, and potassium. Provide the following fertilizer at the specified rate of 0.75 LB/100 SF:

1. Healthy Start 3-4-3 with mycorrhizae, available from Nation Seed, or equal:
   a. N-Nitrogen 3%
   b. P-Phosphate 4%
   c. K-Soluble Potash 3%
   d. Application Rate: 25 LB/1000 SF = N 0.75 LB, P 1.0 LB, K 0.75 LB
      1) 50-pound bag will cover 2,000 SF

2.7 MULCHES

A. Organic Mulch: Hardwood bark mulch shall be shredded or double-ground, composted hardwood, not to exceed two (2) inches in its largest dimension, free of foreign matter, sticks, stones, roots, soil and/or other unacceptable material.

1. Proportion of fines (material passing sieve size #60) shall not exceed 10% as determined by weight.
2. Contractor shall provide a mulch sample in a 1-quart ziplock bag to the Landscape Architect project manager for review and approval, before starting work.

2.8 WEED PREVENTERS

A. Preen Garden Weed Preventer: Apply to mulched planting beds after installation of plant material at the recommended rates.

2.9 PLANTING SOIL MIX

A. Planting Soil Mix: Mix topsoil with the following soil amendments and fertilizers in the following quantities:

1. Ratio of Loose Soil Conditioner to Topsoil by Volume: 1:4.
2. Weight of Fertilizer per 1000 Sq. Ft.: 25 pounds.

2.10 ANTI - TRANSPIRANT

A. Anti - transpirant shall be a protective film emulsion providing protective film over evergreen plant surfaces only, permeable to permit transpiration, as manufactured by Wit Pruf Products, Inc. or approved equal. Mix and apply in accordance with manufacturer's instructions.

2.11 HERBICIDE

A. Herbicides shall be products with rates of application that conforms to registered uses and is applied by a licensed professional applicator.

1. For woody materials ten (10') feet or further from a water body: Garlon 4 herbicide as manufactured by DowElanco or approved equal.
2. For woody and/or herbaceous material ten (10') feet or further from a water body: Roundup Pro herbicide as manufactured by DowElance or approved equal.
3. For woody and herbaceous materials within ten (10') feet of a water body: Rodeo herbicide as supplied by DowElance or approved equal.

2.12 PESTICIDES, INSECTICIDES, FUNGICIDES, ETC.

A. If plant material becomes infected with any pests or insects, the most practical and environmentally benign methods should be utilized to control the problem. All products should comply with government regulations and be applied by a licensed applicator. The Landscape Architect reserves the right to ask for certification.

2.13 WATER

A. If water is not available on site, the Contractor shall supply water from his own source. The Contractor shall furnish the hose and proper equipment for watering purposes.

2.14 GUYING AND STAKING MATERIALS

A. Guying and staking shall only be performed as noted on the plans or as directed by the Landscape Architect.

1. Stakes for tree support shall be hardwood free from knot, rot, cross grain or other defects that would impair strength. Stakes shall be a minimum of 2" by 2" in diameter by 8'-0" long and pointed on one end.
2. Ground anchors for guying shall be 2" x 2" x 3'-0" long wood stake, pointed on one end.
3. Guying wire shall be 12 gauge annealed galvanized steel.
4. Guying cable shall be a minimum of five strands, making a 3/16" diameter steel cable.
5. Hose chafing guards shall be new or used 2-ply, one half inch reinforced rubber or plastic hose and shall be the same color on the project. Length shall be one and one-half times the circumference of the plant at its base.
6. Survey flags to be fastened to guys shall be white plastic surveyor's tape, 6" in length.
7. Turnbuckles shall be galvanized or cadmium-plated steel and have a 3" minimum lengthwise opening fitted with screw eyes.

PART 3 - EXECUTION

3.1 PROJECT CONDITIONS

A. General

1. Prior to beginning work, the Contractor shall examine and verify the acceptability of the job site and notify the Owner of unsatisfactory conditions. Do not proceed with the work until unsatisfactory conditions have been corrected or resolved.
2. Where planting occurs in close proximity to other site improvements, provide adequate protection for all site areas prior to commencing work. Any items damaged during planting operations shall be promptly replaced or repaired to their original condition at the Contractor's expense and no additional cost to the Owner.
3. A list of plants, including a schedule of sizes, quantities, and other requirements is shown on the drawings for convenience of the Owner. Verify and supply the quantities required to complete the work as drawn.

B. Utilities

1. Contractor shall be solely responsible for determining location of all utilities. Contractor shall be responsible for obtaining site utility plans and contacting local utility locator service and shall perform no work on site until utility locator service has marked site utilities. Perform work in a manner that will avoid possible damage. Excavate to avoid underground utilities including hand digging as required. All damage to utilities resulting from work covered in these contract documents will be repaired at the Contractor's expense and no additional cost to the Owner. No time extension will be allowed due to delay in utility location.

C. Planting Season

1. Plant material shall be dug and planted only during the planting season appropriate for each individual plant species. Pre-digging of plants with proper storage may extend the planting season. However, the installation of plant material outside the normal planting season shall be done only with the approval of the Landscape Architect.
2. Evergreen Material: Plant evergreen materials between September 2 and November 1 or in spring before new growth begin. If project timeline requires planting at other times, spray plants with anti-transpirant prior to planting operations.
3. Deciduous Trees: Plant deciduous trees in a dormant condition. If deciduous trees are planted in-leaf, spray with an anti-transpirant prior to planting operations.
4. Woody Material: Plant woody plant materials in Spring between April 1 to June 30 or in Fall between September 1 to November 30.
5. Herbaceous Material: Plant herbaceous materials (including plugs) in Spring between April 15 (with no threat of frost) and June 30 or in Fall between September 1 to October 15.
6. Bulbs: Plant bulbs in a dormant condition between November 1 and 30.
7. When the ground is frozen, no planting activities shall occur.

D. Coordination with Other Work

1. Proceed with complete landscape work as rapidly as portions of the site become available, working within the season limitations for each kind of landscape work is required.

3.2 PREPARATION AND LAYOUT

A. Layout and plant installation cannot begin until all landscape bed preparation and final grading has been achieved. Once complete, the Contractor must layout all planting areas as shown on the contract drawing/plan. The layout must be performed by qualified personnel. The tree locations must be marked by staking and all bed limits must be painted. The Landscape Architect must approve the layout prior to installation.

B. Individual plant locations for trees as noted on the plan shall be staked on the project site by the Contractor and approved by the Landscape Architect before any planting operations commence. The Landscape Architect reserves the right to adjust plant material locations to meet field conditions, without additions to the base contract price.

C. Accurately stake plant material according to the drawings. Where location or spacing dimensions are not clearly shown, request clarification from the Landscape Architect.

D. If obstructions are encountered that are not indicated, do not proceed with planting operations until alternate plant locations have been selected and approved in writing by the Landscape Architect.

E. If alternate locations are not possible, notify the Landscape Architect of the adverse conditions so the Landscape Architect can request a proposal from the Contractor for method of correction. The Contractor shall obtain approval from the Owner for the additional work prior to continuing work in the affected area.

3.3 PLANTING BED ESTABLISHMENT

A. Loosen subgrade of planting beds to a minimum depth of 12 inches. Remove stones larger than 1 inch in any dimension and sticks, roots, rubbish, and other extraneous matter and legally dispose of them off Owner's property.

1. Spread topsoil, apply soil amendments and fertilizer on surface, and thoroughly blend planting soil mix.
2. Spread planting soil mix to a depth of 12 inches but not less than required to meet finish grades after natural settlement. Do not spread if planting soil or subgrade is frozen, muddy, or excessively wet.

B. Finish Grading: Grade planting beds to a smooth, uniform surface plane with loose, uniformly fine texture. Roll and rake, remove ridges, and fill depressions to meet finish grades.

3.4 TREES AND SHRUBS

A. Excavation of Pits and Trenches: Excavate circular pits with sides sloped inward to a depth equal to the depth of the root ball. Trim base leaving center area raised slightly to support root ball and assist in drainage. Do not further disturb base. Scarify sides of plant pit smeared or smoothed during excavation.

1. Excavate approximately three times as wide as ball diameter.
2. Excavate at least 12 inches wider than root spread and deep enough to accommodate vertical roots for bare-root stock.
3. Remove as much gravel backfill as possible without compromising the integrity of the adjacent pavements and replace with planting soil mix to a depth equal to the depth of the root ball.

B. Before planting, verify that root flare is visible at top of root ball according to ANSI Z60.1.

C. Stock with Root Balls: Set trees and shrubs plumb and in center of pit or trench with top of root ball 6 inches above adjacent finish grades.

1. Balled and Burlapped: Remove burlap and wire baskets from tops of root balls and partially from sides, but do not remove from under root balls. Remove pallets, if any, before setting. Do not use planting stock if root ball is cracked or broken before or during planting operation.
2. Fabric Bag Grown: Carefully remove root ball from fabric bag without damaging root ball or plant. Do not use planting stock if root ball is cracked or broken before or during planting operation.
3. Place planting soil mix around root ball in layers, tamping to settle mix and eliminate voids and air pockets. When pit is approximately one-half backfilled, water thoroughly before placing remainder of backfill. Repeat watering until no more water is absorbed. Water again after placing and tamping final layer of planting soil mix.

D. Organic Mulching: Apply 3-inch average thickness of organic mulch extending 12 inches beyond edge of planting pit or trench. **Do not place mulch within 3 inches of trunks or stems.**

1. "Volcano" mulching, the practice of heaping mulch against the stems or trunks of plant material is strictly forbidden. Plant material with bark or trunk damage due to this practice will be replaced by the Contractor, at his expense.
2. Mulch Tree Rings:
   a. Remove grass, weeds and excess or decomposed mulch to prevent build up over tree roots and/or against the trunk
   b. Mulched tree rings shall be a minimum of 6 ft diameter on trees of 8" caliper or less; larger trees shall have mulch rings a minimum of 3 ft radius, measured from the outside of the base of the tree (for a tree 24" in caliper, the mulch ring will be 8 ft in diameter: 3 ft + 24" + 3 ft = 8 ft).
   c. Supply and install approved shredded hardwood mulch to trees rings as needed to bring mulch depth to that specified.
   d. Edge mulch rings as necessary to maintain a clean, crisp edge.

3.5 TREE AND SHRUB PRUNING

A. Remove only dead, dying, or broken branches. Do not prune for shape.

B. Prune, thin, and shape trees and shrubs according to standard horticultural practice. Prune trees to retain required height and spread. Do not cut tree leaders; remove only injured or dead branches from flowering trees. Prune shrubs to retain natural character.

3.6 GROUND COVER AND PLANT PLANTING

A. Set out and space ground cover 6-12 inches apart, and plants 12-24 inches apart as indicated on the plans.

B. Dig holes large enough to allow spreading of roots and backfill with planting soil.

C. Work soil around roots to eliminate air pockets and leave a slight saucer indentation around plants to hold water.

D. Water thoroughly after planting, taking care not to cover plant crowns with wet soil.

E. Protect plants from hot sun and wind; remove protection if plants show evidence of recovery from transplanting shock.

3.7 PLANTING BED MULCHING

A. Mulch backfilled surfaces of planting beds and other areas indicated. Provide 6" diameter mulch ring around trees in lawn areas.

1. Organic Mulch: Apply 3-inch average thickness of mulch, and finish level with adjacent finish grades. Do not place mulch against plant stems.

3.8 PLATNING TIME

A. Generally accepted planting time is from May 15, after the threat of frost has passed, until September 30, to give plants time to root in. Weather conditions shall be considered when determining the planting schedule.

3.9 WEED PREVENTION

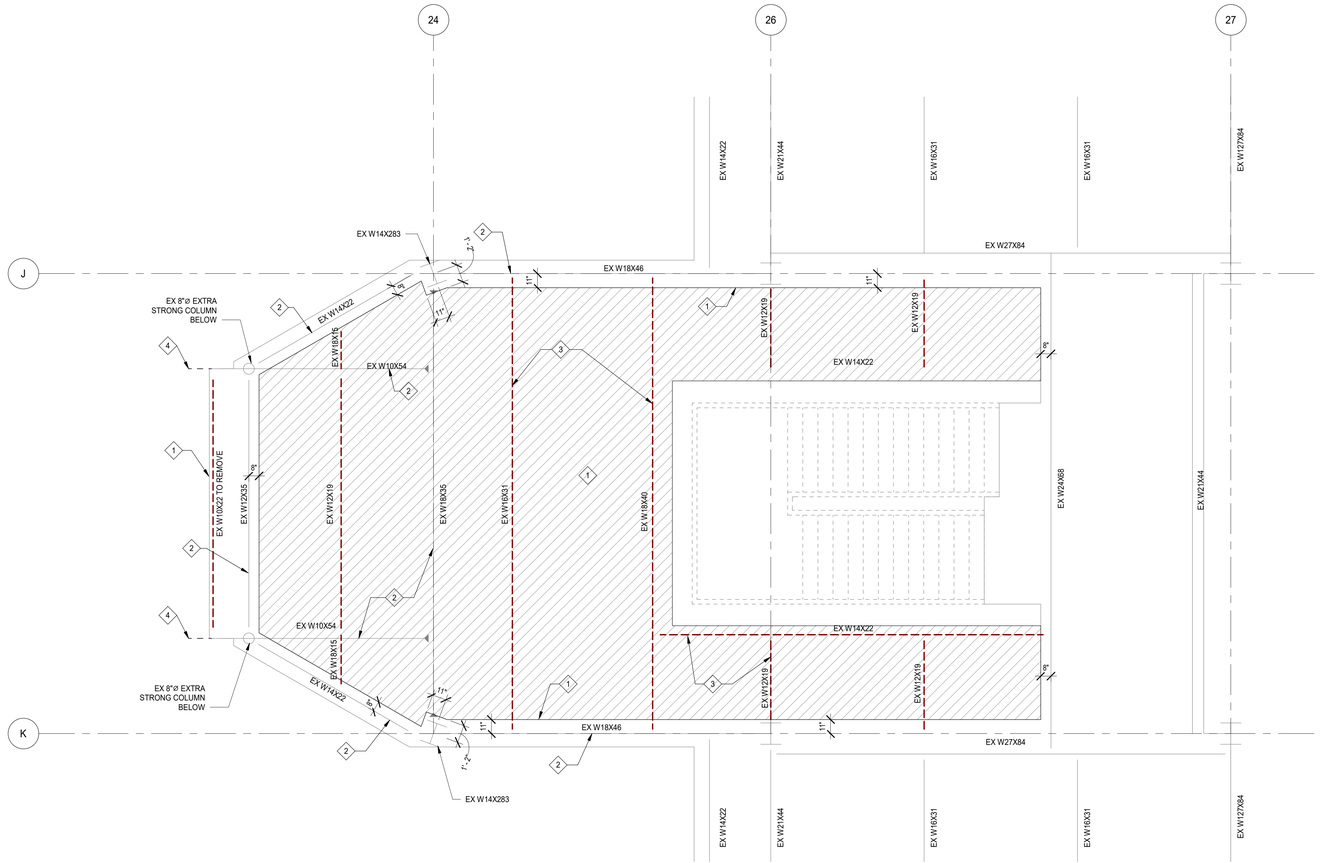
A. Apply Preen to all mulched planting beds per manufacturer's recommended rates.

3.10 CLEAN UP AND PROTECTION

A. Clean up

1. Excess and waste material shall be removed daily. Keep pavement clean and work area in an orderly condition.
2. When planting in an area has been completed, the area shall be cleared of all debris, soil piles, containers and all paved areas swept.
3. At least one paved pedestrian access route and one paved vehicular access route to each building shall always be kept clean. Other paving shall be cleaned when work in adjacent areas is completed.

B. Repairs: Any damage to existing landscape, paving, or other such features as a result of work related to this contract shall be repaired by the responsible Contractor



1 WEST VESTIBULE DEMO FRAMING PLAN - LEVEL 3
SCALE: 1/4" = 1'-0"

#	KEY NOTES
1	REMOVE STEEL DECK SLAB TO INDICATED DIMENSIONS FROM GRID LINES/STEEL BEAM CENTERLINES.
2	STEEL BEAMS TO REMAIN. INDICATED BY SOLID LINE
3	STEEL BEAMS TO BE REMOVED. INDICATED BY DASHED LINE
4	CUT BACK END OF STEEL BEAM TO INDICATED DIMENSION.

Bell Works

Wight

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REV	DESCRIPTION	DATE
	ISSUED FOR PERMIT REVISION	10/07/2025
	ISSUED FOR PERMIT REVISION	09/16/2025
	ISSUED FOR PERMIT REVISION	08/05/2025
	ISSUED FOR PERMIT	02/05/2025

BELL WORKS CHICAGO - WEST VESTIBULE

2000 CENTER DRIVE, STE A315-1
HOFFMAN ESTATES, IL 60192

ENLARGED THIRD FLOOR STRUCTURAL DEMO PLAN - WEST VESTUBLE

Project Number:
200072
Drawn By:
L.B.
Sheet:
SD2.1-WV

MATTHEW J. ADLING
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02/05/2025
Exp. 11-30-2026

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GENERAL NOTES

1. GENERAL BUILDING CODE: 2015 INTERNATIONAL BUILDING CODE

2. DESIGN LIVE LOADS:

A.	OFFICE BUILDINGS:	
	• OFFICES	50 PSF OR 2000 LBS. CONCENTRATED LOAD PLUS PLUS 20 PSF PARTITION LIVE LOAD
	• LOBBIES AND 1ST FLOOR CORRIDORS	100 PSF OR 2000 LBS. CONCENTRATED LOAD
	• CORRIDORS ABOVE 1ST FLOOR	100 PSF OR 2000 LBS. CONCENTRATED LOAD
B.	ROOFS:	
	• ORDINARY	20 PSF OR 300 LBS. CONCENTRATED LOAD
	• AWNINGS AND CANOPIES	20 PSF
	STAIRS & EXITS	100 PSF
	MECHANICAL ROOMS	100 PSF OR ACTUAL EQUIPMENT WEIGHT
	WALKWAYS/ELEVATED PLATFORMS	100 PSF

SEE PLANS FOR SPECIAL LIVE LOAD AREAS.

DESIGN LIVE LOADS HAVE BEEN REDUCED ACCORDING TO INDICATED GENERAL BUILDING CODE.

3. WIND DESIGN DATA:

A.	BASIC WIND SPEED (3-SECOND GUST):	115 MPH
B.	IMPORTANCE FACTOR (Iw)	1.0
C.	OCCUPANCY CATEGORY:	II
D.	WIND EXPOSURE:	15

4. SNOW DESIGN DATA:

A.	GROUND SNOW LOAD (Pg):	25 PSF
B.	FLAT ROOF SNOW LOAD (Pf):	30 PSF

5. REFERENCES TO STANDARDS ARE TO EDITIONS INDICATED IN SPECIFICATIONS AND APPLICABLE BUILDING CODE.

6. CONSTRUCTION MANAGER SHALL SUBMIT ANTICIPATED LOCATIONS OF CONSTRUCTION JOINTS TO ARCHITECT/ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

7. PRINCIPAL OPENINGS ARE INDICATED ON THE DRAWINGS. SEE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR SLEEVES, BLOCKOUTS, CURBS AND INSERTS.

8. THE STRUCTURAL DRAWINGS REPRESENT THE COMPLETED STRUCTURE AND DO NOT INDICATE CONSTRUCTION MEANS AND METHODS, SEQUENCES, PROCEDURES, TEMPORARY CONDITIONS, OR TEMPORARY SHORING AND BRACING.

9. SUBMIT SHOP DRAWINGS AND SUPPORTING CALCULATIONS, PERFORMED AND SEALED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF ILLINOIS, FOR PRE-FABRICATED OR PRE-ENGINEERED ELEMENTS INCLUDING BUT NOT LIMITED TO PRECAST CONCRETE FRAMING, STRUCTURAL STEEL CONNECTIONS, STEEL STAIRS, LIGHT GAUGE STEEL FRAMING, EXTERIOR STEEL STUD BACKUP, ETC.

EXISTING CONSTRUCTION NOTES

1. EXISTING CONSTRUCTION INDICATED ON DRAWINGS IS FOR REFERENCE ONLY. VERIFY HORIZONTAL AND VERTICAL DIMENSIONS OF EXISTING CONSTRUCTION BEFORE WORK IS BEGUN. REPORT ANY VARIATION BETWEEN INDICATED DIMENSIONS AND MEASURED DIMENSIONS TO ARCHITECT/ENGINEER.

2. EXISTING CONSTRUCTION HAS NOT BEEN VERIFIED FOR CONFORMANCE WITH REQUIREMENTS OF APPLICABLE BUILDING CODE EXCEPT FOR AREAS DIRECTLY AFFECTED BY MODIFICATIONS INDICATED ON STRUCTURAL DRAWINGS.

3. THE CONTRACTOR IS RESPONSIBLE FOR ERECTION PROCEDURES AND SEQUENCES AND SHALL PROVIDE ADEQUATE SHORING AND TEMPORARY BRACING FOR EXISTING CONSTRUCTION.

4. DRILLING INTO EXISTING CONCRETE SHALL BE PERFORMED IN A MANNER THAT AVOIDS DAMAGE TO EXISTING REINFORCEMENT. UTILIZE BAR DETECTION METHODS TO LOCATE REINFORCEMENT PRIOR TO DRILLING.

5. THOROUGHLY CLEAN THE FACE OF CONCRETE SURFACES CUT FROM EXISTING CONCRETE. ALLOW SURFACE TO COMPLETELY DRY, COAT WITH AN APPROVED BONDING AGENT AND FINISH WITH AN APPROVED PATCHING COMPOUND. CUT OFF EXPOSED REINFORCEMENT AND GROUND FLUSH TO THE NEW CONCRETE SURFACE AND FINISH WITH AN EPOXY PAINT.

6. WHERE EXISTING CONCRETE REINFORCEMENT IS TO BE REUSED IN PLACE, REMOVE CONCRETE IN A MANNER THAT MINIMIZES DAMAGE TO THE REINFORCEMENT. REPLACE DAMAGED REINFORCEMENT IN A MANNER APPROVED BY THE ARCHITECT/ENGINEER.

7. EXISTING STRUCTURAL FRAMING AND LAYOUT IS BASED UPON EXISTING DRAWINGS PREPARED BY CHRIS P. STEFANOS ASSOCICATES DATED 6/16/89.

8. EXISTING STRUCTURE MATERIAL PROPERTY SUMMARY:

STEEL BEAM YIELD STRENGTH (Fy):	36 KSI
STEEL COLUMN YIELD STRENGTH (Fy):	36 KSI
CONCRETE SLAB AND BEAM COMP. STRENGTH (F'c):	3000 PSI
CONCRETE WALL COMPRESSIVE STRENGTH (F'c):	4000 PSI
CONCRETE FOUNDATION COMPRESSIVE STRENGTH (F'c):	4000 PSI
STEEL REINFORCEMENT YIELD STRENGTH (Fy):	60 KSI

CONCRETE CORING NOTES

1. CORING OF CONRETE STRUCTURAL ELEMENTS IS NOT PERMITTED UNLESS INDICATED ON THE STRUCTURAL DRAWINGS, APPROVED BY THE ARCHITECT/ENGINEER IN WRITING OR CORING MEETS THE CRITERIA LISTED BELOW.

2. CORING THROUGH COLUMNS, BEAMS, GIRDERS OR JOISTS IS NOT PERMITTED UNLESS APPROVED IN WRITING BY THE ARCHITECT/ENGINEER.

3. CORING OF ONE-WAY SLABS IS PERMITTED PROVIDED THE LONGITUDINAL TOP AND BOTTOM REINFORCEMENT IS LOCATED AND AVOIDED UTILIZING NON-DESTRUCTIVE TESTING METHODS. SUBMIT REQUEST IN WRITING TO ARCHITECT/ENGINEER WHEN CUTTING OF LONGITUDINAL REINFORCEMENT IS REQUIRED. CUTTING OF TEMPERATURE REINFORCEMENT IS PERMITTED. SAW CUTTING OF ONE-WAY SLABS IS PERMITTED WHEN APPROVED IN WRITING BY THE ARCHITECT/ENGINEER.

4. CORING OF FROST WALLS/FOUNDATION WALLS SUPPORTED BY CONTINUOUS FOOTING FOUNDATIONS IS PERMITTED. CORING OF CONTINUOUS FOOTING FOUNDATIONS IS NOT PERMITTED UNLESS APPROVED IN WRITING BY THE ARCHITECT/ENGINEER.

5. CORING OF BASEMENT WALLS IS PERMITTED PROVIDED THE WALL REINFORCEMENT IS LOCATED AND AVOIDED UTILIZING NON-DESTRUCTIVE TESTING METHODS. SUBMIT REQUEST IN WRITING TO ARCHITECT/ENGINEER WHEN CUTTING OF WALL REINFORCEMENT IS REQUIRED. SAW CUTTING OF BASEMENT WALLS IS PREMITTED WHEN APPROVED IN WRITING BY THE ARCHITECT/ENGINEER.

STEEL DECK NOTES

1. COMPLY WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) / STEEL DECK INSTITUTE (SDI) STANDARDS.

2. FLOOR STEEL DECK SHALL HAVE A MINIMUM YIELD STRENGTH OF 50 KSI.

3. WHERE INDICATED ON DRAWINGS, PROVIDE 1 1/2" DEEP x 20 GAGE, NON-COMPOSITE STEEL FORM DECK WITH A GALVANIZED FINISH AND WELDS WITH SUPPORT FASTENERS OF 5/8" PUDDLE WELDS IN A 36/3 PATTERN AND SIDELAP FASTENERS OF 2#10 TEK SCREWS PER SPAN. DO NOT EXCEED 36" OR ONE-HALF OF DECK SPAN FOR SIDELAP FASTENER SPACING.

POST INSTALLED MECHANICAL ANCHOR NOTES

1. THE CONTRACTOR SHALL ARRANGE AN ANCHOR MANUFACTURER'S REPRESENTATIVE TO PROVIDE ONSITE INSTALLATION TRAINING FOR ALL OF THEIR ANCHORING PRODUCTS SPECIFIED. THE STRUCTURAL ENGINEER OF RECORD MUST RECEIVE DOCUMENTED CONFIRMATION THAT ALL OF THE CONTRACTOR'S PERSONNEL WHO INSTALL ANCHORS ARE TRAINED PRIOR TO THE COMMENCEMENT OF INSTALLING ANCHORS.

2. UNLESS NOTED OTHERWISE ON THE DRAWINGS, MECHANICAL ANCHORS IN NORMAL OR LIGHTWEIGHT CONCRETE SHALL UTILIZE CARBON STEEL HILTI KWIK BOLT TZ EXPANSION ANCHORS. THE STAINLESS STEEL ANCHOR BODY, NUT, WASHER AND EXPANSION SLEEVE SHALL ONLY BE UTILIZED WHEN INDICATED ON THE DRAWINGS.

3. CREATE HOLES IN BASE MATERIAL PER MANUFACTURER'S RECOMMENDATIONS TO REQUIRED DIAMETER AND EMBEDMENT DEPTH WITHIN ANSI TOLERANCES.

4. DO NOT DAMAGE OR DISTURB EXISTING CONCRETE REINFORCEMENT. UTILIZE NON-DESTRUCTIVE METHODS TO LOCATE AND AVOID EXISTING REINFORCEMENT PRIOR TO DRILLING.

5. CLEAN BORE HOLE ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. CLEAR BORE HOLE OF DUST, ICE, OIL, DEBRIS OR OTHER CONTAMINANTS PRIOR TO ANCHOR INSTALLATION.

6. INSTALL ANCHORS ACCORDING TO MANUFACTURER'S WRITTEN REQUIREMENTS.

CONCRETE NOTES

1. COMPLY WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE AMERICAN CONCRETE INSTITUTE (ACI) STANDARDS .

2. PROVIDE NORMAL WEIGHT CONCRETE WITH SAND AND GRAVEL OR CRUSHED STONE AGGREGATES AND A COMPRESSIVE STRENGTH OF 4000 PSI IN 28 DAYS.

3. PROVIDE CONCRETE PROTECTION FOR DEFORMED BAR REINFORCEMENT AS INDICATED BELOW (UNLESS NOTED OTHERWISE ON THE DRAWINGS). THE INDICATED COVER APPLIES TO FIRE-RESISTANCE RATINGS OF 2 HOURS OR LESS (UNLESS INDICATED AS A 3 OR 4 HOUR RATING). SEE ACI 318 AND THE GENERAL BUILDING CODE FOR CONDITIONS NOT INDICATED.

A.	CONCRETE CAST AGAINST EARTH	3"
B.	CONCRETE EXPOSED TO EARTH OR WEATHER:	
a.	GRADE BEAMS (SIDES FORMED)	2" SIDES AND TOP
b.	BASEMENT WALLS AND WALLS (FORMED)	
	• #5 BARS AND SMALLER	1 1/2" EXTERIOR FACE
	• #6 BARS AND GREATER	2" EXTERIOR FACE
c.	COLUMNS AND PILASTERS	
	• #3 TIES OR SPIRALS	1 5/8"
	• #4 OR #5 TIES / SPIRALS	1 1/2"
d.	SLABS	
	• #5 BARS AND SMALLER	1 1/2"
	• #6 BARS AND GREATER	2"
C.	CONCRETE EXPOSED TO CORROSIVE ENVIRONMENTS AND DEICING SALTS (UNLESS PROTECTION TO REINFORCEMENT IS SPECIFIED):	
a.	SLABS	2"
b.	WALLS	2"
D.	CONCRETE NOT EXPOSED TO EARTH, WEATHER OR CORROSIVE ENVIRONMENTS:	
a.	WALLS	3/4"
b.	SLABS	1 1/2"
		3/4" OTHERWISE

4. REINFORCING STEEL SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

A. DEFORMED BAR REINFORCEMENT, #3 BARS THROUGH # 18 BARS, PER ASTM A615 - GRADE 60.
B. WELDABLE DEFORMED BAR REINFORCEMENT PER ASTM A706. WELDING PER AWS D1.4.
C. WELDED PLAIN WIRE REINFORCEMENT (WWR) OF COLD-DRAWN WIRE (70,000 PSI YIELD) PER ASTM A185.

5. STRUCTURAL FIBERS SHALL CONFORM TO MACRO SYNTHETIC, MONOFILAMENT, "COARSE FIBERS" MADE FROM VIRGIN POLYOLEFIN THAT HAVE AN EQUIVALENT DIAMETER OF AT LEAST 0.016-INCHES (0.4 MM) BUT NOT GREATER THAN 0.05-INCHES (1.25 MM) WITH A MINIMUM ASPECT RATIO OF (LENGTH/EQUIVALENT DIAMETER) OF AT LEAST 90 PER ASTM C1399 AND ASTM C1609.

6. DETAILING OF CONCRETE REINFORCEMENT AND ACCESSORIES SHALL CONFORM TO ACI 315.

7. SPLICE REINFORCING BARS ONLY AS INDICATED ON DRAWINGS EXCEPT LAP SPLICE REINFORCING BARS DESIGNATED AS "CONTINUOUS" OR "CONT." WITH CLASS B LAP SPLICES. LAP SPLICE CONTINUOUS REINFORCING BARS AT SUPPORTS FOR BOTTOM BARS AND AT MIDSPAN FOR TOP AND SIDE BARS.

8. HOOK UNSCHEDULED TOP AND SIDE REINFORCING BARS AT DISCONTINUOUS ENDS.

9. LOCATE JOINTS NOT INDICATED TO LEAST IMPAIR STRENGTH AND APPEARANCE OF STRUCTURE.

A. LOCATE HORIZONTAL JOINTS IN CONCRETE ONLY WHERE THEY NORMALLY OCCUR OR WHERE INDICATED.
B. LOCATE VERTICAL JOINTS IN MIDDLE THIRD OF SPANS OF NON POST-TENSIONED SLABS, BEAMS OR GIRDERS, UNLESS A BEAM INTERSECTS A GIRDER AT MIDDLE LOCATION, IN WHICH CASE OFFSET JOINTS IN GIRDERS TWICE WIDTH OF BEAM.

14. ROUGHEN SURFACE OF HORIZONTAL OR NEARLY HORIZONTAL CONSTRUCTION JOINTS TO EXPOSE AGGREGATE UNIFORMLY, LEAVING NO LAITANCE, LOOSENED PARTICLES OR DAMAGED CONCRETE.

15. FOR SLABS-ON-GRADE REINFORCED WITH WELDED WIRE REINFORCEMENT (WWR) OR DEFORMED BAR CONCRETE REINFORCEMENT, 12 FEET IS MAXIMUM SPACING FOR CONTROL JOINTS.

16. PROVIDE CHAMFERS, DRIP LEDGES, SCUPPERS AND WASHES AS DETAILED ON ARCHITECTURAL DRAWINGS.

17. CONCRETE ELEMENTS EXPOSED TO WEATHER ARE NOT WATER TIGHT AND WILL DEVELOP CRACKS. CONFIRM REQUIREMENTS FOR SEALING AND/OR TREATING OF CONCRETE WITH ARCHITECTURAL DRAWINGS.

18. DO NOT PLACE SLEEVES OR OPENINGS THROUGH GRADE BEAMS, FLOOR BEAMS, COLUMNS OR JOISTS UNLESS INDICATED ON THE STRUCTURAL DRAWINGS OR ACCEPTED IN WRITING BY ARCHITECT / ENGINEER. SLEEVES OR OPENINGS 12-INCH SQUARE OR SMALLER MAY BE PLACED IN WALLS AND ONE-WAY SLABS.

19. REMOVAL OF FORMWORK:

A. EXCEPT AS HEREIN SPECIFIED, REMOVE FORMWORK AND RESHORE ACCORDING TO ACI 301 AND RECOMMENDATIONS OF ACI 347 TO ENSURE COMPLETE SAFETY OF FORMWORK AND STRUCTURE.
B. FORMWORK FOR COLUMNS, WALLS, SIDES OF BEAMS AND OTHER PARTS NOT SUPPORTING WEIGHT OF CONCRETE MAY BE REMOVED AFTER CONCRETE HAS HARDENED SUFFICIENTLY TO RESIST DAMAGE FROM FORMWORK REMOVAL OPERATIONS.

20. EPOXY-COATED REINFORCEMENT:

A. EPOXY-COATING OF REINFORCEMENT SHALL CONFORM TO ASTM A 775.
B. REPAIR DAMAGED EPOXY-COATING WITH PATCHING MATERIAL CONFORMING TO ASTM A 775. REPAIR ACCORDING TO PATCHING MATERIAL MANUFACTURER'S RECOMMENDATIONS.
C. FASTEN EPOXY-COATED REINFORCEMENT WITH NYLON-, EPOXY-, OR PLASTIC-COATED WIRE OR EQUIVALENT.
D. SUPPORT EPOXY-COATED REINFORCEMENT FROM FORMWORK ON COATED WIRE BAR SUPPORTS OR ON BAR SUPPORTS MADE OF DIELECTRIC MATERIAL OR EQUIVALENT.
E. DO NOT WELD EPOXY-COATED REINFORCEMENT.
F. DO NOT FIELD BEND EPOXY-COATED REINFORCEMENT.
G. COAT ENDS OF EPOXY-COATED REINFORCEMENT CUT IN FIELD WITH SAME MATERIAL USED FOR REPAIR OF COATING DAMAGE.
H. FADING OF COLOR OF COATING SHALL NOT BE CAUSE FOR REJECTION.
I. REMOVE MUD, OIL, OR OTHER MATERIALS THAT MAY ADVERSELY AFFECT OR REDUCE BOND. DO NOT CLEAN REINFORCEMENT WITH A MATERIAL OR BY A METHOD THAT WILL DETERIORATE EPOXY-COATING.
J. INCREASE TENSION DEVELOPMENT AND LAP SPLICE LENGTHS BY 1.5 FOR BARS WITH COVER LESS THAN 3 BAR DIAMETERS AND BY 1.2 FOR OTHER BARS.

STRUCTURAL STEEL NOTES

1. COMPLY WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) STANDARDS.

2. STRUCTURAL STEEL MATERIAL REQUIREMENTS:

A. WIDE FLANGED AND TEE SHAPES SHALL CONFORM TO ASTM A992.
B. PLATES, ANGLES AND CHANNELS SHALL CONFORM TO ASTM A36.
C. ROUND HOLLOW STRUCTURAL SECTIONS (HSS) SHALL CONFORM TO ASTM A500, GRADE C (Fy = 46 KSI).
D. SQUARE AND RECTANGULAR HOLLOW STRUCTURAL SECTIONS (HSS) SHALL CONFORM TO ASTM A500, GRADE C (Fy = 50 KSI).
E. ANCHOR RODS SHALL CONFORM TO ASTM F1554 – GRADE 55 UNLESS NOTED OTHERWISE ON THE DRAWINGS.

3. STRUCTURAL STEEL CONNECTION REQUIREMENTS:

A. STRUCTURAL STEEL DETAILS AND CONNECTIONS SHALL CONFORM TO THE STANDARDS OF THE AISC.
B. SPLICING OF STRUCTURAL STEEL MEMBERS WHERE NOT INDICATED IS PROHIBITED.
C. SELECT CONNECTIONS NOT INDICATED ON DRAWINGS FROM APPROPRIATE TABLES OF THE AISC MANUAL.
D. DESIGN BEAM-TO-BEAM AND BEAM-TO-COLUMN SHEAR CONNECTIONS FOR 40% OF SHEAR CAPACITY OF WEB, OR REACTION INDICATED ON DRAWINGS, WHICHEVER IS GREATER.
E. WELDING OF STRUCTURAL STEEL SHALL CONFORM TO AWS D1.1. USE E70XX ELECTRODES FOR FIELD AND SHOP WELDS. USE ONLY LOW-HYDROGEN ELECTRODES ON ASTM A242, A514, A572 AND A588 STEEL.
F. PROVIDE CONTINUOUS FILLET WELDS MEETING THE MINIMUM REQUIREMENTS OF AISC WITH A MINIMUM SIZE OF 3/16" UNLESS NOTED OTHERWISE.
G. CONNECTION BOLTS FOR STRUCTURAL STEEL MEMBERS SHALL CONFORM TO ASTM A325 OR A490, UNLESS NOTED OTHERWISE.
H. SUBMIT DESIGN CALCULATIONS FOR STRUCTURAL STEEL CONNECTIONS UNLESS DESIGN IS SPECIFICALLY INDICATED ON THE DRAWINGS. DESIGN CALCULATIONS SHALL BE BASED UPON LOADING CRITERIA INDICATED ON THE DRAWINGS AND SHALL BE PERFORMED AND SEALED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF ILLINOIS.

4. PAINT STRUCTURAL STEEL NOT RECEIVING FIREPROOFING ACCORDING TO SPECIFICATIONS, UNLESS NOTED OTHERWISE. SEE ARCHITECTURAL DRAWINGS FOR FIREPROOFING REQUIREMENTS.

5. TOUCH UP FIELD WELDS AND CONNECTIONS OF PAINTED STRUCTURAL STEEL WITH SAME PAINT AS USED IN SHOP.

6. UNLESS NOTED OTHERWISE, GALVANIZE STRUCTURAL STEEL MEMBERS AND EMBEDS EXPOSED TO ELEMENTS AND WHERE INDICATED ON DRAWINGS. GALVANIZING SHALL CONFORM TO ASTM A123. SEAL WELD CONNECTIONS PRIOR TO GALVANIZING. TOUCH UP FIELD WELDS ON GALVANIZED ITEMS WITH PAINT CONFORMING TO TT-P-641.

7. ERECT STEEL BEAMS WITH CAMBER AS INDICATED ON DRAWINGS. BEAMS WITH SPECIFIED CAMBER OF 1/2" OR GREATER SHALL BE PHYSICALLY CAMBERED. IF CAMBER IS NOT INDICATED ON THE DRAWINGS, BEAMS ARE TO BE FABRICATED AND ERECTED WITH "INCIDENTAL" CAMBER UP.

8. AUTOMATICALLY END WELD HEADED STUDS AND DEFORMED BARS WHERE INDICATED ON DRAWINGS.

POST INSTALLED ADHESIVE (CHEMICAL) ANCHOR NOTES

1. THE CONTRACTOR SHALL ARRANGE AN ANCHOR MANUFACTURER'S REPRESENTATIVE TO PROVIDE ONSITE INSTALLATION TRAINING FOR ALL OF THEIR ANCHORING PRODUCTS SPECIFIED. THE STRUCTURAL ENGINEER OF RECORD MUST RECEIVE DOCUMENTED CONFIRMATION THAT ALL OF THE CONTRACTOR'S PERSONNEL WHO INSTALL ANCHORS ARE TRAINED PRIOR TO THE COMMENCEMENT OF INSTALLING ANCHORS.

2. UNLESS NOTED OTHERWISE ON THE DRAWINGS, ADHESIVE ANCHORS IN NORMAL WEIGHT CONCRETE SHALL UTILIZE HILTI HIT-HY 200 SAFE SET INJECTABLE ADHESIVE SYSTEM WITH HILTI HIT-Z CARBON STEEL ANCHOR RODS. THE STAINLESS STEEL ANCHOR RODS SHALL BE HILTI HIT-Z-R AND SHALL ONLY BE UTILIZED WHEN INDICATED ON THE DRAWINGS. (NOTE: IF BASE MATERIAL TEMPERATURE IS LESS THAN 41 DEGREE FAHRENHEIT AT THE TIME OF INSTALLATION, THEN CLEANING OF THE DRILLED HOLE IS REQUIRED)

3. UNLESS NOTED OTHERWISE ON THE DRAWINGS, ADHESIVE ANCHORS IN SOLID GROUTED CONCRETE MASONRY UNITS SHALL UTILIZE HILTI HIT-HY 70 INJECTABLE MASONRY ADHESIVE WITH HILTI HAS-E CARBON STEEL CONTINUOUSLY THREADED ANCHOR RODS. THE STAINLESS STEEL CONTINUOUSLY THREADED ANCHOR RODS SHALL BE HILTI HAS-R 304 AND SHALL ONLY BE UTILIZED WHEN INDICATED ON THE DRAWINGS.

4. UNLESS NOTED OTHERWISE ON THE DRAWINGS, ADHESIVE ANCHORS IN HOLLOW CONCRETE MASONRY UNITS SHALL UTILIZE HILTI HIT-HY 70 INJECTABLE MASONRY ADHESIVE WITH HILTI HAS-E THREADED RODS AND SCREEN TUBES. WHEN INDICATED ON THE DRAWINGS, STAINLESS STEEL RODS SHALL CONFORM TO AISI 304 OR 316.

5. HEX NUTS SHALL CONFORM TO ASTM A 563 GRADE DH FOR CARBON STEEL ANCHOR RODS AND ASTM F 594 FOR STAINLESS STEEL ANCHOR RODS.

6. WASHERS SHALL CONFORM TO ASTM F 436 FOR CARBON STEEL ANCHOR RODS AND ASTM A 240 FOR STAINLESS STEEL ANCHOR RODS.

7. CREATE HOLES IN BASE MATERIAL PER MANUFACTURER'S RECOMMENDATIONS TO REQUIRED DIAMETER AND EMBEDMENT DEPTH IN DRY CONCRETE/MASONRY WITHIN ANSI TOLERANCES.

8. DO NOT DAMAGE OR DISTURB EXISTING CONCRETE REINFORCEMENT. UTILIZE NON-DESTRUCTIVE METHODS TO LOCATE AND AVOID EXISTING REINFORCEMENT PRIOR TO DRILLING.

9. CLEAN BORE HOLE ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. CLEAR BORE HOLE OF DUST, ICE, OIL, DEBRIS OR OTHER CONTAMINANTS PRIOR TO ADHESIVE INJECTION.

10. INJECT ADHESIVE ONLY WHEN BASE MATERIAL TEMPERATURES ARE WITH MANUFACTURER'S DESIGNATED RANGE.

11. INSTALL ANCHORS ACCORDING TO MANUFACTURER'S WRITTEN REQUIREMENTS. DO NOT DISTURB OR LOAD ANCHOR RODS UNTIL DESIGNATED ADHESIVE CURE TIME HAS ELAPSED OR UNLESS OTHERWISE SPECIFIED BY MANUFACTURER.

12. POST INSTALLED ADHESIVE (CHEMICAL) ANCHORS ARE NOT PERMITTED FOR OVERHEAD USE.

DRILLED REINFORCING BAR DOWEL NOTES

1. THE CONTRACTOR SHALL ARRANGE AN ANCHOR MANUFACTURER'S REPRESENTATIVE TO PROVIDE ONSITE INSTALLATION TRAINING FOR ALL OF THEIR ANCHORING PRODUCTS SPECIFIED. THE STRUCTURAL ENGINEER OF RECORD MUST RECEIVE DOCUMENTED CONFIRMATION THAT ALL OF THE CONTRACTOR'S PERSONNEL WHO INSTALL ANCHORS ARE TRAINED PRIOR TO THE COMMENCEMENT OF INSTALLING ANCHORS.

2. UNLESS NOTED OTHERWISE ON THE DRAWINGS, DEFORMED REINFORCING BAR DOWELS DRILLED AND PLACED IN NORMAL WEIGHT CONCRETE SHALL UTILIZE HILTI HIT-HY 200 INJECTABLE ADHESIVE.

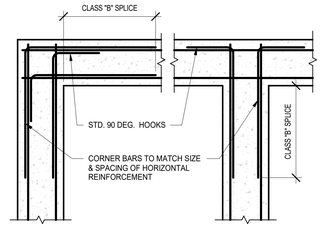
3. CREATE HOLES IN BASE MATERIAL PER MANUFACTURER'S RECOMMENDATIONS TO REQUIRED DIAMETER IN DRY CONCRETE WITHIN ANSI TOLERANCES. PROVIDE EMBEDMENT DEPTH AS INDICATED ON THE DRAWINGS BUT NOT LESS THAN TEN (10) BAR DIAMETERS.

4. DO NOT DAMAGE OR DISTURB EXISTING CONCRETE REINFORCEMENT. UTILIZE NON-DESTRUCTIVE METHODS TO LOCATE AND AVOID EXISTING REINFORCEMENT PRIOR TO DRILLING.

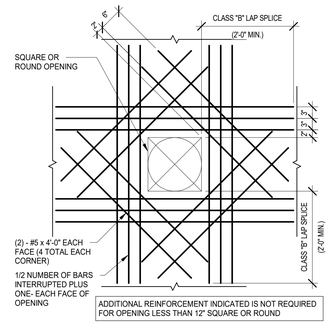
5. CLEAN BORE HOLE ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. CLEAR BORE HOLE OF DUST, ICE, OIL, DEBRIS OR OTHER CONTAMINANTS PRIOR TO ADHESIVE INJECTION.

6. INJECT ADHESIVE ONLY WHEN BASE MATERIAL TEMPERATURES ARE WITH MANUFACTURER'S DESIGNATED RANGE.

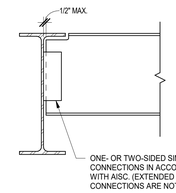
7. INSTALL REINFORCING BARS ACCORDING TO MANUFACTURER'S WRITTEN REQUIREMENTS. DO NOT DISTURB OR LOAD REINFORCING BARS UNTIL DESIGNATED ADHESIVE CURE TIME HAS ELAPSED OR UNLESS OTHERWISE SPECIFIED BY MANUFACTURER.



1 TYPICAL CONCRETE WALL CORNER BAR DETAIL
SCALE: 3/4" = 1'-0"



2 TYPICAL CONCRETE WALL OPENING DETAIL
SCALE: 3/4" = 1'-0"



3 TYPICAL BEAM-TO-GIRDER CONNECTION DETAIL
SCALE: 1" = 1'-0"

02/05/2025
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Bell Works

Wight

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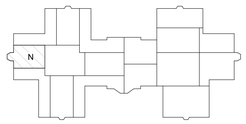

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REV	DESCRIPTION	DATE
	ISSUED FOR PERMIT REVISION	10/07/2025
	ISSUED FOR PERMIT REVISION	09/16/2025
	ISSUED FOR PERMIT REVISION	08/05/2025
	ISSUED FOR PERMIT	02/05/2025

BELL WORKS CHICAGO - WEST VESTIBULE

2000 CENTER DRIVE, STE A315-1
HOFFMAN ESTATES, IL 60192

GENERAL NOTES

Project Number: 200072
Drawn By: L.B.
Sheet: **S0.1-WV**

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ABBREVIATION SCHEDULE

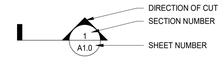
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
ALT	ALTERNATE
&	AND
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
ASSN	ASSOCIATION
ASTM	AMERICAN SOCIETY OF TESTING MATERIALS
B/	BOTTOM OF
BLDG	BUILDING
BM	BEAM
B/S	BOTTOM OF STEEL
B.S.	BOTH SIDES
B.W.	BOTH WAYS
C	CHANNEL
CC	CENTER TO CENTER
C-F	CENTER TO FACE
CIR	CIRCULAR
℄	CENTERLINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
COMP	COMPOSITE
CONC	CONCRETE
CONST	CONSTRUCTION
C.J.	CONSTRUCTION JOINT
CONT	CONTINUOUS
CRS	CENTERS
CU	CUBIC
CYL	CYLINDER
DBL	DOUBLE
DEG	DEGREE
DET	DETAIL
DIA, Ø	DIAMETER
DIAG	DIAGONAL
DIMS	DIMENSIONS
DIST	DISTANCE
DL	DEAD LOAD
DN	DOWN
DO	DITTO
DWGS	DRAWINGS
DWL	DOWEL
EA	EACH
E.F.	EACH FACE
EL	ELEVATION
ENG	ENGINEERING
EQ	EQUAL
EOS	EDGE OF SLAB
E-W	EAST-WEST
E.W.	EACH WAY
EXTG/EXIST	EXISTING
EXP	EXPANSION
E.J.	EXPANSION JOINT
EXT	EXTERIOR
F-F	FACE TO FACE
F.F.	FAR FACE
FIG	FIGURE
FIN	FINISH
FIN DIM	FINISH DIMENSION
FIN GR	FINISH GRADE
FL/FLR	FLOOR
FLNG	FLANGE
FT	FEET
>	GREATER THAN
GA	GAUGE
GALV	GALVANIZED
GEN	GENERAL
GR	GRADE
GRND	GROUND
HGR	HANGER
HT/HGT	HEIGHT
HOR, H.	HORIZONTAL
HP	HIGH POINT
HSS	HOLLOW STRUCTURAL SECTION
ID	INSIDE DIAMETER
IN	INCHES
INSUL	INSULATION
INT	INTERIOR
ISO	ISOMETRIC
JT	JOINT
K	KIPS
<	LESS THAN
L	LENGTH
LL	LIVE LOAD
LLBB	LONG LEG BACK TO BACK
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LP	LOW POINT
LT	LIGHT
LTWT	LIGHTWEIGHT
MAT	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MEZZ	MEZZANINE
MIN	MINIMUM
MISC	MISCELLANEOUS
N/A	NOT APPLICABLE
N.F.	NEAR FACE
NIC	NOT IN CONTRACT
NWT	NORMAL WEIGHT
NO	NUMBER
NOM	NOMINAL
N-S	NORTH-SOUTH
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OPNG	OPENING
OPP	OPPOSITE
OPPH	OPPOSITE HAND
PART.	PARTITION
%	PERCENT
PERP	PERPENDICULAR
ℙ	PLATE
PROJ.	PROJECTION
PT	POINT
RAD	RADIUS
RC	REINFORCED CONCRETE
REF	REFERENCE
REQD	REQUIRED
REV	REVISED, REVISION
RH	RIGHT HAND
SC	STUB COLUMN
SCHD	SCHEDULE
SECT	SECTION
SHT	SHEET
SDL	SUPERIMPOSED DEAD LOAD
SPEC	SPECIFICATIONS
SQ	SQAURE
STD	STANDARD
STL	STEEL
SS	STAINLESS STEEL
STL PL	STEEL PLATE
STRUC	STRUCTURE
SIM	SIMILAR
SYS	SYSTEM
T/	TOP OF
T/S	TOP OF STEEL
T&B	TOP AND BOTTOM
TEMP	TEMPERATURE
THK	THICK
TR	COLUMN TRANSFER
TS	STRUCTURE TUBE
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT, V.	VERTICAL
VIF	VERIFY IN FIELD
W/	WITH
W	WIDE FLANGE BEAM
WT	WIDE FLANGE TEE
W.P.	WORK POINT
WL	WIND LOAD
WWR	WELDED WIRE REINF
WWM	WELDED WIRE MESH

SYMBOL SCHEDULE

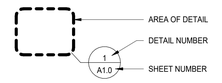
LINES

COLUMN LINE SYMBOL

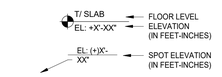
SECTION REFERENCE SYMBOL



DETAIL REFERENCE SYMBOLS



GENERAL ELEVATION SYMBOLS

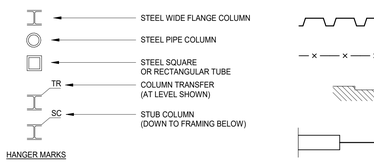


ELEVATION VIEW SYMBOL

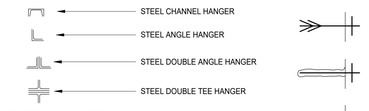
NORTH ARROW SYMBOL

STEEL FRAMING SYMBOLS

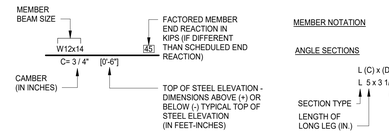
COLUMN MARKS



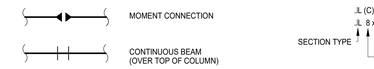
HANGER MARKS



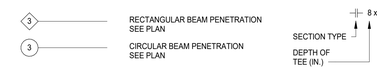
COMPOSITE BEAM MARKS



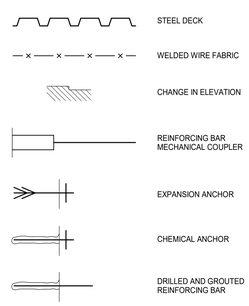
BEAM CONNECTIONS



BEAM PENETRATION MARKS

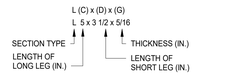


MISCELLANEOUS SYMBOLS

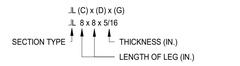


MEMBER NOTATION

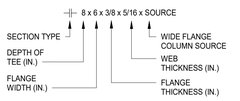
ANGLE SECTIONS



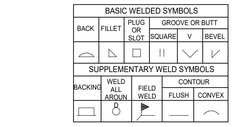
BACK TO BACK ANGLES FOR EQUAL LEG ANGLES

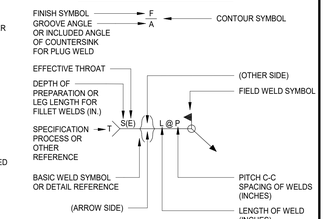


BACK TO BACK TEES



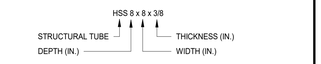
STEEL FRAMING SYMBOLS





ROUND HOLLOW STRUCTURAL SECTIONS

RECTANGULAR HOLLOW STRUCTURAL SECTIONS



BUILT-UP GIRDERS, BEAMS, AND COLUMNS

STEEL DECK MARKS

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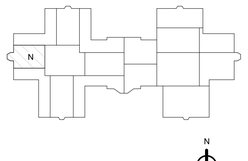

REV	DESCRIPTION	DATE
	ISSUED FOR PERMIT REVISION	10/07/2025
	ISSUED FOR PERMIT REVISION	09/16/2025
	ISSUED FOR PERMIT REVISION	08/05/2025
	ISSUED FOR PERMIT	02/05/2025

BELL WORKS CHICAGO - WEST VESTIBULE

2000 CENTER DRIVE, STE A315-1
HOFFMAN ESTATES, IL 60192

ABBREVIATIONS AND SYMBOL SCHEDULE

02/05/2025
Exp. 11-30-2026

Project Number:
200072
Drawn By:
L.B.
Sheet:
S0.2-WV

SPECIAL INSPECTION AND STRUCTURAL OBSERVATIONS

1. PROVIDE SPECIAL INSPECTION BY AN APPROVED TESTING AGENCY ACCORDING TO THE PROJECT SPECIFICATIONS AND THE GENERAL BUILDING CODE. PROVIDE SPECIAL INSPECTION FOR MATERIALS, INSTALLATION, FABRICATION, ERECTION OR PLACEMENT OF COMPONENTS AND CONNECTIONS FOR COMPLIANCE WITH THE PROJECT DOCUMENTS AND REFERENCED STANDARDS.

2. THE OWNER OR OWNER'S REPRESENTATIVE SHALL HIRE THE APPROVED TESTING AGENCY TO PERFORM THE SPECIAL INSPECTION. TESTING AGENCY SHALL BE INDEPENDENT FROM THE CONSTRUCTION MANAGER.

3. THE SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON, EMPLOYED BY THE INDEPENDENT TESTING AGENCY AND SHALL DEMONSTRATE COMPETENCE FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION TO THE SATISFACTION OF THE BUILDING OFFICIAL AND REGISTERED DESIGN PROFESSIONAL.

4. THE SPECIAL INSPECTOR SHALL PROVIDE WRITTEN DOCUMENTATION TO THE BUILDING OFFICIAL INDICATING THEIR COMPETENCE, RELEVANT EXPERIENCE AND TRAINING.

5. THE CONSTRUCTION MANAGER IS RESPONSIBLE FOR COORDINATING TESTING AND INSPECTION AS WELL AS NOTIFYING THE REGISTERED DESIGN PROFESSIONAL AND SPECIAL INSPECTORS OF WORK READY FOR INSPECTION. THE GENERAL CONTRACTOR SHALL PROVIDE ACCESS TO AND MEANS FOR PROPER INSPECTION OF SUCH WORK.

6. SPECIAL INSPECTORS ARE RESPONSIBLE FOR VERIFYING THAT THE DESIGNATED WORK HAS BEEN PERFORMED IN COMPLIANCE WITH THE PROJECT DOCUMENTS AND WITH THE REQUIREMENTS AND STANDARDS OF THE GENERAL BUILDING CODE. THE INSPECTOR MAY NOT ALTER, MODIFY OR WAIVE ANY OF THE REQUIREMENTS OF THE PROJECT DOCUMENTS.

7. PERFORM SPECIAL INSPECTION OF FABRICATORS ACCORDING TO THE PROJECT DOCUMENTS AND GENERAL BUILDING CODE UNLESS THE FABRICATOR IS REGISTERED AND APPROVED TO PERFORM WORK WITHOUT SPECIAL INSPECTION.

8. THE APPROVED FABRICATOR SHALL SUBMIT A CERTIFICATE OF COMPLIANCE TO THE OWNER, THE BUILDING OFFICIAL, THE REGISTERED DESIGN PROFESSIONAL AND THE CONSTRUCTION MANAGER STATING THAT THE WORK WAS PERFORMED ACCORDING TO THE PROJECT DOCUMENTS.

9. SPECIAL INSPECTORS SHALL BRING NONCOMPLIANT ITEMS TO THE IMMEDIATE ATTENTION OF THE CONSTRUCTION MANAGER AND THE REGISTERED DESIGN PROFESSIONAL.

10. SPECIAL INSPECTORS SHALL SUBMIT A WEEKLY FIELD REPORT ADDRESSING OUTSTANDING DISCREPANCIES TO THE OWNER, THE BUILDING OFFICIAL, THE CONSTRUCTION MANAGER AND THE REGISTERED DESIGN PROFESSIONAL UNTIL CORRECTIONS HAVE BEEN COMPLETED.

11. EACH SPECIAL INSPECTOR IS RESPONSIBLE TO PREPARE, SIGN, AND SUBMIT TO THE OWNER, THE BUILDING OFFICIAL, THE CONSTRUCTION MANAGER AND REGISTERED DESIGN PROFESSIONAL A REPORT STATING THAT THE CONSTRUCTION WORK REQUIRING SPECIAL INSPECTION WAS, TO THE BEST OF THE INSPECTOR'S KNOWLEDGE, IN CONFORMANCE WITH THE PROJECT DOCUMENTS AND THE PROVISIONS OF THE GENERAL BUILDING CODE.

12. WHERE SPECIAL INSPECTION REQUIREMENTS DUPLICATE THE REQUIREMENTS OF OTHER SPECIFIED TESTING, THE MORE STRINGENT OF THE TWO IS REQUIRED.

13. PROVIDE SPECIAL INSPECTION AND TESTING FOR THE FOLLOWING:

	TYPES OF WORK	CODE SECTION	QUALIFICATIONS AND FREQUENCY
a.	FOOTING BEARING	1704.7	SEE PROJECT SPECIFICATIONS
b.	CONCRETE CONSTRUCTION	1704.4	SEE PROJECT SPECIFICATIONS
c.	STRUCTURAL STEEL	1704.3	SEE PROJECT SPECIFICATIONS
d.	INSPECTION OF FABRICATORS	1704.2	SEE PROJECT SPECIFICATIONS
e.	MASONRY CONSTRUCTION	1704.5 / 1708.1	SEE PROJECT SPECIFICATION

14. STRUCTURAL OBSERVATION FOR SEISMIC RESISTANCE OR WIND REQUIREMENTS, AS DEFINED BY CHAPTER 17 OF THE BUILDING CODE, IS NOT REQUIRED.

15. STRUCTURAL OBSERVATION IS A VISUAL OBSERVATION OF THE STRUCTURAL SYSTEM BY A REGISTERED DESIGN PROFESSIONAL FOR THE SOLE PURPOSE OF DETERMINING IF THE WORK IS PROCEEDING IN GENERAL ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND IS NOT INTENDED TO BE A COMPREHENSIVE REVIEW OF THE QUALITY AND/OR QUANTITY OF WORK.

SCHEDULE OF INSPECTION AND TESTING AGENCIES

THIS STATEMENT OF SPECIAL INSPECTIONS/QUALITY ASSURANCE INCLUDES THE FOLLOWING BUILDING SYSTEMS

- [X] SOILS AND FOUNDATIONS
- [X] CAST-IN-PLACE CONCRETE
- [ ] PRECAST CONCRETE
- [ ] MASONRY
- [X] STRUCTURAL STEEL
- [ ] COLD-FORMED STEEL FRAMING
- [ ] SPRAY-APPLIED FIRE RESISTANT MATERIALS
- [ ] SPECIAL CASES

SPECIAL INSPECTION AGENCIES	FIRM	ADDRESS, TELEPHONE, E-MAIL
SPECIAL INSPECTION COORDINATOR	___	___
INSPECTOR	___	___
INSPECTOR	___	___
TESTING AGENCY	___	___
TESTING AGENCY	___	___
OTHER	___	___

NOTE: THE INSPECTORS AND TESTING AGENCIES SHALL BE ENGAGED BY THE OWNER OR THE OWNER'S AGENT, AND NOT BY THE CONTRACTOR OR SUBCONTRACTOR WHOSE WORK IS TO BE INSPECTED OR TESTED. ANY CONFLICT OF INTEREST MUST BE DISCLOSED TO THE BUILDING OFFICIAL, PRIOR TO COMMENCING WORK.

QUALIFICATIONS OF INSPECTORS AND TESTING TECHNICIANS

QUALITY ASSURANCE FOR SEISMIC RESISTANCE

THE QUALIFICATIONS OF ALL PERSONNEL PERFORMING SPECIAL INSPECTION AND TESTING ACTIVITIES ARE SUBJECT TO THE APPROVAL OF THE BUILDING OFFICIAL. THE CREDENTIALS OF ALL INSPECTORS AND TESTING TECHNICIANS SHALL BE PROVIDED IF REQUESTED.

KEY FOR MINIMUM QUALIFICATIONS OF INSPECTION AGENTS:

WHEN THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE DEEMS IT APPROPRIATE THAT THE INDIVIDUAL PERFORMING A STIPULATED TEST OR INSPECTION HAVE A SPECIFIC CERTIFICATION OR LICENSE AS INDICATED BELOW, SUCH DESIGNATION SHALL APPEAR BELOW THE *AGENCY NUMBER* ON THE SCHEDULE.

PE/SE STRUCTURAL ENGINEER – A LICENSED SE OR PE SPECIALIZING IN THE DESIGN OF BUILDING STRUCTURES

PE/GE GEOTECHNICAL ENGINEER – A LICENSED PE SPECIALIZING IN SOIL MECHANICS AND FOUNDATIONS

EIT ENGINEER-IN-TRAINING – A GRADUATE ENGINEER WHO HAS PASSED THE FUNDAMENTALS OF ENGINEERING EXAMINATION

AMERICAN CONCRETE INSTITUTE (ACI) CERTIFICATION

ACI-CFTT CONCRETE FIELD TESTING TECHNICIAN – GRADE 1
ACI-CCI CONCRETE CONSTRUCTION INSPECTOR
ACI-LTT LABORATORY TESTING TECHNICIAN – GRADE 1&2
ACI-STT STRENGTH TESTING TECHNICIAN

AMERICAN WELDING SOCIETY (AWS) CERTIFICATION

AWS-CWI CERTIFIED WELDING INSPECTOR
AWS/AISC-SSI CERTIFIED STRUCTURAL STEEL INSPECTOR

AMERICAN SOCIETY OF NON-DESTRUCTIVE TESTING (ASNT) CERTIFICATION

ASNT NON-DESTRUCTIVE TESTING TECHNICIAN – LEVEL II OR III.

INTERNATIONAL CODE COUNCIL (ICC) CERTIFICATION

ICC-SMSI STRUCTURAL MASONRY SPECIAL INSPECTOR
ICC-SWSI STRUCTURAL STEEL AND WELDING SPECIAL INSPECTOR
ICC-SSBI STRUCTURAL STEEL BOLTING INSPECTOR
ICC-SFSI SPRAY-APPLIED FIREPROOFING SPECIAL INSPECTOR
ICC-PCSI PRESTRESSED CONCRETE SPECIAL INSPECTOR
ICC-RCSI REINFORCED CONCRETE SPECIAL INSPECTOR
ICC-SSI SOILS SPECIAL INSPECTOR

POST TENSIONING INSTITUTE

PTI TECHNICIAN POST TENSION TECHNICIAN – LEVELS I & II

OTHER

CAST-IN-PLACE CONCRETE

ITEM	AGENCY # (QUALIF.)	SCOPE	FREQUENCY
1. MIX DESIGN	ACI-CCI or ICC-RCSI	REVIEW CONCRETE BATCH TICKETS AND VERIFY COMPLIANCE WITH APPROVED MIX DESIGN. VERIFY THAT WATER ADDED AT THE SITE DOES NOT EXCEED THAT ALLOWED BY THE MIX DESIGN.	PERIODIC
2. MATERIAL CERTIFICATION	ACI-CCI or ICC-RCSI	REVIEW OF MATERIALS.	PERIODIC
3. MATERIAL CERTIFICATION	ACI-CCI or ICC-RCSI	INSPECT SIZE, SPACING, COVER, POSITIONING AND GRADE OF REINFORCING STEEL. VERIFY THAT REINFORCING BARS ARE FREE OF FORM OIL OR OTHER DELETERIOUS MATERIALS. INSPECT BAR LAPS AND MECHANICAL SPLICES. VERIFY THAT BARS ARE ADEQUATELY TIED AND SUPPORTED ON CHAIRS OR BOLSTERS.	CONTINUOUS
4. POST-TENSIONING OPERATIONS	PTI LEVEL II + ICC-RCSI or ICC-RCSI	INSPECT PLACEMENT, STRESSING, GROUTING AND PROTECTION OF POST-TENSIONING TENDONS. VERIFY THAT TENDONS ARE CORRECTLY POSITIONED, SUPPORTED, TIED AND WRAPPED. RECORD TENDON ELONGATIONS.	CONTINUOUS
5. WELDING OF REINFORCEMENT	ICC-SWSI or AWS-CWI	VISUALLY INSPECT ALL REINFORCING STEEL WELDS. VERIFY WELDABILITY OF REINFORCING STEEL. INSPECT PREHEATING OF STEEL WHEN REQUIRED.	PERIODIC
6. ANCHOR RODS	ACI-CCI or ICC-RCSI	INSPECT SIZE, POSITIONING AND EMBEDMENT OF ANCHOR RODS. INSPECT CONCRETE PLACEMENT AND CONSOLIDATION AROUND ANCHORS. VERIFY CORRECT SPECIFICATION/GRADE OF ANCHOR RODS PLACED.	PERIODIC
7. CONCRETE PLACEMENT	ACI-CCI or ICC-RCSI	INSPECT PLACEMENT OF CONCRETE. VERIFY THAT CONCRETE CONVEYANCE AND DEPOSITING AVOIDS SEGREGATION OR CONTAMINATION. VERIFY THAT CONCRETE IS PROPERLY CONSOLIDATED.	CONTINUOUS
8. SAMPLING AND TESTING OF FRESH CONCRETE	ICC-RCSI or ACI-CFTT	FABRICATE TEST SPECIMENS FOR CONCRETE COMPRESSIVE STRENGTH TESTING (ASTM C31), SLUMP (ASTM C143), AIR-CONTENT (ASTM C231 OR C173) AND TEMPERATURE (ASTM C1064).	CONTINUOUS
9. CURING AND PROTECTION	ACI-CCI or ICC-RCSI	INSPECT CURING, COLD WEATHER PROTECTION AND HOT WEATHER PROTECTION PROCEDURES.	PERIODIC
10. LABORATORY COMPRESSIVE STRENGTH TESTING OF CONCRETE SPECIMENS	ACI-LTT or ACI-STT	CONCRETE SPECIMEN COMPRESSIVE STRENGTH TESTING (ASTM C39).	CONTINUOUS
11. DRILLED-IN DOWELS	ACI-CCI or ICC-RCSI	INSPECT SIZE, LOCATION, SPACING AND EMBEDMENT OF DOWELS. TEST 10% OF DOWELS FOR 100% OF DESIGNED PULL-OUT STRENGTH.	CONTINUOUS
12. POST-INSTALLED ANCHORS	ACI-CCI or ICC-RCSI	INSPECT SIZE, LOCATION, SPACING AND EMBEDMENT OF ANCHORS IN NEW AND EXISTING CONCRETE. TEST 10% OF ANCHORS FOR 100% OF DESIGNED PULL-OUT STRENGTH.	CONTINUOUS

STRUCTURAL STEEL

ITEM	AGENCY # (QUALIF.)	SCOPE	FREQUENCY
1. FABRICATOR CERTIFICATION / QUALITY CONTROL PROCEDURES	AWS-CWI OR ICC-SWSI AND ICC-SSBI	REVIEW SHOP FABRICATION AND QUALITY CONTROL PROCEDURES.	PERIODIC
2. MATERIAL CERTIFICATION	AWS-CWI OR ICC-SWSI AND ICC-SSBI	REVIEW CERTIFIED MILL TEST REPORTS AND IDENTIFICATION MARKINGS ON WIDE-FLANGE SHAPES, HIGH-STRENGTH BOLTS, NUTS AND WELDING ELECTRODES.	PERIODIC
3. OPEN WEB STEEL JOISTS	AWS-CWI OR ICC-SWSI AND ICC-SSBI	INSPECT INSTALLATION, FIELD WELDING AND BRIDGING OF JOISTS.	PERIODIC
4. BOLTING	ICC-SSBI	INSPECT INSTALLATION AND TIGHTENING OF HIGH-STRENGTH BOLTS. VERIFY THAT SPLINES HAVE SEPARATED FROM TENSION CONTROL BOLTS. VERIFY PROPER TIGHTENING SEQUENCE. CONTINUOUS INSPECTION OF BOLTS IN SLIP-CRITICAL CONNECTIONS.	PERIODIC U.N.O.
5. WELDING	AWS-CWI OR ICC-SWSI	VISUALLY INSPECT ALL WELDS. INSPECT PRE-HEAT, POST-HEAT AND SURFACE PREPARATION BETWEEN PASSES. VERIFY SIZE AND LENGTH OF FILLET WELDS.	CONTINUOUS
6. SHEAR CONNECTORS	AWS-CWI OR ICC-SWSI	INSPECT SIZE, NUMBER, POSITIONING AND WELDING OF SHEAR CONNECTORS. INSPECT SUDS FOR FULL 360 DEGREE FLASH. RING TEST ALL SHEAR CONNECTORS WITH A 3 LB HAMMER. BEND TEST ALL QUESTIONABLE STUDS TO 15 DEGREES.	CONTINUOUS
7. STRUCTURAL DETAILS	AWS-CWI OR ICC-SWSI AND ICC-SSBI	INSPECT STEEL FRAME FOR COMPLIANCE WITH STRUCTURAL DRAWINGS, INCLUDING BRACING, MEMBER CONFIGURATION AND CONNECTION DETAILS. INSPECT STEEL BEAMS FOR PROPER CAMBER CONFIGURATION, WITH SPECIFIED CAMBER AND NATURAL CAMBER FACING UPWARD.	CONTINUOUS
8. METAL DECK	AWS-CWI OR ICC-SWSI	INSPECT WELDING AND SIDE-LAP FASTENING OF METAL ROOF AND FLOOR DECK.	PERIODIC
9. NON-DESTRUCTIVE TESTING	ASNT LEVEL II OR LEVEL III	NON-DESTRUCTIVE TESTING OF WELDS (ULTRASONIC, MAGNETIC PARTICLE, DYE PENETRANT OR RADIOGRAPHC)	CONTINUOUS
10. SLIDING BEARING CONNECTIONS		INSPECT THE SLIDING BEARING CONNECTIONS FOR COMPLIANCE WITH STRUCTURAL DRAWINGS, INCLUDING PLATE SIZES AND THICKNESSES, NUT WELDED WASHER SIZE AND THICKNESS, OVERSIZED HOLE SIZES, INITIAL ALIGNMENT OF ALL THE PLATES AND PROPER GAP BETWEEN THE TOP PLATE AND THE NUT WELDED WASHER. INSPECT SLIDING BEARING CONNECTION FOR DEBRIS AND LAITTANCE AND NOTIFY EOR IF THE SLIDING BEARING CONNECTION/CONNECTION POCKET IS NOT CLEAN OF DEBRIS AND LAITTANCE.	PERIODIC

SOILS AND FOUNDATIONS:

ITEM	AGENCY # (QUALIF.)	SCOPE	FREQUENCY
1. SHALLOW FOUNDATIONS	ICC-SSI	INSPECT SOILS BELOW FOOTINGS FOR ADAQUATE BEARING CAPACITY AND CONSISTENCY WITH GEOTECHNICAL REPORT. INSPECT REMOVAL OF UNSUITABLE MATERIAL AND PREPARATION OF SUBGRADE PRIOR TO PLACEMENT OF CONTROLLED FILL.	CONTINUOUS
2. CONTROLLED STRUCTURAL FILL	ICC-SSI	PERFORM SIEVE TESTS (ASTM D442 & D1140) AND MODIFIED PROCTOR TESTS (ASTM D1557) OF EACH SOURCE OF FILL MATERIAL. INSPECT PLACEMENT, LIFT THICKNESS AND COMPACTION OF CONTROLLED FILL. TEST DESNSITY OF EACH LIFT OF FILL BY NUCLEAR METHODS (ASTM D2922).	CONTINUOUS
3. DEEP FOUNDATIONS	ICC-SSI	INSPECT AND LOG PILE DRIVING OPERATIONS. RECORD PILE DRIVING RESISTANCE AND VERIFY COMPLIANCE WITH DRIVING CRITERIA. INSPECT PILES FOR DAMAGE FROM DRIVING AND PLUMBNESS. VERIFY PILE SIZE, LENGTH AND ACCESSORIES. INSPECT INSTALLATION OF DRILLED PIER FOUNDATIONS.	CONTINUOUS
4. LOAD TESTING OF PILES/DEEP FOUNDATIONS	ICC-SSI	VERIFY SETUP AND TESTING PROCEDURE PERFORMED BY CONTRACTOR AND WITNESS TEST RESULTS. VERIFY RESULTS WITH THOSE OF TEST REQUIREMENTS.	PERIODIC
5. OTHER	____	____	____

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REV	DESCRIPTION	DATE
	ISSUED FOR PERMIT REVISION	10/07/2025
	ISSUED FOR PERMIT REVISION	09/16/2025
	ISSUED FOR PERMIT REVISION	08/05/2025
	ISSUED FOR PERMIT	02/05/2025

BELL WORKS CHICAGO - WEST VESTIBULE

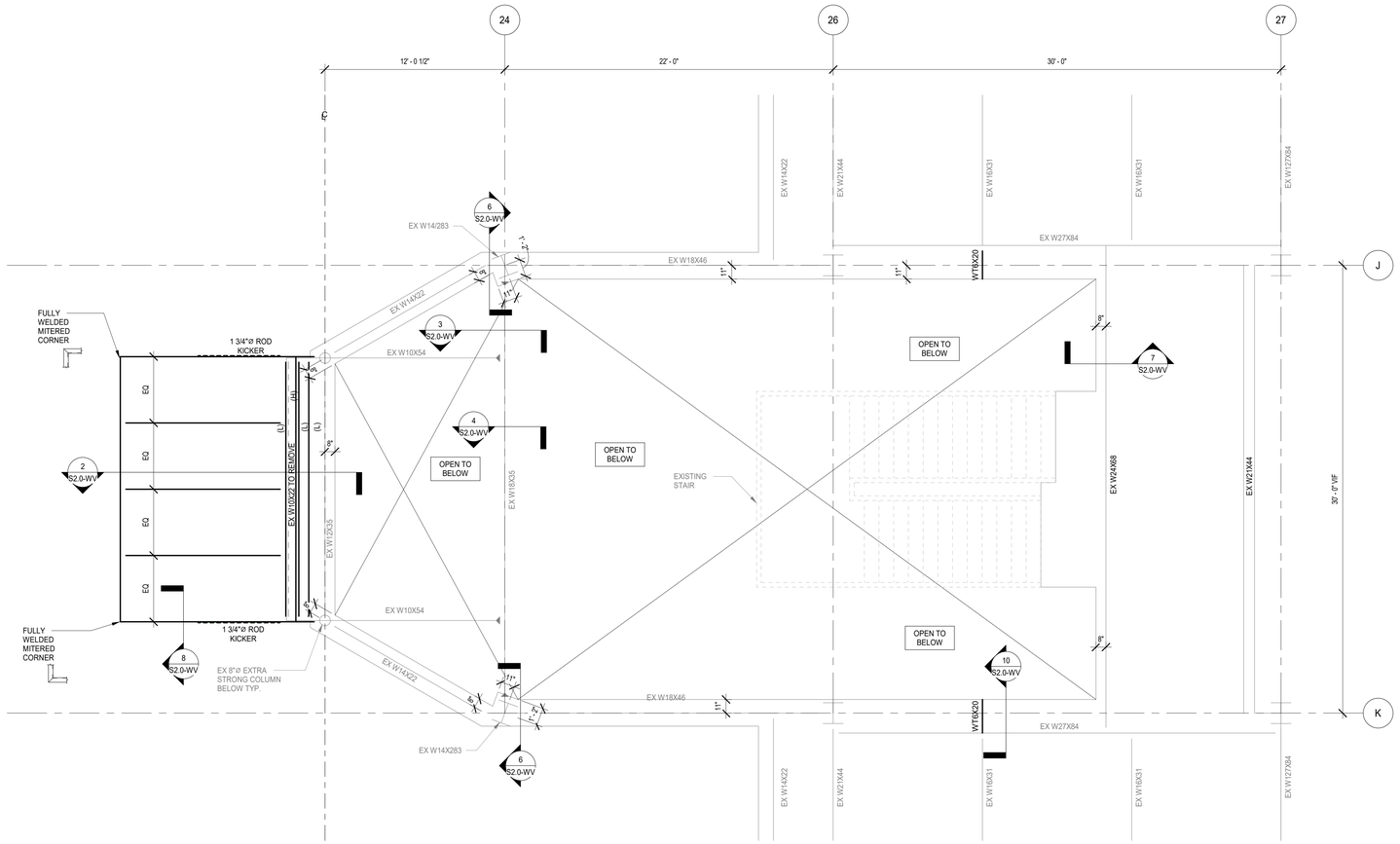
2000 CENTER DRIVE, STE A315-1
HOFFMAN ESTATES, IL 60192

STATEMENT OF SPECIAL INSPECTIONS

MATTHEW J. AQUINO
081.005742
LICENSED
STRUCTURAL
ENGINEER
STATE OF ILLINOIS

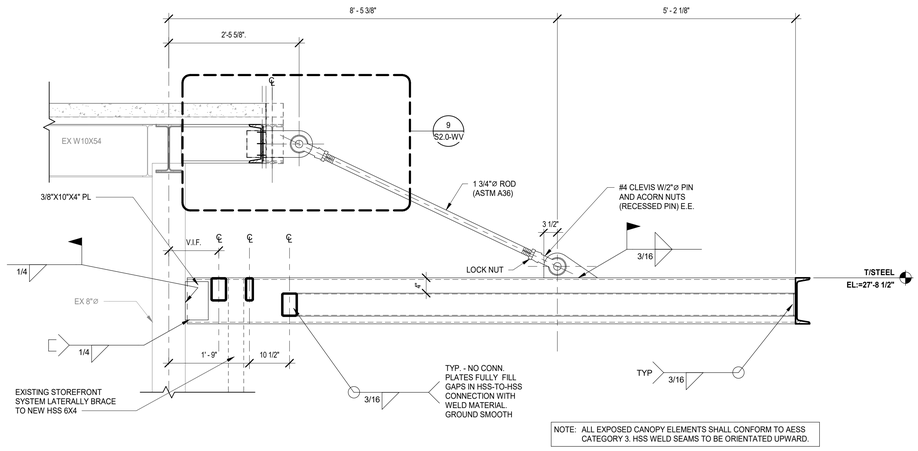
02/05/2025
Exp. 11-30-2026

Project Number:
200072
Drawn By:
L.B.
Sheet:
S0.3-WV



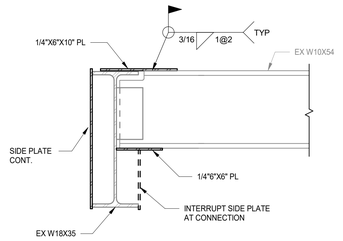
NOTE: ALL EXPOSED CANOPY ELEMENTS SHALL CONFORM TO AESS CATEGORY 3. HSS WELD SEAMS TO BE ORIENTATED UPWARD.

1 WEST VESTIBULE FRAMING PLAN - LEVEL 3
SCALE: 1/4" = 1'-0"

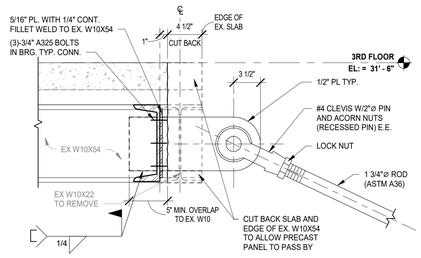


NOTE: ALL EXPOSED CANOPY ELEMENTS SHALL CONFORM TO AESS CATEGORY 3. HSS WELD SEAMS TO BE ORIENTATED UPWARD.

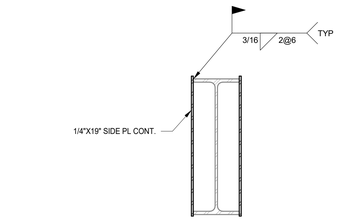
2 CANOPY SECTION
SCALE: 3/4" = 1'-0"



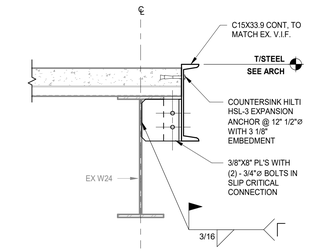
3 BEAM CONN. REINF. DETAIL
SCALE: 1 1/2" = 1'-0"



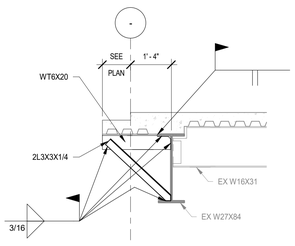
9 CANOPY DETAIL
SCALE: 1 1/2" = 1'-0"



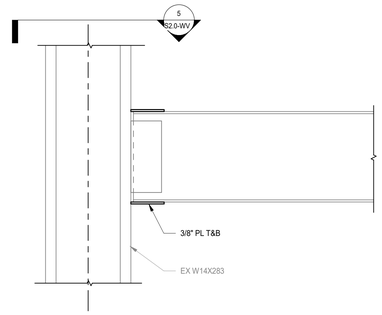
4 BEAM SIDE PLATE SECTION
SCALE: 1 1/2" = 1'-0"



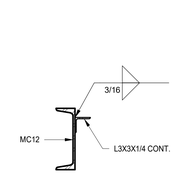
7 SLAB EDGE SECTION
SCALE: 1" = 1'-0"



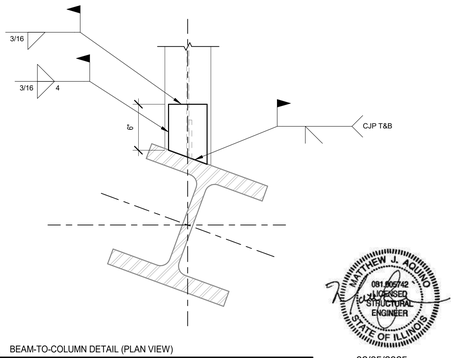
10 SLAB SUPPORT SECTION
SCALE: 1/2" = 1'-0"



6 BEAM -TO-COLUMN CONN.
SCALE: 1" = 1'-0"



8 CANOPY EDGE SECTION
SCALE: 1" = 1'-0"



5 BEAM-TO-COLUMN DETAIL (PLAN VIEW)
SCALE: 1 1/2" = 1'-0"

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REV	DESCRIPTION	DATE
	ISSUED FOR PERMIT REVISION	10/07/2025
	ISSUED FOR PERMIT REVISION	09/16/2025
	ISSUED FOR PERMIT REVISION	08/05/2025
	ISSUED FOR PERMIT	02/05/2025

BELL WORKS CHICAGO - WEST VESTIBULE

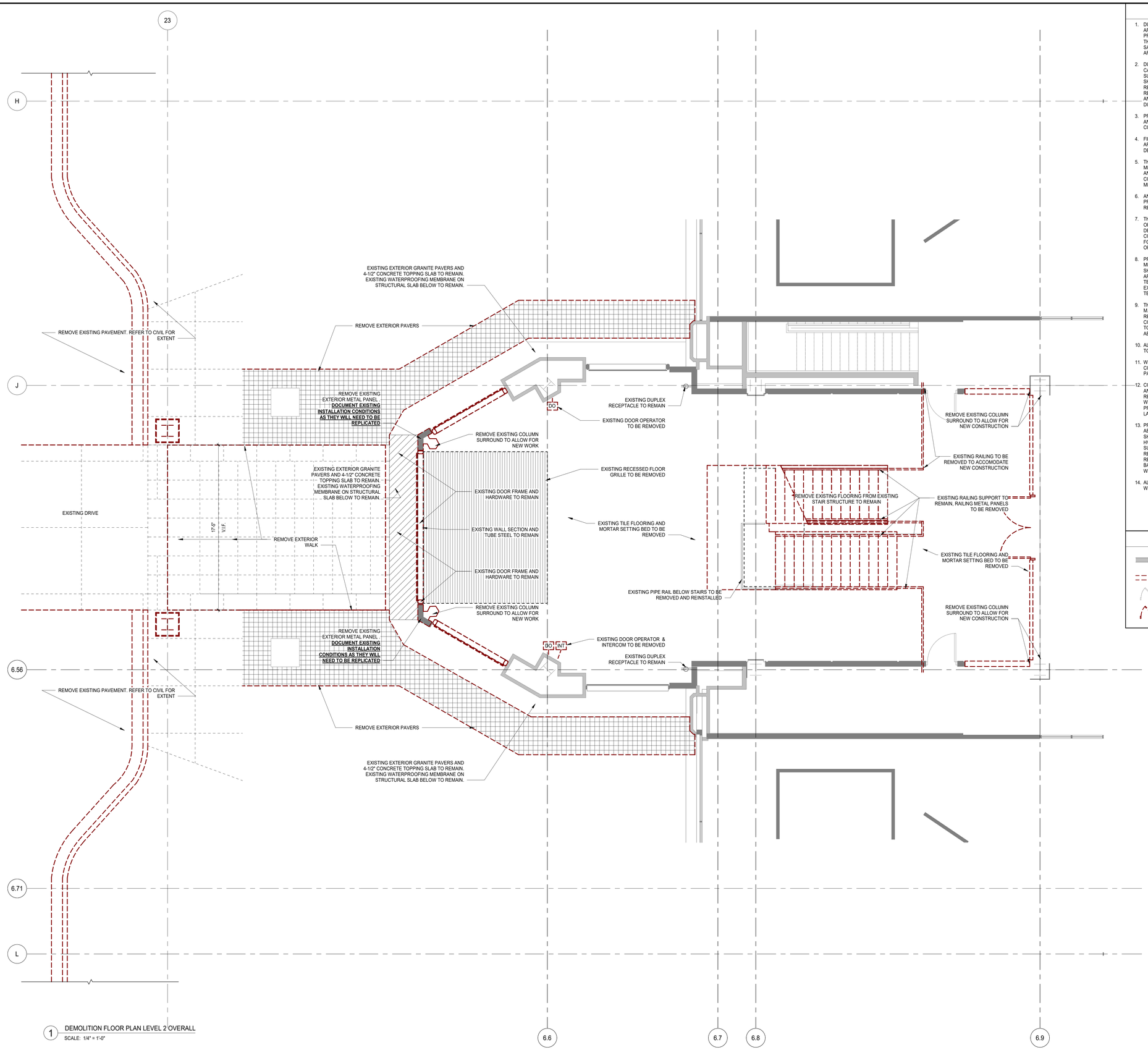
2000 CENTER DRIVE, STE A315-1
HOFFMAN ESTATES, IL 60192

ENLARGED THIRD FLOOR STRUCTURAL FLOOR PLAN - WEST VESTIBULE

Project Number: 200072
Drawn By: L.B.
Sheet: **S2.0-WV**

MATTHEW J. ACKLIN 081.009742 LICENSED STRUCTURAL ENGINEER STATE OF ILLINOIS

02/05/2025
Exp. 11-30-2026



1 DEMOLITION FLOOR PLAN LEVEL 2 OVERALL
SCALE: 1/4" = 1'-0"

DEMOLITION GENERAL NOTES

1. DURING DEMOLITION, ALL STRUCTURES, FURNISHINGS, FINISHES, ETC. WHICH ARE NOT TO BE REMOVED OR ARE TO BE SALVAGED, SHOULD BE CAREFULLY PROTECTED FROM DAMAGE. DAMAGE TO THE EXISTING ITEMS OR SURFACES THAT REMAIN SHALL BE REFINISHED, REPAIRED, OR REPLACED TO THE SATISFACTION OF THE OWNER, BUILDING MANAGEMENT AND ARCHITECT/DESIGNER AT NO ADDITIONAL COST.
2. DURING REMOVAL OF ITEMS INDICATED TO BE SALVAGED, PROTECTION AND CAUTION SHALL BE USED TO ELIMINATE THE POSSIBILITY OF DAMAGE TO SUCH ITEMS. ALL ITEMS OF EXISTING EQUIPMENT, MATERIALS, FIXTURES, ETC. SHALL REMAIN THE PROPERTY OF THE OWNER. ALL SALVAGED AND/OR REUSABLE ITEMS SALVAGED DURING DEMOLITION OPERATIONS SHALL BE REMOVED AND RETAINED FOR LATER REINSTALLATION. ITEMS INSPECTED AND REJECTED BY THE OWNER OR ARCHITECT/DESIGNER SHALL BE DISPOSED BY THE GENERAL CONTRACTOR.
3. PROVIDE ALL DEMOLITION REQUIRED FOR REMOVAL OF SYSTEMS, MATERIALS AND EQUIPMENT MADE OBSOLETE BY THIS PROJECT AS INDICATED BY THE CONTRACT DOCUMENTS.
4. FIELD VERIFY ALL CONDITIONS AND DIMENSIONS AND NOTIFY ARCHITECT/DESIGNER OF ANY DEVIATION BEFORE PROCEEDING WITH DEMOLITION.
5. THE GENERAL CONTRACTOR SHALL PROVIDE AS REQUIRED THE MEANS AND METHODS AS REQUIRED TO MAINTAIN APPROPRIATE VENTILATION, LIGHTING, AND SAFETY, ETC. THROUGHOUT THE DEMOLITION PROCESS. GENERAL CONTRACTOR TO VERIFY/COORDINATE WITH BUILDING MANAGEMENT ALL MEANS AND METHODS, TYPICAL
6. ANY DEMOLITION OR REMOVAL INDICATED IS SHOWN IN GENERAL TO PROVIDE THE EXTENT OF DEMOLITION AND IS NOT TO BE CONSIDERED A RECORD DRAWINGS OF EXISTING CONDITIONS.
7. THE GENERAL CONTRACTOR SHALL SUBMIT A SCHEDULE OF METHODS AND OPERATIONS OF DEMOLITION FOR THE OWNER'S REVIEW FOR ALL DEMOLITION AND REMOVAL WORK. INCLUDE IN THE SCHEDULE THE COORDINATION REQUIRED WITH THE BUILDING MANAGEMENT, ALL TRADES FOR SHUTOFF, CAPPING OR REROUTING OF UTILITIES, THE CONSTRUCTION OF ANY TEMPORARY UTILITY LINES, AND PROTECTIVE MEASURES.
8. PRIOR TO DEMOLITION AND BEFORE SUBMISSION OF THE PROPOSED METHODS AND SEQUENCES OF OPERATIONS, THE GENERAL CONTRACTOR SHALL, A) SCHEDULE SITE WALK-THRU WITH OWNER/TENANT AND ARCHITECT/DESIGNER TO REVIEW EXTENT OF DEMOLITION SCOPE. TERMINATION B) BE RESPONSIBLE TO OBTAIN FOR REFERENCE ANY EXISTING RECORD DRAWINGS AND TO CONDUCT ANY APPROPRIATE FIELD TESTING TO DETERMINE THE NATURE OF THE WORK TO BE REMOVED.
9. THE GENERAL CONTRACTOR SHALL DISCONNECT OR SHUT OFF AND CAP ALL M.E.P. SERVICES TO ALL AREAS WHERE WORK IS TO BE REMOVED OR RELOCATED, BACK TO SOURCE, UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING EXISTING CONDUIT TO REMAIN FOR REUSE AS NOTED ON DRAWINGS. ALL UNUSED OR ABANDONED MEP SYSTEMS MUST BE TAKEN BACK TO THEIR MAIN SOURCE.
10. ALL AREAS AFFECTED BY DEMOLITION TO BE PATCHED, REPAIRED, & LEVELED TO MATCH EXISTING ADJACENT SURFACE VERIFY IN FIELD.
11. WHEN THE REMOVAL OF EXISTING SURFACE MATERIAL IS REQUIRED TO COMPLETE CONTRACT WORK AND A NEW FINISH IS NOT SCHEDULED, PATCH/REPAIR AND PRIME THE AFFECTED SURFACE TO RECEIVE NEW FINISH.
12. CONTRACTOR SHALL REVIEW ALL EXISTING CONDUIT, WIRING, ELECTRICAL AND LIFE SAFETY DEVICES WITH THE LANDLORD/OWNER AND CLIENT REPRESENTATIVES PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION WORK FOR THIS PROJECT. ALL EXISTING ITEMS TO REMAIN SHALL BE PROPERLY MARKED AT THE PROJECT SITE IN ACCORDANCE WITH THE LANDLORD/OWNER'S REQUIREMENTS.
13. PRIOR TO DEMOLITION ALL TRADES ARE RESPONSIBLE FOR INSPECTING THE ABOVE CEILING CONDITIONS TO IDENTIFY AND CLEARLY MARK WHAT SHOULD/SHOULDN'T BE DEMOLISHED. THIS INCLUDES BUT IS NOT LIMITED TO HVAC CONTROLS, POLY TUBING, CONTROL WIRING, ETC. EACH SUBCONTRACTOR WILL BE INSTRUCTED TO SIGN OFF THAT THEIR RESPECTIVE INSPECTION HAS BEEN COMPLETED AND THAT THEY WILL BE RESPONSIBLE FOR RETURNING ANY SYSTEMS INADVERTENTLY REMOVED BACK AN OPERATIONAL CONDITION WHETHER IT WAS IN THEIR SCOPE OF WORK OR NOT.
14. ALL UNUSED /ABANDONED FLOOR CORES MUST BE PLUGGED AND PATCHED WITH CONCRETE.

FLOOR PLAN LEGEND

- EXISTING CONSTRUCTION TO REMAIN.
- EXISTING CONSTRUCTION TO BE DEMOLISHED.
- EXISTING DOOR TO REMAIN.
- EXISTING DOOR TO BE DEMOLISHED.

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STATE OF ILLINOIS
MATTHEW A. PRIGNANO
001001-0015586
LICENSED ARCHITECT
EXP: 11/2026

REV	DESCRIPTION	DATE
	ISSUED FOR PERMIT REVISION	10/07/2025
	ISSUED FOR PERMIT REVISION	09/16/2025
	ISSUED FOR PERMIT REVISION	08/05/2025
	ISSUED FOR DEMOLITION PERMIT - EXTERIOR	06/02/2025

BELL WORKS CHICAGO - WEST VESTIBULE

2000 AT&T Center Dr, Hoffman Estates, IL 60192

ENLARGED SECOND FLOOR DEMO PLAN - WEST VESTIBULE

Project Number:
190128
Drawn By:
WCO
Sheet:
AD2.0-WV

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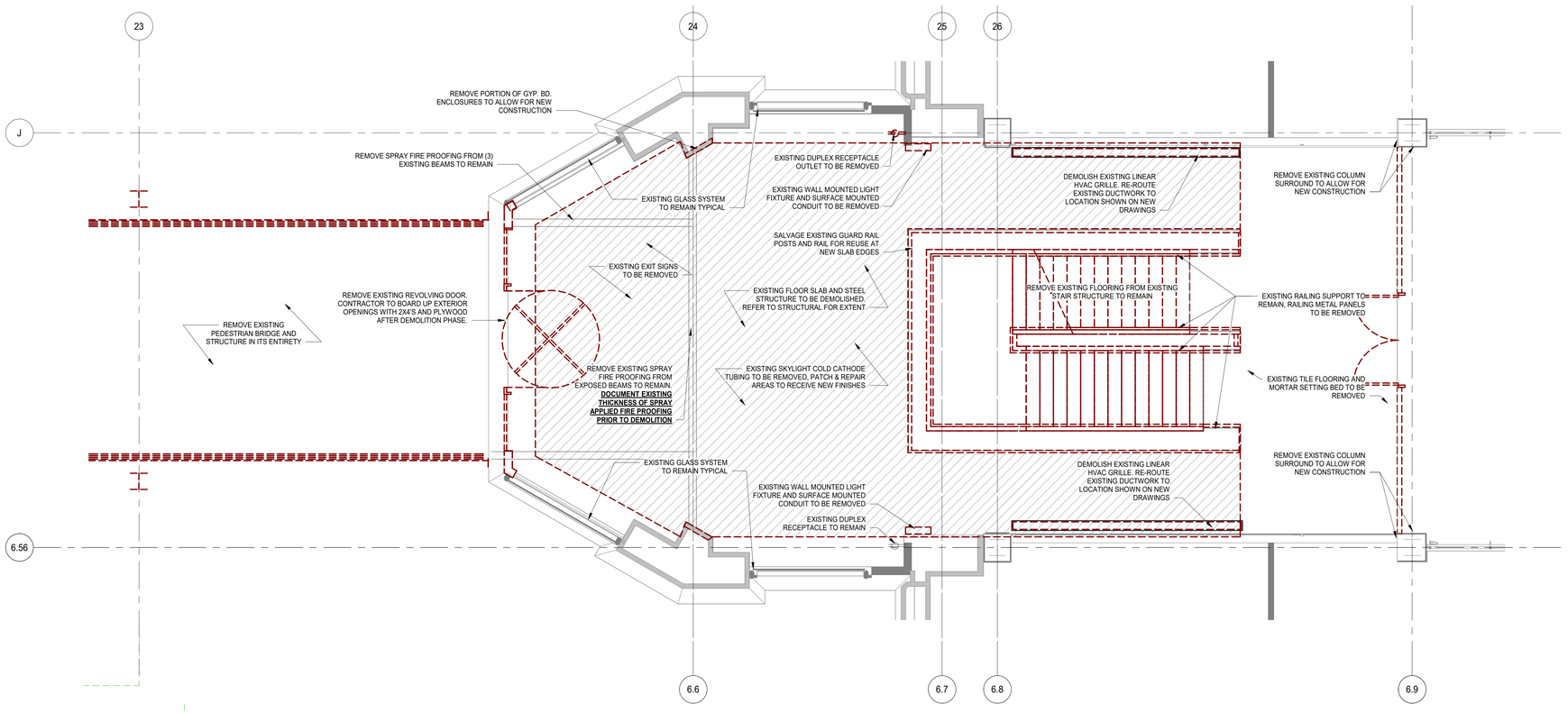
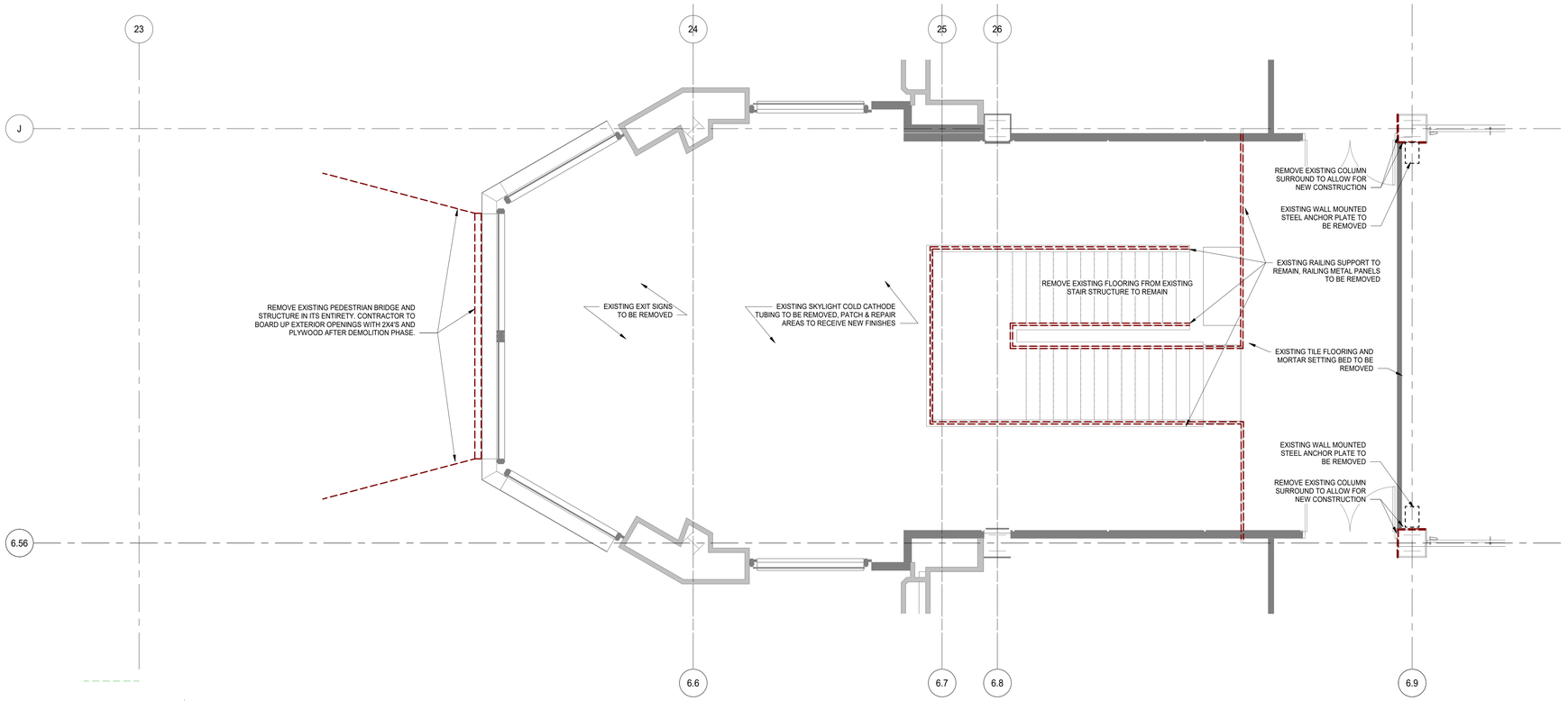


1 ENLARGED THIRD FLOOR DEMO PLAN - WEST VESTIBULE

SCALE: 1/4" = 1'-0"



2 ENLARGED FOURTH FLOOR DEMO PLAN - WEST VESTIBULE

SCALE: 1/4" = 1'-0"

DEMOLITION GENERAL NOTES

1. DURING DEMOLITION, ALL STRUCTURES, FURNISHINGS, FINISHES, ETC. WHICH ARE NOT TO BE REMOVED OR ARE TO BE SALVAGED, SHOULD BE CAREFULLY PROTECTED FROM DAMAGE. DAMAGE TO THE EXISTING ITEMS OR SURFACES THAT REMAIN SHALL BE REFINISHED, REPAIRED, OR REPLACED TO THE SATISFACTION OF THE OWNER, BUILDING MANAGEMENT AND ARCHITECT/DESIGNER AT NO ADDITIONAL COST.
2. DURING REMOVAL OF ITEMS INDICATED TO BE SALVAGED, PROTECTION AND CAUTION SHALL BE USED TO ELIMINATE THE POSSIBILITY OF DAMAGE TO SUCH ITEMS. ALL ITEMS OF EXISTING EQUIPMENT, MATERIALS, FIXTURES, ETC. SHALL REMAIN THE PROPERTY OF THE OWNER. ALL SALVAGED AND/OR REUSABLE ITEMS SALVAGED DURING DEMOLITION OPERATIONS SHALL BE REMOVED AND RETAINED FOR LATER REINSTALLATION. ITEMS INSPECTED AND REJECTED BY THE OWNER OR ARCHITECT/DESIGNER SHALL BE DISPOSED BY THE GENERAL CONTRACTOR.
3. PROVIDE ALL DEMOLITION REQUIRED FOR REMOVAL OF SYSTEMS, MATERIALS AND EQUIPMENT MADE OBSOLETE BY THIS PROJECT AS INDICATED BY THE CONTRACT DOCUMENTS.
4. FIELD VERIFY ALL CONDITIONS AND DIMENSIONS AND NOTIFY ARCHITECT/DESIGNER OF ANY DEVIATION BEFORE PROCEEDING WITH DEMOLITION.
5. THE GENERAL CONTRACTOR SHALL PROVIDE AS REQUIRED THE MEANS AND METHODS AS REQUIRED TO MAINTAIN APPROPRIATE VENTILATION, LIGHTING, AND SAFETY, ETC. THROUGHOUT THE DEMOLITION PROCESS. GENERAL CONTRACTOR TO VERIFY/COORDINATE WITH BUILDING MANAGEMENT ALL MEANS AND METHODS, TYPICAL
6. ANY DEMOLITION OR REMOVAL INDICATED IS SHOWN IN GENERAL TO PROVIDE THE EXTENT OF DEMOLITION AND IS NOT TO BE CONSIDERED A RECORD DRAWINGS OF EXISTING CONDITIONS.
7. THE GENERAL CONTRACTOR SHALL SUBMIT A SCHEDULE OF METHODS AND OPERATIONS OF DEMOLITION FOR THE OWNER'S REVIEW FOR ALL DEMOLITION AND REMOVAL WORK. INCLUDE IN THE SCHEDULE THE COORDINATION REQUIRED WITH THE BUILDING MANAGEMENT, ALL TRADES FOR SHUTOFF, CAPPING OR REROUTING OF UTILITIES, THE CONSTRUCTION OF ANY TEMPORARY UTILITY LINES, AND PROTECTIVE MEASURES.
8. PRIOR TO DEMOLITION AND BEFORE SUBMISSION OF THE PROPOSED METHODS AND SEQUENCES OF OPERATIONS, THE GENERAL CONTRACTOR SHALL, A) SCHEDULE SITE WALK-THRU WITH OWNER/TENANT AND ARCHITECT/DESIGNER TO REVIEW EXTENT OF DEMOLITION SCOPE TERMINATION B) BE RESPONSIBLE TO OBTAIN FOR REFERENCE ANY EXISTING RECORD DRAWINGS AND TO CONDUCT ANY APPROPRIATE FIELD TESTING TO DETERMINE THE NATURE OF THE WORK TO BE REMOVED.
9. THE GENERAL CONTRACTOR SHALL DISCONNECT OR SHUT OFF AND CAP ALL M.E.P. SERVICES TO ALL AREAS WHERE WORK IS TO BE REMOVED OR RELOCATED, BACK TO SOURCE, UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING EXISTING CONDUIT TO REMAIN FOR REUSE AS NOTED ON DRAWINGS. ALL UNUSED OR ABANDONED MEP SYSTEMS MUST BE TAKEN BACK TO THEIR MAIN SOURCE.
10. ALL AREAS AFFECTED BY DEMOLITION TO BE PATCHED, REPAIRED, & LEVELED TO MATCH EXISTING ADJACENT SURFACE VERIFY IN FIELD.
11. WHEN THE REMOVAL OF EXISTING SURFACE MATERIAL IS REQUIRED TO COMPLETE CONTRACT WORK AND A NEW FINISH IS NOT SCHEDULED, PATCH/REPAIR AND PRIME THE AFFECTED SURFACE TO RECEIVE NEW FINISH.
12. CONTRACTOR SHALL REVIEW ALL EXISTING CONDUIT, WIRING, ELECTRICAL AND LIFE SAFETY DEVICES WITH THE LANDLORD/OWNER AND CLIENT REPRESENTATIVES PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION WORK FOR THIS PROJECT. ALL EXISTING ITEMS TO REMAIN SHALL BE PROPERLY MARKED AT THE PROJECT SITE IN ACCORDANCE WITH THE LANDLORD/OWNER'S REQUIREMENTS.
13. PRIOR TO DEMOLITION ALL TRADES ARE RESPONSIBLE FOR INSPECTING THE ABOVE CEILING CONDITIONS TO IDENTIFY AND CLEARLY MARK WHAT SHOULD/SHOULDN'T BE DEMOLISHED. THIS INCLUDES BUT IS NOT LIMITED TO HVAC CONTROLS, POLY TUBING, CONTROL WIRING, ETC. EACH SUBCONTRACTOR WILL BE INSTRUCTED TO SIGN OFF THAT THEIR RESPECTIVE INSPECTION HAS BEEN COMPLETED AND THAT THEY WILL BE RESPONSIBLE FOR RETURNING ANY SYSTEMS INADVERTENTLY REMOVED BACK AN OPERATIONAL CONDITION WHETHER IT WAS IN THEIR SCOPE OF WORK OR NOT.
14. ALL UNUSED /ABANDONED FLOOR CORES MUST BE PLUGGED AND PATCHED WITH CONCRETE.

FLOOR PLAN LEGEND

- EXISTING CONSTRUCTION TO REMAIN.
- EXISTING CONSTRUCTION TO BE DEMOLISHED.
- EXISTING DOOR TO REMAIN.
- EXISTING DOOR TO BE DEMOLISHED.

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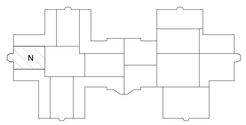

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	ISSUED FOR PERMIT REVISION	09/16/2025
	ISSUED FOR PERMIT REVISION	08/05/2025
	ISSUED FOR DEMOLITION PERMIT - EXTERIOR	06/02/2025

BELL WORKS CHICAGO - WEST VESTIBULE

2000 AT&T Center Dr, Hoffman Estates, IL 60192

ENLARGED THIRD & FOURTH FLOOR DEMO PLAN - WEST VESTIBULE

Project Number:
190128
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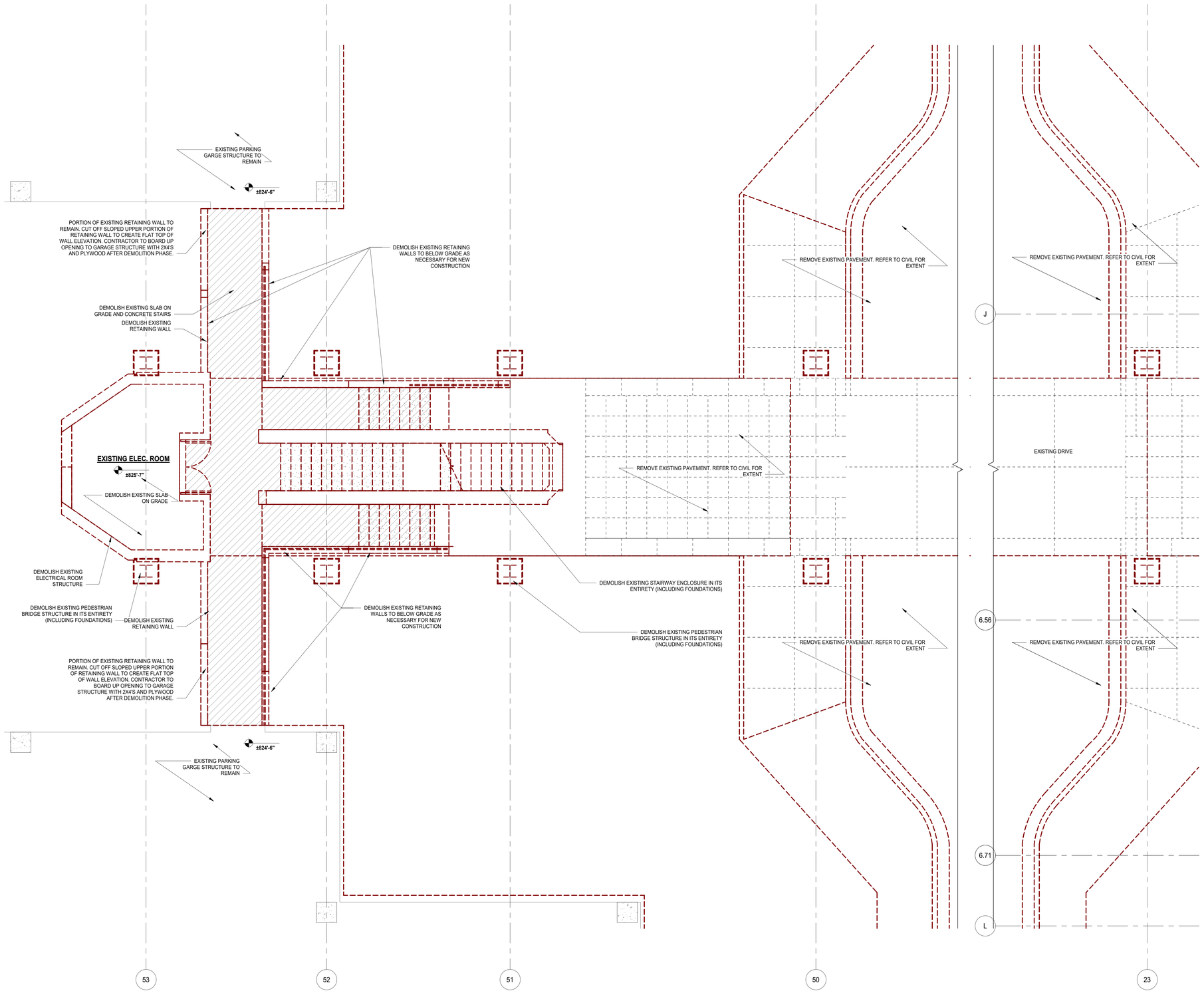

1 DEMOLITION FLOOR PLAN LEVEL 2 OVERALL
SCALE: 1/4" = 1'-0"

DEMOLITION GENERAL NOTES

1. DURING DEMOLITION, ALL STRUCTURES, FURNISHINGS, FINISHES, ETC. WHICH ARE NOT TO BE REMOVED OR ARE TO BE SALVAGED, SHOULD BE CAREFULLY PROTECTED FROM DAMAGE. DAMAGE TO THE EXISTING ITEMS OR SURFACES THAT REMAIN SHALL BE REFINISHED, REPAIRED, OR REPLACED TO THE SATISFACTION OF THE OWNER, BUILDING MANAGEMENT AND ARCHITECT/DESIGNER AT NO ADDITIONAL COST.
2. DURING REMOVAL OF ITEMS INDICATED TO BE SALVAGED, PROTECTION AND CAUTION SHALL BE USED TO ELIMINATE THE POSSIBILITY OF DAMAGE TO SUCH ITEMS. ALL ITEMS OF EXISTING EQUIPMENT, MATERIALS, FIXTURES, ETC. SHALL REMAIN THE PROPERTY OF THE OWNER. ALL SALVAGED AND/OR REUSABLE ITEMS SALVAGED DURING DEMOLITION OPERATIONS SHALL BE REMOVED AND RETAINED FOR LATER REINSTALLATION. ITEMS INSPECTED AND REJECTED BY THE OWNER OR ARCHITECT/DESIGNER SHALL BE DISPOSED BY THE GENERAL CONTRACTOR.
3. PROVIDE ALL DEMOLITION REQUIRED FOR REMOVAL OF SYSTEMS, MATERIALS AND EQUIPMENT MADE OBSOLETE BY THIS PROJECT AS INDICATED BY THE CONTRACT DOCUMENTS.
4. FIELD VERIFY ALL CONDITIONS AND DIMENSIONS AND NOTIFY ARCHITECT/DESIGNER OF ANY DEVIATION BEFORE PROCEEDING WITH DEMOLITION.
5. THE GENERAL CONTRACTOR SHALL PROVIDE AS REQUIRED THE MEANS AND METHODS AS REQUIRED TO MAINTAIN APPROPRIATE VENTILATION, LIGHTING, AND SAFETY, ETC. THROUGHOUT THE DEMOLITION PROCESS. GENERAL CONTRACTOR TO VERIFY/COORDINATE WITH BUILDING MANAGEMENT ALL MEANS AND METHODS, TYPICAL
6. ANY DEMOLITION OR REMOVAL INDICATED IS SHOWN IN GENERAL TO PROVIDE THE EXTENT OF DEMOLITION AND IS NOT TO BE CONSIDERED A RECORD DRAWINGS OF EXISTING CONDITIONS.
7. THE GENERAL CONTRACTOR SHALL SUBMIT A SCHEDULE OF METHODS AND OPERATIONS OF DEMOLITION FOR THE OWNER'S REVIEW FOR ALL DEMOLITION AND REMOVAL WORK. INCLUDE IN THE SCHEDULE THE COORDINATION REQUIRED WITH THE BUILDING MANAGEMENT, ALL TRADES FOR SHUTOFF, CAPPING OR REROUTING OF UTILITIES. THE CONSTRUCTION OF ANY TEMPORARY UTILITY LINES, AND PROTECTIVE MEASURES.
8. PRIOR TO DEMOLITION AND BEFORE SUBMISSION OF THE PROPOSED METHODS AND SEQUENCES OF OPERATIONS, THE GENERAL CONTRACTOR SHALL, A) SCHEDULE SITE WALK-THRU WITH OWNER/TENANT AND ARCHITECT/DESIGNER TO REVIEW EXTENT OF DEMOLITION SCOPE. TERMINATION B) BE RESPONSIBLE TO OBTAIN FOR REFERENCE ANY EXISTING RECORD DRAWINGS AND TO CONDUCT ANY APPROPRIATE FIELD TESTING TO DETERMINE THE NATURE OF THE WORK TO BE REMOVED.
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FLOOR PLAN LEGEND

- EXISTING CONSTRUCTION TO REMAIN.
- EXISTING CONSTRUCTION TO BE DEMOLISHED.
- EXISTING DOOR TO REMAIN.
- EXISTING DOOR TO BE DEMOLISHED.

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BELL WORKS CHICAGO - WEST VESTIBULE

2000 AT&T Center Dr, Hoffman Estates, IL 60192

ENLARGED SECOND FLOOR DEMO PLAN - WEST GARAGE

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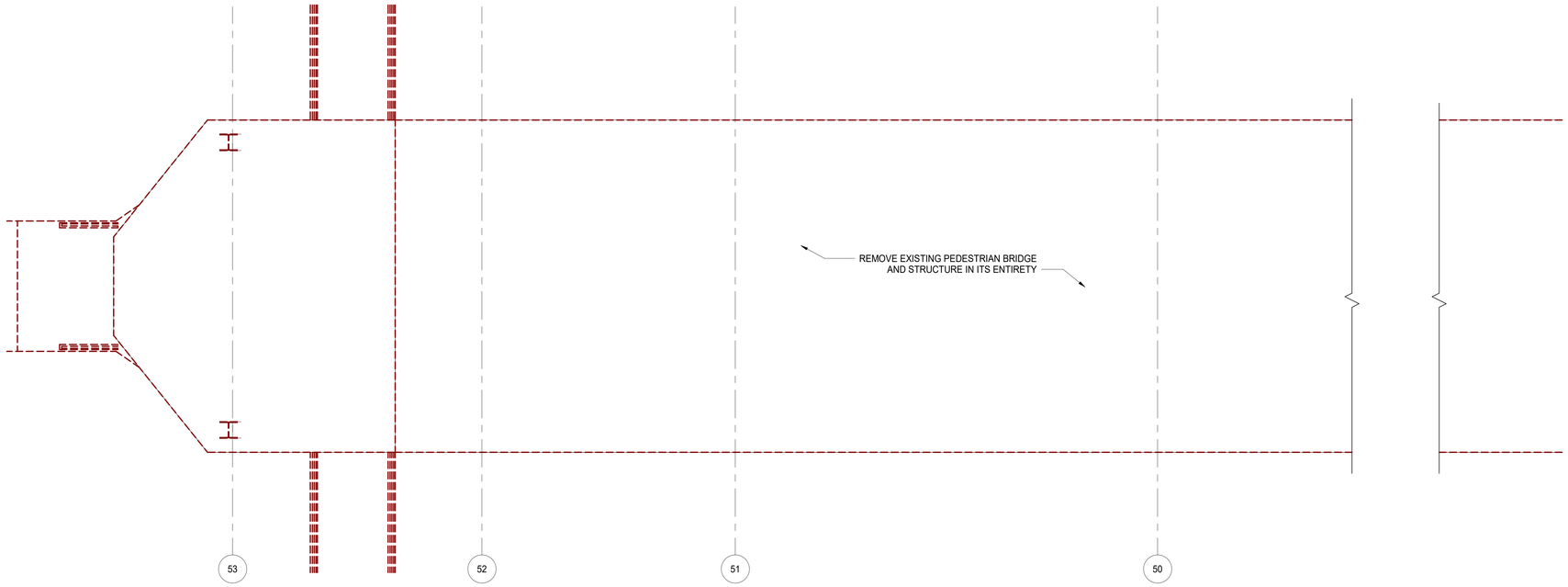
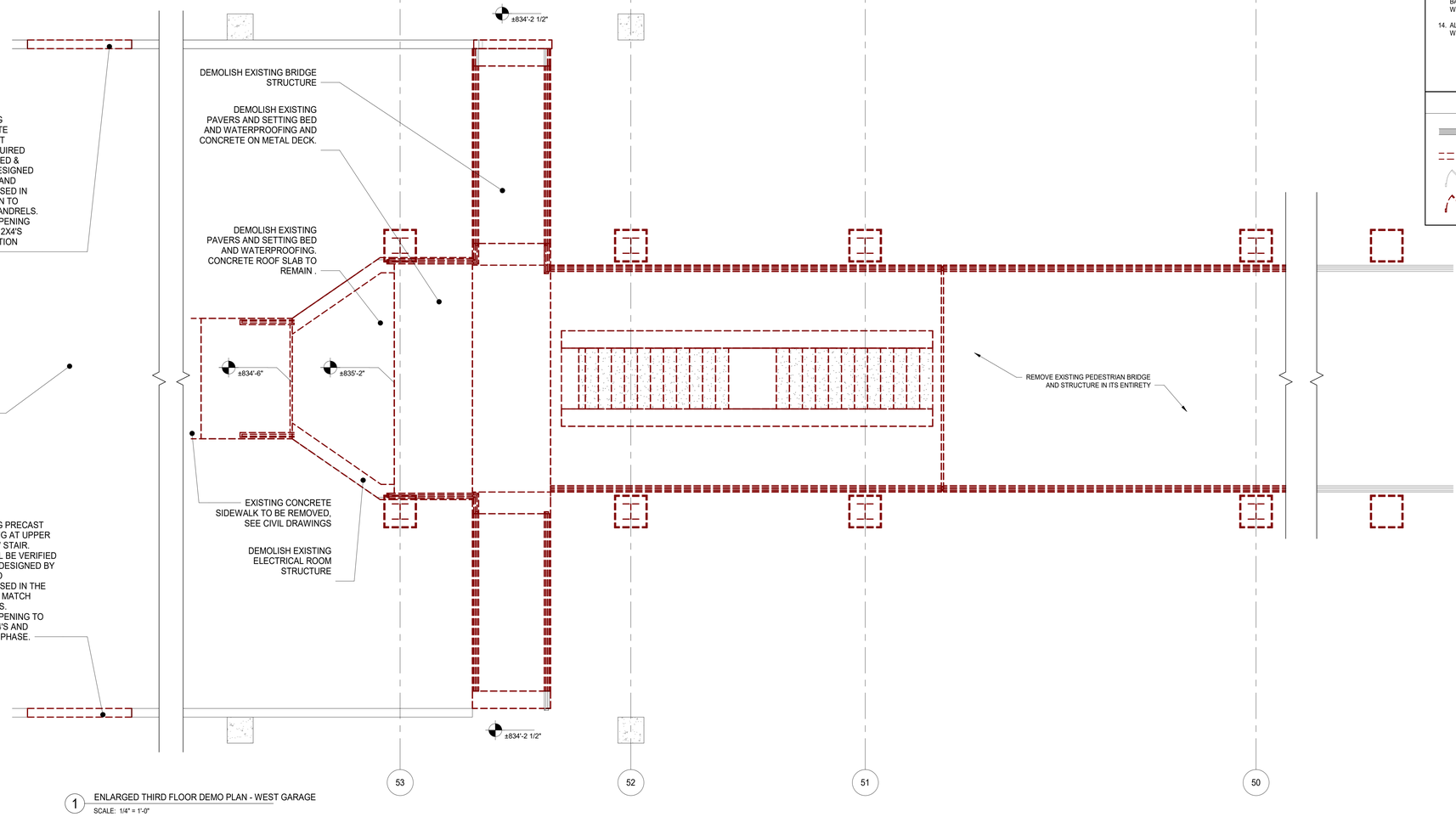


3 ENLARGED FOURTH FLOOR DEMO PLAN - WEST GARAGE
SCALE: 1/4" = 1'-0"



1 ENLARGED THIRD FLOOR DEMO PLAN - WEST GARAGE
SCALE: 1/4" = 1'-0"

DEMOLITION GENERAL NOTES

1. DURING DEMOLITION, ALL STRUCTURES, FURNISHINGS, FINISHES, ETC. WHICH ARE NOT TO BE REMOVED OR ARE TO BE SALVAGED, SHOULD BE CAREFULLY PROTECTED FROM DAMAGE. DAMAGE TO THE EXISTING ITEMS OR SURFACES THAT REMAIN SHALL BE REFINISHED, REPAIRED, OR REPLACED TO THE SATISFACTION OF THE OWNER, BUILDING MANAGEMENT AND ARCHITECT/DESIGNER AT NO ADDITIONAL COST.
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FLOOR PLAN LEGEND

- EXISTING CONSTRUCTION TO REMAIN.
- EXISTING CONSTRUCTION TO BE DEMOLISHED.
- EXISTING DOOR TO REMAIN.
- EXISTING DOOR TO BE DEMOLISHED.

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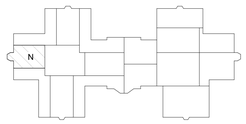

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	ISSUED FOR PERMIT REVISION	08/05/2025
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BELL WORKS CHICAGO - WEST VESTIBULE

2000 AT&T Center Dr, Hoffman Estates, IL 60192

ENLARGED THIRD & FOURTH FLOOR DEMO PLAN - WEST GARAGE

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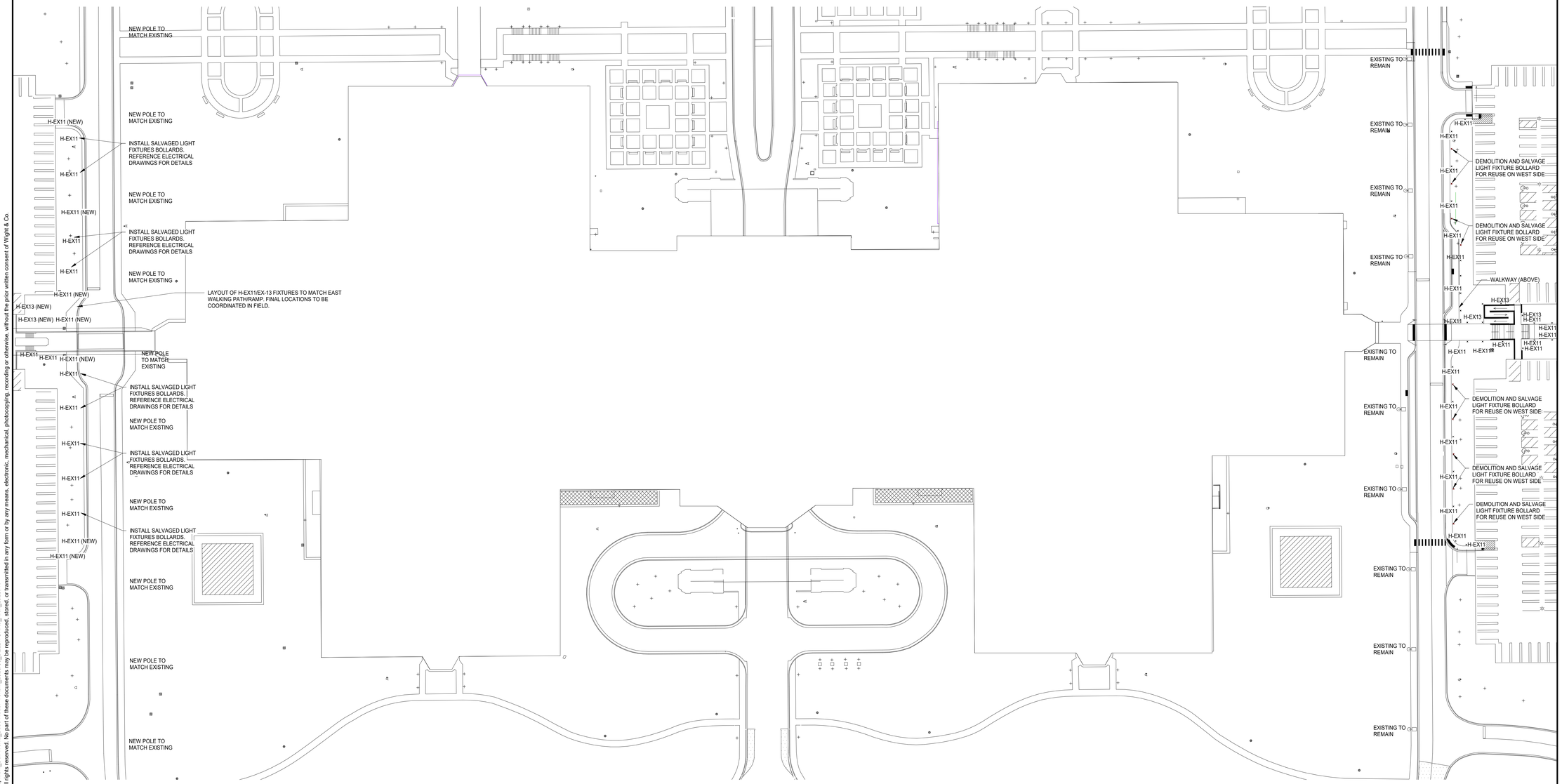

1 SITE PLAN
SCALE: 1" = 40'-0"

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EXP: 11/2026

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BELL WORKS CHICAGO - WEST VESTIBULE

2000 AT&T Center Dr, Hoffman Estates, IL 60192

SITE PLAN

Project Number:
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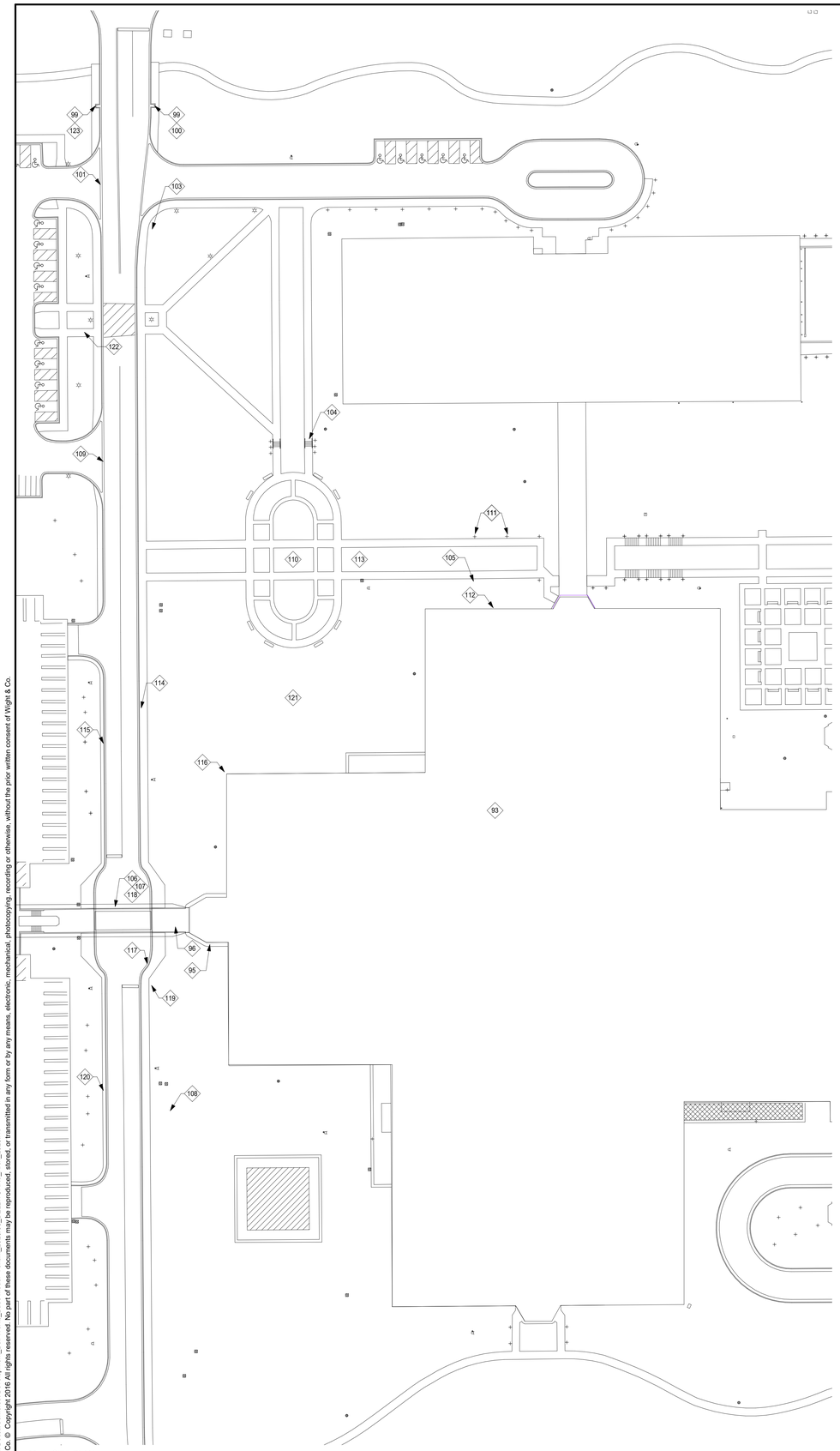

1 SITE PLAN
SCALE: 1" = 40'-0"

PROPERTY MAINTENANCE REPORT	
93	CONTRACTOR TO SECURE CONDUIT IF STILL IN USE. IF NO LONGER IN USE, REMOVE CONDUIT.
95	CONTRACTOR TO REMOVE EXPOSED CONDUIT AND WIRING AT WEST ENTRY. REFER TO CIVIL DRAWINGS FOR SCOPE OF PAVER DEMOLITION.
96	CONTRACTOR TO REMOVE EXISTING CALL BOX AND ALL ASSOCIATED CONDUIT BACK TO THE SOURCE.
99	CONTRACTOR TO REMOVE EXISTING GATE. REFER TO CIVIL DRAWINGS FOR SCOPE OF SIDEWALK REPAIR.
100	REFER TO CIVIL DRAWINGS FOR SCOPE OF SIDEWALK REPAIR.
101	REFER TO CIVIL DRAWINGS FOR SCOPE OF ASPHALT AND CURB REPAIR.
103	CONTRACTOR TO REMOVE ALL OBSOLETE SIGN BASES IN ACCORDANCE WITH THE MASTER SIGN PLAN. CONTRACTOR TO INFILL LANSCAPING AT REMOVED BASES.
104	CONTRACTOR TO RESTORE SIDEWALK AND STAIR TO ORIGINAL CONDITION. REFER TO CIVIL DRAWINGS FOR SCOPE OF SIDEWALK REPAIR.
105	CONTRACTOR TO REPAIR AND/OR REPLACE DAMAGED PEDESTAL LIGHTING, TYP.
106	REFER TO CIVIL DRAWINGS FOR SCOPE OF ASPHALT REPAIR.
107	GRANITE PAVERS TO BE REMOVED. REFER TO CIVIL DRAWINGS FOR SCOPE OF DEMOLITION.
108	CONTRACTOR TO REMOVE AND REPLACE ALL FADED ROADWAY SIGNAGE.
109	REFER TO CIVIL DRAWINGS FOR SCOPE OF ASPHALT AND CURB REPAIR.
110	CONTRACTOR TO RESTORE SIDEWALKS AND LANDSCAPING TO ORIGINAL CONDITION.
111	CONTRACTOR TO REPAIR AND/OR REPLACE DAMAGED PEDESTAL LIGHTING, TYP.
112	CONTRACTOR TO REMOVE DEBRIS FROM NORTH SIDE OF BUILDING.
113	CONTRACTOR TO CLEAN AND/OR TRIM LANDSCAPE AND RESTORE LANDSCAPING TO ORIGINAL CONDITION.
114	REFER TO CIVIL DRAWINGS FOR SCOPE OF ASPHALT AND CURB REPAIR.
115	REFER TO CIVIL DRAWINGS FOR SCOPE OF ASPHALT AND CURB REPAIR.
116	CONTRACTOR TO REPLACE OR REMOVE LANDSCAPE EDGINGS.
117	REFER TO CIVIL DRAWINGS FOR SCOPE OF ASPHALT AND CURB REPAIR.
118	REFER TO CIVIL DRAWINGS FOR SCOPE OF ASPHALT AND CURB REPAIR.
119	CONTRACTOR TO REMOVE AND REPLACE ALL FADED ROADWAY SIGNAGE.
120	REFER TO CIVIL DRAWINGS FOR SCOPE OF ASPHALT AND CURB REPAIR.
121	CONTRACTOR TO REMOVE DEBRIS FROM LANDSCAPED AREA.
122	REFER TO CIVIL DRAWINGS FOR SCOPE OF SIDEWALK REPAIR.
123	CONTRACTOR TO REMOVE EXISTING GATE. REFER TO CIVIL DRAWINGS FOR SCOPE OF SIDEWALK REPAIR.

NOTE: THE ABOVE NUMBERS REFERENCE THE WEST DRIVE AND ENTRANCE PROPERTY MAINTENANCE REPORT ISSUED BY THE VILLAGE OF HOFFMAN ESTATES ON 06/05/2025.

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BELL WORKS CHICAGO - WEST VESTIBULE

2000 AT&T Center Dr, Hoffman Estates, IL 60192

SITE PLAN - PROPERTY MAINTENANCE REPORT

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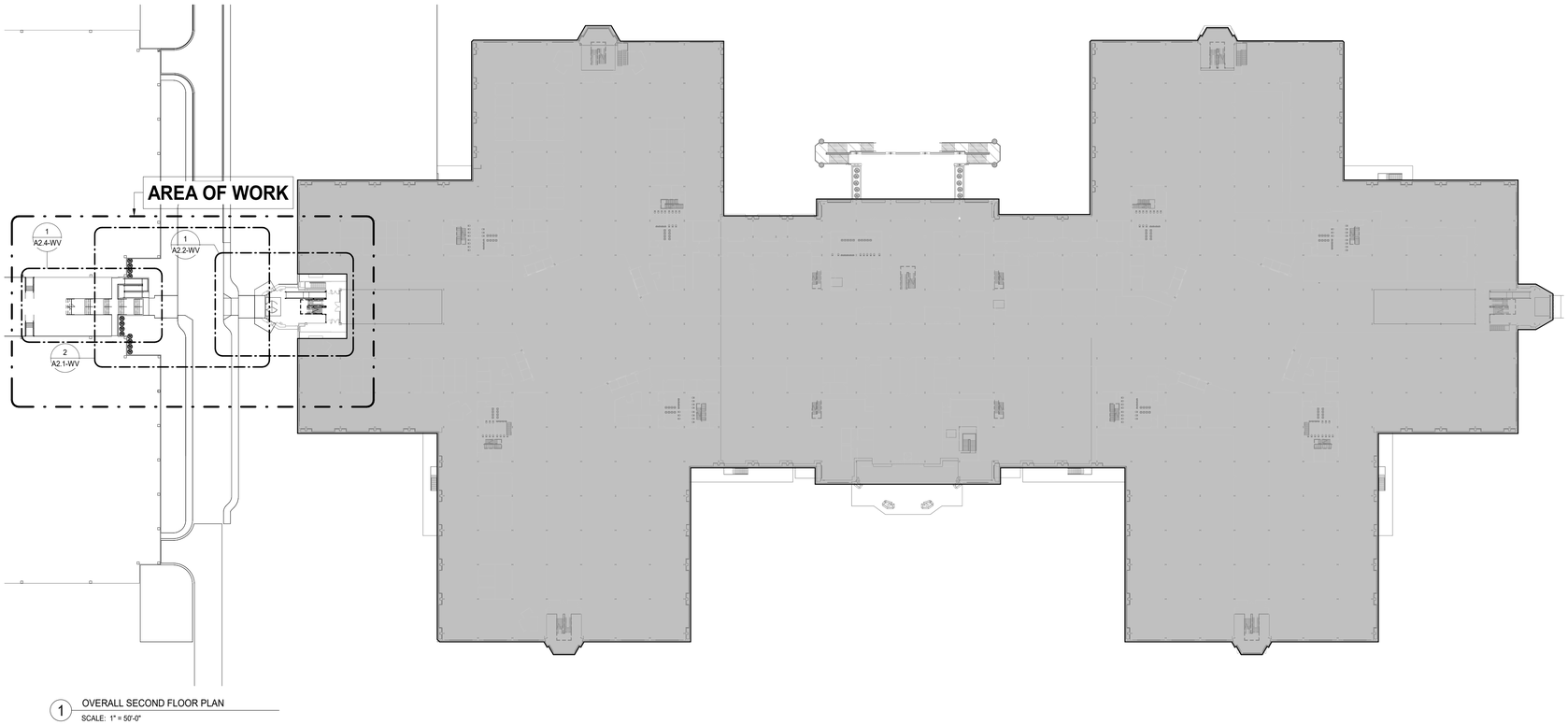
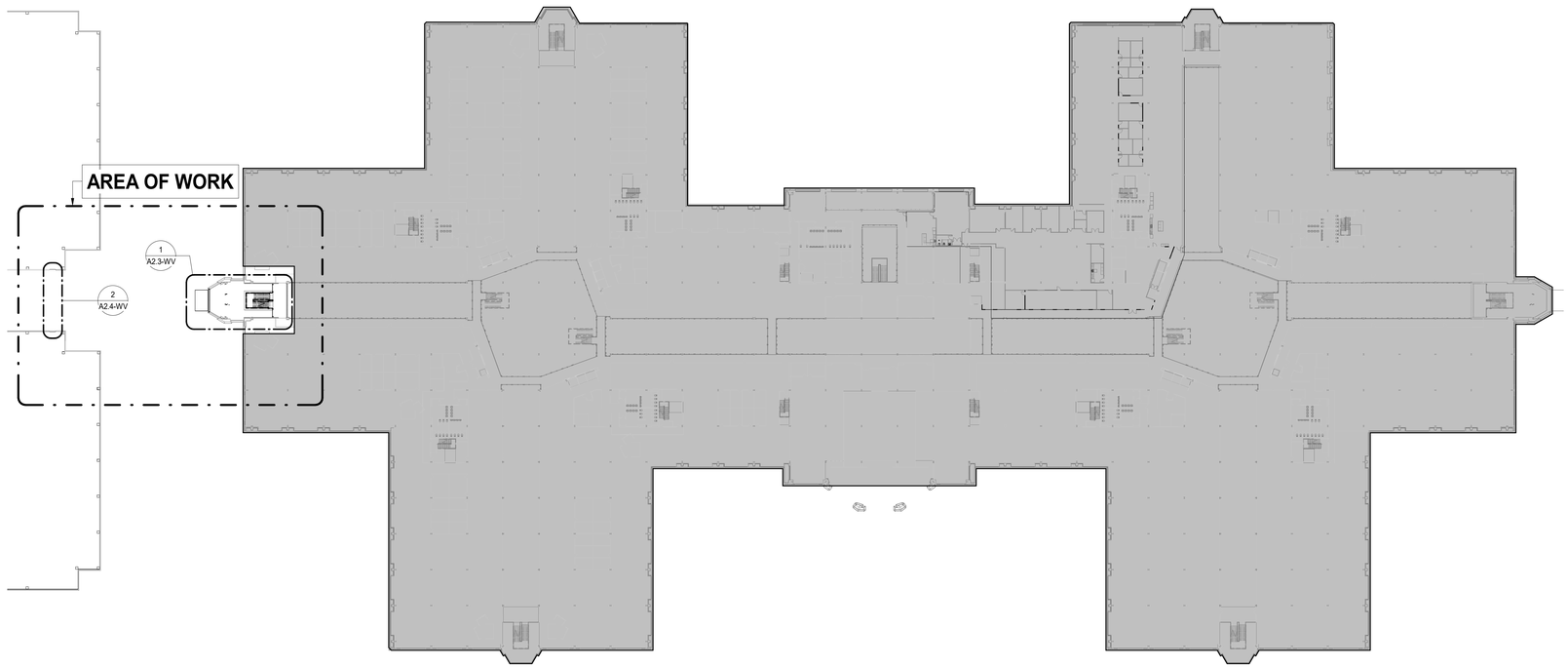


1 OVERALL SECOND FLOOR PLAN
SCALE: 1" = 50'-0"



2 OVERALL THIRD FLOOR PLAN
SCALE: 1" = 50'-0"

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BELL WORKS CHICAGO - WEST VESTIBULE

2000 AT&T Center Dr, Hoffman Estates, IL 60192

OVERALL FLOOR KEY PLANS - WEST VESTIBULE

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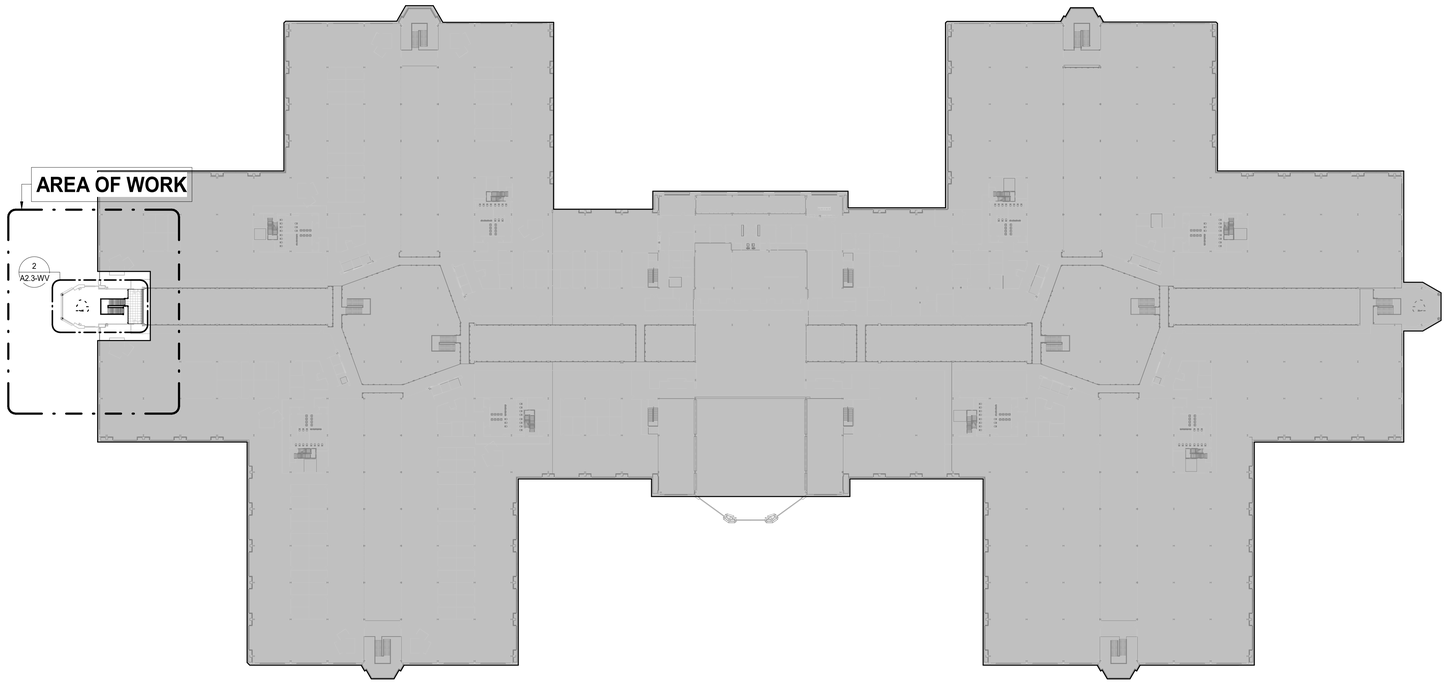
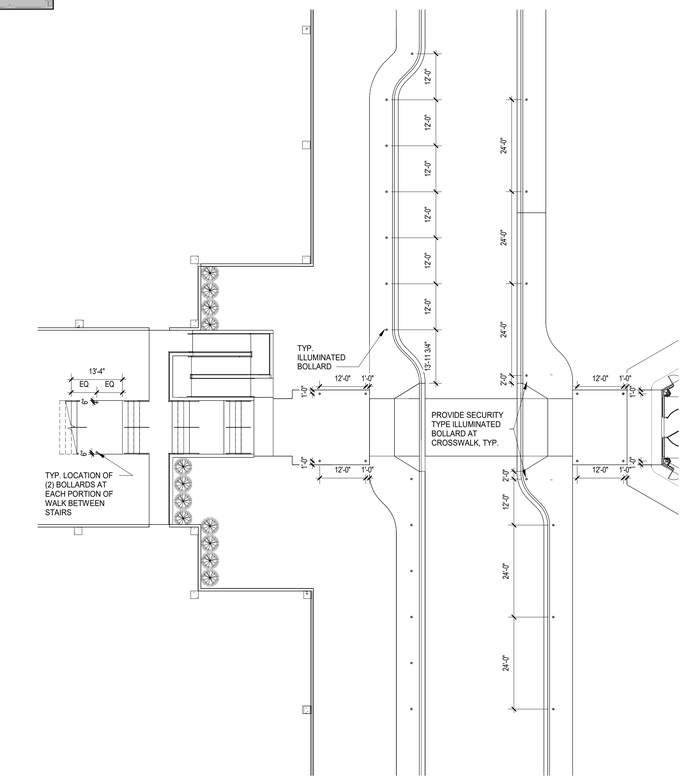


1 OVERALL FOURTH FLOOR PLAN
SCALE: 1" = 50'-0"



2 SECOND FLOOR PLAN - WEST VESETIBULE BOLLARD PLAN
SCALE: 1/16" = 1'-0"

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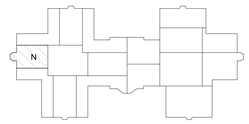

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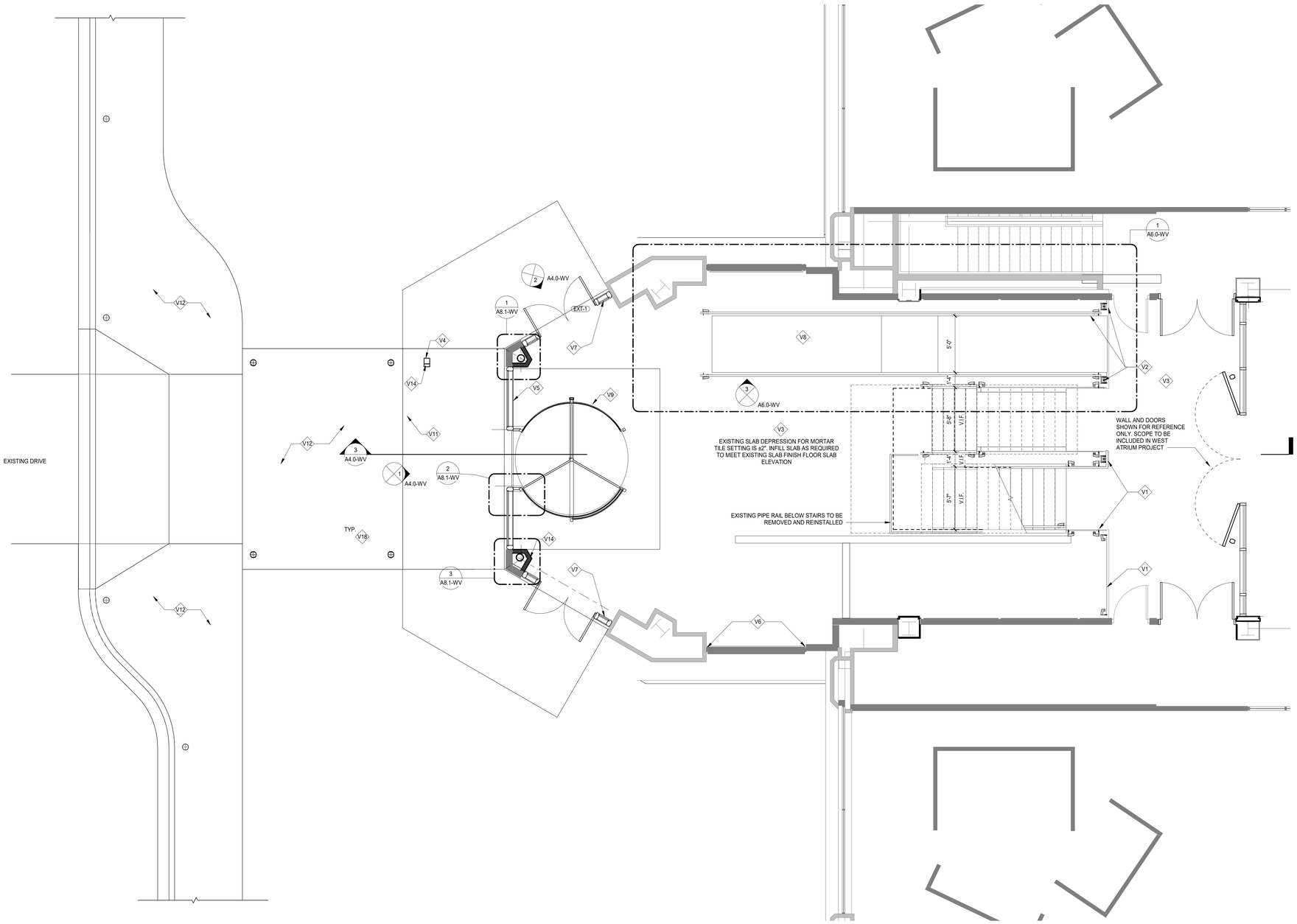
	ISSUED FOR PERMIT REVISION	10/07/2025
	ISSUED FOR PERMIT REVISION	09/16/2025
	ISSUED FOR PERMIT REVISION	08/05/2025
	ISSUED FOR PERMIT	02/05/2025

BELL WORKS CHICAGO - WEST VESTIBULE

2000 AT&T Center Dr, Hoffman Estates, IL 60192

OVERALL FLOOR KEY PLANS - WEST VESTIBULE

Project Number:
190128
Drawn By:
WCO
Sheet:
A2.1-WV



1 SECOND FLOOR ENLARGED PLAN - WEST VESTIBULE
SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. ALL ITEMS THAT ARE TO BE REMOVED AND REINSTALLED OR SAVED ARE TO BE TAGGED AND CAREFULLY STORED (SEE OWNER FOR LOCATION).
2. ALL AREAS AFFECTED BY DEMOLITION TO BE PATCHED, REPAIRED, & LEVELED TO MATCH EXISTING ADJACENT SURFACE.
3. THE CONSTRUCTION DOCUMENTS INDICATE THE OVERALL AREAS OF WORK. INCIDENTAL WORK ASSOCIATED BUT NOT SHOWN ON THE CONSTRUCTION DOCUMENTS MAY BE REQUIRED OUTSIDE THE PROJECT AREAS. THIS WORK IS PART OF THE CONSTRUCTION CONTRACT AND IS TO BE COMPLETED IN ACCORDANCE WITH THE CONTRACT REQUIREMENTS AT NO ADDITINOAL COST TO THE OWNER.
4. ALL ITEMS INDICATED TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. DAMAGED ITEMS ARE TO BE PATCHED & REPAIRED OR REPLACED AS REQUIRED TO MATCH ADJACENT SURFACE, AT NO ADDITIONAL COST TO THE OWNER.
5. WHEN THE REMOVAL OF EXISTING SURFACE MATERIAL IS REQUIRED TO COMPLETE CONTRACT WORK AND A NEW FINISH IS NOT SCHEDULED, PATCH/REPAIR AND PRIME THE AFFECTED SURFACE TO RECEIVE NEW FINISH.
6. NEW SLEEVES AND OPENINGS IN THE EXISTING FLOOR, WALL & CEILING CONSTRUCTION ARE TO BE SEALED WITH FIRE SAFING MATERIAL.
7. REFER TO MEP-FP DRAWINGS FOR DEMOLITION / REMOVAL / RELOCATION AND INSTALLATION OF FIXTURES AND DEVICES.
8. REFER TO SHEET G0.1 FOR TYPICAL FIXUTRE MOUNTING HEIGHTS AND ADA COMPLAINT PLANS, ELEVATIONS, AND DETAILS.
9. ALL DIMENSIONS ARE TO OUTSIDE FACE OF WALL MATERIAL UNLESS NOTED OTHERWISE.
10. REFER TO ALL CONTRACT DOCUMENTS FOR ADDITIONAL SCOPE OF CONSTRUCTION WORK
11. CONSTRUCTION WORK REFERENCED IN THIS DOCUMENT IS GENERAL IN SCOPE. REFER TO THE ENGINEERING DOCUMENTS FOR SCOPE OF ENGINEERING WORK.
12. THE GENERAL CONTRACTOR SHALL FIELD SURVEY THE SITE OF PROPOSED WORK AND DETERMINE THE NATURE AND EXTENT OF CONSTRUCTION WORK PRIOR TO THE ONSET OF CONSTRUCTION
13. THE CONTRACTOR SHALL PROVIDE TEMPORARY WALL AS REQUIRED TO ENCLOSE AND BARRICADE FOR SAFETY AND FOR LOCALIZING AND MINIMIZING DUST AND NOISE FROM ANY CONSTRUCTION OPERATIONS AND TO EFFECTIVELY SEPARATE WORK AREAS FROM OTHER OCCUPIED AREAS OF THE BUILDING
14. PROTECTION SHALL BE PROVIDED FOR BASE BUILDING AND ALL EXISTING CONSTRUCTION TO REMAIN INCLUDING BUT NOT LIMITED TO, FLOORING, PARTITIONS, WINDOW TREATMENT, BASEBOARD, CONVECTORS, DOORS, FRAMES, SOFFITS AND FINISHES
15. THE CONTRACTOR SHALL PROVIDE ANY ADDITIONAL DEMOLITION AS MAY BE REQUIRED FOR PLUMBING, ELECTRICAL, MECHANICAL AND FIRE PROTECTION ACCESS AS REQUIRED FOR THE INSTALLATION OF NEW MATERIALS AS INDICATED IN THE CONTRACT DOCUMENTS
16. PATCH & REPAIR ALL SURFACES AFFECTED BY DEMOLITION, AS REQUIRED AND RECOMMENDED BY MANUFACTURER TO RECEIVE NEW FINISHES, ALL FLOORS AFFECTED BY DEMOLITION TO BE FLASH PATCHED LEVEL
17. DURING THE CONSTRUCTION PROCESS, THE PROJECT SITE SHALL BE LEFT CLEAN AND ORDERLY ON A DAILY BASIS
18. ALL NEW PARTITIONS TO BE CENTERED ON BASE BUILDING COLUMN LINES, MULLION CENTER LINES, OR ALIGNED WITH THE EDGE OF EXISTING COLUMNS OR WALLS UNLESS NOTED OTHERWISE
19. ALL ITEMS NOTED AS "BY OTHERS" OR "BY OWNER" ARE TO BE COORDINATED WITH NEW CONSTRUCTION BY THE GENERAL CONTRACTOR
20. PATCH ALL EXISTING GYPSUM BOARD PARTITIONS, COLUMN ENCLOSURES, ETC. THAT ARE SCHEDULED TO REMAIN TO A CONDITION READY TO RECEIVE SCHEDULED FINISH
21. PROVIDE FIRE RATED BLOCKING AT ALL LOCATIONS DESIGNATED FOR WALL MOUNTED EQUIPMENT OR MILLWORK.
22. CONTRACTOR TO PREPARE WALL, FLOOR AND CEILING SURFACES AS REQUIRED AND RECOMMENDED BY MANUFACTURER TO RECEIVE NEW FINISHES AS INDICATED ON FINISH PLANS. ALL SUB FLOORS TO BE LEVEL BEFORE RECEIVING NEW FLOOR FINISHES
23. DO NOT SCALE THESE DRAWINGS
24. REFER TO ELEVATIONS AND DETAILS FOR DIMENSIONS NOT INDICATED ON PLAN DRAWINGS
25. GENERAL CONTRACTOR TO NOTIFY ARCHITECT, IN ADVANCE, WHEN CHALK PARTITION LAYOUT CAN BE REVIEWED & APPROVED PRIOR TO PLACEMENT OF METAL STUDS
26. WHEN EXISTING PARTITIONS DO NOT HAVE REQUIRED ACOUSTICAL BATT INSULATION AS INDICATED IN NEW PARTITIONS FOR SIMILAR SPACES CONTRACTOR IS TO VERIFY WITH ARCHITECT/OWNER IF INSULATION SHOULD BE ADDED TO THE EXISTING PARTITION

FLOOR PLAN LEGEND

- EXISTING WALL
- NEW WALL
- NEW DOOR. REFER TO SHEET A8.03 FOR DOOR SCHEDULE
- EXISTING DOOR TO REMAIN. REFER TO SHEET A8.03 FOR DOOR SCHEDULE FOR REQUIRED MODIFICATIONS.
- METAL LOCKER- 5% OF TOTAL PROVIDED QUANTITY SHALL BE ACCESSIBLE. COORDINATE ADA COMPLIANT LOCKER LOCATIONS WITH ARCHITECT/OWNER PRIOR TO INSTALLATION
- 1i — PARTITION TYPE. REFER TO SHEET A8.0 & A8.01
- 1i — ALUMINUM STOREFRONT/WINDOW TYPE. REFER TO SHEET A8.2
- 101.1 — DOOR TAG. REFER TO SHEET A8.03 FOR DOOR SCHEDULE
- FIRE EXTINGUISER CABINET (FEC)
- FIRE HOSE/VALVE CABINET (FHVC)

- (DIMENSION) **HOLD** — DIMENSION IS CRITICAL. HOLD DIMENSION FACE TO FACE OF WALL.
- +/- (DIMENSION) — DIMENSION IS NOT CRITICAL. WALL PLACED AT REMAINDER OF DIMENSION STRING.
- (DIMENSION) **CL** — DIMENSION TO STRUCTURAL COLUMN CENTERLINE
- ALIGN — ALIGN FACES OF WALL

KEYNOTES

#	
V1	RE-USE EXISTING STEEL RAILING SUPPORTS, INSTALL NEW 1/2" THICK CLEAR, TEMPERED AND LAMINATED GLASS PANELS WITH POLISHED EDGES. INSTALL NEW STAINLESS STEEL RAILINGS AS REQUIRED WITH FINISH TO MATCH EXISTING. STEEL RAILING SUPPORTS TO BE PAINTED PT20 REFER TO FINISH PLANS.
V2	NEW/EXISTING ORNAMENTAL HANDRAIL SYSTEM WITH NEW 1/2" THICK CLEAR LAMINATED/TEMPERED GLASS WITH POLISHED EDGES HANDRAIL SUPPORT TO BE BOLTED TO STEEL PLATES DIMENSIONS AND SPACING TO MATCH EXISTING INSTALL.
V3	NEW FLOORING, PREP EXISTING SLAB TO RECEIVE NEW FINISH
V4	EXISTING PEDESTAL TO REMAIN IN PLACE
V5	NEW EXTERIOR ALUMINUM CURTAIN WALL SYSTEM, PAINTED FINISH TO MATCH EXISTING.
V6	EXISTING GLASS STOREFRONT SYSTEM TO REMAIN IN PLACE
V7	NEW EXTERIOR STOREFRONT AND DOUBLE DOOR SYSTEM. NORTHERN DOOR EX-1 SHALL HAVE AUTOMATIC OPERATOR INSTALLED WITH PUSH PLATE ADA ACTUATORS AS INDICATED.
V8	NEW CONCRETE ADA RAMP AND LANDING ON GEOFOAM
V9	NEW AUTOMATIC REVOLVING DOOR, 10'-0" DIAMETER CANOPY. STAINLESS STEEL TO MATCH EXISTING. REFER TO SPECIFICATIONS.
V11	NEW CONCRETE LANDING, REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION
V12	NEW CONCRETE SIDEWALK, REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION
V14	PUSH PLATE ADA ACTUATOR WITH CARD ACCESS, WALL MOUNTED AT INTERIOR & PEDESTAL MOUNTED AT EXTERIOR
V18	ILLUMINATED BOLLARD, REFER TO 2/A2.1-EV FOR ALL BOLLARD LOCATIONS & TYPES. REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION. REFER TO SEPARATE DESIGN/BUILD ELECTRICAL DESIGN FOR CIRCUITING AND WIRE SIZES.

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BELL WORKS CHICAGO - WEST VESTIBULE

2000 AT&T Center Dr, Hoffman Estates, IL 60192

ENLARGED SECOND FLOOR PLAN - WEST VESTIBULE

Project Number: 190128
Drawn By: WCO
Sheet: **A2.2-WV**

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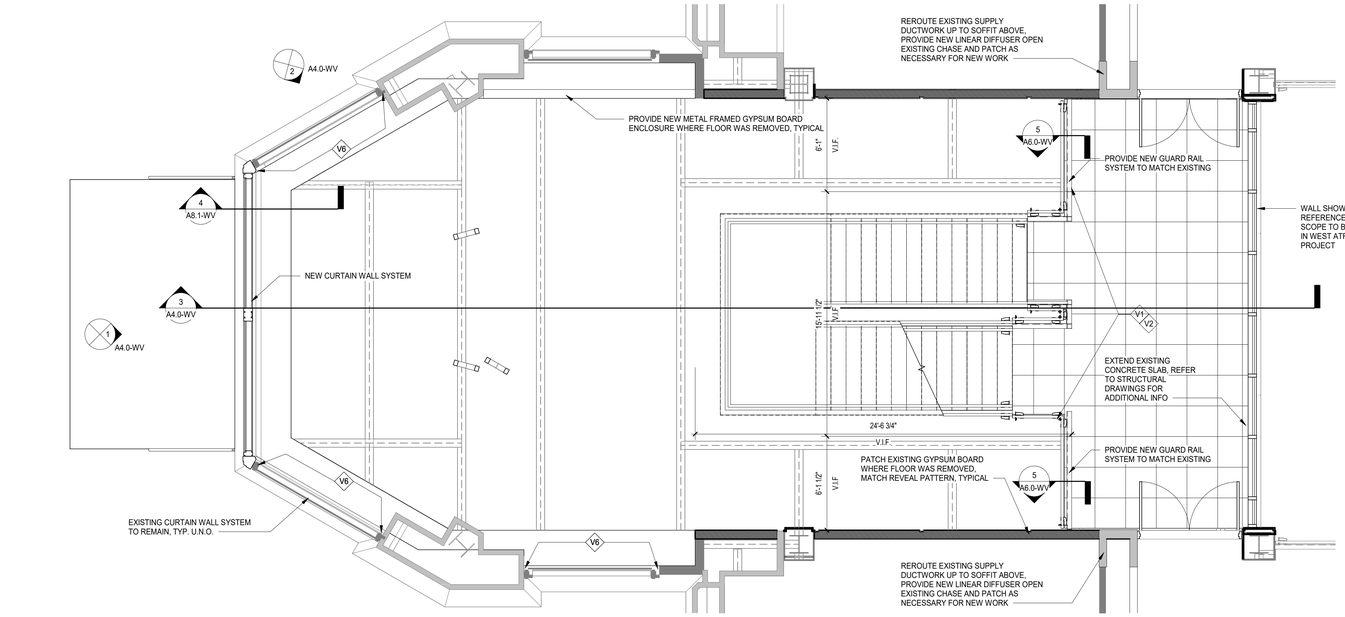
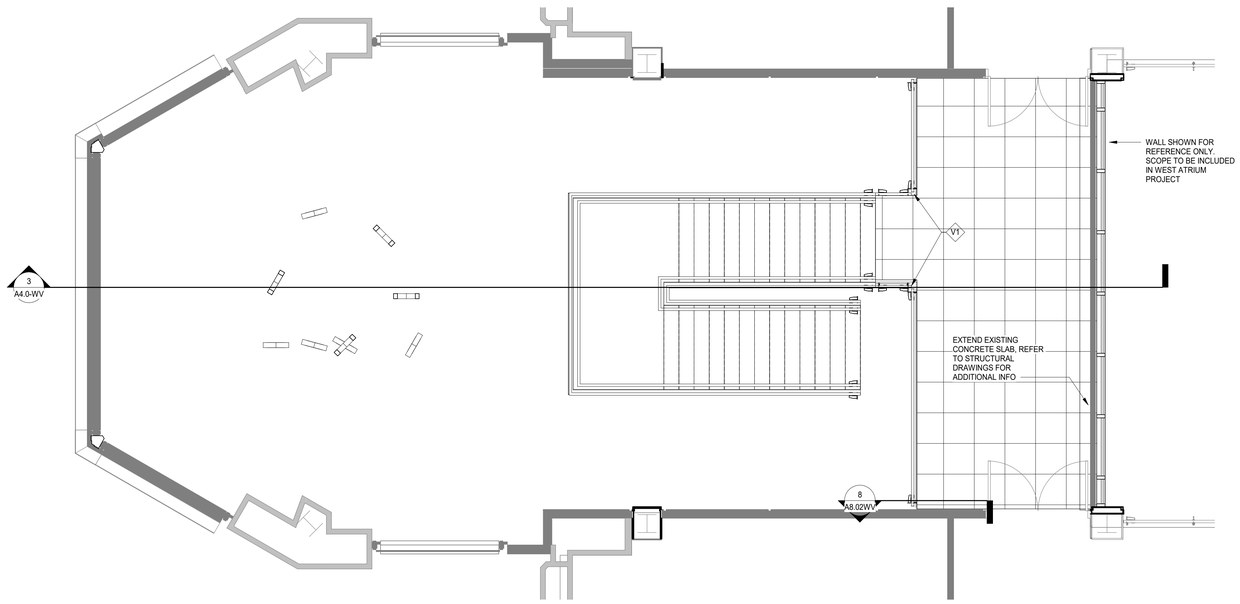


1 THIRD FLOOR - ENLARGED PLAN WEST VESTIBULE

SCALE: 1/4" = 1'-0"



2 FOURTH FLOOR - ENLARGED PLAN WEST VESTIBULE

SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. ALL ITEMS THAT ARE TO BE REMOVED AND REINSTALLED OR SAVED ARE TO BE TAGGED AND CAREFULLY STORED (SEE OWNER FOR LOCATION).
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23. DO NOT SCALE THESE DRAWINGS
24. REFER TO ELEVATIONS AND DETAILS FOR DIMENSIONS NOT INDICATED ON PLAN DRAWINGS
25. GENERAL CONTRACTOR TO NOTIFY ARCHITECT, IN ADVANCE, WHEN CHALK PARTITION LAYOUT CAN BE REVIEWED & APPROVED PRIOR TO PLACEMENT OF METAL STUDS
26. WHEN EXISTING PARTITIONS DO NOT HAVE REQUIRED ACOUSTICAL BATT INSULATION AS INDICATED IN NEW PARTITIONS FOR SIMILAR SPACES CONTRACTOR IS TO VERIFY WITH ARCHITECT/OWNER IF INSULATION SHOULD BE ADDED TO THE EXISTING PARTITION

FLOOR PLAN LEGEND

- EXISTING WALL
- NEW WALL
- NEW DOOR. REFER TO SHEET A8.03 FOR DOOR SCHEDULE
- EXISTING DOOR TO REMAIN. REFER TO SHEET A8.03 FOR DOOR SCHEDULE FOR REQUIRED MODIFICATIONS.
- METAL LOCKER- 5% OF TOTAL PROVIDED QUANTITY SHALL BE ACCESSIBLE. COORDINATE ADA COMPLIANT LOCKER LOCATIONS WITH ARCHITECT/OWNER PRIOR TO INSTALLATION
- 1i — PARTITION TYPE. REFER TO SHEET A8.0 & A8.01
- 1i — ALUMINUM STOREFRONT/WINDOW TYPE. REFER TO SHEET A8.2
- 101.1 — DOOR TAG. REFER TO SHEET A8.03 FOR DOOR SCHEDULE
- FIRE EXTINGUISER CABINET (FEC)
- FIRE HOSE/VALVE CABINET (FHVC)

- (DIMENSION) **HOLD** — DIMENSION IS CRITICAL. HOLD DIMENSION FACE TO FACE OF WALL.
- +/- (DIMENSION) — DIMENSION IS NOT CRITICAL. WALL PLACED AT REMAINDER OF DIMENSION STRING.
- (DIMENSION) **CL** — DIMENSION TO STRUCTURAL COLUMN CENTERLINE
- ALIGN — ALIGN FACES OF WALL

KEYNOTES

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V1	RE-USE EXISTING STEEL RAILING SUPPORTS. INSTALL NEW 1/2" THICK CLEAR, TEMPERED AND LAMINATED GLASS PANELS WITH POLISHED EDGES. INSTALL NEW STAINLESS STEEL RAILINGS AS REQUIRED WITH FINISH TO MATCH EXISTING. STEEL RAILING SUPPORTS TO BE PAINTED PT20 REFER TO FINISH PLANS.
V2	NEW/EXISTING ORNAMENTAL HANDRAIL SYSTEM WITH NEW 1/2" THICK CLEAR LAMINATED/TEMPERED GLASS WITH POLISHED EDGES HANDRAIL SUPPORT TO BE BOLTED TO STEEL PLATES DIMENSIONS AND SPACING TO MATCH EXISTING INSTALL.
V6	EXISTING GLASS STOREFRONT SYSTEM TO REMAIN IN PLACE

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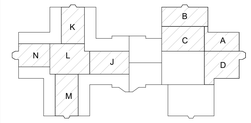

CONSULTING DESIGNER:
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STATE OF ILLINOIS
MATTHEW A. [illegible]
001-010155801
REGISTERED ARCHITECT
EXP: 11/2026

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BELL WORKS CHICAGO - WEST VESTIBULE

2000 AT&T Center Dr, Hoffman Estates, IL 60192

ENLARGED THIRD & FOURTH FLOOR PLANS - WEST VESTIBULE

Project Number:
190128
Drawn By:
WCO
Sheet:

A2.3-WV

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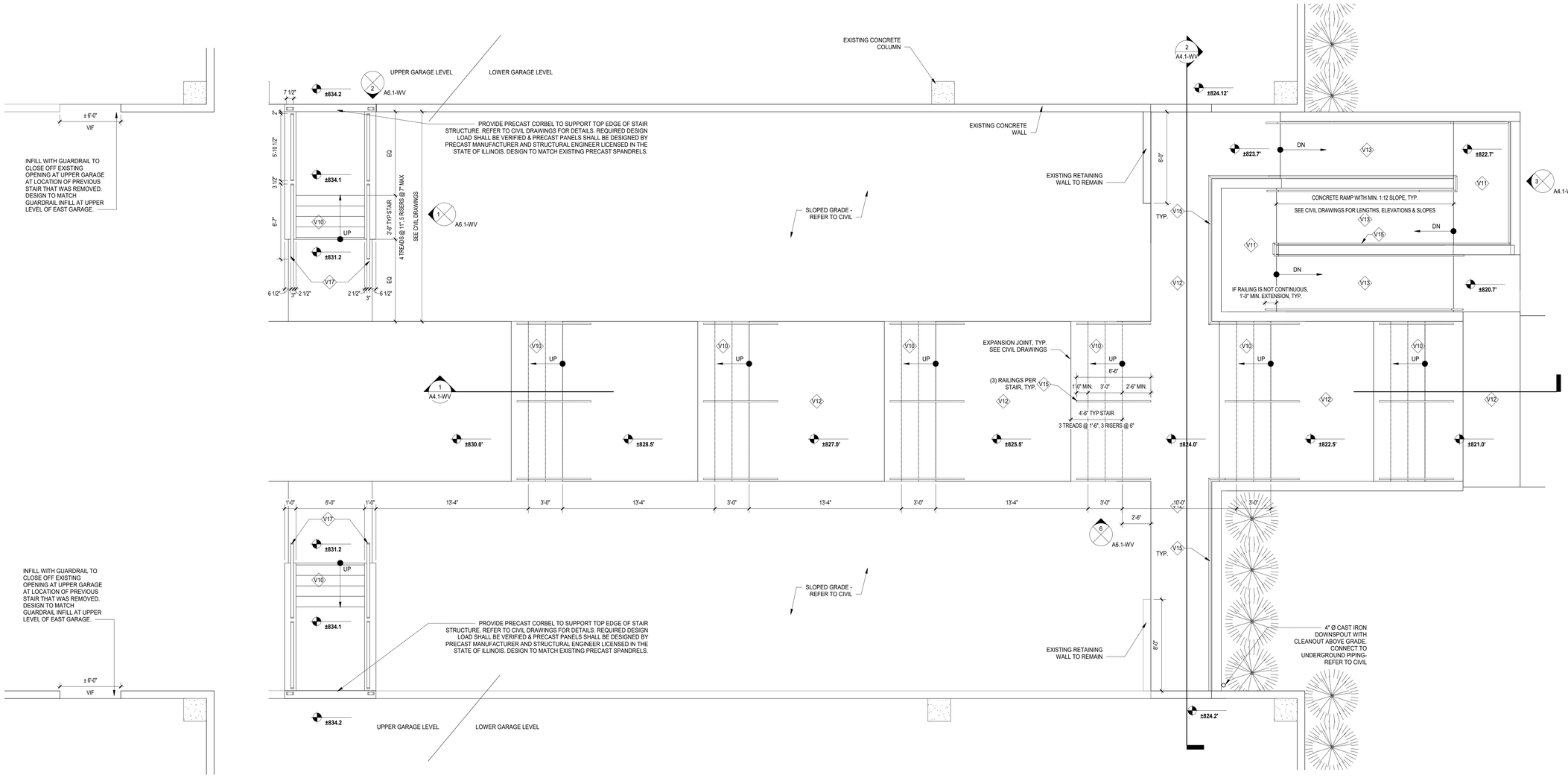
#	KEYNOTES
V10	NEW CONCRETE STEPS, REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION
V11	NEW CONCRETE LANDING, REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION
V12	NEW CONCRETE SIDEWALK, REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION
V13	NEW CONCRETE ACCESSIBLE RAMP, REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION
V15	NEW PAINTED STEEL HANDRAIL SYSTEM TO MATCH EXISTING HANDRAILS, SEE 6.7/A6.1-EV FOR ADDITIONAL INFORMATION
V17	NEW PAINTED METAL GUARDRAIL SYSTEM WITH HANDRAIL TO MATCH EXISTING GUARDRAILS. SEE 1,2,3,4.5/A6.1-EV FOR ADDITIONAL INFORMATION.



2 SECOND LEVEL PLAN - WEST GARAGE
SCALE: 1/4" = 1'-0"

1 GRADE LEVEL PLAN - WEST GARAGE
SCALE: 1/4" = 1'-0"

ELEVATIONS NOTED ARE SIMPLIFIED TO CLARIFY STAIR HEIGHTS AND ARE NOT EXACTLY CORRELATED TO THE NEW GRADE ELEVATIONS SHOWN ON THE CIVIL DRAWINGS. VERIFY ELEVATIONS OF EXISTING & NEW ELEMENTS TO REMAIN DO NOT CONFLICT WITH NEW WORK SHOWN ON CIVIL.

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STATE OF ILLINOIS
MATTHEW A. PASSANT
EXPIRES
EXP: 11/2026

REV	DESCRIPTION	DATE
	ISSUED FOR PERMIT REVISION	10/07/2025
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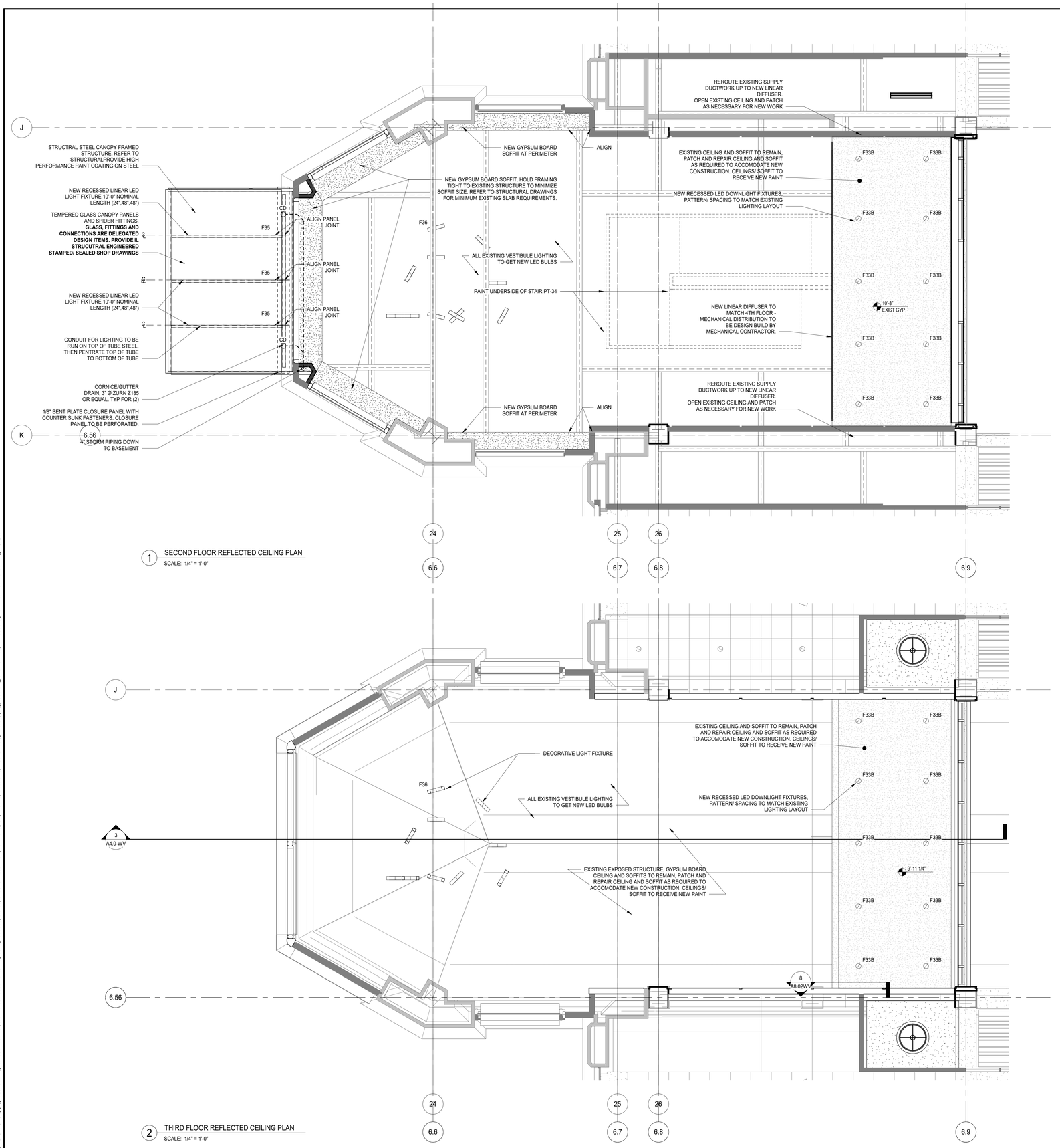
	ISSUED FOR PERMIT	02/05/2025

BELL WORKS CHICAGO - WEST VESTIBULE

2000 AT&T Center Dr, Hoffman Estates, IL 60192

ENLARGED FIRST & SECOND FLOOR PLAN - WEST GARAGE

Project Number: 190128
Drawn By: WCO
Sheet: **A2.4-WV**



1 SECOND FLOOR REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

2 THIRD FLOOR REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. TYPICAL CEILINGS SHALL BE +10'-0"AFF TO MATCH EXISTING, U.N.O.
2. CENTER ALL CEILING MOUNTED DEVICES WITHIN CEILING TILE,TYP.
3. PAINT EXPOSED UNDERSIDE OF ROOF DESK/FLOOR STRUCTURE, EXPOSED STRUCTURAL STEEL BEAMS, EXPOSED UTILITY PIPING AND ALL OTHER "PAINTABLE" SURFACES.
4. IN ACT AREAS, ALL LIGHT FIXTURES AND DIFFUSERS TO BE CENTERED IN TILE U.N.O.
5. IN ACT AREAS, ALL SPRINKLER HEADS TO BE CENTERED IN TILE U.N.O.
6. ALL GBC CEILINGS TO BE PAINTED CEILING WHITE.
7. SEE MECHANICAL DRAWINGS FOR DIFFUSERS.
8. SEE ELECTRICAL DRAWINGS FOR LIGHT FIXTURES.
9. SEE TECHNOLOGY DRAWINGS FOR CEILING MOUNTED AV ITEMS.
10. SEE FIRE PROTECTION DRAWINGS FOR SPRINKLERS.
11. CJ INDICATES CONTROL JOINTS.
12. PROVIDE CONTROL JOINTS IN CEILINGS SPANNING 30' OR GREATER. REFER TO ENLARGED RCP DRAWINGS FOR LOCATIONS. IF CONTROL JOINTS ARE NOT SHOWN ON THE DRAWINGS, CONFIRM LOCATIONS WITH ARCHITECT.
13. FOR FINISH LEGEND, SEE SHEET A5.00.

REFLECTED CEILING PLAN SYMBOL LEGEND

- EXISTING 2' x 2' ACOUSTICAL CEILING SYSTEM
- EXISTING GYPSUM BOARD CEILING
- GYPSUM BOARD CEILING, PAINTED
- ACT-1: 2X2' ACOUSTIC CEILING SYSTEM MANU: ARMSTRONG ~~NOT USED~~ TILE STYLE: ULIMA #1912, 24X24 BEVELED TEGULAY LAY-IN MINERAL GRID STYLE: MATCH EXISTING, PRESERVE EXISTING WHERE POSSIBLE
- BAF-1 BAFFLE CEILING MANUF: ARKTURA PROD~~NOT USED~~: SPHERA PATTERN: ANALOG 3D COLOR: TBD
- LM-1 LINEAR METAL CEILING MANUF: HUNTER DOUGLAS PROD~~NOT USED~~: TI-BOX LINEAR CEILING PATTERN PER DRAWING COLOR: WOOD-LOOK DECORATED POWDER
- WD-1: WOOD FEATURE CEILING MANUF: TBD PROD~~NOT USED~~ SPECIES: TBD FINISH: TBD
- EXIT SIGN - REFER TO ENGINEERING FOR ADDITIONAL INFORMATION

LIGHT FIXTURE SCHEDULE

SYMBOL	TAG	DESCRIPTION	MANUFACTURER	MODEL NO.	SOURCE INFORMATION
⌀	F33B	LED DOWNLIGHT	USAI LIGHTING	B4RDF-09G135KS50-S-BL-NCSM-UNV-D6E- (XX)	CONTACT: SHARON OLSEN, KSA LIGHTING & CONTROLS (630) 292-7632
	F35	FIXED MOUNT LINEAR LED LIGHT	INSIGHT LIGHTING MEDLEY EXTERIOR	ME-L0-35K-6060-FM-TBD-UNV-L03A-TB-IHL-CRF	
	F36	LED PENDANT LIGHT (CUSTOM)	TBD	TBD	TBD

NOTE: SOURCE ALL NEW LED BULBS LISTED ABOVE FROM SINGLE MANUFACTURER.

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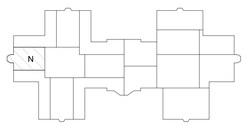

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BELL WORKS CHICAGO - WEST VESTIBULE

2000 AT&T Center Dr, Hoffman Estates, IL 60192

ENLARGED RCP - WEST VESTIBULE & WEST GARAGE

Project Number:
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A3.0-WV

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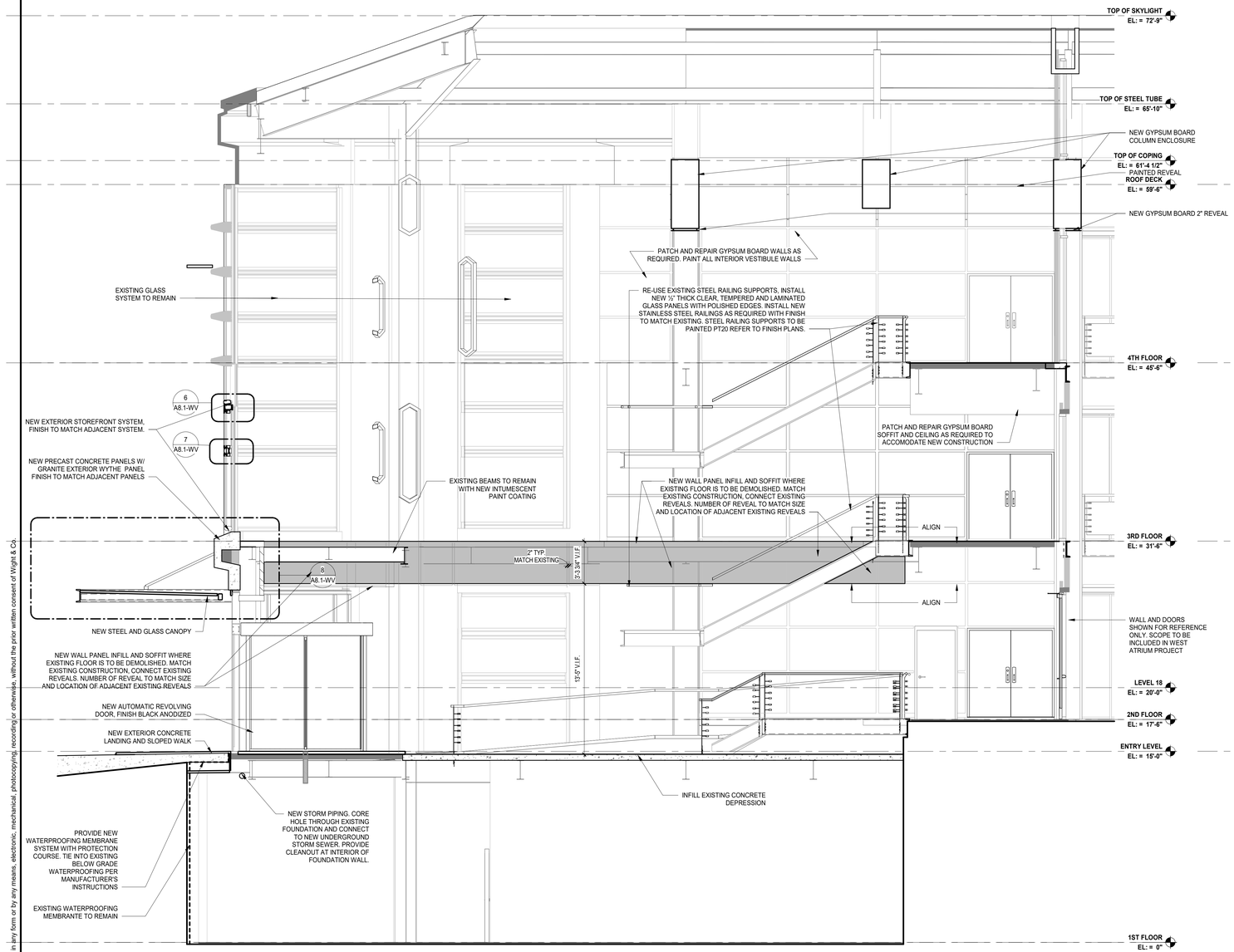
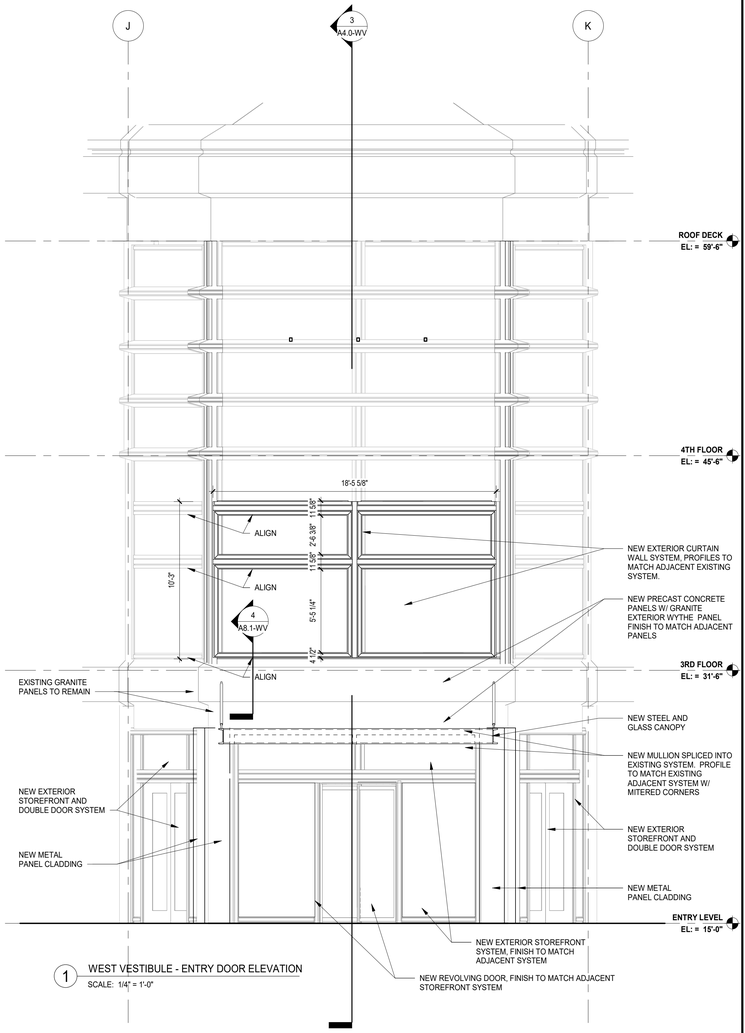
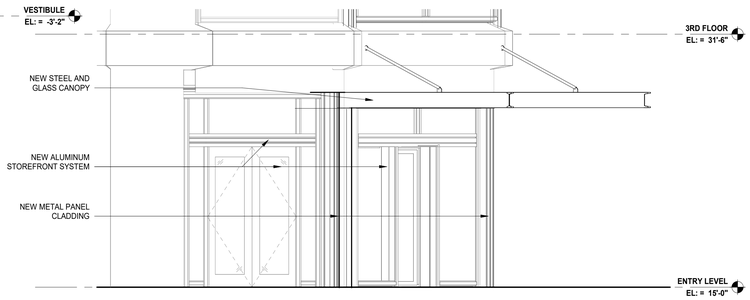


3 WEST STAIR WALL SECTION
SCALE: 1/4" = 1'-0"



1 WEST VESTIBULE - ENTRY DOOR ELEVATION
SCALE: 1/4" = 1'-0"



2 WEST VESTIBULE - ENTRY DOOR ELEVATION 2
SCALE: 1/4" = 1'-0"

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BELL WORKS CHICAGO - WEST VESTIBULE

2000 AT&T Center Dr, Hoffman Estates, IL 60192

ELEVATION & SECTION - WEST VESTIBULE

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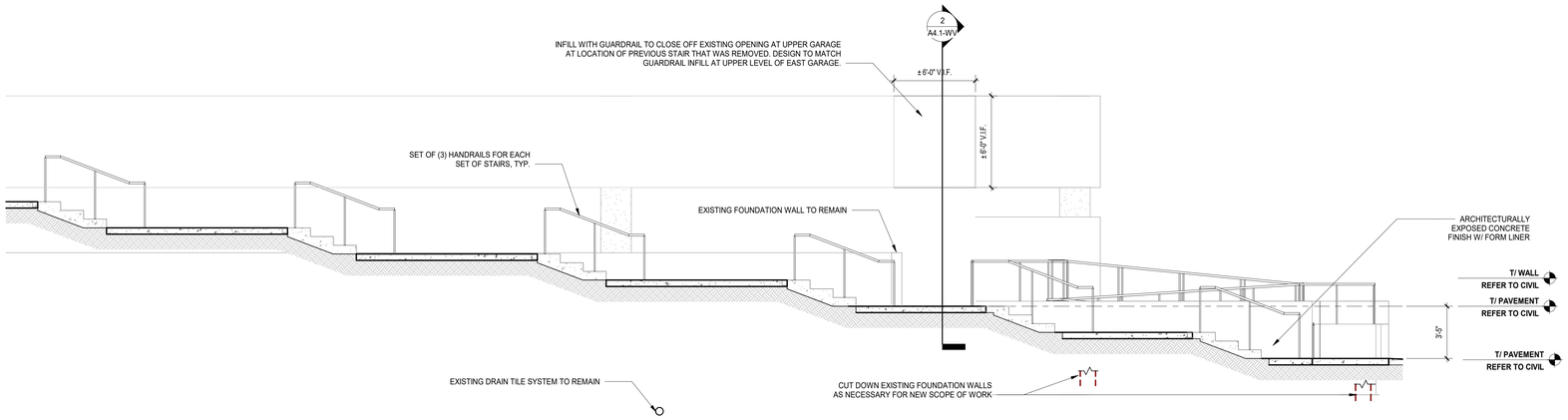
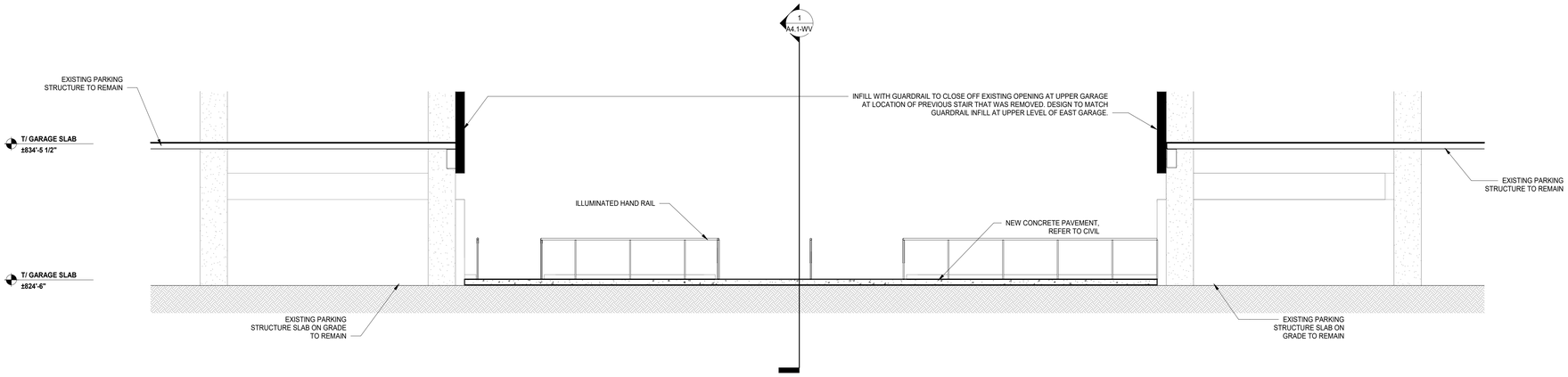


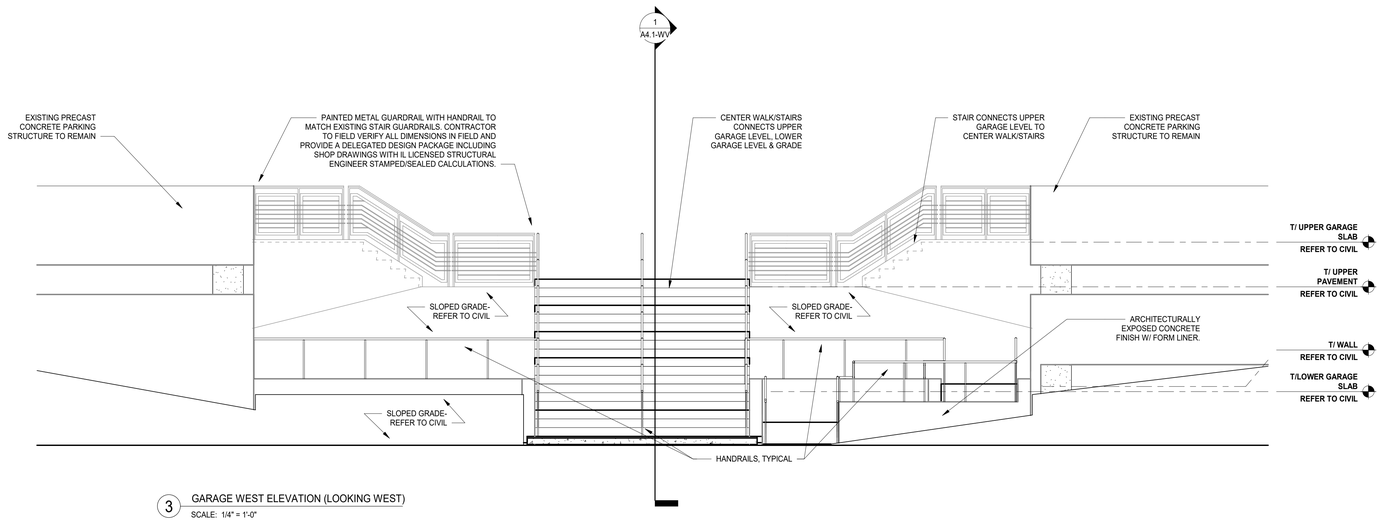
1 GARAGE LONGITUDINAL SECTION

SCALE: 1/4" = 1'-0"



2 GARAGE - CROSS SECTION

SCALE: 1/4" = 1'-0"



3 GARAGE WEST ELEVATION (LOOKING WEST)

SCALE: 1/4" = 1'-0"

ELEVATIONS NOTED ARE SIMPLIFIED TO CLARIFY STAIR HEIGHTS AND ARE NOT EXACTLY CORRELATED TO THE NEW GRADE ELEVATIONS SHOWN ON THE CIVIL DRAWINGS. VERIFY ELEVATIONS OF EXISTING & NEW ELEMENTS TO REMAIN DO NOT CONFLICT WITH NEW WORK SHOWN ON CIVIL.

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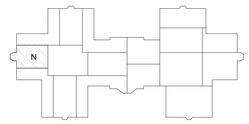

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BELL WORKS CHICAGO - WEST VESTIBULE

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GARAGE SECTIONS

Project Number:
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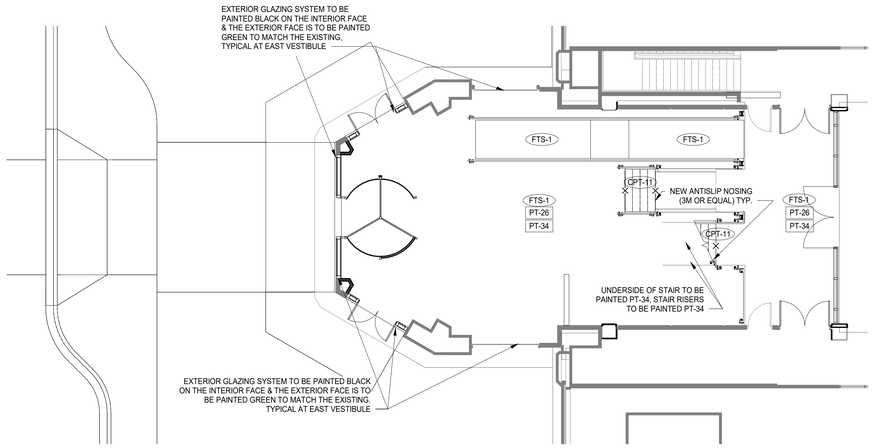
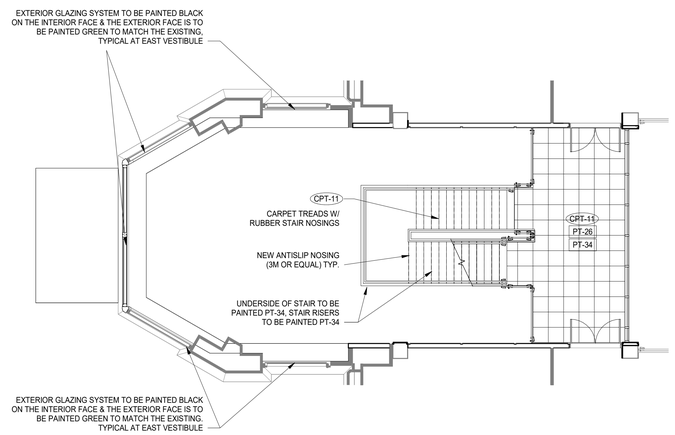


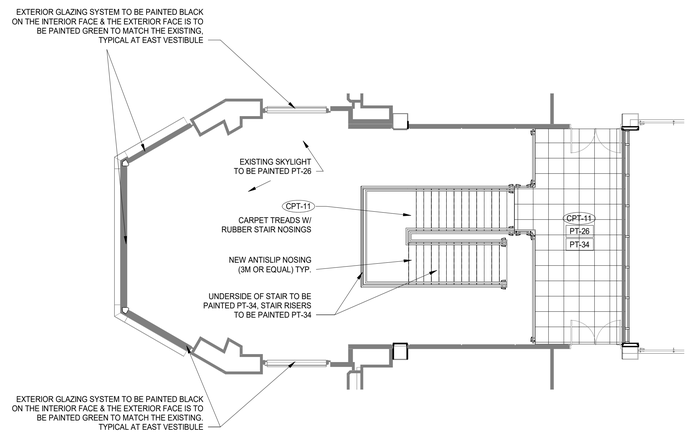
1 SECOND FLOOR - ENLARGED FINISH PLAN WEST VESTIBULE

SCALE: 1/8" = 1'-0"



2 THIRD FLOOR - ENLARGED PLAN WEST VESTIBULE Copy 1

SCALE: 1/8" = 1'-0"



3 FOURTH FLOOR - ENLARGED PLAN WEST VESTIBULE Copy 1

SCALE: 1/8" = 1'-0"

FINISH LEGEND GENERAL NOTES

1. REFER TO SHEET G0.1 FOR SYMBOLS LIST & TYPICAL MOUNTING HEIGHTS
2. REFER TO SHEET A6.00 FOR DETAILS
3. REFER TO SHEET A4.00 FOR ELEVATIONS
4. REFER TO SHEET A8.00-WV FOR DOOR SCHEDULE
5. REFER TO "D" SERIES SHEETS AND ENGINEERING DOCUMENTS FOR SCOPE OF DEMOLITION WORK
6. REFER TO ALL CONTRACT DOCUMENTS FOR ADDITIONAL SCOPE OF CONSTRUCTION WORK
7. ABOVE ALL RETURN AIR GRILLS PAINT ALL VISIBLE ELEMENTS MATTE BLACK
8. ALL HOLLOW METAL FRAMES TO BE PAINTED TO MATCH ADJACENT WALLS UNLESS NOTED OTHERWISE. ALL DOORS THAT ARE TO REMAIN ARE TO BE REMOVED, PROPERLY PREPARED AND REFINISHED TO MATCH EXISTING, FINISH IS TO BE SPRAY APPLIED. DOORS ARE NOT TO BE ROLLED OR BRUSHED. HOLLOW METAL FRAMES TO BE FINISHED IN SEMI-GLOSS PAINT.
9. ALL GYPSUM BOARD SOFFITS TO BE PAINTED CEILING COLOR U.N.O. CEILING COLOR TO BE SUBMITTED AND APPROVED BY ARCHITECT
10. ALL GYPSUM BOARD PARTITIONS TO RECEIVE PAINTED WOOD BASE WDB-1 TO MATCH ADJACENT WALL PAINT, U.N.O. ALL OTHER FLOOR MATERIALS. HEIGHT AND COLOR BY ARCHITECT
11. THE GENERAL CONTRACTOR SHALL EXAMINE ALL WALL SURFACES AND PROVIDE ANY TOUCH-UP PAINTING AND PATCHING UPON COMPLETION OF WORK OF ALL TRADES
12. ALL AREAS TO BE PAINTED TO BE PROPERLY PREPARED AND PRIME PAINTED PRIOR TO FINISH PAINTING
13. ALL MATERIALS SHALL BE INSTALLED ACCORDING TO MANUFACTURES SPECIFICATIONS AND RECOMMENDATIONS FOR THE PARTICULAR SURFACE
14. GENERAL CONTRACTOR TO PROVIDE FLOORING MATERIALS AND ADHESIVES. GENERAL CONTRACTOR TO INSTALL AND WARRANTY INSTALLATION. SEAMING DIAGRAM SUBMITTAL TO BE PROVIDED BY GENERAL CONTRACTOR FOR OWNER/ARCHITECT REVIEW PRIOR TO INSTALLATION. FLOORING INSTALLER IS RESPONSIBLE FOR PROVIDING YARDAGE TAKE-OFFS PRIOR TO SUBMITTING BID. IT SHALL BE THE INSTALLERS' RESPONSIBILITY TO CHECK ANY RULES AND REGULATIONS GOVERNING WORK ON THE PREMISES INCLUDING DATES AND TIMES OF DELIVERIES
15. GENERAL CONTRACTOR IS TO COORDINATE THE AMOUNT AND STORED LOCATION OF ATTIC STOCK FLOORING WITH THE OWNER
16. RESILIENT FLOORING SHALL BE INSTALLED IN ACCORDANCE WITH RESILIENT FLOORING MANUFACTURERS RECOMMENDATIONS
17. FLASH PATCH FLOOR WHERE NOT LEVEL PRIOR TO FINISH INSTALLATION
18. WHERE LUXURY VINYL TILE MEETS RESILIENT FLOORING PROVIDE APPROPRIATE SCHLUTER TRANSITION STRIP AT CENTERLINE OF DOOR/OPENING. PROVIDE SAMPLE FOR ARCHITECTS REVIEW.
19. LATEX AS REQUIRED AT ALL TRANSITION POINTS BETWEEN CARPET CARPET/RESILIENT FLOORING, DOORS, ALCOVES OR AT ANY OTHER TRANSITION POINTS. TRANSITION POINTS SHALL BE 1/8 OF A INCH PER LINEAR FOOT.
20. ALL DEBRIS SHALL BE REMOVED AND FLOORING VACUUMED/CLEANED UPON COMPLETION OF JOB
21. NO SCHLUTER STRIP OR SIMILAR TO BE USED BETWEEN CARPET AND LVT, TYP.

FINISH LEGEND

FTS-1 FINISHED TOPPING SLAB
1/2" HIGH PERFORMANCE SELF LEVELING ARCHITECTURAL TOPPING
MFR: RAPID SET TRU PC
COLOR: GREY, CUSTOM

CPT-11 CARPET TILE
MFR: BENTLEY MILLS
COLLECTION: PARIS TWEED
STYLE: PARIS TWEED (4PWT8)
COLOR: GRAND PRIX (400566)
INSTALL METHOD: QUARTER TURN
SIZE: 24"X24"

CPT-12 WALK-OFF MAT FLOOR SYSTEM
MFR: CONSTRUCTION SPECIALTIES
COLLECTION: PEDIMAT, M1 W/NO FRAME
TYPE: BLACK WITH STANDARD CARPET INSERTS
COLOR: CARPET COLOR TBD

ST-1 GRANITE FLOOR TILE
MFR: TBD
COLOR: TBD

PT-26 PAINT
MFR: BENJAMIN MOORE
STYLE: BM OC-65
COLOR: CHANTILLY LACE
INSTALL METHOD: WALLS & SOFFITS

PT-34 PAINT
MFR: BENJAMIN MOORE
STYLE: BM 2128-10
COLOR: BLACK BEAUTY
INSTALL METHOD: RAILINGS & EXPOSED STEEL BEAMS

FLOOR TRANSITION

MATERIAL DIRECTION

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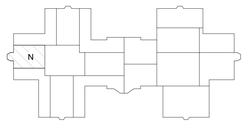

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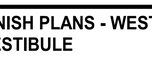

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FINISH PLANS - WEST VESTIBULE

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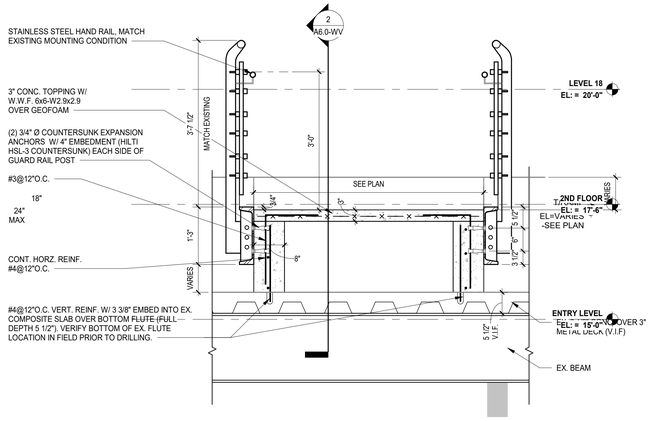

4 RAMP SECTION

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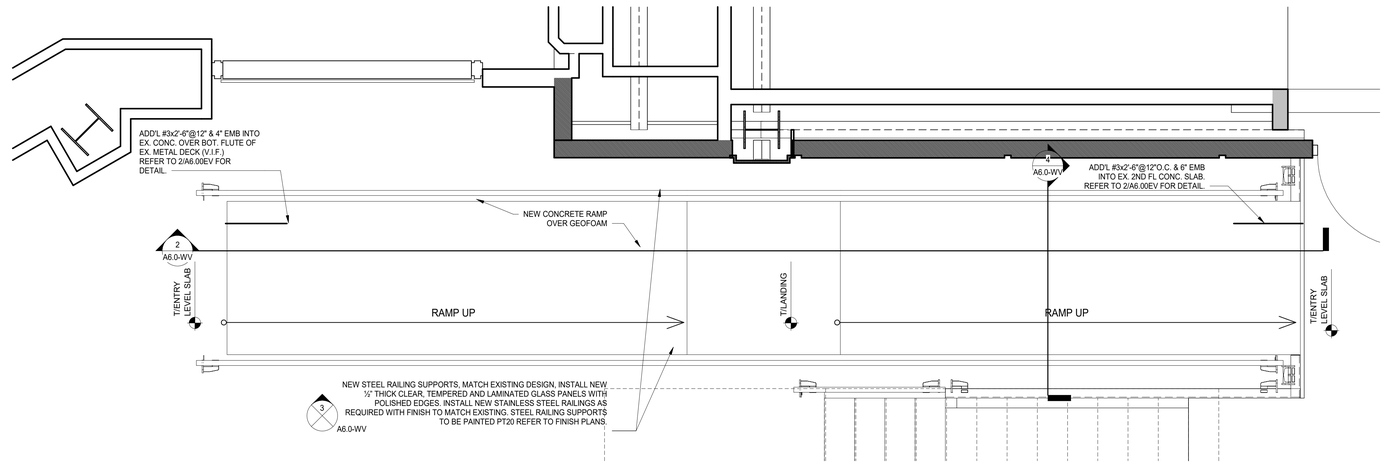

1 ENLARGED PLAN - ENTRY RAMP

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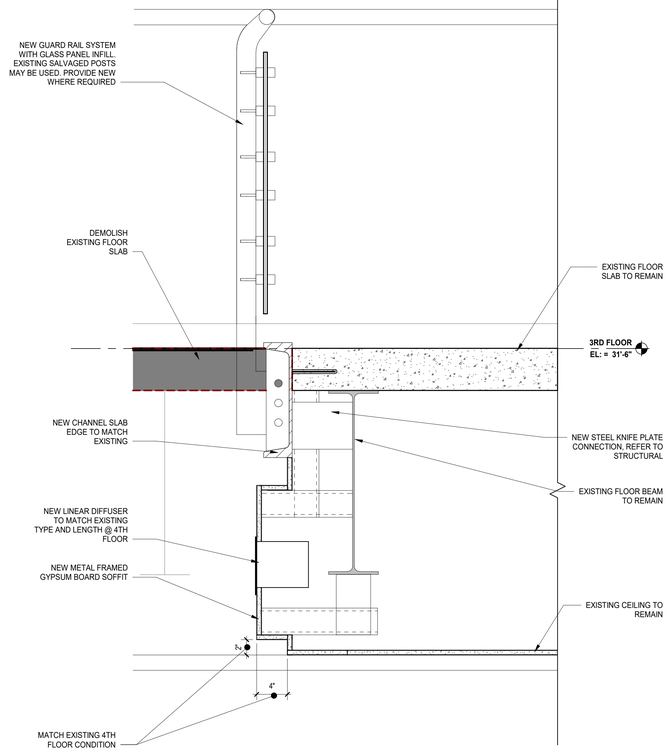
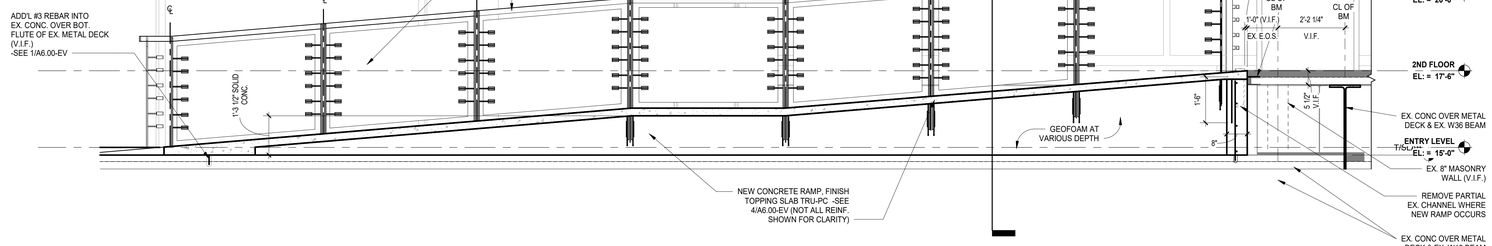


5 WEST EXIT STAIR WALL SECTION-NEW GUARD RAIL

SCALE: 1 1/2" = 1'-0"

6 RAMP GUARD RAIL DETAIL

SCALE: 1" = 1'-0"



2 RAMP SECTION - WEST VESTIBULE

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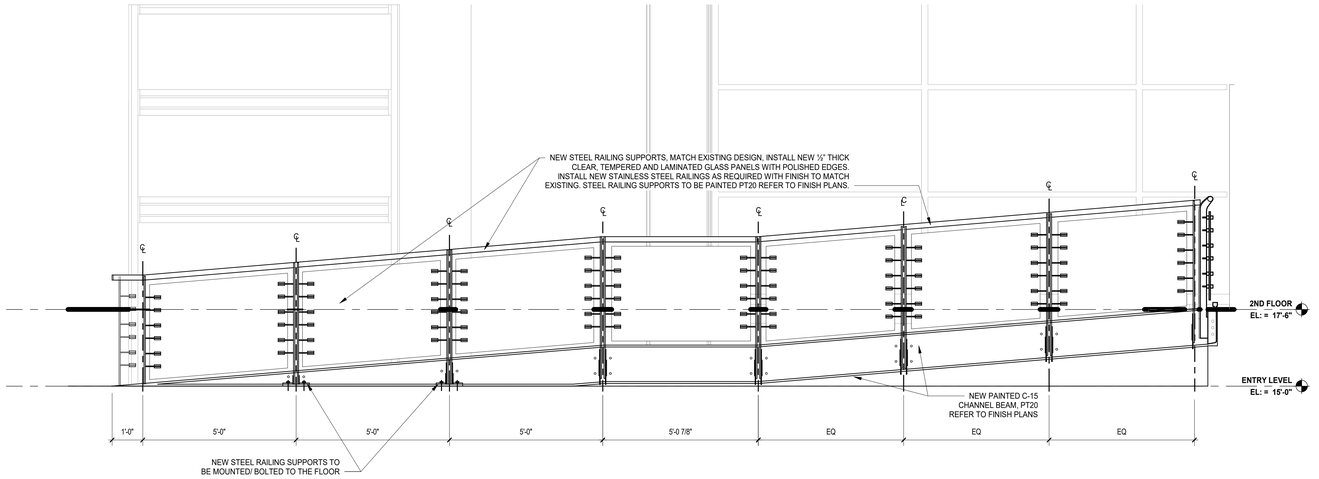

3 RAMP ELEVATION - WEST VESTIBULE

SCALE: 1/2" = 1'-0"

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BELL WORKS CHICAGO - WEST VESTIBULE

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RAMP PLAN, SECTION, AND DETAILS - WEST VESTIBULE

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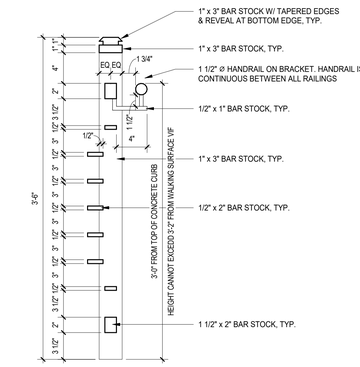

4 UPPER GARAGE STAIR GUARDRAIL SECTION 2
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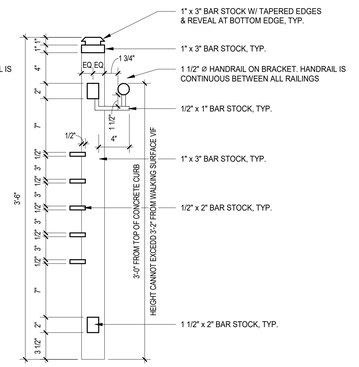

3 UPPER GARAGE STAIR GUARDRAIL SECTION 1
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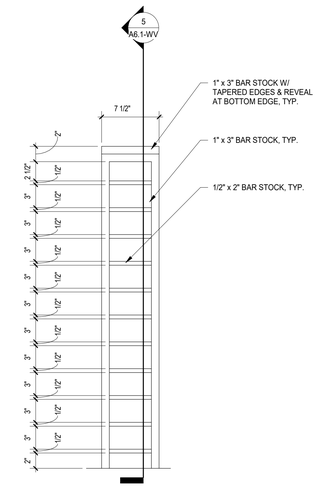

2 UPPER GARAGE STAIR GUARDRAIL ELEVATION 2
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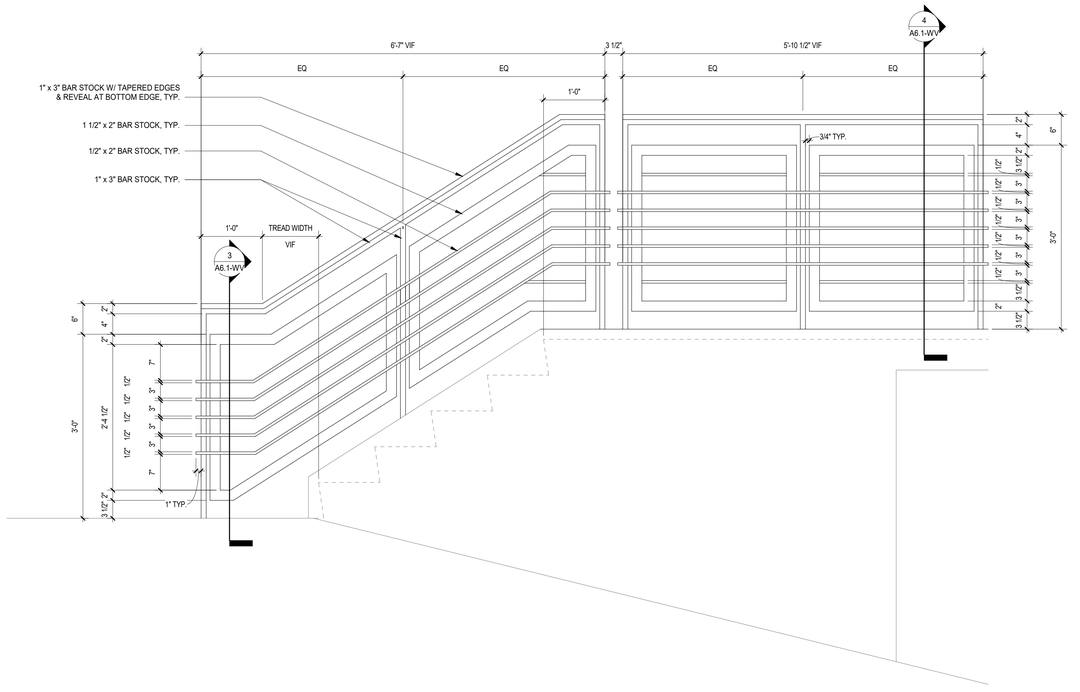

1 UPPER GARAGE STAIR GUARDRAIL ELEVATION 1
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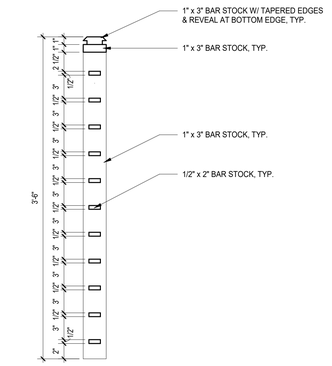

5 UPPER GARAGE STAIR GUARDRAIL SECTION 3
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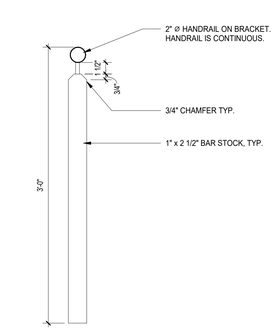
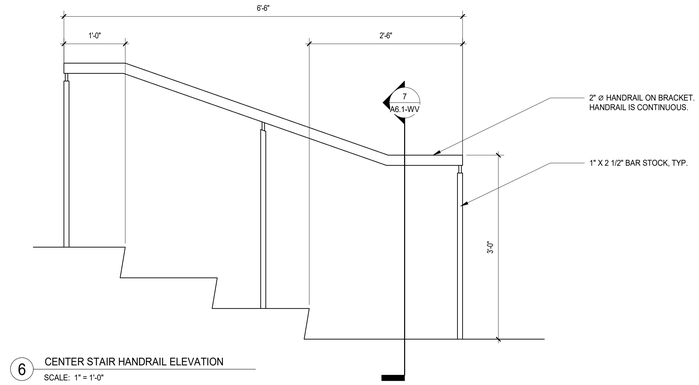


7 CENTER STAIR HANDRAIL SECTION
SCALE: 1 1/2" = 1'-0"



6 CENTER STAIR HANDRAIL ELEVATION
SCALE: 1" = 1'-0"

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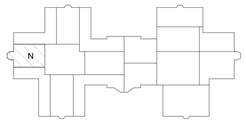

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EXP: 11/2026

REV	DESCRIPTION	DATE
	ISSUED FOR PERMIT REVISION	10/07/2025
	ISSUED FOR PERMIT REVISION	09/16/2025
	ISSUED FOR PERMIT REVISION	08/05/2025
	ISSUED FOR PERMIT	02/05/2025

BELL WORKS CHICAGO - WEST VESTIBULE

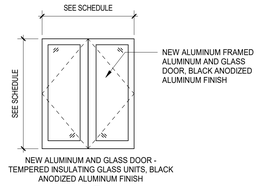
2000 AT&T Center Dr, Hoffman Estates, IL 60192

WEST GARAGE RAILING DETAILS

Project Number:
190128
Drawn By:
WCO
Sheet:
A6.1-WV

DOOR SCHEDULE FW

DOOR NUMBER	DOOR TYPE	DOOR					FRAME					FIRE RATING	HARDWARE SET
		SIZE			DETAIL		MATERIAL	FINISH	DETAIL				
		WIDTH	HEIGHT	THICKNESS	MATERIAL	FINISH			HEAD	JAMB	SILL		
EXT-1	D	MATCH EXISTING	MATCH EXISTING	1-3/4"	ALUMINUM	BLACK	EXISTING	EXISTING					1
EXT-2	D	MATCH EXISTING	MATCH EXISTING	1-3/4"	ALUMINUM	BLACK	EXISTING	EXISTING					2
EXT-3	E	10' - 0"	10' - 0"		ALUM & GLASS	ANODIZED	ALUM.	ANODIZED					



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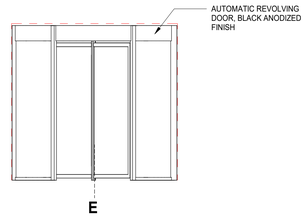

E

DOOR TYPES - WV

HARDWARE SCHEDULE

HDW...		QUANTITY	DESCRIPTION	MANUFACTURER	MODEL	FINISH	REMARKS
1 - EXTERIOR ALUMINUM AND GLASS DOORS							
		2	EXIT DEVICE W/ EXTERIOR PULL	CRL-BLUMCRAFT	H-100-F	MATTE BLACK	
		1	AUTO OPERATOR	NORTON	6310/6330		
		1	ELECTRIC STRIKE	FOLGER ADAMS	310-1		½" STRAIGHT LATCH BOLT KEEPER
		1	THRESHOLD	PEMKO	252x3AFG		
		1	RAIN GUARD	PEMKO	346C		
		1	WEATHERSTRIPPING				
		2	SWEEP W/ DRIP CAP	PEMKO	345DNB		
		2	ELECTROLYNX HARNESS	MCKINNEY	QC-C1500 (as required)		
		2	ELECTROLYNX HARNESS	MCKINNEY	QC-CXXXX (as required)		
		1	WIRING DIAGRAM	BY SECURITY CONTRACTOR			
		2	DOOR SWITCH	NORTON	505		
		1	POSITION SWITCH	SECURITRON	DPS		
		1	POWER SUPPLY	SECURITRON	BPS SERIES		
		1	CARD READER	BY SECURITY CONTRACTOR			
			CYLINDERS/KEYING				COORDINATE WITH OWNER

Notes:
1. Operation: Electrically controlled door opening. Door(s) normally open and unlocked during day via dogging down exit devices. Door(s) normally closed and locked at night. Egress allowed at all times. Entry by mechanical key or by presenting valid card to card swipe reader which will momentarily actuate the electric strike. Auto entry by pushing door switch which will momentarily actuate the electric strike allowing the auto operator to open the door when the operator is enabled.

2. Hardware finish is to be US19, Matte Black, unless noted otherwise

2 - EXTERIOR ALUMINUM AND GLASS DOORS							
		2	EXIT DEVICE W/ EXTERIOR PULL	CRL-BLUMCRAFT	H-100-F	MATTE BLACK	
		1	THRESHOLD	PEMKO	252x3AFG		
		1	RAIN GUARD	PEMKO	346C		
		1	WEATHERSTRIPPING				
		2	SWEEP W/ DRIP CAP	PEMKO	345DNB		
			CYLINDERS/KEYING				

Notes:
1. Operation: Door(s) normally open and unlocked during day via dogging down exit devices. Door(s) normally closed and locked at night. Egress allowed at all times. Entry by mechanical key.

2. Hardware finish is to be US19, Matte Black, unless noted otherwise

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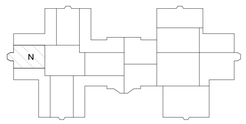

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BELL WORKS CHICAGO - WEST VESTIBULE

2000 At&T Center Dr
Hoffman Estates, IL 60192

WEST VESTIBULE - DOOR SCHEDULE, HARDWARE AND DETAILS

Project Number:
190128
Drawn By:
WCO
Sheet:
A8.0-WV

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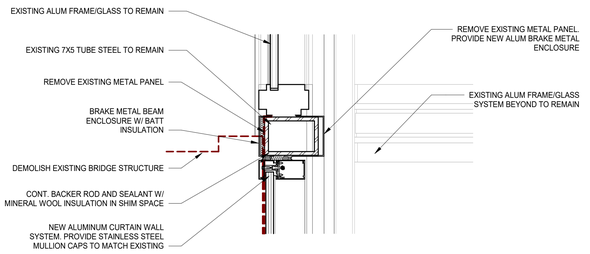
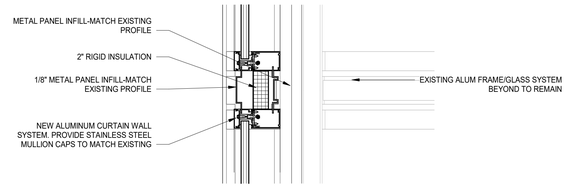


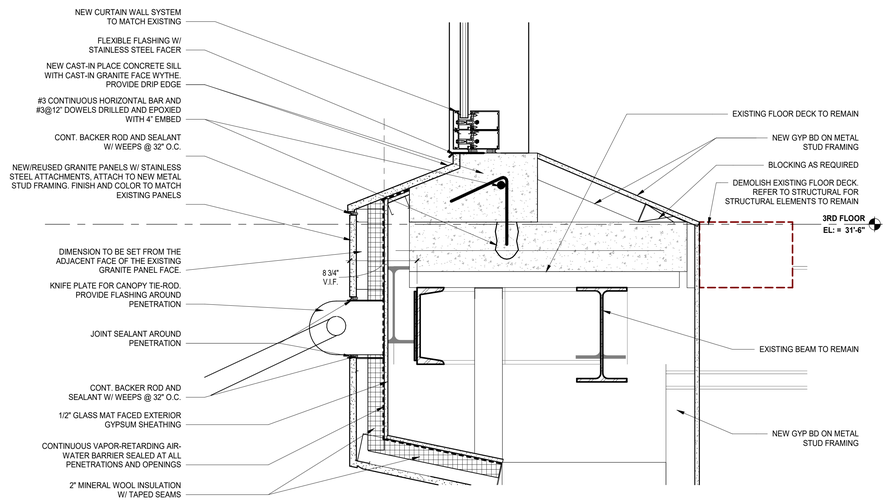
6 NEW CURTAIN WALL HEAD DETAIL

SCALE: 1 1/2" = 1'-0"



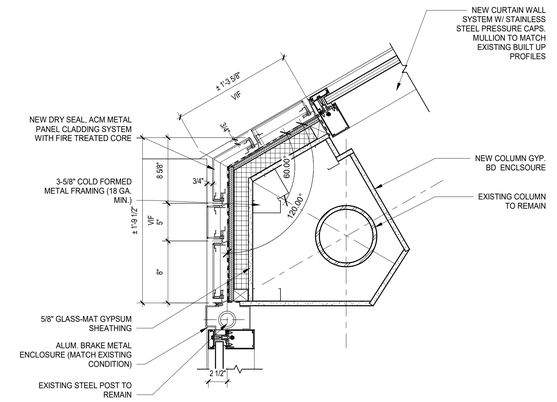
7 NEW CURTAIN WALL INTERMEDIATE MULLION

SCALE: 1 1/2" = 1'-0"



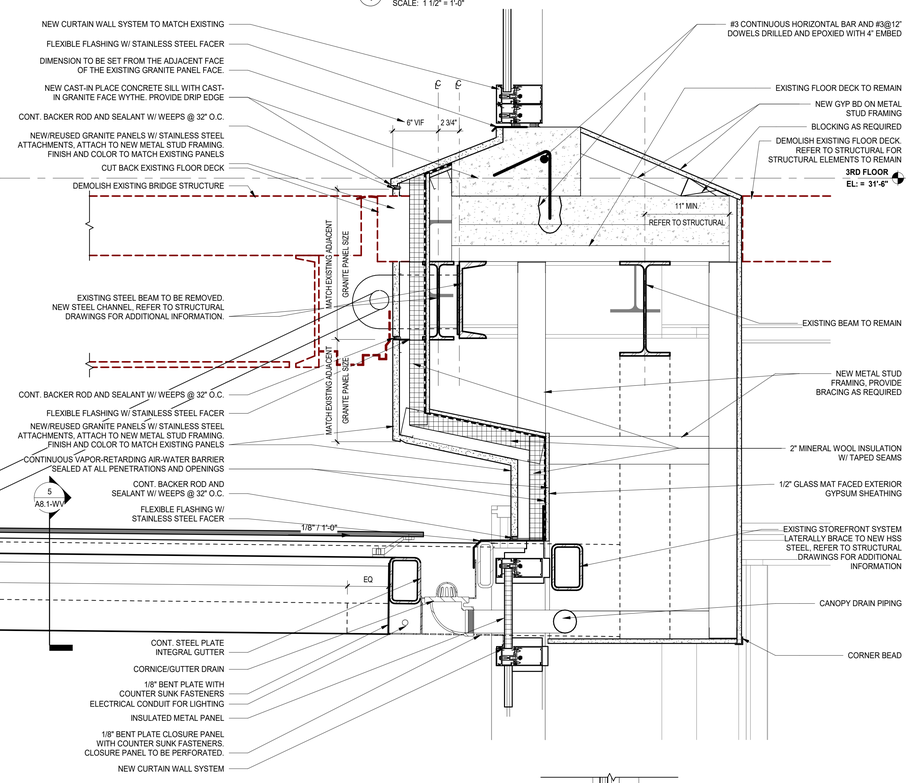
4 CANOPY SECTION @ COLUMN

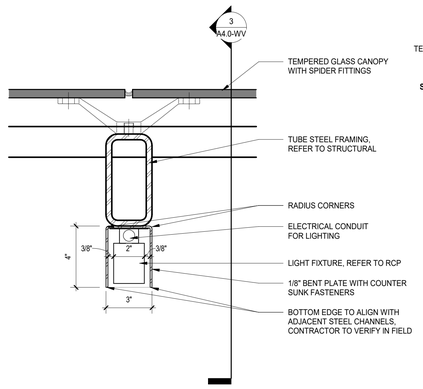
SCALE: 1 1/2" = 1'-0"



1 CORNER/JAMB DETAIL

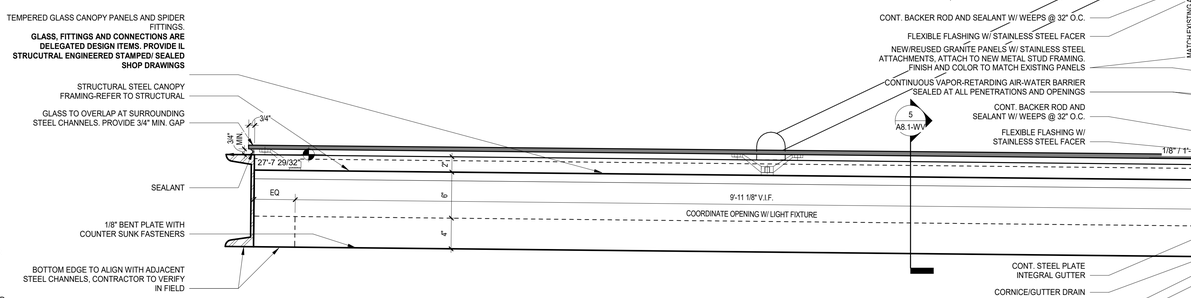
SCALE: 1 1/2" = 1'-0"





5 CANOPY DETAIL

SCALE: 3" = 1'-0"

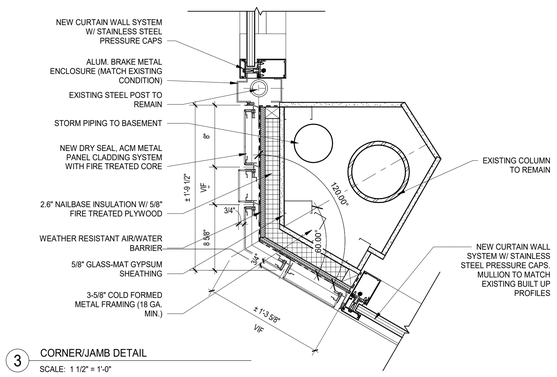


8 CANOPY SECTION

SCALE: 1 1/2" = 1'-0"

2 REVOLVING DOOR OPENING DETAIL

SCALE: 1 1/2" = 1'-0"



3 CORNER/JAMB DETAIL

SCALE: 1 1/2" = 1'-0"

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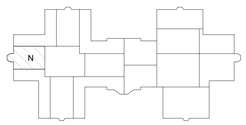

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BELL WORKS CHICAGO - WEST VESTIBULE

2000 AT&T Center Dr, Hoffman Estates, IL 60192

PLAN AND SECTION DETAILS - WEST VESTIBULE

Project Number:
190128
Drawn By:
WCO
Sheet:
A8.1-WV

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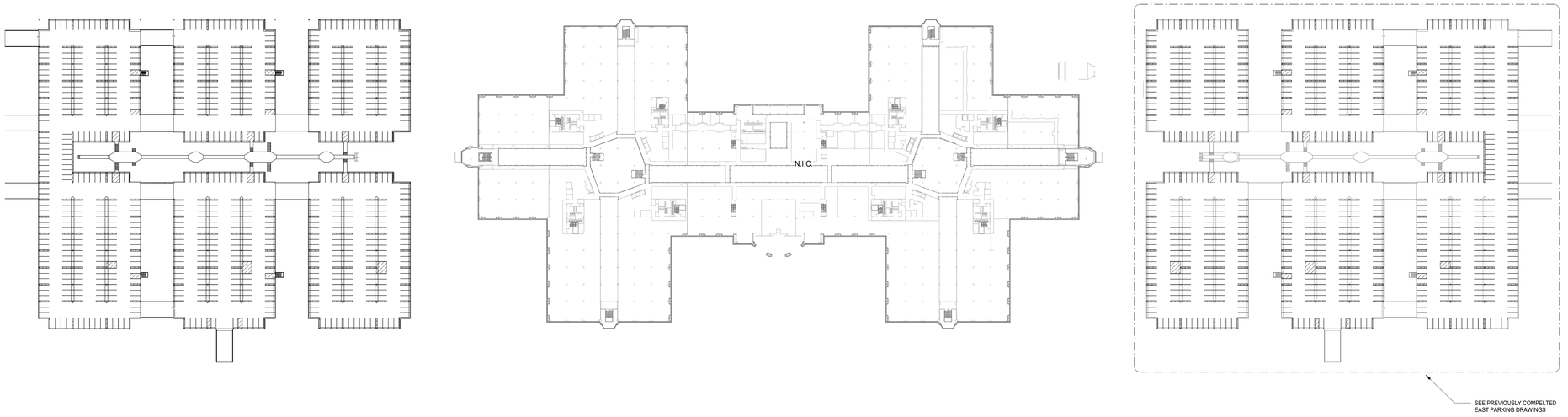

1 PARKING GARAGES - KEY PLAN
SCALE: 1" = 80'-0"

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	SITE PLAN APPROVAL COMMENTS	08/28/2025

BELL WORKS CHICAGO - WEST VESTIBULE

2000 AT&T Center Dr, Hoffman Estates, IL 60192

PARKING GARAGES - KEY PLAN

Project Number:
190128
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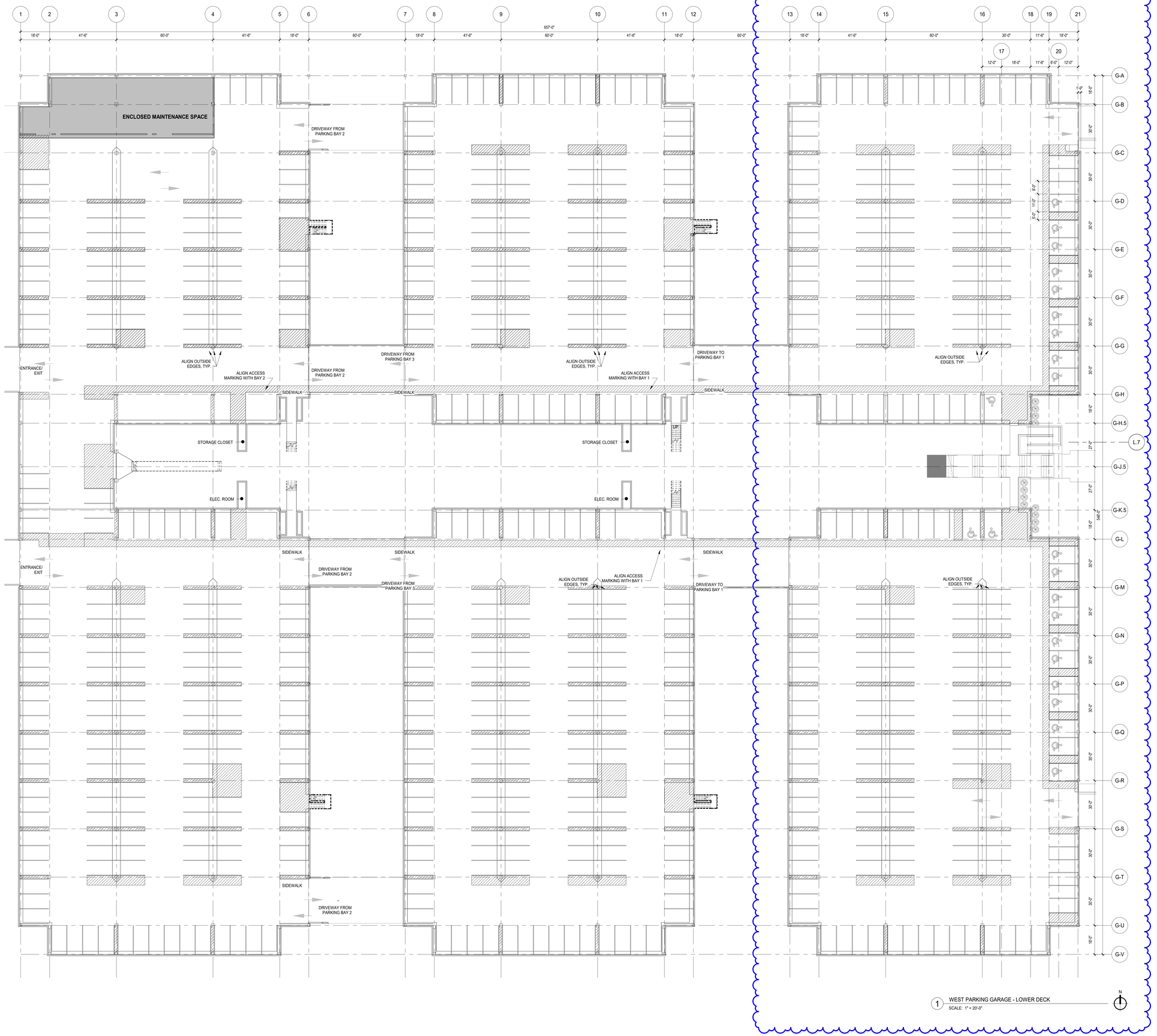
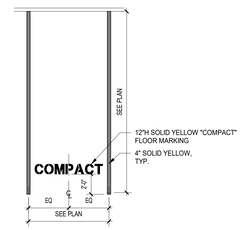
GENERAL NOTES

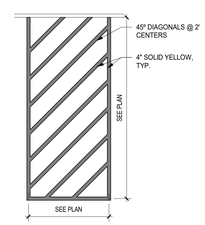
1. CLEARLY MARK ALL SPACES AND FIRE LANES AT AND ADJACENT TO FDC LOCATIONS.
2. PROVIDE INTERNAL REFLECTIVE MARKINGS FOR ALL VALVE CONNECTIONS.



1 WEST PARKING GARAGE - LOWER DECK
SCALE: 1" = 20'-0"



3 PAVEMENT MARKING - COMPACT
SCALE: 3/16" = 1'-0"



2 PAVEMENT MARKING - TYPICAL
SCALE: 3/16" = 1'-0"

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BELL WORKS CHICAGO - WEST VESTIBULE

2000 AT&T Center Dr, Hoffman Estates, IL 60192

WEST PARKING GARAGE - LOWER DECK

Project Number: 190128
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GENERAL NOTES

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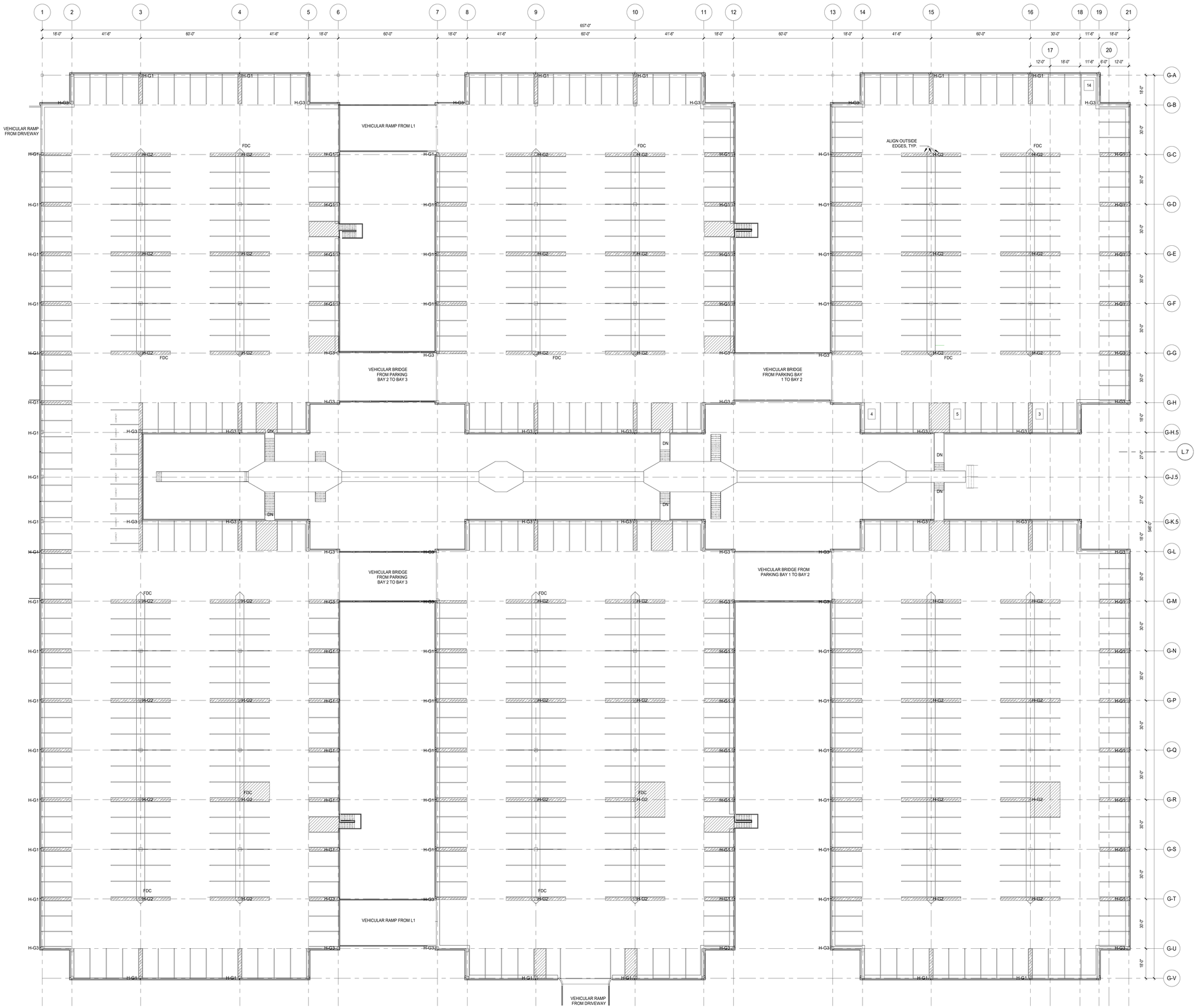
2. PROVIDE INTERNAL REFLECTIVE MARKINGS FOR ALL VALVE CONNECTIONS.



1 WEST PARKING GARAGE - UPPER DECK
SCALE: 1" = 20'-0"

N

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BELL WORKS CHICAGO - WEST VESTIBULE

2000 AT&T Center Dr, Hoffman Estates, IL 60192

WEST PARKING GARAGE - UPPER DECK

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ELECTRICAL ABBREVIATIONS LIST

1P	1 POLE (2P, 3P, 4P, ETC.)
A	AMPERE
AC	ABOVE COUNTER OR AIR CONDITIONER
ACLG	ABOVE CEILING
ADO	AUTOMATIC DOOR OPENER
AF	AMP FRAME
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AFI	ARC FAULT CIRCUIT INTERRUPTER
AHU	AIR HANDLING UNIT
AL	ALUMINUM
ALT	ALTERNATE
AMP	AMPERE
AMPL	AMPLIFIER
ANNUN	ANNUNCIATOR
APPROX	APPROXIMATELY
AQ-STAT	AQUASTAT
ARCH	ARCHITECT, ARCHITECTURAL
AS	AMP SWITCH
AT	AMP TRIP
ATS	AUTOMATIC TRANSFER SWITCH
AUTO	AUTOMATIC
AUX	AUXILIARY
AV	AUDIO VISUAL
AWG	AMERICAN WIRE GAUGE
BATT	BATTERY
BD	BOARD
BLDG	BUILDING
BMS	BUILDING MANAGEMENT SYSTEM
C	CONDUIT
CAB	CABINET
CAT	CATALOG
CATV	CABLE TELEVISION
CB	CIRCUIT BREAKER
CCTV	CLOSED CIRCUIT TELEVISION
CKT	CIRCUIT
CLG	CEILING
COMB	COMBINATION
CMPR	COMPRESSOR
CONN	CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUATION OR CONTINUOUS
CONTR	CONTRACTOR
CONV	CONVECTOR
CP	CIRCULATING PUMP
CRT	CATHODE-RAY TUBE
CT	CURRENT TRANSFORMER
CTR	CENTER
CU	COPPER
DCP	DOMESTIC WATER CIRCULATING PUMP
DEPT	DEPARTMENT
DET	DETAIL
DIA	DIAMETER
DISC	DISCONNECT
DIST	DISTRIBUTION
DN	DOWN
DPR	DAMPER
DS	SAFETY DISCONNECT SWITCH
DT	DOUBLE THROW
DWG	DRAWING
EC	ELECTRICAL CONTRACTOR
ELEC	ELECTRIC, ELECTRICAL
ELEV	ELEVATOR
EM	EMERGENCY
EMS	ENERGY MANAGEMENT SYSTEM
EMT	ELECTRICAL METALLIC TUBING
EP	ELECTRIC PNEUMATIC
EQUIP	EQUIPMENT
EWC	ELECTRIC WATER COOLER
EXIST	EXISTING
EXH	EXHAUST
EXP	EXPLOSION PROOF
FA	FIRE ALARM
FABP	FIRE ALARM BOOSTER POWER SUPPLY PANEL
FACP	FIRE ALARM CONTROL PANEL
FCU	FAN COIL UNIT
FIXT	FIXTURE
FLR	FLOOR
FLUOR	FLUORESCENT
FU	FUSE
FUDS	FUSED SAFETY DISCONNECT SWITCH
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GEN	GENERATOR
GFI	GROUND FAULT CIRCUIT INTERRUPTER
GFP	GROUND FAULT PROTECTOR
GND	GROUND
GRS	GALVANIZED RIGID STEEL (CONDUIT)
GYP BD	GYPSUM BOARD
HOA	HANDS-OFF-AUTOMATIC SWITCH
HORIZ	HORIZONTAL
HP	HORSEPOWER
HPF	HIGH POWER FACTOR
HT	HEIGHT
HTG	HEATING
HTR	HEATER
HV	HIGH VOLTAGE
HVAC	HEATING, VENTILATING AND AIR CONDITIONING
HWP	HYDRONIC WATER PUMP
IC	INTERRUPTING CAPACITY
IG	ISOLATED GROUND
IMC	INTERMEDIATE METAL CONDUIT
INCAND	INCANDESCENT
IR	INFRARED
IW	INTERLOCK WITH
J-BOX	JUNCTION BOX
KV	KILOVOLT
KVA	KILOVOLT-AMPERE
KVAR	KILOVOLT-AMPERE REACTIVE
KW	KILOWATT
KWH	KILOWATT HOUR
LOC	LOCATE OR LOCATION
LT	LIGHT
LTG	LIGHTING
LTNG	LIGHTNING
LV	LOW VOLTAGE
MAX	MAXIMUM
MAG.S	MAGNETIC STARTER
M/C	MOMENTARY CONTACT
MC	MECHANICAL CONTRACTOR
MCB	MAIN CIRCUIT BREAKER
MCC	MOTOR CONTROL CENTER
MDC	MAIN DISTRIBUTION CENTER
MDP	MAIN DISTRIBUTION PANEL
MFR	MANUFACTURER
MFS	MAIN FUSED DISCONNECT SWITCH
MH	MANHOLE
MIC	MICROPHONE
MIN	MINIMUM
MISC	MISCELLANEOUS
MLO	MAIN LUGS ONLY
MMS	MANUAL MOTOR STARTER
MOA	MULTIOUTLET ASSEMBLY
MSP	MOTOR STARTER PANELBOARD
MSBD	MAIN SWITCHBOARD
MT	MOUNT
MT.C	EMPTY CONDUIT
MTS	MANUAL TRANSFER SWITCH
MTR	MOTOR, MOTORIZED
N.C.	NORMALLY CLOSED
NEC	NATIONAL ELECTRICAL CODE
NEMA	NATIONAL ELECTRICAL MANUFACTURER'S ASSOC.
NFDS	NON-FUSED SAFETY DISCONNECT SWITCH
NIC	NOT IN CONTRACT
NL	NIGHT LIGHT
N.O.	NORMALLY OPEN
NPF	NORMAL POWER FACTOR
NTS	NOT TO SCALE
OH	OVERHEAD
OL	OVERLOADS
PA	PUBLIC ADDRESS
PB	PULL BOX OR PUSHBUTTON
PE	PNEUMATIC ELECTRIC
PED	PEDESTAL
PF	POWER FACTOR
PH	PHASE
PIV	POST INDICATING VALVE
PNL	PANEL
PP	POWER POLE
PR	PAIR
PRI	PRIMARY
PROJ	PROJECTION
PRV	POWER ROOF VENTILATOR
PT	POTENTIAL TRANSFORMER
PVC	POLYVINYL CHLORIDE (CONDUIT)
PWR	POWER
QUAN	QUANTITY
RCPT	RECEPTACLE
REQD	REQUIRED
RM	ROOM
RSC	RIGID STEEL CONDUIT
RTU	ROOF TOP UNIT
SC	SURFACE CONDUIT
SEC	SECONDARY
SHT	SHEET
SIM	SIMILAR
S/N	SOLID NEUTRAL
SPEC	SPECIFICATION
SPKR	SPEAKER
SP	SPARE
SR	SURFACE RACEWAY
SS	STAINLESS STEEL
SSW	SELECTOR SWITCH
S/S	STOP/START PUSHBUTTONS
STA	STATION
STD	STANDARD
SURF	SURFACE MOUNTED
SW	SWITCH
SWBD	SWITCHBOARD
SYM	SYMMETRICAL
SYS	SYSTEM
TEL	TELEPHONE
TEL/DATA	TELEPHONE/DATA
TERM	TERMINAL
TL	TWIST LOCK
TR	TAMPER RESISTANT
T-STAT	THERMOSTAT
TTC	TELEPHONE TERMINAL CABINET
TV	TELEVISION
TVTC	TELEVISION TERMINAL CABINET
TYP	TYPICAL
UC	UNDER COUNTER
UE	UNDERGROUND ELECTRICAL
UG	UNDERGROUND
UH	UNIT HEATER
UT	UNDERGROUND TELEPHONE
UTIL	UTILITY
UV	UNIT VENTILATOR OR ULTRAVIOLET
V	VOLT
VA	VOLT-AMPERES
VDT	VIDEO DISPLAY TERMINAL
VERT	VERTICAL
VFD	VARIABLE FREQUENCY DRIVE
VOL	VOLUME
W	WATT
W/	WITH
WG	WIRE GUARD
WH	WATER HEATER
W/O	WITHOUT
WP	WEATHERPROOF
XFMR	TRANSFORMER
XFR	TRANSFER

ELECTRICAL GENERAL NOTES

1. DRAWINGS ARE GENERALLY DIAGRAMMATIC. ROUTING OF CONDUITS, RACEWAYS, ETC., AS SHOWN ON DRAWINGS, DOES NOT INTEND TO SHOW EVERY RISE, DROP, OFFSET, FITTING, NOR EVERY STRUCTURAL ELEMENT THAT MAY BE ENCOUNTERED DURING THE INSTALLATION OF THIS WORK. EACH CONTRACTOR SHALL MAKE ANY REQUIRED CHANGES FROM THE GENERAL ROUTING SHOWN ON THESE DRAWINGS, SUCH AS OFFSETS, BENDS, OR CHANGES IN ELEVATION DUE TO COORDINATION WITH THE WORK OF OTHER TRADES AND BUILDING CONSTRUCTION. ALL CHANGES SHALL BE MADE WITHOUT ADDITIONAL COST TO THE OWNER OR DELAY IN COMPLETION DATE OF THE PROJECT.
2. IT IS INTENDED THAT EQUIPMENT SHALL BE LOCATED SYMMETRICALLY WITH THE ARCHITECTURAL ELEMENTS OF THE BUILDING, NOTWITHSTANDING THE FACT THAT LOCATIONS INDICATED BY THESE DRAWINGS MAY BE DISTORTED FOR CLEARNESS OF PRESENTATION.
3. CONTRACTOR SHALL CHECK DRAWINGS OF OTHER TRADES TO VERIFY THAT SPACES IN WHICH THEIR WORK WILL BE INSTALLED ARE CLEAR OF OBSTRUCTIONS. WORK SHALL BE INSTALLED TO MAINTAIN MAXIMUM HEADROOM AND SPACE CONDITIONS AT ALL POINTS IN THE BUILDING. WHERE HEADROOM OR SPACE CONDITIONS APPEAR INADEQUATE, CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE INSTALLATION OF THEIR WORK.
4. CONTRACTOR SHALL FURNISH OTHER TRADES ADVANCE INFORMATION AND/OR SHOP DRAWINGS ON LOCATIONS AND SIZES OF PIPING, DUCTWORK, CONDUIT, RACEWAYS, EQUIPMENT, FRAMES, BOXES, SLEEVES, AND OPENINGS, ETC. NEEDED FOR THEIR WORK TO PERMIT OTHER TRADES AFFECTED TO INSTALL THEIR WORK PROPERLY AND WITHOUT DELAY.
5. WHERE THERE IS EVIDENCE THAT WORK OF ONE TRADE WILL INTERFERE WITH WORK OF OTHER TRADES, ALL TRADES SHALL MEET ON JOB SITE TO WORK OUT SPACE CONDITIONS AND MAKE SATISFACTORY ADJUSTMENTS TO INSTALLATION OF THE NEW WORK. CONTRACTORS SHALL VERIFY EXACT LOCATIONS OF ALL DEVICES AND EQUIPMENT WITH FIELD CONDITIONS, SHOP DRAWINGS, AND WORK OF OTHER TRADES PRIOR TO ROUGH-IN. EACH CONTRACTOR SHALL BE RESPONSIBLE, AT THEIR OWN EXPENSE, FOR THE REMOVAL AND REINSTALLATION OF ANY PART OF THEIR WORK IF SAME WAS INSTALLED WITHOUT CONSULTING WITH OTHER TRADES BEFORE INSTALLING THEIR WORK.
6. CONTRACTOR SHALL PROVIDE SLEEVES IN BEAMS, FLOORS, COLUMNS, AND WALLS AS SHOWN ON THE DRAWINGS AS REQUIRED BY JOB SITE CONDITIONS, AND/OR AS SPECIFIED WHEN INSTALLING THEIR WORK. ALL BEAMS AND COLUMNS WHICH ARE REQUIRED TO BE SLEEVED SHALL BE CUT AND REINFORCED AS REQUIRED BY FIELD CONDITIONS, AND LOCATIONS AND SIZES SHALL BE CHECKED AND APPROVED BY ARCHITECT BEFORE CONTRACTOR CUTS AND STRUCTURAL BUILDING MEMBER.
7. THE SEQUENCE FOR THE INSTALLATION OF ALL WORK SHALL BE COORDINATED BETWEEN ALL CONTRACTORS ON THE PROJECT AND IN STRICT ACCORDANCE WITH ARCHITECT/ENGINEER AND OWNERS STIPULATION AS DIRECTED.
8. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL AND STRUCTURAL CONTRACT DRAWINGS (BEFORE SUBMITTING THEIR BIDS) TO FAMILIARIZE THEMSELVES WITH THE EXTENT OF THE GENERAL CONTRACTORS WORK, CEILING HEIGHTS AND CLEARANCE FOR INSTALLING THEIR WORK.
9. CONTRACTOR SHALL BE RESPONSIBLE AND PAY FOR ALL CORING, CUTTING, PATCHING, REPAIRING, REFINISHING, AND REMOVAL/REPLACEMENT OF NEW BUILDING CONSTRUCTION REQUIRED TO ACCOMMODATE THE INSTALLATION, OR REMOVAL OF THEIR WORK. ALL PATCHING, REPAIRING, AND REFINISHING WORK SHALL BE PERFORMED BY THOSE REGULARLY INVOLVED IN THAT TRADE, AND SHALL MATCH THE ADJACENT CONSTRUCTION AS CLOSELY AS POSSIBLE. CARE SHALL BE TAKEN SO AS NOT TO DAMAGE ANY EXISTING BUILDING CONSTRUCTION OR ITEMS THAT ARE TO REMAIN. ANY EXISTING FINISHES THAT ARE DAMAGED DURING THE INSTALLATION OF NEW WORK, OR REMOVAL OF EXISTING WORK, SHALL BE REPAIRED, REPLACED, AND PAID FOR BY THE INSTALLING CONTRACTOR TO THE SATISFACTION OF THE ARCHITECT AND OWNER. REFER TO ARCHITECTURAL DRAWINGS FOR EXISTING BUILDING CONSTRUCTION THAT IS TO REMAIN AND, THEREFORE, SUBJECT TO PATCHING, REPAIRING, REFINISHING, AND REMOVAL/REPLACEMENT.
10. CONTRACTOR SHALL INSTALL ALL AUXILIARY SUPPORTING STEEL AS REQUIRED FOR THE SUPPORTING OF THEIR CONDUIT, EQUIPMENT, ETC. ALL SUPPORTING STEEL FOR ITEMS ABOVE A SUSPENDED CEILING SHALL BE FROM BUILDING STRUCTURAL MEMBERS ONLY.
11. UNLESS INDICATED OTHERWISE, THE ARCHITECT/ENGINEER MAKES NO REPRESENTATION AS TO WHETHER OR NOT ANY HAZARDOUS OR CONTAMINATED MATERIALS (INCLUDING BUT NOT LIMITED TO ASBESTOS, PCBs, CONTAMINATED SOILS, ETC.) ARE PRESENT WITHIN THE EXISTING BUILDING OR ON THE SITE. WORK SHOWN ON THE DRAWINGS AND/OR INDICATED IN THE SPECIFICATIONS SHALL NOT BE CONSTRUED TO CALL FOR CONTACT WITH ANY OF THESE MATERIALS. IF THESE MATERIALS ARE ENCOUNTERED OR SUSPECTED, THE CONTRACTOR SHALL NOT DISTURB THEM AND SHALL CONTACT THE ARCHITECT/ENGINEER IMMEDIATELY.
12. CONTRACTOR SHALL STORE ALL MATERIALS AND EQUIPMENT SHIPPED TO THE SITE IN A PROTECTED AREA. IF MATERIAL IS STORED OUTSIDE OF THE BUILDING, IT MUST BE STORED OFF THE GROUND A MINIMUM OF SIX INCHES (6") SET ON 6X6 PLANKS AND/OR WOOD PALLETS. ALL MATERIAL AND EQUIPMENT MUST BE COMPLETELY COVERED WITH WATERPROOF TARPS OR VISQUIN. ALL CONDUIT WILL HAVE THE ENDS CLOSED TO KEEP OUT DIRT AND OTHER DEBRIS. NO EQUIPMENT WILL BE ALLOWED TO BE STORED ON THE SITE UNLESS IT IS SITTING ON WOOD PLANKS AND COMPLETELY PROTECTED WITH WEATHERPROOF COVERS.
13. THE DRAWINGS, SCHEDULES, AND SPECIFICATIONS HAVE BEEN PREPARED USING ONE MANUFACTURER FOR EACH PIECE OF EQUIPMENT AS THE BASIS FOR DIMENSIONAL DESIGN. IF THE CONTRACTOR PURCHASES EQUIPMENT FROM A SPECIFIED ACCEPTABLE MANUFACTURER, BUT NOT THE SCHEDULED MANUFACTURER USED FOR THE BASE DESIGN, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL THE DIMENSIONS OF THE EQUIPMENT TO VERIFY THAT IT WILL FIT IN THE SPACE SHOWN ON THE DRAWINGS. MINOR DEVIATIONS IN DIMENSIONS WILL BE PERMITTED, PROVIDED THE RATINGS MEET THOSE SHOWN ON THE DRAWINGS AND EQUIPMENT WILL PHYSICALLY FIT INTO THE SPACE ALLOCATED WITH THE SUITABLE ACCESS AROUND EQUIPMENT FOR OPERATION AND MAINTENANCE OF THE EQUIPMENT. WHEN EQUIPMENT SUBMITTED FOR REVIEW DOES NOT MEET THE PHYSICAL SIZE OR ARRANGEMENT OF THAT SCHEDULED AND SPECIFIED, CONTRACTOR SHALL PAY FOR ALL ALTERATIONS REQUIRED TO ACCOMMODATE SUCH EQUIPMENT AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR WILL ALSO PAY ALL COSTS FOR ADDITIONAL WORK REQUIRED BY OTHER CONTRACTORS, OWNER, ARCHITECT, OR ENGINEER TO MAKE CHANGES WHICH WOULD ALLOW THE EQUIPMENT TO FIT IN THE SPACE AND FUNCTION AS INTENDED.
14. CONTRACTOR AND/OR MANUFACTURER SHALL VERIFY THAT THE CHARACTERISTICS OF THE EQUIPMENT HE SUBMITS FOR REVIEW MEET THE CAPACITY AND DUTY SPECIFIED.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND THEIR ASSOCIATED FEES.
16. CONTRACTOR SHALL PROVIDE WARRANTY FOR ALL MATERIAL AND GUARANTEE ALL WORKMANSHIP PROVIDED BY HIM FOR 1 (ONE) YEAR FOR SUBSTANTIAL COMPLETION OF WORK INVOLVED.

ELECTRICAL FIXTURES

20A, 2P, 3 WIRE, GROUNDING TYPE, "DECORA STYLE" DUPLEX RECEPTACLE NEMA 5-20R INSTALLED +18" AFF,OC,UNO, WHITE. BLACK IN SCIENCE ROOM ON BACK SPLASH.

GFI - GROUND FAULT INTERRUPTER RECEPTACLE
USB - RECEPTACLE WITH INTEGRATED (2) USB PORTS
IG - ISOLATED GROUND
XX" - ABOVE FINISH FLOOR HEIGHT
WP - WEATHER PROOF. PROVIDE WEATHERPROOF DIE-CAST ALUMINUM-LIFT LID & GFCI TYPE RECEPTACLE. SEAL PENETRATION USING APPROVED MATERIALS AND METHODS TO MAINTAIN THE WEATHER TIGHT INTEGRITY.

(2) DUPLEX RECEPTACLE - SAME SPEC'S AS DUPLEX RECEPTACLE

(1) DUPLEX RECEPTACLE - 6" ABOVE COUNTER VIF - SAME SPEC'S AS DUPLEX RECEPTACLE

(2) DUPLEX RECEPTACLE - 6" ABOVE COUNTER VIF - SAME SPEC'S AS DUPLEX RECEPTACLE

(1) DUPLEX RECEPTACLE - CEILING MOUNTED - SAME SPEC'S AS DUPLEX RECEPTACLE

SPECIAL PURPOSE RECEPTACLE AT +18" AFF, VOLTAGE/ NUMBER OF POLES AS SHOWN IN PLANS, NEMA-TYPE TO BE DETERMINED PER EQUIPMENT

SPECIAL PURPOSE RECEPTACLE, FLOOR BOX MOUNTED

SPECIAL PURPOSE RECEPTACLE, CEILING MOUNTED

MULTI-SERVICE CAST IRON RECESSED FLOOR BOX WITH GFI TYPE DUPLEX RECEPTACLE AND VOICE / DATA PROVISIONS. WIREMOLD RFB4 SERIES OR EQUAL, UNO
(1) 3/4" CONDUIT FOR POWER
(1) 1 1/4" CONDUIT FOR VOICE / DATA CABLING.
ALL COMPONENTS AND ACCESSORIES FOR COMPLETE SYSTEM. SAW CUT AND PATCH FLOOR AS REQUIRED.

MULTI-SERVICE CAST IRON RECESSED FLOOR BOX WITH GFI TYPE (2) DUPLEX RECEPTACLE AND VOICE / DATA PROVISIONS. WIREMOLD EVOLUTION SERIES OR EQUAL, UNO
(1) 3/4" CONDUIT FOR POWER
(1) 1 1/4" CONDUIT FOR VOICE / DATA CABLING.
ALL COMPONENTS AND ACCESSORIES FOR COMPLETE SYSTEM. SAW CUT AND PATCH FLOOR AS REQUIRED.

MULTI-SERVICE CAST IRON POKE-THRU FLOOR BOX WITH GFI TYPE DUPLEX RECEPTACLE AND VOICE / DATA PROVISIONS. WIREMOLD EVOLUTION SERIES-6" OR EQUAL, UNO
(1) 3/4" CONDUIT FOR POWER
ALL COMPONENTS AND ACCESSORIES FOR COMPLETE SYSTEM. CORE AND PATCH FLOOR AS REQUIRED.

POKE-THRU FLOOR BOX, (2) DUPLEX RECEPTACLE, SAME SPEC'S AS ABOVE

CORD REEL BY HUBBELL (OR EQUAL) #HBL45123GF220WM1, GFCI MODULE #GFPIL20, PLATE #HBLPB5FS, RECEPTACLE #HBL5352GY. SEE DETAIL FOR MORE INFO

WALL MOUNTED JUNCTION BOX. "H" DENOTES HEIGHT ABOVE FINISHED FLOOR

JUNCTION BOX FLOOR

JUNCTION BOX WITH FLEXIBLE CONDUIT AND FINAL CONNECTION TO EQUIPMENT. "CLNG" REPRESENT CEILING MOUNT

CEILING JUNCTION BOX "CLNG"

PROVIDE __A, 3 POLE ___V. NON-FUSIBLE SAFETY SWITCH. NEMA __ ENCLOSURE.

PROVIDE __A, 3 POLE ___V. FUSIBLE SAFETY SWITCH WITH DUAL ELEMENT FUSES SIZED PER EQUIPMENT MANUFACTURERS RECOMMENDATION. NEMA __ ENCLOSURE.

PROVIDE ___V. COMBINATION MOTOR STARTER / FUSIBLE SAFETY SWITCH, NEMA SIZE AS INDICATED, F/NR, WITH DUAL ELEMENT FUSES SIZE PER EQUIPMENT MANUFACTURERS RECOMMENDATION. PROVIDE WITH HAND-OFF-AUTO SWITCH, PILOT LIGHTS, CONTROL TRANSFORMER AND (1) N.O. (1) N.C. CONTROL CONTACTS NEMA 1 ENCLOSURE.

PROVIDE MANUAL MOTOR STARTER THERMAL OVERLOAD SWITCH AND 120V, 20A, CONTROL RELAY / CONTRACTOR TO CONTROL PUMP (VERIFY CONTROL VOLTAGE WITH BAS CONTRACTOR)

MANUAL MOTOR STARTER, THERMAL OVERLOAD TOGGLE SWITCH

VFD VARIABLE FREQUENCY DRIVE, SEE "ME" SHEET SCHEDULE FOR MORE INFO

GAS EMERGENCY GAS SHUT OFF, SEE DETAILS FOR MORE INFO. PROVIDE 120V POWER FOR GAS SELONOID VALVE. VIF. PROVIDE POLYCARBONATE COVER.

EPO EMERGENCY POWER SHUT OFF, RESETABLE BUTTON. PROVIDE REMOTE RESETABLE CONTACTOR(S) FOR RECEPTACLES OR UTILIZE MAIN DISCONNECT WITH SHUNT TRIP AT PANEL. PROVIDE POLYCARBONATE COVER.

PB PULL BOX WHERE REQUIRED VIF

ELECTRICAL NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2017 NEC, 2018 IECC AND ALL LOCAL CODES.
2. PROVIDE ALL PERMITS AND INSPECTION FEES.
3. ALL MATERIAL AND LABOR SHALL BE GUARANTEED FOR ONE YEAR AFTER FINAL ACCEPTANCE BY THE ENGINEER.
4. THIS CONTRACTOR SHALL PROVIDE ALL HIS OWN RIGGING, SCAFFOLDING, RUBBISH REMOVAL, AND LEAVE SPACE BROOM CLEAN.
5. MINIMUM SIZE CONDUIT SHALL BE 3/4" E.M.T.
6. MINIMUM SIZE WIRE SHALL BE #12 THHN, WITH #14 USED FOR CONTROL WIRING.
7. WIRE #14 THROUGH #10 SHALL BE COPPER THHN; #8 THROUGH 500 MCM SHALL BE STRANDED COPPER THHN. ALUMINUM WIRE NOT ACCEPTABLE. ALL WIRE SHALL BE COLOR CODED.
8. THIS CONTRACTOR SHALL PROVIDE ALL NECESSARY CUTTING AND PATCHING INCLUDING SLEEVES AND INSERTS.
9. ALL NEW CIRCUIT BREAKERS SHALL BE "QOB" BOLT-ON BREAKERS (10,000 A.I.C.), OR EQUAL BY G.E. OR ITE. (PROVIDE NEW CIRCUIT BREAKERS COMPATIBLE WITH NEW PANELBOARD). PROVIDE TYPEWRITTEN DIRECTORIES IN ALL PANELS.
10. BEFORE SUBMITTING HIS BID, THE ELECTRICAL CONTRACTOR SHALL VISIT THE SITE TO ASCERTAIN ALL WORK INVOLVED IN THE PROJECT.
11. THIS CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS ON THE PROJECT.
12. THIS CONTRACTOR SHALL MAKE NECESSARY MODIFICATIONS AND ADJUSTMENTS TO ALL ELECTRICAL ITEMS AND EQUIPMENT AS MAY BE REQUIRED BY THIS WORK.
13. EQUIPMENT GROUNDING SHALL BE USED TO CONNECT THE GROUNDING TERMINAL OF RECEPTACLES TO THE GROUNDED METALLIC BOX.

ELECTRICAL FIXTURES

HD HAND DRYER - PROVIDE 120V 20A/1P DEDICATED CIRCUIT FURNISHED BY OTHERS, INSTALLED BY THIS CONTRACTOR. INSTALL PER MANUFACTURERS RECOMMENDATIONS.

TS1 WALL POWER/DATA/AV STATION;
SEE PLAN/DETAIL FOR POWER, DATA AND AV REQUIREMENTS. (SEE TECHNOLOGY DRAWINGS FOR FOR MORE INFO AND SCOPE OF WORK). HEIGHT REPRESENTED IN DRAWINGS SHALL BE CENTER ON OF THE DEVICE.

TS FLOOR POWER/DATA/AV STATION;
SEE PLAN/DETAIL FOR POWER, DATA AND AV REQUIREMENTS. (SEE TECHNOLOGY DRAWINGS FOR FOR MORE INFO AND SCOPE OF WORK). HEIGHT REPRESENTED IN DRAWINGS SHALL BE CENTER ON OF THE DEVICE.

AVP WALL PROJECTOR OR TV POWER/DATA/AV STATION;
SEE PLAN/DETAIL FOR POWER, DATA AND AV REQUIREMENTS. (SEE TECHNOLOGY DRAWINGS FOR FOR MORE INFO AND SCOPE OF WORK). HEIGHT REPRESENTED IN DRAWINGS SHALL BE CENTER ON OF THE DEVICE.

CLNG AVP CEILING PROJECTOR OR TV POWER/DATA/AV STATION;
SEE PLAN/DETAIL FOR POWER, DATA AND AV REQUIREMENTS. (SEE TECHNOLOGY DRAWINGS FOR FOR MORE INFO AND SCOPE OF WORK). HEIGHT REPRESENTED IN DRAWINGS SHALL BE CENTER ON OF THE DEVICE.

CS CHARGING STATION;
(1) DUPLEX RECEPTACLE
(2) 4-PORT USB DEVICE OUTLET, LEVITON USB4P (OR EQUAL).
SEE PLAN/DETAIL FOR POWER, DATA AND AV REQUIREMENTS. HEIGHT REPRESENTED IN DRAWINGS SHALL BE CENTER ON OF THE DEVICE.

COMMUNICATION DEVICES

INTERCOM SYSTEM CALL SWITCH, PROVIDE 3/4"C ROUGH UP TO ABOVE CEILING.

IS FLUSH CEILING MOUNTED INTERCOM SYSTEM TWO-WAY SPEAKER. "WG" DENOTES WIRE GUARD

WALL MOUNTED INTERCOM SYSTEM TWO-WAY SPEAKER. "WG" DENOTES WIRE GUARD, "WP" DENOTES WEATHER PROOF

S FLUSH CEILING MOUNTED STANDARD SPEAKER AS SPECIFIED

S WALL MOUNTED STANDARD SPEAKER AS SPECIFIED. "WP" DENOTES WEATHER PROOF, "WG" DENOTES WIRE GUARD

V LOCAL VOLUME CONTROL

SURFACE MOUNTED BATTERY OPERATED CLOCK , CORRIDOR AND COMMON SPACES SHALL BE DOUBLELFACED. "WG" DENOTES WIRE GUARD

ELECTRICAL EQUIPMENT

SWITCHGEAR / MAIN DISCONNECT / METER SECTION , SEE PLANS AND RISER DIAGRAM FOR MORE INFO. PROVIDE MIN. 4" HEIGHT HOUSE KEEPING CONCRETE PAD

DISTRIBUTION PANEL, DASHED LINE REPRESENTS MINIMUM WORKING CLEARANCE SEE PLANS AND RISER DIAGRAM FOR MORE INFO

RECESSED BRANCH CIRCUIT PANEL, DASHED LINE REPRESENTS MINIMUM WORKING CLEARANCE SEE PLANS AND RISER DIAGRAM FOR MORE INFO

SURFACE MOUNTED BRANCH CIRCUIT PANEL, DASHED LINE REPRESENTS MINIMUM WORKING CLEARANCE SEE PLANS AND RISER DIAGRAM FOR MORE INFO

T DRY TYPE TRANSFORMER, SEE PLANS AND RISER DIAGRAM FOR MORE INFO. PROVIDE MIN. 4" HEIGHT HOUSE KEEPING CONCRETE PAD

TTB TELEPHONE TERMINAL BOARD (SIZE AS NOTED IN THE PLAN) (3/4" PLYWOOD BACKBOARD COATED WITH FIRE RETARDANT PAINT)

CONDUIT WALL SLEEVE FOR ROUTING OF LOW VOLTAGE CABLING. PROVIDE FOR EACH SHOWN. A MINIMUM OF (2) 2" CONDUIT(S) STUBBED INTO CEILING SPACES, UNLESS SPECIFICALLY NOTED OTHERWISE. PROVIDE THREADED / SCREWED INSULATED BUSHINGS AT EACH END.

CONDUIT ROUTED CONCEALED IN WALLS AND CEILING. HASH MARKS DENOTE QUANTITY OF #12 AWG CONDUCTORS OR AS NOTED

CONDUIT ROUTED EXPOSED. INSTALL PARALLEL TO WALLS AND CEILINGS. HASH MARKS DENOTE QUANTITY OF #12 AWG CONDUCTORS OR AS NOTED

CONDUIT INSTALLED BELOW GRADE. HASH MARK DENOTES QUANTITY OF #12 AWG CONDUCTORS OR AS NOTED

DENOTES CONDUIT HOMERUN, 3/4" MINIMUM, PANEL DESTINATION AND CIRCUIT NUMBER(S) AS INDICATED

SHORT TICK MARK DENOTES LINE (HOT) OR SWITCH LEG CONDUCTOR, #12 AWG MIN.

LONG TICK MARK DENOTES NEUTRAL CONDUCTOR, #10 AWG MIN.

DENOTES INSULATED GROUND WIRE, #12 AWG MINIMUM

VERTICAL - (2) COMPARTMENT, STEEL RACEWAY, WIREMOLD V4000 SERIES COLOR BY ARCHITECT, WITH RECEPTACLES AND DATA OUTLETS INDICATED

HORIZONTAL - (2) COMPARTMENT, STEEL RACEWAY, WIREMOLD V4000 SERIES COLOR BY ARCHITECT, WITH RECEPTACLES AND DATA OUTLETS INDICATED

ACOUSTICALLY SENSITIVE SPACES NOTE

ACOUSTICALLY SENSITIVE SPACES SUCH AS THEATER, STAGE AND MUSIC ROOMS WHICH ARE TO BE CONSIDERED ACOUSTICALLY STRUCTURALLY SEPARATE AND WHICH REQUIRE ACOUSTIC AND VIBRATION ISOLATION - REFER TO ARCHITECTURAL SPECIFICATIONS AND ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

BIDDING NOTE

SEE DRAWING ME1.0 FOR GENERAL NOTES, HVAC/PLUMBING/ELECTRICAL COORDINATION SCHEDULE, AND ADDITIONAL DETAILS APPLICABLE TO THIS TRADE'S WORK.

THIS CONTRACTOR SHALL PROVIDE AND INSTALL ALL RACEWAYS, POWER, BACKBOXES AND STUB-UPS PER DETAILS AND DRAWINGS FROM ARCHITECTURE AND LANDSCAPE TRADES.

FIRE ALARM DEVICES

FACP MAIN FIRE ALARM CONTROL PANEL, PROVIDE 120V DEDICATED EM POWER AND SMOKE DETECTOR ABOVE PANEL. WIRING BETWEEN REMOTE PANELS SHALL MEET NFPA 72 SURVIVABILITY REQUIREMENTS

EVAC FIRE ALARM VOICE EVACUATION PANEL, PROVIDE 120V DEDICATED EM POWER. WIRING BETWEEN REMOTE PANELS SHALL MEET NFPA 72 SURVIVABILITY REQUIREMENTS

ANNC FIRE ALARM ANNUNCIATOR PANEL, PROVIDE 120V DEDICATED EM POWER, WIRING BETWEEN REMOTE PANELS SHALL MEET NFPA 72 SURVIVABILITY REQUIRMENTS

FIRE ALARM SYSTEM PULL STATION INSTALLED +48" AFF

FIRE ALARM SPEAKER AND STROBE CEILING

FIRE ALARM SPEAKER AND STROBE WALL

FIRE ALARM SPEAKER (ONLY) CEILING

FIRE ALARM SPEAKER (ONLY) WALL

FIRE ALARM SPEAKER AND HORN WALL

FIRE ALARM STOBE (ONLY) CEILING

FIRE ALARM SYSTEM STROBE (ONLY) INSTALLED +80" AFF

FIRE ALARM SYSTEM AUDIO/VISUAL HORN CEILING MOUNTED

FIRE ALARM SYSTEM AUDIO/VISUAL HORN INSTALLED +80" AFF

SD FIRE ALARM SYSTEM CEILING SMOKE DETECTOR

HD FIRE ALARM SYSTEM CEILING HEAT DETECTOR

CO CARBON MONOXIDE DETECTOR

FT FIRE ALARM SYSTEM CEILING FIX TEMP HEAT DETECTOR , 212F

DSD DUCT SMOKE DETECTOR, MOUNTED IN CONDITION SPACE IN BUILDING VIF

SD FIRE ALARM SMOKE DAMPER

K DUCT SMOKE DETECTOR REMOTE INDICATING LIGHT WITH KEY OPERATED TEST SWITCH

DUCT SMOKE DETECTOR CEILING TEST SWITCH

FIRE ALARM BELL (ONLY) EXTERIOR WALL MOUNTED +80" AFF

FIRE ALARM SYSTEM BELL/VISUAL EXTERIOR MOUNTED +80" AFF

KB KNOX BOX - RECESSED WHERE NOTED. COORDINATE LOCATION WITH LOCAL FIRE MARSHALL PRIOR TO INSTALL

FIRE ALARM FIRE FIGHTER PHONE

MH MAGNETIC DOOR HOLDER. WALL MOUNTED OR DOOR CLOSER MOUNTED. SEE ARCHITECTURAL DOO

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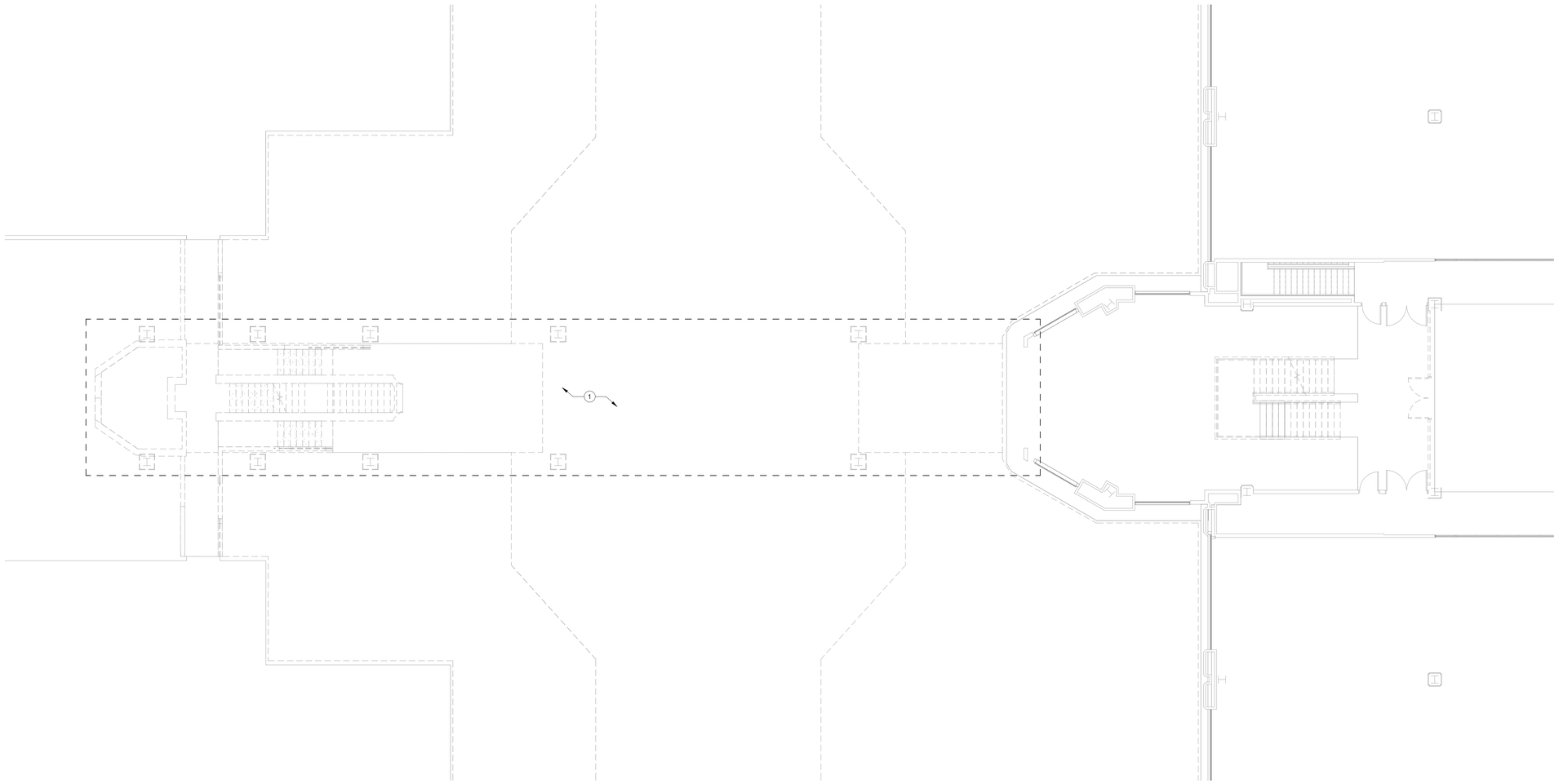
ELECTRICAL DEMOLITION PLAN GENERAL NOTES

1. THESE NOTES APPLICABLE TO ALL DEMOLITION PLANS
2. SEE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR PHASES OF DEMOLITION AND CONSTRUCTION. COORDINATE WITH GENERAL CONSTRUCTION.
3. ALL INDICATED ELECTRICAL EQUIPMENT, FIXTURES, DEVICES AND RELATED CONDUIT AND WIRING TO BE REMOVED UNLESS NOTED OTHERWISE.
4. DEMOLITION OF THE ELECTRICAL SYSTEM AS NOTED ON THE DEMOLITION DRAWINGS, SHALL BE COORDINATE WITH THE RENOVATION REQUIREMENTS TO DETERMINE THIS CONTRACTOR'S WORK.
5. IT IS THE INTENT OF THE ELECTRICAL DEMOLITION DRAWING(S) TO INDICATE AREAS IN WHICH ELECTRICAL EQUIPMENT, CONDUIT, LIGHTING FIXTURES, DEVICES, ETC. NEED TO BE REMOVED, RELOCATED, OR MODIFIED BY THIS CONTRACTOR TO ALLOW FOR THE RENOVATION PHASE OF CONSTRUCTION. THE ELECTRICAL DEMOLITION PLAN IS FOR REFERENCE PURPOSES ONLY AND IT IS NOT INTENDED TO BE THE SOLE SOURCE OF EXISTING CONDITIONS.
6. THIS CONTRACTOR SHALL VISIT THE BUILDING, BEFORE SUBMITTING HIS BID, TO VERIFY THE EXISTING CONDITIONS WHICH WILL AFFECT HIS WORK.
7. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE ELECTRICAL DEMOLITION REQUIRED TO ACCOMMODATE THE RENOVATION. REMOVE AS REQUIRED ALL LIGHTING FIXTURES, RECEPTACLES, EQUIPMENT, DEVICES, ETC. PULL OUT ALL UNUSED CONDUCTORS AND CABLES AND REMOVE ALL ABANDONED CONDUIT. ELECTRICALLY DISCONNECT AIR HANDLING UNITS, ELECTRIC WATER HEATERS, AND OTHER SUCH EQUIPMENT FOR REMOVAL BY OTHERS.
8. REFER TO MECHANICAL AND PLUMBING DEMOLITION DRAWINGS FOR ALL MECHANICAL EQUIPMENT THAT IS TO BE ELECTRICALLY DISCONNECTED OR REMOVED.
9. WHERE EXISTING CEILINGS TO BE REPLACED IN AREAS, EXISTING LIGHTING TO BE REMOVED, OTHER CEILING MOUNTED ELECTRICAL DEVICES TO BE REMOVED AND REINSTALLED IN NEW CEILING WHERE AFFECTED BY NEW WORK.
10. DISCONNECT AND REMOVE ALL ELECTRICAL DEVICES IN WALLS TO BE DEMOLISHED. WALLS TO BE DEMOLISHED ARE SHOWN DASHED. DISCONNECT AND REMOVE ASSOCIATED CONDUIT AND WIRE BACK TO LAST REMAINING DEVICE. FURNISH AND INSTALL CONDUIT AND WIRE AS NECESSARY FOR CONTINUITY OF CIRCUIT(S) TO ANY EXISTING DEVICES TO REMAIN. COORDINATE AND VERIFY REQUIREMENTS WITH NEW WORK IN AREA.
11. FURNISH AND INSTALL CONDUIT AND/OR COMMUNICATIONS/ DATA WIRING AS NECESSARY FOR CONTINUITY OF ANY WIRING ORIGINATING OUTSIDE THE DEMOLITION AREA THAT SERVES ANY COMMUNICATIONS/DATA EQUIPMENT OR DEVICES TO REMAIN AFTER DEMOLITION. MODIFY OR REPLACE AS REQUIRED.
12. DISCONNECT AND REMOVE LIGHT SWITCHES IN DEMOLITION AREAS AS NECESSARY TO ACCOMMODATE NEW DOOR CONFIGURATIONS.
13. DISCONNECT AND REMOVE ANY EXISTING ELECTRICAL DEVICES AND BACK BOXES AS NECESSARY WHERE NEW WALL CONSTRUCTION WILL INTERSECT AN EXISTING WALL. FURNISH AND INSTALL CONDUIT AND WIRE AS REQUIRED FOR CONTINUITY OF CIRCUIT(S).
14. FURNISH AND INSTALL BLANK COVER PLATES OVER ALL EXISTING UNUSED OPENINGS.
15. THE OWNER SHALL HAVE FULL SALVAGE RIGHTS OVER ANY ELECTRICAL DEVICES THAT ARE SCHEDULED TO BE DEMOLISHED. COORDINATE WITH OWNER REPRESENTATIVE SELECTIVE SALVAGEABLE MATERIALS (SUCH AS GENERATOR, HEADEND EQUIPMENT, LIGHT FIXTURES, ETC.) SHALL BE TURNED OVER TO OWNER. DISPOSABLE AND AMONG OTHER GARBAGE MATERIALS SHALL BE REMOVED FROM SITE.
16. ALL EXISTING SECURITY EQUIPMENT SHOWN TO BE REMOVED SHALL BE REMOVED, PROTECTED FROM DAMAGE, AND TURNED OVER TO THE OWNER.
17. DEMOLITION CONSTRUCTION DOCUMENTS INDICATE THE OVERALL AREAS OF DEMOLITION WORK, HOWEVER, INCIDENTAL ASSOCIATED WORK MAY NOT BE SHOWN BUT MAY BE REQUIRED TO COMPLETE NEW WORK. CONTRACTOR IS TO INCLUDE ALL DEMOLITION WORK NECESSARY TO INSTALL THE SCOPE OF THE NEW WORK.

(#) KEYNOTES

1	DISCONNECT AND REMOVE EXISTING LIGHT FIXTURES ON THE BRIDGE GETTING DEMOED. PULL THE LIGHTING CIRCUITS ALONG WITH JUNCTION BOXES, CABLES AND CONDUITS BACK TO THE SOURCE AND IDENTIFY AS SPARE. VERIFY EXACT IN THE FIELD.



1 LEVEL 2 ELECTRICAL DEMOLITION PLAN
SCALE: 1/8" = 1'-0"

Bell Works

Wight

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LICENSED PROFESSIONAL ENGINEER
SUDESH SARAF
062-060912
STATE OF ILLINOIS

EXPIRATION: 11/30/2025

REV	DESCRIPTION	DATE
	ISSUED FOR PERMIT REVISION	10/07/2025
	ISSUED FOR PERMIT REVISION	09/16/2025
	ISSUED FOR PERMIT REVISION	08/05/2025
	ISSUE FOR PERMIT	02.05.2025

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LEVEL 2 ELECTRICAL DEMOLITION PLAN

Project Number:
200072
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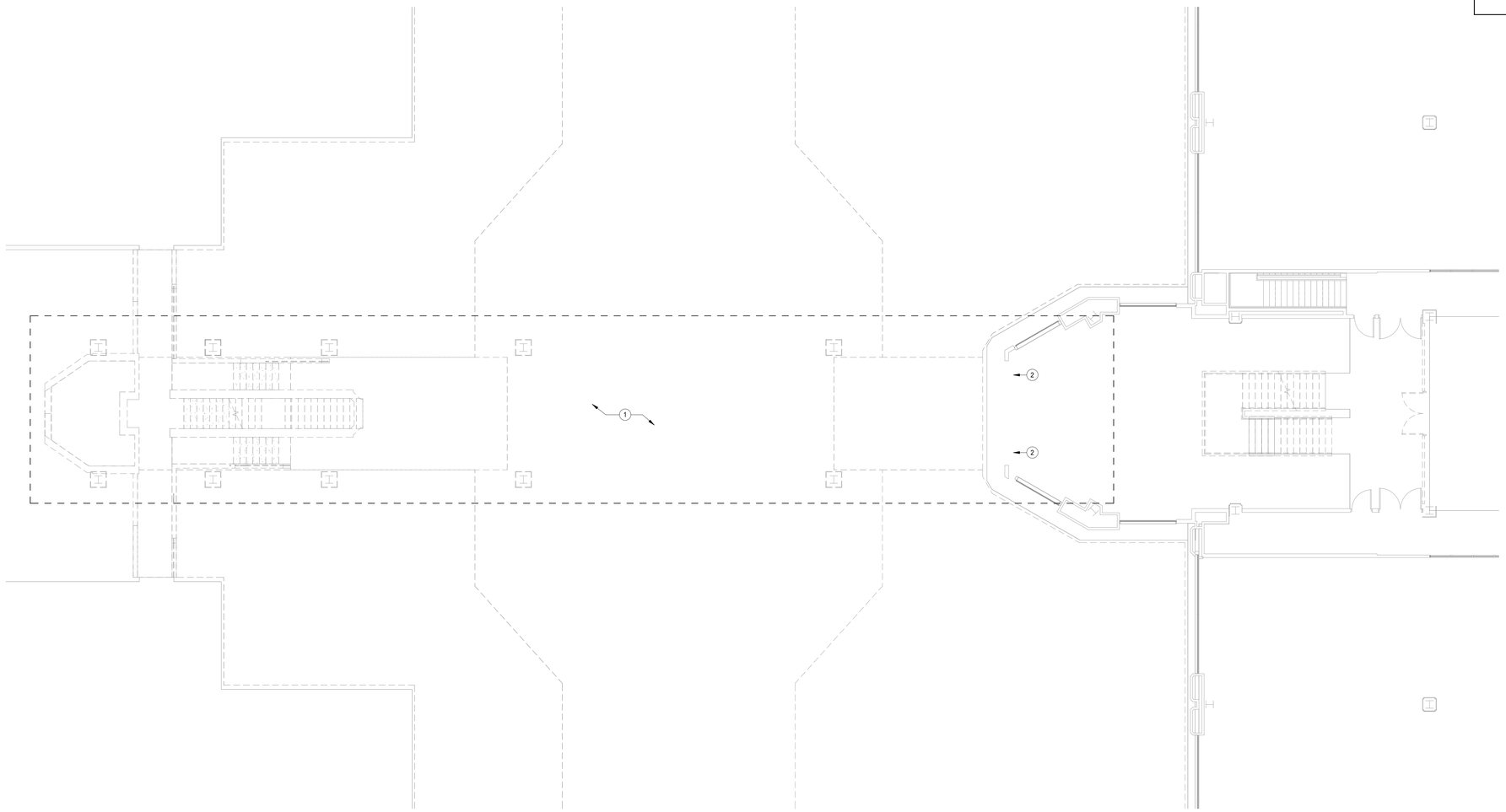
ELECTRICAL DEMOLITION PLAN GENERAL NOTES

1. THESE NOTES APPLICABLE TO ALL DEMOLITION PLANS
2. SEE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR PHASES OF DEMOLITION AND CONSTRUCTION. COORDINATE WITH GENERAL CONSTRUCTION.
3. ALL INDICATED ELECTRICAL EQUIPMENT, FIXTURES, DEVICES AND RELATED CONDUIT AND WIRING TO BE REMOVED UNLESS NOTED OTHERWISE.
4. DEMOLITION OF THE ELECTRICAL SYSTEM AS NOTED ON THE DEMOLITION DRAWINGS, SHALL BE COORDINATE WITH THE RENOVATION REQUIREMENTS TO DETERMINE THIS CONTRACTOR'S WORK.
5. IT IS THE INTENT OF THE ELECTRICAL DEMOLITION DRAWING(S) TO INDICATE AREAS IN WHICH ELECTRICAL EQUIPMENT, CONDUIT, LIGHTING FIXTURES, DEVICES, ETC. NEED TO BE REMOVED, RELOCATED, OR MODIFIED BY THIS CONTRACTOR TO ALLOW FOR THE RENOVATION PHASE OF CONSTRUCTION. THE ELECTRICAL DEMOLITION PLAN IS FOR REFERENCE PURPOSES ONLY AND IT IS NOT INTENDED TO BE THE SOLE SOURCE OF EXISTING CONDITIONS.
6. THIS CONTRACTOR SHALL VISIT THE BUILDING, BEFORE SUBMITTING HIS BID, TO VERIFY THE EXISTING CONDITIONS WHICH WILL AFFECT HIS WORK.
7. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE ELECTRICAL DEMOLITION REQUIRED TO ACCOMMODATE THE RENOVATION. REMOVE AS REQUIRED ALL LIGHTING FIXTURES, RECEPTACLES, EQUIPMENT, DEVICES, ETC. PULL OUT ALL UNUSED CONDUCTORS AND CABLES AND REMOVE ALL ABANDONED CONDUIT. ELECTRICALLY DISCONNECT AIR HANDLING UNITS, ELECTRIC WATER HEATERS, AND OTHER SUCH EQUIPMENT FOR REMOVAL BY OTHERS.
8. REFER TO MECHANICAL AND PLUMBING DEMOLITION DRAWINGS FOR ALL MECHANICAL EQUIPMENT THAT IS TO BE ELECTRICALLY DISCONNECTED OR REMOVED.
9. WHERE EXISTING CEILINGS TO BE REPLACED IN AREAS, EXISTING LIGHTING TO BE REMOVED, OTHER CEILING MOUNTED ELECTRICAL DEVICES TO BE REMOVED AND REINSTALLED IN NEW CEILING WHERE AFFECTED BY NEW WORK.
10. DISCONNECT AND REMOVE ALL ELECTRICAL DEVICES IN WALLS TO BE DEMOLISHED. WALLS TO BE DEMOLISHED ARE SHOWN DASHED. DISCONNECT AND REMOVE ASSOCIATED CONDUIT AND WIRE BACK TO LAST REMAINING DEVICE. FURNISH AND INSTALL CONDUIT AND WIRE AS NECESSARY FOR CONTINUITY OF CIRCUIT(S) TO ANY EXISTING DEVICES TO REMAIN. COORDINATE AND VERIFY REQUIREMENTS WITH NEW WORK IN AREA.
11. FURNISH AND INSTALL CONDUIT AND/OR COMMUNICATIONS/ DATA WIRING AS NECESSARY FOR CONTINUITY OF ANY WIRING ORIGINATING OUTSIDE THE DEMOLITION AREA THAT SERVES ANY COMMUNICATIONS/DATA EQUIPMENT OR DEVICES TO REMAIN AFTER DEMOLITION. MODIFY OR REPLACE AS REQUIRED.
12. DISCONNECT AND REMOVE LIGHT SWITCHES IN DEMOLITION AREAS AS NECESSARY TO ACCOMMODATE NEW DOOR CONFIGURATIONS.
13. DISCONNECT AND REMOVE ANY EXISTING ELECTRICAL DEVICES AND BACK BOXES AS NECESSARY WHERE NEW WALL CONSTRUCTION WILL INTERSECT AN EXISTING WALL. FURNISH AND INSTALL CONDUIT AND WIRE AS REQUIRED FOR CONTINUITY OF CIRCUIT(S).
14. FURNISH AND INSTALL BLANK COVER PLATES OVER ALL EXISTING UNUSED OPENINGS.
15. THE OWNER SHALL HAVE FULL SALVAGE RIGHTS OVER ANY ELECTRICAL DEVICES THAT ARE SCHEDULED TO BE DEMOLISHED. COORDINATE WITH OWNER REPRESENTATIVE SELECTIVE SALVAGEABLE MATERIALS (SUCH AS GENERATOR, HEADEND EQUIPMENT, LIGHT FIXTURES, ETC.) SHALL BE TURNED OVER TO OWNER. DISPOSABLE AND AMONG OTHER GARBAGE MATERIALS SHALL BE REMOVED FROM SITE.
16. ALL EXISTING SECURITY EQUIPMENT SHOWN TO BE REMOVED SHALL BE REMOVED, PROTECTED FROM DAMAGE, AND TURNED OVER TO THE OWNER.
17. DEMOLITION CONSTRUCTION DOCUMENTS INDICATE THE OVERALL AREAS OF DEMOLITION WORK, HOWEVER, INCIDENTAL ASSOCIATED WORK MAY NOT BE SHOWN BUT MAY BE REQUIRED TO COMPLETE NEW WORK. CONTRACTOR IS TO INCLUDE ALL DEMOLITION WORK NECESSARY TO INSTALL THE SCOPE OF THE NEW WORK.

(#) KEYNOTES

1	DISCONNECT AND REMOVE EXISTING LIGHT FIXTURES ON THE BRIDGE GETTING DEMOED. PULL THE LIGHTING CIRCUITS ALONG WITH JUNCTION BOXES, CABLES AND CONDUITS BACK TO THE SOURCE AND IDENTIFY AS SPARE. VERIFY EXACT IN THE FIELD.
2	DISCONNECT AND REMOVE SURFACE MOUNTED EXIT SIGNS AS THE DOOR IS GETTING DEMOED, PULL CIRCUITS BACK TO THE SOURCE AND IDENTIFY AS SPARE. VERIFY EXACT IN THE FIELD.



1 LEVEL 3 ELECTRICAL DEMOLITION PLAN
SCALE: 1/8" = 1'-0"

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062-060912
STATE OF ILLINOIS

EXPIRATION: 11/30/2025

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BELL WORKS CHICAGO-BWC EAST DRIVE

2000 AT&T CENTER DRIVE
HOFFMAN ESTATES, IL 60192

LEVEL 3 ELECTRICAL DEMOLITION PLAN

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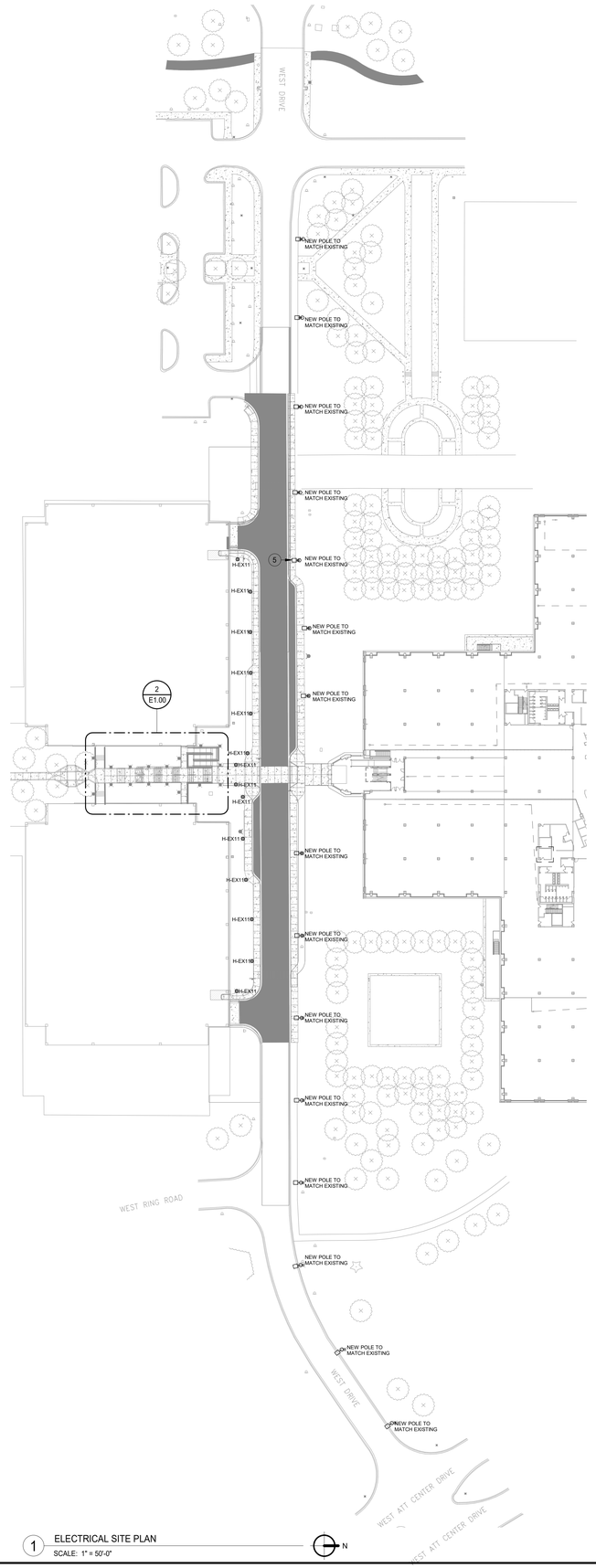

WEST DRIVE
NEW POLE TO MATCH EXISTING
WEST RING ROAD
WEST DRIVE
WEST ATT CENTER DRIVE
WEST ATT CENTER DRIVE
2
E1.00
5
H-EX11
H-EX11
H-EX11

NOTE: REFER TO CIVIL AND ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF THE BOLLARDS PRIOR TO ROUGH IN.

ELECTRICAL LIGHTING PLAN GENERAL NOTES

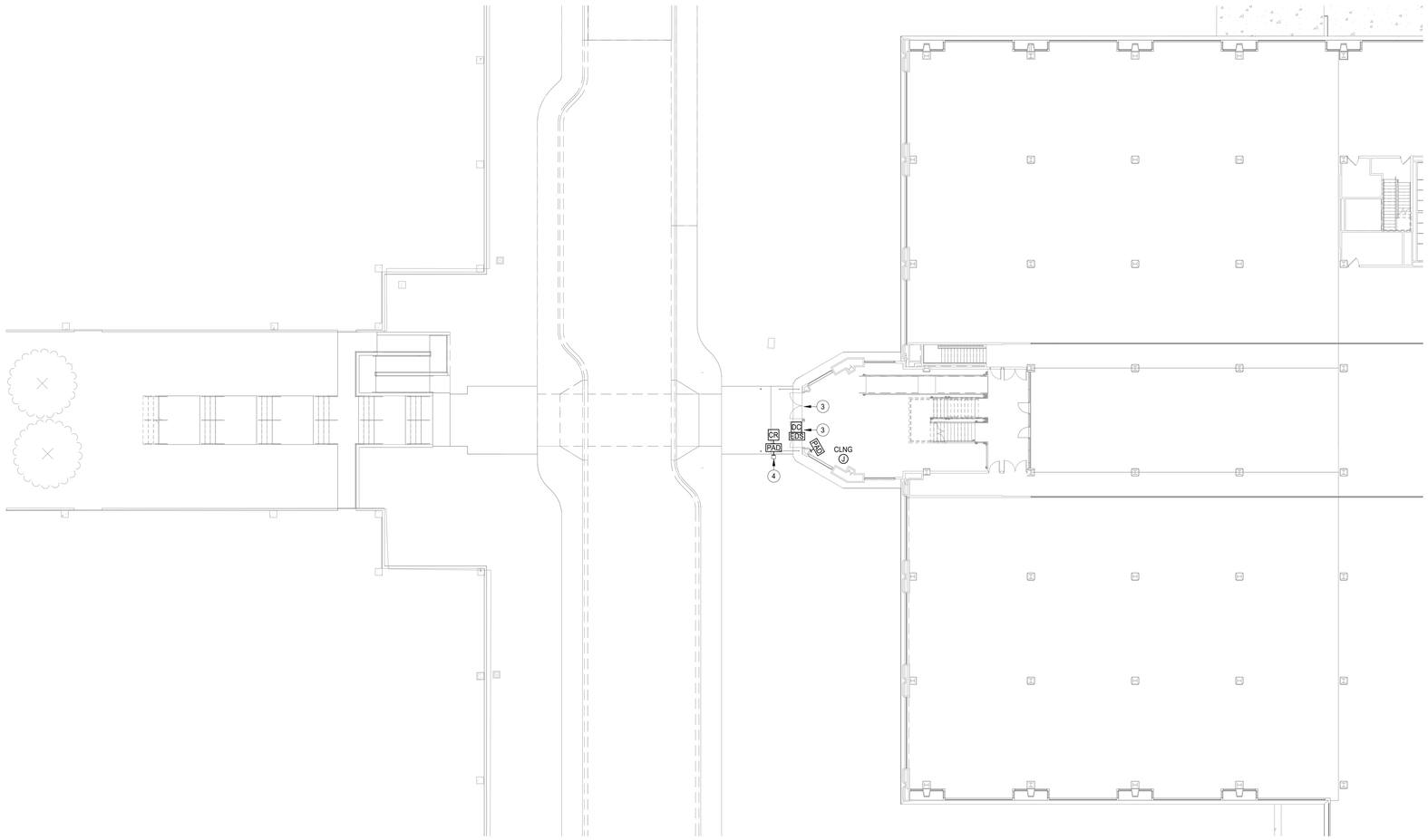
1. THESE NOTES APPLICABLE TO ALL LIGHTING PLANS
2. THE MINIMUM WIRE SIZE SHALL BE #10 AWG AND FOR SHARED NEUTRAL CONDUCTORS WHICH THE MINIMUM SIZE SHALL ALSO BE #10 AWG. THE MINIMUM CONDUIT SIZE FOR HOMERUNS SHALL BE 3/4".
3. ALL LIGHTING BRANCH CIRCUITS SHALL TERMINATE AT 20A/1-POLE CIRCUIT BREAKERS IN PANELBOARD INDICATED UNLESS NOTED OTHERWISE.
4. PROVIDE LOCK-ON CIRCUIT BREAKER DEVICES FOR ALL EMERGENCY LIGHTING & EXIT SIGN BRANCH CIRCUITS.
5. REFER TO ARCHITECTURAL REFLECTED CEILING PLANS FOR EXACT LUMINAIRE LOCATIONS.
6. ALL LUMINAIRES SHOWN HALF SHADED SHALL BE WIRED (NON-SWITCHED CIRCUIT) DIRECTLY TO THE EMERGENCY PANEL. PROVIDE DEDICATED NEUTRAL CONDUCTOR TO EACH BRANCH CIRCUIT TO THE EMERGENCY PANEL.
7. CIRCUIT NUMBER(S), WHERE SHOWN, ARE TO INDICATE QUANTITY OF CIRCUITS REQUIRED. VERIFY EXACT CIRCUIT NUMBER TO BE UTILIZED IN FIELD. CONTRACTOR SHALL PROVIDE ACTUAL CIRCUITING AS PART OF "AS BUILT" DRAWINGS.
8. EMERGENCY BATTERY PACKS SHOWN ARE TO BE CONNECTED TO THE NEAREST LIGHTING BRANCH CIRCUIT AHEAD OF LOCAL SWITCH UNLESS NOTED OTHERWISE.
9. ALL LAY-IN LUMINAIRES SHALL BE INDEPENDENTLY SUPPORTED AT OPPOSITE CORNERS TO A STRUCTURAL MEMBER.
10. PROVIDE PULL BOX(ES) BETWEEN PULL POINTS AS REQUIRED TO COMPLY WITH NEC 344.26 SUCH THAT THERE SHALL NOT BE MORE THAN THE EQUIVALENT OF FOUR QUARTER BENDS (360 DEGREE TOTAL) BETWEEN PULL POINTS.
11. PROVIDE SEPARATE NEUTRAL FOR ALL DIMMED CIRCUITS.
12. CONTRACTOR SHALL PROVIDE COMMON DISCONNECTING MEANS FOR BRANCH CIRCUITS UTILIZING SHARED NEUTRALS PER ARTICLE 210.4(B). HANDLE TIES ARE ACCEPTABLE WHEN BREAKERS ARE "SLASH RATED" FOR THE HIGHER SYSTEM VOLTAGE RATING OF THE SYSTEM. WHEN HANDLE TIES ARE NOT POSSIBLE DUE TO NON-ADJACENT BREAKERS, PROVIDE A DEDICATED NEUTRAL FOR EACH UNGROUNDED CONDUCTOR.

(#) KEYNOTES

1 NOT USED.

3 REUSE EXISTING ACCESS CONTROL FOR EXISTING DOOR.VERIFY EXACT IN THE FIELD.

4 ADA PUSH BUTTON AND CARD ACCESS FOR DOOR ON NEW PEDESTAL.



2 LEVEL 2 ELECTRICAL PLAN
SCALE: 1/16" = 1'-0"

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BELL WORKS CHICAGO-BWC EAST DRIVE

2000 AT&T CENTER DRIVE
HOFFMAN ESTATES, IL 60192

LEVEL 2 ELECTRICAL PLAN WEST VESTIBULE

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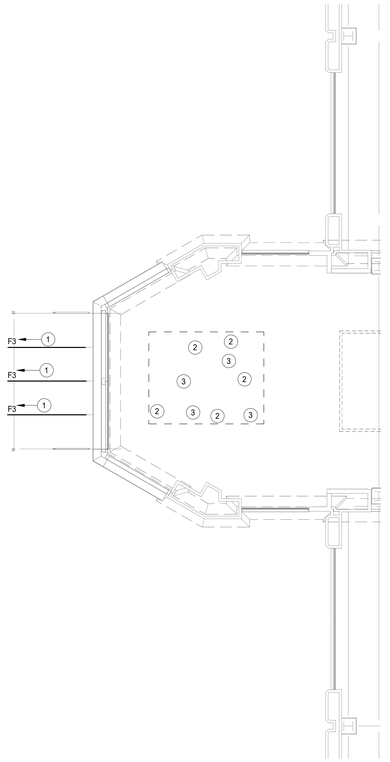
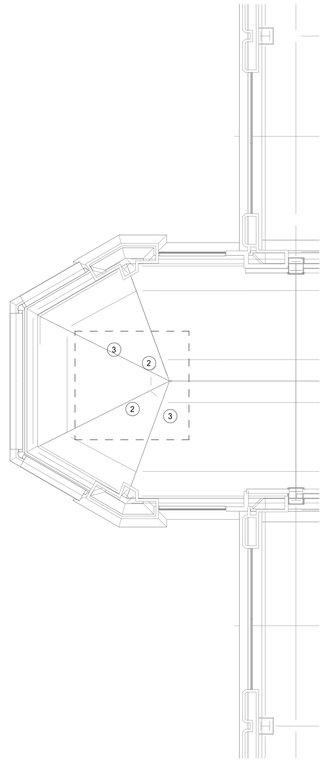


1 LP-LEVEL 3 ENLARGED PLAN EAST VESTIBULE
SCALE: 1/8" = 1'-0"



2 LP-LEVEL 4 ENLARGED PLAN EAST VESTIBULE
SCALE: 1/8" = 1'-0"

ELECTRICAL LIGHTING PLAN GENERAL NOTES

1. THESE NOTES APPLICABLE TO ALL LIGHTING PLANS.
2. THE MINIMUM WIRE SIZE SHALL BE #10 AWG AND FOR SHARED NEUTRAL CONDUCTORS WHICH THE MINIMUM SIZE SHALL ALSO BE #10 AWG. THE MINIMUM CONDUIT SIZE FOR HOMERUNS SHALL BE 3/4".
3. ALL LIGHTING BRANCH CIRCUITS SHALL TERMINATE AT 20A/1-POLE CIRCUIT BREAKERS IN PANELBOARD INDICATED UNLESS NOTED OTHERWISE.
4. PROVIDE LOCK-ON CIRCUIT BREAKER DEVICES FOR ALL EMERGENCY LIGHTING & EXIT SIGN BRANCH CIRCUITS.
5. REFER TO ARCHITECTURAL REFLECTED CEILING PLANS FOR EXACT LUMINAIRE LOCATIONS.
6. ALL LUMINAIRES SHOWN HALF SHADED SHALL BE WIRED (NON-SWITCHED CIRCUIT) DIRECTLY TO THE EMERGENCY PANEL. PROVIDE DEDICATED NEUTRAL CONDUCTOR TO EACH BRANCH CIRCUIT TO THE EMERGENCY PANEL.
7. CIRCUIT NUMBER(S), WHERE SHOWN, ARE TO INDICATE QUANTITY OF CIRCUITS REQUIRED. VERIFY EXACT CIRCUIT NUMBER TO BE UTILIZED IN FIELD. CONTRACTOR SHALL PROVIDE ACTUAL CIRCUITING AS PART OF "AS BUILT" DRAWINGS.
8. EMERGENCY BATTERY PACKS SHOWN ARE TO BE CONNECTED TO THE NEAREST LIGHTING BRANCH CIRCUIT AHEAD OF LOCAL SWITCH UNLESS NOTED OTHERWISE.
9. ALL LAY-IN LUMINAIRES SHALL BE INDEPENDENTLY SUPPORTED AT OPPOSITE CORNERS TO A STRUCTURAL MEMBER.
10. PROVIDE PULL BOX(ES) BETWEEN PULL POINTS AS REQUIRED TO COMPLY WITH NEC 344.28 SUCH THAT THERE SHALL NOT BE MORE THAN THE EQUIVALENT OF FOUR QUARTER BENDS (360 DEGREE TOTAL) BETWEEN PULL POINTS.
11. PROVIDE SEPARATE NEUTRAL FOR ALL DIMMED CIRCUITS.
12. CONTRACTOR SHALL PROVIDE COMMON DISCONNECTING MEANS FOR BRANCH CIRCUITS UTILIZING SHARED NEUTRALS PER ARTICLE 210.4(B). HANDLE TIES ARE ACCEPTABLE WHEN BREAKERS ARE "SLASH RATED" FOR THE HIGHER SYSTEM VOLTAGE RATING OF THE SYSTEM. WHEN HANDLE TIES ARE NOT POSSIBLE DUE TO NON-ADJACENT BREAKERS, PROVIDE A DEDICATED NEUTRAL FOR EACH UNGROUNDED CONDUCTOR.

(#) KEYNOTES

1	VERIFY EXACT LOCATION OF THE FIXTURE WITH ARCHITECTURAL DRAWINGS PRIOR TO ROUGH INS.
2	CONNECT THE DECORATIVE LIGHTS TO NORMAL 277V LIGHTING CIRCUIT FROM THE NEAREST LIGHTING PANEL SERVING THE AREA. PROVIDE NEW CIRCUIT BREAKER. VERIFY EXACT LOCATION OF THE PANEL IN THE FIELD. LIGHTS IN THE STAIRWAYS TO REMAIN ON AT ALL TIME. LIGHTS SPECIFIED BY OTHERS.
3	CONNECT THE DECORATIVE LIGHTS TO EMERGENCY 277V LIGHTING CIRCUIT FROM THE NEAREST EMERGENCY LIGHTING PANEL SERVING THE AREA. PROVIDE NEW CIRCUIT BREAKER. VERIFY EXACT LOCATION OF THE PANEL IN HTE FIELD. LIGHTS IN THE STAIRWAYS TO REMAIN ON AT ALL TIME. LIGHTS SPECIFIED BY OTHERS.

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BELL WORKS CHICAGO-BWC EAST DRIVE

2000 AT&T CENTER DRIVE
HOFFMAN ESTATES, IL 60192

LEVEL 3 AND 4 ELECTRICAL PLAN WEST VESTIBULE

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PANELBOARD: W-P-HL-3

LOCATION:
MOUNTING: SURFACE NEMA 1
MAIN DEVICE: 100 A MLO
BUS AMPS: 100 AMPS

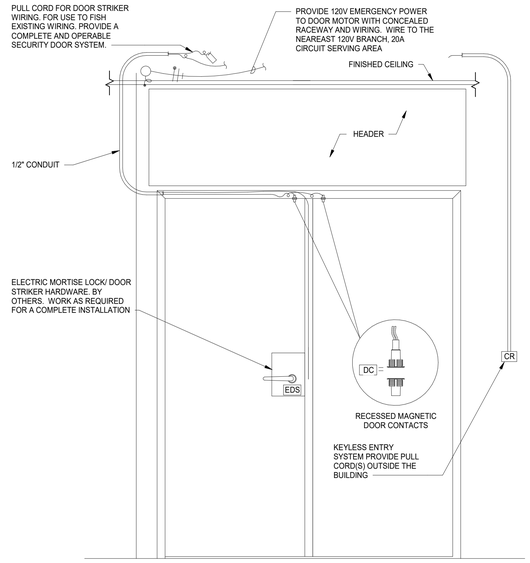
VOLTAGE: 480/277 Wye V. 3 ø 4 W.
A.I.C. RATING: 14,000 AMPS SYMMETRICAL
SPECIAL: EXISTING PANEL

LOAD DESCRIPTION	BKR	P	CKT	PHASE A kVA		PHASE B kVA		PHASE C kVA		CKT	P	BKR	LOAD DESCRIPTION
BOLLARDS (N)	20 A	1	W-P-HL-3:1	0.5	0.4					W-P-HL-3:2	1	20 A	BOLLARDS (N)
GARAGE RAIL (N)	20 A	1	W-P-HL-3:3			0.7	0.7			W-P-HL-3:4	1	20 A	GARAGE RAIL (N)
CANOPY LIGHTS(N)	20 A	1	W-P-HL-3:5					0.2	0.0	W-P-HL-3:6	1	20 A	CANOPY LIGHTS (N)
Spare	20 A	1	W-P-HL-3:7	0.0	0.0					W-P-HL-3:8	1	20 A	TIME CLOCK (N)
Spare	20 A	1	W-P-HL-3:9			0.0	0.0			W-P-HL-3:10	1	20 A	Spare
Spare	20 A	1	W-P-HL-3:11					0.0	0.0	W-P-HL-3:12	1	20 A	Spare
EXISTING LOAD	20 A	1	W-P-HL-3:13	1.0	1.0					W-P-HL-3:14	1	20 A	EXISTING LOAD
EXISTING LOAD	20 A	1	W-P-HL-3:15			1.0	1.0			W-P-HL-3:16	1	20 A	EXISTING LOAD
EXISTING LOAD	20 A	1	W-P-HL-3:17					1.0	1.0	W-P-HL-3:18	1	20 A	EXISTING LOAD
			W-P-HL-3:19							W-P-HL-3:20			
			W-P-HL-3:21							W-P-HL-3:22			
			W-P-HL-3:23							W-P-HL-3:24			
EXISTING LOAD	50 A	3	W-P-HL-3:25	7.0	8.3					W-P-HL-3:26	3	60 A	EXISTING LOAD
--	--	--	W-P-HL-3:27			7.0	8.3			W-P-HL-3:28	--	--	--
--	--	--	W-P-HL-3:29					7.0	8.3	W-P-HL-3:30	--	--	--
			TOTAL LOAD:	18 kVA		19 kVA		18 kVA					
			TOTAL AMPS:	66 A		68 A		63 A					

LOAD CLASSIFICATION	CONNECTED	DEMAND	ESTIMATED
Lighting	222 VA	100.00%	222 VA

PANEL TOTALS	
CONNECTED LOAD:	54422 VA
ESTIMATED DEMAND:	54422 VA
CONNECTED CURRENT:	65 A
EST. DEMAND CURRENT:	65 A

NOTES: (N) NEW LOAD ON NEW CIRCUIT BREAKER.

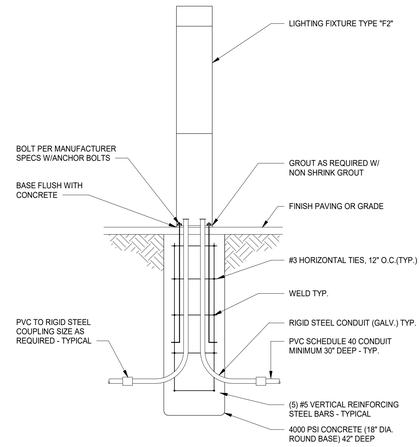


CR = CARD READER

NOTES:

1. ELECTRIC STRIKES, DOOR RELEASE, AND DOOR CONTACTS BY OTHERS.
2. E.C. TO PROVIDE JUNCTION BOXES, CONDUIT AND 120V POWER AND COMPLETE CONNECTION.

TYPICAL MAGNETIC DOOR CONTACT DETAIL
N.T.S.



NOTE:

INSTALL FIXTURES FLUSH WITH SITEWORK CURB. REINFORCEMENT AND FULL DEPTH PIERS TO OCCUR AT BOLLARD LOCATIONS. WHERE (4) BOLLARDS ARE INSTALLED ON PAVERS, THE CONCRETE BASE SHALL BE REDUCED AT THE TOP AS REQUIRED TO ALLOW FIXTURE TO CONCEAL BASE AND PAVERS TO BE INSTALLED UP TO FIXTURES.

BOLLARD LIGHTING PILE BASE DETAIL
N.T.S.

Schedule

Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
	H-EX11		81	HEPER	LB6048.910-US-T3-350-830	- LED 8 - 8W - 350mA - 3000K CRI 80	1	708.5082	0.9	9.5
	H-EX13		3	HEPER	LP4034.861-US-T4-350-830	- AreaFlex 16 - 15 W - 350 mA - 3000 K CRI 80	1	1980.486	0.9	17
	GARDCO		16	GARDCO	P26-196L-2100-WW-G3-3-UNV	PureForm LED area medium comfort P26, 196 LED's, 3000K CCT, TYPE 3 OPTIC, Comfort Light Engine, 80CRI	1	9907.312	0.9	94.7

NOTES:

1). MAXIMUM LOADING OF THE DRIVER TO 80% WATTAGE CAPACITY. VERIFY QUANTITY OF DRIVERS AND POINTS OF POWER CONNECTION PER LENGTH IN THE FIELD.
2). VERIFY EXACT LENGTH OF THE ILLUMINATED HANDRAIL PER ARCHITECTS DRAWINGS AND DETAILS.
3) REFER TO ARCHITECTURAL DRAWINGS AND DETAILS FOR EXACT LENGTH, QUANITIY AND MOUNTING OF THE LIGHTING FIXTURES.
4) FIXTURES LISTED IN THE DRAWINGS ARE BASIS OF DESIGN, ANY SUBSTITUTION SHALL BE APPROVED BY THE ARCHITECT AND THE ENGINEER.
5) CONTRACTOR SHALL SEE ARCHITECTURAL DRAWINGS FOR HEIGHT, LOCATION, AND QUANTITIES. IF ANY CONFLICT, THE CONTRACTOR SHALL PROVIDE AND ISTALL PER ARCHITECTS DRAWINGS AND USE ELECTRICAL DRAWINGS FOR CIRCUITING AND CONTROL.
6) CONTRACTOR SHALL REVIEW ARCHITECTURAL DRAWINGS FOR CEILING TYPES, FIXTURES SHALL BE ORDERED WITH PROPER TRIM MATCHING THE CEILING TYPES.
7) LIGHTING CONTROLS DETAILS AND DEVICES ARE FOR GRAPHICAL PURPOSE ONLY. CONTRACTOR SHALL FOLLOW MANUFACTURER REQUIREMENTS, ADJUST SENSOR/ PHOTOCELL AS REQUIRED.
8) CONTINUOUS LINEAR FIXTURES SHALL HAVE CONTINUOUS LENS. CONTRACTOR SHALL PROVIDE FACTORY SHOP DRAWINGS FOR EACH TYPE PRIOR TO ORDER.
9) EXTERIOR LIGHTS TO BE CONTROLLED BY TIMECLOCK OR PHOTOCELL PER DETAIL AND DRAWINGS.

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BELL WORKS CHICAGO-BWC EAST DRIVE

2000 AT&T CENTER DRIVE
HOFFMAN ESTATES, IL 60192

DETAILS AND SCHEDULES

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ELECTRICAL SPECIFICATIONS

I. SCOPE

THE WORK COVERED BY THIS SPECIFICATION INCLUDES THE COMPLETE ELECTRICAL SYSTEM.

THE WORK TO BE PERFORMED UNDER THE ELECTRICAL SPECIFICATIONS AND DRAWINGS CONSISTS OF FURNISHING ALL LABOR AND MATERIAL FOR THE COMPLETE INSTALLATION OF ELECTRICAL SYSTEMS, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:

A. CONDUIT AND WIRING.
B. PANELBOARDS.
C. ELECTRICAL EQUIPMENT AND WIRING.
D. LIGHTING FIXTURES
E. TELEPHONE AND DATA RACEWAY SYSTEM

II. GENERAL

THIS SPECIFICATION IS INCLUSIVE FOR EACH ITEM REQUIRING ALL LABOR, MATERIAL AND EQUIPMENT NECESSARY TO PROPERLY INSTALL, ALTER, ADJUST AND PUT IN OPERATION, THE COMPLETE ELECTRICAL SYSTEM.

THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER LAYOUT AND CONSTRUCTION OF THE WORK INCLUDED IN THIS CONTRACT.

THE DRAWINGS AND SPECIFICATIONS SHALL BE UNDERSTOOD TO COVER, ACCORDING TO THEIR INTENT AND MEANING, COMPLETE SYSTEMS AS DESCRIBED HEREIN.

MINOR ITEMS, ACCESSORIES AND DEVICES REASONABLY INFERABLE AS NECESSARY FOR THE COMPLETE AND PROPER OPERATION OF ANY SYSTEM SHALL BE PROVIDED BY THE CONTRACTOR FOR SUCH SYSTEM(S) WHETHER THEY ARE SPECIFICALLY CALLED FOR BY THE DRAWINGS AND/OR SPECIFICATIONS OR NOT.

III. VISIT TO SITE

ATTENTION IS DIRECTED TO THE NECESSITY FOR CONTRACTOR TO VISIT THE SITE AND EXAMINE ALL CONDITIONS AFFECTING THE PROPER EXECUTION OF THIS CONTRACT. SUBMISSION OF PROPOSALS SHALL BE CONSIDERED EVIDENCE THAT THE CONTRACTOR HAS VISITED AND EXAMINED THE SITE.

NO EXTRA PAYMENT WILL BE ALLOWED THE CONTRACTOR FOR EXTRA WORK CAUSED BY FAILURE TO VISIT, EXAMINE AND CLARIFY.

IV. LAWS, ORDINANCES AND REGULATIONS

ALL SYSTEMS SHALL CONFORM IN FULL AND/OR PART SHALL CONFORM TO ALL PERTINENT LAWS, ORDINANCES AND REGULATIONS OF ALL BODIES HAVING JURISDICTION AT ALL GOVERNING LEVELS, NOTWITHSTANDING ANYTHING IN THESE DRAWINGS OR SPECIFICATIONS TO THE CONTRARY. IN CASE OF CONFLICT BETWEEN GOVERNING LEVELS, THE MORE STRINGENT LAWS SHALL APPLY.

THE CONTRACTOR SHALL PAY ALL FEES AND OBTAIN AND PAY FOR ALL PERMITS AND INSPECTIONS REQUIRED BY ANY AUTHORITY HAVING JURISDICTION IN CONNECTION WITH HIS WORK.

WHERE APPLICABLE, ALL NEW MATERIAL SHALL BEAR THE UNDERWRITER'S SEAL OF APPROVAL, AS WELL AS THOSE SEALS OF ALL MUNICIPALITIES HAVING JURISDICTION CERTIFICATES TO THIS AFFECT TO BE FURNISHED TO ARCHITECT UPON REQUEST.

THE ELECTRICAL CONTRACTOR SHALL SECURE AND PAY FOR ALL LICENSES REQUIRED BY THE GOVERNING BODIES TO OPERATE AS AN ELECTRICAL CONTRACTOR FOR THIS PROJECT.

V. WORKMANSHIP

ALL WORK TO BE PERFORMED SHALL BE DONE BY QUALIFIED MECHANICS IN THE EMPLOY OF THIS CONTRACTOR ON THIS PROJECT SHALL BE SKILLED IN THE PHASES OF THE WORK TO WHICH THEY ARE USED.

THE COMPLETE SYSTEM SHALL MEET THE REQUIREMENTS OF THE NATIONAL CURRENT EDITION OF THE ELECTRICAL CODE AND AS MAY BE MODIFIED BY THE LOCAL ELECTRICAL CODE.

VI. MATERIALS AND EQUIPMENT

ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND SHALL CONFORM TO THE GRADE, QUALITY AND STANDARD SPECIFIED HEREIN.

ALL EQUIPMENT OFFERED UNDER THESE SPECIFICATIONS SHALL BE LIMITED TO PRODUCTS REGULARLY PRODUCED AND RECOMMENDED FOR SERVICE, IN ACCORDANCE WITH ENGINEERING DATA, RATINGS OR OTHER COMPREHENSIVE LITERATURE MADE AVAILABLE TO THE PUBLIC AND IN EFFECT AT THE TIME OF OPENING BIDS.

EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS FOR TYPE AND CAPACITY OF EACH PIECE OF EQUIPMENT USED.

VII. COORDINATION WITH OTHER TRADES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK WITH THAT WORK OF THE OTHER TRADES. CONTRACTOR IS COMPLETELY RESPONSIBLE IF FAILURE ON HIS PART TO COORDINATE EFFORTS RESULTS IN EXTRA WORK HAVING TO BE DONE TO COMPLETE A TASK. AS SUCH, HIS FAILURE SHALL NOT BE THE BASIS FOR ANY EXTRA CHARGE AGAINST THE OWNER.

VIII. GROUNDING

PROVIDE ALL ELECTRICAL SYSTEM AND EQUIPMENT GROUNDS AS REQUIRED BY THE NATIONAL ELECTRICAL CODE AND AS MAY BE MODIFIED BY THE LOCAL ELECTRICAL CODE, THE NATIONAL SAFETY CODE AND ALL AGENCIES/AUTHORITIES NOTED ABOVE.

IX. WIRING - MANNER OF INSTALLATION

ALL WIRES SHALL BE INSTALLED IN METALLIC CONDUIT. PROVIDE THIN WALL CONDUIT (EMT) IN ALL LOCATIONS EXCEPT WHERE PROHIBITED BY CODE, EXPOSED TO WEATHER, EXPOSED TO MECHANICAL INJURY OR WHERE BURIED IN OR BELOW SLABS ON GRADE. IN THOSE LOCATIONS PROVIDE RIGID STEEL CONDUIT.

THE ENTIRE CONDUIT SYSTEM SHALL BE INSTALLED BOTH ELECTRICALLY AND MECHANICALLY CONTINUOUS. CONDUIT FITTINGS SHALL BE SUITABLE FOR THE PURPOSE AND SHALL BE SET SCREW OR COMPRESSION TYPE ONLY. INDENTER TYPE FITTINGS ARE STRICTLY PROHIBITED.

THE COMPLETE INSTALLATION SHALL MEET ALL APPLICABLE CODE REQUIREMENTS.

X. WIRE AND CABLE

WIRE AND CABLE FOR BRANCH CIRCUITS AND SECONDARY FEEDERS WITHIN THE BUILDING SHALL BE OF COPPER, THERMOPLASTIC INSULATED, TYPE THWN OR THHN, 600VOLT. TYPE THW MAY BE USED IN LIEU OF TYPE THWN OR THHN IN SIZES OF #12 AND #10 AWG IN DRY LOCATIONS AT THE CONTRACTOR'S OPTION. WIRE BENEATH OR IN THE GROUND FLOOR AND OTHER WET LOCATIONS SHALL BE TYPE THWN. ALL WIRE SHALL BE STRANDED.

NO WIRE SMALLER THAN #12 AWG SHALL BE USED ON THIS PROJECT UNLESS INDICATED. LOW VOLTAGE CONTROL AND SIGNAL CIRCUITS MAY BE #18 AWG.

CONDUCTORS OF DIFFERENT VOLTAGES ("LOW VOLTAGE vs. 120/208 VOLT) SHALL NOT OCCUPY THE SAME WIRING ENCLOSURE, CABLE OR RACEWAY.

XI. SPLICING

SPLICING WIRES SHALL BE DONE ONLY IN ACCESSIBLE OUTLET JUNCTION OR PULL BOXES. SPLICES SHALL BE MADE STRICTLY IN ACCORDANCE WITH THE INSTRUCTIONS OF THE CABLE MANUFACTURER USING THE METHODS AND MATERIALS RECOMMENDED BY HIM.

FOR #10 AND #12 WIRE, SPLICES SHALL BE MADE WITH SCOTCH-LOK CONNECTORS.

WIRE #8 AND LARGER SHALL BE CONNECTED WITH BURNDY OR EQUAL SOLDER LESS MECHANICAL LUG AND PAINTED WITH INSULATING VARNISH.

ALL CONNECTIONS SHALL BE PROPERLY TAPED WITH SCOTCH ELECTRICAL TAPE #22, #33 OR APPROVED EQUAL.

XII. JUNCTION AND PULL BOXES

JUNCTION BOXES, PULL BOXES AND TERMINAL BOXES SHALL BE INSTALLED WHERE SHOWN ON THE DRAWINGS AND AT OTHER LOCATIONS AS REQUIRED TO FACILITATE THE PULLING OF CABLES. THEY SHALL BE CODE SIZED AND SHALL BE CONSTRUCTED OF CODE GAUGE GALVANIZED SHEET STEEL. EACH BOX SHALL BE PROVIDED WITH A SCREW-ON REMOVABLE COVER. PROVIDE FLANGED COVERS ON FLUSH BOXES. BOXES SHALL BE SMOOTH, SQUARE AND SET PARALLEL WITH WALLS AND CEILING.

XIII. CONDUIT AND ELECTRIC METALLIC TUBING

CONDUIT AND ELECTRIC METALLIC TUBING SHALL BE IN ACCORDANCE WITH ARTICLES 344 AND 358 OF THE NATIONAL ELECTRICAL CODE AND AS MAY BE MODIFIED BY THE LOCAL ELECTRICAL CODE.

CONDUIT AND ELECTRIC METALLIC TUBING SHALL BE GALVANIZED STEEL.

THE CONDUIT SHALL BE INSTALLED PERPENDICULAR AND PARALLEL TO THE BUILDING LINES.

ALL CONDUIT INSTALLED OVERHEAD SHALL BE RIGIDLY SUPPORTED FROM THE STRUCTURE ABOVE AND NOT FROM ANY PART OF THE ROOFING SYSTEM OR CEILING SYSTEM. CEILING SYSTEM TO INCLUDE T-BAR GRID, SUPPORT WIRES, ETC.

XIV. OUTLET BOXES

GENERALLY, OUTLET BOXES OF PROPER TYPE AND NOT LESS THAN 4 INCHES SQUARE OR OCTAGONAL, AS REQUIRED BY BUILDING CONDITIONS, SHALL BE PLACE AT ALL LIGHT, RECEPTACLE AND SWITCH OUTLETS. OUTLET BOXES SHALL BE FIRMLY SECURED IN PLACE AND SHALL BE SET TRUE, SQUARE AND FLUSH WITH THE FINISHED SURFACES. CONTRACTOR SHALL MOVE ANY OUTLET BOX 5 FEET IN ANY DIRECTION WITHOUT COST, IF RELOCATED PRIOR TO INSTALLATION.

XV. WIRING DEVICES

ACCEPTABLE MANUFACTURERS:

1. ARROW HART
2. BRYANT
3. HUBBELL

SWITCHES SHALL BE OF THE AC HEAVY DUTY, 120/277 VOLT, FLUSH TOGGLE TYPE RATED AT 20 AMPERES AND UL APPROVED. ALL SWITCHES SHALL HAVE POLES AS REQUIRED AND SHALL BE SIMILAR TO HUBBELL 1221. DEVICES TO BE IVORY ONLY. RECEPTACLES SHALL BE POLARIZED, GROUNDED, DUPLEX, RATED 20 AMPERES AND UL APPROVED. ALL GENERAL PURPOSE RECEPTACLES SHALL BE SIMILAR TO HUBBELL NO. 5362-I ALL ISOLATED GROUND RECEPTACLES SHALL BE SIMILAR TO HUBBELL IG5362, UNLESS NOTED OTHERWISE. GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLES SHALL BE SIMILAR TO HUBBELL GF-5362-I.

XVI. PLATES

SWITCH AND RECEPTACLE PLATES IN FINISHED AREAS SHALL BE IVORY WRINKLE FINISHED METAL. ALL PLATES IN SHOP AREA SHALL BE FORMED STEEL (GARVIN COVERS).

XVII. PANELBOARDS

1. CULTER-HAMMER
2. SIEMENS
3. SQUARE D COMPANY

THIS CONTRACTOR SHALL FURNISH AND INSTALL ALL PANELBOARDS AND CABINETS AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN.

PANELBOARDS SHALL BE DEAD FRONT, WITH CAPACITY AND VOLTAGE CHARACTERISTICS AS SHOWN ON THE SCHEDULES. MAIN BUS BARS SHALL BE COPPER AND BASED ON A CURRENT DENSITY OF NOT MORE THAN 1000 AMPERES PER SQUARE INCH CROSS SECTION AND SHALL BE FULL CAPACITY THE ENTIRE LENGTH OF THE PANEL. BUSSING SHALL BE SEQUENCED SO AS TO PERMIT THE INSTALLATION OF FUSIBLE SWITCHES OR 1, 2, AND 3 POLE BREAKERS AT ANY LOCATION. LUGS SHALL BE SUITABLE FOR COPPER CABLE.

FUSIBLE SWITCHES SHALL BE 3 POLE, SEPARATELY COMPARTMENT WITH CLASS RK1 FUSE CLIPS.

CIRCUIT BREAKERS SHALL BE QUICK-MADE, QUICK-BREAK, SWITCHING DUTY RATED FOR 20A BREAKERS, TRIP INDICATING AND AMBIENT COMPENSATED, WITH COMMON TRIP ON MULTI-POLE BREAKERS. CIRCUIT BREAKERS SHALL BE BOLT-ON CONNECTED TO THE PANELBOARD, MINIMUM INTERRUPTING CAPACITY SHALL BE 10,000 AIC FOR 120/208 VOLT CIRCUIT BREAKERS. (PLUG-IN BREAKERS ARE NOT APPROVED.)

BREAKERS USED FOR EXIT SIGNS, EMERGENCY LIGHTING AND NIGHT LIGHTING CIRCUITS TO BE LOCKED IN THE ON POSITION.

PANELBOARDS BOXES SHALL BE CODE GAUGE, GALVANIZED SHEET STEEL WITH 4 INCH MINIMUM SIDE GUTTERS AND 5 INCH MINIMUM END GUTTERS. SHALL NOT EXCEED 78 INCHES ABOVE FINISHED FLOOR.

EACH BRANCH CIRCUIT SHALL BE DISTINCTLY NUMBERED. PANELBOARD WIRING SHALL BE TAGGED AT EACH BREAKER WITH PROPER CIRCUIT NUMBER. WRAP AROUND TAPES (BRADY TAGS) WILL BE ACCEPTABLE.

PANELBOARDS SHALL CONFORM TO LATEST REQUIREMENT OF THE NATIONAL ELECTRICAL CODE AND AS MAY BE MODIFIED BY THE LOCAL ELECTRICAL CODE, UNDERWRITER'S LABORATORIES AND NEMA AND SHALL DISPLAY A SERVICE ENTRANCE LABEL WHERE APPLICABLE. EACH PANELBOARD SHALL BE LEFT WITH A TYPEWRITTEN DIRECTORY, IDENTIFYING EACH LOAD, AFFIXED TO THE INSIDE COVER OF THE PANELBOARD.

PROVIDE PERMANENT IDENTIFICATION NAMEPLATE ON ALL PANELBOARDS AND DISTRIBUTION PANELS. AT FUSIBLE DISTRIBUTION PANELS PROVIDE NAMEPLATE AT EACH PIECE OF EQUIPMENT.

XVIII. FIRE STOPPING

CONTRACTOR SHALL FIRE STOP ALL PENETRATIONS THRU FIRE RATED WALLS, PARTITIONS, ROOFS AND/OR FLOORS SO THAT THE INTEGRITY OF THE FIRE RATING IS NOT COMPROMISED BY THE CONTRACTOR'S INSTALLATION OF ANY BOX, CABLE TRAY, RACEWAY AND/OR CONDUIT. FIRE STOPPING METHODS AND MATERIALS SHALL CONFORM TO LOCAL CODE AUTHORITY REQUIREMENTS. AS A MINIMUM, CONTRACTOR SHALL GROUT AROUND ALL BOXES, CABLE TRAYS, RACEWAYS, CONDUITS, ETC., IN PENETRATION RATED PARTITION/FLOOR CONSTRUCTION WITH NON-SHRINK GROUT SO THAT ALL OPEN SPACES ARE FILLED IN SOLIDLY.

THIS CONTRACTOR SHALL PROVIDE SUITABLY RATED LIGHTING FIXTURES OR UTILIZE APPROVED MATERIALS AND METHODS TO MAINTAIN THE INTEGRITY OF THE FIRE RATED CEILING. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR THE LOCATION OF ALL FIRE RATED CEILINGS, PARTITIONS AND WALLS.

XIX. BALANCING

THE SYSTEM OF FEEDERS AND BRANCH CIRCUITS FOR POWER AND LIGHTING SHALL BE CONNECTED IN SUCH A MANNER THAT THE CONNECTED LOADS ARE BALANCED ELECTRICALLY ON THE THREE PHASES AS CLOSELY AS POSSIBLE (WITHIN 10 PERCENT) SHOULD THE POWER COMPANY FIND AN UNFAVORABLE OPERATING CONDITION, REACTING ON THE SERVICE, THE ELECTRICAL CONTRACTOR SHALL MAKE SUCH CHANGES REQUIRED TO BALANCE THE LOAD WITHOUT ADDITIONAL COST THE OWNER.

XX. TESTING AND ADJUSTMENTS

ALL WORK SHALL BE TESTED BY THIS CONTRACTOR. ALL MATERIAL, LABOR AND EQUIPMENT SHALL BE FURNISHED BY HIM TO ACCOMPLISH SUCH TESTS AS ARE REQUIRED BY THE ARCHITECT/ENGINEER.

UPON COMPLETION OF THIS WORK, THE PROJECT SHALL BE FREE FROM SHORT CIRCUITS AND GROUNDS AND A THOROUGH TEST SHALL BE MADE. ALL OVERLOAD DEVICES, INCLUDING THOSE FURNISHED UNDER OTHER CONTRACTS SHALL BE ADJUSTED TO SUIT LOAD CONDITIONS BY THIS CONTRACTOR. ALL SYSTEMS SHALL BE TESTED AND THEIR OPERATION DEMONSTRATED.

LIGHTING EQUIPMENT SHALL BE ADJUSTED TO THE SATISFACTION OF THE OWNER.

XXI. LIGHTING FIXTURES

LIGHT FIXTURES SHALL BE PROVIDED AS SPECIFIED ON DRAWINGS. ALL FIXTURES SHALL BE HUNG AND MOUNTED IN PLACE, PROPERLY WIRED, TESTED AND LEFT READY FOR OPERATION BY THE ELECTRICAL CONTRACTOR.

HANGING DEVICES, BRACKETS, ENCLOSURES AND OTHER ACCESSORIES SHALL BE PROVIDED FOR A COMPLETE INSTALLATION AND SHALL BE INSTALLED BY THE ELECTRICAL CONTRACTOR. ALL FIXTURES SHALL BE HUNG PLUMB AND SET SQUARE AGAINST THE WALL OR CEILING OR SUSPENDED AS DESIGNATED.

MOUNTING HEIGHT OF ALL FIXTURES SHALL BE CONFIRMED BEFORE INSTALLATION.

FIXTURES SHALL BE COMPLETE WITH BASE, GLASSWARE, REFLECTORS, LAMPS, HOLDERS AND ACCESSORIES. FIXTURES SHALL BE COMPLETELY WIRED ACCORDING TO CODE. MINIMUM WIRE SIZE PERMITTED IN FIXTURE WHIPS IS #14 AWG. FLUORESCENT FEATURES SHALL BE COMPLETE WITH NOISE FREE, HIGH POWER FACTOR, ENERGY SAVING RAPID START BALLAST'S WITH INTERNAL PROTECTION AS REQUIRED BY THE NATIONAL ELECTRICAL CODE AND AS MAY BE MODIFIED BY THE LOCAL ELECTRICAL CODE. ALL FIXTURES SHALL CARRY THE UL LABEL.

WHERE LOCATED BENEATH DUCTWORK, THE CONTRACTOR IS PROHIBITED FROM PUNCTURING THE DUCTWORK OR MOUNTING FIXTURES DIRECTLY TO THE DUCTWORK. THE CONTRACTOR MAY MOUNT THE LIGHTING FIXTURES TO THE DUCTWORK SUPPORT MEMBERS.

CONTRACTOR TO SUBMIT SHOP DRAWINGS ON THIS ITEM.

XXII. INFORMATION SYSTEM

THIS CONTRACTOR SHALL FURNISH AND INSTALL BACKBOXES WITH BLANK COVER PLATES AND 3/4" CONDUIT WITH PULLWIRE STUBBED INTO ACCESSIBLE CEILING SPACE FOR TELEPHONE AND DATA WIRING BY OTHERS.

XXIII. ELECTRICAL SERVICE ENTRANCE

THIS CONTRACTOR SHALL PROVIDE TRANSFORMER PAD, SECONDARY FEEDERS, METERING TRANSFORMER CABINET, METER SOCKET, MAIN SWITCH AND ALL CUTTING, PATCHING, TRENCHING AND RESTORATION REQUIRED TO PROVIDE NEW ELECTRICAL SERVICE.

COORDINATE ALL WORK IN ADVANCE WITH COMMONWEALTH EDISON COMPANY.

XXIV. GUARANTEE

THIS CONTRACTOR SHALL UNCONDITIONALLY GUARANTEE IN WRITING ALL MATERIAL, EQUIPMENT AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER. THE CONTRACTOR SHALL PROVIDE FREE SERVICE FOR ALL EQUIPMENT INVOLVED IN HIS CONTRACT DURING THIS GUARANTEE PERIOD.

THE GUARANTEE SHALL INCLUDE RESTORATION TO ITS ORIGINAL CONDITION OF ALL ADJACENT WORK THAT MUST BE DISTURBED IN FULFILLING THIS GUARANTEE.

ALL SUCH REPAIRS AND/OR REPLACEMENTS SHALL BE MADE WITHOUT DELAY AND AT THE CONVENIENCE OF THE OWNER.

XXV. SUBSTITUTIONS

APPROVALS OF SUBSTITUTIONS, FOR "APPROVED EQUAL", MUST BE MADE IN WRITING AND SUBSTITUTIONS MUST BE APPROVED BEFORE INSTALLATION. INSTALLATION WITHOUT PRIOR APPROVAL MAY RESULT IN CONTRACTOR REMOVING SUBSTITUTION AND REPLACING IT WITH SPECIFIED ITEM AT HIS EXPENSE.

APPROVAL MAY BE GIVEN BY ARCHITECT OR ENGINEER.

GENERAL NOTES - ELECTRICAL

1. CONTRACTOR SHALL FURNISH MATERIALS AND USE INSTALLATION METHODS SUITABLE FOR THE ENVIRONMENTAL CONDITIONS OF THE AREA IN WHICH EQUIPMENT, FIXTURES, AND DEVICES ARE INSTALLED.

2. ALL CONNECTIONS TO EQUIPMENT WHICH ARE SUBJECT TO VIBRATION OR MOVEMENT SHALL BE MADE WITH FLEXIBLE CONDUIT.

3. THE LOCATIONS SHOWN FOR ALL LIGHTING FIXTURES AND CEILING MOUNTED ELECTRICAL EQUIPMENT ARE DIAGRAMMATIC. EXACT LOCATION SHALL BE DETERMINED FROM THE REFLECTED CEILING PLANS AND/OR ON THE JOB SITE BY THE ARCHITECT/ENGINEER REPRESENTATIVES. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO MAINTAIN CODE REQUIRED SPACINGS FOR ITEMS SUCH AS FIRE ALARM DEVICES.

4. CONTRACTOR SHALL BE REQUIRED TO MAINTAIN THE FIRE RATED INTEGRITY OF FLOORS CEILINGS AND/OR WALL PARTITIONS. ALL PENETRATIONS THROUGH FIRE RATED BUILDING ELEMENTS SHALL BE EFFECTIVELY SEALED USING APPROVED MATERIALS AND METHODS. ALL LIGHTING FIXTURES MOUNTED IN FIRE RATED CEILINGS SHALL BE INSTALLED TO MAINTAIN THE INTEGRITY OF THE FIRE RATED CEILING USING APPROVED MATERIALS AND METHODS. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT CONSTRUCTION TYPES AND RATINGS.

GENERAL NOTES

1. DRAWINGS ARE GENERALLY DIAGRAMMATIC. ROUTING OF CONDUITS, RACEWAYS, ETC., AS SHOWN ON DRAWINGS, DOES NOT INTEND TO SHOW EVERY RISE, DROP, OFFSET, FITTING NOR EVERY STRUCTURAL ELEMENT THAT MAY BE ENCOUNTERED DURING THE INSTALLATION OF THIS WORK. EACH CONTRACTOR SHALL MAKE ANY REQUIRED CHANGES FROM THE GENERAL ROUTING SHOWN ON THESE DRAWINGS, SUCH AS OFFSETS, BENDS OR CHANGES IN ELEVATION DUE TO COORDINATION WITH THE WORK OF OTHER TRADES AND BUILDING CONSTRUCTION. ALL CHANGES SHALL BE MADE WITHOUT ADDITIONAL COST TO THE OWNER OR DELAY IN COMPLETION DATE OF THE PROJECT.

2. IT IS INTENDED THAT EQUIPMENT SHALL BE LOCATED SYMMETRICALLY WITH THE ARCHITECTURAL ELEMENTS OF THE BUILDING, NOTWITHSTANDING THE FACT THAT LOCATIONS INDICATED BY THESE DRAWINGS MAY BE DISTORTED FOR CLEARNESS OF PRESENTATION.

3. CONTRACTOR SHALL CHECK DRAWINGS OF OTHER TRADES TO VERIFY THAT SPACES IN WHICH THEIR WORK WILL BE INSTALLED ARE CLEAR OF OBSTRUCTIONS. WORK SHALL BE INSTALLED TO MAINTAIN MAXIMUM HEADROOM AND SPACE CONDITIONS AT ALL POINTS IN THE BUILDING. WHERE HEADROOM OR SPACE CONDITIONS APPEAR INADEQUATE, CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE INSTALLATION OF THEIR WORK.

4. CONTRACTOR SHALL FURNISH OTHER TRADES ADVANCE INFORMATION AND/OR SHOP DRAWINGS ON LOCATIONS AND SIZES OF PIPING, DUCTWORK, CONDUIT, RACEWAYS, EQUIPMENT, FRAMES, BOXES, SLEEVES AND OPENINGS, ETC. NEEDED FOR THEIR WORK TO PERMIT OTHER TRADES AFFECTED TO INSTALL THEIR WORK PROPERLY AND WITHOUT DELAY.

5. WHERE THERE IS EVIDENCE THAT WORK OF ONE TRADE WILL INTERFERE WITH WORK OF OTHER TRADES, ALL TRADES SHALL MEET ON JOB SITE TO WORK OUT SPACE CONDITIONS AND MAKE SATISFACTORY ADJUSTMENTS TO INSTALLATION OF THE NEW WORK. CONTRACTORS SHALL VERIFY EXACT LOCATIONS OF ALL DEVICES AND EQUIPMENT WITH FIELD CONDITIONS, SHOP DRAWINGS, AND WORK OF OTHER TRADES PRIOR TO ROUGH-IN. EACH CONTRACTOR SHALL BE RESPONSIBLE, AT THEIR OWN EXPENSE, FOR THE REMOVAL AND REINSTALLATION OF ANY PART OF THEIR WORK IF SAME WAS INSTALLED WITHOUT CONSULTING WITH OTHER TRADES BEFORE INSTALLING THEIR WORK.

6. CONTRACTOR SHALL PROVIDE SLEEVES IN BEAMS, FLOORS, COLUMNS AND WALLS AS SHOWN ON THE DRAWINGS, AS REQUIRED BY JOB SITE CONDITIONS, AND/OR AS SPECIFIED, WHEN INSTALLING THEIR WORK. ALL BEAMS AND COLUMNS WHICH ARE REQUIRED TO BE SLEEVED SHALL BE CUT AND REINFORCED AS REQUIRED BY FIELD CONDITIONS AND LOCATIONS AND SIZES SHALL BE CHECKED AND APPROVED BY ARCHITECT BEFORE CONTRACTOR CUTS ANY STRUCTURAL BUILDING MEMBER.

7. THE SEQUENCE FOR THE INSTALLATION OF ALL WORK SHALL BE COORDINATED BETWEEN ALL CONTRACTORS ON THE PROJECT AND IN STRICT ACCORDANCE WITH ARCHITECT/ENGINEER AND OWNERS STIPULATION AS DIRECTED.

8. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL AND STRUCTURAL CONTRACT DRAWINGS (BEFORE SUBMITTING THEIR BIDS) TO FAMILIARIZE THEMSELVES WITH THE EXTENT OF THE GENERAL CONTRACTORS WORK, CEILING HEIGHTS AND CLEARANCE FOR INSTALLING THEIR WORK.

9. CONTRACTOR SHALL BE RESPONSIBLE AND PAY FOR ALL CORING, CUTTING, PATCHING, REPAIRING, REFINISHING AND REMOVAL/REPLACEMENT OF NEW BUILDING CONSTRUCTION REQUIRED TO ACCOMMODATE THE INSTALLATION OR REMOVAL OF THEIR WORK. ALL PATCHING, REPAIRING AND REFINISHING WORK SHALL BE PERFORMED BY THOSE REGULARLY INVOLVED IN THAT TRADE AND SHALL MATCH THE ADJACENT CONSTRUCTION AS CLOSELY AS POSSIBLE. CARE SHALL BE TAKEN SO AS NOT TO DAMAGE ANY EXISTING BUILDING CONSTRUCTION OR ITEMS THAT ARE TO REMAIN. ANY EXISTING FINISHES THAT ARE DAMAGED DURING THE INSTALLATION OF NEW WORK OR REMOVAL OF EXISTING WORK SHALL BE REPAIRED, REPLACED AND PAID FOR BY THE INSTALLING CONTRACTOR, TO THE SATISFACTION OF THE ARCHITECT AND OWNER. REFER TO ARCHITECTURAL DRAWINGS FOR EXISTING BUILDING CONSTRUCTION THAT IS TO REMAIN AND, THEREFORE, SUBJECT TO PATCHING, REPAIRING, REFINISHING, AND REMOVAL/REPLACEMENT.

10. CONTRACTOR SHALL INSTALL ALL AUXILIARY SUPPORTING STEEL AS REQUIRED FOR THE SUPPORTING OF THEIR CONDUIT, EQUIPMENT, ETC. ALL SUPPORTING STEEL FOR ITEMS ABOVE A SUSPENDED CEILING SHALL BE FROM BUILDING STRUCTURAL MEMBERS ONLY.

11. UNLESS INDICATED OTHERWISE, THE ARCHITECT/ENGINEER MAKES NO REPRESENTATION AS TO WHETHER OR NOT ANY HAZARDOUS OR CONTAMINATED MATERIALS (INCLUDING BUT NOT LIMITED TO ASBESTOS, PCB'S, CONTAMINATED SOILS, ETC.) ARE PRESENT WITHIN THE EXISTING BUILDING OR ON THE SITE. WORK SHOWN ON THE DRAWINGS AND/OR INDICATED IN THE SPECIFICATIONS SHALL NOT BE CONSTRUED TO CALL FOR CONTACT WITH ANY OF THESE MATERIALS. IF THESE MATERIALS ARE ENCOUNTERED OR SUSPECTED, THE CONTRACTOR SHALL NOT DISTURB THEM AND SHALL CONTACT THE ARCHITECT/ENGINEER IMMEDIATELY.

12. CONTRACTOR SHALL STORE ALL MATERIALS AND EQUIPMENT SHIPPED TO THE SITE IN A PROTECTED AREA. IF MATERIAL IS STORED OUTSIDE OF THE BUILDING, IT MUST BE STORED OFF THE GROUND A MINIMUM OF SIX INCHES (6") SET ON 6 X 6 PLANKS AND/OR WOOD PALLETS. ALL MATERIAL AND EQUIPMENT MUST BE COMPLETELY COVERED WITH WATERPROOF TARPS OR VISQUIN. ALL CONDUIT WILL HAVE THE ENDS CLOSED TO KEEP OUT DIRT AND OTHER DEBRIS. NO EQUIPMENT WILL BE ALLOWED TO BE STORED ON THE SITE UNLESS IT IS SITTING ON WOOD PLANKS AND COMPLETELY PROTECTED WITH WEATHERPROOF COVERS.

13. THE DRAWINGS, SCHEDULES AND SPECIFICATIONS HAVE BEEN PREPARED USING ONE MANUFACTURER FOR EACH PIECE OF EQUIPMENT AS THE BASIS FOR DIMENSIONAL DESIGN. IF THE CONTRACTOR PURCHASES EQUIPMENT FROM A SPECIFIED ACCEPTABLE MANUFACTURER, BUT NOT THE SCHEDULED MANUFACTURER USED FOR THE BASE DESIGN, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL THE DIMENSIONS OF THE EQUIPMENT TO VERIFY THAT IT WILL FIT IN THE SPACE SHOWN ON THE DRAWINGS. MINOR DEVIATIONS IN DIMENSIONS WILL BE PERMITTED, PROVIDED THE RATINGS MEET THOSE SHOWN ON THE DRAWINGS AND EQUIPMENT WILL PHYSICALLY FIT INTO THE SPACE ALLOCATED WITH SUITABLE ACCESS AROUND EQUIPMENT FOR OPERATION AND MAINTENANCE OF THE EQUIPMENT. WHEN EQUIPMENT SUBMITTED FOR REVIEW DOES NOT MEET THE PHYSICAL SIZE OR ARRANGEMENT OF THAT SCHEDULED AND SPECIFIED, CONTRACTOR SHALL PAY FOR ALL ALTERATIONS REQUIRED TO ACCOMMODATE SUCH EQUIPMENT AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR WILL ALSO PAY ALL COSTS FOR ADDITIONAL WORK REQUIRED BY OTHER CONTRACTORS, OWNER, ARCHITECT OR ENGINEER TO MAKE CHANGES WHICH WOULD ALLOW THE EQUIPMENT TO FIT IN THE SPACE AND FUNCTION AS INTENDED.

14. CONTRACTOR AND/OR MANUFACTURER SHALL VERIFY THAT THE CHARACTERISTICS OF THE EQUIPMENT HE SUBMITS FOR REVIEW MEET THE CAPACITY AND DUTY SPECIFIED.

15. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND THEIR ASSOCIATED FEES.

16. CONTRACTOR SHALL PROVIDE WARRANTY FOR ALL MATERIAL AND GUARANTEE ALL WORKMANSHIP PROVIDED BY HIM FOR 1 (ONE) YEAR FROM SUBSTANTIAL COMPLETION OF WORK INVOLVED.

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LICENSED PROFESSIONAL ENGINEER
SUDESH SARAF
062-060912
STATE OF ILLINOIS

EXPIRATION: 11/30/2025

REV	DESCRIPTION	DATE
	ISSUED FOR PERMIT REVISION	10/07/2025
	ISSUED FOR PERMIT REVISION	09/16/2025
	ISSUED FOR PERMIT REVISION	08/05/2025

BELL WORKS CHICAGO-BWC EAST DRIVE

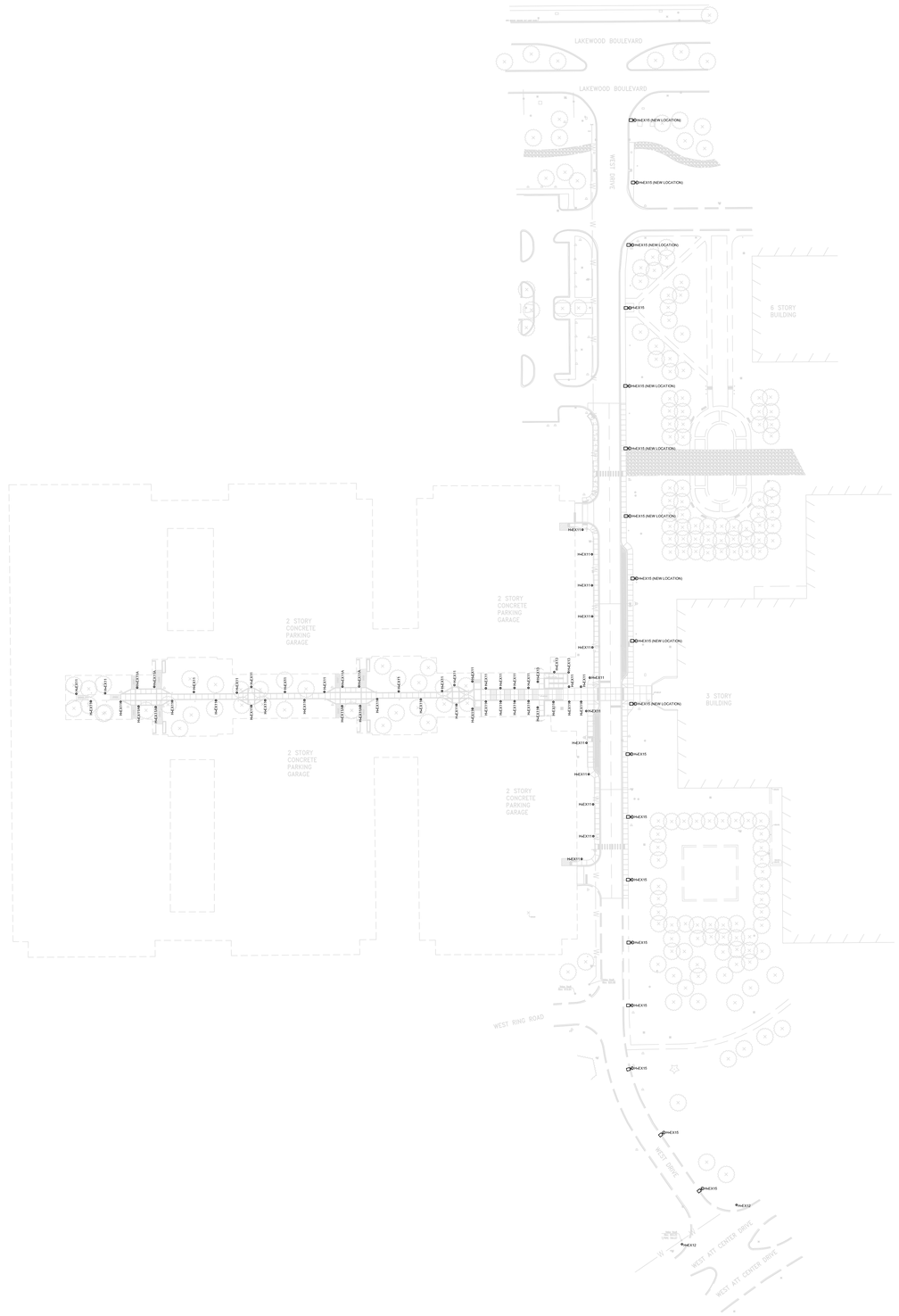
2000 AT&T CENTER DRIVE
HOFFMAN ESTATES, IL 60192

ELECTRICAL SPECIFICATIONS

Project Number:
200072
Drawn By:

Sheet:

E7.01



1 LIGHTING PLAN
SCALE: 3/16" = 1'-0"

LIGHTING FIXTURE SCHEDULE

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Project Name:	BELLWORKS CIRCLE DRIVE
Location:	HOFFMAN ESTATES, IL
Date:	ORINIGAL
Revision Date:	8/13/2024

ARCHITECTURAL EXTERIOR LIGHTING

TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	LIGHT SOURCE	POWER SUPPLY	MOUNTING	FINISH	COMMENTS
H-EX11	NEW BOLLARD	HEPER LIGHTING	LB6047.871-US-T3-700-830-0-10V-HM1-HC(4'-0")+90AJ001	18 WATT 3000K LED	0-10V DIMMING	SURFACE	BLACK. CONFIRM FINISH WITH OWNER AND ARCHITECT	REMOVE EXISTING BOLLARDS AND REPLACE WITH NEW BOLLARD
H-EX11A	TWIN HEAD NEW BOLLARD	HEPER LIGHTING	LB6047.872-US-T3-700-830-0-10V-HM1-HC(4'-0")+90AJ001	36 WATT 3000K LED	0-10V DIMMING	SURFACE	BLACK. CONFIRM FINISH WITH OWNER AND ARCHITECT	REMOVE EXISTING BOLLARDS AND REPLACE WITH NEW BOLLARD
H-EX12	REPLACEMENT POST HEAD	HEPER LIGHTING	LP4024.539-US-700-830-0-10V-HM1+PAFC.D114 HM1	52 WATT 3000K LED	0-10V DIMMING	13'-0" POLE	BLACK. CONFIRM FINISH WITH OWNER AND ARCHITECT.	REMOVE EXISTING POST HEAD AND REPLACE WITH NEW.
H-EX13	POST LIGHT	HEPER LIGHTING	LP4034.861-US-T4-350-830-0-10V-HM1-HC10'-0"	18 WATT 3000K LED	0-10V DIMMING	10'-0" POLE	BLACK. CONFIRM FINISH WITH OWNER AND ARCHITECT	
H-EX15	ROADWAY LIGHT	GARDCO	P26-196L-2100-WW--G2-AR-3-UNV-DD-XX	195 WATT 3000K	0-10V DIMMING		CONFIRM TO MATCH EXISTING POLES.	REMOVE EXISTING FIXTURE AND REPLACE WITH NEW. CONTRACTOR TO CONFIRM DRILLING MOUNT PRIOR TO ORDERING.

GENERAL LIGHTING NOTES

1. Electrical Engineer Shall Confirm Exact Voltage Required For All Fixture Types
2. Contractor to provide remote transformer for all low voltage fixture types unless provided with an integral transformer
3. Contractor shall confirm exact lengths required for all linear fixture types either by field measurement or template
4. Contractor to provide all necessary parts and accessories to ensure proper installation as shown on plans
5. Substitution of any fixture to a type or manufacturer other than that specified by the Lighting Designer shall be subject to review of a production sample by the Lighting Designer.
   The proposed substitution shall be provided with I.T.L photometrics dated no older than five years. Lighting Designer withholds the right to request a full scale mock up of two (2) proposed substitution fixtures alongside two (2) specified fixtures for review. All mock up costs, including Lighting Designer's time and expenses, and Architect/Client's time and expenses shall be at the expense of the submitting contractor and/or manufacturer. Contractor shall also provide line item pricing for specified fixture along with add/deduct for submitted fixture.
   Submitting Contractor/Manufacturer shall guarantee in writing that the proposed substitution shall meet all performance and quality parameters as stated with the specified fixture.
   In the event that the substitution fails to perform as guaranteed, all costs associated to remove the fixture and replace them with the specified fixture shall be at the Contractor/Manufacturer's expense.
6. Architect to confirm fixture finishes.
7. Architect to confirm exact ceiling condition for appropriate fixture mounting.

2 LIGHTING FIXTURE SCHEDULE
SCALE: N/A

Bell Works

Wight

Wight & Company
wightco.com
211 North Clinton Street
Suite 300N
Chicago, IL 60661
P 312.261.5700
F 312.261.5701

N

REV	DESCRIPTION	DATE
	ISSUED FOR PERMIT REVISION	10/07/2025
	ISSUED FOR PERMIT REVISION	09/16/2025
	ISSUED FOR PERMIT REVISION	08/05/2025
	ISSUE FOR SITE PERMIT APPLICATION	04/07/2025
	ISSUE FOR PERMIT	02/05/2025

BELL WORKS CHICAGO - WEST DRIVE

2000 At&T Center Dr
Hoffman Estates, IL 60192

LIGHTING PLAN AND LIGHTING FIXTURE SCHEDULE

Project Number:
190128
Drawn By:
HLD
Sheet:

LT.00

3/24/2025 11:56:05 AM
Autodesk Docs://Somerset Development_Bellworks_Base Models/190151_Somerset West Atrium Public Spaces_ARCH_2023.rvt
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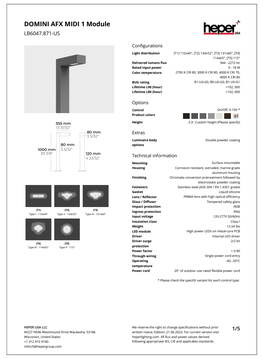


DOMINI AFX MIDI 1 Module

LB6047.871-US

heper

Configurations

Light distribution	[T1] 110x40°, [T2] 134x52°, [T3] 131x68°, [T4] 114x66°, [T5] 110x72°
Delivered lumens flux	Nom. 2272 lm
Rated input power	Nom. 16 W
Color temperature	2700 K (78 IR), 3000 K (78 IR), 4000 K (78 IR), 4000 K (78 IR)
BUG rating	B1-U0-G1, B1-U0-G0, B2-U0-G1, B2-U0-G0
Lifetime L90 (hour)	>102, 000
Lifetime L80 (hour)	>102, 000

Options

Control	On/Off, 0-10V *
Product colors	
Weight	9.9 (Custom Height (Please specify))

Extras

Luminaire body options	Double powder coating

Technical information

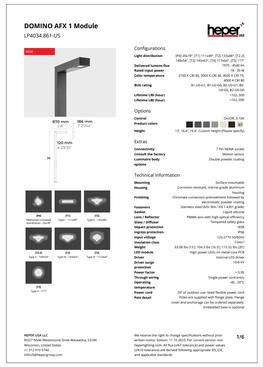
Mounting	Surface mountable
Housing	Corrosion resistant, extruded, marine grade aluminum housing
Finishing	Chromate conversion pretreatment followed by electrostatic powder coating
Fasteners, hardware	Stainless steel (AISI 304 / DIN 1.4301 grade)
Lens / Reflector	PMMA lens with high optical efficiency
Glass / Diffuser	Tempered safety glass
Impact protection	IK08
Ingress protection	IP66
Input voltage	120-277V 50/60Hz
Insulation class	Class I
Weight	5.04 lbs
LED module	High power LEDs on metal-core PCB
Driver	Internal LED driver
Driver surge protection	2(L-N) kV
Operating temperature	-4 to 95
Power Factor	> 0.90
Through-wiring	Single power cord entry
Power cord	36", 18AWG

* Please check the specific variant for each control type.

HEPER USA LLC
9622 Hillcrest Road Drive Waukesha, 53186
Wisconsin, United States
+1 312 915 5740
info.US@hepergroup.com

We reserve the right to change specifications without prior written notice. Edition: 11.10.2023. For current version visit heperlighting.com. All flux (LM) tolerances and power values following appropriate IES, CIE and applicable standards.

1/5



DOMINO AFX 1 Module

LP4034.861-US

heper

Configurations

Light distribution	[FM] 30x79° [T1] 111x48°, [T2] 125x68°, [T3] 140x54°, [T4] 140x82°, [T5] 114x66°, [T6] 117x72°
Delivered lumens flux	1075 - 4548 lm
Rated input power	16 - 72 W
Color temperature	2700 K (78 IR), 3000 K (78 IR), 4000 K (78 IR), 4000 K (90 IR)
BUG rating	B1-U0-G1, B1-U0-G0, B2-U0-G1, B2-U0-G0, B3-U0-G1
Lifetime L90 (hour)	>102, 000
Lifetime L80 (hour)	>102, 000

Options

Control	On/Off, 0-10V
Product colors	
Weight	13, 16.4, 19.8, (Custom Height (Please specify))

Extras

Connectivity	7 Pin NEMA socket
Consult the factory	Motion sensor
Luminaire body options	Double powder coating

Technical information

Mounting	Surface mountable
Housing	Corrosion resistant, marine grade aluminum housing
Finishing	Chromate conversion pretreatment followed by electrostatic powder coating
Fasteners, hardware	Stainless steel (AISI 304 / EN 1.4301 grade)
Lens / Reflector	PMMA lens with high optical efficiency
Glass / Diffuser	Tempered safety glass
Impact protection	IK08
Ingress protection	IP66
Input voltage	120-277V 50/60Hz
Insulation class	Class I
Weight	10.08 lbs (T2), 14.3 lbs (T4,T5), 17.52 lbs (T3)
LED module	High power LEDs on metal-core PCB
Driver	Internal LED driver
Driver surge protection	10kV kV
Operating temperature	-4 to 95
Through-wiring	Single power cord entry
Operating temperature	-40...50°C
Power cord	20' of outdoor use rated flexible power cord
Pole detail	Poles are supplied with flange plate. Flange cover and anchor bags can be ordered separately. Embedded base is optional.

HEPER USA LLC
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Wisconsin, United States
+1 312 915 5740
info.US@hepergroup.com

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1/6

GARDCO by @lightfy

Site & Area

PureForm

P2R medium area light with comfort optics

GardcoPureForm LED area medium comfort P2R features a sleek, low profile design with a wide variety of optical distributions and mounting options. Type 2, 3, and 4 optical distributions are available. A full range of control options provides additional energy savings.

Project:
Location:
Catalog #:
Notes:
Quantity: Date:

Ordering guide

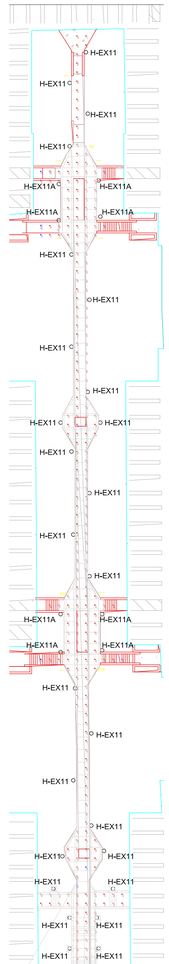
example: P2R-10L-SEC-NW-GG-UNV-S-SSS-WHT

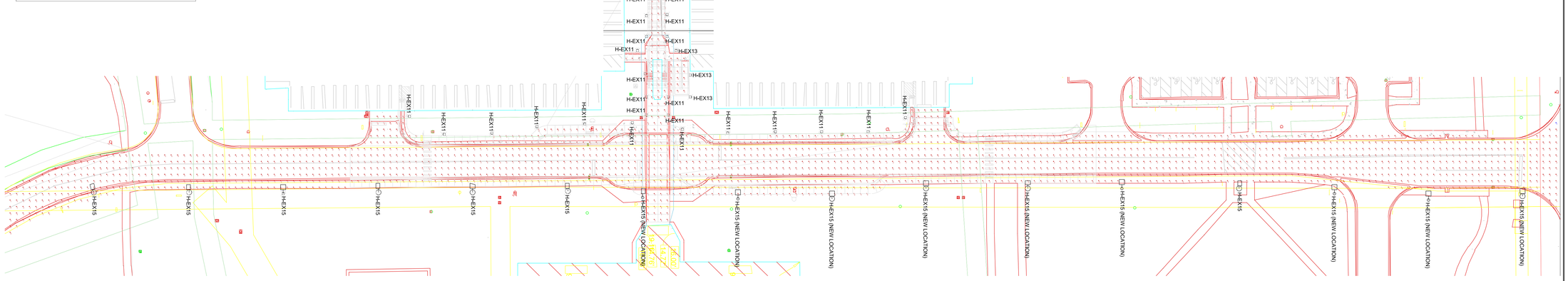
P2R											
P2R Comfort Optic Family, 20"	**10L** 10L comfort engine	**SEC** SEC Secondary Optic	**NW** Neutral White 4000K (ANSI/NEMA/IESNA 4000K)	**GG** Gloss White (RAL9016)	**UNV** 120-277V, 50/60Hz	**S** Square Tenon Mount	**SSS** Single Side Service	**WHT** White
		WW Warm White 3000K (ANSI/NEMA/IESNA 3000K)	**BB** Black (RAL9005)					
		CW Cool White 5000K (ANSI/NEMA/IESNA 5000K)	**MG** Metallic Grey (RAL9006)					
		NW HC Neutral White 4700K (ANSI/NEMA/IESNA 4700K)	**SV** Silver (RAL9007) Natural finish with a clear coat. Will patina over time.					
		BW HC Cool White 6500K (ANSI/NEMA/IESNA 6500K)	**BRZ** Bronze (RAL8028) Natural finish with a clear coat. Will patina over time.					

Options							
HS 10-90 hour dimming, dusk to dawn (ANSI C136.41 Dimming Group 1)	**DMG** Integral 0-10V, 4-wire	**CTW** Thermocycle Bollard *	Control	Control Only (Internal Thermocycle as standard)	Tenon Mount	Tenon Size
PHMS Bluetooth Mesh enabled motion + ambient sensor **	**DMG** Integral 0-10V, 4-wire	**TLWH** Twist-Lock Receptacle and Photocell	**PC** Single Unit, ETL SUPRACT Compliant Standard Cut-off	**NLTAIR** Network Lighting Technology Enabled	**2AT** 2 @ 90°	**2AT** 2 @ 90°
SpeedView Wireless Control Options		**TLWC** Twist-Lock Receptacle and Photocell	**PCR** Single Unit, ETL SUPRACT Compliant Standard Cut-off with Retrofit Drop	**Fuse Holder**	**3AT** 3 @ 90°	**3AT** 3 @ 90°
SSM Nearby SiteWise Gateway *		**TLWFC** Twist-Lock Receptacle and Photocell	**Field Mount Fusing**	**F** Fuse in Fusehlder (Thermocycle as standard)	**4AT** 4 @ 90°	**4AT** 4 @ 90°
SSMA Nearby SiteWise Gateway *			**FM** Single Unit, ETL SUPRACT Compliant Standard Cut-off	**NF** No Fuse in Fusehlder	**Tenon Adapter**	**Tenon Adapter**
SSMB Nearby SiteWise Gateway *			**FMR** Single Unit, ETL SUPRACT Compliant Standard Cut-off with Retrofit Drop	**Surge Protection** (Not available in 480V)	**SA** Square to Round	**SA** Square to Round
SSMC Nearby SiteWise Gateway *			**FMC** Compact Fitter		**RA** Round to Round	**RA** Round to Round
					RAD Round to Round Adapter (3.5" OD)	**Tenon Orientation**
						180 Two at 180° (Must select Tenon Size, Tenon Adapter, and Tenon Orientation)
						90 Four at 90° (Must select Tenon Size, Tenon Adapter, and Tenon Orientation)

1. Standard lead time may apply. Contact factory for details.
2. Not available in 480V. For luminaires with standard, included 10V dimming driver.
3. Not available with motion sensor.
4. Not available with photocontrol.
5. Not available in 347 or 480V.
6. Not available with HS, PHMS, or SSM.
7. Must specify with a luminaire ordering NEMA receptacle if not ordering with photocontrol.
8. Not available in NEMA 7032 (stainless steel) operating with 347 or 480V.
9. Not available with 347 or 480V. Will be ordered with black fuse holder(s).
10. Not available in 347 or 480V.
11. Not available in SPUN.
12. Not available with HS, PHMS, SSM, or 347/480V dimming control options.
13. Not available with HS, PHMS, SSM, or 347/480V dimming control options.
14. Must include a control option.
15. Must include a control option.

P2R_PureForm_area_medium_comfort - 10/23 page 1 of 6





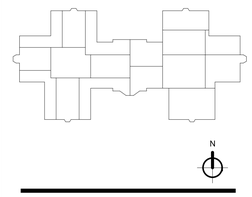
Schedule								
Symbol	Label	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
	H-EX11	HEPER	LB6048.910-US-T3-350-830	- LED 8 - 8W - 350mA - 3000K CRI 80	1	708.5082	0.9	9.5
	H-EX13	HEPER	LP4034.861-US-T4-350-830	- Areaflex 16 - 15 W - 350 mA - 3000 K CRI 80	1	1980.486	0.9	17
	H-EX15	GARDCO	P26-196L-210D-WW-G3-3-UNV	PureForm LED area medium comfort P26, 196 LED's, 3000K CCT, TYPE 3 OPTIC, Comfort Light Engine, 80CRI	1	9907.312	0.9	94.7

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
WEST DRIVE	+	1.7 fc	13.0 fc	0.1 fc	130.0:1	17.0:1
WEST WALKWAY	+	2.9 fc	21.6 fc	0.1 fc	216.0:1	29.0:1

Bell Works

Wight

Wight & Company
wightco.com
211 North Clinton Street
Suite 300N
Chicago, IL 60661
P 312.261.5700
F 312.261.5701



REV	DESCRIPTION	DATE
	ISSUED FOR PERMIT REVISION	10/07/2025
	ISSUED FOR PERMIT REVISION	09/16/2025
	ISSUED FOR PERMIT REVISION	08/05/2025
	ISSUE FOR SITE PERMIT APPLICATION	04/07/2025
	ISSUE FOR PERMIT	02/05/2025

BELL WORKS CHICAGO - WEST DRIVE

2000 At&T Center Dr
Hoffman Estates, IL 60192

WEST DRIVE LIGHTING PHOTOMETRICS

Project Number:
190128
Drawn By:
HLD
Sheet:

LT.01

3/24/2025 11:56:05 AM
Autodesk Docs://Somerset Development_Bellworks_Base Models/190151_Somerset West Atrium Public Spaces_ARCH_2023.rvt
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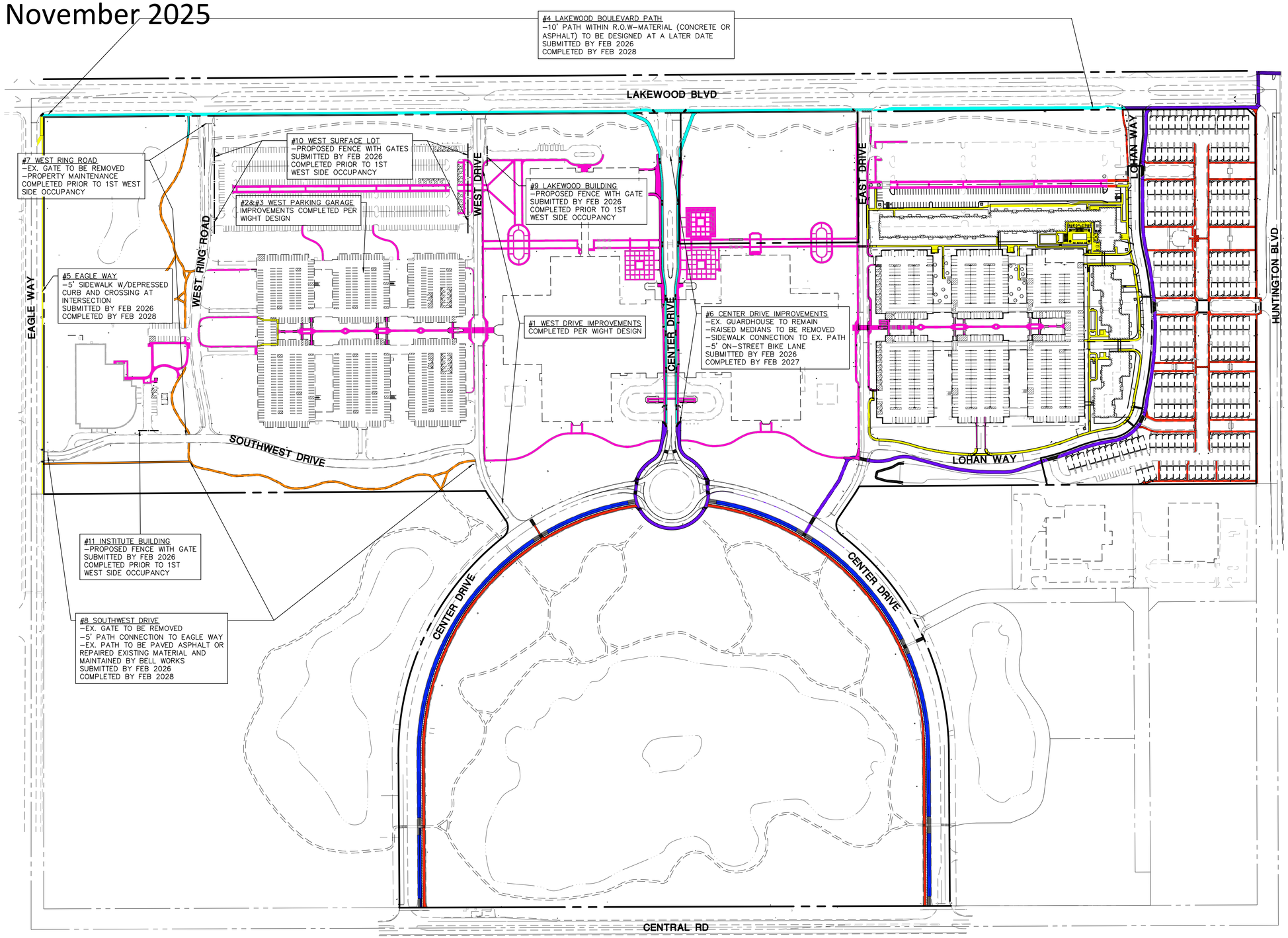
Bell Works Exterior Improvements Plan
November 2025



REVISIONS	DATE	DRAWN BY
	##/##/##	###
	##/##/##	###
	##/##/##	###
	##/##/##	###
	##/##/##	###
	##/##/##	###
	##/##/##	###
	##/##/##	###
	##/##/##	###
	##/##/##	###
	11–19–25	REVISED PER VILLAGE AND OWNER COORDINATION	JAK
	10–14–25	REVISED PER VILLAGE AND OWNER COORDINATION	JAK

Manhard CONSULTING
One Overlook Point, Suite 250, Lincolnshire, IL 60069 p:847.634.5500 f:847.634.0066 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

BELL WORKS - MULTIFAMILY

VILLAGE OF HOFFMAN ESTATES, ILLINOIS

OVERALL CONCEPT PLAN

PROJ. MGR.:	KRK
PROJ. ASSOC.:	KRK
DRAWN BY:	JAK
DATE:	08–07–25
SCALE:	1"=150'

SHEET 1

ISD.HEIL01

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November 18, 2025 - 11:25 Dwg Name: P:\Hoth\H01\Dwg\Eng\Preliminary\Exhibits Eng\Overall Concept Plan.dwg Updated By: JKalar

AGENDA ITEM REPORT

Village Board of Trustees
December 15, 2025
ITEM 5H

REQUEST: Approval of an Ordinance amending Chapter 8 of the Municipal Code, Residential Rental Property Licenses.

FROM: Jennifer Horn, Director of Planning & Transportation

ITEM TYPE: Ordinance - Village Board

REQUEST SUMMARY

The Village is implementing a new enterprise resource planning (ERP) system, BS&A, scheduled to go live in late January 2026. As part of this implementation, staff has identified necessary interim changes to the Residential Rental Property License program.

Current Residential Rental Property Licenses expire on December 31, 2025. To take advantage of the streamlined process in BS&A and avoid unnecessary duplication of work across two systems, staff proposes extending existing licenses and initiating the renewal period within BS&A in early 2026. Following this transition, Residential Rental Licenses will operate on an April 1 – March 31 term instead of the current calendar year term.

The attached Ordinance amending Chapter 8 of the Municipal Code includes the following modifications:

- Extend current licenses expiring December 31, 2025 to March 31, 2026
- Licenses issued in 2026 will expire on March 31, 2027
- Thereafter, the license term will be April 1 – March 31

Additional business and rental license process changes are expected to be finalized over the next several months of BS&A implementation. Related code modifications will be presented as a subsequent Ordinance for Village Board consideration in early 2026.

FINANCIAL IMPACT

N/A

RECOMMENDATION

Approval of an Ordinance amending Chapter 8 of the Municipal Code, Residential Rental Property Licenses.

ATTACHMENTS

1. Ordinance - Amending Chapter 8, Licenses Extension

ORDINANCE NO. _____ - 2025

VILLAGE OF HOFFMAN ESTATES

**AN ORDINANCE AMENDING CHAPTER 8, LICENSES,
OF THE HOFFMAN ESTATES MUNICIPAL CODE
(RESIDENTIAL RENTAL PROPERTY LICENSES)**

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

Section 1: That Section 8-1-10, Termination of licenses, of Chapter 8, LICENSES, of the Hoffman Estates Municipal Code, is hereby amended to read as follows:

Section 8-1-10. Termination of licenses.

All annual business licenses shall begin on May 1 and terminate on April 30 of the following year. General Business Premises licenses issued between September 1, 2025 and April 30, 2026 shall terminate on April 30, 2026. Thereafter, all General Business Premises licenses shall begin on May 1 and terminate on April 30 of the following year.

Residential Rental Property licenses issued between January 1, 2025 and December 31, 2025 shall terminate on March 31, 2026. Residential Rental Property license issued between January 1, 2026 and March 31, 2026 shall terminate on March 31, 2027. Thereafter, all Residential Rental Property licenses shall begin on April 1 and terminate on March 31 of the following year.

Section 2: That Section 8-13-2F of Chapter 8, LICENSES, of the Hoffman Estates Municipal Code, is hereby amended to read as follows:

F. A separate Residential Rental Property license shall be required and issued for each Residential Rental Property.

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

_____
Village President

ATTEST:

_____
Village Clerk

Published in pamphlet form this _____ day of _____, 2025

AGENDA ITEM REPORT

Village Board of Trustees
December 15, 2025
ITEM 5I

REQUEST: Approval of an Ordinance granting a Site Plan Amendment for Casey's restaurant located at 2069 N Barrington Road.

FROM: Kevin Anderson, Planner II

ITEM TYPE: Ordinance - Village Board

REQUEST SUMMARY

Casey's, a restaurant and gaming café, is seeking to occupy the tenant space at 2069 N Barrington Road. The 1,600 square foot tenant space is located between the Starbucks and Jimmy John's. The space was previously occupied by Wholesome Health Pharmacy.

The original site plan approval for the multi-tenant retail building at 2061–2071 N Barrington Road was approved in 2006. The original plan included one-way traffic circulation and one drive-thru window for Starbucks. In 2017, the site plan was amended to allow Jimmy John's to install a second drive-thru window. The Village had concerns at that time related to the available parking and the circulation given the demand for two restaurants and two separate drive-thru windows. To address this concern, a condition was included in the 2017 approval requiring Site Plan Amendment approval for any change in tenant or operations (such as expanded food menu/service or hours of operation by any of the tenants) that will increase parking or drive-thru demand for the site. Based on this condition, Casey's request to occupy 2069 N Barrington Road requires Site Plan Amendment approval.

PROPOSAL

The proposal includes interior tenant modifications only, with no proposed exterior site changes. The attached business plan outlines the proposed operations for the restaurant. The floorplan identifies table and bar seating for 22 patrons. There are also 6 gaming stations identified on the plans as well as a small lounge by the entrance. Casey's would operate 12:00 PM to 11:00 PM seven days a week. There would be one to two employees on site during hours of operation.

The business narrative identifies a full food menu. The Petitioner is separately seeking Village liquor and gaming licenses.

Village engineering staff completed a parking analysis for the proposed use. Staff's analysis indicates that Casey's peak demand would be lunchtime (12:00-1:00 PM) when neighboring Starbucks and Jimmy John's experience the highest demand. Using ITE Parking Generation Manual data for high-turnover sit-down restaurants as a comparable reference (adjusted for the restaurant's unique gaming-focused operations), staff determined that existing parking supply should be adequate for most

days, with only potential minor shortfalls on Fridays during unusually high customer volumes. An existing overflow parking easement with the Northwest Corporate Centre property to the east provides approximately 80 additional spaces if needed.

FINANCIAL IMPACT
N/A

RECOMMENDATION
Approval of an Ordinance granting a Site Plan Amendment for Casey's restaurant located at 2069 N Barrington Road.

The attached Ordinance includes the following conditions of approval:

1. Any subsequent change in tenants or operations within the building at 2061-2071 N Barrington Road that will increase parking or drive-thru demand shall require approval by the Village.
2. The site shall be operated such that parking demand generated does not exceed the parking supply available. If parking complaints are received, the property owner shall be required to provide a plan to the Village to address any issues.
3. A building permit is required and shall be obtained within six (6) months of Village Board approval of this request.
4. All signs shall require building permits and conform to the Municipal Code.

ATTACHMENTS
1. Ordinance - Site Plan Amendment 2069 N Barrington Rd
2. Exhibit A - Location Map
3. Supporting Documents

ORDINANCE NO. _____-2025

VILLAGE OF HOFFMAN ESTATES

AN ORDINANCE GRANTING A SITE PLAN AMENDMENT FOR CASEY'S RESTAURANT LOCATED AT 2069 N BARRINGTON RD

WHEREAS, the Planning, Building and Zoning Committee, at a public meeting duly called and held according to law on December 8, 2025, considered a request by Heidner Holdings LLC (owner) and Casey's (applicant) for a Site Plan Amendment for 2069 N Barrington Road, shown on Exhibit "A" attached hereto and made a part hereof.

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

Section 1: Site Plan Amendment approval for Casey's restaurant located at 2069 N Barrington Road is hereby granted subject to the following conditions:

A. Any subsequent change in tenants or operations within the building at 2061-2071 N Barrington Road that will increase parking or drive-thru demand shall require approval by the Village.
B. The site shall be operated such that parking demand generated does not exceed the parking supply available. If parking complaints are received, the property owner shall be required to provide a plan to the Village to address any issues.
C. A building permit is required and shall be obtained within six (6) months of Village Board approval of this request.
D. All signs shall require building permits and conform to the Municipal Code.

Section 2: The Village Clerk is hereby authorized to publish this Ordinance in pamphlet form.

Section 3: 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

_____
Village President

ATTEST:

_____
Village Clerk

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

2069 N BARRINGTON RD
PIN: 07-06-101-011-0000
HASSELL RD
BARRINGTON ROAD
2069
HIGGINS ROAD
Legend
Subject Property
Parcels
N

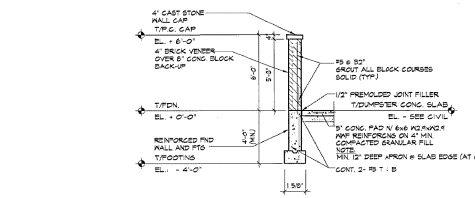
VILLAGE OF HOFFMAN ESTATES
PLANNING & ZONING APPLICATION SUMMARY

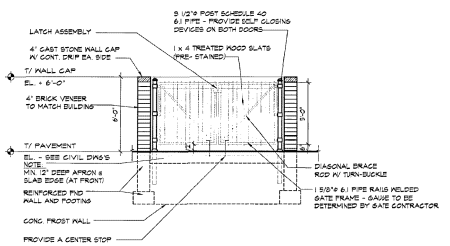
APPLICATION INFORMATION	
Project Number:	PLN25-0042
Project Name:	Minor Site Plan Amendment - Restaurant/Pub
Project Application Date:	10/18/2025
Project Manager:	Kevin Anderson

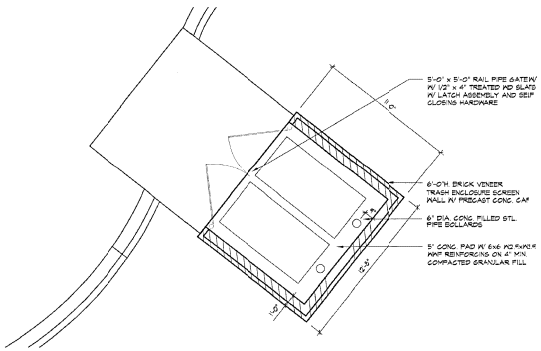
PROJECT TYPE
Site Plan Amendment - Minor Amendment;

SITE INFORMATION	
Property Address:	2069 N BARRINGTON RD
All Included PINs:	07061010110000

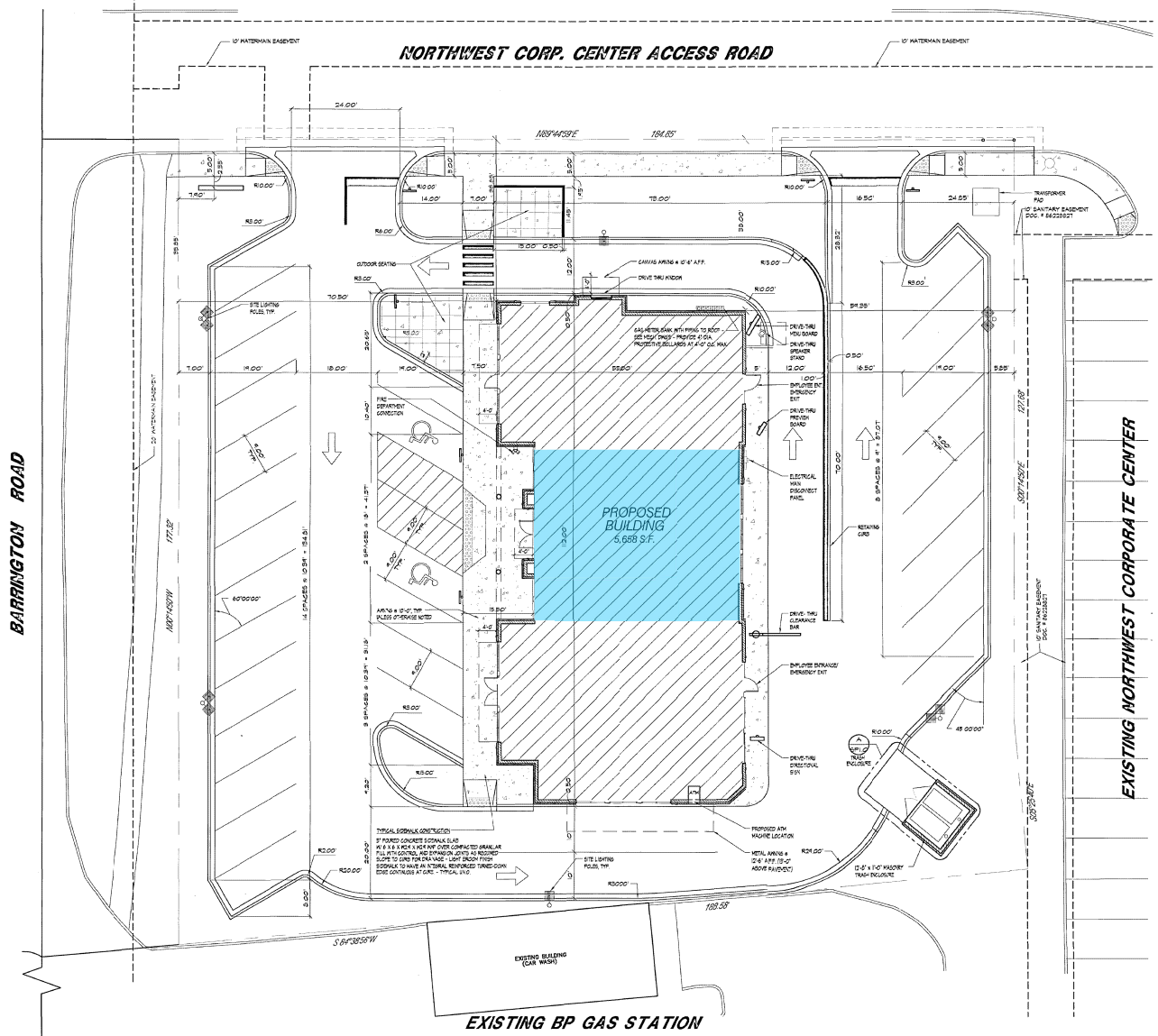
PROJECT CONTACTS		
Relationship to Project	**Name / Firm**	**Address**
APPLICANT	Diane Schneider	2069 N Barrington Rd Hoffman Estates, IL 60194
OWNER	HEIDNER HOLDINGS LLC	5277 TRILLIUM BLVD HOFFMAN ESTATES, IL 601693602







A SP1.0 MASONRY TRASH ENCLOSURE DETAILS
SCALE: N.T.S.



SITE REFERENCE PLAN

0' 10' 20' 30' 40' 60'

N

N O T E :
ALL PROPOSED TENENT NAMES ARE PRELIMINARY AND SUBJECT TO REVIEW AND ACCEPTANCE BY THAT TENANT OR ITS AGENT. ALL BUILDING AREAS AND DIMENSIONS ARE APPROXIMATE AND SHOULD BE REVIEWED BY THE ARCHITECT IMMEDIATE,Y IF DESCREPENCIES ARE FOUND OR CHANGES TO THE "FOOT PRINT" ARE MADE OR TENANTS ARE SUBSTITUTED.

PROJECT DATA:

TOTAL SITE AREA	+/- .71 ACRES
TOTAL G.L.A.	5,658 S.F.
TOTAL PARKING PROVIDED	28 CARS

RECEIVED
OCT 1 6 2006
PLANNING DIVISION

P.C. APPROVAL: 10/25/06
V.B. APPROVAL: 11/06/06

PFDA ARCHITECTS, INC.
20 N. WACKER DRIVE
SUITE 1500
CHICAGO, ILLINOIS 60606
TEL: (312) 795-1235
FAX: (312) 795-1250

OWNER:
STONEGATE PROPERTIES, INC

PROJECT:
STONEGATE RETAIL BUILDING
2059/2071 N. BARRINGTON RD.
NORTHWEST CORP. CENTER ACCESS ROAD
HOFFMAN ESTATES, IL

DATE	DESCRIPTION
10/18/06	
10/10/06	

SITE REFERENCE PLAN & DETAILS

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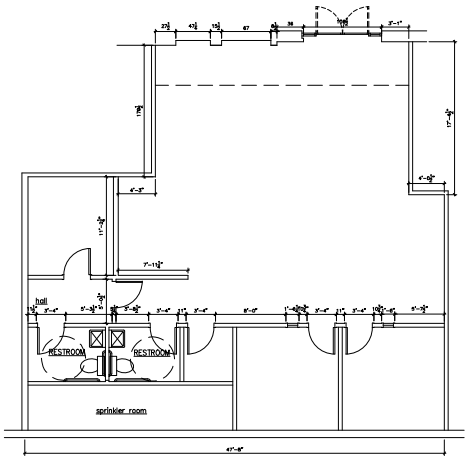
DRAWN BY: CHECKED BY:

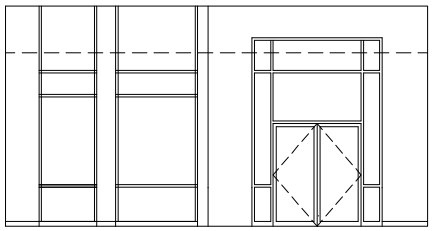
SHEET
SP1.0

JOB NO. 0611A

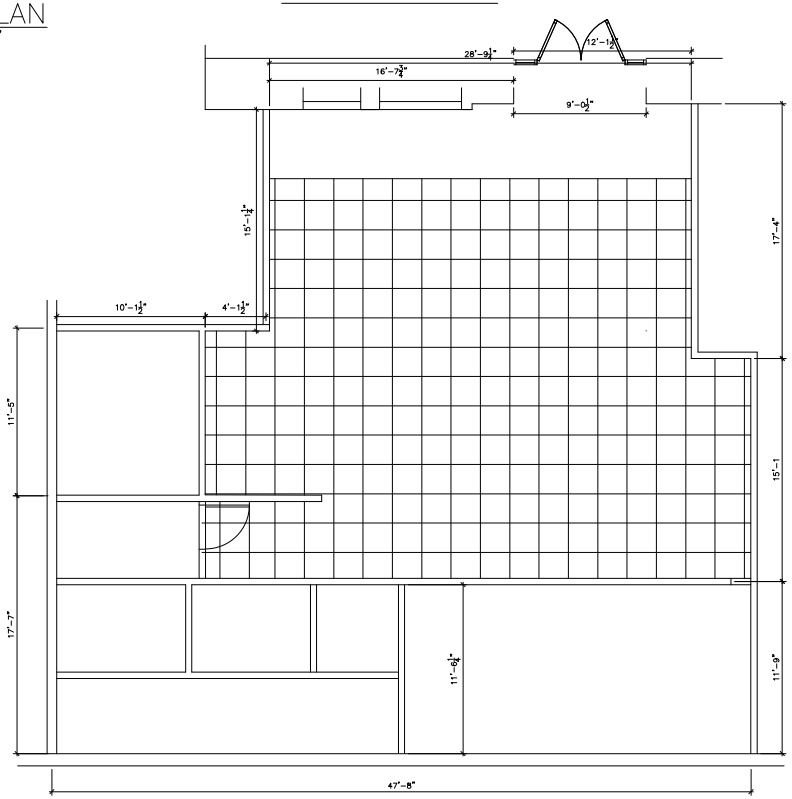


EXISTING PLAN

SCALE=1/8"=1'-0"



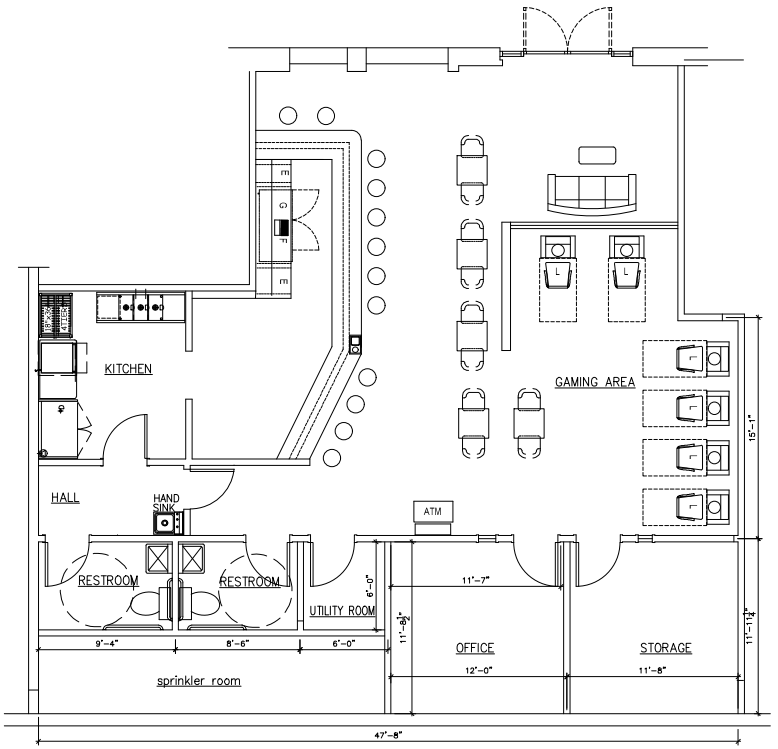
EXISTING PLAN



EXT'G CLG PLAN

SCALE=1/4"=1'-0"

803 S.F.



GAMMING LAYOUT

SCALE=1/4"=1'-0"

THOMAS V. SCESNIAK associates
1754 West Wise Road, Schaumburg, Illinois 60193
ARCHITECTS PLANNERS ENGINEERS
847.352.5112 facsimile 847.352.7131 email: TScesniak@aol.com

TIM SCHNEIDER GAMING FACILITY

GCI CONSOLIDATED LLC

email: ricottmachinder@gmail.com

FLOOR PLAN AND ELEVATIONS

PROJ. NO.: 2406
DATE: 7/11/2025
DRAWN BY: TSA
CHECK BY: VS

No.	Description	By
	Issued for zoning set & review	VS

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A-1

Sheet No:

BUSINESS PROPOSAL

Content

01 Overview

02 What is Casey's

03 Irish Theme

04 Menu

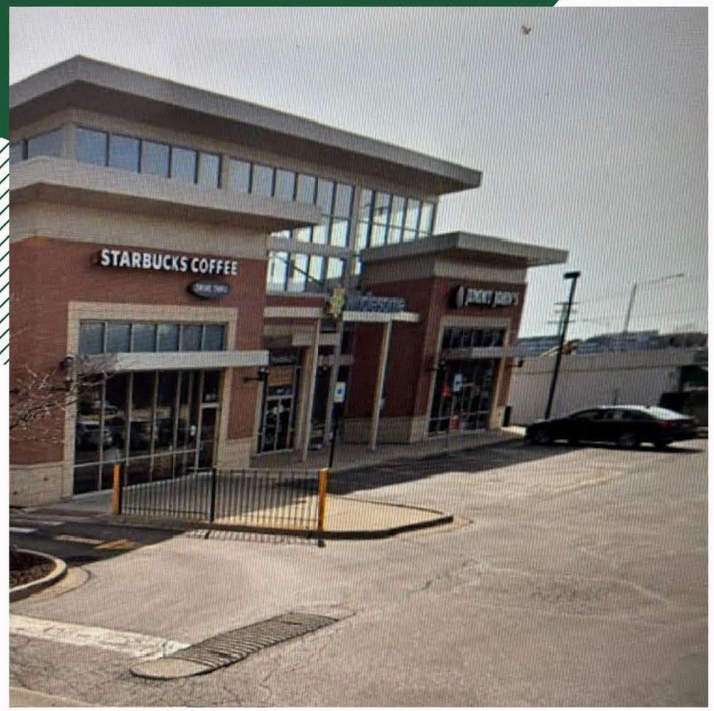
05 Timeline

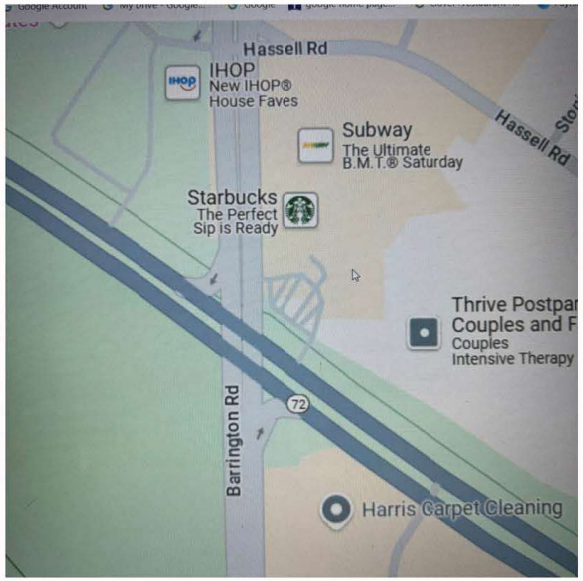
06 Meet Our Team

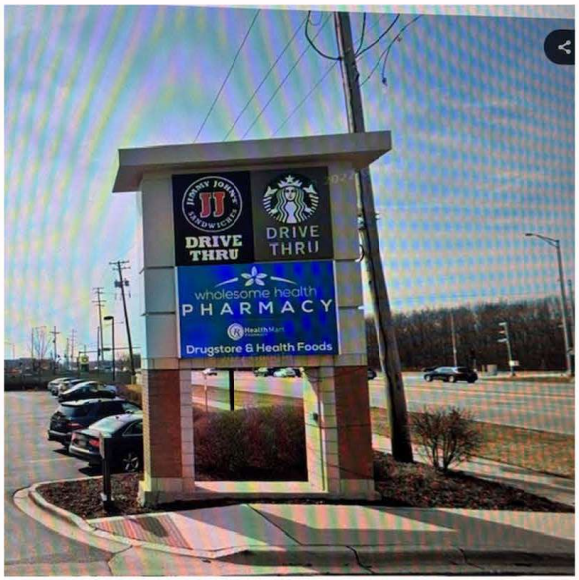
07 Contact

Overview

Location 2069 N. Barrington Road, Hoffman Estates, IL







Requesting
Exterior Signage Updated
Front of Building
Pillar Sign

What is Casey's

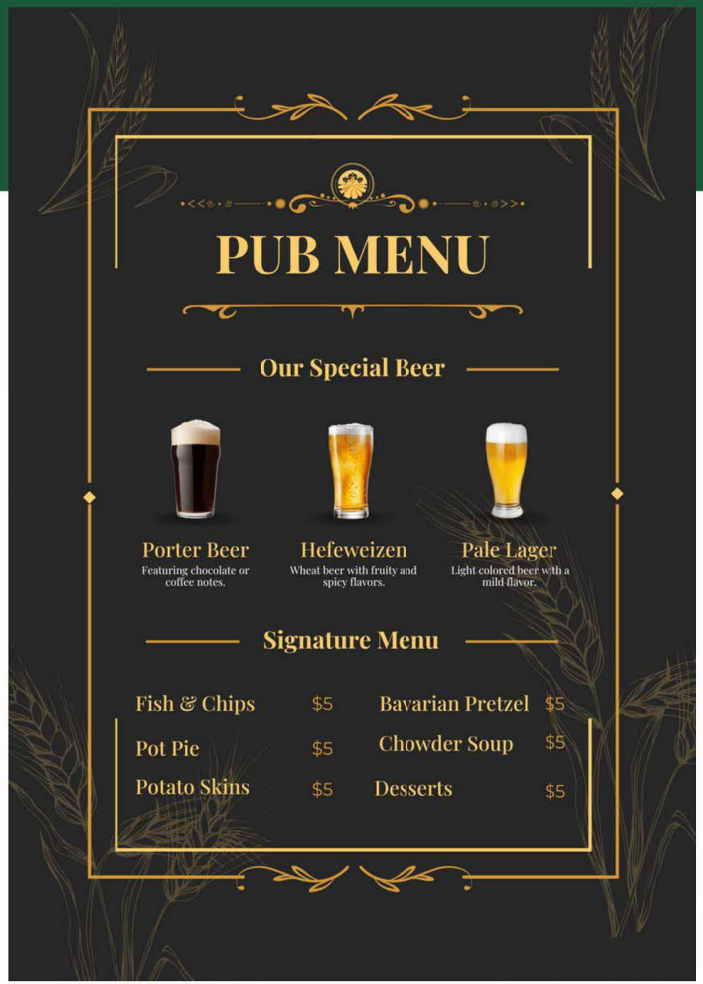
Casey's is designed to be a premier destination for adults 21 of age. Our pub will be located in Hoffman Estates, and will offer a high-end experience featuring top-tier Irish whiskeys, beers and food, and a comfortable environment. Our mission is to create a social hub where locals can gather, play, and engage in community-driven events while enjoying a full-service bar.

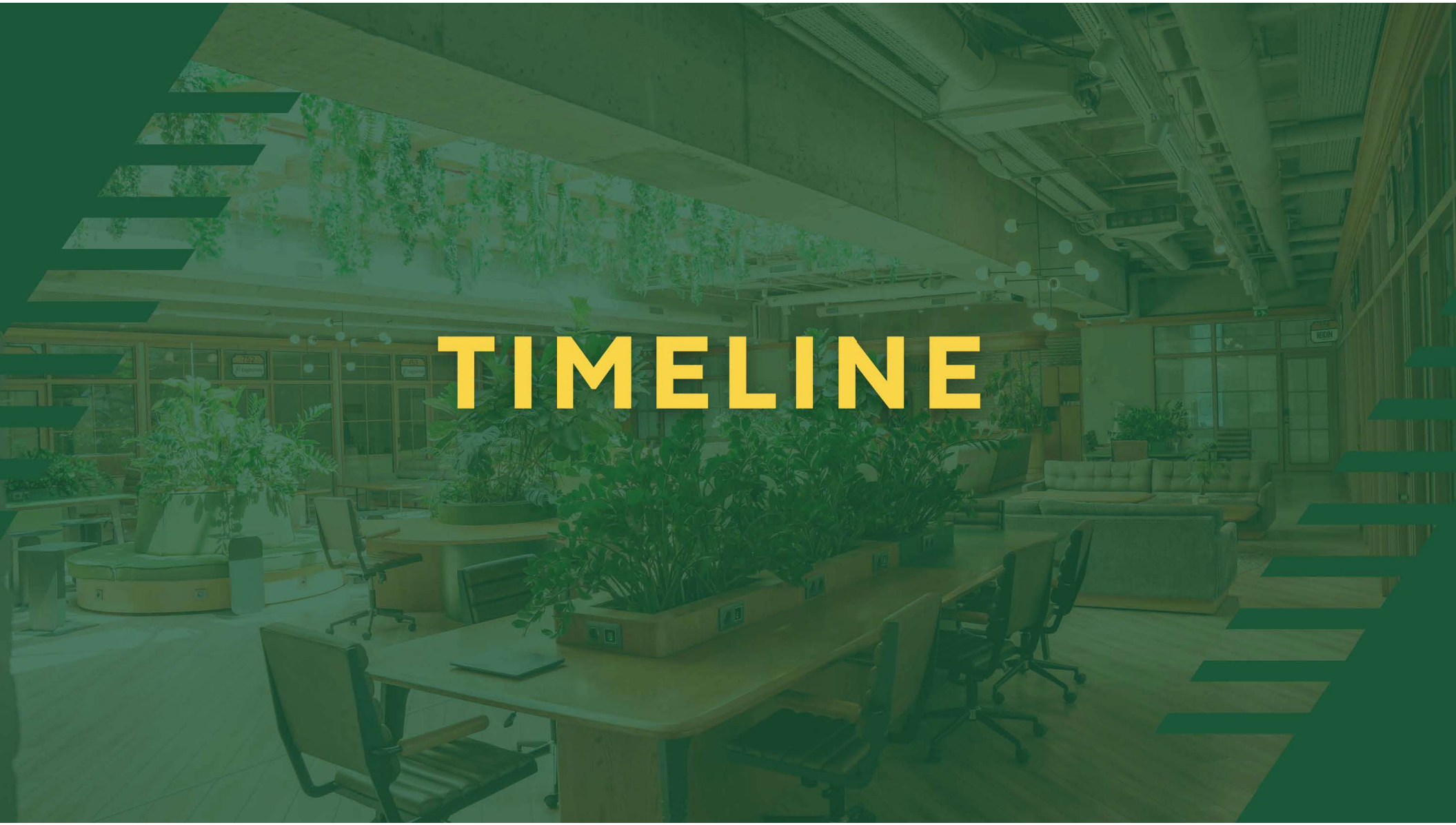
Irish Theme Pub

Casey's is a pub that provides an upscale atmosphere, high-speed internet, and a welcoming vibe. Our primary services include access to open space for gatherings, a full-service bar and Irish & American-themed small plates.

Food Served Noon-8pm peak time - 5- 7pm

Menu


PUB MENU
Our Special Beer
Porter Beer
Featuring chocolate or coffee notes.
Hefeweizen
Wheat beer with fruity and spicy flavors.
Pale Lager
Light colored beer with a mild flavor.
Signature Menu
Fish & Chips $5
Pot Pie $5
Potato Skins $5
Bavarian Pretzel $5
Chowder Soup $5
Desserts $5


TIMELINE

Timeline

1st
Meet with Village Officials.
February

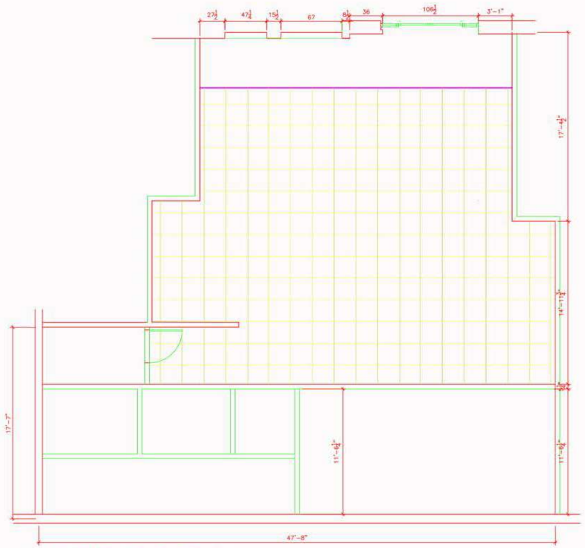
2nd
Lease and application
By March 1st

3rd
Liquor License application Gaming License application
April 15

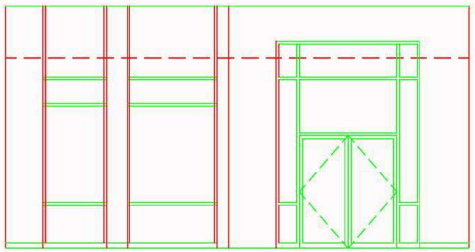
4th
Complete Buildout Hiring and Grand Opening June 1

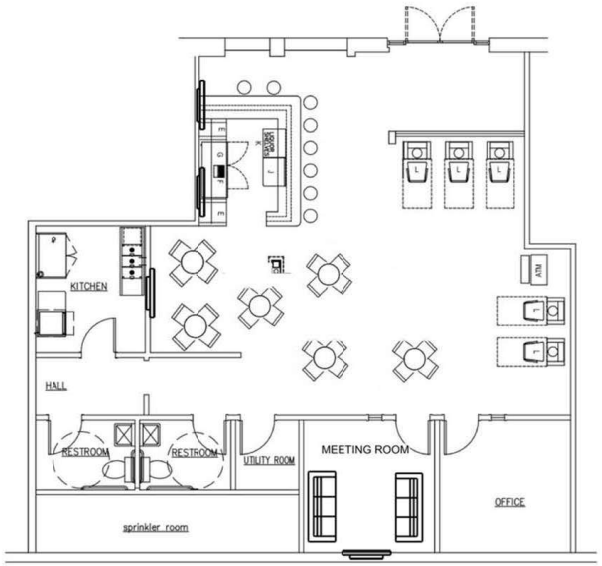
DESIGN

Interior
Decor
Concept



EXT'G CLG PLAN





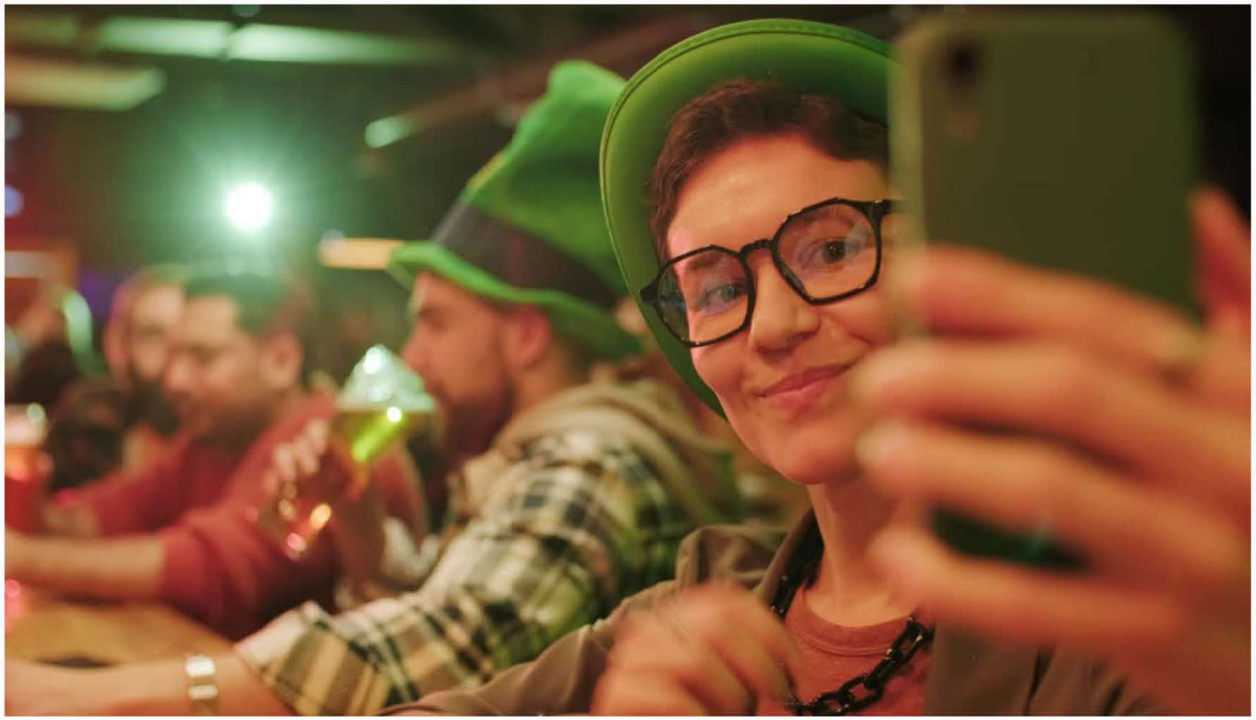
1600 sq ft includes 2 bathrooms ADA complaint

Table seating for 16 low top- Tall bar seating 8

Hours Noon - 11pm Sun - Sat
Employees 1-2 per shift total staff 8

Market Analysis

The pub industry is rapidly growing, with a theme style experience becoming mainstream entertainment. Our target audience is anyone interested in a having fun in our luxurious atmosphere, and professionals looking for a relaxed environment. A local market analysis indicates a demand for a dedicated Irish theme pub.



Our Team

Diane Schneider

Casey Schneider

Tom Schneider

Tim Schneider

GRAND
OPENING
EARLY
SUMMER 2025

THANK YOU

Diane Schneider

847-401-7662

DianeSchneider@comcast.net

November 17, 2025

Subject: Proposed Irish Pub (2069 N. Barrington) Parking Analysis

The proposed Irish Pub at 2069 N. Barrington is located within a strip mall, positioned between a Starbucks to the north and a Jimmy John's to the south. The Starbucks and Jimmy John's share a drive-thru lane on the south side of the property. Parking is provided in a front (west) lot for customers and an east lot located behind the buildings, which is primarily used for employee parking. A limited number of on-street parking spaces are also available along the roadway north of the building.

The peak parking demand for the site occurs during lunchtime (approximately 12:00–1:00 PM), when both Starbucks and Jimmy John's experience their highest combined customer volumes. During the morning and evening hours, parking availability is generally sufficient. Accordingly, the Village conducted a parking analysis during the lunchtime peak period, as this represents the most critical time to assess whether adequate parking will be available once the pub is in operation.

To determine appropriate parking requirements, the Institute of Transportation Engineers (ITE) Parking Generation Manual was used as a reference. Although the manual does not include a specific category for a restaurant with gaming, data for a High-Turnover Sit-Down Restaurant was selected as the most comparable use and then adjusted to reflect the unique operating characteristics of the proposed pub. It was assumed that a high-turnover restaurant would generally require more parking than a gaming pub, as sit-down establishments tend to serve a larger number of customers over shorter time periods.

Overall, the existing parking supply is expected to be adequate for most days of the week. On Fridays, there may be a slight shortfall if customer volumes at the pub are unusually high; however, this is anticipated to be infrequent during the lunch hour.

Additionally, there is a parking easement with Northwest Corporate Center (east of the strip mall) for approximately 80 parking spaces which can be used for overflow parking, if needed.

A detailed summary of parking availability and estimated demand for the proposed Irish Pub is provided in the attached analysis.

Sincerely,
Sonia Zala, P.E.

Senior Transportation Engineer

1900 Hassell Road, Hoffman Estates, Illinois 60169 • Phone: 847-882-9100 • Fax: 847-843-4822
Web: www.hoffmanestates.org

AGENDA ITEM REPORT

Village Board of Trustees
December 15, 2025
ITEM 5J

REQUEST: Approval of a Resolution Adopting an Intergovernmental Agreement with the O'Hare Noise Compatibility Commission (ONCC).

FROM: Eric Palm, Village Manager

ITEM TYPE: Resolution - Village Board

REQUEST SUMMARY

Staff is seeking approval of a Resolution adopting an Intergovernmental Agreement with the O'Hare Noise Compatibility Commission. The O'Hare Noise Compatibility Commission (ONCC) was established pursuant to an Intergovernmental Agreement between the City of Chicago and member communities in 1996. The focus of the ONCC is to provide a common forum for interested parties to have a voice on noise issues impacting the region related to O'Hare. The Intergovernmental Agreement has been extended a number of times, with the most recent extension approved in 2021, which will expire on December 31, 2025. The Village has been a member of the ONCC since its inception in 1996. Village staff attends Commission meetings as schedules permit and monitors ongoing activities of the Commission. The City of Chicago approved the attached resolution, approving an Intergovernmental Agreement Relating to the O'Hare Noise Compatibility Commission. The ONCC is seeking member communities to approve this resolution which will extend the IGA until December 31, 2030.

FINANCIAL IMPACT

There is no cost to the Village to be a member of the ONCC.

RECOMMENDATION

Approval of a resolution adopting an Intergovernmental Agreement with the O'Hare Noise Compatibility Commission.

ATTACHMENTS

1. Resolution - ONCC 10-27-25
2. 2025-10-16 ONCC IGA FINAL

RESOLUTION NO. _____ - 2025

VILLAGE OF HOFFMAN ESTATES

A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT RELATING TO THE O'HARE NOISE COMPATIBILITY COMMISSION (ONCC)

WHEREAS, the Village of Hoffman Estates is a home rule municipality pursuant to Article VII, Section 6 of the 1970 Illinois Constitution (the "Illinois Constitution"), and, as such, may exercise any power and perform any function related to its government and affairs; and

WHEREAS, the City of Chicago owns and operates an airport known as Chicago O'Hare International Airport (the "Airport"); and

WHEREAS, pursuant to authority granted by (a) an ordinance adopted by this City Council on July 10, 1996, and published in the *Journal of the Proceedings of the City Council of the City of Chicago, Illinois* (the "Journal") of such date at pages 24918-24932, as repealed and amended by an ordinance adopted on October 30, 1996, and published in the Journal of such date at pages 31189-31198, as further amended by an ordinance adopted on June 8, 2005, and published in the Journal of such date at pages 49854-49856, as further amended by Ordinance Number 02010-3886 adopted on September 8, 2010, and published in the Journal of such date at pages 99104-99116, as further amended by Ordinance Number 02010-6949 adopted on January 13, 2011, and published in the Journal of such date at pages 110759-110772, as further amended by Ordinance Number 02014-5870 adopted on September 10, 2014, and published in the Journal of such date at pages 87841-87853, as further amended by Ordinance Number 02015-7370 adopted on November 18, 2015, and published in the Journal of such date at pages 13604-13617; (b) Section 10 of Article VII of the Illinois Constitution; and (c) the Intergovernmental Cooperation Act (5 ILCS 220/1 *et seq.),* the City entered into an intergovernmental agreement relating to the O'Hare Noise Compatibility Commission (the "Agreement") by and among the City and various municipalities, Cook County, DuPage County, and public school districts (as defined in the Intergovernmental Agreement, "Participants"); and

WHEREAS, the O'Hare Noise Compatibility Commission (the "O'Hare Commission") was established pursuant to the Agreement and provides a common forum for interested parties to have a voice in the aircraft noise issues related to the Airport; and

WHEREAS, by its terms, the Intergovernmental Agreement became effective in November of 1996 and the term was extended from December 31, 2025 to December 31, 2030; and

WHEREAS, ONCC has indicated a desire to approve the extension of the Intergovernmental Agreement; and

WHEREAS, the Village of Hoffman Estates is currently a member of the O'Hare Noise Compatibility Commission; and

WHEREAS, The City of Chicago approved the extension of the Intergovernmental Agreement which is attached to this Resolution as "EXHIBIT A".

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

Section 1: That the recitals set forth herein above are incorporated herein by reference as the factual basis for this transaction.

Section 2: That the Village President is hereby authorized to execute, and the Village Clerk of the Village of Hoffman Estates attest the approval of the attached Intergovernmental Agreement relating to the O'Hare Noise Compatibility Commission.

Section 3: That this Resolution shall be in full force and effect from and after its passage and approval according to 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

_____
Village President

ATTEST:

_____
Village Clerk

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

INTERGOVERNMENTAL AGREEMENT RELATING TO THE O'HARE NOISE COMPATIBILITY COMMISSION

This agreement, effective January 1, 2026, succeeds the previous agreement that was approved by the Chicago City Council and which went into effect on January 1, 2021, which expires under its own terms on December 31, 2025. It is entered into by the City of Chicago, a municipality and home rule unit of government under the Illinois Constitution of 1970, by and through the Chicago Department of Aviation, and the undersigned Members, organized under the laws of the State of Illinois. In consideration of the mutual agreements contained in this Agreement, the City of Chicago and each Member agree as follows below.

Section 1. Establishment of O'Hare Commission; Purposes.

The O'Hare Noise Compatibility Commission ("O'Hare Commission") is hereby established pursuant to Section 10 of Article VII of the Illinois Constitution of 1970 and the Intergovernmental Cooperation Act. The purposes of the O'Hare Commission are to: (a) determine certain Noise Compatibility Projects and Noise Compatibility Programs to be implemented in the O'Hare Commission Area; (b) oversee an effective and impartial noise monitoring system; (c) advise the City of Chicago concerning O'Hare-related noise issues; and (d) provide a forum for direct citizen engagement.

Section 2. Definitions.

Whenever used in this Agreement, the following terms shall have the following meanings listed below.

"Advisory Member" means an authorized representative of a non-governmental entity or group located in the O'Hare Commission Area who shall serve as a special advisory Member of the O'Hare Commission as provided in Section 3.D. of this Agreement, but who shall have no voting powers on the O'Hare Commission and shall not be parties to the Agreement.

"*Alternate*" means a Designee's substitute.

"*Chicago TRACON Boundary*" means the area depicted in Appendix B.

"City" means the City of Chicago. The Commissioner of Aviation or his or her Alternate (or any successor thereto) shall have the sole authority to undertake the City of Chicago's obligations and responsibilities under this Agreement, and the City shall act by and through the Commissioner of Aviation or his or her Alternate (or any successor thereto) for purposes of this Agreement, except as otherwise set forth in this Agreement.

"*Designee*" means a Member's chief elected officer for a municipality other than the City, the Commissioner of Aviation for the City, chief elected officer for a county, or the superintendent or chief executive for a school district.

"FAA" means the Federal Aviation Administration or any successor agency.

"Member" means, at any time, each city, village, public school district, or county located in the O'Hare Commission Area that has executed a counterpart of this Agreement on the basis set forth in this Agreement, other than the City. In addition, "Member" shall include Wards 36, 38, 39, 40, 41, and 45 of the City of Chicago ("Chicago Ward Members") as set forth in Section 3.B.(iii) of this Agreement, who shall be eligible to participate as individual Members on the O'Hare Commission upon approval and execution of this Agreement by the City.

"Noise Compatibility Programs" means programs, including but not limited to the Residential Sound Insulation Program and the School Sound Insulation Program, which address aircraft noise concerns in the O'Hare Commission Area as determined by the O'Hare Commission in cooperation with the City.

"Noise Compatibility Projects" means the noise compatibility projects (including administrative costs) in the O'Hare Commission Area which are eligible for funding based on FAA regulations and grant assurances, which have been identified as eligible for participation in Noise Compatibility Programs as determined by the O'Hare Commission in cooperation with the City based on criteria adopted by the O'Hare Commission, and for which there is available funding. Noise Compatibility Projects include, but are not limited to, the sound insulation of homes and schools and/or providing the funding for such sound insulation to be implemented. Participation in a Noise Compatibility Program or receipt of a Noise Compatibility Project shall be voluntary on the part of the relevant property owner.

"O'Hare" means Chicago O'Hare International Airport.

"O'Hare Commission Area" means the Illinois area within the Chicago TRACON Boundary with an interest in O'Hare-related aircraft noise issues, which area includes, but is not limited to, the following municipalities, counties (which shall represent their respective residents in unincorporated areas), and public school districts: (i) the City of Chicago, Addison, Arlington Heights, Bartlett, Bensenville, Bloomingdale, Des Plaines, Elmhurst, Elmwood Park, Franklin Park, Glenview, Hanover Park, Harwood Heights, Hoffman Estates, Itasca, Lincolnwood, Melrose Park, Mount Prospect, Niles, Norridge, Northlake, Palatine, Park Ridge, River Forest, River Grove, Rolling Meadows, Rosemont, Schaumburg, Schiller Park, South Barrington, St. Charles, Stone Park, and Wood Dale; (ii) Cook County and DuPage County; and (iii) School Districts 2, 7, 59, 63, 64, 80, 81, 84, 84.5, 85.5, 86, 87, 88, 89, 100, 214, 234, and 401. Municipalities, counties, and public school districts may be added to or removed from the O'Hare Commission Area pursuant to the terms of this Agreement.

"Part 150 Plan" means a noise abatement and land use compatibility plan developed pursuant to 14 C.F.R. Part 150, or any successor provision.

"Residential Sound Insulation Program" means the program determined by the O'Hare Commission in cooperation with the City to provide sound insulation to homes in the O'Hare Commission Area that are affected by O'Hare-related aircraft noise, and that are eligible for sound

insulation pursuant to FAA guidelines and regulations and eligibility criteria established by the O'Hare Commission in cooperation with the City, and for which there is available funding.

"School Sound Insulation Program" means the program determined by the O'Hare Commission in cooperation with the City to provide sound insulation to schools in the O'Hare Commission Area that are affected by O'Hare-related aircraft noise, and that are eligible for sound insulation pursuant to FAA guidelines and regulations and eligibility criteria established by the O'Hare Commission in cooperation with the City, and for which there is available funding.

"*TRACON*" means an FAA Terminal Radar Approach Control facility.

Section 3. Composition and Organization.

A. In order for a person to participate as a Designee, the city, village, public school district, or county represented by such person must have approved and executed a counterpart of this Agreement by December 31, 2025, or pursuant to Section 7.G. of this Agreement, except that the Chicago Ward Members shall be eligible to participate as individual Members of the O'Hare Commission upon approval and execution of this Agreement by the City.

B. The O'Hare Commission shall consist of: (i) the chief elected officer as Designee or other Alternate of each of the municipalities and counties in the O'Hare Commission Area, except that the Commissioner of Aviation, or his or her Alternate, shall represent the City in an *ex officio* capacity; (ii) the superintendent, or chief executive as Designee or other Alternate of each public school district serving any portion of the O'Hare Commission Area; and (iii) Chicago Ward Designees, who shall be appointed by the Mayor of the City of Chicago. An individual may serve as a Designee or an Alternate for only one Member, except that Chicago Ward Designees shall not have an Alternate.

C. The O'Hare Commission Area includes municipalities, counties, Chicago wards, and public school districts with an interest in O'Hare-related noise issues, and a principal purpose of this Agreement is to provide a forum for those municipalities, counties, Chicago wards, and public school districts within the O'Hare Commission area to work together with the City on a cooperative basis in addressing these issues.

D. The Chair, with majority approval of the Executive Committee, as defined in the O'Hare Commission bylaws, may appoint non-governmental entities or groups to serve as special Advisory Members of the O'Hare Commission. Advisory Members may participate fully in the deliberations of the O'Hare Commission, but shall have no voting powers and shall not be parties to this Agreement.

E. The O'Hare Commission shall elect annually from its Designees or Alternates a Chair, Vice Chair, Treasurer, and any other officers that it deems necessary pursuant to the O'Hare Commission bylaws. The O'Hare Commission shall appoint, retain, and employ an Executive Director and such other staff, professional advisors, and consultants as may be needed to carry out its powers and duties. The appointment of the Executive Director must be approved by a simple majority of the Members of the O'Hare Commission.

F. Unless otherwise specified in the bylaws, a majority of the Members of the O'Hare Commission in good standing shall constitute a quorum for the transaction of business. Except as provided for in Section 7.H., a concurrence of a simple majority of the quorum shall be necessary for the approval of any action by the O'Hare Commission. The O'Hare Commission shall establish a schedule of regular meetings in accordance with its bylaws ("Regular Meetings"), and special meetings may be called by the City or any five Members of the O'Hare Commission upon at least seven days' written notice to the City, each Member, and each Advisory Member.

Section 4. O'Hare Commission Powers and Duties.

A. The O'Hare Commission shall have the following duties and powers listed below.

(1) The O'Hare Commission shall determine certain Noise Compatibility Programs and Noise Compatibility Projects to be implemented in the O'Hare Commission Area in cooperation with the City as set forth in Appendix A, and shall establish criteria for participation in such Noise Compatibility Programs and for determining the priorities for providing such Noise Compatibility Projects.

(2) The O'Hare Commission may make recommendations to the City regarding noise reduction programs at O'Hare including, but not limited to, the use of new technologies and flight patterns, preferential runway usage, the implementation of sound insulation programs, the use of ground run-up enclosures, and the implementation of FAA standard noise abatement, takeoff, and high-altitude approach procedures. No such recommendations shall be submitted to the FAA or implemented by the City without the prior approval of the O'Hare Commission. The O'Hare Commission also shall cooperate with the City in seeking agreements with the airlines using O'Hare and the FAA, as appropriate, with respect to aircraft noise mitigation and related matters.

(3) The O'Hare Commission may advise the City concerning any Part 150 Plan concerning O'Hare. The City shall not submit any such plan or any subsequent revision proposed by the City to the FAA without allowing the O'Hare Commission 60 days to review it and submit written recommendations to the City for consideration.

(4) The O'Hare Commission may request and, except as set forth below, the City shall provide full access to all publicly available documents relating to: (i) any O'Hare noise monitoring; (ii) any O'Hare-related Noise Compatibility Project proposed or undertaken in whole or in part by the City; and (iii) any recommendations or submissions to the FAA by the City related to aircraft noise mitigation related to O'Hare. Such requests may not impose an undue burden upon the City or interfere with its operations. In such circumstances, the City shall extend to the O'Hare Commission an opportunity to confer with it in an attempt to reduce the request to manageable proportions.

(5) Neither the O'Hare Commission, nor any of its Members, representatives, agents, employees, consultants, or professional advisors shall use, or assist other persons in using FAA flight data for O'Hare and/or Chicago Midway International Airport ("Data") in legal actions to enforce noise abatement policy or regulations without prior approval of the FAA, and shall not

release such Data without notice to and consultation with the FAA. The O'Hare Commission and its Members, representatives, agents, employees, consultants, or professional advisors shall not release the Data for use by law enforcement agencies or for use in any civil litigation except as otherwise required by law. If the O'Hare Commission or any of its Members, representatives, agents, employees, consultants, or professional advisors are required by law to release such Data, they shall notify the FAA before doing so. This notification must be provided promptly after the O'Hare Commission or any of its Members, representatives, agents, employees, consultants, or professional advisors receives a request or requirement to release the Data, and prior to the release of the Data. The O'Hare Commission and its Members, representatives, agents, employees, consultants, or professional advisors shall not release Data if advised by the FAA that the Data contains any information deemed sensitive at the sole discretion of the FAA, unless required by law to release such Data.

(6) The O'Hare Commission shall adopt an annual expense budget for each fiscal year, which shall be consistent with the City of Chicago fiscal year. The O'Hare Commission's expense budget shall be adopted at least 30 days prior to the commencement of each such fiscal year. The O'Hare Commission's expense budget shall be funded by the City and any grants received pursuant to Section F of Appendix A of this Agreement, following the evaluation and approval by the City of the proposed budget request.

(7) The O'Hare Commission shall have the power to sue and be sued and to take any other action necessary to perform its powers under this Agreement. No funds received by the O'Hare Commission from the City shall be used for legal services or other costs in connection with any action by the O'Hare Commission against the City, its officers or employees, or any airline using O'Hare, except for enforcement of the provisions of this Agreement. The City will indemnify, defend, and hold harmless Members from any and all claims, costs, expenses, including attorney's fees, damages, judgments and court costs arising out of the Member's participation in the O'Hare Commission. Members shall promptly provide to the City copies of any notices which Members may receive of any claims, actions, fines, proceedings or suits as may be given or filed in connection with the Member's participation in the O'Hare Commission.

(8) The O'Hare Commission shall undertake any procurement activities in accordance with this Agreement and pursuant to applicable law.

(9) The O'Hare Commission shall adopt bylaws consistent with the powers enumerated herein.

B. A record of proceedings and documents of the O'Hare Commission shall be maintained, which shall be available for inspection by the City, each Member, each Advisory Member, and the public as permitted by law. The accounts of the O'Hare Commission shall be subject to an annual audit by a qualified independent public accountant.

C. The powers and duties of the O'Hare Commission shall be limited to those expressly set forth in this Agreement.

Section 5. Term of Agreement.

A. This Agreement shall be effective January 1, 2026, and shall terminate on December 31, 2030, unless otherwise terminated with the written consent of the City and two-thirds of the Members. The term of this Agreement may be extended upon the approval of the City and any Member which wishes to extend the term of the Agreement. If any Member defaults in any material respect in the performance of any of its duties or obligations under this Agreement, and such default continues for 30 days after the O'Hare Commission notifies the Member, the O'Hare Commission may terminate the defaulting Member's participation as a party to this Agreement. A material default by a Member shall include, but is not limited to, failure to comply with Section 6.

B. Any Member may withdraw as a Member of the O'Hare Commission at any time by providing 60 days advance written notice of its intent to withdraw to the City and the O'Hare Commission. Each such written notice shall be accompanied by a certified copy of a resolution or other official action of such Member's legislative body authorizing such withdrawal. Following its withdrawal from the O'Hare Commission, the Member shall cease to exercise any of its rights under this Agreement and to be responsible for any subsequent obligation incurred by the O'Hare Commission.

C. The City may terminate this Agreement at any time after January 1, 2026, upon 180 days prior written notice to each Member and each Advisory Member. Following the City's termination of this Agreement, the rights and obligations of each party to this Agreement shall terminate.

Section 6. Attendance Policy

A. Members' Designees or Alternates shall attend the majority of Regular Meetings in a calendar year. If a Members' Designee or Alternate misses three consecutive or the majority of Regular Meetings in a single calendar year, the Member will receive written notification from the Executive Director that it will be temporarily suspended from the O'Hare Commission for a period of one year, which shall begin on the date of the written notification.

B. Temporary suspension will involve the loss of membership and voting privileges for that one-year period from the date of the suspension. During the temporary suspension, suspended Members may attend meetings and participate in discussions as members of the public, but will not count as part of the voting quorum and will not be eligible to vote.

C. At any time during its one-year temporary suspension, a Member may appeal its temporary suspension by submitting a written request to the Executive Director due to a change in circumstances. Reinstatement of the Member shall be governed by the bylaws.

D. No later than 30 days following the end of the temporary suspension period, a Member may submit a written request to the Executive Director to be reinstated. Reinstatement of the Member shall be governed by the bylaws. If the Executive Director does not receive the reinstatement request within 30 days after the end of the suspension period, then this Agreement shall be terminated between the City and the Member.

Section 7. Miscellaneous.

A. All notices hereunder shall be in writing and shall be given as follows:

If to the City, to:

Commissioner of Aviation
Chicago Department of Aviation
10510 W. Zemke Road
Chicago, IL 60666

If to a Member, to the address set forth on the signature page of the counterpart of this Agreement executed by such Member, and, in the case of Chicago Ward Members, to such addresses and telephone numbers as they may provide to the O'Hare Commission. Members may provide an email address for purposes of receiving notices.

All notices shall be effective upon receipt by U.S. mail or email. Any Member may change the address or addresses for notices to be sent to it by giving notice to the O'Hare Commission.

B. No Member may assign its rights or obligations under this Agreement without the prior written consent of the City and the other Members.

C. The City shall not be responsible or liable for damage to property or injury to persons that may arise from, or be incident to, compliance with this Agreement or the implementation of a Noise Compatibility Program or a Noise Compatibility Project by a Member or other municipality or county. A Member shall not be responsible or liable for damage to property or injury to persons that may arise from, or be incident to, compliance with this Agreement or the implementation of a Noise Compatibility Program or a Noise Compatibility Project by the City, another Member, or another municipality or county. The City's financial obligations under this Agreement are limited to legally available airport revenues. Neither the City nor any Member shall be liable for any expenditures, indebtedness, or other financial obligations incurred by the O'Hare Commission unless the City or such Member has affirmatively agreed to incur such expenditure, indebtedness, or financial obligation. No Advisory Member shall be subject to any liabilities or obligations under this Agreement.

D. This Agreement and the bylaws authorized in Section 4.A.(9) constitutes the entire agreement of the parties with regard to the subject matter hereof. This Agreement shall not confer upon any person or entity other than the parties hereto any rights or remedies. Appendix A and Appendix B are incorporated herein and made a part of this Agreement.

E. This Agreement may be executed in one or more counterparts, each of which shall be considered an original instrument, but all of which shall be considered one and the same agreement, and shall become binding when one or more counterparts have been signed by each party. Each counterpart may vary in order to identify the Member, its address for notices, and its execution by an authorized officer. The execution of counterparts of this Agreement by a municipality, public school district, or county located in the O'Hare Commission Area prior to

December 31, 2025, shall not require the consent of the O'Hare Commission, the City, or any Member.

F. This Agreement shall be governed and construed in accordance with Illinois law.

G. Any municipality, public school district, or county located in the O'Hare Commission Area that does not become a Member prior to December 31, 2025, may thereafter become a Member upon: (i) the approval of the City and a majority of the O'Hare Commission as set forth in Section 3.F. of this Agreement; and (ii) execution of a counterpart of this Agreement.

H. The approval of the City and two-thirds of the Members shall be required to amend this Agreement. Notice of any proposed amendment shall be transmitted to each Member and each Advisory Member at least ten days prior to the meeting of the O'Hare Commission at which any proposed amendment is to be first considered. Any amendment shall be effective on all parties hereto when counterparts are executed by the City and two-thirds of the Members.

Executed as of this _____day of _____, 2025.

CITY OF CHICAGO

By:

_____
Commissioner
Chicago Department of Aviation

_____ (Name of Member)

By:

_____
Authorized Officer

Address: _____

_____

_____

_____

APPENDIX A

Implementation of Noise Compatibility Programs and Projects

In connection with the development and implementation of Noise Compatibility Programs and Noise Compatibility Projects in the O'Hare Commission Area, the City and the O'Hare Commission shall have the following duties and responsibilities listed below.

A. The Members of the O'Hare Commission shall direct the further development of the Noise Compatibility Programs for the O'Hare Commission Area. The Members of the O'Hare Commission shall establish criteria for the equitable allocation of Noise Compatibility Projects and approved airport revenues (including by not limited to FAA Airport Improvement Program ("AIP") grants, Passenger Facility Charge ("PFC") funds, and General Airport Revenue Bonds, and/or bonds backed by such funding sources) within the O'Hare Commission Area and the priorities for providing Noise Compatibility Projects, subject in each case to approval by the FAA and in compliance with all applicable FAA regulations and grant assurances, as well as other applicable law, and subject to available funding.

B. The City shall retain all necessary powers to satisfy the assurances made to the FAA in connection with the expenditure of airport revenues, including eligibility for sound insulation and/or sound insulation funding that is paid by airport revenues. The City shall enter into all agreements and assurances and shall take all other actions that may be necessary to provide for the utilization of airport revenues on the basis set forth in this Appendix A. Each Member and municipality and county that receives Noise Compatibility Projects shall enter into all agreements and assurances, including agreements with and assurances to the City, shall execute any necessary certificates, records, and other documents, and shall take all other actions that may be necessary to obtain and maintain FAA approval for the use of the airport revenues as contemplated in this Appendix A. Neither the O'Hare Commission nor any Member shall take or omit to take any action if such action or omission violates restrictions on the use of airport revenues. The City shall not be obligated in any year to pay or utilize any amounts in excess of available airport revenues to carry out the purposes of this Appendix A.

C. The determination of eligibility to participate in a Noise Compatibility Program or receive a Noise Compatibility Project is not to be construed as an admission or determination of negative impact by aircraft noise or of liability for damages or any other injury relating to aircraft noise on the part of the City or the O'Hare Commission.

D. In the event they are determined to be eligible for participation in a Noise Compatibility Program, property owners in the O'Hare Commission Area shall not be required to pay any portion of the cost of any Noise Compatibility Project. Upon approval by the City and with the consent of the property owner, at its option the City may acquire homes that are subject to very high levels of aircraft noise.

E. Noise Compatibility Projects outside the City may be implemented through Members and other municipalities and counties located in the O'Hare Commission Area. A municipality and county may request that the City undertake a Noise Compatibility Project within

its corporate boundaries. Noise Compatibility Projects within the boundaries of the City shall be implemented by the City. The City may enter into agreements in connection with the planning and implementation of proposed Noise Compatibility Projects in the O'Hare Commission Area. All procurement activities related to Noise Compatibility Projects shall be undertaken in accordance with applicable law.

F. The City shall provide administrative support and professional and technical assistance to the O'Hare Commission, each Member, and all other municipalities and counties located in the O'Hare Commission Area in connection with the operations of the O'Hare Commission and the planning and implementation of Noise Compatibility Projects.

G. The O'Hare Commission may receive grants from any source to be used for the purpose of discharging its duties and obligations in accordance with the provisions of this Appendix A, and also may make grants for such purposes. The O'Hare Commission may expend any such grants for purposes consistent with this Appendix A. The City and the O'Hare Commission shall each use its best efforts (including serving as the sponsor or applicant for federal grants) to obtain the maximum amount of federal funds in connection with any Noise Compatibility Projects, so as to maximize the availability and impact of the City's financial contribution to Noise Compatibility Projects in the O'Hare Commission Area.

H. The City shall install, operate, and maintain a permanent noise monitoring system ("System") at and around O'Hare. The purposes of the System include validation of the FAA-approved noise contour for O'Hare, assisting in determining the eligibility and priority of proposed Noise Compatibility Projects for schools, enhancing public understanding of aircraft noise issues, and monitoring trends in aircraft noise.

(1) The City may retain a third-party vendor ("System Operator") selected by the City with the input of the O'Hare Commission to operate and maintain the System pursuant to an agreement between the City and the System Operator.

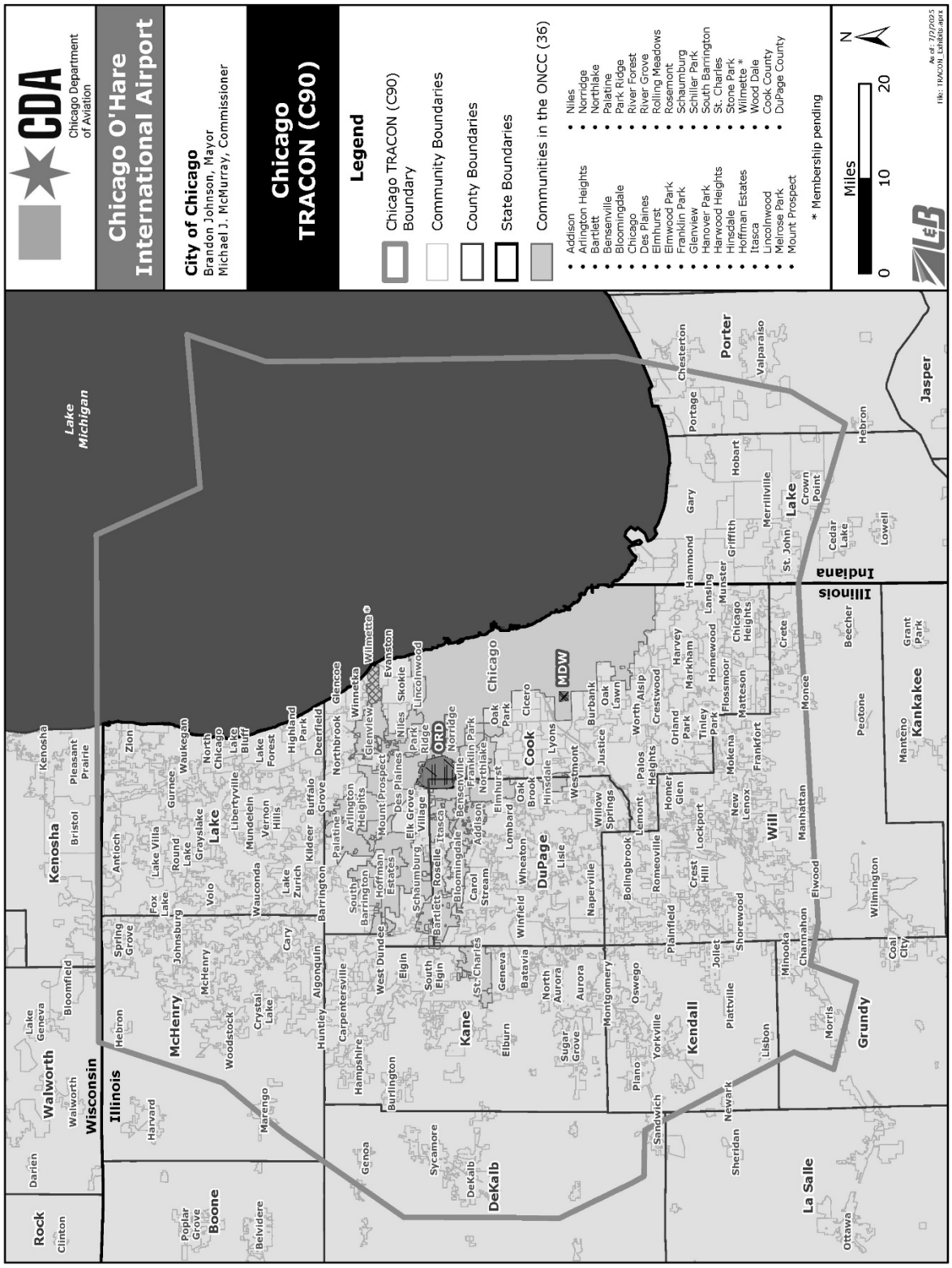
(2) At the request of the O'Hare Commission, the City may also retain and pay the cost of another third-party vendor ("System Expert") to provide independent management oversight of the System. The System Expert shall be mutually selected by the City and the O'Hare Commission. The System Expert will be responsible for independently verifying data and system operation through the review of all inputs and operational aspects of the System. All reports prepared by the System Expert shall be provided directly to the City and the O'Hare Commission. The activities and duties of the System Expert shall be consistent in all respects with the applicable requirements of the FAA. If the O'Hare Commission requests the City to retain and pay for such a System Expert, the amount that the City is obligated to pay the System Expert shall not exceed $200,000 per year, adjusted annually in accordance with the Consumer Price Index for All Urban Consumers ("CPI-U") for the Chicago-Naperville-Elgin area.

(3) The System shall include a minimum of 36 monitoring sites in the O'Hare Commission Area, plus such number of additional permanent monitoring sites as may be agreed upon by the City and the O'Hare Commission.

(4) The data collected by the System shall be made available by the City to the O'Hare Commission and any Member that requests such data. The City shall provide reports to the O'Hare Commission and any Member based on the data collected by the System.

(5) Neither the O'Hare Commission, nor any of its Members, representatives, agents, employees, consultants, or professional advisors shall use, or assist other persons in using, information generated by the System in violation of Section 4.A.(5) of this Agreement.

APPENDIX B


CDA
Chicago Department of Aviation
Chicago O'Hare International Airport
City of Chicago
Brandon Johnson, Mayor
Michael J. McMurray, Commissioner
Chicago TRACON (C90)
Legend
Chicago TRACON (C90) Boundary
Community Boundaries
County Boundaries
State Boundaries
Communities in the ONCC (36)
Addison
Arlington Heights
Bartlett
Bensenville
Bloomingdale
Chicago
Des Plaines
Elmhurst
Elmwood Park
Franklin Park
Glenview
Hanover Park
Harwood Heights
Hinsdale
Hoffman Estates
Itasca
Lincolnwood
Melrose Park
Mount Prospect
Niles
Norridge
Northlake
Palatine
Park Ridge
River Forest
River Grove
Rolling Meadows
Rosemont
Schaumburg
Schiller Park
South Barrington
St. Charles
Stone Park
Wilmette *
Wood Dale
Cook County
DuPage County
* Membership pending
Miles
0
10
20
N
Lake Michigan
Wisconsin
Illinois
Indiana
Rock
Walworth
McHenry
Boone
DeKalb
Kane
DuPage
Cook
Lake
Porter
Jasper
Newton
Kendall
Will
Grundy
La Salle
Kenosha
ORD
MDW
Chicago
Evanston
Wilmette
Skokie
Lincolnwood
Oak Park
Cicero
Lyons
Hinsdale
Burbank
Oak Lawn
Alsip
Crestwood
Harvey
Markham
Orland Park
Tinley Park
Homewood
Flossmoor
Matteson
Chicago Heights
Crete
Monee
Frankfort
Mokena
New Lenox
Manhattan
Elwood
Wilmington
Peotone
Manteno
Kankakee
Beecher
Grant Park
Hebron
Portage
Chesterton
Valparaiso
Hobart
Merrillville
Griffith
Gary
Hammond
Munster
Lansing
St. John
Crown Point
Lake
Cedar Lake
Lowell
Rensselaer
Kentland
Morocco
Goodland
Brook
Fair Oaks
Wheatfield
Remington
Medaryville
Monticello
Francesville
Winamac
Knox
Plymouth
Culver
Argos
Bremen
Walkerton
Hamlet
Ora
Star City
Winamac
Monterey
Burlington
Hampshire
Carpentersville
West Dundee
Elgin
South Elgin
St. Charles
Geneva
Batavia
North Aurora
Aurora
Montgomery
Yorkville
Plano
Sandwich
Sycamore
DeKalb
Genoa
Elburn
Sugar Grove
Naperville
Bolingbrook
Romeoville
Lockport
Joliet
Plainfield
Crest Hill
Shorewood
Plattville
Lisbon
Newark
Sheridan
Minooka
Channahon
Morris
Coal City
Ottawa
Marengo
Huntley
Algonquin
Lake in the Hills
Crystal Lake
Cary
Barrington
Palatine
Arlington Heights
Mount Prospect
Des Plaines
Elk Grove Village
Schaumburg
Roselle
Itasca
Bloomingdale
Addison
Carol Stream
Wheaton
Glen Ellyn
Lombard
Oak Brook
Elmhurst
Bensenville
Northlake
Franklin Park
Norridge
Park Ridge
Niles
Glenview
Northbrook
Deerfield
Highland Park
Lake Forest
Lake Bluff
North Chicago
Waukegan
Gurnee
Grayslake
Round Lake
Lake Villa
Fox Lake
Antioch
Zion
Kenosha
Pleasant Prairie
Bristol
Wauconda
Vernon Hills
Mundelein
Libertyville
Volo
McHenry
Johnsburg
Spring Grove
Hebron
Harvard
Bloomfield
Walworth
Lake Geneva
Darien
Rock
Clinton
Poplar Grove
Belvidere
Boone
Woodstock
Lake Zurich
Kildeer
Buffalo Grove
Barrington Hills
South Barrington
Hoffman Estates
Willow Springs
Justice
Worth
Palos Heights
Lemont
Homer Glen
Orland Park
Tinley Park
Homewood
Flossmoor
Matteson
Chicago Heights
Crete
Monee
Frankfort
Mokena
New Lenox
Manhattan
Elwood
Wilmington
Peotone
Manteno
Kankakee
Beecher
Grant Park
Hebron
Portage
Chesterton
Valparaiso
Hobart
Merrillville
Griffith
Gary
Hammond
Munster
Lansing
St. John
Crown Point
Lake
Cedar Lake
Lowell
Illinois
Indiana
Jasper
Porter
As of: 7/17/2025
File: TRACON_Exhibits.aprx

AGENDA ITEM REPORT

Village Board of Trustees
December 15, 2025
ITEM 5K

REQUEST: Approval of a Resolution authorizing an Intergovernmental Agreement with IDOT for improvements on IL 72 at Huntington Boulevard.

FROM: Alan Wenderski, Director of Engineering

ITEM TYPE: Resolution - Village Board

REQUEST SUMMARY

The Illinois Department of Transportation (IDOT) is proposing an intersection improvement project at IL 72 (Higgins Road) at Huntington Boulevard. The improvements include construction of a dedicated right turn lane on westbound IL 72, a pedestrian crossing on the east leg of the intersection, increased left turn lane storage on Huntington Boulevard, traffic signal modernization, and resurfacing.

The Village is required to contribute to project costs associated with opticom and a pro rata share of traffic signal replacement.

Per the IGA, the Village is required to pay the State for 80% of estimated Village costs (detailed in Exhibit A) upon award of the construction contract. The remainder of costs will be paid to IDOT upon project completion. IDOT requires a funding resolution to accompany the IGA which certifies that local funding is appropriated. It is estimated that the total Village share of the project is $61,458.

The project is scheduled to be let by IDOT in February 2026 with construction occurring in spring/summer 2026.

FINANCIAL IMPACT

Village share of total project costs are estimated at $411,370. Final costs will not be identified until completion of construction.

No funds were budgeted in 2025 for this project as construction is not expected to commence until 2026. However, if the project advances ahead of this schedule there is a possibility that the initial 80% estimated cost share ($329,096) will be required to be paid to IDOT in 2025. If necessary, General Fund Balance is available for the Village share in 2025.

RECOMMENDATION

Approval of an Ordinance and Intergovernmental Agreement with IDOT for Golf Road (IL 58) and Barrington Road Intersection Improvements.

ATTACHMENTS

1. AGREEEMENT - IDOT IGA IL 72-Huntington
2. RESOLUTION - IDOT IGA IL 72-Huntington

FAP 341 IL 72 (Higgins Rd)
At Huntington Blvd
State Section: FAP 341 23 IM
Cook County
Job No.:C-91-210-23
Contract No.: 62V09
JN-126-007

AGREEMENT

This Agreement entered into this _____day of _____, 2025 A.D., by and between the STATE OF ILLINOIS, acting by and through its STATE, hereinafter called the STATE, and the VILLAGE OF HOFFMAN ESTATES of the State of Illinois, hereinafter called the VILLAGE.

WITNESSETH:

WHEREAS, the STATE, in order to facilitate the free flow of traffic and ensure safety to the motoring public, is desirous of improving approximately 1,615 lineal feet of IL 72 (Higgins Rd) at Huntington Blvd., State Section FAP 341 23 IM, State Job No.: C-91-210-23, State Contract Number 62V09 as follows:

The proposed improvement includes intersection improvements, traffic signal modernization, the addition of a westbound right-turn lane, the addition of a crosswalk on the east leg, ADA improvements, the bicyclist activated push button at the southeast corner of the intersection, resurfacing and any other work necessary to complete the improvement in accordance with the approved plans and specifications; and

WHEREAS, the VILLAGE has requested that the STATE include in its contract emergency vehicle pre-emption equipment at IL 72 (Higgins Road) at Huntington Boulevard, and

WHEREAS, the STATE has agreed to the VILLAGE's request, and

WHEREAS, the VILLAGE is desirous of said improvement in that same will be of immediate benefit to the VILLAGE residents and permanent in nature.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties hereto agree as follows:

1. The STATE agrees to make the surveys, obtain all necessary rights of way, prepare plans and specifications, receive bids and award the contract, furnish engineering inspection during construction and cause the improvement to be built in accordance with the approved plans, specifications, and contract.

2. The STATE agrees to pay for all right of way, construction and engineering cost subject to reimbursement by the VILLAGE, as hereinafter stipulated.

3. It is mutually agreed by and between the parties hereto that the estimated cost and cost proration for this improvement is as shown on Exhibit A attached hereto and made a part hereof.

4. The VILLAGE has passed a resolution appropriating sufficient funds to pay its share of the cost for this improvement, a copy of which is attached hereto as Exhibit B and made a part hereof.

5. The VILLAGE further agrees, that upon award of the contract for this improvement, the VILLAGE will pay to the STATE, in a lump sum from any funds appropriated by the VILLAGE an amount equal to 80% of its obligation incurred under this AGREEMENT, and will pay to said STATE the remainder of the obligation (including any non-participating costs on FA Projects) in a lump sum, upon completion of the project, based upon final costs.

6. The VILLAGE further agrees to pass a supplemental resolution to provide necessary funds for its share of the cost of this improvement if the amount appropriated in Exhibit B proves to be insufficient to cover said cost.

7. The VILLAGE shall exercise its franchise rights to cause private utilities to be relocated, if required, at no expense to the STATE.

8. All VILLAGE owned utilities, on STATE right of way within the limits of this improvement, which are to be relocated/adjusted under the terms of this Agreement, will be relocated/adjusted in accordance with the applicable portions of the "Accommodation of Utilities of Right of Way of the Illinois State Highway System." (92 Ill. Adm. Code 530).

9. Upon final field inspection of the improvement and so long as IL 72 (Higgins Road) is used as a STATE Highway, the STATE agrees to maintain or cause to be maintained the median, the through traffic lanes, the left-turn lanes and right turn

lanes and the curb and gutter or stabilized shoulders and ditches adjacent to those traffic lanes and turn lanes.

10. Upon final field inspection of the improvement, the VILLAGE agrees to maintain or cause to be maintained those portions of the improvement within the corporate limits and which are not maintained by the STATE, including new and existing sidewalks and shared use paths, parkways, crosswalk and stopline markings, all existing and relocated VILLAGE owned utilities including appurtenances thereto.

11. The VILLAGE further agrees to continue its existing maintenance responsibilities on all side road approaches under its jurisdiction, including all left and right turn lanes on said side road approaches, up to the through edge of pavement of IL 72 (Higgins Road). Drainage facilities, if any, at the aforementioned side roads located within the STATE right-of-way shall be the joint maintenance responsibility of the STATE and the VILLAGE unless there is an agreement specifying different responsibilities.

12. Upon acceptance by the STATE of the traffic signal improvements at IL 72 (Higgins Road) at Huntington Boulevard the financial responsibility for maintenance and electrical energy for the operation of the traffic signals shall remain as outlined in the current Master Agreement executed between the VILLAGE and the STATE.

13. Upon acceptance by the STATE of the new traffic signal work included herein the financial responsibility for the maintenance and energy charges for the operation of the traffic signal at the intersection(s) listed below shall be proportioned as follows:

Intersection	Maintenance	Energy
IL 72 (Higgins Road) @ Huntington Boulevard		
STATE Share	50%	0%
VILLAGE	50%	100%

And shall continue as part of the current Master Agreement between the STATE and the VILLAGE. It is also agreed that the actual maintenance of the new traffic signals mentioned above will continue as a part of the current Master Agreement between the VILLAGE and the STATE.

14. It is mutually agreed that the actual traffic signal maintenance will be performed by the STATE with its own forces or through ongoing contractual agreement.

15. The STATE's Electrical Maintenance Contractor will inspect, make note, and keep inventory of the VILLAGE owned "EMERGENCY VEHICLE PRE-EMPTION" system to support the maintenance of the "EMERGENCY VEHICLE PRE-EMPTION" system. Inspection of the "EMERGENCY VEHICLE PRE-EMPTION" system shall include the phase selector, field wiring, optical detectors and cabinet appurtenances. When repair is necessary, the STATE's electrical contractor shall notify the VILLAGE that their "EMERGENCY VEHICLE PRE-EMPTION" system is in need of maintenance repairs. When approved by the VILLAGE, maintenance of their "EMERGENCY VEHICLE PRE-EMPTION" system is then performed accordingly. The STATE's electrical contractor shall invoice the VILLAGE directly for all maintenance costs of the "EMERGENCY VEHICLE PRE-EMPTION" system. The VILLAGE may require end users of the emitters within its jurisdiction to enter into separate agreements with the STATE's electrical contractor to have the emergency

vehicle emitters tested in accordance with the recommendation of the Manufacturer of such equipment.

16. It is mutually agreed, if, in the future, the STATE adopts a roadway or traffic signal improvement passing through the traffic signal included herein which requires modernization or reconstruction to said traffic signals then the VILLAGE agrees to be financially responsible for its proportionate share in accordance with STATE policy to modernize or reconstruct said installation and will be responsible for all costs to relocate or reconstruct the Emergency Preemption equipment in conjunction with the STATE's proposed improvement.

17. Under penalties of perjury, the VILLAGE certifies that its correct Federal Tax Identification number is 36-2434131 and it is doing business as a GOVERNMENTAL ENTITY, whose mailing address is:

VILLAGE OF HOFFMAN ESTATES

1900 Hassell Road

Hoffman Estates, IL 60169

Obligations of the STATE and the VILLAGE will cease immediately without penalty or further payment being required if, in any fiscal year, the Illinois General Assembly or Federal funding source fails to appropriate or otherwise make available funds for this contract.

This AGREEMENT and the covenants contained herein shall be null and void in the event the contract covering the construction work contemplated herein is not awarded within the three years subsequent to execution of the agreement.

This Agreement shall be binding upon and to the benefit of the parties hereto, their successors and assigns.

VILLAGE OF HOFFMAN ESTATES

By: _____
(Signature)

Attest:

By: _____
(Print or Type)

_____
Clerk

Title: _____

Date: _____

(SEAL)

STATE OF ILLINOIS
STATE

By: _____
Jose Rios, P.E.
Region One Engineer

Date: _____

Job No.: C-91-210-23
Agreement No.: JN-126-007

PLAN APPROVAL

WHEREAS, in order to facilitate the improvement of FAP 341 IL 72 (Higgins Road), Contract No. 62V09, State Section FAP 341 23 IM, the VILLAGE agrees to that portion of the plans and specifications relative to the VILLAGE's financial and maintenance obligations described herein, prior to the STATE's advertising for the aforedescribed proposed improvement.

Approved_____

Title _____

Date _____

EXHIBIT A
ESTIMATE OF COST Contract 62V09

Type of Work	FEDERAL		STATE		VILLAGE OF HOFFMAN ESTATES		TOTAL
	$	%	$	%	$		$
All roadway work excluding the following:	$1,394,583	80%	$348,646	20%			$1,743,229
P&C Engineering (15%)	$209,187	80%	$52,297	20%			$261,484
TRAFFIC SIGNALS							
IL 72 (Higgins Road at Huntington Boulevard)	$340,333	80%	$42,542	10%	$42,542	10%	$425,416
P&C Engineering (15%)	$51,050	80%	$6,381	10%	$6,381	10%	$63,812
Emergency Vehicle Pre-emption					$ 10,900	100%	$10,900
P& C Engineering (15%)					$ 1,635	100%	$1,635
TOTAL	**$1,995,153**		**$449,866**		**$61,458**		**$2,506,477**

NOTE: The Local's participation shall be predicated upon the percentages shown above for the specified work. The Local Agency's cost shall be determined by multiplying the final quantities times contract unit price plus the percentage shown for construction and/or preliminary engineering unless otherwise noted.

RESOLUTION NO. _____-2025

VILLAGE OF HOFFMAN ESTATES

RESOLUTION AUTHORIZING AN INTERGOVERNMENTAL AGREEMENT WITH IDOT FOR IMPROVEMENTS ON IL 72 AT HUNTINGTON BOULEVARD

WHEREAS, the VILLAGE OF HOFFMAN ESTATES (VILLAGE) has entered into an AGREEMENT with the STATE OF ILLINOIS (STATE) for the improvement of IL 72 (Higgins Road) at Huntington Boulevard, known as Contract No. 62V09, State Section FAP 341 23 IM; and

WHEREAS, in compliance with the aforementioned AGREEMENT, it is necessary for the VILLAGE to appropriate sufficient funds to pay its share of the cost of said improvement.

NOW, THEREFORE, BE IT RESOLVED, that there is hereby appropriated the sum of Sixty-One Thousand Four Hundred Fifty-Eight Dollars ($61,458) or so much thereof as may be necessary, from any money now or hereinafter allotted to the VILLAGE, to pay its share of the cost of this improvement as provided in the AGREEMENT; and

BE IT FURTHER RESOLVED, that upon award of the contract for this improvement, the VILLAGE will pay to the STATE in a lump sum from any funds allotted to the VILLAGE, an amount equal to 80% of its obligation incurred under this AGREEMENT, and will pay to said STATE the remainder of the obligation in a lump sum, upon completion of the project, based on final costs; and

BE IT FURTHER RESOLVED that the VILLAGE agrees to pass a supplemental resolution to provide any necessary funds for its share of the cost of this improvement if the amount appropriated herein proves to be insufficient, to cover said cost.

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

_____
Village President

ATTEST:

_____
Village Clerk

AGENDA ITEM REPORT
Village Board of Trustees
December 15, 2025
ITEM 5L

REQUEST: Approval of the 2026 Village Board and Standing Committees Meeting Schedule.

FROM: Eric Palm, Village Manager

ITEM TYPE: Action Item - Village Board

REQUEST SUMMARY

Each year the Village must set its Village Board and Standing Committees meeting schedule.

Staff conducted a review of national holidays as well as major religious holidays celebrated by the Christian, Islamic and Jewish faiths that fall on the dates of scheduled 2026 Village Board and Standing Committee meetings.

Yom Kippur is observed on September 21. The Village Board meeting that evening can be moved to September 28, following Committees that evening.

The following national holidays fall on scheduled meeting dates:
Memorial Day – May 25, 2026
Labor Day – September 7, 2026

Memorial Day falls on Monday, May 25. The Committee meetings normally scheduled for that evening can be moved to Monday, June 1, prior to the Village Board meeting. Also, Labor Day in 2026 conflicts with the Village Board meeting on September 7th. This meeting can be moved to Tuesday, September 8, 2026.

Staff has also compiled a list of conferences that the Mayor and Board of Trustees often attend that fall on Mondays. In 2026, only the National League of Cities falls on a meeting date:

National League of Cities – March 16-18, 2026. The March 16 Village Board meeting can be moved to March 23, after the Committee meetings that evening.

For many years, the Village Board has approved a summer meeting schedule that consists of summer Board and Standing Committee meetings occurring on the 1st and 3rd Mondays of the month in July and August, with no 2nd and 4th Monday meetings. For July meetings, the dates would be Monday, July 6 and July 20. For August meetings, the dates would be August 3 and August 17.

FINANCIAL IMPACT

None.

RECOMMENDATION

Staff recommends scheduling Village Board and Standing Committee meetings for 2026 as follows:

Village Board	Standing Committees
January 5, 19	January 12, 26
February 2, 16	February 9, 23
March 2, 23 (16*)	March 9, 23
April 6, 20	April 13, April 27
May 4, 18	May 11, June 1 (May 25*)
June 1, 15	June 8, 22
July 6, 20	July 6, 20
August 3, 17	August 3, 17
September 8 (7*), 28 (21*)	September 14, 28
October 5, 19	October 12, 26
November 2, 16	November 9, 23
December 7, 21	December 14, 21 (28*)

*The dates in parentheses above are the Board/Committee dates that were rescheduled due to holidays and/or conferences.

ATTACHMENTS

None

HOFFMAN ESTATES

GROWING TO GREATNESS

December 12, 2025

To: Mayor and Board of Trustees

TREASURER'S REPORT

October 2025

Attached hereto is the Treasurer's Report for the month of October 2025, summarizing total cash receipts and disbursements for the various funds of the Village.

For the Operating funds, cash disbursements and transfers-out exceeded cash receipts and transfers-in by $4.1 million, primarily due to general operating expenses. After including these receipts and disbursements, the balance of cash and investments for the operating funds is $65.7 million.

For the Operating, Debt Service and Capital Projects funds, cash disbursements and transfers-out exceeded cash receipts and transfers-in by $1.7 million, primarily due to fire station construction, vehicle purchases, and monthly operating transfers.

For the Trust Funds, cash receipts and transfers-in exceeded cash disbursements and transfers-out by $3.7 million, primarily due to pension fund investment activity.

The total for cash and investments for all funds minimally decreased.

Respectfully Submitted,

Rachel Musiala

Rachel Musiala
Assistant Village Treasurer

Attachment

1900 Hassell Road, Hoffman Estates, Illinois 60169 • Phone: 847-882-9100 • Fax: 847-843-4822
Web: www.hoffmanestates.org

TREASURER'S REPORT

FOR THE MONTH ENDING October 31, 2025

Fund	Beginning Balance	Receipts/ Transfers - In	Disbursements/ Transfers - Out	Amount in Cash	Amount Invested	Ending Balance
General (incl. Veterans' Mem)	$ 27,689,698	$ 8,397,302	$ 10,887,092	$ 256,626	$ 24,943,282	$ 25,199,908
Payroll Account	-	4,143,396	4,143,396	-	-	-
Petty Cash	4,500	-	-	4,500	-	4,500
Foreign Fire Ins. Board	304,645	-	-	304,645	-	304,645
Cash, Village Foundation	15,011	-	-	15,011	-	15,011
Cash, Fire Protection District	41,638	985	-	42,623	-	42,623
Motor Fuel Tax	551,495	210,995	276,458	64,612	421,420	486,032
Comm. Dev. Block Grant	18,005	-	-	18,005	-	18,005
Asset Seizure - Federal	98,061	857	4,545	94,373	-	94,373
Asset Seizure - State	367,856	1,502	1,502	302,584	65,272	367,856
Asset Seizure - Battle	1,059	-	-	-	1,059	1,059
Asset Seizure - U.S. Marshall	10,624	-	-	10,624	-	10,624
Municipal Waste System	318,414	311,395	312,894	15,760	301,155	316,915
Roselle Road TIF	3,633,311	5,305	-	98,652	3,539,964	3,638,616
Higgins/Hassell TIF	1,028,427	2,600	-	448,620	582,407	1,031,027
Barrington/Higgins TIF	1,377,067	3,950	6,535	129,778	1,244,704	1,374,482
Lakewood Center TIF	563,564	252	2,300	79,090	482,426	561,516
Higgins/Old Sutton TIF	71,989	261	-	560	71,690	72,250
Stonington/Pembroke TIF	6,538	-	-	6,538	-	6,538
Water & Sewer	16,995,930	4,236,098	4,543,180	1,474,393	15,214,455	16,688,848
NOW Operating	10,634,904	1,006,455	2,279,829	559,394	8,802,136	9,361,530
Insurance	3,324,891	180,698	264,469	139,765	3,101,355	3,241,120
Information Technology	2,696,806	344,333	208,109	268,080	2,564,950	2,833,030
Total Operating Funds	$ 69,754,433	$ 18,846,384	$ 22,930,309	$ 4,334,233	$ 61,336,274	$ 65,670,508
Debt Service						
2015 A & C G.O. Debt Serv.	$ 824,430	$ 1,083	$ 477	$ 750,173	$ 74,863	$ 825,036
2016 G.O. Debt Serv.	600,663	775	-	601,438	-	601,438
2018 G.O. Debt Serv.	89,764	18,871	477	50,971	57,187	108,158
Total Debt Service Funds	$ 1,514,857	$ 20,729	$ 954	$ 1,402,582	$ 132,050	$ 1,534,632
Capital Projects Funds						
Central Road Imp.	$ 59,167	$ 56	$ -	$ 43,268	$ 15,955	$ 59,223
Hoffman Blvd Bridge Maintenance	314,139	1,058	-	10,974	304,223	315,197
Western Corridor	2,825,898	1,185	-	77,578	2,749,505	2,827,083
Traffic Improvement	18,695	-	-	18,695	-	18,695
Prairie Stone Capital	2,636,542	287,503	35,671	14,737	2,873,637	2,888,374
Road Improvements	4,217,695	1,693,301	1,769,716	88,864	4,052,416	4,141,280
Western Area Traff. Impr.	6,025	-	2,083	3,942	-	3,942
West Area Rd Impr. Impact Fee	394,889	282	108,333	106,146	180,692	286,838
Capital Improvements	1,591,660	147,022	510,540	48,747	1,179,395	1,228,142
Capital Vehicle & Equipment	2,379,444	332,709	436,729	11,876	2,263,548	2,275,424
Capital Replacement	4,523,764	3,523	446,667	21,012	4,059,608	4,080,620
Stormwater Management	72,733	347,038	203,720	216,051	-	216,051
2019 Captial Projects	682,184	1,981	84,080	78,235	521,850	600,085
2024 Captial Projects	3,290,920	3,517	902,297	1,300	2,390,840	2,392,140
Total Capital Proj. Funds	$ 23,013,755	$ 2,819,175	$ 4,499,836	$ 741,425	$ 20,591,669	$ 21,333,094
Total Operating, Debt Service and Capital Project Funds	$ 94,283,045	$ 21,686,288	$ 27,431,099	$ 6,478,240	$ 82,059,993	$ 88,538,234
Trust Funds						
Police Pension (Sept)	$ 110,230,376	$ 2,281,150	$ 821,071	$ 10,185	$ 111,680,270	$ 111,690,455
Firefighters Pension (Sept)	130,886,783	3,047,096	779,812	10,041	133,144,026	133,154,067
Total Trust Funds	$ 241,117,159	$ 5,328,246	$ 1,600,883	$ 20,226	$ 244,824,296	$ 244,844,522
GRAND TOTAL	$ 335,400,204	$ 27,014,534	$ 29,031,982	$ 6,498,466	$ 326,884,289	$ 333,382,756

AGENDA ITEM REPORT
Village Board of Trustees
December 15, 2025
ITEM 7A

REQUEST: Approval of an Ordinance establishing hire back rates for Police and Fire personnel for the period January 1, 2026 through December 31, 2026.

FROM: Rachel Musiala, Finance Director

ITEM TYPE: Ordinance - Village Board

REQUEST SUMMARY

Each year, the Village Board passes an ordinance establishing hire back rates for police and fire personnel. These rates are used when private or public entities need to have police or fire personnel on site for events.

The hire back rates for January 1, 2026 through December 31, 2026 are as follows:

Position	FY2026
Patrol Officer	$122.42
Police Sergeant	$138.81
Police Commander	$158.12
Firefighter Non-Paramedic	$122.02
Firefighter/Paramedic	$127.57
Fire Lieutenant/Paramedic	$141.84
Fire Captain/Paramedic	$148.29

The hire back rates for organizations having 501(c)(3) status are:

Position	FY2026
Patrol Officer	$90.95
Police Sergeant	$103.31
Police Commander	$122.19
Firefighter Non-Paramedic	$86.95

Firefighter/Paramedic	$91.50
FireLieutenant/Paramedic	$103.19
Fire Captain/Paramedic	$108.47

FINANCIAL IMPACT
Since these amounts are reimbursed to the Village, there is no financial impact.

RECOMMENDATION
Request approval of an ordinance establishing hire back rates for Police and Fire personnel for the period January 1, 2026 through December 31, 2026.

ATTACHMENTS
1. Hire Back Police Fire Ordinance 2026

ORDINANCE NO. _____ - 2025

VILLAGE OF HOFFMAN ESTATES

AN ORDINANCE ESTABLISHING HIRE BACK RATES FOR POLICE AND FIRE PERSONNEL FOR THE PERIOD JANUARY 1, 2026 THROUGH DECEMBER 31, 2026

WHEREAS, members of the Hoffman Estates Police and Fire Departments are hired back by private and/or public employers; and

WHEREAS, costs of salary, fringe and administrative costs have been calculated.

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

Section 1: That the Hoffman Estates Police Department is hereby authorized to charge fees for services under hire back arrangements for the period January 1, 2026 through December 31, 2026 as follows:

Police Officer	-- $122.42
Police Sergeant	-- $138.81
Police Commander	-- $158.12

However, upon a proof of a grant of 501(c)(3) status by the Internal Revenue Service, the fees for services under hire back arrangements for the period from January 1, 2026 through December 31, 2026 are as follows:

Police Officer	-- $ 90.95
Police Sergeant	-- $103.31
Police Commander	-- $122.19

Section 2: That the Hoffman Estates Fire Department is hereby authorized to charge fees for services under hire back arrangements for the period January 1, 2026 through December 31, 2026 as follows:

Firefighter Non-Paramedic	-- $122.02
Firefighter/Paramedic	-- $127.57
Lieutenant/Paramedic	-- $141.84
Captain/Paramedic	-- $148.29

However, upon a proof of a grant of 501(c)(3) status by the Internal Revenue Service, the fees for services under hire back arrangements for the period from January 1, 2026 through December 31, 2026 are as follows:

Firefighter Non-Paramedic	-- $ 86.95
Firefighter/Paramedic	-- $ 91.50
Lieutenant/Paramedic	-- $103.19
Captain/Paramedic	-- $108.47

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	_____	_____	_____	_____
Mayor William D. McLeod	_____	_____	_____	_____

APPROVED THIS _____ DAY OF _____, 2025

_____
Village President

ATTEST:

_____
Village Clerk

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

AGENDA ITEM REPORT

Village Board of Trustees
December 15, 2025
ITEM 7B

REQUEST: Approval of a Resolution authorizing a grant agreement with Illinois Law Enforcement Alarm System (ILEAS) for the purchase of tasers for the Hoffman Estates Police Department.

FROM: James Thomas, Deputy Chief of Police

ITEM TYPE: Resolution - Village Board

REQUEST SUMMARY

The Less Lethal Alternatives for Law Enforcement Grant is designed to assist law enforcement agencies in acquiring less lethal tools, such as tasers. The grant was renewed for FY2026 with a total allocation of $5 million, aimed at enhancing public safety by promoting alternatives to traditional use of force methods. In FY2025, 404 agencies submitted applications, and 229 agencies, including the Hoffman Estates Police Department, were selected to receive a taser award. This new agreement will complement our existing taser contract with Axon Enterprise, Inc., and will remain in effect for a full five-year period.

FINANCIAL IMPACT

Funded by a grant from the Illinois Criminal Justice Information Authority (ICJIA), ILEAS will reimburse the Village of Hoffman Estates for the purchase of six (6) taser 10 packages. Once reimbursement is received, the Village will incur no cost.

RECOMMENDATION

Request approval of a resolution authorizing the Village President to enter into a less lethal alternative for law enforcement grant agreement between the Village of Hoffman Estates and Illinois Law Enforcement Alarm System (ILEAS).

ATTACHMENTS

1. RESOLUTION AGREEMENT LESS LETHAL DEVICE GRANT
2. ILEAS TASER GRANT

RESOLUTION NO. _____- 2025

VILLAGE OF HOFFMAN ESTATES

RESOLUTION AUTHORIZING A GRANT AGREEMENT WITH ILEAS FOR THE PURCHASE OF TASERS FOR THE HOFFMAN ESTATES POLICE DEPARTMENT

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

WHEREAS, conducted energy devices (commonly known as Tasers) have been shown to be effective in subduing individuals who pose a threat to themselves or others, while reducing the risk of serious injury to both officers and subjects compared to other use-of-force options; and

WHEREAS, the Hoffman Estates Police Department received a Less Lethal Alternatives for Law Enforcement Grant award from ILEAS; and

WHEREAS, the Village has a Master Service Agreement with Axon Enterprises Inc. for the purchase of Tasers and related accessories; and

WHEREAS, the Corporate Authorities have determined that it is in the public interest for the Village to approve a grant agreement with ILEAS which will reimburse the Village for the purchase of six (6) Taser 10 packages in the amount of $21,600.00.

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 ad are hereby adopted as part of this Resolution.

Section 2: **APPROVAL OF AGREEMENT.** The President and Board of Trustees hereby approve the grant agreement with ILEAS for the purchase of six Taser 10 packages from Axon Enterprises Inc. by the Hoffman Estates Police Department.

Section 3: **AUTHORIZATION TO EXECUTE AGREEMENT.** The President or Village Manager is hereby authorized to execute a grant agreement with ILEAS 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

_____
Village President

ATTEST:

_____
Village Clerk

ILEAS
Less Lethal Alternatives for Law Enforcement
Less Lethal Device Grant Agreement

1. **PARTIES**. The parties to this Agreement are the Illinois Law Enforcement Alarm System (ILEAS) and

   Hoffman Estates Police Dept

   (Recipient)

2. **PURPOSE**. There is a critical need to ensure local law enforcement agencies throughout Illinois are properly trained and equipped to respond to a variety of emergencies and calls for service that involve violence or threats of violence. The goal in any response involving violence is to mitigate the situation and avoid the use of lethal force through less lethal alternatives and, when necessary, the use of Less Lethal Devices. Through a grant from the Illinois Criminal Justice Information Authority (ICJIA), ILEAS has agreed to reimburse Recipient for the purchase of Taser Devices.

3. **AWARDED DEVICES**. ILEAS agrees to Award to Recipient the following Devices: **0** Axon TASER 7 and **6** Axon Taser 10 energy weapon packages (Awarded Devices). **Total Award: $21,600.00**

Taser 7 Award Package

Item	# per Package	# Awarded to Agency
Handle, Yellow, Class 3R	1	
Holster	1	
Battery Pack	1	
Live Cartridge, Standoff	3	
Live Cartridge, Close Quarters	3	
Evidence.com License	1	

Price per Package - $2,987.80

Taser 10 Award Package

Item	# per Package	# Awarded to Agency
Handle, Yellow, Class 3R	1	**6**
Holster	1	**6**
Battery Pack	1	**6**
Live Duty Magazine	1	**6**
Cartridge - Live	10	**60**
Evidence.com License	1	**6**
Warranty	1	**6**
Docking Station (Per Agency)	1	**1**

Price per Package - $3,600.00 Taser 10 Award - $21,600.00

4. **AWARD**. The word Award means the agreements listed in this paragraph.

   a. Recipient will not place an order with AXON before the Recipient Agreement is signed by the Recipient and ILEAS.

   b. Recipient will contact the manufacturer, Axon Enterprises, Inc., and complete paperwork necessary to receive the Awarded Devices.

   c. Recipient may in the same transaction procure additional devices or accessories from Axon but will receive ILEAS reimbursement only for the Awarded Devices at the unit cost cited in Paragraph 4.f.

   d. Recipient will submit completed Chief's/Sheriff's Letter to ILEAS acknowledging that an order has been placed.

   e. Recipient will notify ILEAS when Recipient receives the Awarded Devices and will submit a Recipient agency Invoice for the devices utilizing the ILEAS web-based dashboard.

   f. ILEAS will reimburse the Recipient for the awarded devices at a unit cost of $2,987.80 for Taser 7 device packages, and $3,600.00 for Taser 10 device packages.

   g. Recipient will ensure all appropriate grant related Invoices are forwarded to ILEAS, utilizing the ILEAS web-based dashboard no later than 15 days after receipt of Awarded Devices.

5. **USE.**

   a. Recipient has a policy governing the use of Less Lethal Devices which conforms to all applicable laws and regulations, or will have such a policy before the deployment of an Awarded Device as described in Paragraph 3, and will prohibit any use of the Awarded Device that violates applicable laws, or the policies of the Recipient

   b. Recipient will prohibit any use of Awarded Devices except by fully trained employees. Recipient may, however, allow an untrained employee to use Awarded Devices during the training process itself.

6. **ADDITIONAL PROVISIONS.**

   a. Law enforcement officers receiving devices must be trained to use the device and must be instructed in the lawful use of force and policies governing the use of the device. Agencies must commit to providing refresher training on the devices as recommended by the manufacturer.

   b. Recipient will conduct appropriate and effective preventative maintenance and keep Awarded Devices in good operating condition.

   c. ILEAS is not responsible for the costs of maintenance, replacement or purchase of expendables related to Awarded Devices.

d. This agreement shall not give or allow any claim or right of action by any third person or entity (including, but not limited to, members of the general public).

e. It is not the duty, function, responsibility or purpose of ILEAS to deploy, supply, direct, command or manage any law enforcement personnel.

7. GRANT REQUIREMENTS.

a. This agreement incorporates the terms and conditions of ILEAS' agreement with ICJIA.

b. Pursuant to 2 CFR 200.415, each invoice and report submitted by Recipient must contain the following certification by an official authorized to legally bind Recipient: By signing this report [or payment request or both], I certify to the best of my knowledge and belief that the report [or payment request] is true, complete, and accurate; that the expenditures, disbursements and cash receipts are for the purposes and objectives set forth in the terms and conditions of the State or federal pass-through award; and that supporting documentation has been submitted as required by the grant agreement. I acknowledge that approval for any other expenditure described herein is considered conditional subject to further review and verification in accordance with the monitoring and records retention provisions of the grant agreement. I am aware that any false, fictitious, or fraudulent information, or the omission of any material fact, may subject me to criminal, civil or administrative penalties for fraud, false statements, false claims or otherwise (U.S. Code Title 18, Section 1001 and Title 31, Sections 3729-3730 and 3801- 3812; 30 ILCS 708/120)

c. Grantee certifies that it will not use and has not used Grant Funds to influence or attempt to influence an officer or employee of any government agency or a member or employee of the State or federal legislature in connection with the awarding of any agreement, the making of any grant, the making of any loan, the entering into of any cooperative agreement, or the extension, continuation, renewal, amendment or modification of any agreement, grant, loan or cooperative agreement. Additionally, Grantee certifies that it has filed the required certification under the Byrd Anti-Lobbying Amendment (31 USC 1352), if applicable. If any federal funds, other than federally-appropriated funds, were paid or will be paid to any person for influencing or attempting to influence any of the above persons in connection with this Agreement, the undersigned must also complete and submit Federal Form LLL, Disclosure of Lobbying Activities Form, in accordance with its instructions. Grantee certifies that it is in compliance with the restrictions on lobbying set forth in 2 CFR 200.450. For any Indirect Costs associated with this Agreement, total lobbying costs must be separately identified in the Program Budget, and thereafter treated as other Unallowable Costs. Grantee warrants and certifies that it and, to the best of its knowledge, its subrecipients have complied and will comply with Illinois Executive Order No. 1 (2007) (EO 1-2007). EO 1-2007 generally prohibits grantees and subcontractors from hiring the then-serving Governor's family members to lobby procurement activities of the State, or any other unit of government in Illinois including local governments, if that procurement may result in a contract valued at over $25,000. This prohibition also applies to hiring for that same purpose any former State employee who had

procurement authority at any time during the one-year period preceding the procurement lobbying activity. Grantee must include the language of this ARTICLE in the award documents for any subawards made pursuant to this Award at all tiers. All subrecipients are also subject to certification and disclosure. Pursuant to Appendix II (I) to 2 CFR Part 200, Grantee must forward all disclosures by contractors regarding this certification to Grantor. This certification is a material representation of fact upon which reliance was placed to enter into this transaction and is a prerequisite for this transaction, pursuant to 31 USC 1352. Any person who fails to file the required certifications will be subject to a civil penalty of not less than $10,000, and not more than $100,000, for each such failure.

d. Availability of Appropriation; Sufficiency of Funds. This Agreement is contingent upon and subject to the availability of sufficient funds. Grantor may terminate or suspend this Agreement, in whole or in part, without penalty or further payment being required, if (i) sufficient funds for this Agreement have not been appropriated or otherwise made available to Grantor by the State or the federal funding source, (ii) the Governor or Grantor reserves funds, or (iii) the Governor or Grantor determines that funds will not or may not be available for payment. Grantor must provide notice, in writing, to Grantee of any such funding failure and its election to terminate or suspend this Agreement as soon as practicable. Any suspension or termination pursuant to this Paragraph will be effective upon the date of the written notice unless otherwise indicated.

IN WITNESS WHEREOF, the parties to this agreement have noted their understanding of the terms of this document and the accommodations set forth therein on the dates shown below.

RECIPIENT	**ILEAS**
By: _____	By:
Name: _____	Name: **Larry G. Evans**
Title: _____	Title: **Executive Director**
Date: _____	Date: **October 1st, 2025**

AGENDA ITEM REPORT

Village Board of Trustees
December 15, 2025
ITEM 7C

REQUEST: Approval of a Resolution authorizing a contract with National Power Rodding of Chicago, IL, for the 2025 Sanitary Sewer Rehabilitation Project in an amount not to exceed $780,489.

FROM: Andy LoBosco, Senior Project Manager
Alan Wenderski, Director of Engineering

ITEM TYPE: Resolution - Village Board

REQUEST SUMMARY

The project is located throughout Parcel B within the Village (see attached location map) and involves trenchless rehabilitation of approximately 15,900 feet of end-of-service life sanitary sewer pipe between 6-inch and 18-inch diameter. It also involves condition assessment of approximately 2,700 feet of large diameter (18-inch to 30-inch) critical sanitary sewer pipe.

This project is intended to be the first of many to address end-of-service life pipe, focusing on Vitrified Clay Pipe (VCP). The southern portion of the Village has over 300,000 feet of VCP that has not yet been rehabilitated. Several Cured-in-place Pipe (CIPP) sanitary sewer rehabilitation projects have been completed over the last 20 years. However, the current age of the VCP infrastructure requires a more aggressive rehabilitation approach moving forward to help ensure lower-cost rehabilitation can be completed before any failures in the pipes occur that would require more extensive repairs.

The rehabilitation method for this project uses CIPP, which should support 50 years of additional service life for the pipes. The rehabilitation methods provide a cost-effective alternative to removal and replacement of pipe, especially in areas with limited side yard and rear yard easement accessibility.

Four bids were received on November 19, 2025; the bid summary is shown in Table 1 below. The engineer's estimate was $908,145.

Table 1- Bid Summary

Bidder	Bid Cost
National Power Rodding Corp	$780,489
Hoerr Construction, Inc	$832,772
Visu-Sewer of Illinois, LLC	$867,595
SAK Construction, LLC	$992,507

The low qualified bid was below the engineer's estimate. National Power Rodding (NPR) Corp submitted the lowest qualified bid of $780,489.23. NPR is fully qualified to perform the work and has completed similar CIPP projects in the area.

FINANCIAL IMPACT

The 2025 budget allocated $1,450,000 from the Water & Sewer Fund for various improvements that were included within several different projects this year. Table 2 summarizes the estimated expenses.

Table 2 - Budget Summary

Project	Budget	Cost	(Over)/Under
Sanitary Sewer – Street Revitalization #1	$25,000	$8,000	$17,000
Sanitary Sewer – Street Revitalization #2	$725,000	$540,000	$185,000
Sanitary Sewer Rehabilitation Project	$700,000	$780,489	($80,489)
**Televising*	**$500,000*		
**Critical Sites*	**$200,000*		
Total Sanitary Sewer Costs	$1,450,000	$1,328,489	$121,511

Budget for *Televising* and *Critical Sites* were combined to both be absorbed within the Sanitary Sewer Rehabilitation Project. Cost savings within both Street Revitalization projects were known prior to receiving bids, which allowed for a slightly increased scope.

Water & Sewer Fund balance is estimated to be $121,511 under budget.

RECOMMENDATION

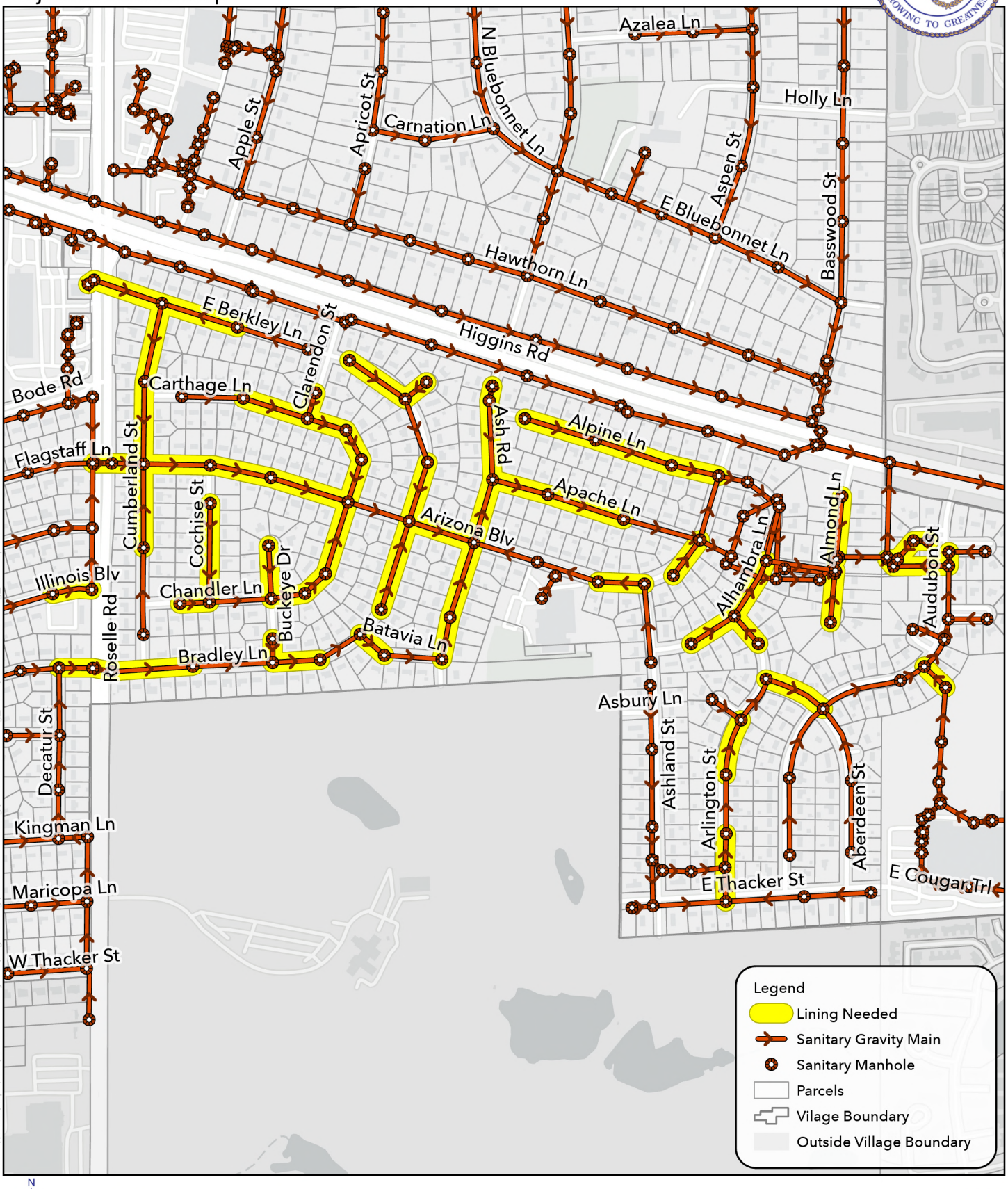
Approve a Resolution authorizing a contract with National Power Rodding Corp of Chicago, IL, for the 2025 Sanitary Sewer Rehabilitation Project in an amount not to exceed $780,489.

ATTACHMENTS

1. Project Location Map
2. RESOLUTION - 2025 Sanitary Sewer Rehabilitation

2025 Sanitary Sewer Lining

Project Locations Map



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11/5/2025

Village of Hoffman Estates

RESOLUTION NO. _____-2025

VILLAGE OF HOFFMAN ESTATES

RESOLUTION AUTHORIZING A CONTRACT WITH NATIONAL POWER RODDING OF CHICAGO, IL FOR THE 2025 SANITARY SEWER REHABILITATION PROJECT IN AN AMOUNT NOT TO EXCEED $780,489

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

WHEREAS, the Village sanitary sewer system requires maintenance and rehabilitation of end of service life pipe; and

WHEREAS, the project was advertised for competitive bidding on November 5, 2025 with bids publicly opened on November 21, 2025; and

WHEREAS, the Village has identified National Power Rodding as the most responsible 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 a contract with National Power Rodding for the 2025 Sanitary Sewer Rehabilitation Project in an amount not to exceed $780,489.

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 National Power Rodding for the 2025 Sanitary Sewer Rehabilitation Project in an amount not to exceed $780,489.

Section 3: **AUTHORIZATION TO EXECUTE AGREEMENT.** The President or Village Manager is hereby authorized to execute the contract, 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

_____
Village President

ATTEST:

_____
Village Clerk

AGENDA ITEM REPORT

Village Board of Trustees
December 15, 2025
ITEM 7D

REQUEST: Approval of a Resolution authorizing a contract with Visu-Sewer of Illinois, LLC of Bridgeview, IL, for the 2025 Storm Inlet Cleaning Project in an amount not to exceed $55,100.

FROM: Alan Wenderski, Director of Engineering

ITEM TYPE: Resolution - Village Board

REQUEST SUMMARY

The project is located in various locations throughout the Village (see attached location map) and involves cleaning of storm sewer structures. Storm structure cleaning is an important maintenance activity to maintain the capacity and function of the public storm sewer system. In addition to the cleaning activities, the contractor will also collect data on all structures that will be added to the Village's GIS mapping. Data collected will assist in planning the frequency and scope of future maintenance activities.

Four bids were received on November 21, 2025; the bid summary is shown in Table 1 below. The engineer's estimate was $91,500.

Table 1 - Bid Summary

Bidder	Bid Cost
Visu-Sewer of Illinois, LLC	$55,100
Veterans Vac Services	$77,245
Hoerr Construction, Inc.	$93,540
National Power Rodding	$149,700

Visu-Sewer of Illinois, LLC submitted the lowest qualified bid of $55,100. Visu-Sewer is fully qualified to perform the work and has completed previous CIPP projects with the Village.

FINANCIAL IMPACT

The 2025 budget allocated $100,000 for contractual storm sewer cleaning. The low bid amount of $55,100 is below the budgeted amount.

RECOMMENDATION

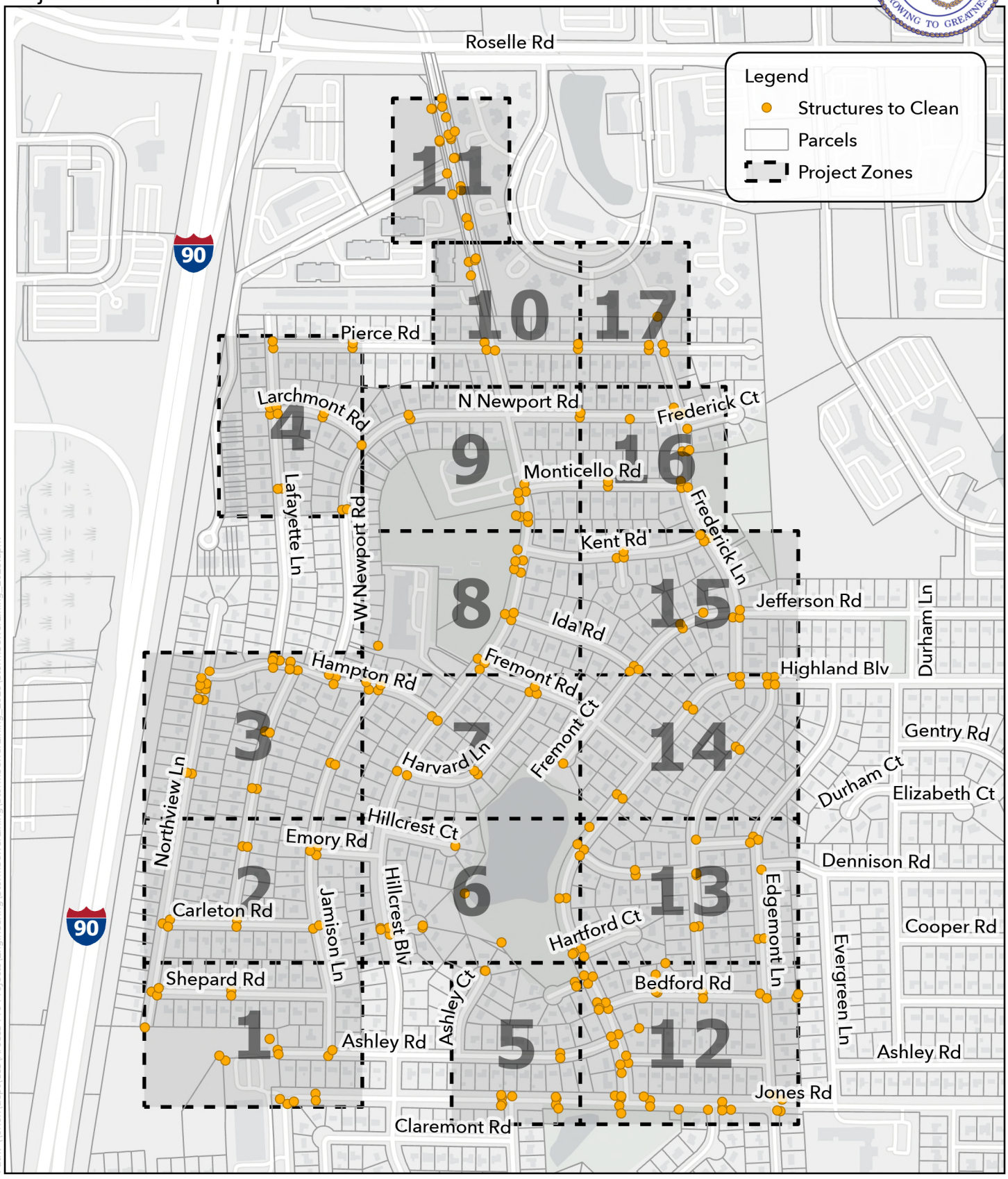
Approve a Resolution authorizing a contract with Visu-Sewer of Illinois, LLC of Bridgeview, IL, for the 2025 Storm Inlet Cleaning Project in an amount not to exceed $55,100.

ATTACHMENTS

1. Project Location Map
2. RESOLUTION - 2025 Storm Inlet Cleaning

2025-2026 Storm Structure Cleaning

Project Locations Map



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11/3/2025

Village of Hoffman Estates

RESOLUTION NO. _____-2025

VILLAGE OF HOFFMAN ESTATES

RESOLUTION AUTHORIZING A CONTRACT WITH VISU-SEWER OF ILLINOIS, LLC OF BRIDGEVIEW, IL FOR THE 2025 STORM INLET CLEANING PROJECT IN AN AMOUNT NOT TO EXCEED $55,100

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

WHEREAS, the Village storm sewer system requires maintenance and inspection; and

WHEREAS, the project was advertised for competitive bidding on November 5, 2025 with bids publicly opened on November 21, 2025; and

WHEREAS, the Village has identified Visu-Sewer of Illinois, LLC as the most responsible 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 a contract with Visu-Sewer of Illinois, LLC for the 2025 Storm Inlet Cleaning Project in an amount not to exceed $55,100.

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 Visu-Sewer of Illinois, LLC the 2025 Storm Inlet Cleaning Project in an amount not to exceed $55,100.

Section 3: **AUTHORIZATION TO EXECUTE AGREEMENT.** The President or Village Manager is hereby authorized to execute the contract, 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

_____
Village President

ATTEST:

_____
Village Clerk

AGENDA ITEM REPORT

Village Board of Trustees
December 15, 2025
ITEM 7E

REQUEST: Approval of a Resolution authorizing a contract with Visu-Sewer of Illinois, LLC of Bridgeview, IL, for the 2025 Storm Sewer Rehabilitation Project in an amount not to exceed $2,194,480.

FROM: Alan Wenderski, Director of Engineering

ITEM TYPE: Resolution - Village Board

REQUEST SUMMARY

The project is located in various locations throughout the Village (see attached location map) and involves trenchless rehabilitation of approximately 11,900 feet of deteriorated corrugated metal pipe (CMP) between 24-inch and 48-inch diameter. This project is the third in a multi-year program to rehabilitate approximately 23,000 feet of end-of-life CMP throughout the Village. The project scope was increased to include all locations planned for rehabilitation in 2025 and 2026. The more aggressive approach helps ensure lower-cost rehabilitation can be completed before any failures in the pipes occur that would require more extensive repairs. Additionally, the increased scope provides potential for cost savings due to economies of scale.

The rehabilitation method for this project uses Cured-in-place Pipe Liner (CIPP), which should support 50 years of additional service life for the pipes. The rehabilitation methods provide a cost-effective alternative to removal and replacement of pipe, especially in areas with limited side yard and rear yard easement accessibility.

Four bids were received on November 21, 2025; the bid summary is shown in Table 1 below. The engineer's estimate was $3,133,758.

Table 1 - Bid Summary

Bidder	Bid Cost
Visu-Sewer of Illinois, LLC	$2,194,480
Inliner Solutions, LLC.	$2,542,769
Insituform Technologies, USA, LLC.	$2,725,793
Hoerr Construction, Inc.	$3,280,365

The low qualified bid was well below the engineer's estimate as unit costs for most items were below the low bid prices from last year's project. Visu-Sewer of Illinois, LLC submitted the lowest qualified bid of $2,194,480. Visu-Sewer is fully qualified to perform the work and has completed previous CIPP projects with the Village.

FINANCIAL IMPACT

The 2025 budget allocated $2,785,000 from the Stormwater Management Fund for various improvements that were included within several different projects this year. Table 2 summarizes the

estimated stormwater program expenses.

Table 2 - Budget Summary

Project	Budget	Cost	(Over)/Under
Storm Sewer - Street Revitalization #1		$220,000	
Storm Sewer - Street Revitalization #2		$575,000	
Storm Sewer Rehabilitation		$2,194,480	
Total	$2,785,000	$2,989,480	($204,480)

The scope of the project was significantly increased to also include improvements planned for future years. In doing so it was hoped to achieve favorable pricing. While the overall program is estimated at approximately $200,000 over the 2025 budget (which is being rolled over to 2026), significant cost savings were realized within the low bid based on the increased project scope. As a result, this will also complete all of the large diameter CMP (over 24") that was identified in poor condition in 2023 and in need of timely replacement.

Stormwater Utility Fund balance is available for the estimated $204,480 over budget amount.

RECOMMENDATION

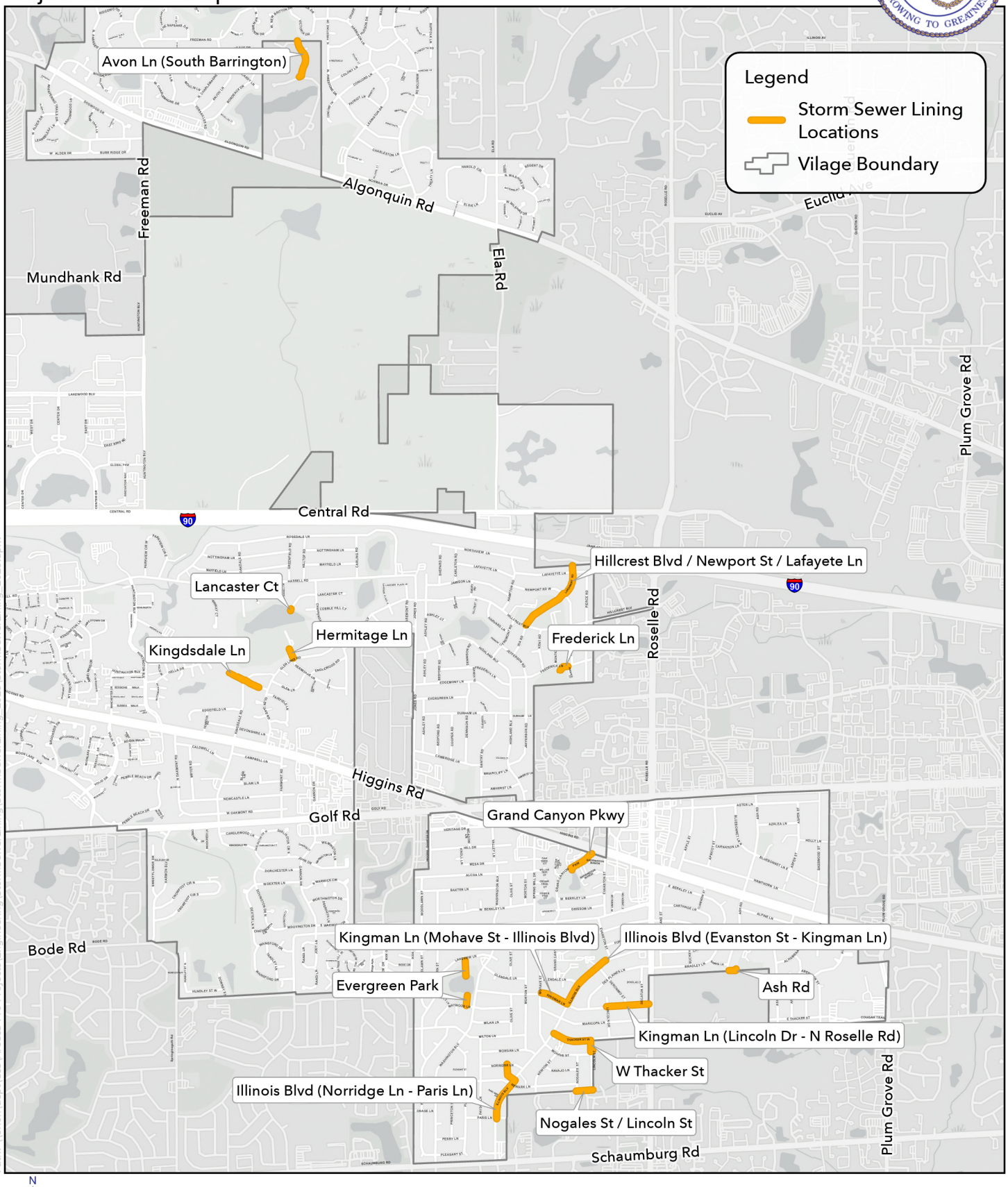
Approve a Resolution authorizing a contract with Visu-Sewer of Illinois, LLC of Bridgeview, IL, for the 2025 Storm Sewer Rehabilitation Project in an amount not to exceed $2,194,480.

ATTACHMENTS

1. Project Location Map
2. RESOLUTION - 2025 Storm Sewer Rehabilitation

2025-2026 Storm Sewer Lining

Project Locations Map



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11/4/2025

Village of Hoffman Estates

RESOLUTION NO. _____-2025

VILLAGE OF HOFFMAN ESTATES

RESOLUTION AUTHORIZING A CONTRACT WITH VISU-SEWER OF ILLINOIS, LLC OF BRIDGEVIEW, IL FOR THE 2025 STORM SEWER REHABILITATION PROJECT IN AN AMOUNT NOT TO EXCEED $2,194,480

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

WHEREAS, the Village storm sewer system requires maintenance and rehabilitation of end of service life pipe; and

WHEREAS, the project was advertised for competitive bidding on November 5, 2025 with bids publicly opened on November 21, 2025; and

WHEREAS, the Village has identified Visu-Sewer of Illinois, LLC as the most responsible 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 a contract with Visu-Sewer of Illinois, LLC for the 2025 Storm Sewer Rehabilitation Project in an amount not to exceed $2,194,480.

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 Visu-Sewer of Illinois, LLC the 2025 Storm Sewer Rehabilitation Project in an amount not to exceed $2,194,480.

Section 3: **AUTHORIZATION TO EXECUTE AGREEMENT.** The President or Village Manager is hereby authorized to execute the contract, 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

_____
Village President

ATTEST:

_____
Village Clerk

AGENDA ITEM REPORT

Village Board of Trustees
December 15, 2025
ITEM 7F

REQUEST: Approval of a Resolution authorizing a Supplemental Agreement with BLA, Inc. of Itasca, IL, for construction inspection services in the amount of $82,225 for a total not to exceed amount of $246,805.

FROM: Alan Wenderski, Director of Engineering

ITEM TYPE: Resolution - Village Board

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 rights-of-way. In order to complete the necessary inspections of these right-of-way improvements, a significant inspection effort will be required.

An agreement with BLA, Inc. was approved in October 2025 to cover inspection of ComEd's north route to the Compass substation. A license agreement for the ComEd south route was approved in December 2025 and issuance of a permit for right-of-way construction is imminent. With the additional scope of the south route work, it is estimated that third party construction inspection will be needed for an additional 3 months.

The supplement provides an additional 3 months of services, which include inspections related to temporary traffic control and street restoration items. Portions of the south route scope also directly impact residential areas. The scope, hours, and fee were reviewed by staff and are consistent with the expected project duration.

FINANCIAL IMPACT

The approved license agreements with ComEd allow 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. Permit fees to reimburse the proposed supplement ($82,225) will be included with the south route permit fees. The permit for the north route has been issued and the initial direct costs of $164,580 have already been collected.

RECOMMENDATION

Approve a Resolution authorizing a Supplemental Agreement with BLA, Inc. of Itasca, IL, for construction inspection services in the amount of $82,225 for a total not to exceed amount of $246,805.

ATTACHMENTS

1. RESOLUTION - Supplement 1 BLA, Inc ComEd Construction Inspection (1)

2. Agreement - BLA, Inc. ComEd Construction Inspection Supplement 1

RESOLUTION NO. _____-2025

VILLAGE OF HOFFMAN ESTATES

RESOLUTION AUTHORIZING A SUPPLEMENTAL AGREEMENT WITH BLA, INC. OF ITASCA, IL FOR CONSTRUCTION INSPECTION SERVICES IN THE AMOUNT OF $82,225 FOR A TOTAL NOT TO EXCEED AMOUNT OF $246,805

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; and

WHEREAS, the Village has identified BLA, Inc. as the most responsible 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 a supplemental agreement with BLA, Inc. for construction inspection services in the amount of $82,225 for a total not to exceed amount of $246,805.

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 the amount of $82,225 for a total not to exceed amount of $246,805.

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

_____
Village President

ATTEST:

_____
Village Clerk

VILLAGE OF HOFFMAN ESTATES
Professional Services Agreement
Supplement #1

This Professional Services Agreement (the "Agreement") is made and entered into this ____ day of December, 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 December 3, 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 supplemental services shall be $82,225 for a not exceed cost of $246,805.

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

If to Contractor: Jeremie Lukowicz
BLA, Inc.
333 Pierce Road, Suite 200
Itasca, IL 60143
Email: jlukowicz@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 BRUNKEMEYER
Title: PRESIDENT/CEO
Date: 12/3/25

EXHIBIT A

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

December 3, 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 - Supplement

Mr. Wenderski:

BLA appreciates the opportunity to submit a supplement to provide additional construction observation to the Village of Hoffman Estates. We are proposing to continue the use of *Jonathan Daly, P.E.,* to assist the Village with its management of the ComEd Construction contracts. He would be available to continue assisting the Village with project coordination and construction management and will work closely with the contractor to ensure traffic control and public safety are top priorities. This supplement provides an additional three months at 40 hours per week to the project.

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	520	$78,000
Direct Cost (Vehicle)	$65/day	65 days	$4,225
Total			$82,225

The total value of the supplement shall not exceed $82,225. Jonathan will be available to continue work as necessary when the current project expires.

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

BLA, Inc.

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.

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/repaired 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.

AGENDA ITEM REPORT

Village Board of Trustees
December 15, 2025
ITEM 7G

REQUEST: Approval of a Resolution Authorizing the Second Amended and Restated Management Agreement between the Village of Hoffman Estates and Global Spectrum, L.P. d/b/a Oak View Group for management and commercial sales services of the NOW Arena.

FROM: Dan O'Malley, Deputy Village Manager

ITEM TYPE: Agreement - Village Board

REQUEST SUMMARY

In 2010, the Village assumed ownership of the then Sears Centre Arena (currently the NOW Arena) and entered into contracts for management services of the arena and sale of commercial rights. These agreements have been amended over the years to extend the terms and modify certain provisions of those agreements. The last amendment to the management agreement was in 2019 and the last amendment to the sale of commercial rights agreement was in 2020.

With the end of the term of the management agreement nearing, OVG approached the Village earlier this year to extend that agreement and consolidate the separate sale of commercial rights agreement into one agreement. OVG was willing to provide a capital investment to the Village in exchange for extending the management agreement longer than the three (3) year option available to the Village in 2026. The major highlights of the proposed amendment include the following:

- New Term – Four year term beginning Jan 1, 2026 with two, three year extensions.
- Base Management Fee increase to $180K
- Restructured Variable Fee
- Incorporate the Sale of Commercial Rights into Mgmt. Agreement
- $1M Capital Contribution to Village

The proposed new term of this agreement provides an initial four year term, Jan 1, 2026 through Dec 31, 2029 and includes two, three-year extensions at the Village's option to extend the agreement to Dec 31, 2032 and Dec 31, 2035. The base management fee is currently $170,100 and would be near $175,400 in 2026 depending on CPI. The amendment provides a new base fee of $180,000 in 2026, about a 2.6% increase. The variable fee structure is currently based on three tiers with the highest threshold at $650K. The new structure proposes two tiers with $400K as the highest threshold and increased percentages for each tier. The variable fee is an incentive based on arena performance and the new structure requires improved performance

before the incentive applies. However, it provides increased percentages of the tiers if achieved. The existing sale of commercial rights provisions would be incorporated into the management services agreement to align terms and provide ease of administration. Finally, OVG will provide a capital contribution to the Village in the amount of $1M towards agreed capital improvements or equipment at the arena.

Legal has reviewed this proposed amendment and their revisions updating various legal provisions are incorporated into the new document. OVG and their attorneys have reviewed the proposed amendment, are in concurrence with these change, and have signed the document. The proposed agreement is attached for your review.

FINANCIAL IMPACT

The Village will receive a $1M capital contribution from the proposed amended agreement. The proposed agreement includes changes to the base fee and variable fee structure.

RECOMMENDATION

Approval of a Resolution Authorizing the Second Amended and Restated Management Agreement between the Village of Hoffman Estates and Global Spectrum, L.P. d/b/a Oak View Group for management and commercial sales services of the NOW Arena.

ATTACHMENTS

1. OVGRESOLUTION2025
2. SecondAmendedRestated OVGAgreement2025

RESOLUTION NO. 2025-_____

VILLAGE OF HOFFMAN ESTATES

RESOLUTION AUTHORIZING THE APPROVAL OF THE SECOND AMENDED AND RESTATED MANAGEMENT AGREEMENT BETWEEN THE VILLAGE OF HOFFMAN ESATES AND GLOBAL SPECTRUM, L.P. D/B/A OAK VIEW GROUP FOR MAMAGEMENT AND COMMERCIAL SALES SERVICES OF THE NOW ARENA

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

WHEREAS, the Village owns a multi-purpose sports and entertainment arena;

WHEREAS, the Village desires to engage Global Spectrum, L.P. to manage, operate and provide commercial sales of the facility;

WHEREAS, the Village has identified Global Spectrum, L.P. as the most responsible vendor and able to best meet the needs of the Village;

WHEREAS, the Corporate Authorities have determined that it is in the public interest for the Village to approve an agreement with Global Spectrum L.P. to contract for management and commercial sales services of the arena;

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 Global Spectrum, L.P. to provide management and commercial sales service of the NOW Arena.

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

_____
Village President

ATTEST:

_____

Village Clerk

SECOND AMENDED AND RESTATED MANAGEMENT AGREEMENT

between

VILLAGE OF HOFFMAN ESTATES

and

GLOBAL SPECTRUM, L.P.
d/b/a Oak View Group

Effective as of January 1, 2026

EXHIBITS

EXHIBIT A - INTENTIONALLY OMITTED

EXHIBIT B - Facility Aerial, Site Plan, Building Plans, Legal Description

EXHIBIT C - Manager Duties

EXHIBIT D - Cash Flow Forecasts

EXHIBIT E - Purchasing Policy

EXHIBIT F - Manager Beer Garden Duties

EXHIBIT G - Insurance

SECOND AMENDED AND RESTATED MANAGEMENT AGREEMENT

This Second Amended and Restated Management Agreement ("**Agreement**") is entered into on December 15, 2025, and made effective as of January 1, 2026 ("**Effective Date**"), by and between Village of Hoffman Estates, an Illinois Home Rule municipal corporation ("**Owner**"), and Global Spectrum, L.P., a Delaware limited partnership doing business as Oak View Group (f/k/a Spectra Venue Management) ("**Manager**").

RECITALS

WHEREAS, Owner owns a multi-purpose sports and entertainment arena, consisting of approximately 11,800 seats, located in Village of Hoffman Estates, Illinois, currently known as NOW Arena (f/k/a Sears Centre Arena) (the "**Facility**"); and

WHEREAS, the Owner desires to engage Manager to manage and operate the Facility on behalf and for the benefit of the Owner, and Manager desires to accept such engagement, pursuant to the terms and conditions contained herein; and

WHEREAS, the parties entered into that certain Amended and Restated Management Agreement dated May 6, 2019 and made effective as-of January 1, 2019 (the "**Amended Agreement**") which amended and restated in its entirety that certain that certain Management Agreement dated June 7, 2010 and made effective as of January 1, 2010, as amended pursuant an Amendment dated on or about September 24, 2012 and a Second Amendment dated January 1, 2015; and

WHEREAS, Owner and Front Row Marketing Services, L.P., an Affiliate of Manager, are parties to that certain Third Amended and Restated Commercial Rights Marketing Agreement made effective as of May 15, 2019 (the "**Front Row Marketing Agreement**"), pursuant to which Front Row provides certain direct sales and marketing services related to the Commercial Rights at the Facility; and

WHEREAS, Owner desires to continue to engage Manager to manage and operate the Facility, on behalf of and for the benefit of Owner, and further desires to continue to engage Manager and/or its approved Affiliate to provide Commercial Rights marketing services for the Facility; and

WHEREAS, the parties desire to extend the term of the Amended Agreement, incorporate the Commercial Rights marketing services herein, provide for an investment by Manager, and make certain other changes, and in doing so, (i) restate and amend the Amended Agreement in its entirety, and (ii) have this Agreement govern all aspects of the sale of Commercial Rights at the Facility, in each case effective as of the Effective Date.

NOW THEREFORE, for and in consideration of the foregoing, the mutual covenants and promises hereinafter set forth and such other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties, intending to be legally bound, hereby agree as follows:

ARTICLE 1
DEFINITIONS

Section 1.1. Definitions. For purposes of this Agreement, the following terms have the meanings referred to in this Section:

Advance Ticket Proceeds: shall have the meaning given to such term in Section 8.1 hereof.

Affiliate: A person or company that directly or indirectly, through one or more intermediaries, controls or is controlled by, or is under common control with, a specified person or company.

Agreement: The "Agreement" shall mean this Agreement, together with all exhibits attached hereto (each of which are incorporated herein as an integral part of this Agreement).

Beer Garden: shall have the meaning given to such term in Section 13.1 hereof.

Capital Expenditures: All expenditures for building additions, alterations, repairs or improvements and for purchases of additional or replacement furniture, machinery, or equipment, where the cost of such expenditure is greater than $25,000 and the depreciable life of the applicable item is, according to generally accepted accounting principles, is a minimum of three (3) years. All Capital Expenditures will be subject to Owner approval and funding and undertaken in accordance with Owner's procurement and construction policies and procedures.

Centralized Services: Services provided for the benefit of the Facility by Manager's corporate office to the extent such services are charged to the Facility as an Operating Expense. The parties acknowledge such services may include insurance and computer network and information technology services. Any such services shall be furnished and charged to the Facility on a comparable basis to similar services furnished to other facilities in the Manager's system of facilities it operates. The Manager must demonstrate (i) the cost and the methodologies for allocating these Centralized Services pursuant to above, and (ii) that these services can be performed more efficiently and economically for the Owner as compared to comparable services available to Owner from other sources, or that such service is from a sole source, except that this clause (ii) shall not apply to Manager's preventative maintenance system, payroll system and financial reporting system. Additionally, the Manager and its Affiliates shall make no profit from the Facility with respect to Centralized Services. Any costs and expenses incurred in providing Centralized Services if charged as an Operating Expense shall be allocated by Manager to the Facility on a fair and consistent basis.

Commercial Rights: Naming rights, interior and exterior sub-naming rights, pouring rights, advertising signage (including any outdoor marquee subject to Illinois Department of Transportation [IDOT] regulations or other outdoor signage on the Facility property), sponsorships, event sponsorships, the branding of food and beverage products for resale, premium seating (including suites, club seats, loge boxes, lounges, and party suites) and memorial gifts at or with respect to the Facility and owned or controlled by the Owner.

Commercial Rights Fee: shall have the meaning given to such term in Section 3.4 of this Agreement.

Commercial Rights Revenue: shall mean (1) gross revenue from cash Commercial Rights sales (prior to any deduction for fulfillment costs, signage requirements, ticket costs, or agreed upon amounts owed to the Owner or Manager); and (2) seventy-five percent (75%) of the fair market value of any pre-approved by Owner in-kind contributions that reduce indirect or event expenses (*i.e.* trade) received in exchange for rights granted by the Facility; provided, however, Commercial Rights Revenue shall expressly exclude Naming Rights Revenue.

Comparable Facilities: Angel of the Winds Arena, Everett, WA; CURE Insurance Arena, Trenton, NJ; and BLUE Arena, Larimer County, CO. In the event that any of the arenas above-referenced shall be closed or cease to be maintained or operated in accordance with the standards of service and quality generally accepted within the arena industry for first class arenas, or otherwise are renovated or acquire newer technology than that possessed by the Facility, then (a) such arena or arenas shall be deleted from the list set forth in the foregoing sentence, and (b) the Owner and the Manager shall negotiate in good faith to agree upon the substitution of another arena or arenas to replace the deleted arena or arenas, with appropriate adjustments to reflect newer buildings and technology than that possessed by the Facility.

Consumer Price Index: The "Consumer Price Index" (CPI-U) for Chicago-Kenosha-Gary-All Items, as published by the United States Department of Labor, Bureau of Labor Statistics or such other successor or similar index. The Consumer Price Index for any particular year is capped at three and one-half percent (3.5%)

Effective Date: "Effective Date" shall have the meaning ascribed to such term in the opening paragraph of this Agreement.

Emergency Repair: The repair of a condition which, if not performed immediately, either (a) creates an imminent danger to persons or property and/or an unsafe condition at the Facility threatening persons or property or (b) creates a substantial disruption or effect on the day-to-day operation of the Facility, as determined by Manager in its reasonable discretion.

Event: Shall mean an entertainment or theatrical production, leisure, cultural, community or educational activity, concert, motion picture, sporting event, family show, trade show, banquet, conference, permanent or temporary exhibit, or other similar activity held or occurring at the Facility.

Event Expenses: The incremental increase in variable costs (whether a direct building or house related cost, shared co-promotion expense, reimbursed, or non-reimbursed as the case may be) in operating the Facility that are directly related to the advancement, production or occurrence of a specific Event and which would not otherwise have been incurred but for the occurrence of the particular Event, which include expenses related to cleaning, security, utilities, Facility staffing, ushers, advertising, advancements to promoters, music and entertainment services, set up and take down, parking, traffic and public safety services, and expenses expressly designated as Event Expenses in this Agreement. Event Expenses shall include the cost of labor and materials

incurred in set up or changing the Facility from its prior use to use for that Event, including placing and installing any furnishings or equipment required for the event, as well as costs for take down or conversion following an event. Routine Maintenance not directly associated with an Event and overhead of the Owner and similar non-variable expenses shall not be considered to be Event Expenses, nor shall any prorated portion of such costs be allocated as Event Expenses.

Event of Force Majeure: An act of God, fire, earthquake, hurricane, flood, riot, civil commotion, blockades, terrorist act, terrorist threat, storm, washout, wind, lightning, landslide, explosion, epidemic, any law, ordinance, rule, regulation, or order of any public or military authority stemming from the existence of economic or energy controls, hostilities or war, breakage of major equipment or machinery, threats of bombs or similar interruptions, confiscation or seizure by a governmental authority, contamination, or a labor dispute which results in a strike or work stoppage affecting the Facility or services described in this Agreement.

Event Income: Income from ticket sales and Facility rental or license fees.

Event License Agreement: Shall be in the form mutually agreed to by Manager and Owner.

Facility: The "Facility" shall have the meaning ascribed to such term in the Recitals to this Agreement, and shall be deemed to include the entire arena complex, including but not limited to the arena, premium seating areas, locker rooms, meeting rooms, box office, common areas, lobby areas, executive and other offices, storage and utility facilities, and entrances, and the ground, sidewalks and parking areas (approximately 3,180 spots) immediately surrounding the Facility and adjacent thereto as depicted in Exhibit B.

First Class Condition: The condition satisfying each of the following: (a) being in compliance with applicable Law, (b) being in good condition and repair, and (c) meeting the Quality Operating Standard. For purposes of determining the Manager's obligations under this Agreement with respect to operation, management and Maintenance, the Facility shall be deemed to be in a First Class Condition as of the Effective Date. The Manager will utilize the maintenance component of its annual Operating Budget, and the Capital Expenditure budget as funded by Owner per Article 11, for the purpose of continuously maintaining the facility in First Class Condition and will notify the Owner immediately in writing if such condition is at risk or jeopardized. Such notification will detail the situation and contain Manager's recommendations for remedy.

Fixed Management Fee: The fixed monthly fee the Owner shall pay to Manager under this Agreement as more fully described in Section 3.1 below.

FF&E: Fixed and loose furniture, fixtures and equipment existing for use at the Facility. A list of FF&E will be annually updated and reconciled pursuant to Exhibit C.

Front Row Marketing Agreement: Shall have the meaning given to such term in the Recitals.

General Manager: The employee of Manager acting as the full-time on-site general manager of the Facility as set forth in Section 6.3.

Laws: Federal, state, county, local and municipal laws, statutes, rules, regulations and ordinances.

Maintenance: All work (including all labor, supplies, materials, and equipment) at the Facility which is of a routine, regular, and predictable nature and reasonably necessary for the cleaning and routine upkeep of the Facility, including any property, structures, surfaces, FF&E (including, but not limited to, media plug-ins and cable and all wiring attendant thereto) furnishings, or any other component of the Facility in order to properly preserve such items in the condition they were in as of the Effective Date, subject to reasonable wear and tear. Maintenance shall include, but not be limited to, the following: (i) preventative or routine Maintenance that is stipulated in the operating manuals for the components as regular, periodic Maintenance procedures; (ii) periodic testing of building systems, such as mechanical, card-key security, fire alarm, fire suppression system, lighting, and sound systems; (iii) ongoing trash removal; (iv) regular maintenance procedures for HVAC, plumbing, and electrical and structural systems such as periodic cleaning, lubrication, and changing air filters; (v) scheduled regular painting and touch up painting; (vi) cleaning prior to, during, and following all Events; (vii) changing of standard, isolated light bulbs, fuses, and circuit breakers, as they burn out; (viii) any repairs not constituting or requiring a Capital Expenditure necessary to keep the Facility in a First Class Condition, and (ix) any repairs constituting or requiring a Capital Expenditure necessary to keep the Facility in a First Class Condition, provided that such repairs are funded by the Owner from a source other than the Operating Budget and are mutually agreed to by the Owner and Manager in advance. None of the furnishings or equipment at the Facility shall be discarded or eliminated without the Owner's prior written consent, other than in replacing FF&E, which are damaged, outdated or obsolete. In performance of its Maintenance duties, Manager shall make such replacements, repairs and renovations (other than those constituting or requiring a Capital Expenditure) of the Facility and its equipment such that the Facility (including inside the Facility, the parking areas, and the landscaped areas outside the Facility) shall be in at least the same condition and repair as of the Effective Date (subject to reasonable wear and tear), in compliance with the Quality Operating Standard and applicable Law. The parties shall annually agree on the performance responsibilities of scheduled Maintenance. Such scheduled Maintenance shall include, but is not limited to, the fall protection system and rigging certification.

Management-Level Employees: The General Manager, Assistant General Manager, Finance Director, Director of Operations, Director of Marketing and Director of Ticketing (referred to herein as the "Tier 1" management-level employees or employees with different titles performing similar functions), and any other department head employed by Manager to perform services at the Facility (including employees performing the functions of the Director of Security and Event Manager).

Manager: The term "Manager" shall mean Global Spectrum, L.P.

Minor Repairs: A repair or replacement of any item in the Facility, or a repair or improvement of any area of the Facility, the cost of which is below $25,000. Such repairs will be

performed by Manager subject to Owner's procurement policies and funded within the current Operating Budget.

Net Operating Loss: shall mean Operating Revenue less Operating Expenses, to the extent the resulting figure is a negative number.

Net Operating Profit: shall mean Operating Revenue less Operating Expenses, to the extent the resulting figure is a positive number.

NOW Naming Rights Agreement: shall mean that certain Naming Rights Agreement, dated as of June 22, 2020, by and between Owner and Now Health Group, Inc., which by its terms expires on August 31, 2035.

Naming Rights Revenue: shall mean all revenue received pursuant to the NOW Naming Rights Agreement or any subsequent naming rights agreement (*i.e.*, a commercial rights agreement where the sponsor is granted the right to include its name or logo in the name of the Facility, or otherwise dictate the name of the Facility) secured by Manager during the Term.

Operating Account: A separate interest-bearing account in the name of the Owner and under the Owner's Federal ID number in a local qualified public depository, to be designated by the Owner, where Operating Revenue is deposited and from which Operating Expenses are paid.

Operating Budget: A line item budget for the Facility approved by Owner that includes a projection of Operating Revenues and Operating Expenses, presented on a monthly and annual basis.

Operating Expenses: All expenses, including but not limited to Event Expenses, incurred by Manager or Owner in connection with the operation, promotion, Maintenance and management of the Facility and Beer Garden, including but not limited to the following: (i) employee compensation (including salary, commissions, other income or ancillary salaries, and severance), payroll costs and related expenses, employee benefits (as contained in Manager's employee manual, which may be modified by Manager from time to time), relocation costs and temporary living expenses, and other related Owner pre-approved costs pursuant to Manager's relocation policy (a copy of which has been provided to Owner prior to the Effective Date), (ii) cost of operating supplies, including general office supplies, (iii) advertising, marketing, group sales, and public relations costs, (iv) cleaning expenses, (v) data processing costs, Master Card, VISA, and other credit and debit facilities and telecheck fees and expenses, (vi) dues, subscriptions and membership costs, (vii) the Fixed Management Fee, (viii) printing and stationary costs, (ix) postage and freight costs, (x) equipment rental costs, (xi) minor repairs, maintenance, and equipment servicing, not including expenses relating to performing capital improvements or repairs, (xii) security expenses, (xiii) telephone and communication charges, (xiv) travel and entertainment expenses of Manager employees, (xv) cost of employee uniforms and identification, (xvi) exterminator, snow and trash removal costs, if applicable (xvii) computer, software, hardware and training costs, (xviii) parking lot expenses, including Maintenance, (xix) utility expenses, (xx) office expenses, (xxi) audit, professional services, and accounting fees, (xxii) legal fees incurred subsequent to the execution of the Amended Agreement, related to the operation of the Facility, (xxiii) all bond and insurance costs, including but not limited to personal property, dram shop,

liability, and worker's compensation insurance, (xxiv) draws, commissions and all other fees payable to third parties, (xxiv) cost of governmental fees, (xxv) costs to settle or defend any claims arising out of the operation of the Facility to the extent not covered by insurance proceeds actually received, (xxvi) costs incurred under Service Contracts and other agreements relating to Facility operations, (xxvii) Taxes exclusive of income taxes, and (xxviii) costs incurred in connection with the marketing and sale of Commercial Rights.

The term "Operating Expenses" does not include (a) any debt service (principal or interest), (b) any "buyout" or repayment of funds invested, advanced or otherwise loaned by any party with respect to the Facility or its operations (such as, for example, any monies repaid to a food and beverage concessionaire upon termination of its contract), (c) property taxes, (d) any expenses related to Manager personnel based in Manager's corporate headquarters in Denver, Colorado or its regional field locations (other than the reasonable costs of travel by such corporate or regional personnel in connection with Manager's management of the Facility), (e) any employee compensation relating to personnel of Affiliates (including salary, commissions, other income or ancillary salaries, and severance), (f) property insurance, and (g) Capital Expenditures, all of which shall be borne solely by Owner and not as an Operating Expense. Notwithstanding anything to the contrary in this Agreement, Operating Expenses does not include Manager's expenses incurred in defending claims or responding to governmental compliance actions arising out of Manager's actions (except for compliance audits not precipitated by a wrongful act of Manager), or a violation by Manager of Illinois Attorney General public access determinations or the Illinois Freedom of Information Act.

Operating Revenue: Operating Revenue includes all gross or net revenues generated by Manager's management and operation of the Facility and Beer Garden, as depicted in the Manager's summary income statement within its Facility financial statements, including without limitation: (1) all rental income, including equipment rental income; (2) all Event Income, including ticket income, suite ticket income, facility fee income, ticket convenience fee income, ticket order income and ticket fulfillment fee income, and all other box office income; (3) Commercial Rights Revenue (which, for the avoidance of doubt, excludes Naming Rights Revenue); (4) interest income from funds held; (5) net parking income; (6) net concessions, catering, merchandise and novelties income; (7) income from receipt of Event Expenses; and (8) miscellaneous operating income. For the sake of clarity, the parties acknowledge that revenues from the sale of tickets for events at the Facility, to the extent they are held in trust for a promoter and/or performer and are required to be paid to such promoter and/or performer, are not Operating Revenues, but are instead revenues of such promoter and/or performer. To the extent that Manager collects such ticket sale revenue on behalf of such promoter and/or performer, such ticket sale revenue shall be a source of funds from which Manager collects the rental charges and other event reimbursements due by such promoter and/or performer for use of the Facility, which such charges and reimbursements are Operating Revenues hereunder.

Operating Year: Each twelve (12) month period during the Term commencing on January 1 and ending on December 31.

Operations Manual: Document developed by Manager which contains terms regarding the Manager's management and operation of the Facility, including detailed policies and

procedures implemented in operating the Facility, as agreed upon by both the Owner and the Manager.

Owner: The term "Owner" shall be the Village of Hoffman Estates.

Owner's Representative: Person or entity designated by Owner to oversee contract provisions. Owner's Representative may be compensated from the Operating Budget as a "below-the-line" expense, will serve at the pleasure of Owner's corporate authorities, and will be an Owner employee in all respects.

Profit Transactions: A Profit Transaction shall mean any transaction entered into or implemented by Manager or its Affiliate involving the purchase, sale, lease or other procurement or provision of goods or services for or to the Facility from another third party, which is structured for Manager or its Affiliate to receive a direct or indirect economic benefit (including receipt of an equity interest) as a result of such transaction, other than through the Fixed Management Fee or Variable Fee, that is in excess of the cost to Manager or its Affiliates of such transaction, other than (i) as expressly contemplated under any other agreement between the Owner and such party, or (ii) a volume rebate resulting from Manager's purchase of such goods or services for the Facility and other facilities within the system of facilities it manages, provided that the cost to the Facility for such goods or services is at or below market-rate, and provided further that Manager must disclose to the Owner any such volume rebates.

Quality Operating Standard: The standard of quality or performance with respect to the ongoing maintenance, operation and management provided in the Comparable Facilities (regardless of responsibility for the costs of such operations in Comparable Facilities and, in any event, in a manner to provide a first class user, patron, fan and commercial rights holder experience for all events at the venue).

As long as Owner funds the Facility at least to the amount budgeted in the 2026 Operating Budget or as agreed upon by the parties, Manager's Quality Operating Standards shall include (i) sufficient parking cashiers and attendants to assure reasonable ingress and egress, (ii) sufficient on-site, uniformed security to assure a safe, secure environment for all events, (iii) a trained ushering staff that provides cordial ushering services as necessary to accommodate efficient patron seating and other ushering services, (iv) high standards of cleanliness in all arena facilities and grounds open to patrons, (v) management and administration of the third-party food and beverage agreement to ensure a clean, efficient and well staffed concessions operations appropriate to provide first class and efficient services to patrons and otherwise meeting the requirements of such third-party food and beverage agreement, and (vi) provide adequately trained janitorial, maintenance and support staff to perform Manager's maintenance obligations.

The parties will work together on defining ways to annually measure service performance as part of the budget and variable fee/reward processes. Generally the parties agree that service levels provided shall be of the highest quality so as to promote and enhance the reputation of the Facility and maintain at a level of quality and consistency to the above standard as the current year's Operating Budget allows. Actual event staffing will be based on Manager's attendance projections and determination of staffing necessary to (a) create a standard of quality that is first class and substantially consistent with that of the Comparable Facilities; and (b) ensure safe and

first-class presentation of all events, including reasonable flow of people entering and exiting the Facility and parking areas and reasonable service time for servicing the club and all premium seating areas and, subject to the terms of the third-party food and beverage agreement, for concession sales. Further, the Manager shall establish reasonable grooming, dressing and cleanliness standards for its staff and subcontractors and other part-time employees of Manager who have contact with ticket holders, patrons and guests during all events. If at any time the Owner notifies the Manager that management of the Facility does not meet the quality standards as contained herein, the Manager will promptly meet with the Owner to discuss and exercise good faith efforts to correct any deficiencies in management and/or Facility operations or maintenance.

Revenue Agreements: Vendor, concessions and merchandising agreements, user/rental agreements, booking commitments, licenses, and all other contracts or agreements generating revenue for the Facility and entered into in the ordinary course of operating the Facility.

Service Contracts: Agreements for services to be provided in connection with the operation of the Facility, including without limitation agreements for ticketing, web development and maintenance, computer support services, engineering services, general Maintenance, HVAC maintenance, telephone, staffing personnel including guards, ushers and ticket-takers, extermination, elevators, stage equipment, fire control panel and other safety equipment, landscaping, parking, cleaning, security, snow removal, and other services which are deemed by Manager to be either necessary or useful in operating the Facility.

Shared Parking Spaces: Those parking spaces on adjacent and nearby properties for which a shared parking agreement was executed by the previous owner of the Facility and assigned to the Owner.

Taxes: Any and all governmental assessments, franchise fees, excises, license and permit fees, levies, charges and taxes, of every kind and nature whatsoever, which at any time during the Term may be assessed, levied, or imposed on, or become due and payable out of or in respect of, (i) activities conducted by Manager on behalf of the Owner at the Facility, including without limitation the sale of concessions, the sale of tickets, and the performance of events (such as any applicable sales and/or entertainment taxes, use taxes, excise taxes, occupancy taxes, employment taxes, and withholding taxes), or (ii) any payments received from any holders of a leasehold interest or license in or to the Facility, from any guests, or from any others using or occupying all or any part of the Facility. Notwithstanding the foregoing, Taxes shall not include any of Manager's income taxes.

Term: "Term" shall have the meaning ascribed in Section 4.1 of this Agreement.

Variable Fee: The contingent fee the Owner shall pay to Manager under this Agreement, if earned, as more fully described in Section 3.2 below.

ARTICLE 2
SCOPE OF SERVICES

Section 2.1 Engagement.

(a) Owner's Objectives. Manager acknowledges that Owner's objectives with respect to the Facility include: (i) improve net profitability through increased events, new sports tenants and improved third party, ancillary revenues, (ii) maximize Facility's ability to compete for touring shows while limiting "show buy" risk/exposure (i.e., the financial risk associated with an in-house or co-promoted event) and improve Facility's regional and national awareness with promoters, (iii) demonstrate efficient and cost effective budget management and operational cost accountability so as to maximize the profitability of events, (iv) implementation of clear and comprehensive financial reporting procedures and strict accounting controls, (v) to fund ongoing operations and future capital expenses with as little impact as reasonably possible to Owner's annual municipal budget, and (vi) to enhance the quality of life for Hoffman Estates residents, businesses and visitors to the area by providing quality family-oriented live entertainment, sports, culture and community gatherings, (together "**Owner's Objectives**"). Additionally, Manager shall use best efforts to aggressively reduce the annual Owner subsidy for the Facility. Without limiting the express obligations of Manager and Owner under this Agreement, Manager and Owner agree to make reasonable, good faith efforts in the performance of their duties under and pursuant to this Agreement to measure and achieve such objectives to the maximum practicable extent, provided that the provisions of this subsection shall not form the basis of any separate claim of breach or default by Manager or Owner or create any additional liability of either party to the other. Additionally, Manager acknowledges that maximizing the number of quality events available to current and potential purchasers of corporate rights holders is critical to the overarching financial success of the Facility.

(b) Management Services. Owner hereby engages Manager during the Term to act as the exclusive manager of the Facility, subject to and as more fully described in this Agreement, and, in connection therewith, to perform the services described in Exhibit C attached hereto consistent with Owner's Objectives as described herein and guidelines, which will be communicated from time to time, by the Village Board or Owner's Representative (provided such guidelines are not inconsistent with the terms of this Agreement and current Operating Budget) and Manager's policies and procedures manuals and the operating of Manager's other similar facilities. In providing services under this Agreement, and subject to Owner making the necessary funding available to Manager, Manager shall maintain the Facility in a First Class Condition and demonstrate a Quality Operating Standard of care, diligence, and professional competency as is customary in the industry. Manager shall contractually require all of its consultants or contractors to provide services at the same standard of care, skill, diligence, and professional competence required of Manager. Manager shall exercise all reasonable and customary precaution to prevent any harm or loss to all persons or property related to this Agreement.

(c) Commercial Rights Sales. In addition to Manager's other rights and duties hereunder, Manager shall act as the sole and exclusive third-party representative for marketing of the Commercial Rights. Manager will keep Owner apprised of its sales prospects and the status of any potential sales of Commercial Rights, which shall be subject to Owner's prior approval in each instance. Owner hereby acknowledges and agrees that Manager is not guaranteeing any level of purchase of, or the receipt of payment for, any Commercial Rights marketed by Manager pursuant to this Agreement. Any contracts for the purchase and sale of Commercial Rights shall be entered into by the purchaser of such Commercial Rights and Owner, or by Manager acting as agent on behalf of Owner in accordance with Section 12.1 of this Agreement. Manager will oversee all sales pursuits and contact with potential purchasers, including pre-existing clients, and

will pursue sales opportunities, complete the execution of each such contract or renewal, and will fulfill of each contractual relationship, including the NOW Naming Rights Agreement.

(d) Manager hereby accepts such engagement, and shall perform the services described herein either through itself or through its approved Affiliate, OVG Global Partnerships, LLC, subject to the limitations expressly set forth in this Agreement and in the Operations Manual.

(d) Manager shall book all of the Events at the Facility and shall oversee all aspects of the Facility for such Events.

Section 2.2 Limitations on Manager's Duties. Manager's obligations under this Agreement are contingent upon and subject to the Owner making available, in a timely fashion, the funds budgeted for and/or reasonably required by Manager to carry out such obligations during the Term. The Manager shall not be considered to be in breach or default of this Agreement, and shall have no liability to the Owner or any other party, in the event Manager does not perform any of its obligations hereunder, including not performing up to the Quality Operating Standard or maintaining the Facility in a First Class Condition, due to failure by the Owner to timely provide such funds. Notwithstanding the foregoing, Manager's obligation to perform up to the Quality Operating Standard and to maintain the Facility in a First Class Conditions in any Operating Year shall not be relieved if Owner provides in such Operating Year at least the amount of funds budgeted (as opposed to actually funded) for the 2026 Operating Year or as agreed upon by the parties, as adjusted by the CPI-U. If any lien is placed against the Facility (other than as permitted by Owner), Manager shall promptly take all reasonable steps to have such lien removed.

ARTICLE 3
COMPENSATION

Section 3.1 Fixed Management Fee.

The Fixed Management Fee for the 2026 Operating Year shall be One Hundred Eighty Thousand Dollars ($180,000). The Fixed Management Fee for each subsequent Operating Year shall be equal to the Fixed Management Fee in the prior Operating Year plus an additional amount equal to the percentage increase in the Consumer Price Index over the previous twelve (12) month period (i.e. the difference, expressed as a percentage, between the value of the Consumer Price Index published most recently prior to the commencement of the preceding Operating Year and the value of the Consumer Price Index published most recently prior to the commencement of the Operation Year for which the Consumer Price Index adjustment will apply). In the event the Consumer Price Index decreases in any year, the Fixed Management Fee for such year shall remain unchanged. The Fixed Management Fee shall be payable to Manager monthly in advance, beginning on the Effective Date, and payable on the first (1st) day of each month thereafter (prorated as necessary for any partial months). Manager shall be entitled to pay itself such amount from the Operating Account.

Section 3.2 Variable Fee.

(a) With respect to each Operating Year, the Variable Fee shall equal a percentage of improvement in Net Operating Loss over a Net Operating Loss benchmark, as identified hereafter, as follows:

(i) Thirty-seven percent (37%) of improvement in Net Operating Loss over a Net Operating Loss benchmark of $400,000, up to a Net Operating Loss of $200,000; plus

(ii) Forty-five percent (45%) of the improvement in Net Operating Loss over a Net Operating Loss benchmark of $200,000, up to a Net Operating Loss of $0 (breakeven); plus

(iii) Fifty-five percent (55%) of any and all Net Operating Profits.

For the sake of clarity, no Variable Fee shall be due in any Operating Year if Net Operating Loss exceeds $400,000. The Variable Fee that Manager is eligible to earn under Section 3.2(a) above shall not be capped. Notwithstanding anything else to the contrary contained herein, the parties agree that for purposes of calculating Net Operating Profits or Net Operating Losses hereunder, expenditures for building additions, alterations, repairs or improvements and for purchases of furniture, machinery or equipment costing over $5,000 will not be deemed to be Operating Expenses and thus will not factor into the calculation of Net Operating Profit or Net Operating Loss.

(b) The Variable Fee, to the extent earned by Manager, shall be paid to Manager no later than thirty (30) days following receipt by Owner of the annual audited financial statements for the Facility for the preceding Operating Year (as further described in Section 10.4 hereof) and a written computation of the Variable Fee due pursuant to this Agreement prepared by the Manager in a form reasonably satisfactory to Owner.

Section 3.3 Annual Rebate. If in any Operating Year there is an improvement in Net Operating Loss over a Net Operating Loss benchmark of $400,000, Manager will remit as a "rebate" to Owner five percent (5%) of such improvement. For illustrative purposes, if there is a Net Operating Loss of $300,000 in an Operating Year, resulting in an improvement in Net Operating Loss of $100,000, the rebate for such year would be five percent (5%) of $100,000 or $5,000. Such rebate shall be paid to Owner within thirty (30) days after the Variable Fee earned by Manager in such Operating Year is paid to Manager. Owner may use the rebate for any purpose related to the Facility. For the avoidance of doubt, the maximum annual rebate would apply if there is a $400,000 improvement in the Net Operating Loss compared to the Net Operating Loss benchmark of $400,000, resulting in a $20,000 rebate. No rebate will be payable in the event of a Net Operating Profit.

Section 3.4 Commercial and Naming Rights Fees. In consideration for Manager's marketing of the Commercial Rights as described in Section 2.1(c), Manager shall receive (i) 20% of all Commercial Rights Revenue (the "**Commercial Rights Fee**"); (ii) the Naming Rights Fee (defined below); and (iii) a non-refundable performance fee of US $6,000 each month ($72,000 each Operating Year), which shall be paid from the Operating Account on the first (1st) day of each month (the "**Performance Fee**") and credited against the Commercial Rights Fee in accordance

with Section 3.4(a) below.

(a) The Commercial Rights Fee shall be paid to Manager for all years of each Commercial Rights agreement secured by Manager, including any years that extend beyond the end of the Term of this Agreement; provided, however, in no event shall Commercial Rights Fees accrue to Manager longer than five (5) years following the Term or earlier termination of this Agreement. The Commercial Rights Fee due to Manager following the conclusion of the Term is referred to herein as the "**Trailing Commercial Rights Commissions**". During the Term, the Commercial Rights Fee shall be paid to Manager on an annual basis, on or about the last day of December each calendar year, and Manager shall be entitled to pay itself such amount from the Operating Account upon providing documentation of such Commercial Rights Fee to Owner; provided, however, Manager shall deduct the Performance Fee from the Commercial Rights Fee before such payment is made. The parties shall also hold a settlement at the conclusion of the Term, at which time Owner shall pay to Manager any portion of the Commercial Rights Fee due to Manager but not yet paid to Manager as of such date (other than Training Commercial Rights Commissions). Following the conclusion of the Term, Trailing Commercial Rights Commissions shall be paid to Manager on an annual basis, on or about the last day of December each calendar year.

(b) Manager shall be entitled to a percentage of the Naming Rights Revenue received by Owner as set forth in this Section 3.4(b), which shall be the "**Naming Rights Fee**". Owner shall invoice and collect all Naming Rights Revenue in accordance with the payment schedule in the Naming Rights Agreement and, on or about the last day of December each calendar year during the Term, and if applicable following the Term, Owner shall pay to Manager the Naming Rights Fee. The Naming Rights Fee shall be calculated and payable as follows:

(i) Manager shall be entitled to 10% of all Naming Rights Revenue received under the NOW Naming Rights Agreement for all years the NOW Naming Rights Agreement remains in effect during the Term of this Agreement. For the avoidance of doubt, in no event shall the Naming Rights Fee described in this Section 3.4(b)(i) accrue to Manager following the Term or earlier termination of this Agreement.

(ii) Notwithstanding the foregoing, if, during the Term, NOW Health Group, Inc. either (A) extends the NOW Naming Rights Agreement beyond August 31, 2035 or (B) enters into a subsequent naming rights agreement with Owner, then Manager shall be entitled to 20% of the Naming Rights Revenue received under the extended term, in the case of (A), or under the new and subsequent NOW Health Group naming rights agreement, in the case of (B). The Naming Rights Fee described in this Section 3.4(b)(ii) shall be paid for all years of such extension or new agreement, including any years that extend beyond the Term; provided, however, in no event shall Naming Rights Fee accrue to Manager longer than five (5) years following the Term or earlier termination of this Agreement.

(iii) If, during the Term, Owner and a new sponsor enter into a subsequent

naming rights agreement, then Manager shall be entitled to 20% of Naming Rights Revenue under such new naming rights agreement. The Naming Rights Fee described in this Section 3.4(b)(iii) shall be paid for all years of such new naming rights agreement, including any years that extend beyond the Term; provided, however, in no event shall Naming Rights Fee accrue to Manager longer than five (5) years following the Term or earlier termination of this Agreement.

(c) In connection with all fees described in this Section 3.4, Owner agrees (i) to maintain books and records in accordance with generally accepted accounting practices, and (ii) to permit Manager to audit and inspect such books and records during normal business hours and on reasonable advance notice, to confirm amounts due hereunder, including, following the conclusion of the Term (as it relates to Trailing Commercial Rights Commissions and Naming Rights Fees). To the extent any such audit reveals an underpayment Owner shall promptly pay Manager the amount of the underpayment.

The terms in this Section 3.4 shall, as of the Effective Date, apply to the Commercial Rights secured under the Front Row Marketing Agreement and survive termination or expiration of this Agreement.

Section 3.5 Payment of New Extension Fee. The parties acknowledge that Manager paid to Owner a "**New Extension Fee**" of Ninety Thousand Dollars ($90,000) on or about October 11, 2018. Owner acknowledges receipt in full of the New Extension Fee. Such New Extension Fee shall amortize on a straight-line basis from August 1, 2018 to July 31, 2028. The New Extension Fee was paid under the expectation that Manager shall remain the manager and operator of the Facility under this Agreement for the full amortization period.

Section 3.6 Additional Contribution. Manager shall make an additional capital contribution of One Million Dollars ($1,000,000) (the "**Additional Investment**") within 30 days of the Effective Date. The Additional Investment shall be made for various leasehold improvements and/or capital equipment dedicated to the Facility (collectively, the "**Improvements and Equipment**"). Owner and Manager shall mutually agree upon the specific Improvements and Equipment to be purchased or made with the Additional Investment, as well as the location for such improvements or installation of such equipment. Once identified, the specific Improvements and Equipment to be purchased with the Additional Investment shall be set forth in a writing to be signed by the parties and updated by the parties from time to time as necessary to reflect any replacements or substitutions thereof. For the sake of clarity, nothing in this paragraph shall be construed as requiring Manager to replace any equipment or other personal property at its own cost. The Additional Investment shall amortize on a straight-line basis over a 10-year period, commencing on the Effective Date (*i.e.*, January 1, 2026 to December 31, 2035). The Manager is making the Additional Investment under the expectation that Manager shall remain the manager and operator of the Facility under this Agreement for the full amortization period.

Section 3.7 Buyout Amount. Within 30 days of the expiration or early termination of this Agreement (for any reason whatsoever, including without limitation, if either party issues notice of non-renewal pursuant to Section 4.1, or if due to a breach, default, or bankruptcy event by or affecting Manager), Owner shall immediately pay to Manager, as applicable, the unamortized amount of the New Extension Fee and the unamortized amount of the Additional Investment, calculated as of the date of termination of the Agreement (collectively, the "**Buyout**

Amount"). In the event that Owner fails to pay Manager the Buyout Amount when due, the Buyout Amount shall accrue interest at the rate of 1.5% per month, or the highest rate permitted by law, whichever is less.

ARTICLE 4
TERM; TERMINATION

Section 4.1 Term. The initial term of this Agreement shall begin on the Effective Date, and unless sooner terminated pursuant to the provisions of Section 4.2 below, shall expire on December 31, 2029 (the "**Initial Term**"), provided that Owner shall have the unilateral right, but not the obligation, to renew this Agreement for two (2) additional three (3) year terms (each, a "**Renewal Term**"). Owner may exercise the first Renewal Term, effective as of January 1, 2030 and expiring on December 31, 2032, by providing written notice of renewal to Manager no later than September 1, 2029. Owner may exercise the second Renewal Term, effective as of January 1, 2033 and expiring on December 31, 2035, by providing written notice of renewal to Manager no later than September 1, 2032. The Initial Term, plus any such Renewal Term(s), is referred to herein as the "**Term**".

Section 4.2 Termination. This Agreement may be terminated:

(a) subject to Section 4.4(a) below, by Owner upon ninety (90) days written notice to Manager in the event of a permanent closure of the Facility, the fact of which is certified by the Owner in writing to Manager; or

(b) by either party upon thirty (30) days written notice, if the other party fails to perform or comply with any of the material terms, covenants, agreements or conditions hereof, and such failure is not cured during such thirty (30) day notification period; or

(c) by either party immediately by written notice upon the other party being judged bankrupt or insolvent, or if any receiver or trustee of all or any part of the business property of the other party shall be appointed, or if either party shall make an assignment of its property for the benefit of creditors or shall file a voluntary petition in bankruptcy or insolvency, or shall apply for bankruptcy under the bankruptcy or insolvency Laws now in force or hereinafter enacted, Federal, State or otherwise, or if such petition is filed against either party and is not dismissed within one hundred twenty (120) days after such filing; or

(d) by the Owner upon commission of any criminal act by the management of Manager related to its management of the Facility.

Section 4.3 Failure to Appropriate Funds. Notwithstanding any provisions of this Agreement to the contrary, all financial obligations of Owner hereunder beyond the then current Operating Year are subject to annual budget approvals and annual appropriations and all obligations of the Owner hereunder are controlled by the Illinois Municipal Code and Illinois Constitution. In the event sufficient funds for any Operating Years of this Agreement are not budgeted and appropriated in order for Owner to meet its financial obligations hereunder, Owner may terminate this Agreement upon no less than ninety (90) days written notice to Manager, provided that in such case Owner shall be prohibited from engaging any third party (other than

Manager) to manage, operate, promote, maintain and/or market the Facility prior to what would have been the natural expiration date (had this Agreement not been terminated early) of the then-current Term. Owner shall indemnify, defend and hold Manager and its employees and agents harmless from any third party claims and Losses related to such third party claims arising out of Owner's failure to appropriate funds pursuant to this Section 4.3.

Section 4.4 Actions to be Taken Upon Termination or Expiration. Upon a termination or expiration of this Agreement, the following shall be applicable:

(a) Payment of Fees. Within sixty (60) days of termination or expiration of this Agreement, Owner shall pay Manager all fees and other amounts due to Manager through the date of termination or expiration, including without limitation the Variable Fee for the Operating Year in which this Agreement terminates or expires, pro-rated based on the number of days elapsed in such year. Notwithstanding, the payment and amount of Variable Fee applicable must be as set forth in this Agreement.

(b) Final Accounting. Manager shall, within thirty (30) days after termination or expiration, deliver to Owner a final annual unaudited financial statement for the year (or partial year) ending on the date of termination or expiration. Manager shall make its employees available to Owner within such 30 day period and the 30 day period following its provision of such financial statement to answer questions Owner (or its auditors) may have concerning such financial statement.

(c) Transfer of Funds. Manager shall on the day of termination or expiration of this Agreement, immediately release and transfer to Owner or as Owner may direct, any of Owner's funds which are held or controlled by Manager with respect to the Facility.

(d) Books and Records. Manager shall assign, transfer and deliver to Owner, or as Owner may direct, a copy of all financial, computer data, electronic files, documents, reports, estimates, summaries, and other such information and materials in Manager's possession for the then current Operating Year, and all books and records accumulated or in Manager's possession with respect to the Facility within thirty (30) days of termination.

(e) Transfer of Permits; Assignment of Agreements. Manager shall (to the extent permitted by law) assign to Owner or as Owner may direct, all permits for the Facility which have been issued in Manager's name (including liquor and restaurant licenses, if any); provided that if Manager has expended any of its own funds in the acquisition of any of such licenses or permits, Owner shall reimburse Manager therefore if it has not done so already. To the extent any such agreements are in Manager's name, provided they have been entered into by Manager in accordance with the terms hereof, Manager shall assign such agreements to Owner (or at Owner's request, to the successor manager of the Facility) and Owner shall, or shall cause such successor Facility manager, to accept such assignment and assume performance under such agreements.

(f) Software. The parties recognize that Manager may utilize software at the Facility in connection with its operations thereat (including without limitation accounting software), and that such software may be licensed to Manager and not to Owner. Upon termination of this Agreement, Manager shall cooperate with Owner to minimize any operational disruption caused by the removal of its software, and shall facilitate the orderly transfer of Owner's records

and data and information contained in the software. Owner shall, upon termination of this Agreement, have the ability to independently purchase or license third party software programs and Manager will waive any objection to such transaction. Further, if requested by Owner, Manager shall assist Owner, at Owner's sole expense, in obtaining Owner's own software license from the licensor of such software programs.

(g) Cooperation. In addition to the actions set forth in this Agreement which are to be taken by Manager and Owner upon expiration or termination, Owner and Manager shall cooperate with each other and act in a commercially reasonable manner to effect an orderly transition of management functions from Manager to Owner, any transferee of Owner or to any managing agent designated by Owner or any transferee of Owner for a period of up to sixty (60) days from the date of notice of termination or expiration, provided that following the date of expiration or termination, Manager shall not be obligated to travel to the Facility or to retain any employees on-site at the Facility, and its assistance shall be limited to reasonable assistance Manager is able to provide from its corporate or other offices. Manager shall be reimbursed for all reasonable, actual and direct costs (which shall be reasonably detailed in writing to Owner) associated with providing such assistance after the effective date of termination or expiration.

(h) Receivables and Bookings. All receivables of the Facility outstanding as of the effective date of termination or expiration shall continue to be the property of Owner. Manager shall cooperate with Owner in all reasonable respects, but at Owner's sole cost and expense, in the collection of any receivables, and will transfer to or at the direction of Owner any receivables collected directly by Manager after the effective date of termination or expiration which relate to business conducted during the Term of this Agreement. Manager shall, on the effective date of termination or expiration or as soon thereafter as reasonably practicable, provide Owner with a complete list of (1) all pending bookings, holds or inquiries which may have been accepted, recorded or entered into by Manager on or at any time prior to termination or expiration, (2) the terms applicable thereto, and (3) the amount of advance deposits (if any) received with respect to each such booking. Manager agrees that it shall continue to book Events through the expiration or termination of this Agreement in accordance with the terms of this Agreement, or otherwise with Owner's consent.

(i) Peaceable Surrender. Manager shall peacefully vacate and surrender the Facility to the Owner and cooperate with Owner and/or successor operator.

(j) Survival. The provisions of this Article 4 shall survive and continue in full force and effect subsequent to and notwithstanding termination or expiration of this Agreement.

ARTICLE 5
OWNERSHIP; USE OF THE FACILITY

Section 5.1 Ownership of Facility, Data, Equipment and Materials. The Owner will at all times retain ownership of the Facility, including but not limited to real estate, technical equipment, furniture, displays, fixtures and similar property, including improvements made during the Term, at the Facility. Any data, equipment or materials furnished by the Owner to Manager or acquired by Manager as an Operating Expense shall remain the property of the Owner, and shall be returned to the Owner upon termination or expiration of this Agreement. Furthermore, the

Manager recognizes that any Operations Manual developed and used by Manager hereunder is proprietary to and owned by Manager, but Manager hereby grants to Owner, effective at the end of the Term, a perpetual, royalty-free, non-transferrable license to utilize such Operations Manual solely in connection with the operation of the Facility.

Section 5.2 Right of Use by Manager. The Manager is allowed use of the Facility, and Manager accepts such right of use, for the purpose of performing the services herein specified, including the operation and Maintenance of all physical and mechanical facilities necessary for, and related to, the operation, Maintenance and management of the Facility. The Owner shall provide Manager with a sufficient amount of suitable office space in the Facility and with such office equipment as is reasonably necessary to enable Manager to perform its obligations under this Agreement. In addition, the Owner shall make available to Manager, at no cost, parking spaces adjacent to the Facility or in Shared Parking Spaces for all of Manager's full-time employees and for the Facility's event staff.

Section 5.3 Observance of Agreements. The Owner shall observe and perform all payments, terms, covenants, conditions and obligations under any leases, bonds, debentures, loans and other financing and security agreements to which the Owner is bound in connection with its ownership of the Facility.

Section 5.4 Use by the Owner. Subject to availability, and notwithstanding any other provision hereof to the contrary, Owner shall have the right to use the Facility or any part thereof rent-fee for meetings, seminars, training classes or other Village uses (as opposed to uses by third party promoters or licensees), provided that the Owner shall promptly reimburse Manager, for deposit into the Operating Account, for any direct out-of-pocket expenses incurred by Manager (such as, by way of example and not limitation, the cost of ushers, ticket-takers, set-up and take-down personnel, and security expenses) in connection with such use and not otherwise reimbursed by any other party. Such Village use of the Facility by the Owner shall (i) not compete with or conflict with the dates previously booked by Manager for paying events, (ii) not consist of normally touring attractions (such as concerts and family shows), and (iii) be booked in advance upon reasonable notice to Manager pursuant to the Facility's approved booking policies. Upon request of the Owner, Manager shall provide to the Owner a list of non-available dates for Owner use of the Facility. To the extent that Manager has an opportunity to book a revenue-producing event on a date which has previously been reserved for use by Owner, Owner shall use best efforts to reschedule its event to allow Manager to book the revenue-producing event. If despite such best efforts, Owner's event cannot be rescheduled and as a result Manager has to forego a revenue-producing event for Owner's event, then for purposes of calculating the Variable Fee, Manager shall receive a "paper" credit for an amount equal to the difference between the published Facility rate and the rate (if any) charged to the Owner.

In addition to the other rights of the Owner in this Agreement, the Owner shall have the right to use one loge box or premium suite in the Arena for economic development, tourism, hospitality, and government purposes, without license charge, but only to the extent such loge box or premium suite is available for use. Owner shall not be required to pay for tickets in such loge box or suite to the applicable Event, except to the extent such tickets are on the ticket manifest for such event (i.e., to the extent there is a charge for such tickets), in which case Owner shall be required to purchase the tickets at the applicable charge. Nothing herein shall be construed as

requiring the Manager to make such loge box or premium suite available to the Owner if the Manager has the opportunity to license said loge box or premium suite to a paying customer, or if it is otherwise required to be reserved under the terms of the applicable Event license; provided, however, if said loge box or premium suite is not made available to the Owner for such reasons, the Owner shall be entitled to share on a 50/50 basis use of any suites reserved for the Manager's use (subject to Owner purchasing its tickets if there is a charge for such tickets).

Section 5.5 Right of Access by Owner. Representatives of the Owner shall have the right to enter all portions of the Facility at any time and for any proper purpose whatsoever, including but not limited to inspect same, to observe the performance of Manager of its obligations under this Agreement, to install, remove, adjust, repair, replace, or otherwise handle any equipment, utility lines, or other matters in, on, or about the premises, or to do any act or thing which the Owner may be obligated or have the right to do under this Agreement or otherwise. In connection with the exercise of such rights, the Owner will endeavor to provide (but is not obligated to provide) advance notice to Manager for security purposes and for purposes of coordinating with Manager so as to minimize any interference with or disruption of Manager's work under this Agreement. Nothing contained in this Section: (i) is intended or shall be construed to limit any other right of the Owner under this Agreement, nor (ii) shall impose or be construed to impose upon the Owner any independent obligation to construct or maintain or make repairs, replacements, alterations, additions, or improvements or create any independent liability for any failure to do so.

Section 5.6 Agreement Not a Lease. It is expressly understood and agreed by Owner and Manager that this Agreement is not a lease. This is an agreement pursuant to which Manager has been engaged to provide management services to Owner as provided herein and does not constitute a lease of real property and the rights provided to Manager hereunder do not grant any real property rights to Manager.

Section 5.7 Continuous Use Operation, Marketing and Promotion. Manager shall continuously and diligently use, operate, market and promote the Facility as provided in this Agreement. During the entire Term, the Manager shall use all commercially reasonable efforts to cause the Facility to be occupied and used for sporting events, family shows, exhibitions, concerts, special attractions and other Events to the maximum feasible extent and so as to maximize the public use of the Arena. Subject to the further terms and provisions of this Agreement and to the relevant terms, if any, of the existing agreements, the Manager shall have complete discretion, responsibility and control over the booking of sporting events, concerts, shows and other events at the Facility and the negotiation of economic terms in connection therewith, provided however, that the Owner may from time to time recommend to the Manager various events and other uses of the Facility which maximize the economic or community benefit to the Owner, and the Manager will duly consider such recommendations, including but not limited to, reasonably working with the Owner to accommodate the use of the Facility in connection with events to be held at the Facility or any part thereof. The Manager shall coordinate the booking of the events at the Facility in a manner to maximize the Facility's Operating Revenues. In connection with such coordination, the General Manager shall meet with the Owner's Representative on a regular basis, to review planned bookings or booking opportunities for the coming months, taking into account the type of events involved, expected attendance levels, existing scheduling commitments, and other factors deemed important by the Parties, to determine how the Facility should best accommodate such events.

Section 5.8 Use of Signage. Owner shall have the right to utilize a mutually-agreed percentage of the Facility's electronic or fixed advertising inventory for non-commercial purposes upon advance notice to the Manager. Use of fixed advertising inventory shall be subject to availability and contractual commitments to third parties.

ARTICLE 6
PERSONNEL

Section 6.1 Generally. All staff and other personnel engaged by Manager to perform hereunder shall be employees, agents or independent contractors of Manager, and not of the Owner. Manager shall select, in its discretion but subject to Owner's right to approve the organizational chart and employee compensation in the Operating Budget, the number, function, qualifications, and compensation, including salary and benefits, of its on-site employees and shall control the terms and conditions of employment (including without limitation termination thereof) relating to such employees. Manager agrees to use reasonable and prudent judgment in the selection and supervision of such personnel. The Owner specifically agrees that Manager shall be entitled to pay its employees, as an Operating Expense, benefits in accordance with Manager's then current employee manual (which may be modified by Manager from time to time), but only as approved in the Operating Budget. A copy of Manager's current employee manual shall be provided to the Owner upon request.

Section 6.2 Personnel. At commencement of the Term, and as applicable during the Term, Manager shall select, train, and employ at the Facility such number of employees as Manager deems necessary or appropriate to satisfy its responsibilities hereunder, subject to the limitations of the Operating Budget, and Manager shall have authority to hire, terminate, and discipline any and all Manager personnel working at the Facility. Manager agrees to use its best efforts to recruit employees who will be proficient, productive, and courteous to patrons, and to use its reasonable and prudent judgment in the supervision of such personnel. Notwithstanding the foregoing, in the event the Owner notifies Manager that it desires the removal from the Facility of any Manager employee (other than the General Manager, which is addressed separately below) and sets forth in such notice the specific reasons for such request, Manager agrees to meet with representatives of the Owner to discuss the matter. Any decision to remove the individual shall be made by Manager, but in making such decision Manager agrees to act reasonably and take into account the views expressed by the Owner.

Section 6.3 General Manager. Manager shall assign to the Facility a competent General Manager and prior to Manager selection of such General Manager, Manager shall consult with the Owner with respect to the qualifications of the General Manager proposed by Manager. Owner hereby approves the current General Manager; hiring of any successor General Manager by Manager shall require the prior approval of the Owner.

In the event the Owner is dissatisfied with the General Manager for any reason, the Owner will notify Manager that it desires the removal of the General Manager and set forth in such notice the specific reasons for such request, which shall be consistent with applicable law. Manager will meet with representatives of the Owner as soon as possible to discuss such matter, and thereafter Manager shall take those steps discussed by the parties and agreed to by the Owner to

address the Owner's concerns with the General Manager, provided, that if such concerns are not remedied within thirty (30) days to the reasonable satisfaction of the Owner, Manager shall, subject to applicable law, take legally appropriate and prudent steps to remove the General Manager from the Facility and commence the process for selecting and hiring a new General Manger, who will be subject to the approval of the Owner. Owner shall indemnify, defend and hold harmless Manager and its employees and agents from and against any Losses sustained by such parties in connection with the removal of the General Manager at the Owner's request as contemplated herein.

In the event that Manager desires to remove the General Manager for any reason, Manager shall first notify and discuss with the Owner the reasons for the desired action and the steps Manager will take to find and recruit a qualified successor General Manager. Further, in the event Manager requests that the General Manager provide assistance to its business pursuits elsewhere, requiring the General Manager to travel offsite, Manager will reimburse the Owner for the daily salary and benefit rate of the General Manager, provided that such travel is more than three (3) full days per month or materially interferes with the General Manager's duties at the Facility. Additionally, if such offsite activities have a material negative affect on Facility operations, as determined by the Owner in its sole discretion, Manager acknowledges that upon notice by Owner, the General Manager shall terminate such assistance. The General Manager shall update the Owner with respect to any assistance that he is providing to non-Facility projects.

Section 6.4 Employees of Manager. Manager's employees at the Facility shall not for any purpose be considered to be employees of Owner, and Manager shall be solely responsible for their supervision and daily direction and control and for setting, and paying as an Operating Expense as contained in the Operating Budget, their compensation (including federal, state and local income tax withholding) and any employee benefits. Any full time person(s) retained by Manager, or part-time employees upon request by Owner, shall be subject to a background check, the cost of which shall be an Operating Expense. The current Operating Budget may be revised accordingly for this purpose.

Section 6.5 Non-Solicitation/Non-Hiring. During the period commencing on the date hereof and ending one (1) year after the expiration or termination of this Agreement, except with Manager's prior written consent, Owner shall not hire or solicit for employment the Management-Level Employees. In addition to any other remedies which each party may have, specific performance in the form of injunctive relief shall be available for the enforcement of this provision. Notwithstanding the foregoing, any individual who was engaged at the Facility prior to Manager's assumption of operations and who transitions to become a Manager employee will be exempt from the restrictions contained in this paragraph. Additionally, following termination of this Agreement, the Owner shall not be restricted from soliciting or hiring any of Manager's Management-Level Employees who Manager elects not to engage in connection with other Manager employment opportunities.

ARTICLE 7
OPERATING BUDGET

Section 7.1 Establishment of Operating Budget. Manager agrees that at least seventy-five (75) days (by October 15) prior to the commencement of each Operating Year, including for

the first Operating Year, it will prepare and submit to the Owner Manager's proposed Operating Budget for such year with the input of the Owner. Each proposed annual Operating Budget shall include Manager's good faith projection of Operating Revenues and Operating Expenses, presented on a monthly and annual basis, for the upcoming Operating Year. The Owner agrees to provide Manager with all relevant information in its possession necessary to enable Manager to prepare each Operating Budget. The Owner acknowledges that notwithstanding the Manager's experience and expertise in relation to the operation of facilities similar to the Facility, the projections contained in each proposed Operating Budget are subject to and may be affected by changes in financial, economic and other conditions and circumstances beyond the Manager's control.

Section 7.2 Approval and Modifications of Operating Budget. Each annual proposed Operating Budget shall be subject to the review, amendment, and approval of the Owner (which approval shall not be unreasonably withheld or delayed). In order for the Owner to fully evaluate and analyze such budgets or any other request by Manager relating to income and expenses, Manager agrees to provide to the Owner financial information relating to the Facility as may be requested by the Owner from time to time. If extraordinary events occur during any Operating Year that could not reasonably be contemplated at the time the corresponding Operating Budget was prepared, Manager shall notify Owner in writing, and if necessary, may submit an amendment to such proposed budget for review and approval by the Owner (which approval shall not be unreasonably withheld or delayed). If the Owner fails to approve any annual or modified Operating Budget (or any proposed amendment thereto), the Owner shall promptly provide Manager the specific reasons therefore and its suggested modifications to Manager's proposed Operating Budget or amendment in order to make it acceptable. The parties shall then engage in good faith discussions and use reasonable commercial efforts to attempt to resolve the matter to the mutual satisfaction of the parties.

Section 7.3 Adherence to Operating Budget. Pursuant to this Section, Manager shall manage and operate the Facility in accordance with the expense totals in the Operating Budget. Without the prior consent of the Owner, Manager shall not exceed, commit or contract to expend any sums in excess of the aggregate expense amounts allowed in the Operating Budget or otherwise approved by Owner, except for (i) additional expenditures necessary to perform an Emergency Repair, in which event Manager shall notify Owner prior to making such repair; (ii) increased costs resulting from the scheduling by Manager of additional revenue producing events or activities at the Facility not contemplated by the Operating Budget in effect for such Operating Year, provided that Manager had a reasonable expectation at the time of booking such events that they would generate a net profit for the Facility; (iii) expenses for services or utilities provided to the Facility by unaffiliated third parties, the cost of which is not within the reasonable control of Manager, such as the costs of utilities and insurance; and (iv) increased costs resulting from events scheduled pursuant to Section 5.4. Subject to the foregoing, Manager has the latitude to exceed individual line items in the Operating Budget without limitation provided that the actual aggregate expense for any department (such as Executive, Finance, Marketing, Operations, Overhead, Box Office, Event Production, Technical Services, Group Sales, Corporate Sales, Food and Beverage and any others identified in the approved Operating Budget) does not exceed the budgeted amount for such department by more than 10% provided that the total Facility Operating Budget is not exceeded. Manager agrees to notify the Owner as soon as possible of any increase of 10% or greater in any aggregate department expense total in the Operating Budget, and any increase in

total Facility expenses, as provided for in the Operating Budget. Further, Manager will advise Owner and obtain its consent for the expenditure of funds where the expense was not contained within the Operating Budget when approved by Owner or is otherwise not authorized under this Section 7.3. Notwithstanding the foregoing, if Owner provides any goods or services to, or for the benefit of, the Facility, during any Operating Year which are contemplated in the Operating Budget, or otherwise that are requested by Manager, then the corresponding items in the Operating Budget for such Operating Year may be debited for the fair cost of such goods or services. The Operating Account can be used to reimburse the Village Corporate Fund for work performed at the Facility by the Village Staff to the extent such costs were contemplated in the Operating Budget.

Section 7.4 Substantial Adverse Budget Conditions. In the event that, if any year, there appears to be adverse departure from budget and/or Owner reasonably believes it will not receive sufficient funding from other sources to cover any budget deficit, then, in such event, Owner shall request from Manager a plan for reduction of expenditures to a level consistent with and within the funding resources available of the Owner.

ARTICLE 8
PROCEDURE FOR HANDLING INCOME

Section 8.1 Advance Ticket Proceeds. Manager shall cause the deposit, in the Operating Account, of all proceeds received from ticket sales and similar Event related revenues which Manager receives in contemplation of, or arising from, an Event (collectively, the "**Advance Ticket Proceeds**"). Owner hereby authorizes Manager to comingle the Advance Ticket Proceeds with the other Operating Revenue in the Operating Account and to use the Advance Ticket Proceeds to pay general Operating Expenses of the Facility. Owner agrees that if any refund of the Advance Ticket Proceeds is ever required, for any reason, and an amount equal to the Advance Ticket Proceeds required to facilitate such refund are not available in the Operating Account, then Owner shall be responsible for depositing additional funds within one (1) business day of notice from Manager, into the Operating Account so that Manager may make the refunds within the required timeframe. Manager shall have no liability to Owner or any third party in the event Manager is unable to make the refunds described in this Section 8.1 due to the fact that sufficient funds are not made available to Manager to pay such refunds in a timely manner and Owner shall indemnify Manager in connection therewith as set forth in Section 15.2(e).

Section 8.2 Operating Account. The Owner will open an Operating Account in a mutually selected bank. All Operating Revenue derived from operation of the Facility shall be deposited by Manager into the Operating Account as soon as practicable upon receipt (but not less often than once each business day). The specific procedures (and authorized individuals) for making deposits to and withdrawals from such account shall be agreed to by the parties and set forth in the Operations Manual, but the parties specifically agree that Manager shall have authority to sign checks and make withdrawals from such account, subject to the limitations contained in this Agreement, including the need to obtain the co-signature of an Owner employee or representative on certain payments as set forth on Exhibit E.

Section 8.3 Revenues Held in Trust by Manager. All revenues collected by Manager arising from the operation of the Facility, including revenues from box office sales, facility or

equipment rentals, rental agreements, leases, use licenses, food and beverage concession, catering and parking revenues, sponsorship and premium seat licenses or any other source, are the sole property of the Owner. Any funds held by Manager are held in trust for the Owner for application as provided herein. Manager, as provided in Article 4 hereof, shall promptly pay any such funds to Owner upon termination of this Agreement for any reason.

ARTICLE 9
FUNDING

Section 9.1 Source of Funding. Manager shall pay all items of expense for the operation, Maintenance, supervision and management of the Facility from the funds in the Operating Account, which Manager may access as needed and as provided in this Agreement. The parties will agree on a rolling twelve (12) month cash flow budget for each Operating Year and the Operating Account shall be funded with amounts generated by operation of the Facility (as described in Article 8 above), or otherwise made available by the Owner. To ensure sufficient funds are available in the Operating Account, Owner will deposit (or allow to remain) in the Operating Account, on or before the Effective Date, the budgeted or otherwise approved expenses for the quarter beginning on the Effective Date. The Owner shall thereafter, on or before the 1st day of each succeeding month following the Effective Date, deposit (or allow to remain) in the Operating Account the budgeted or otherwise approved expenses for each such month, at all times maintaining sufficient funds in the Operating Account to pay the anticipated expenses for the then-upcoming month plus the immediately following two (2) months. Manager shall have no liability to Owner or any third party in the event Manager is unable to perform its obligations hereunder, or under any third party contract entered into pursuant to the terms hereof, due to the fact that sufficient funds are not made available to Manager to pay such expenses in a timely manner. The Manager will provide the Owner with a rolling twelve (12) month cash flow forecast (as defined in Exhibit D) no less than ten (10) days prior to the end of each quarter, to be used to reconcile and as necessary by the Owner, replenish the Operating Account. Manager will make reasonable efforts each quarter to reduce the amount of working capital needed by the Facility. Manager shall utilize all funds so advanced for working capital pursuant to cash management policies established by the parties.

Section 9.2 Advancement of Funds by Manager. The Manager shall not be required to, and shall not, pay for or advance any of its own funds to pay for any Operating Expenses, except the Manager may in its discretion advance its own funds for the payment of any approved and budgeted Operating Expense (such as approved and budgeted Centralized Services expenses or marketing expenses or media buys related to the Facility). In such case, Manager shall be promptly reimbursed for such advances.

Section 9.3 Non-Funding. Subject to Section 2.2, the Owner shall have no obligation to provide funds for the payment of Operating Expenses incurred or committed for in excess of the aggregate expenses that have been annually budgeted and appropriated for such purpose for the Facility, except as otherwise provided in Section 7.3, which expenses Owner shall be obligated to fund.

ARTICLE 10
FISCAL RESPONSIBILITY; REPORTING

Section 10.1 Records. Manager agrees to keep and maintain during the Term of this Agreement at its office in the Facility (and shall provide to Owner upon termination or expiration of this Agreement), separate and independent records, in accordance with generally accepted accounting principles, devoted exclusively to its operations in connection with its management of the Facility. Such records (including books, ledgers, journals, and accounts) shall contain all entries reflecting the business operations of Manager under this Agreement. The Owner or its authorized agent shall have the right to audit and inspect such records from time to time during the Term, upon reasonable notice to Manager and during Manager's ordinary business hours.

Section 10.2 Monthly Financial Reports. Manager agrees to provide to the Owner, within thirty (30) days after the end of each month during the Term, financial reports for the Facility including a balance sheet, aging report on accounts receivable, and statement of Operating Revenue and Operating Expenses (budget to actual) for such month and year to date in accordance with generally accepted accounting principles. In addition, Manager agrees to provide to the Owner a summary of bookings for each such month, and separate cash receipts and disbursements reports for each Event held at the Facility during such month. Additionally, Manager shall submit to the Owner, or shall cause the applicable public depository utilized by Manager to submit to the Owner, on a monthly basis, copies of all bank statements concerning the Operating Account. The form of such reports has been provided to Owner by Manager and is approved by Owner, however, the Owner reserves the right, acting reasonably, to require additional information to be included with such reports. Additionally, Manager shall maintain at the Facility all event flash reports from events at the Facility during the Term.

Section 10.3 Annual Report. As soon as practicable, but no later than 60 days after the audit, the Manager shall provide annually, for public distribution, an Annual Report, consisting of a summary of highlights of financial results, a section on accomplishments and challenges, and other annual highlights of facility's operations. A draft will be submitted to the Owner for its review and input prior to release of the report.

Section 10.4 Audit. Owner will arrange for a certified financial audit report (and, if Owner desires, an audit of internal financial controls) to be obtained on the accounts and records as kept by Manager for the Facility with respect to each Operating Year. Costs associated with obtaining such certified audit report(s) shall be an Operating Expense of the Facility. Such audit shall be performed by an external auditor approved by the Owner, and shall be conducted in accordance with generally accepted auditing standards. Owner and Manager shall use reasonable commercial efforts to cooperate with the auditors to have such audit for the Facility completed within one hundred twenty (120) days of the end of each Operating Year. Owner acknowledges that payment of the Variable Fee is dependent upon Owner's timely delivery of such audit, and, without limiting the foregoing, Owner shall use commercial best efforts to ensure that any ongoing audit of properties surrounding the Facility does not unreasonably delay the delivery of the audit of the Facility within the timing required hereunder. Additionally, Owner reserves the right to hire its previous consultants or retain professional services from other individuals or firms (but not including facility management competitors of Manager or any employees associated with a competitor of Manager) to conduct other reviews of annual operating and financial matters, as well as Manager's performance with this Agreement at any time during the term of this Agreement.

ARTICLE 11
CAPITAL IMPROVEMENTS

Section 11.1 Capital Expenditures. Manager will prepare and annually update (a) an eight (8) year Capital Expenditure budget, and (b) the FF&E reconciliation per Exhibit C, to coincide with its annual Operating Budget submittal.

Section 11.2 Responsibility for Minor Repairs and Capital Expenditures.

(a) In each Operating Year, the Manager shall be responsible to make all Minor Repairs and shall perform all Minor Repairs necessary with reasonable diligence and in timely manner to maintain the Facility in a First Class Condition. The cost of all Minor Repairs shall be an Operating Expense. Manager shall promptly notify the Owner in the event of any repair situation or deficiency which would cause the Facility to not be in First-Class Condition. Any Minor Repair replacement or improvement item shall be of a quality and functionality consistent with the item being replaced.

(b) The parties will confer annually on the depth and priority of Capital Expenditures proposed or deemed necessary by Manager in the upcoming Operating Year. Owner shall be solely responsible for all Capital Expenditures at the Facility; provided, however, the Owner shall be under no obligation to make any Capital Expenditures proposed by Manager, and provided further that Manager shall have no liability for any claims, costs or damages arising out of a failure by the Owner to make any Capital Expenditures. Notwithstanding the foregoing, Manager shall have the right (but not the obligation), upon notice to the Owner, to make any Capital Expenditures at the Facility for Emergency Repairs from the Operating Account, subject to Exhibit E, in which case Owner shall reimburse the Operating Account for such amounts.

ARTICLE 12
FACILITY CONTRACTS; RIGHT TO ENGAGE CERTAIN AFFILIATES

Section 12.1 Contracts. Except as set out in this Agreement, the Manager shall have no authority, without the prior written consent of Owner, to enter into any Facility contracts other than as provided in Exhibit E or as otherwise set forth in this Agreement. Notwithstanding the foregoing, Manager, without prior approval from Owner, may enter into, as agent for Owner (i) standard rental and co-promotional contracts with third parties for Events (including Event License Agreements), provided such co-promotional agreements do not take any undue economic risk (defined as risking Facility rent and expenses, as opposed to just rent) on behalf of the Owner, and (ii) contracts for goods and services constituting Event Expenses. The Manager shall abide by the Purchasing Policy attached hereto as Exhibit E. All contracts entered into by Manager hereunder shall be entered into in the name of Owner, to be signed by Manager acting as agent on behalf of Owner.

In executing Event License Agreements and co-promotional agreements, Manager acknowledges Owner's over-arching event profitability goal of having net Event revenues equal to or exceeding its Event Expenses, yet both parties are mindful of the nature of the entertainment industry and associated risks. Manager may schedule not only those Events that generate substantial direct Event revenue to the Facility, but also those Events that produce less direct

revenue, but in Manager's good faith judgment generate enough of a positive economic, cultural, or other benefit to the Owner, or otherwise serve the public interest, to make the Event worthwhile; provided that no use of the Facility shall be permitted, without Owner's approval, that is either a self (i.e. Manager) promoted Event, or an in-house (i.e. Facility) promoted Event where rent and expenses (as opposed to just rent) are at risk.

Section 12.2 Right to Engage Certain Affiliates.

(a) The parties agree that, subject to Owner's prior written approval, Manager may perform its services hereunder through an Affiliate. Manager shall have the right to perform the Commercial Rights services through its Affiliate, OVG Global Partnerships, LLC. The parties agree that, as of the Effective Date, OVG Global Partnerships, LLC is the only Affiliate of OVG approved to perform services hereunder.

(b) Manager shall not enter into any contract with its Affiliates for goods or services at the Facility without the Owner's prior written approval. To the extent that Owner does permit Manager to contract with companies that are its Affiliates, with Owner's prior written approval, to provide goods and/or services to the Facility, such contract or arrangement, including all amendments or modifications thereto, shall be submitted to Owner in advance so that Owner can confirm it will not violate Revenue Procedure 97-13 or otherwise result in private business use of any portion of the Facility for purposes of Section 141 of the Code.

(c) Owner acknowledges and agrees that, with respect to any purchases of goods or services from an Affiliate, the Manager shall obtain the best commercially available prices and/or terms.

(d) Profit Transaction. Manager shall not enter into any Profit Transaction without the written permission of the Owner. The Manager shall notify the Owner if it intends on entering into an Agreement either for itself or on behalf of the Owner of any Profit Transaction along with any itemized report of any profit and/or gain.

ARTICLE 13
BEER GARDEN

Section 13.1 Generally. Owner owns a property across from the Facility known as the Hideaway Brew Beer Garden, consisting of a small concession building, seating area for approximately 300 people, plus a general seating area for 500 people, and a 20 foot stage (collectively, the "**Beer Garden**"). The Beer Garden will also include a future concession building. Owner hereby engages Manager during the Term to act as the manager of the Beer Garden in a limited capacity and, subject to and as more fully described in this Agreement, and, in connection therewith, to perform the services for the Beer Garden described in Exhibit F attached hereto as an agent for the Owner in a manner as an agent for the Owner; provided, that Manager shall have no obligation to perform the Beer Garden Services for Excluded Events (as defined in Exhibit F). Manager's sole responsibility with respect to the Beer Garden shall be as set forth on Exhibit F. All other responsibilities and obligations shall remain with not be responsible for any maintenance or repair of the facilities at the Beer Garden (excepting minor and routine maintenance as set forth in Exhibit F), nor shall Manager be responsible for any food or beverage sales at the Beer Garden, the parties acknowledging that Owner shall contract with Levy or any

other food service provider at the election of Owner to provide such services. Manager shall not be required to hold any alcohol licenses at the Beer Garden, and shall have no liability for any alcohol-related claims.

Section 13.2 Revenues and Expenses from Beer Garden. All revenue from Manager's operations at the Beer Garden (including without limitation revenue paid by Levy or any other party providing food and beverage and/or merchandise services at the Beer Garden to or on behalf of the Owner) shall be deemed to be Operating Revenue, subject to the provisions of this Agreement relating to Operating Revenue. Without limiting the foregoing, the parties agree that such revenue shall be included on the Facility's financial statements, shall be counted towards the calculation of the Variable Fee, and the Annual Rebate (as provided for in Section 3.3) and shall be deposited by Manager into the Operating Account. All expenses incurred by Manager in connection with the provision of its services at the Beer Garden (including without limitation insurance, labor and the costs of securing live entertainment) shall be Operating Expenses, subject to the provisions of this Agreement relating to Operating Expenses. Without limiting the foregoing, the parties agree that such expenses shall be funded by the Village, included on the Facility's financial statements and payable by Manager with funds from the Operating Account.

ARTICLE 14
AGREEMENT MONITORING AND GENERAL MANAGER

Section 14.1 Contract Compliance. Each party shall designate a representative. Village shall designate an Owner's Representative who shall monitor such party's compliance with the terms of this Agreement. Manager's representative shall be its General Manager at the Facility, unless Manager notifies Owner of a substitute representative in writing. Owner shall notify Manager of the name of its Owner's Representative or designee within thirty (30) days of execution hereof. Any and all references in this Agreement requiring Manager or Owner participation or approval shall mean the participation or approval of such party's representative. The Owner's Representative may be paid from Operating Budget.

ARTICLE 15
INDEMNIFICATION

Section 15.1 Indemnification by Manager. Manager agrees to defend, indemnify and hold harmless the Owner and its officials, directors, officers, employees, and agents against any claims, causes of action, costs, expenses (including reasonable attorneys' fees), liabilities, penalties, or damages (collectively, "Losses") suffered by such parties, arising out of or in connection with any (a) negligent act or omission, or intentional misconduct, on the part of Manager or any of its employees or agents in the performance of its obligations under this Agreement to the extent not covered by Owner's insurance, or (b) material breach by Manager of any of its representations, covenants or agreements made herein.

Section 15.2 Indemnification by the Owner. Owner agrees to defend, indemnify and hold harmless Manager and its Affiliate, and each of their respective directors, officers, employees, and agents against any Losses suffered by such parties, arising out of or in connection with (a) any negligent act or omission, or intentional misconduct, on the part of Owner or any of its employees or agents in the performance of its obligations under this Agreement to the extent allowed by law

and not covered by Manager's insurance, (b) a material breach by Owner of any of its representations, covenants or agreements made herein, (c) failure by Owner to fulfill obligations either during or after the term due under any Facility contracts, licenses or agreements executed by the Manager as agent for the Owner, (d) any claim asserted by any third party claiming rights in the Facility or to operate at the Facility (including without limitation Levy Premium Foodservice Limited Partnership and Ticketmaster), that Manager or any of the other indemnitees set forth above have violated such rights by negotiating for the rights set forth in this Agreement, entering into this Agreement or performing services at the Facility, and (e) the practice of utilizing Advance Ticket Proceeds to pay general Operating Expenses of the Facility, including any claims asserted by ticket buyers for refunds.

Section 15.3 Conditions to Indemnification. With respect to each separate matter brought by any third party against which a party hereto ("Indemnitee") is indemnified by the other party ("Indemnitor") under this Article 15, the Indemnitor shall be responsible, at its sole cost and expense, for controlling, litigating, defending and/or otherwise attempting to resolve any proceeding, claim, or cause of action underlying such matter, except that (a) the Indemnitee may, at its option, participate in such defense or resolution at its expense and through counsel of its choice; (b) the Indemnitee may, at its option, assume control of such defense or resolution if the Indemnitor does not promptly and diligently pursue such defense or resolution, provided that the Indemnitor shall continue to be obligated to indemnify the Indemnitee hereunder in connection therewith; and (c) neither Indemnitor nor Indemnitee shall agree to any settlement without the other's prior written consent (which shall not be unreasonably withheld or delayed). In any event, Indemnitor and Indemnitee shall in good faith cooperate with each other and their respective counsel with respect to all such actions or proceedings, at the Indemnitor's expense. With respect to each and every matter with respect to which any indemnification may be sought hereunder, upon receiving notice pertaining to such matter, Indemnitee shall promptly (and in no event more than twenty (20) days after any third party has served Indemnitee with written notice of any third party litigation asserting such claim) give reasonably detailed written notice to the Indemnitor of the nature of such matter and the amount demanded or claimed in connection therewith.

Section 15.4 Survival. The obligations of the parties contained in this Article 15 shall survive the termination or expiration of this Agreement for a period of six years.

ARTICLE 16
INSURANCE

Section 16.1 Types and Amount of Coverage. Manager agrees to obtain insurance coverage in the manner and amounts as set forth in Exhibit G, attached hereto as approved in advance by the Owner, and shall provide to the Owner promptly following the Effective Date a redacted policy of insurance with endorsements evidencing such coverage. Manager shall maintain such referenced insurance coverage at all times during the Term, and will not make any material modification or change from these specifications without the prior written approval of the Owner. Manager shall provide the Owner at least thirty (30) days written notice of cancellation or material change in the terms and provisions of the applicable policy. The cost of all such insurance shall be an Operating Expense. Owner may, at its option and its expense, obtain liability insurance and property insurance on the Facility and Beer Garden, in which case the expense of

such insurance shall not be an Operating Expense, or otherwise may be a "below-the-line" Operating Expense provided that the Operating Budget is amended to include such expense.

Section 16.2 Rating; Named Insureds; Additional Insureds. All insurance policies shall be issued by insurance companies rated no less than A VIII in the most recent "A.M. Best" insurance guide, and licensed in the State of Illinois or as otherwise agreed by the parties. All such policies shall be in such form and contain such provisions as are generally considered standard for the type of insurance involved. Owner shall be a named insured on the Manager's commercial general liability policy. Owner shall be listed as an additional insured on the automobile liability insurance policy, dram shop, and umbrella or excess liability policies to be obtained by Manager. The parties agree that the certificate evidencing the commercial general liability insurance shall include the following statement: "The Village of Hoffman Estates as owner of NOW Arena is added as a named insured by Global Spectrum, L.P. with respect to liability arising out of or related to the contract for management and operation of the NOW Arena. Coverage shall be primary and non-contributory to any coverage of The Village of Hoffman Estates, and include a waiver of subrogation."

Section 16.3 Third Party Users. Manager shall require that all third party licensees of the Facility provide certificates of insurance evidencing insurance appropriate for the types of activities in which such user is engaged and naming Owner and Manager as additional insureds, provide that coverage is primary and non-contributory to any coverage of Owner or Manager, and include a waiver against subrogation. Manager shall require that all third-party subcontractors of the Facility, including without limitation ushers, parking, security personnel and concessionaires, provide certificates of insurance and policy endorsements evidencing insurance appropriate for the types of activities in which such subcontractor is engaged and naming Owner and Manager as additional insureds, provide that coverage is primary and non-contributory to any coverage of Owner or Manager, and include a waiver against subrogation.

If Manager subcontracts any of its obligations under this Agreement, Manager shall require each subcontractor to secure insurance that will protect against applicable hazards or risks of loss as and in the amounts appropriate for the work contemplated, and name Manager and the Owner as additional insureds. Manager shall use best efforts to obtain from such subcontractors either binding certificates of insurance (as opposed to informational) or policy endorsements evidencing insurance appropriate for the types of activities, but at a minimum Manager shall obtain informational certificates of insurance.

ARTICLE 17
REPRESENTATIONS, WARRANTIES AND COVENANTS

Section 17.1 Manager Representations and Warranties. Manager hereby represents, warrants and covenants to Owner as follows:

(a) that it has the full legal right, power and authority to enter into this Agreement and to grant the rights and perform the obligations of Manager herein, and that no third party consent or approval is required to grant such rights or perform such obligations hereunder;

(b) that this Agreement has been duly executed and delivered by Manager and constitutes a valid and binding obligation of Manager, enforceable in accordance with its terms, except as such enforceability may be limited by bankruptcy, insolvency, reorganization or similar Laws affecting creditors' rights generally or by general equitable principles; and

(c) that Manager will comply with all applicable Laws in the course of its performance of the services described herein.

Section 17.2 Owner Representations, Warranties and Covenants. Owner represents, warrants and covenants to Manager as follows:

(a) that it has the full legal right, power and authority to enter into this Agreement and to grant the rights and perform the obligations of Owner herein, and that no other third party consent or approval is required to grant such rights or perform such obligations hereunder.

(b) that this Agreement has been duly executed and delivered by Owner and constitutes a valid and binding obligation of Owner, enforceable in accordance with its terms, except as such enforceability may be limited by bankruptcy, insolvency, reorganization or similar laws affecting creditors' rights generally or by general equitable principles.

(c) that the Facility is, as of the Effective Date, in compliance in all respects with all applicable Laws relating to the construction, use and operation of the Facility (including, without limitation, Title III of the American with Disabilities Act).

ARTICLE 18
MISCELLANEOUS

Section 18.1 Parties' Obligations with respect to Confidential Information. The Parties agree that issues governing the use and disclosure of "Confidential Information", as defined below, made available to Owner by Manager will be governed by the following provisions:

(a) Definition of Confidential Information. As used in this Agreement, the term "Confidential Information" means all information of any nature and in any form, regardless of when given, that (i) contains confidential business, financial, or marketing information and is disclosed or provided by or through Manager to Owner pursuant to performance of this Agreement; and (ii) has been clearly marked or indicated in writing as being confidential by Manager. Information falling within this definition shall be treated by Owner as the confidential financial or proprietary information of Manager pursuant to the provisions of the Illinois Freedom of Information Act ("Illinois FOIA").

(b) Use of Confidential Information. Except as expressly provided in this Agreement or as otherwise mandated by the Illinois FOIA or other applicable law, Owner will not disclose Confidential Information to anyone without the prior written consent of Manager. Owner will not use, or permit others to use, Confidential Information for any purpose other than actions incidental to the performance and enforcement of this Agreement between Owner and Manager. Owner will take all reasonable measures to avoid disclosure, dissemination, or unauthorized use

of Confidential Information, including, at a minimum, those measures that it takes to protect its own Confidential Information of a similar nature.

(c) Open Records Requests. In the event that Owner is served with a Freedom of Information Act (FOIA) request, discovery request in litigation, or subpoena from any third party requesting all or part of any Confidential Information as defined herein, Owner shall give timely notice to Manager of such request or subpoena as soon as possible and within the time parameters required for response pursuant to the Illinois FOIA or any applicable law. In the event the Manager receives an Illinois FOIA request, Manager shall immediately contact Owner and provide such request to the Owner forthwith.

Section 18.2 No Discrimination. Manager agrees that it will not discriminate against any employee or applicant for employment for work under this Agreement because of race, religion, color, sex, disability, national origin, ancestry, physical handicap, or age, and will take affirmative steps to ensure that applicants are employed, and employees are treated during employment, without regard to race, religion, color, sex, disability, national origin, ancestry, physical handicap, or age.

Section 18.3 Use of Facility Names and Logos. Manager shall have the right to use throughout the Term (and permit others to use in furtherance of Manager's obligations hereunder), for no charge, the name and all logos of the Facility, on Manager's stationary, in its advertising of the Facility, and whenever conducting business of the Facility; provided, that Manager shall take all prudent and appropriate measures to protect the intellectual property rights of the Owner or owner of the intellectual property relating to such logos. All intellectual property rights in any Facility logos developed by the Manager or the Owner shall be and at all times remain the sole and exclusive property of the Owner or its designee. Manager agrees to execute any documentation requested by the Owner from time to time to establish, protect or convey any such intellectual property rights. Manager will at all times comply with the terms and conditions of the NOW Naming Rights Agreement.

Section 18.4 Litigation.

(a) Manager shall not settle any claim, action, counterclaim or employment claim (provided such claim, action, counterclaim or employment claim would constitute an Operating Expense, an obligation of the Owner, or be payable from any funds or accounts established under this Agreement) without Owner's consent.

(b) Manager shall provide Owner on a quarterly basis or at such time as Owner may reasonably request a litigation report summarizing the status of all pending litigation with respect to the Facility.

Section 18.5 Force Majeure; Casualty Loss.

(a) Neither party shall be liable or responsible to the other party for any delay, loss, damage, failure or inability to perform under this Agreement due to an Event of Force Majeure, provided that the party claiming failure or inability to perform provides written notice to the other party within thirty (30) days of the date on which such party gains actual knowledge of such Event

of Force Majeure. Notwithstanding the foregoing, in no event shall a party's failure to make payments due hereunder be excusable due to an Event of Force Majeure.

(b) In the event of damage or destruction to a material portion of the Facility by reason of fire, storm or other casualty loss that renders the Facility (or a material portion thereof) untenantable, the Owner shall use reasonable efforts to remedy such situation. If notwithstanding such efforts, such damage or destruction is expected to render the Facility (or a material portion thereof) untenantable for a period estimated by an architect selected by the Owner at Manager's request, of at least one hundred eighty (180) days from the date of such fire, storm or other casualty loss, either party may terminate this Agreement upon written notice to the other, provided that the Owner shall pay to Manager its costs of withdrawing from services hereunder, as described in Section 4.4(a) above.

Section 18.6 Assignment. Neither party may assign this Agreement without the prior written consent of the other, which consent shall not be unreasonably withheld or delayed; however, Manager or Owner may, without the prior written consent of the other, assign this Agreement and/or its rights and obligations hereunder (i) to any person or entity of equivalent or greater economic strength, capability, and experience who succeeds (whether by merger, consolidation or sale of assets or equity or the like) to all or substantially all of the business and properties of such party, or (ii) in connection with a corporate restructuring, to any person who is an owner, parent, subsidiary or affiliate of such party, and who carries on the business of such party in substantially the same manner. Any assignee of Manager or Owner pursuant to the preceding sentence must agree in writing to assume the assignor's obligations hereunder, in whole or in part (as applicable), in order for such assignment to become effective. This Agreement shall be binding on the parties' successors and permitted assigns.

Section 18.7 Notices. All notices required or permitted to be given pursuant to this Agreement shall be in writing and delivered personally or sent by registered or certified mail, return receipt requested, or by generally recognized, prepaid, overnight air courier services, to the address and individual set forth below. All such notices to either party shall be deemed to have been provided when delivered, if delivered personally, three (3) days after mailed, if sent by registered or certified mail, or the next business day, if sent by generally recognized, prepaid, overnight air courier services.

If to the Owner:

William D. McLeod
Village President
Village of Hoffman Estates
1900 Hassell Road
Hoffman Estates, IL 60169

With copies to:

Village Manager
Village of Hoffman Estates

If to Manager:

Oak View Group
5050 S. Syracuse St., Suite 800
Denver, CO 80237
Attn: CEO

With a copy to:

Oak View Group
5050 S. Syracuse St., Suite 800
Denver, CO 80237

1900 Hassell Road
Hoffman Estates, IL 60169

Attn: OVG360 Legal Department
OVG360Legal@oakviewgroup.com

Corporation Counsel
Village of Hoffman Estates
1900 Hassell Road
Hoffman Estates, IL 60169

The designation of the individuals to be so notified and the addresses of such parties set forth above may be changed from time to time by written notice to the other party in the manner set forth above.

Section 18.8 Severability. If a court of competent jurisdiction or an arbitrator determines that any term of this Agreement is invalid or unenforceable to any extent under applicable law, the remainder of this Agreement (and the application of this Agreement to other circumstances) shall not be affected thereby, and each remaining term shall be valid and enforceable to the fullest extent permitted by law.

Section 18.9 Entire Agreement. This Agreement (including the schedule and exhibits attached hereto) contains the entire agreement between the parties with respect to the subject matter hereof, and supersedes and replaces all prior negotiations, correspondence, conversations, agreements, and understandings concerning the subject matter hereof, including the Original Agreement (which is deemed terminated upon execution and delivery of this Amended and Restated Agreement). Accordingly, the parties agree that no deviation from the terms hereof shall be predicated upon any prior representations, agreements or understandings, whether oral or written.

Section 18.10 Governing Law. The Agreement is entered into under and pursuant to, and is to be construed and enforceable in accordance with, the laws of the State of Illinois, without regard to its conflict of laws principles.

Section 18.11 Amendments. Neither this Agreement nor any of its terms may be changed or modified, waived, or terminated (unless as otherwise provided hereunder) except by an instrument in writing signed by an authorized representative of the party against whom the enforcement of the change, waiver, or termination is sought.

Section 18.12 Waiver; Remedies. No failure or delay by a party hereto to insist on the strict performance of any term of this Agreement, or to exercise any right or remedy consequent to a breach thereof, shall constitute a waiver of any breach or any subsequent breach of such term. No waiver of any breach hereunder shall affect or alter the remaining terms of this Agreement, but each and every term of this Agreement shall continue in full force and effect with respect to any other then existing or subsequent breach thereof. The remedies provided in this Agreement are cumulative and not exclusive of the remedies provided by law or in equity.

Section 18.13 Relationship of Parties. Manager and Owner acknowledge and agree that they are not joint venturers, partners, or joint owners with respect to the Facility, and nothing contained in this Agreement shall be construed as creating a partnership, joint venture or similar

relationship between Owner and Manager. In operating the Facility, entering into contracts, accepting reservations for use of the Facility, and conducting financial transactions for the Facility, Manager acts on behalf of and as agent for Owner (but subject to the limitations on Manager's authority as set out in this Agreement), with the fiduciary duties required by law of a party acting in such capacity.

Section 18.14 Counterparts; Facsimile Signatures. This Agreement may be executed in counterparts, each of which shall constitute an original, and all of which together shall constitute one and the same document. This Agreement may be executed by the parties and transmitted by facsimile or electronic mail, and if so executed and transmitted, shall be effective as if the parties had delivered an executed original of this Agreement.

Section 18.15 No Third Party Beneficiaries. Nothing in this Agreement is intended nor will be deemed to confer rights or remedies upon any person or legal entity not a party to this Agreement, except for the indemnitees described in Section 15.1 and 15.2 above, who shall be third party beneficiaries of the terms of Article 15.

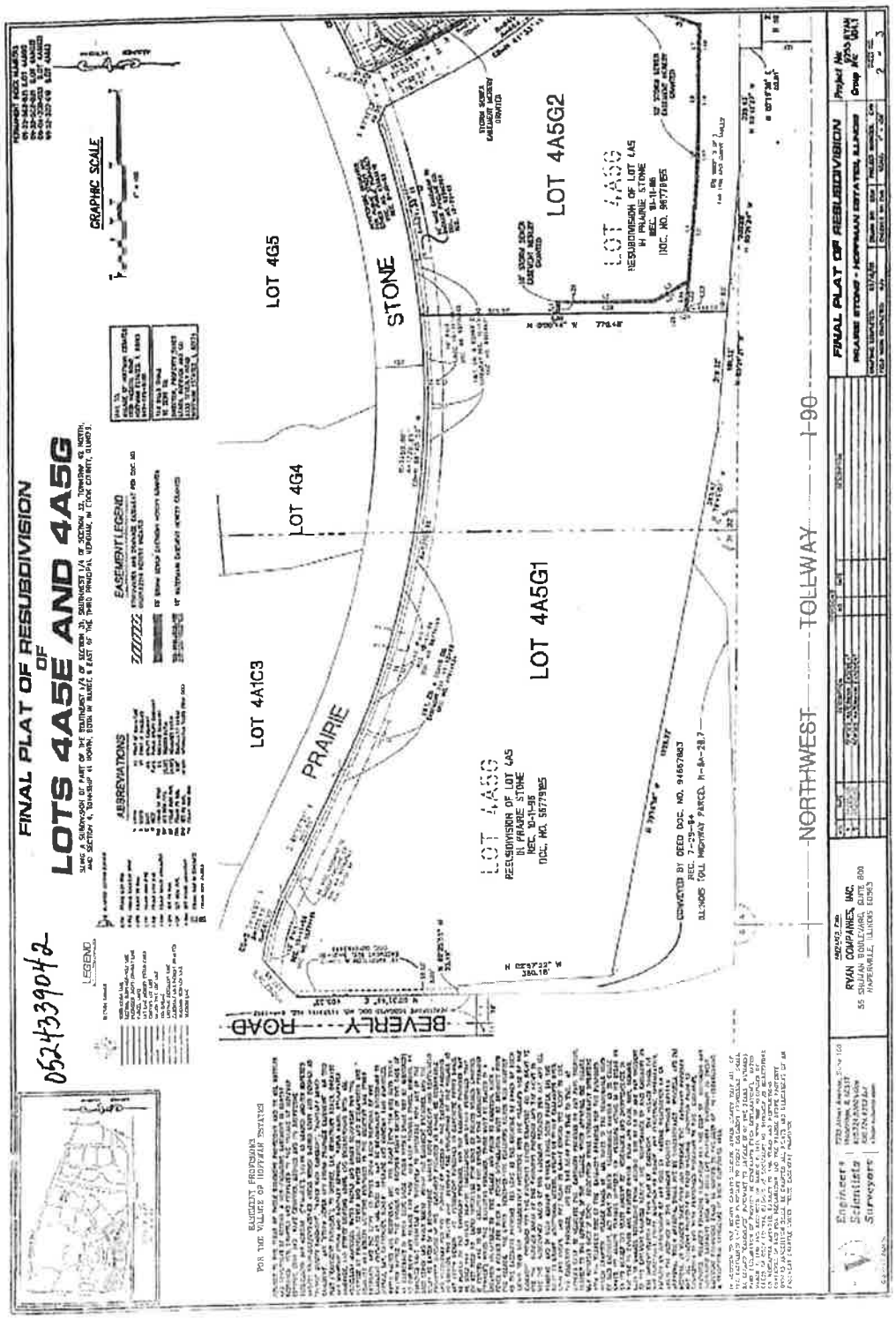
IN WITNESS WHEREOF, each party hereto has caused this Agreement to be executed on behalf of such party by an authorized representative as of the date first set forth above.

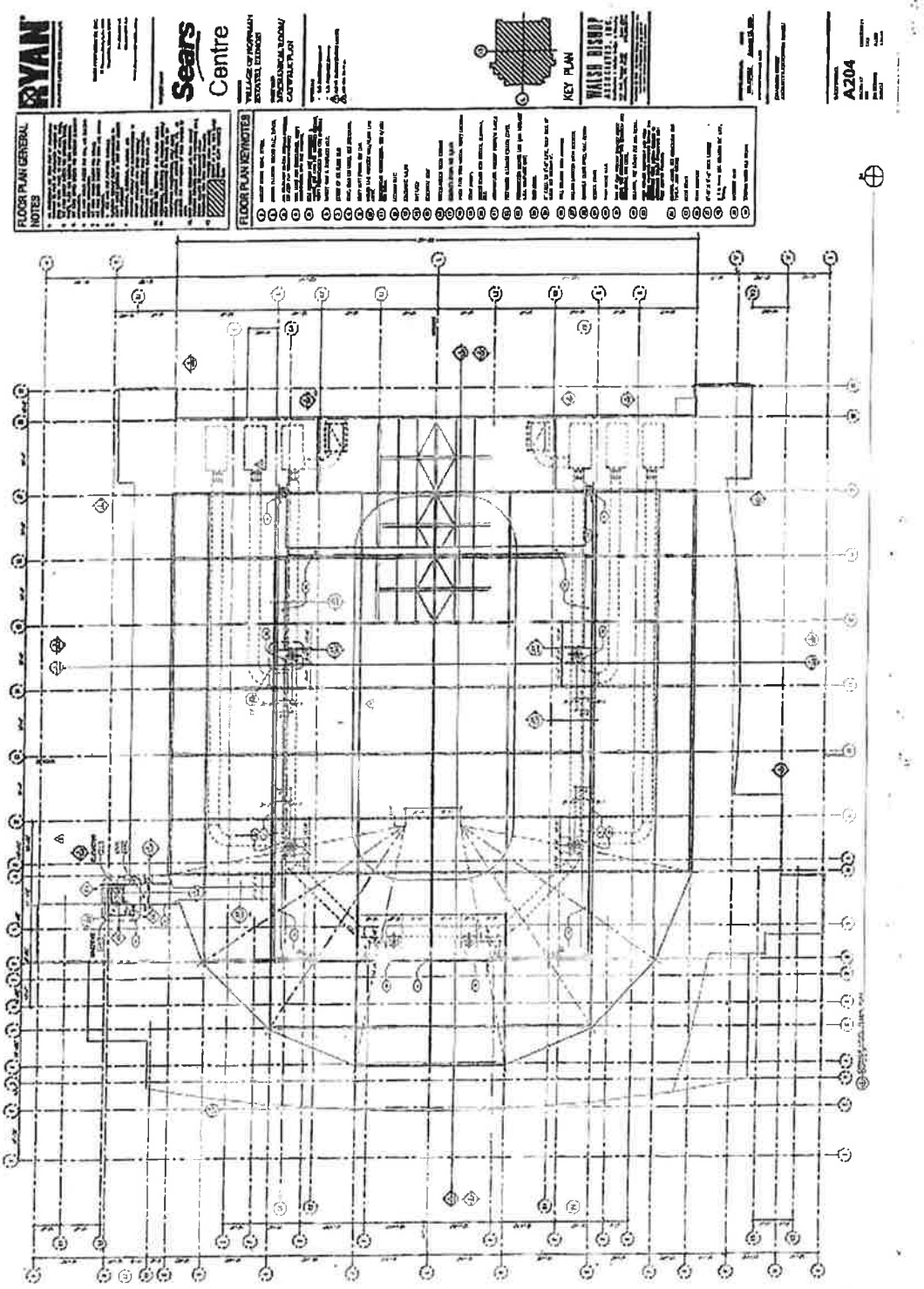
VILLAGE OF HOFFMAN ESTATES	GLOBAL SPECTRUM, L.P. d/b/a Oak View Group By: Global Spectrum, LLC, its general partner
By: _____	By: Brian Rothenberg (Dec 11, 2025 15:39:06 EST)
Name: _____	Name: Brian Rothenberg
Title: _____	Title: President
Date: _____	Date: 12/11/25

EXHIBIT A

INTENTIONALLY OMITTED

EXHIBIT B
FACILITY AERIAL, SITE PLAN, BUILDING PLANS, LEGAL DESCRIPTION


FINAL PLAT OF RESUBDIVISION
OF
LOTS 4A5E AND 4A5G
0524339042
GRAPHIC SCALE
LEGEND
ABBREVIATIONS
EASEMENT LEGEND
LOT 4G5
LOT 4G4
LOT 4A1C3
LOT 4A5G1
LOT 4A5G2
LOT 4A5G
RESUBDIVISION OF LOT 4A5
IN PRAIRIE STONE
REC. 10-11-05
DOC. NO. 5677985
STONE
PRAIRIE
BEVERLY ROAD
NORTHWEST TOLLWAY I-90
CONVEYED BY DEED DOC. NO. 94657883
REC. 7-25-94
ILDOT TOLL HIGHWAY PARCEL
RYAN COMPANIES, INC.
55 SHUMAN BOULEVARD, SUITE 800
NAPERVILLE, ILLINOIS 60563
Engineers
Scientists
Surveyors
FINAL PLAT OF RESUBDIVISION
PRAIRIE STONE - HOFFMAN ESTATES, ILLINOIS


RYAN
Sears Centre
KEY PLAN
A204

RYAN
Sears Centre
KEY PLAN
WALSH BISHOP
A202

RYAN
Sears Centre
KEY PLAN
A200

EXHIBIT C
MANAGER DUTIES

Manager's obligations under the Agreement shall consist of the following obligations, all of which are subject to the terms of this Agreement and the controls and restrictions in the Operations Manual:

(a) Manage all aspects of the Facility in accordance with the Operations Manual (which Operations Manual shall be subject to the approval of Owner, not to be unreasonably withheld) and the terms of this Agreement, including but not limited to managing purchasing, payroll, fire prevention, security, crowd control, routine repairs, Maintenance, janitorial services, promotions, advertising, energy conservation, security, box office, admission procedures, parking (with respect to approximately 3,180 spots adjacent to the Facility), snow and ice removal services, landscaping, food and beverage services (such services to be performed by Levy or the Facility's subsequent food and beverage provider engaged by Owner), ticketing services and general user and admission services. Such services shall either be performed by Manager itself, or though third party contractors engaged by Manager hereunder on behalf of the Facility, or as mutually agreed upon, by the Owner.

(b) Establish and adjust prices, rates and rate schedules for user, license, concessions, occupancy, and advertising agreements, and booking commitments. Manager may deviate from the established rate schedule when entering into any such agreements if determined by Manager, using its reasonable business judgment, to be necessary or appropriate with respect to the specific situation.

(c) Procure, negotiate, execute, administer and assure compliance with Service Contracts, Concession Agreements, and other contracts related to the operation of the Facility.

(d) Require that all material vendors and licensees of the Facility execute vendor/license agreements containing standard indemnification and insurance obligations on the part of each such vendor/licensee.

(e) Provide standard form advertising and sponsorship contracts and user/rental/license agreements for use at or with respect to the Facility. Manager has submitted such form agreements to the Owner for review and comment, and the parties shall work together to finalize such forms. Once finalized, Manager shall use such forms in furtherance of its duties hereunder, and shall not materially deviate from the terms contained in such forms without obtaining the prior approval of the Owner (which shall not be unreasonably withheld). Manager's sole responsibility with regard to providing legal advice or assistance hereunder shall be to provide such standard form contracts.

(f) Operate and maintain the Facility, including the equipment utilized in connection with its operation and any improvements made during the term of this Agreement, in the condition received, normal wear and tear excepted.

(g) Arrange for and otherwise book events at the Facility in accordance with a booking schedule to be developed by Manager and approved by Owner.

(h) Hire or otherwise engage, pay, supervise, and direct all personnel Manager deems necessary for the operation of the Facility in accordance with the approved Operating Budget, and conduct staff planning, retention and training programs as determined to be necessary by Manager.

(i) Maintain detailed, accurate and complete financial and other records of all its activities under this Agreement in accordance with generally accepted accounting principles, which records shall be made available to the Owner upon request, in accordance with Section 10.1 of the Agreement.

(j) Submit to the Owner in a timely manner financial and other reports detailing Manager's activities in connection with the Facility, as set forth in Sections 10.2 and 10.3 of the Agreement.

(k) Prepare a proposed annual Operating Budget and submit such proposed budget to the Owner.

(l) Pay all Operating Expenses in a timely manner and other expenses incurred in connection with the operation, Maintenance, supervision and management of the Facility from the Operating Account or with funds otherwise made available by the Owner.

(m) Secure, or assist the Owner (or any other third party, as applicable) to secure, all licenses and permits necessary for the operation and use of the Facility for the specific events to be held therein, and for the general occupancy of the Facility, including without limitation assisting the Facility's food and beverage provider secure all necessary food and liquor licenses, and renewals thereof. The Owner shall cooperate in this process to the extent reasonably required. All costs associated with this process shall be Operating Expenses.

(n) Collect and deposit in the Operating Account any ticket sale proceeds which it receives in the contemplation of or arising from an event, as more fully described in Section 8.1 of the Agreement.

(o) Collect in a timely manner and deposit in the Operating Account all Operating Revenue, as more fully described in Section 8.2 of the Agreement.

(p) Subject to the Owner making available sufficient funds in a timely manner, pay all Taxes related to the management and operation of the Facility.

(q) Plan, prepare, implement, coordinate and supervise all public relations and other promotional programs for the Facility.

(r) Manage and oversee the sale of Commercial Rights at or in connection with the Facility. Owner agrees to provide reasonable assistance to Manager in connection with their efforts to market and sell the Commercial Rights. Such reasonable assistance of Owner shall include Owner providing leads and arranging for meetings and introductions with businesses in and its surrounding areas.

(t) On an annual basis, update the written inventory to be taken of all FF&E, supplies, tools and vehicles at the Facility, and deliver a written report of the foregoing to Owner. Manager shall document all major damage to, or loss in, such inventory during the Term as soon as such damage or loss is discovered by Manager, and Manager shall promptly notify Owner of any such damage or loss.

(u) Purchase, on behalf of the Owner, with Owner funds (subject to the Operating Budget), and maintain during the Term, all materials, tools, machinery, equipment and supplies necessary for the operation of the Facility.

(v) In coordination with the Owner, manage risk management and Facility insurance needs, as more fully described in Article 16 of the Agreement.

(w) Make or cause to be made all routine and minor repairs, Maintenance, and equipment servicing. Subject to the limitations of the Operating Budgets, Manager shall ensure that all repairs, replacements, and Maintenance shall be of a quality and class at least equal to that of the item being repaired, replaced or maintained.

(x) Cause such other acts and things to be done with respect to the Facility, as determined by Manager in its reasonable discretion to be necessary for the management and operation of the Facility following the Effective Date.

EXHIBIT D
CASH FLOW FORECASTS

1. Fiscal Quarter

a. At the same time that Manager is required to submit the Annual Operating Budget to Owner, Manager shall deliver Manager's reasonable forecast of the Facility's cash position as of the close of each operating quarter in the forthcoming operating year (the "Cash Flow Forecast") to Owner. In preparing the Cash Flow Forecast, Manager shall take into account any and all relevant factors including, but not limited to, (i) the Annual Operating Budget for the forthcoming Operating Year, (ii) the Facility's current and past cash positions, (iii) seasonality of demand at the Facility, (iv) arena industry and general economic cycles and trends, whether of local, regional or national character, and (v) the particular cash needs of the Facility's operations. No later than 10 days prior to the end of each operational quarter in the first (1st), second (2nd) and third (3rd) quarters of each Operating Year, Manager shall prepare and deliver a revised Cash Flow Forecast to Owner that states the Facility's actual cash position as of the close of preceding period in the Operating Year and provides Manager's reasonable forecast of the Facility's cash position as of the close of the remaining quarterly accounting periods in the Operating Year, taking into account any and all relevant factors including, but not limited to, the aforesaid factors and the Facility's actual financial performance year-to-date, any advances by Owner of additional working capital funds hereunder year-to-date.

b. Within twenty (20) days after the close of the final quarter in each Operating Year, Manager shall remit to Owner any surplus for the final quarter; provided, however, that Manager shall not be obligated to remit such funds: to the extent making such advance would, based upon Manager's reasonable projections, result in there being, on any day during the current quarter, insufficient cash on hand to pay all liabilities then currently due and payable (a "Negative Cash Position"), in which case Manager shall remit the maximum amount of funds that would not have such a result or to the extent making such an advance would, based upon Manager's reasonable projections, result in a Negative Cash Position for the facility on any day in the immediately succeeding quarter.

c. If a Negative Cash Position occurs at the facility during a particular quarter, Owner shall advance funds to the amount by which the liabilities then currently due and payable exceeded the cash on hand within five (5) business days of Manager's request therefore.

d. Manager and Owner shall work together in good faith to resolve any disagreement over the reasonableness of any of the Cash Flow Forecasts or any of the projections of Manager under this Section.

2. Accruals. Commencing as of the Effective Date of this Agreement, Manager shall use a cash accounting method, as opposed to an accrual accounting method, for purposes of calculating the Cash Flow Forecasts relative to its forecast of revenues and expenses.

EXHIBIT E
PURCHASING POLICY

The following constitutes policy for the Manager to follow in its administration of the Management Agreement. Consistent with Section 12.1 of the Management Agreement, as agent of Owner, the Manager has the right to execute certain contracts and agreements. Note that Event licenses and tenant leases are not covered within these polices.

A. General Policy for Non-Event Purchases Not Exceeding $18,000

Arena employees are responsible for obtaining quotes for goods and service purchases in the instances outlined below. Requisitions submitted and purchase orders must be processed with the required quotes or a satisfactory explanation of the pricing accepted and approval circumstances (ie. sole source, emergency, standardized vendors, vendors with prior and/or qualified experience/proven service levels, etc.) for the Facility General Manager's approval and payment process. The General Manager has authority to sign contracts on behalf of the Owner for a term less than one (1) year involving appropriated and budgeted funds in accordance with this paragraph. These procedures also apply to purchases by General Manager out of the "Levy Capital Reserve Fund".

Up to $2,000	Competitive quotes not required if General Manager deems single source pricing reasonable
$2,000 - $6,000	Two quote minimum, three quotes preferred.
$6,001 - $18,000	Three written quotes.

General Manager shall be authorized to negotiate and arrange a "Rate Card" for services by a Vendor that occur on multiple days.

B. General Policy for Non-Event Purchases above $18,000

The Facility General Manager shall prepare an estimate of value of service or goods, the purpose of the purchase, statement as to whether the funds have been appropriated and budgeted, provide a minimum of three written quotes and a recommendation of approval. This information shall be forwarded to the Village Manager for processing and approval.

Items purchased more than once during a fiscal year (e.g. forms, copier supplies, etc.) do not need quotes every time a purchase is made. However, competitive quotes for these items shall be sought at least once each year or at least three months prior to expiration to ensure that vendors are competitive.

C. General Policy for Event Expenses

Village Board approval is required for all event-related service contracts involving ticketing, parking, food and beverage, cleaning and event security. The Facility General Manager may, as agent for Owner, contract for all other Event Expenses that are necessary to host events and the

costs are paid from show proceeds or third parties. When entering into contracts for Event Expenses, the General Manager shall use reasonable efforts to comply with the following "sole source" purchasing procedures which procurements may arise from, but are not limited to, the following circumstances:

1. Specialized equipment or supplies, such as dirt for motor shows, for which there is no comparable competitive product or is available only from one qualified supplier.

2. A component or replacement part for which there is no commercially available substitute and which can be obtained only from the manufacturer.

3. An item where compatibility is the overriding consideration, such as computer software.

4. Media buys, such as newspaper, trade journal and/or radio advertising.

Event Expenses are specialized services and subject to the review guidelines in Section 12.1. Cash disbursements of any amount to promoters of events are processed by way of check with payee endorsing the check to the Facility for cash. Multi copy purchase orders should be used to allow one copy to be held in the department, a copy to be forwarded to accounting, and a copy to be provided to the Owner at the time of payment.

D. Emergency Purchases Policy

Emergencies are defined as events that could not have been foreseen where immediate action is necessary to safeguard the public's health and safety and prevent delays in work, contracts, and/or transportation. In the event of an emergency, upon verbal approval by the Owner's Representative, the General Manager may authorize a vendor to perform work necessary to resolve such emergency without formal bid solicitation. Documentation of the emergency and the need for immediate action shall be presented to the Village Board in a reasonable period of time following resolution of the crisis. If despite a good faith attempt by Manager, the Owner's Representative cannot be reached, Manager may without the Owner's Representative authorize a vendor to perform the work so as to resolve such emergency. A requisition with a delivery ticket or packing slip should be attached and sent to the Village's Finance Director within five days after the emergency, so that the proper paperwork is initiated and approved retro-actively.

An emergency purchase order can be issued authorizing a vendor to perform any and all work necessary. If the emergency and the need for immediate action exceed $20,000, documentation shall be presented to the Owner's Representative prior to such authorization.

E. General Purchase Procedures

1. Purchase orders and proper documentation are required for all Operating Expenses.

2. All invoices are to be received by the Facility Finance Department. Upon receipt, Accounting Department's copy of the purchase order is attached to invoice, sent to

department head for review and approval, and promptly returned to the Accounting Department.

3. A copy of the purchase order original invoice and supporting documentation should be copied and signed off by General Manager prior to check being issued for payment. A copy of all documentation related to every purchase shall be provided to the Director of Finance, Village of Hoffman Estates at the time a check is presented to the Owner for co-signature.

4. All invoices are to be entered into the Facility's accounting system as soon as possible with checks generated mid-month and at the end of each month, or more frequently as the need may arise.

All Facility cash disbursements will be made by checks written through the Manager's accounts payable system, by manual check, through Manager's procedures to access the Facility petty cash fund, by wire transfer, or by approved debit card transaction, all pursuant to this Exhibit E. At the time the invoice is being processed for entry into the Manager's accounts payable system, and prior to submitting a check for Owner's counter-signature, Manager shall verify (i) a copy of the approval to purchase, if applicable, (ii) receipt of goods or services, if applicable, (iii) accuracy of charges, and (iv) booking of the expenditure. Only original invoices are acceptable. Accounts payable checks are drawn on the Facility Operating Account. Check requests may be used only in certain circumstances and never in lieu of an available invoice. The check request must have the business purpose of the expense, why an invoice is not available, the proper approvals and all pertinent documentation for Manager's approval and Owner's counter-signature.

F. Check Signing/Wire Transfers/Transfers Between Accounts

1. All checks require two signatures, one by General Manager or Finance Director of the Facility and a counter signature by the Village's Director of Finance or, in his or her absence, the Village's Assistant Director of Finance of the Village of Hoffman Estates.

2. All wire transfers will be initiated by Manager using on-line bank access and must be authorized and released by the Village's Director of Finance or, in his or her absence, the Village's Assistant Director of Finance of the Village.

3. Transfers between the Ticketing and Operating Account will be initiated by Manager using on-line bank access and must be authorized and released by the Village's Director of Finance or, in his or her absence, the Village's Assistant Director of Finance of the Village.

The foregoing requirements in F(1), (2) and (3) shall not apply with respect to payroll and other approved regularly occurring payments of Operating Expenses included within the approved Operating Budget. Whenever approval, authorization, or signature of the Owner's Representative or Director of Finance (or Assistant Director of Finance, as applicable), is required hereunder, such person shall provide his or her approval (or rejection) within two (2) days of the request for approval or sooner if possible.

EXHIBIT F
MANAGER BEER GARDEN DUTIES

Manager's obligations with respect to the Beer Garden under the Agreement shall consist of the following obligations, all of which are subject to the terms of this Agreement and the controls and restrictions in the Operations Manual (collectively the "**Beer Garden Services**"). Such services shall either be performed by Manager itself, or though third party contractors engaged by Manager hereunder on behalf of the Facility, or as mutually agreed upon, by the Owner.

(a) Perform routine opening and closing services for the Beer Garden during customary operating hours.

(b) Arrange for and otherwise book talent and events at the Beer Garden and assist with production (*e.g.*, sound and lighting) for the same.

(c) Manage admissions procedures, food and beverage services (such services to be performed by Levy or the Facility's subsequent food and beverage provider engaged by Owner), and general user and admission services.

(d) Hire or otherwise engage, pay, supervise, and direct all personnel Manager deems necessary for the operation of the front of house space at the Beer Garden during hours in which the Beer Garden is open (or other personnel as may be required to perform the Beer Garden Services) in accordance with the approved Operating Budget.

(e) Perform weekly inspections, routine maintenance, and minor repairs under $500 as needed (*e.g.*, repair broken tables or umbrellas).

(f) Manage and oversee cleaning during hours when the Beer Garden is open and immediately after closing.

(g) Manage and oversee the sale of Commercial Rights at or in connection with the Beer Garden.

Notwithstanding the foregoing, and unless otherwise agreed to by the parties in writing, Manager shall have no obligation to perform the Beer Garden Services at the following events (the "**Excluded Events**"):

- July 4th Festival (Northwest Fourth Fest)
- Celtic Fest (Shenanigans on the Green)
- Octoberfest (Platzkonzert Germanfest)

EXHIBIT G
INSURANCE

1. At all times during this Agreement, Manager shall, as an Operating Expense:

(a) maintain commercial general liability insurance, including products and completed operations, bodily injury and property damage liability, contractual liability, independent contractors' liability and personal and advertising injury liability against claims occurring on, in, or about the Facility, or otherwise arising under this Agreement;

(b) maintain umbrella or excess liability insurance;

(c) maintain commercial automobile liability insurance, including coverage for the operation of owned, leased, hired and non-owned vehicles;

(d) maintain appropriate workers compensation and employer's liability insurance as shall be required by and be in conformance with the laws of the State of Illinois; and

(e) maintain professional liability insurance and self-insured employment practices liability coverage;

2. At all times, with all insurances coverages the Manager obtains through the Operating Budget, the Village and Manager's Affiliates will be named as additional insureds except that the Village shall be a named insured with respect to the commercial general liability policy with the endorsement language set forth in Section 16.2.

3. The Village shall procure and maintain Property and Liability/Bodily Injury insurance and the associated premium cost will be borne by the Village (not as an Operating Expense).

4. Such insurance shall be maintained in the following minimum amounts throughout the Term:

Commercial General Liability
$1,000,000 per occurrence and aggregate

$1,000,000 personal and advertising injury

$1,000,000 products-completed operations aggregate

Automobile Liability
$1,000,000 per accident (Personal Injury and Property Damage combined single limit)

Umbrella or Excess Liability
$25,000,000 per occurrence and aggregate

Workers Compensation

Workers Compensation: Statutory
Employer's Liability: $100,000 each accident-bodily injury by accident
$500,000 policy limit-bodily injury by disease
$100,000 each employee-bodily injury by disease

Professional Liability/Errors & Omissions (Claims Made)
$1,000,000 each occurrence/aggregate

Policy shall include Entity Coverage

Crime Insurance

Coverage on all on-site Manager employees. Limit: $500,000

AGENDA ITEM REPORT

Village Board of Trustees
December 15, 2025
ITEM 7H

REQUEST: Approval of a Resolution authorizing an intergovernmental agreement with Suburban Liability Insurance Pool and Alliant/Mesior Insurance Service for property and causality insurance coverage for 2026.

FROM: Ken Koop, Risk Manager
Dan O'Malley, Deputy Village Manager
Patrick Seger, Human Resources Management Director

ITEM TYPE: Resolution - Village Board

REQUEST SUMMARY

To request approval to renew the Village's existing property and casualty insurance program, including cyber risk, through the Suburban Liability Insurance Pool (SLIP) expiring December 31, 2025. In addition, request approval to renew the Village's worker's compensation, underground storage tank and liquor liability coverages through Alliant/Mesirow Insurance Services.

BACKGROUND: In 2018, the Village Board approved an intergovernmental pooling agreement with the Suburban Liability Insurance Pool (SLIP) to insure all insurance coverages except worker's compensation, underground storage tank and liquor liability. Arthur J. Gallagher Risk Management Services Inc. (AJG) is the administrator of the insurance pool.

For the coverages not included with the pool, the Village has utilized Alliant/Mesirow Insurance Services to market and provide quotes for worker's compensation, underground storage tank, and liquor liability excess insurance coverages.

In 2021 the Village Board approved The Illinois Public Risk Fund to provide worker's compensation insurance coverage to the Village due to the consistently unfavorable renewal terms received by standard carriers in previous years.

DISCUSSION:SLIP POOL:

The Village of Buffalo Grove, City of Highland Park, Village of Elk Grove, and the Village of Hoffman Estates are the founding members of SLIP. The pool was created to accommodate each member's individual insurance needs, while providing lower overall fixed costs and premiums.

COVERAGE STRUCTURE: The Village's SLIP coverage structure will remain similar to the existing program. The pool provides the first layer of coverage which is a protected self-insured loss fund that attaches above each individual member's self-insured retention. Each member annually contributes to the loss fund to cover losses within that

layer of coverage. There is also a one million dollar stop loss insurance policy that would pay losses if the loss fund is depleted. This layer of coverage protects each member from losses in excess of the current loss fund. To the member's benefit, if the loss fund is not depleted in a given year, the member retains these unused funds. This is the case currently with the 2019 through 2025 claims experience.

The actuaries have determined that the pool's loss fund will increase by $50,000 totaling $800,000 for 2026. If the loss fund were to realize losses in excess of the amount funded, the membership would be required to fund the remainder of the unfunded loss fund to the stop loss coverage limit of $1,000,000. This is a minimal risk that could potentially be funded by rolling over a portion of the mature loss funds from prior years or by using the insurance fund reserves.

In addition, there are excess commercial insurance layers of coverage for losses that are in excess of the pool's retention layer. The final layers of coverage are three (3) commercial excess insurance policies that are in place for losses above the pool's self-insured retention.

2026 Renewal: Premium and Limit Considerations
Although the Village has increased its loss fund contribution, if the pool's losses do not reach that layer of coverage (loss fund) the Village will be able to retain all or part of the contribution once all 2026 losses are closed out.

Secondly, the increase in premium is due, in part, to an increase in the Village's property values. SLIP conducted a formal appraisal of all insured properties in 2023. As a result, there is a market increase added to the Village's property values, which were adjusted for market value again for 2026. There is a $10,082.55 or 6.13% increase in premium due to the increase in property values and insurance rates.

Lastly, there was an increase in overall premiums due to the addition of two enhanced insurance coverages. SLIP's standalone Terrorism policy increased slightly due to claim activity and increasing global effects. As a result, the Village secured two other coverage options, Crisis Protect and Nuclear, Biological, Chemical and Radiological Terrorism coverage. These two options provide more coverage to SLIP than a standalone Terrorism policy. The premium for these additional coverages is $37,539.

The Village realized an overall adjusted increase of 11.28% for this program (including cyber), which reflected in an increase in the Village's 2026 premium of $111,173.

Cyber Liability Coverage
The cyber liability insurance market has started to soften in the past year. However, the Village did experience a loss in this line of coverage in 2023. This has affected the way the incumbent carrier, Palomar Excess and Surplus Insurance Company (Cowbell), and other carriers evaluate the Village's exposure. Cowbell is an A X rated insurance company admitted in the State of Illinois. They have provided a quote that that matches expiring terms. All carrier's in the market space are now requiring considerable loss control in order to offer coverage. The Village has complied with these requirements to bind the 2026 coverage. The Village's 2026 premium for cyber coverage with Cowbell has increased from 2025, 1.03% or $1,412. The total premium for cyber coverage for

2026 is $43,694.

The total program cost, including premium and other operating costs to the pool, for the renewal of the Villages SLIP program, is $1,096,833; an adjusted increase of 11.28% from the prior year.

Please see the attached exhibits for a visual description of the specific renewal costs by coverage for the pool.

Loss fund Reimbursement
As stated above, the loss reserves the Village retains for coverage in prior years is subject to the Village recouping those funds if the claims in that policy year have been closed out and the reserves are not exhausted. Since the claims in the 2019 coverage term have all closed out, and a significant reserve remained, the pool has allocated a portion of those funds to offset the premium increase in 2026 by $27,958. This **Net Position Credit** option will be utilized in the 2026 renewal and again in future years as prior terms mature and the loss reserves become available to be reimbursed to the membership. This is a significant benefit to being in SLIP. In the standard insurance market, loss reserve funds would be lost to the insured.

NON-SLIP COVERAGES:
There are three insurance coverages that are not included in the SLIP program. Liquor liability, Underground Storage Tank and Worker's Compensation coverages are proposed to be placed with Alliant/Mesirow Insurance Services.

Liquor Liability/Underground Storage Tank
The Liquor Liability market has been tested by the broker and as a result, there were no competitive quotes from non-incumbent carriers and there is a flat renewal (no premium increase) for the liquor liability coverage. The proposed premium for 2026 is $1,525.

Underground Storage Tank
Alliant/Mesirow Services has tested the market and found that there are no other insurance quotes that are competitive to the Villages existing program with IPRF. There is a very minor increase to premium of $315 for 2026. The total proposed premium for 2026 is $4,597 for underground storage tank coverage.

Worker's Compensation/Illinois Public Risk Fund (IPRF)
Alliant/Mesirow Services has marketed this line of coverage this year and found that there are no other insurance quotes that are competitive to the Villages existing program with IPRF.

IPRF was established in 1985 due to the hard market conditions at the time. It is a municipal risk pool that provides worker's compensation coverage exclusively, to its 600+ members. It is rated AAA by Demotech who rates insurance pools. This is the highest rating available. The pool is reinsured by Safety National, which was the Village's previous carrier.

IPRF provides a litany of loss control and safety related training materials and services that are included in the premium. Third party claims administration (TPA) services are

included in the premium as well.

A review of the pools' bylaws reveals that if a member decides to leave the pool, only a 90-day notice of separation is required. This would allow the Village to easily market this line of coverage and if as a result, the Village decides not to withdraw from the pool, IPRF would simply require the Village to rescind the notice of separation to continue in the pool. This provides the Village a great deal of flexibility with marketing this line of coverage. The Village is essentially not locked into the pool for any duration past the policy period, unlike most municipal risk pools.

The total premium cost for worker's compensation coverage for 2026 is $158,927, a 6% or $9,447 increase from the prior year.

IPRF has also again provided their Safety Grant in 2026 in the amount of $11,353. The Safety Grant can be used to reimburse the Village's expenses related to the safety program and in turn offset the premium expense.

Please see the attached exhibits for the actual renewal costs for each coverage.

FINANCIAL IMPACT

The SLIP renewal recommendation presented below represents an adjusted 11.28% or $ 111,173 increase in the overall cost for the package program as compared to the Village's expiring program. This is mainly due to the increase in property premiums, the loss fund reimbursement, and coverage enhancements.

The cyber premium recommendation of $43,694 reflects an increase of 1.03% or $1,412.

There is also a 6.28% or $9761 increase in premium for the purchase of the three lines of coverage outside the IPRF through Alliant/Mesirow Insurance Services.
.
The recommendations herein for these expenses will be completely funded by the approved FY26 budget.

RECOMMENDATION

A: SLIP Renewal

Approval of the renewal of the SLIP coverage package for the cost of $1,096,833, for the policy term 12/31/25 through 12/31/26.

B: Alliant/Mesirow Insurance Services Renewal

Approval of the renewal of the Liquor liability, Underground Storage Tank, and Worker's Compensation coverages for a total fixed cost of $165,049. The Liquor liability and Underground Storage Tank policy term is 1/1/26 through 1/1/27 and the worker's compensation policy term is 12/31/25 through 12/31/26.

ATTACHMENTS

1. Exhibits
2. RESOLUTION - 2026 Insurance Renewal

Draft

Village of Hoffman Estates

Pricing Comparison

12/31/2025-2026

Lines of Coverage*	12/31/2024-2025	12/31/2025-2026	$ Change	% Change
SLIP Package	$197,231.37	$216,277.95	$19,046.58	9.66%
SLIP Terrorism	$10,738.61	$13,294.78	$2,556.17	23.80%
SLIP Crisis Protect	$0.00	$34,433.00		
SLIP NCBR	$0.00	$3,106.25		
SLIP Excess Property	$164,542.45	$174,625.00	$10,082.55	6.13%
SLIP Boiler	$10,272.80	$10,516.00	$243.20	2.37%
SLIP Excess Crime	$3,871.89	$3,871.89	$0.00	0.00%
SLIP Excess Liability - 1st Layer	$209,597.99	$223,653.51	$14,055.52	6.71%
SLIP Excess Liability - 2nd Layer	$115,056.14	$121,384.29	$6,328.15	5.50%
SLIP Excess Liability - 3rd Layer	$56,947.00	$60,021.62	$3,074.62	100.00%
Cyber	$42,282.00	$43,694.00	$1,412.00	3.34%
CCMSI Claims Fee	$29,027.49	$30,317.20	$1,289.71	4.44%
AJG Broker Fee	$46,359.28	$47,748.92	$1,389.64	3.00%
Loss Fund	$155,716.08	$166,097.15	$10,381.07	6.67%
Net Postion Credit	($27,959.00)	($27,959.00)	$0.00	0.00%
SLIP Operating Costs	($28,025.00)	($24,250.00)	$3,775.00	13.47%
TOTAL	**$ 985,659**	**$ 1,096,833**	**$ 111,173**	**11.28%**

*TRIA not included in pricing

Village of Hoffman Estates - Premium Summary - 1/1/2026-2027

Excess Workers Compensation

	Expiring	Renewal - Opt 1	Renewal - Opt 2	Renewal - Opt 3
Carrier	Illinois Public Risk Fund	Illinois Public Risk Fund	Safety National	Midwest Employers - Could not compete with IPRF
SIR /Deductible	$500,000 deductible	$500,000 deductible	$750k EMT/Police/Fire - $600,000 All Other	$750,000 All Claims
Employers Liab. Limit	$ 3,000,000	$ 3,000,000	$ 2,000,000	$ 1,000,000
Payroll	$ 39,281,370	$ 41,668,463	$ 41,668,463	$ 41,668,463
Premium	$ 149,481	$ 158,927	$ 166,700	N/A
Est. TPA Costs	Included	Included	$ 30,000	$ 30,000
Safety Grant	-$12,736.00	-$11,353.00	N/A	N/A
Total Net Cost	$ 136,745	$ 147,574	$ 196,700	N/A

Liquor Liability				
	Expiring	Renewal - Opt 1		
Carrier	Lloyds of London	Lloyds of London		
SIR /Deductible	None	None		
Premium	$1,525	$1,525		
Limit	$1,000,000	$1,000,000		

Underground Storage Tank				
	Expiring	Renewal - Opt 1		
Carrier	Ironshore	Ironshore		
SIR /Deductible	$ 75,000	$ 75,000		
Premium	$ 4,282	$ 4,597		
Limit	$ 1,000,000	$ 1,000,000		
Retro Date	1/1/2013	1/1/2013		

1. Other markets appraoched: Navigators and Chubb - declined as they cannot write tanks 30 years or older . As per last year Crum only offers a 20k limit.
2. The UST premiums do not include TRIA

This is a summary of terms and conditions only. The policy details will govern coverage.

RESOLUTION NO. _____-2025

VILLAGE OF HOFFMAN ESTATES

RESOLUTION AUTHORIZING AN INTERGOVERNMENTAL AGREEMENT WITH SUBURBAN LIABILITY INSURANCE POOL AND ALLIANT/MESIROW INSURANCE SERVICES FOR PROPERTY AND CASUALTY INSURANCE COVERAGE FOR 2026

WHEREAS, the Village of Hoffman Estates ("Village") has entered into an agreement with the Suburban Liability Insurance Pool and Alliant/Mesirow Insurance Services for property and casualty insurance coverage for 2026; and

WHEREAS, in compliance with the aforementioned agreement it is necessary for the Village to appropriate sufficient funds to pay its share of the cost of said improvement; and

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

Section 1: There is hereby appropriated the sum of One million, two-hundred and sixty-one thousand, and eight hundred and eighty-two dollars ($1,261,882) or so much thereof as may be necessary, from any money now or hereinafter allotted to the Village, to pay its share of the cost of this improvement as provided in the agreement.

Section 2: Upon award of the contract for this improvement, the Village will pay to the Suburban Liability Insurance Pool and Alliant/Mesirow Insurance Services in a lump sum from any funds allotted to the Village, an amount equal to 100% of its obligation incurred under this agreement.

Section 3: The Village agrees to pass a supplemental resolution to provide any necessary funds for its share of the cost of this improvement if the amount appropriated herein proves to be insufficient to cover said cost.

Section 4**:** 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

_____
Village President

ATTEST:

_____
Village Clerk

AGENDA ITEM REPORT

Village Board of Trustees
December 15, 2025
ITEM 7I

REQUEST: Authorization of the Design, Floor Plans and Site Plan for the construction of new Fire Station #22.

FROM: Dan O'Malley, Deputy Village Manager
Alan Wax, Fire Chief

ITEM TYPE: Action Item - Village Board

REQUEST SUMMARY

The Village Board had previously approved the construction of new fire station #22. Accordingly, this project has been included in the 2026-2030 Capital Improvement Program and the Board will consider the issuance of bonds in 2026 to fund the construction of this station. In March, the FGM Architects contract was approved for the design and engineering of the new station. Since then, FGM has been progressing through design work and has prepared exterior elevations, floor plans and a site plan for new fire station 22. Camosy Construction, the Construction Manager, has prepared a preliminary estimate of the current budget based on this design.

Attached are the proposed exterior elevations, floor plans and site plan for new fire station #22. As you may recall, the new station will be constructed on the 2.8-acre site located on Governor's Lane purchased by the Village a few years ago. Also attached is the current estimated budget from Camosy based on the current design, floor plans and site plan. Representatives from both FGM and Camosy will be present at this meeting to present this material and answer any questions that you may have.

Upon review, should Committee authorize this design and plans, this project will proceed to final design development and construction documentation will be prepared to allow for bid documents for construction of the new facility in 2026.

FINANCIAL IMPACT

The 2026-2030 CIP includes the new Fire Station #22 construction project which will be funded by the proceeds of the bond issue. The current estimated construction budget totals $15.9M. This excludes FFE, owner responsible items and A/E fees.

RECOMMENDATION

Authorization of the design, floor plans and site plan for new fire station #22.

ATTACHMENTS

1. HoffmanEstates.FS22Design,Floor/SitePlan2025
2. PreliminaryFS22Budget 11-18-25

HOFFMAN ESTATES FIRE STATION 22

1801 GOVERNORS LANE, HOFFMAN ESTATES, IL 60169

VIEW FROM GOVERNORS

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fgma
FGMARCHITECTS

HOFFMAN ESTATES FIRE STATION 22

1801 GOVERNORS LANE, HOFFMAN ESTATES, IL 60169

VIEW FROM GOVERNORS

VILLAGE OF HOFFMAN ESTATES
Job No. 25-4283.01

Published 11/24/2025
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HOFFMAN ESTATES FIRE STATION 22

1801 GOVERNORS LANE, HOFFMAN ESTATES, IL 60169

VIEW FROM HIGGINS

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HOFFMAN ESTATES FIRE STATION 22

1801 GOVERNORS LANE, HOFFMAN ESTATES, IL 60169

VIEW FROM HIGGINS

VILLAGE OF HOFFMAN ESTATES
Job No. 25-4283.01

Published 11/24/2025
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HOFFMAN ESTATES FIRE STATION 22

1801 GOVERNORS LANE, HOFFMAN ESTATES, IL 60169

TOTAL SQFT: APPROX. 25,000

PARKING:

PUBLIC PARKING NEEDED:	4
PUBLIC PARKING:	4
STAFF PARKING NEEDED:	28
- 14 staff, double at shift change	
STAFF PARKING:	32
- with overflow parking	

PUBLIC

APPARATUS BAYS

ADMIN

SUPPORT

RESIDENTIAL

PROPERTY LINE

SETBACK LINE

N

SITE PLAN DIAGRAM

1"=80'

0' 40' 80' 160'

VILLAGE OF HOFFMAN ESTATES
Job No. 25-4283.01

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fgma FGMARCHITECTS

HOFFMAN ESTATES FIRE STATION 22

1801 GOVERNORS LANE, HOFFMAN ESTATES, IL 60169

ORIGINAL PROGRAMMED SF:	24,986
SF (PRESENTED 10/22):	24,271
SF (BUDGET 10/22):	24,750
CURRENT SF:	22,727
MEZZANINE SF:	1000
TOTAL:	23,727

MEZZANINE INCLUDES:

- PUBLIC ED STORAGE 120SF
- EMS SUPPLY 150SF
- SCBA COMPRESSOR ROOM

FLOOR PLAN DIAGRAM

VILLAGE OF HOFFMAN ESTATES
Job No. 25-4283.01

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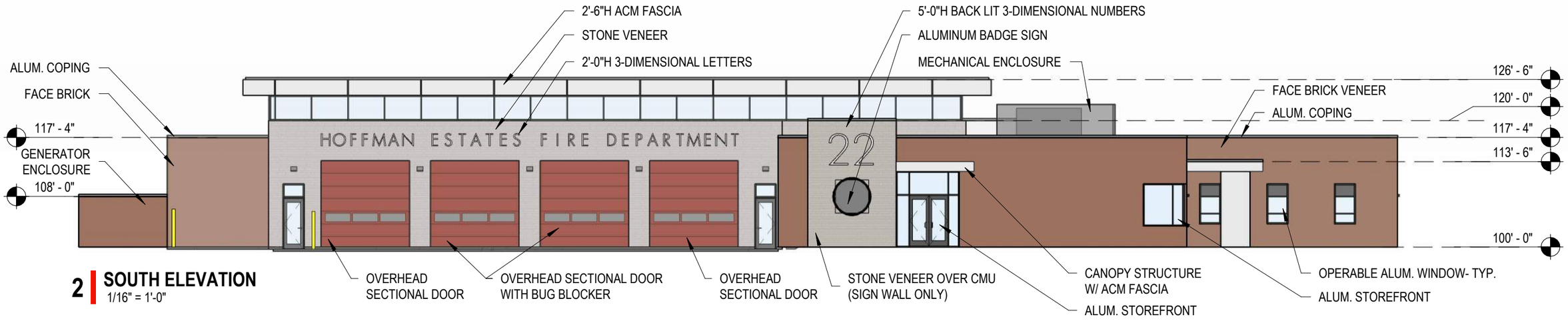
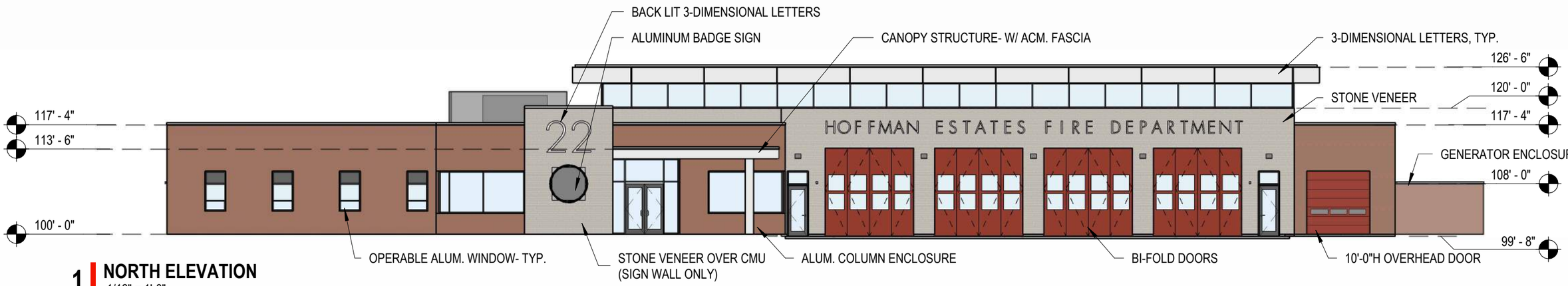
HOFFMAN ESTATES FIRE STATION 22

1801 GOVERNORS LANE, HOFFMAN ESTATES, IL 60169



2 SOUTH ELEVATION
1/16" = 1'-0"



1 NORTH ELEVATION
1/16" = 1'-0"

EXTERIOR ELEVATIONS

VILLAGE OF HOFFMAN ESTATES
Job No. 25-4283.01

Published 11/24/25
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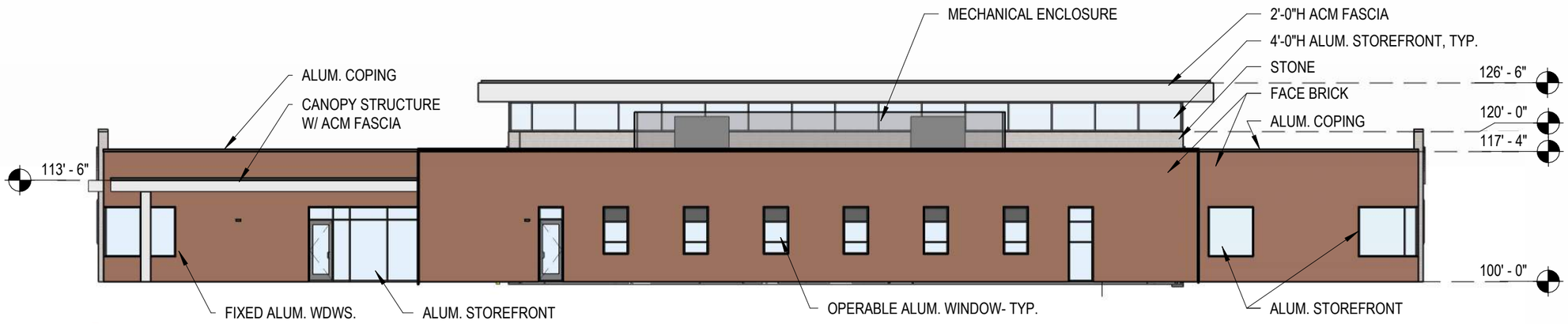
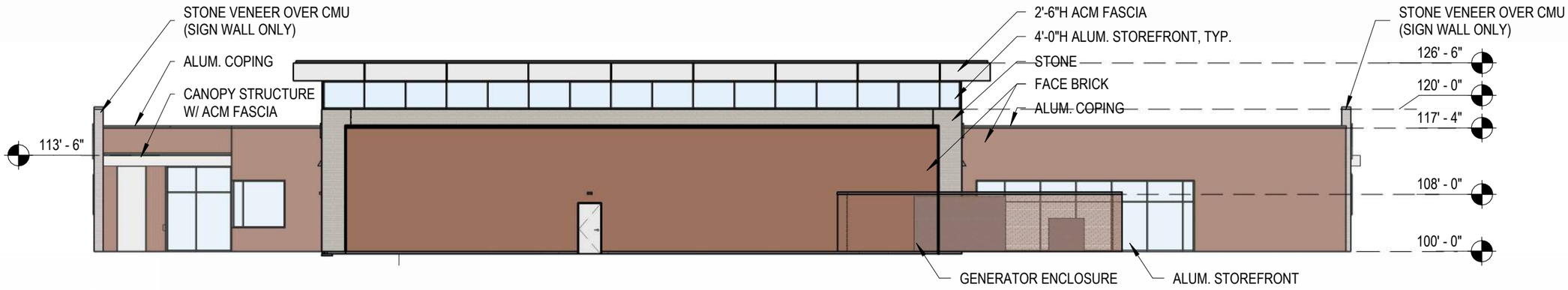
HOFFMAN ESTATES FIRE STATION 22

1801 GOVERNORS LANE, HOFFMAN ESTATES, IL 60169



2 EAST ELEVATION

1/16" = 1'-0"



1 WEST ELEVATION

1/16" = 1'-0"

EXTERIOR ELEVATIONS

VILLAGE OF HOFFMAN ESTATES
Job No. 25-4283.01

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Hoffman Estates Fire Station No. 22
New Replacement Station
Final SD Budget - 11/18/2025

RECAP

CAMOSY CONSTRUCTION

0130-23 Bid Set Drawing Dated 11/17/2025 — 18-Nov-25

ITEM	DESCRIPTION	23,850 SF	CD BUDGET
1.00	GENERAL CONDITIONS	$13.19	$314,688
1.10	MISCELLANEOUS CONDITIONS	$5.52	$131,675
2.10	BUILDING DEMOLITION	$7.74	$184,500
2.30	EARTHWORK & SITE UTILITIES	$39.40	$939,711
2.65	SITE CONCRETE WORK	$36.07	$860,323
2.74	ASPHALT PAVING	$2.85	$67,878
2.82	FENCING & GATES	$0.94	$22,500
2.90	LANDSCAPING	$9.81	$234,000
3.30	CONCRETE WORK	$35.75	$852,756
3.47	PRECAST PLANK	$2.26	$53,910
4.00	MASONRY WORK	$43.72	$1,042,792
5.00	STRUCTURAL STEEL	$65.63	$1,565,360
6.00	ROUGH CARPENTRY	$4.67	$111,265
6.40	FINISH CARPENTRY	$22.78	$543,250
7.50	EPDM ROOFING & SHEET METAL	$32.45	$774,040
7.90	CAULKING & SEALANTS	$0.85	$20,273
8.10	DOORS / FRAMES / HARDWARE	$7.42	$176,941
8.33	OVERHEAD DOORS	$10.39	$247,700
8.40	ALUMINUM STOREFRONT/ GLASS & GLAZING	$24.58	$586,243
9.26	METAL STUDS & DRYWALL	$27.02	$644,404
9.51	ACOUSTICAL CEILINGS	$5.21	$124,167
9.60	FLOOR COVERINGS	$15.88	$378,766
9.90	PAINTING & WALL COVERING	$6.18	$147,510
10.00	MISCELLANEOUS SPECIALTIES	$11.38	$271,451
10.50	LOCKERS	$1.61	$38,500
15.30	FIRE PROTECTION	$4.84	$115,399
15.40	PLUMBING	$32.00	$763,200
15.80	HVAC	$36.92	$880,434
16.00	ELECTRICAL	$50.66	$1,208,219
18.00	TESTING ALLOWANCE	$1.89	$45,000
19.00	COOK COUNTY PERMIT FEE	$1.68	$40,000
22.00	WINTER PROTECTION	$6.29	$150,000
24.00	PROJECT CONTINGENCY	$16.77	$400,000
25.00	DESIGN CONTINGENCY	$31.45	$750,000
27.00	INSURANCE	$3.76	$89,676
28.00	SUPERVISION	$26.96	$642,918
29.00	CONSTRUCTION FEE	$20.12	$479,858
30.00	BOND PREMIUM	$4.02	$95,972
	TOTAL CONSTRUCTION COSTS	$670.66	$15,995,279

AGENDA ITEM REPORT

Village Board of Trustees
December 15, 2025
ITEM 7J

REQUEST: Approval of an Amended and Restated Redevelopment Agreement for Bell Works Chicagoland with Hoffman Estates Acquisitions LLC and Hoffman Estates Acquisitions II LLC (Lakewood Center TIF).

FROM: Kevin Kramer, Director of Economic Development
Jennifer Horn, Director of Planning & Transportation

ITEM TYPE: Agreement - Village Board

REQUEST SUMMARY

The Metroburb concept has proven itself in this market since Bell Works Chicagoland opened with its first tenant in 2021. Now in 2025, the east half of the main building is 97% leased, the parking garages are filling up, and the townhome site is underway. As the finished portion is effectively full, there's a need to move onto the west side of the building and site for redevelopment to continue the original plan and further growth. However, due to rising costs of construction, to make the project financially feasible, the owner requests two changes to the redevelopment agreement (RDA). The proposed restated and amended RDA for approval includes the following substantial changes:

- Recital E: Allows residential uses to be constructed in the TIF. This change will allow one of the two multi-family buildings, currently under review by Planning Staff, to be built on the north side of the East parking garage, within the TIF. Allowing this in the TIF will increase TIF increment revenue by nearly $1,000,000 per year, after TIF Act-required school district payments are made since the alternative would be to leave it as a surface parking lot.
- Signature Block: Since passing the RDA in 2019, the Developer has moved the ownership of the property to other organizations they own. As such, the new ownership companies have been identified on page 1 and in the signature blocks.
- End of Document Prior to Exhibits: A consent and recognition by the mortgagee was added to ensure both the owner and their mortgage holder agree to the changes in this document.
- Exhibit JJ: This exhibit was added to potentially change the distribution of the tax increment in years 15-19 of the TIF. If the Developer completes all the required West Side Site Plan improvements listed in this exhibit by their respective dates, the increment splits will change from 50% to the Developer Account and 50% to the Village Account to 95% to the Developer Account and 5% to the Village Account. This change is acceptable for two reasons. First, the Developer is still the one taking the most financial risk if the west side redevelopment does not work out. Secondly, if all the west side work is complete, there will be very few projects which the Village would contemplate using its share, thus not needing

as much money within the Village Account. However, if the Developer fails to complete the work in Exhibit JJ by the time limitations, the payment disburse schedule will continue to follow Exhibit J where there is a 50/50 split in years 15-19.

FINANCIAL IMPACT

The financial impact of the amendment will only impact the TIF and will do so in two ways. First, by allowing half of the multi-family to be constructed in the TIF, rather than a parking lot, the increment created is estimated to generate nearly $1,000,000 more than if there was no multi-family. This estimate includes paying the local school district for the children living in that portion of the multi-family. Secondly, the split of the increment is changing from the original agreement for years 15-19 of the TIF. This split, instead of 50-50 between the Developer Account and the Village Account, will now be 95-5, with the Developer Account getting the majority. From years 20-23, the split will revert to 50-50 once again.

RECOMMENDATION

Approve an Amended and Restated Redevelopment Agreement for Bell Works Chicagoland with Hoffman Estates Acquisitions LLC and Hoffman Estates Acquisitions II LLC (Lakewood Center TIF).

ATTACHMENTS

1. Amended Lakewood Center Redevelopment Agreement - 12-9-25 FOR BOTpdf

AMENDED AND RESTATED REDEVELOPMENT AGREEMENT

THIS AMENDED AND RESTATED REDEVELOPMENT AGREEMENT ("*Agreement*"), dated this ___ day of _____, 2025 ("*Effective Date*") is made by and between the **VILLAGE OF HOFFMAN ESTATES,** Cook and Kane Counties, Illinois, an Illinois municipal corporation and home rule unit of local government (the "*Village*"), and **HOFFMAN ESTATES ACQUISITIONS LLC, a Delaware limited liability company AND HOFFMAN ESTATES ACQUISITIONS II LLC, a Delaware limited liability company**, and its successor owners of record and permitted assigns (the "Developer").

RECITALS

A. The Village is a duly constituted and existing municipality within the meaning of Section 1 of Article VII of the 1970 Constitution of the State of Illinois and is a "home rule unit" under Section 6(a) of Article VII of the 1970 Constitution.

B. The Village has the authority to promote the health, safety and welfare of the Village and its inhabitants, to encourage private development in order to enhance the local tax base, create employment and ameliorate blight, and to enter into contractual agreements with third persons to achieve these purposes.

C. The Village has the authority to adopt tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq*., as amended (the "*Act*").

D. In accordance with the Act, the Developer, as herein defined, prepared and the Village adopted the "Lakewood Center Redevelopment Project Area Tax Increment Financing District Eligibility Study and Redevelopment Plan and Project" dated October 25, 2018 (the "*Redevelopment Plan*") concerning the area legally described in **Exhibit A** (the "*Redevelopment Project Area*" or the "*RPA*").

E. The Redevelopment Project Area shall include office, residential, commercial, retail and hotel uses.

F. The Corporate Authorities, after giving all notices required by law and after conducting all public hearings required by law, adopted the following ordinances on January 21, 2019: (1) Ordinance No. 4702-2019, *AN ORDINANCE approving a Tax Increment Redevelopment Plan and Project for the Lakewood Center Redevelopment Project Area in the Village of Hoffman Estates, Cook and Kane Counties, Illinois*; (2) Ordinance No. 4703-2019, *AN ORDINANCE designating the Lakewood Center Redevelopment Project Area in the Village of Hoffman Estates, Cook and Kane Counties, Illinois a Redevelopment Project Area pursuant to the Illinois Tax Increment Allocation Redevelopment Act*; and (3) Ordinance No. 4704-2019, *AN ORDINANCE adopting the use of Tax Increment Allocation Redevelopment Financing for the Lakewood Center Redevelopment Project Area in the Village of Hoffman Estates, Cook and Kane Counties, Illinois* (collectively, the "*TIF Ordinances*").

G. The Developer, as assignee of Somerset Development, LLC, a New Jersey limited liability company, has purchased the Lakewood Property consisting of RPA and other surrounding property (the "*Lakewood Property*").

H. The Developer has proposed certain building improvements, site improvements and infrastructure improvements ("*Improvements*") to redevelop the RPA into a mixed use development as a phased redevelopment project as set forth in **Exhibit C** ("*Construction Schedule*"), in implementation of the Redevelopment Plan based on the Concept Site Plan which has been reviewed and approved by the Village, attached hereto as **Exhibit D** ("*Concept Site Plan*").

I. The Village is desirous of having the RPA redeveloped in accordance with the Concept Site Plan based upon the phasing of the Project as depicted in **Exhibit D-1** ("*Phasing Site Plan*") in order to serve the needs of the Village and the community in order to produce increased employment opportunities for area residents and increased tax revenues for the various taxing districts authorized to levy taxes within the Redevelopment Project Area.

J. In order to induce the Developer to rehabilitate and redevelop the Project, as described more particularly in this Agreement, and to construct the Project, as herein defined, the President and Board of Trustees of the Village have determined that it is in the best interest of the Village to make certain economic development incentives available to the Developer as provided in this Agreement.

K. But for the Village incentives as stated in this Agreement, the Developer could not complete the Project in the manner provided within this Agreement and the Project would not be developed by private enterprise without adoption of the incentives stated in this Agreement.

L. To facilitate the redevelopment of the Redevelopment Project Area, the Corporate Authorities will have adopted Ordinance No. 4707-2019, entitled Authorizing the Execution of a Redevelopment Agreement and the Issuance of TIF Notes Respecting the Lakewood Center Redevelopment Project Area in the Village of Hoffman Estates, Illinois (Lakewood Center TIF District), the *"Note Ordinance"* substantially in the form attached hereto but excluding any exhibits referenced therein (**Exhibit E)**, approving and authorizing the execution of this Agreement with the Developer and the execution and delivery to the Developer of three notes (collectively the "*TIF Notes*" and individually a "*TIF Note*"), upon certain conditions as provided in this Agreement, in a forms attached hereto as **Exhibit F-1**, **Exhibit F-2** and **Exhibit F-3** and such TIF Notes shall be in conformance with the terms and provisions set forth in this Agreement and in the Note Ordinance.

M. The Corporate Authorities, after due and careful consideration, find that the completion of the Project by the Developer and the financing of eligible redevelopment project costs solely through tax increment revenues and through the issuance of the TIF Notes described herein, in each case pursuant to this Agreement, will be in furtherance of the Redevelopment Plan, increase employment opportunities within the Village, increase the assessed valuation of real estate situated within the Village, foster increased economic activity within the Village, increase the tax revenues realized by the Village and the various taxing districts authorized to levy taxes within the Redevelopment Project Area, and otherwise be in the best interests of the Village, and the health, safety, morals and welfare of its residents and taxpayers.

N. The Village finds that the Redevelopment Project Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the Redevelopment Plan.

O. This Agreement is binding on the Parties and on all successors of record of the RPA or any portion thereof and shall run with the land of the RPA or any portion thereof.

NOW, THEREFORE, in consideration of the premises and mutual promises contained herein and other good and valuable consideration, the adequacy and sufficiency of which are hereby acknowledged, the Parties agree as follows:

ARTICLE I
RECITALS PART OF AGREEMENT AND DEFINITIONS

The representations, covenants and recitation set forth in the foregoing recitals are material to this Agreement and are hereby incorporated into and made a part of this Agreement as though they were fully set forth in this Article I. Unless otherwise stated in this Agreement, in addition to the terms defined in the Recitals, the capitalized terms in this Agreement shall have the meanings as ascribed to them below:

(a) The "*Act*" as defined in the Recitals above.

(b) "*Agreement*" as defined in the Recitals above.

(c) "*Certificate of Completion"* means that certificate in the form attached to this Agreement as **Exhibit G** and as described in Section 304.

(d) "*Change in Law*" means: (i) the enactment, adoption, promulgation or modification of any federal, state or local law, ordinance, code, rule or regulation; or (ii) the order or judgment of any federal or state court, administrative agency or other governmental body.

(e) "*C-MU*" means the Commercial Mixed-Use District zoning ordinances adopted by the Corporate Authorities of the Village.

(f) "*Component*" means a certain phase, segment or other divisible aspect of the Work, as defined herein, as reasonably determined by the Developer.

(g) "*Concept Site Plan*" means the site plan upon which has been reviewed and approved by the Village and upon which implementation of the Redevelopment Plan is based and attached hereto as **Exhibit D**.

(h) "*Construction Budget*" means the initial budget for the Project attached hereto as **Exhibit H**, as may be amended from time to time.

(i) "*Construction Plans*" means any plans and specifications as approved by the Village for the issuance of permits for any aspect of the Improvements as defined herein. To the extent that multiple Construction Plans are used for multiple phases or Components of the Project or multiple types of Improvements, the collective plans and specifications for the entire Project shall mean the Construction Plans.

(j) "*Construction Schedule*" means the schedule for implementing Improvements intended to redevelop the RPA into a mixed use development as a phased redevelopment project as set forth in **Exhibit C**.

(k) "*Corporate Authorities*" means the duly elected and serving Village President and the members of the Board of Trustees of the Village of Hoffman Estates.

(l) "*Developer*" means collectively HOFFMAN ESTATES ACQUISITIONS I LLC, a Delaware limited liability company; HOFFMAN ESTATES ACQUISITIONS II LLC, a Delaware limited liability company, and their respective successor owners of record and permitted assigns as provided for in Section 606.

(m) "*Developer Account A*" means amounts annually set aside from the Fund, as defined herein, as provided for in Section 405, to be used solely to pay TIF Note A.

(n) "*Developer Account B*" means amounts annually set aside from the Fund, as defined herein as provided for in Section 405, to be used solely to pay TIF Note B.

(o) "*Developer Account C*" means amounts that may be set aside from the Fund, as defined herein as provided for in Section 405, to be used solely to pay TIF Note C.

(p) "*Developer Accounts*" mean collectively Developer Account A, Developer Account B and Developer Account C.

(q) "*Developer Affiliate*" means any entity controlled by, or under common control with Developer such that Somerset Development, LLC, a New Jersey limited liability company or one of its principals is either the manager or managing member or general partner or controlling partner or majority member or majority shareholder or majority partner in said affiliate entity or otherwise has the power to direct or cause the direction of the management and policies of a person or entity, whether through the ownership of voting securities or rights, by contract, or otherwise.

(r) "*EAV*" means the equalized assessed value of the taxable lot, block, tract or parcel of real property as certified by the Cook County Clerk for property tax purposes.

(s) "*Effective Date*" as defined in the Recitals above.

(t) "*Eligible Redevelopment Project Costs*" as defined in Section 401(a).

(u) "*Estoppel Certificates*", as defined in Section 1016.

(v) "*Event of Default*" as defined in Sections 701 and 702.

(w) "*Existing Buildings*" means the buildings (but not the parking structures) currently located on the RPA as of the Effective Date.

(x) "*Expiring Leases*", as defined in Section 407(a)(i).

(y) "*Final Project Documents*" mean the Construction Plans for all Components of construction and for all types of Improvements in the RPA.

(z) "*Force Majeure*", as defined in Section 306.

(aa) "*Fund*" means the special tax allocation fund for the Redevelopment Project Area consisting of the Incremental Taxes collected and paid to the municipal treasurer pursuant to the TIF Ordinance and known as the "2019 Lakewood Center Redevelopment Project Area Special Tax Allocation Fund", as may be revised pursuant to the Act.

(bb) "*Improvements*" as defined in the Recitals above.

(cc) "*Income Threshold*", as defined in Section 407(a).

(dd) "*Incremental Taxes*" means the incremental ad valorem taxes generated by the application of the tax increment financing to the Redevelopment Project Area in accordance with the Act, which are attributable to the increases in the then current EAV (as defined above) of the taxable lot, block, tract or parcel of all portions of the Redevelopment Project Area over and above the total Initial EAV, as defined herein, of the Redevelopment Project Area and includes any replacement, substitute or amended taxes.

(ee) *"Initial Appraisal"*, as defined in Section 601(g).

(ff) "*Initial EAV*" means the initial calendar year equalized assessed value of the RPA certified by the Cook County Clerk.

(gg) "*Initial Project Documents*" means the Redevelopment Plan, the Construction Schedule, the Concept Site Plan, the Phasing Site Plan (**Exhibit D-1**), the Construction Budget and any other documents prepared in connection with the Project prepared as of the Effective Date, as each may be amended or updated.

(hh) "*Interest Rate*" as defined in Section 404(a).

(ii) "*Lakewood Property*" as defined in the Recitals above.

(jj) "*Legal Requirements*" mean all applicable federal, state, county, municipal or administrative laws, ordinances, rules, regulations, codes and orders.

(kk) "*Lender*" or "*Mortgagee*" means any party holding a mortgage, deed of trust or similar lien or encumbrance on all or any part of Lakewood Property that secures a debt, loan, advance or extension of credit entered into by the Developer, its successor or any other party with any ownership or ground leasehold interest in the Lakewood Property.

(ll) "*Maximum Reimbursement Amount*" means that amount paid by the Village to Developer of the agreed upon Incremental Taxes, as further defined in Section 402.

(mm) "*Net Insurance Proceeds*" as defined in Section 604(d).

(nn) "*Net Operating Income*" means the Redevelopment Project Area Income, less Operating Expenses, each as defined in Section 407(a).

(oo) "*Note Ordinance*" as defined in the Recitals above.

(pp) *"Occupancy Appeal"* as defined in Section 601(b).

(qq) *"Occupancy Tax Delta"* as defined in Section 601(f).

(rr) "*Offset Payment*" as defined in Section 407(a).

(ss) "*Operating Expenses*", as defined in Section 407(a)(iii).

(tt) "*Overall Costs*", as defined in Section 407(a)(ii).

(uu) "*Party*" and "*Parties*", means the Village and the Developer, individually and collectively.

(vv) "*Payment Periods*" means those four times during performance of this Agreement at which Developer will perform calculations to determine the Yield on Cost (as defined herein) and whether an Offset Payment to the Village is due as provided in Section 407 of this Agreement, based upon the established benchmarked success of the Project.

(ww) "*Permitted Transfer*", as provided in Section 606(d).

(xx) "*Phase Project Plans*" means those certain plans and specifications used for a particular Component of the Improvements or for a particular aspect of the Improvements.

(yy) "*Phasing Site Plan*" as defined in the Recitals above.

(zz) "*Pledged Amounts*" mean all money, securities, and funds at any time deposited or required to be deposited into all of the Developer Accounts collectively, regardless of whether such amounts are currently in the Developer Accounts.

(aaa) "*Project*" means the entire RPA and all buildings, infrastructure and improvements, both existing and to be performed under this Agreement, to redevelop the RPA into a mixed use development in accordance with the Concept Site Plan as a phased redevelopment project.

(bbb) "*Project Stabilization*" means that point at which seventy-five percent (75%) of the leasable area of the Existing Buildings intended to be used as office space in the RPA, as modified by approved building plans, is occupied and all occupants in such space are paying rent, as further defined in Section 407.

(ccc) "*Public Infrastructure*", as defined in Section 405(b).

(ddd) "*Purchase Date*" means the date upon which Developer becomes the legal owner of record of the RPA.

(eee) *"Qualified Appraiser"*, as defined in Section 601(k).

(fff) "*Redevelopment Plan*" as defined in the Recitals above.

(ggg) "*Redevelopment Project Area*" or "*RPA*" as defined in the Recitals above.

(hhh) "*Redevelopment Project Area Income*", as defined in Section 407(a)(i).

(iii) "*Request for Reimbursement*" means the Developer's request to the Village in the form attached as **Exhibit I** for reimbursement of specific Eligible Redevelopment Project Costs, as stated in Section 401 of this Agreement.

(jjj) INTENTIONALLY LEFT BLANK

(kkk) *"Revaluation"*, as defined in Section 601(g).

(lll) *"Revaluation Market Value"*, as defined in Section 601(g).

(mmm)*"Revaluation Party"*, as defined in Section 601(g).

(nnn) *"Revalued Tax Amount"*, as defined in Section 601(h).

(ooo) *"Second Appraisal"*, as defined in Section 601(g).

(ppp) "*Start Date*" means that date on which the Developer will start the Work, not more than one hundred twenty (120) days after the Purchase Date.

(qqq) "*Subdeveloper*", as defined in Section 605.

(rrr) *"Target Property Taxes"*, as defined in Section 601(f) and **Exhibit K**.

(sss) "*Tax Disbursement Schedule*" is the schedule of payments into the Village Account and Developer Accounts in **Exhibit J**, as more fully described in Section 405.

(ttt) "*Term*" as defined in Section 1017.

(uuu) *"Third Appraisal"*, as defined in Section 601(g).

(vvv) "*TIF Notes*" and "*TIF Note*" as defined in the Recitals above.

(www) "*TIF Note A*" means TIF Note in the form attached as **Exhibit E-1** to this Agreement and more fully described in Section 404.

(xxx) "*TIF Note B*" means the TIF Note in the form attached as **Exhibit E-2** to this Agreement and more fully described in Section 404.

(yyy) "*TIF Note C*" means the TIF Note in the form attached as **Exhibit E-3** to this Agreement and more fully described in Section 404.

(zzz) "*TIF Ordinances*" as defined in the Recitals above.

(aaaa) "*Transfer Upon Stabilization*", as defined in Section 606(e).

(bbbb) "*Total Project Costs*" as defined in Section 401(a).

(cccc) "*Village*" as defined in the Recitals above.

(dddd) "*Village Account*" means amounts annually set aside from the Fund of the Incremental Taxes, as provided for in Section 405, to be used by the Village for any and all lawful purposes under the Act.

(eeee) *"Village Appeal"*, as defined in Section 601(c).

(ffff) *"Village Appeal Delta"*, as defined in Section 601(f).

(gggg) *"Village Tax Recapture"*, as defined in Section 601(h).

(hhhh) "*Work*" means any design, engineering, planning, construction, demolition, excavation, refurbishment, labor or installation of materials in any way connected with the Improvements.

(iiii) "*Yield on Cost*" as defined in Section 407(a).

ARTICLE II
MUTUAL ASSISTANCE; DESIGNATION OF DEVELOPER; PRIOR AGREEMENT

(a) The Village and the Developer agree to take such actions, including the execution and delivery of such documents, instruments, petitions and certifications (and, in the Village's case, the adoption of such ordinances and resolutions), as may be necessary or appropriate, from time to time, to carry out the terms, provisions and intent of this Agreement. The Village agrees that it will not reduce or terminate the Redevelopment Project Area before the TIF Notes are paid in full or mature.

(b) The Village hereby designates Developer as the exclusive developer for the Project to construct or cause the construction of the Improvements and perform the Work in accordance with the Final Project Documents, Legal Requirements and the terms and conditions of this Agreement. The Village hereby represents to Developer that the Village has, to the best of its knowledge, taken in good faith, all necessary actions and has complied with all requirements of law necessary to authorize the Village to comply with this Agreement, including, without limitation, the requirements of the Act required for the designation of Developer as the exclusive developer for the Project, with the powers and rights conferred to Developer under this Agreement.

ARTICLE III
REDEVELOPMENT PROJECT

Section 301. Start Date; Schedule; Permits; Construction Plans and Final Project Documents.

(a) Developer purchased the Lakewood Property and has obtained permits to start the Work. Once the Start Date is established, the Construction Schedule shall be updated to reflect the Start Date. The Construction Schedule is an estimate based on the Developer's actual current knowledge of the RPA and may be revised based upon Force Majeure events and property and market conditions.

(b) Prior to commencement of any construction of any Improvements, the Developer shall comply with all applicable Legal Requirements. The Village agrees not to oppose any such application pending before another governmental body or agency, provided such application is consistent with all Legal Requirements. Each Component and each of the Improvements may have separate Construction Plans. The Construction Plans may be approved for separate Components or separate Improvements of the Project. The Village shall provide assistance to Developer in reviewing and approving the Construction Plans, securing such permits based upon the Construction Plans and shall promptly issue all permits required to be issued by the Village, and agrees to sign other documents or plats which require execution by the Village, provided such permits, documents or plats comply with all Legal Requirements.

Section 302. Qualifying Uses. The Village acknowledges that the Project contemplated in the Initial Project Documents conforms to the current C-MU Commercial Mixed Use (with the Mixed Use Development Option) zoning of the RPA, which includes multi-family residential uses as a permitted use. During the Term of this Agreement, the Village agrees not to change the zoning designation from C-MU Commercial Mixed Use. The Developer shall be entitled to apply for, and the Village shall reasonably consider, variances and special uses for the Project, including without limitation, hotel and motel; yoga studios; personal services; and nursery school or day care center.

Section 303. Developer Designation; Construction

(a) The Developer may enter into one or more construction contracts to complete the Work. All construction contracts shall provide that recourse against the Village is limited to the Fund or to any mechanic's lien rights against the RPA. The Developer shall submit permit applications, copies of all construction contracts and final building and construction plans and specifications to the Village. The Developer shall have the right, at its election to (i) self-perform and/ or (ii) to cause any of the Developer Affiliates to perform work or provide labor or materials that constitute Eligible Redevelopment Project Costs (as defined herein), with such costs ultimately becoming incorporated into the TIF Notes as provided herein.

(b) Subject to the terms, conditions and provisions provided below, the Developer has the following general responsibilities (which are not all inclusive) for the planning, design, development, construction, and installation of the Work (with the technical assistance of such qualified outside consultants as the Developer, in its discretion, may retain):

(i) Providing qualified field personnel for inspecting and reviewing the Work progress and construction of the Work, including final inspection and certification by the Developer that all Work, as constructed, conforms with the approved Final Project Documents;

(ii) Providing documentation of Total Project Costs and Eligible Redevelopment Project Costs in accordance with Section 403;

(iii) Providing, either alone or in conjunction with the Developer's advisers and consultants, the appropriate design and coordination of all planning and construction of the Work, including the directing and scheduling of construction, all field inspections, tests, surveys and other activities related to the Work; and,

(iv) Securing all authorizations, permits and licenses, including those of a temporary nature, from any government or regulatory body as may be necessary for the construction and intended use of the Work.

Section 304. Certificate of Completion. Not later than ninety (90) days after completion of the Work for any particular Component of the Improvements, the Developer shall furnish a certificate in the form attached as **Exhibit E** so certifying completion of that Component to the Village. The Village shall, within thirty (30) days following delivery of the Certificate of Completion, carry out such inspections as it deems necessary to verify to its reasonable satisfaction the accuracy of the certifications contained in the Certificate of Completion. Upon acceptance of the Certificate of Completion by the Village, the same shall constitute evidence of the satisfaction of the Developer's agreements and covenants to perform such Work.

Section 305. Utility Connections. Provided that the Developer complies with all requirements of general applicability promulgated by the Village or other governmental entity with jurisdiction for such connections and obtains all necessary approvals, the Village agrees to permit the Developer to connect to Village water lines and sanitary sewer lines. The Developer agrees that it will pay all fees or any fees imposed with respect to the RPA by the Metropolitan Water

Reclamation District of Greater Chicago, Illinois EPA or any state government or entity with regulatory authority.

Section 306. Force Majeure. Time is of the essence of this Agreement; however, a Party shall not be deemed in material breach of this Agreement with respect to this Agreement and construction of the Project if such Party fails to timely perform the same and such failure is due in whole or in part to a Change in Law (so long as failure to perform lasts no longer than 180 days after the enactment of such law) unknown conditions of the Existing Buildings or RPA, war, acts of God, casualty, strikes, or shortage of materials, through no fault of such Party or other causes beyond the reasonable control of such Party (collectively "*Force Majeure*"). If one of the foregoing events shall occur or either Party shall claim that such an event shall have occurred, the Party to whom such claim is made shall investigate same and consult with the Party making such claim regarding the same and the Party to whom such claim is made shall grant an extension for the performance of the unsatisfied obligation equal to the period of the delay, which period shall commence to run from the time of the commencement of the Force Majeure, provided that the failure of performance was reasonably caused, in whole or in part, by such Force Majeure event.

Section 307. Village Cooperation. The Village agrees to cooperate with Developer in Developer's attempts to obtain all necessary approvals from any governmental or quasi-governmental entity and upon request of Developer, will promptly execute any applications or other documents (upon their approval by the Village) which Developer intends to file with such other governmental or quasi-governmental entities in respect of the Project. Further, the Village shall promptly respond to, and/or process, and consider reasonable requests of Developer for: foundation permits; shell and core, mechanical, electrical and plumbing permits; tenant improvement permits; driveway permits; or other permits necessary to construct the Project and perform the Work.

ARTICLE IV
VILLAGE INCENTIVES AND TIF NOTES

Section 401. Total Project Costs: Eligible Redevelopment Project Costs.

(a) "*Total Project Costs*" shall mean the actual documented costs paid to third parties or Developer Affiliate and actually expended by or on behalf of the Developer or Developer Affiliate to construct and complete the Project and perform the Work within the Redevelopment Project Area in accordance with the Final Project Documents, including without limitation, hard construction costs and "soft costs" including, without limitation, insurance and bonding premiums, permit fees, appraisal, inspection, financing fees and loan interest costs paid to Project lenders, costs and fees paid on behalf of the Village in connection with the formation and administration of the Redevelopment Project Area, and professional fees for planning consultants, architects, engineers, designers, surveyors and attorneys, acquisition costs and any

other costs or fees that may be included as "Redevelopment Project Costs" (as defined in the Act) or otherwise reimbursable under the Act. "*Eligible Redevelopment Project Costs"* shall mean those Total Project Costs which constitute "Redevelopment Project Costs" as defined in the Act or that may otherwise be repaid to the Developer under the Act and that are documented in accordance with Section 403. Without limiting the foregoing provisions, the consideration paid by Developer to acquire the RPA shall be deemed an Eligible Redevelopment Project Cost and counted as part of Total Project Costs. Eligible Redevelopment Project Costs include the cost of public or private improvements constructed by the Developer, any Developer Affiliate or any party acting at the direction of, by or on behalf of the Developer as part of the Project or improving the RPA.

(b) The Developer shall advance or caused to be advanced all funds, and pay or cause to be paid all costs, necessary to construct the Project eligible for reimbursement pursuant to this Agreement in connection with the Work.

(c) So long as performed pursuant to the Act, the Developer reserves the right to reallocate dollars between and among the Work and the line items that constitute the budget for the Work.

Section 402. Village TIF Incentive. Subject to the terms, conditions and limitations set forth in this Agreement, the Village agrees to provide a financial incentive to the Developer which shall consist of the reimbursement of all Eligible Redevelopment Project Costs in an amount not to exceed, the lesser of: (A) thirty percent (30%) of Total Project Costs plus interest at the Interest Rate (as defined in the TIF Notes), until fully paid; or, (B) Fifty-Three Million Seven Hundred Sixty-Seven Dollars ($53,767,000), plus interest at the Interest Rate (as defined in the TIF Notes) (the "*Maximum Reimbursement Amount"*) as the total amount payable pursuant to the terms of the TIF Notes.

Section 403. Requests for Reimbursement.

(a) To request reimbursement of the specific Eligible Redevelopment Project Costs incurred under this Agreement, the Developer shall submit to the Village Manager after each Component is completed, the following documents:

(i) A Request for Reimbursement in the form attached to this Agreement as **Exhibit I**, numbered consecutively, and setting forth the amount of Total Project Costs incurred to date, the amount of Eligible Redevelopment Project Costs incurred to date, and the specific Eligible Redevelopment Project Costs for which reimbursement is sought.

(ii) At such time as any particular Component of the Work is complete, the Developer shall furnish to the Village redacted construction contracts with change orders, the general contractor's sworn statement and waivers of lien for the Component being submitted, covering the Work completed, together with waivers of lien from each subcontractor, together with the title company disbursement statement showing the payments made to such

parties from the Developer's construction escrow or any other documentation reasonably required by the Village. The Developer shall furnish to the Village a copy of any escrow agreement in effect from time to time. For Work that is not construction, copies of contracts, invoices and proof of payment shall be submitted for consideration and approval.

(iii) Bills, paid invoices and proof of payment for all Eligible Redevelopment Project Costs that are not paid through a construction escrow for the period covered by the Request for Reimbursement.

(iv) At such time as the final application for payment is made by the general contractor for the Work in any particular Component, the Developer shall cause the architect of record to issue a certificate of payment indicating that based on the architect's evaluation of the Work and the data comprising the contractor's application for payment, that the Work has been completed and in accordance with the final Construction Plans. The Developer shall furnish a copy of such certificate of payment to the Village.

(b) All records with respect to the administration of the construction of the RPA shall be created and maintained in a manner reasonably satisfactory to the Village. The records will identify whether or not a particular item of cost constitutes an Eligible Redevelopment Project Cost and whether such item of cost is includable in Total Project Costs. The Village, acting by the Village Manager, shall have sixty (60) days after receipt of any Request for Reimbursement to approve or disapprove in writing, any of the expenditures as incurred and documented Eligible Redevelopment Project Costs and Total Project Costs. If any Request for Reimbursement is disapproved, the Village shall provide a written explanation in sufficient detail as to why such request was disapproved. The final approval in whole or in part of each Request for Reimbursement shall be made by the Corporate Authorities. The inability of the Parties to reach agreement on the grounds for approval or disapproval of any Request for Reimbursement may be referred to mediation under Section 703.

(c) Reimbursement to Developer of Eligible Redevelopment Project Costs shall, provided same qualify under applicable law as reimbursable Eligible Redevelopment Project Costs, be on a "gross" basis and not be limited on a "line item" basis as such costs are set forth on the Construction Budget, subject to the Maximum Reimbursable Amount. By way of example but not limitation, if the actual cost of the site preparation/grading work exceeds the budgeted amount by $500,000, the full amount of such costs, regardless of the budgeted amount, shall be subject to reimbursement without regard to the line item budgeted therefore on the Construction Budget (subject to the Maximum Reimbursement Amount).

Section 404. TIF Notes.

(a) The Village shall initially execute and deliver to the Developer three (3) promissory notes (the "*TIF Notes*"), in favor of the Developer. TIF Note A shall be in the form attached hereto as **Exhibit F-1** and the principal amount of TIF Note A shall be eighty percent (80%) of the Maximum Aggregate Principal Amount, as defined in the Note Ordinance. TIF Note A shall not be prepaid at any time by the Village.

(b) TIF Note B shall be in the form attached hereto as **Exhibit F-2** and the principal amount of the TIF Note B shall be twenty percent (20%) of the Maximum Aggregate Principal Amount. TIF Note B may be prepaid at any time by the Village.

(c) TIF Note C shall be in the form attached hereto as **Exhibit F-3** and initial principal amount shall be $1.00 (and thereafter increased pursuant to the terms hereof). TIF Note C shall be used only for any payments due to the Developer pursuant to Section 601 of this Agreement and for no other purpose. TIF Note C shall be payable in full upon payment due thereunder, may be prepaid at any time and shall not bear interest.

(d) The TIF Notes will be authorized and issued pursuant to the Note Ordinance in the form set forth in **Exhibit E**, to reimburse and/or pay the Developer the Eligible Redevelopment Project Costs. In addition to the obligations under this Agreement, the TIF Notes, when executed and delivered by the Village, shall evidence the Village's obligation to reimburse the Developer for Eligible Redevelopment Project Costs, if and when Incremental Taxes (as hereinafter defined) are available, on the terms and conditions stated in the TIF Notes.

(e) The TIF Notes shall be authorized upon passage of the Note Ordinance and execution of the TIF Notes by the Village. At the option of the Developer, the Issuance Date of TIF Note A and TIF Note B may be delayed for a period of up to twenty-four (24) months after TIF Note A and TIF Note B were authorized under the Note Ordinance. If the Developer does not authorize the issuance of TIF Note A and TIF Note B within twenty-four (24) months after the date TIF Note A and TIF Note B were authorized, each of TIF Note A and TIF Note B's Issuance Dates shall be deemed to be twenty-four (24) months after the date of passage of the Note Ordinance and execution of TIF Note A and TIF Note B.

Section 405. Payments into Village Account and Developer Account.

(a) In accordance with the Note Ordinance, all Incremental Taxes deposited into the Fund shall be distributed to the Developer Accounts and Village Account according to the percentages shown on the table in **Exhibit J** or **Exhibit JJ,** whichever applies, until each TIF Note is paid in full or matures. After each TIF Note is paid in full or matures, all Incremental Taxes shall be deposited into the Village Account.

(b) In addition to any site infrastructure Improvements required to be performed by the Developer for the various Components of the Project, the Village desires to perform or arrange for a party to perform the following infrastructure improvements, including but not limited to (collectively "*Public Infrastructure"*):

(i) On-site and off-site pedestrian and bicycle trails connecting to the Pace Barrington Road Transportation station at Barrington Road and to the Cook County Forest Preserve.
(ii) Re-paving Lakewood Boulevard.
(iii) Off-site traffic improvement as dictated by a future traffic study.
(iv) Any other costs permissible by the Act.

All Public Infrastructure or any public improvements required by the Village shall be paid solely from the Village Account or the Village shall use the Village Account, or advance funds, to pay for all Public Infrastructure costs. With the Village's authorization, the Public Infrastructure may be performed by the Developer. If the Developer performs the Public Infrastructure, the Developer may apply for reimbursement of the costs to perform the Public Infrastructure with such costs paid from the Village Account and shall not be deemed to be a repayment under the TIF Notes.

(c) In any year where the Village Account portion of the Fund exceeds annual costs, the Village may apply any excess to TIF costs previously incurred but not reimbursed. Any remaining TIF Funds in the Village Account may be used by the Village for any lawful TIF purposes, including property tax appeal refund payments.

Section 406. Audit. The Village shall perform an audit for the TIF (and a copy thereof shall be delivered to Developer) no later than one hundred eighty (180) days following the end of the Village's fiscal year and which audit shall contain (i) a reconciliation of the TIF administrative costs and the calculations for the Village Account as incurred; (ii) a calculation of the amount in the Fund; (iii) confirmation of the Pledged Amounts. The cost of the audit shall be an administrative cost of the TIF, paid from the Village Account and reimbursable as a redevelopment project cost pursuant to the Act.

Section 407. Offset Payments to Village. In an attempt to offset the payments to the Developer made by the Village upon the established benchmarked success of the Project within the Redevelopment Project Area, the Developer agrees to pay to the Village an agreed-upon amount as provided in this Section 407 as follows:

(a) The Village shall be eligible to receive an Offset Payment upon the following events ("*Payment Periods*"):

Payment Period 1:	Upon seventy-five percent (75%) of the gross leasable area of all of the space within the currently Existing Buildings intended to be used as office is occupied and all occupants within such space are paying rent (without free rent or lease defaults) (collectively "*Project Stabilization*"). If Project Stabilization is not achieved by year 8 of the TIF, Developer shall calculate the Yield on Cost Offset Payment in year 8.
Payment Period 2:	The fifth (5th) full calendar year after "Payment Period 1"
Payment Period 3:	The tenth (10^{th}) full calendar year after "Payment Period 1"
Payment Period 4:	The fifteenth (15^{th}) full calendar year after "Payment Period 1"

By April 30th of any calendar year following a Payment Period event, the Village may be eligible for an "Offset Payment" from the Developer. An "Offset Payment" shall be equal to twenty-five

percent (25%) of the Net Operating Income (as defined herein) that is over and above the Income Threshold (as defined below) based upon the following formula:

Yield on Cost = Net Operating Income / Overall Costs

Within thirty days (30) of written request by the Village, the Developer shall make available for review by the Village or its representative, the Developer's Yield on Cost and Offset Payment calculations and documents necessary to support the calculation thereof to the Village. If the Village and the Developer disagree as to the preceding calculations, the Parties will resolve the dispute in accordance with Section 703. If, and only if, the Yield on Cost for the Redevelopment Project Area as computed by the above formula (and based on the terms defined below) exceeds twenty percent (20%) ("*Income Threshold*"), then the Village is eligible for an annual Offset Payment for each Payment Period the Yield on Cost exceeds the Income Threshold equal to twenty-five percent (25%) of the remaining Net Operating Income received by the Developer that exceeds the Net Operating Income required to achieve a Yield on Cost in excess of the Income Threshold. The Redevelopment Project Area Income, Operating Expenses, Net Operating Income and Total Project Costs shall be annualized based upon the totals for all years prior to a particular Payment Period.

Notwithstanding any other provision to the contrary, the Offset Payments shall, both annually and in the aggregate, be limited to the total amount of principal payment paid by the Village to the Developer under TIF Note B. In no instance shall the Offset Payments, either individually or in the aggregate, exceed the principal payment paid to the Developer under the TIF Note B. Developer shall make any Offset Payment by June 30th of the year any Offset Payment may be due. If the Village is due an Offset Payment and the Village has not received an Offset Payment by June 30th of any year, after sending demand to the Developer and Developer having not paid the Offset Payment within thirty (30) days of such demand, the Village shall have the right, but not the obligation, to reduce the amounts due to the Developer under TIF Note B equal to a dollar-for-dollar reduction in the outstanding amount equal to the Offset Payment owing to the Village. No principal reduction shall be from TIF Note A.

For purposes of this Section 407, the following terms shall have the following definitions:

(i) "*Redevelopment Project Area Income*" means the gross income actually received by the Developer derived solely from the Redevelopment Project Area leases on a cash accounting basis annualized over the years prior to any Payment Period. Any leases in default or any accounts receivable or other amounts due but not actually received by the Developer shall not be included in any Redevelopment Project Area Income calculations. All calculations relating to the Yield on Cost shall be limited to only the investments, returns and property located solely within the Redevelopment Project Area. For purposes of example but not limitation, Redevelopment Project Area income shall not include amounts received from the sale of any or all of the Redevelopment Project Area, fees paid to develop any of the Redevelopment Project Area but shall include income received under the TIF Notes.

For leases in effect at the time of any Payment Period but which expire during the Payment Period (and the tenant has not exercised any option to renew or extend) ("*Expiring Leases*"), any income from any Expiring Leases shall be excluded from any income calculations. Any sale of property outside of the Redevelopment Project Area; and, any sale of the property intended to be used for the hotel Component or the hotel Improvements (or sale of any rights to develop the Hotel Improvements) shall not be included in the Redevelopment Project Area Income (regardless if such component may be located within the Redevelopment Project Area) or in any computations for the Yield on Cost.

(ii) "*Overall Costs*" mean all costs in any way associated with the Redevelopment Project Area, the construction or maintenance of the Redevelopment Project Area, the leasing, operation and of maintenance of the Redevelopment Project Area, including without limitation: any and all costs incurred within the Redevelopment Project Area in any way relating to: soft construction costs, architects fees, design fees; hard costs, construction costs, replacement costs and any costs for the replacement, refurbishment, renewal or reconstruction; development fees; any costs, fees or payments paid to any tenant for any tenant improvements or as otherwise required under any tenant lease; any costs of any vertical construction or new construction; land acquisition costs; costs paid and loan payments for any loans, financing, mortgages, mezzanine financing or other debt incurred by the Developer or any Developer Affiliate; preferred returns, preferred payments or other inducement costs to any equity joint venture partners of the Developer; depreciation; loss of useful life of any capital component; capital expenditures or costs which are required to capitalized by Developer pursuant to the then-applicable Internal Revenue Service regulations; and, any other costs that are not included in Operating Expenses (which is not to mean that Operating Expenses and Overall Costs are exclusive or that there is no duplication of Operating Expenses and Overall Costs). Any agent or Developer Affiliate can perform any task that would be included in the Overall Costs provided that such cost of the agent or Developer Affiliate is at prevailing market rates.

(iii) "*Operating Expenses*" mean any expenses, regardless of the source, incurred within the Redevelopment Project Area to own, manage, operate and maintain the property within the Redevelopment Project Area, which shall include, without limitation: management costs and fees; insurance costs and fees; costs and losses due to vacancy; a market rate vacancy allowance real estate taxes, ad valorem taxes and any costs or fees associated with the payment or appeal of such taxes; costs and losses due to tenant default; legal fees in any way related to the Redevelopment Project Area; leasing commissions; credits, payments or amounts paid to tenants (for any reason); tenant improvements payments or allowances; free rent or rent reductions; payments for maintenance, repairs and non-capital replacements; utility costs; snow removal costs; and, any other costs not required to capitalized by Developer pursuant to the then-applicable Internal Revenue Service regulations. Any agent or Developer Affiliate can perform any task that would be included in the Operating Expenses provided that such cost of the agent or Developer Affiliate is at prevailing market rates.

(iv) "*Net Operating Income*" means the Redevelopment Project Area Income less the Operating Expenses.

ARTICLE V
SPECIAL ALLOCATION FUND

Section 501. Maintenance of Fund.

(a) The Village agrees to comply with the provisions of the Note Ordinance.

(b) The Village agrees that until such time as this Agreement is terminated or all payments due under the TIF Notes have been made and the TIF Notes all expire by their terms, (i) the Village will not intentionally take any action or omit to take any action that will affect the continued existence of the Fund or the availability of monies deposited in the Fund to pay the principal amount of the TIF Notes; (ii) the Village will take all reasonable actions and submit all documents in a timely manner in order to receive all Incremental Taxes; (iii) the Village will direct the investments of amounts deposited into Fund in accordance with Illinois law; and (iv) the Village will comply with all annual reporting requirements set forth in the Act. If any governmental agency having jurisdiction over enforcement of the Act and the subject matter of this Agreement shall determine that this Agreement is contrary to law or if the legitimacy of the Redevelopment Project Area is otherwise challenged before a court or governmental agency having jurisdiction thereof, the Village will, at its cost and expense (but subject to reimbursement as defense costs) defend the integrity of the Redevelopment Project Area and this Agreement. The Developer will fully cooperate with the Village in connection with the foregoing. If funds are not available in the Fund to reimburse the Village for its defense costs, then, in that event, the Developer and the Village shall share equally in the actual, out-of-pocket costs of such defense, which expenses, when paid by the Developer, shall be subject to reimbursement as an Eligible Redevelopment Project Cost.

(c) The Village shall be relieved from any claims, causes of action or liability and all holders of any of the TIF Notes shall forever waive any claims or causes of action against the Village relating to the Village's allocation of payments to Developer Account A as opposed to Developer Account B and vice versa. Nothing in this Section shall relieve the Village from payment under any of the TIF Notes themselves.

ARTICLE VI
SPECIAL COVENANTS OF THE DEVELOPER

Section 601. Real Estate Taxes.

(a) The Developer agrees that it shall pay, or cause to be paid, when due, any and all real estate taxes and special assessments in respect to the RPA, together with all improvements on such parcel. The Developer will notify the Village's Director of Finance within fifteen (15) days of payment of property taxes. Failure to timely pay said taxes and/or special assessments by the end of the calendar year in which taxes are due shall constitute a monetary Event of Default, subject to the notice and cure provisions set forth in Article VII of this Agreement.

(b) For any assessment year during the Term of this Agreement, neither the Developer nor any agent, representative, lessee, tenant, assignee, transferee or successor in interest to the Developer shall directly or indirectly, initiate, seek or apply for proceedings in order to lower the assessed value of all or any portion of the RPA in which the lowering of assessed value would entitle the petitioner to a refund of overpaid property taxes. By way of example, but not limitation, the Developer, any agent, representative, lessee, tenant, assignee, transferee or successor in interest to the Developer shall be prohibited from (i) requesting or filing for a certificate of correction, (ii) requesting or filing for a certificate of error, (iii) filing a tax objection complaint in circuit court, or (iv) filing a petition with the Property Tax Appeal Board. Notwithstanding the preceding, for any assessment year during the Term of this Agreement, the Developer or any agent, representative, assignee, transferee or successor in interest to the Developer may seek to lower the assessed value of all or any portion of the RPA with the Cook County Assessor or the Cook County Board of Review solely on the basis that the RPA is over-assessed due to issues related to occupancy (collectively "*Occupancy Appeal*"). The Developer expressly agrees that this Agreement may be introduced into any proceeding as conclusive evidence that the Developer has waived its rights as provided in this Section 601(b).

(c) For any assessment year during the Term of this Agreement, neither the Village nor any agent, representative, lessee, tenant, assignee, transferee or successor in interest to the Village shall directly or indirectly, initiate, seek or apply for proceedings in order to increase the assessed value of all or any portion of the RPA in which the increasing of assessed value would require the owner or taxpayer of all or any portion of the RPA to make a payment for underpaid property taxes. By way of example, but not limitation, the Village, any agent, representative, lessee, tenant, assignee, transferee or successor in interest to the Village shall be prohibited from (i) requesting or filing for a certificate of correction, (ii) requesting or filing for a certificate of error, (iii) filing a tax objection complaint in circuit court, or (iv) filing a petition with the Property Tax Appeal Board. Notwithstanding the preceding, for any assessment year during the Term of this Agreement, the Village or any agent, representative, assignee, transferee or successor in interest to the Village may seek to increase the assessed value of all or any portion of the RPA with the Cook County Assessor or the Cook County Board of Review (collectively "*Village Appeal*"). The Village expressly agrees that this Agreement may be introduced into any proceeding as conclusive evidence that the Village has waived its rights as provided in this Section 601(c).

(d) The Parties agree that if either files any appeal or claim, whether permitted or prohibited by Section 601(b) or Section 601(c), then said Party shall provide notice of such claim or appeal, (in compliance with Section 1003), together with copies of all documents filed in connection with such claim or appeal to the non-filing Party within seven (7) days of the date of filing. The non-filing Party shall have the right to contest any such claim or appeal.

(e) With respect to the RPA or any portion thereof, neither the Developer nor any agent, representative, lessee, tenant, assignee, transferee or successor in interest to the Developer shall seek or authorize any exemption from property taxation (as such term is used and defined in the Illinois Constitution, Article IX, Section 6 (1970)) for any assessment year during the Term of this Agreement.

(f) The Developer and Village agree that for the purpose of this Agreement, the projected property taxes of the RPA for the years noted ("*Target Property Taxes*") are indicated on column titled "Target Property Taxes" on **Exhibit K** attached hereto and incorporated herein by reference. If an Occupancy Appeal or Village Appeal is successful and the property taxes go above or below the Target Property Taxes, the difference shall be addressed as follows:

For Occupancy Appeals: If an Occupancy Appeal is successful and results in the real estate taxes for the RPA falling below the Target Property Taxes amount for the year in question, then the *"Occupancy Tax Delta"* shall be the difference in the amount in real estate taxes between the amounts due as a result of the Occupancy Appeal and the Target Property Taxes, and fifty percent (50%) of said Occupancy Tax Delta shall be credited to the Village as a dollar-for-dollar reduction to the principal amount of TIF Note B.

For Village Appeals: If a Village Appeal is successful and results in the real estate taxes for the RPA rising above the Target Property Taxes amount for the year in question, then the *"Village Appeal Delta"* shall be the difference in the amount of real estate taxes due as a result of the Village Appeal and the Target Property Taxes, and one hundred percent (100%) of the Village Appeal Delta shall be credited to the Developer as a dollar-for-dollar increase in the principal amount due under TIF Note C.

(g) To act as a substitute for the Developer or Village waiving its rights to appeal the RPA's assessed value as provided in Section 601(b) and Section 601(c), the Parties agree that a revaluation of the RPA ("*Revaluation*") may be initiated by the Party seeking the Revaluation ("*Revaluation Party"*) providing written notice of its intention to initiate a Revaluation within ninety (90) days after the Cook County Assessor sets the assessed value for the RPA by delivering the assessment books to the Cook County Board of Review for the triennial reassessment of the RPA in accordance with 35 ILCS 200/14-35, as amended. A Revaluation may only be initiated in either: (i) the first year of a triennial general reassessment period or (ii) any year in which the Cook County Assessor revises the assessment of the RPA. If no Party initiates the Revaluation process as provided above, all Parties shall waive their right to perform a Revaluation for that particular three (3) year triennial reassessment period. If the Revaluation Party seeks a Revaluation as provided herein, the Revaluation Party shall obtain an appraisal of the RPA ("*Initial Appraisal*") by a Qualified Appraiser as provided below. Once any Revaluation is established, the Revaluation Market Value, as defined herein, shall be deemed to be the fair market value of the RPA for all purposes under this Section 601 for the entirety of the three (3) year triennial reassessment period.

The Revaluation Party shall send the Initial Appraisal to the other Party within the timeframe for initiating a Revaluation. The Party not seeking the Revaluation, within sixty (60) days of receiving the Initial Appraisal, shall either: (i) obtain an appraisal by another Qualified Appraiser on the standards provided below ("*Second Appraisal*); or, (ii) take no action. If the Party not seeking the Revaluation does not obtain a Second Appraisal within sixty (60) days of the date of receipt of the Revaluation Party's Initial Appraisal, the fair market value of the RPA as indicated in the Initial Appraisal shall be the "*Revaluation Market Value*" for purposes of this Section 601. If a Second Appraisal is performed, the Parties shall review the Second Appraisal and shall within twenty-one (21) days of delivery of the Second Appraisal to the Revaluation Party, either (i) agree that the Revaluation Market Value is the average of the Initial Appraisal and Second Appraisal; or (ii) request a third appraisal by another a Qualified Appraiser on the standards provided below. Either Party may request a third appraisal in its sole discretion. If either Party requests a third appraisal ("*Third Appraisal*"), the appraisers performing the Initial Appraisal and

Second Appraisal shall jointly select the Qualified Appraiser performing the Third Appraisal on the standards stated below. The third Qualified Appraiser shall review the Initial Appraisal and Second Appraisal and perform its own independent review and prepare the Third Appraisal. Upon completion of the Third Appraisal, the average of the Initial Appraisal, Second Appraisal and Third Appraisal shall be the Revaluation Market Value.

(h) For each year of a triennial reassessment period in which a Revaluation Market Value has been established or carried forwarded under this Section 601, within thirty (30) days after the second installment of taxes is paid in full by the Developer, the Parties shall mutually, reasonably and cooperatively compute the property taxes of the RPA that should have been received based on the Revaluation Market Value using the same computation as used by the Cook County Treasurer, using the then-current equalization factor and tax rate and determine the property tax amount for the RPA based upon the Revaluation Market Value (collectively "*Revalued Tax Amount*"). The amount representing the difference between the Revalued Tax Amount that would have been received with the RPA valued at the Revaluation Market Value and the actual RPA real estate tax amount shall be treated as follows:

For Over-assessments (the following collectively "*Developer Tax Recapture*"): If the actual RPA real estate tax amount is greater than the Target Property Taxes for the year in question and if the Revalued Tax Amount is less than the Target Property Taxes, then TIF Note C shall be increased by the sum of: (i) one hundred percent (100%) of the amount of the difference between the actual RPA real estate tax amount and the Target Property Taxes amount; and (ii) fifty percent (50%) of the amount of the difference between the Target Property Taxes and the Revalued Tax Amount. By way of example but not by limitation, if the actual RPA real estate tax amount is $3,000,000, the Target Property Taxes are $2,000,000 and the Revalued Tax Amount is $1,500,000, the Developer Tax Recapture would equal the sum of $1,000,000 (which is 100% of the amount of the difference between the actual RPA real estate tax amount and the Target Property Taxes) and $250,000 (which is 50% of the amount of the difference between the Target Property Taxes and the Revalued Tax Amount). If the actual RPA real estate tax amount is below the Target Property Taxes, then TIF Note C shall be increased by fifty percent (50%) of the difference between the actual RPA real estate taxes and Revalued Tax Amount. By way of example but not limitation, if the actual RPA real estate tax amount is $1,500,000, the Target Property Taxes are $2,000,000, and the Revalued Tax Amount is $1,000,000, the Developer Tax Recapture would equal $250,000 (which is 50% of the difference between the actual RPA real estate tax amount and the Revalued Tax Amount).

For Under-assessments (the following collectively "*Village Tax Recapture*"): If actual RPA real estate tax amount is below the Target Property Taxes and if the Revalued Tax Amount is more than the Target Property Taxes, then, TIF Note B shall be reduced by fifty percent (50%) of the amount equal to the difference between the Target Property Taxes and the actual RPA real estate tax amount. By way of example but not by limitation, if the actual RPA real estate tax amount is $1,500,000, the Target Property Taxes is $2,000,000 and the Revalued Tax Amount is $3,000,000, the Village Tax Recapture would equal $250,000 (the amount attributed to 50% of the difference between

the actual RPA real estate tax amount and the Target Property Taxes). There shall be no Village Tax Recapture for any increase in property taxes between any Revalued Tax Amount greater than the Target Property Taxes.

(i) The Developer Tax Recapture shall only be credited to Developer in the form of an increase in the principal amount then due under TIF Note C. The Village Tax Recapture shall only be credited to the Village through a reduction to the principal amount then due under TIF Note B. All Developer Tax Recapture and Village Tax Recapture shall relate to and be attributed to Eligible Redevelopment Project Costs. There shall be no actual cash payments between parties. Any payments due to the Developer under this Section 601 shall be limited to the Outstanding Principal Amount of TIF Note C and shall only be paid to the Developer to reimburse the Developer for and to the extent there are Eligible Redevelopment Project Costs. Notwithstanding anything contained in Section 402, the limitations contained therein shall not apply to TIF Note C. Payments under TIF Note C will be limited to Eligible Redevelopment Project Costs in an amount equal to the net amount of Developer Tax Recapture. The Village Tax Recapture shall not exceed, in aggregate, the Maximum Reimbursement Amount of TIF Note B. Nothing in this Section 601 shall require, state or imply any actual payment for either the Developer Tax Recapture or the Village Tax Recapture, both of which shall be limited only to amounts in Developer Account C and Village Account and the change in amounts due under TIF Note C and only for the repayment of Eligible Redevelopment Project Costs under the Act. In the event all or any part of this Section 601 is held to be illegal or unenforceable by court of law of competent jurisdiction, then the Parties shall agree to amend this Agreement or enter into another agreement to provide for an arrangement between the Parties that captures the terms, intent and spirit of this Section 601.

(j) Once a Revaluation Market Value has been established under this Section 601 for a given triennial reassessment period, the Developer and the Village shall cooperate to jointly file or the Developer shall file with the cooperation and concurrence of the Village such complaints and appeals at the Cook County Assessor and Cook County Board of Review to establish an assessed value based off of the Revaluation Market Value for the remaining years of the respective triennial reassessment period. Any action or inaction by the Cook County Assessor or Cook County Board of Review shall not preclude either Party from asserting its rights under this Section 601(h). Once the Revaluation Market Value is established, the Revaluation Market Value shall remain for the two years after the triennial reassessment and the Revaluation Party shall not be required to obtain updated appraisals for those two (2) years in order to obtain a Developer Tax Recapture or Village Tax Recapture, respectively.

(k) For purposes of this Section 601, a "*Qualified Appraiser*" shall mean an independent MAI appraiser not affiliated with either the Village or Developer, not having performed work for either the Village or Developer within the last five (5) years and having at least ten (10) years' experience appraising commercial office buildings and mixed use buildings. The Qualified Appraiser shall have an office in Cook County and shall have been associated with or employed by (either currently or previously) a regional or national real estate company. For the purposes of this Section 601, the RPA shall include the entire RPA or any portion or section of the RPA. The Party seeking the Initial Appraisal and Second Appraisal shall pay for the respective appraisals. The Parties shall split the cost of the Third Appraisal.

(l) The Parties agree that the restrictions contained in this Section 601 are covenants running with the land. These restrictions shall be binding upon the Developer and its agents, representatives, lessees, successors, assigns and transferees from and after the Effective Date. The Developer agrees that any sale, lease, conveyance, or transfer of title to all or any portion of the Redevelopment Project Area from and after the Effective Date shall be made explicitly subject to such covenants and restrictions. Notwithstanding the foregoing terms of this Section 601, the right to seek a Revaluation shall be personal to the Registered Owner (as defined in the Note Ordinance) of TIF Note C.

Section 602. Compliance with Laws. The Developer represents to the Village, both as of the date of execution and delivery of this Agreement and for the Term of the Agreement, as follows:

(a) The Developer represents that the Project shall be constructed and fully completed in a good and workmanlike manner in accordance with all applicable Legal Requirements that are applicable to the Project.

(b) The Developer further represents that:

(i) It is not barred from contracting with any unit of state or local government as a result of violating Section 33E-3 or 33E-4 of the Illinois Criminal Code (720 ILCS 5/33E-3 and 33E-4).

(ii) It shall comply with the Illinois Drug Free Work Place Act.

(iii) It shall comply with the Equal Opportunity Clause of the Illinois Human Rights Act and the Rules and Regulations of the Illinois Department of Human Rights.

(iv) It shall comply with the Americans with Disabilities Act and Article 2 of the Illinois Human Rights Act (775 ILCS 5/2-101 *et seq*.).

(v) Any construction contracts entered into by the Developer relating to the construction of the Project shall require all contractors and subcontractors to comply with the Illinois Fair Employment Practices Act.

(vi) The Developer is not delinquent in the payment of any tax administered by the Illinois Department of Revenue nor is delinquent in the payment of any money owed to the Village.

(vii) The Developer shall comply with all applicable federal laws, state laws and regulations including without limitation, such laws and regulations relating to minimum wages to be paid to employees, limitations upon the employment of minors, minimum fair wage standards for minors, payment of wages due employees, and health and safety of employees. The Developer agrees to pay its employees, if any, all rightful salaries, medical benefits, pensions and social security benefits pursuant to applicable labor

agreements and federal and state statutes, and further agrees to make all required withholdings and deposits therefore. The Developer agrees to maintain full compliance with changing government requirements that govern or apply to the construction of the Project. The Developer understands and agrees that the most recent of such federal, county, state, and local laws and regulations will govern the administration of this Agreement at any particular time. Likewise, new federal, county, state and local laws, regulations, policies and administrative practices may be established after the date of the Agreement has been executed and may apply to this Agreement and the Project. Any lawsuit or complaint of violation of laws that is received by the Developer relative to this Agreement or the Project shall be immediately forwarded to the Village Manager. The Village agrees not to adopt and apply any new local ordinances to the Project that would materially interfere with the Developer's implementation of the Project.

(viii) The Developer at all times shall be in material compliance with the Final Project Documents, all Village site plan approvals relating thereto, and all Village property maintenance regulations.

(ix) The Developer shall comply with the Illinois Prevailing Wage Act (820 ILCS 130/0.01, *et seq*. as amended) to the extent applicable.

Section 603. Indemnification of Village. Developer, its successors and assigns shall defend, indemnify and hold harmless the Village and its elected or appointed officers and officials, trustees, agents, volunteers, representatives and/or employees, from and against any and all civil liabilities, actions, responsibilities, obligations, losses, damages and claims, and all costs and expenses, including but not limited to attorney's fees and expenses (collectively, "*Losses*") pursuant to any federal, state and local laws including the common law, statutes, ordinances, rules, regulations and other requirements relating to or which the Village and/or its elected or appointed officers and officials, trustees, agents, volunteers, representatives and/or employees may incur from or on account of Developer's use of the RPA, any tests or surveys conducted by the Developer, and the construction of the Project, including but not limited to any Losses incurred which are based on tort law, wrongful death and/or a personal injury claim, suit or action and/or any Losses relating to environmental investigation, cleanup, or abatement, whether asserted or unasserted, direct or indirect, existing or inchoate, known or unknown, having arisen or to arise in the future, and in any manner whatsoever incurred by reason of Developer's or Developer's worker's activities at the RPA, but only to the extent and proportion such Losses are not caused by the action or inaction of the Village or its elected or appointed officers and officials, trustees, agents, volunteers, representatives and/or employees. It is expressly understood, agreed upon and the specific intent of this Agreement that the Village and its elected or appointed officers and officials, trustees, agents, volunteers, representatives and/or employees will at no time assume responsibility or liability for the actions of Developer or any of the workers or other persons on the RPA. As between the Village and its elected or appointed officers and officials, trustees, agents, volunteers, representatives and/or employees and Developer, Developer shall at all times be held solely responsible to all persons on the RPA

present there because of the Project and Work thereon. Developer and its successors and assigns hereby agree to release, waive, covenant not to sue and forever discharge the Village and its elected or appointed officers and officials, trustees, agents, volunteers, representatives and/or employees, for any claim, suit or action, whether or not well founded in fact or in law, which Developer and the Developer's workers have, or may have, arising out of the Project, except: (a) to the extent that any Losses or contamination occurs that is caused, in whole or in part, by the Village or any of its elected or appointed officers and officials, trustees, agents, volunteers, representatives and/or employees of the Village; (b) for any claim or action, at law, in equity or otherwise, which Developer, its successors and assigns may have under or in any way related to this Agreement, the TIF Notes, the Note Ordinance or any other agreements between the Developer and the Village; (c) the willful misconduct or negligence on the part of the Village or its elected or appointed officers and officials, trustees, agents, volunteers, representatives and/or employees; or, (d) any failure of the Village or its elected or appointed officers and officials, trustees, agents, volunteers, representatives and/or employees to comply with any Legal Requirements. For any indemnification claims or any Losses claimed by the Village or any other indemnitee under this Section that are covered, in whole or in part, by insurance policies in effect, any obligations, defense, amounts paid or other recovery shall be limited to limits in said insurance policies.

Section 604. Insurance.

(a) The Developer (and any Subdeveloper, successor and assign of Developer) shall obtain or cause to be obtained and continuously maintained when required during the Term of this Agreement, insurance as set forth below. The Developer shall provide a copy of all policies to the Village with proof that the premiums for such insurance have been paid and the insurance is in effect. The insurance coverage described below is the minimum insurance coverage that the Developer and any Subdeveloper must obtain (or cause their respective contractors to obtain). Prior to and during the commencement of construction of any portion of the Project, the Developer shall obtain and continuously maintain the following:

(i) Workers' compensation insurance with statutory coverage;

(ii) Commercial general liability insurance (including operations, contingent liability, operations of subcontractors, completed operations and contractual liability insurance) together with limits against bodily injury and property damage of not less than $5,000,000 for each occurrence (to accomplish the above-required limits, an umbrella excess liability policy may be used), written on an occurrence basis. The Village shall be named as an "additional insured" with respect to such policy and protected in accordance with a clause in form and content satisfactory to the Village.

(b) Until the TIF Notes are paid in full or expires, whichever occurs first, the Developer shall obtain, effective as of Purchase Date, and continuously maintain the following: (i) fire insurance and extended coverage on a replacement basis for ninety percent (90%) of the insurable value of the RPA Improvements at the date of completion, and (ii) commercial general liability insurance meeting the requirements of Section 604(a)(ii) above. The Village shall be named as an "additional insured" with respect to such policy and protected in accordance with a clause in form and content satisfactory to the Village.

(c) All insurance required in this Article shall be obtained and continuously maintained in responsible insurance companies selected by the Developer or its successors that are authorized under the laws of the State to assume the risks covered by such policies. Unless otherwise provided in this Article, each policy must contain a provision that the insurer will not cancel nor modify the policy without giving written notice to the insured and the Village at least thirty (30) days before the cancellation or modification becomes effective. Not less than fifteen (15) days prior to the expiration of any policy, the Developer, and its successor or assign, must renew the existing policy or replace the policy with another policy conforming to the provisions of this Article. In lieu of separate policies, the Developer and its successor or assign, may maintain a single policy, blanket or umbrella policies, or a combination thereof, having the coverage required herein.

(d) In the event of damage or destruction to the RPA Improvements by fire or other casualty during construction or thereafter during the Term of the Agreement, the Developer shall use its commercially reasonable judgment in determining whether the Developer will use any insurance proceeds it receives from such loss (after deducting any expenses incurred in collection thereof) to restore, reconstruct or repair such portion of the Redevelopment Project Area.

In the event the Developer decides to restore, reconstruct or repair the casualty area, the Developer shall use the Net Insurance Proceeds (as defined herein) to restore, reconstruct or repair the damage or destruction.

If the Developer decides not to use the Net Insurance Proceeds to restore, reconstruct or repair the damage or destruction, the Village shall be paid such portion of the Net Insurance Proceeds equal the ratio of (a) the amount paid from the Village to the Developer under the TIF Notes as of the date of the casualty as compared to (b) the amount of the Developer's total equity paid or incurred in the Project. By way of example but not limitation, if the Net Insurance Proceeds are $1,000,000, the total TIF Notes proceeds received by the Developer are $10,000,000 and the Developer's total equity in the Project is $90,000,000, the Village would receive $100,000 of the Net Insurance Proceeds.

Nothing in this Agreement shall require the Developer to utilize its own funds and the Developer's obligation to restore, reconstruct or repair shall be limited to the amounts actually received from any insurer, less any costs to collect such funds (which includes, without limitation, reasonable attorneys' fees and costs) and subject to the rights and prior claims of (and subject to the application of such proceeds pursuant to the direction of) any Mortgagee (collectively "*Net Insurance Proceeds*").

(e) Any insurance to be required under this Agreement shall be issued by an insurance company having a A.M. Best financial strength rating of at least A+ or better.

Section 605. Subdevelopers. The Developer may enter into agreements with prospective tenants or purchasers of land at the RPA designating any such party as a *"Subdeveloper"*. A Subdeveloper is authorized to construct on behalf of the Developer any building or improvements included in the Work.

Section 606. Assignment.

(a) Other than as a Permitted Transfer or a Transfer Upon Stabilization, the Developer agrees that it will not transfer all or any interests or obligations in this Agreement without the prior written consent of the Village, which approval shall not be unreasonably withheld, conditioned or delayed. Nothing in this Agreement shall preclude the granting of easements, licenses or rights of way.

(b) This Agreement shall not be assigned by the Developer unless (i) the Developer's assignee shall affirmatively agree to undertake all obligations under this Agreement; and, (ii) a copy of the assignment of this Agreement, evidencing the assignee's agreement to assume the Developer's obligations under this Agreement shall be sent to the Village along with the assignee's name and contact information for notice purposes under Section 1003 of this Agreement. Upon Village's approval of a transfer complying with the provisions of this Section 606(b), Hoffman Estates Acquisitions LLC or its Developer Affiliate shall be relieved from all further liability under this Agreement with respect to the interest so transferred, but nothing in this Section 606(b) shall relieve any subsequent Developer of its obligations under this Agreement.

(c) If the Corporate Authorities approve a transfer of the Developer's interest in this Agreement, such approval shall meet the following conditions: (i) the transferee shall have the necessary experience and financial ability to fulfill the obligations of the Developer hereunder; and, (ii) the transferee shall have executed and delivered to the Village an instrument stating that such transferee has read this Agreement and agrees to be bound by its terms, including, but not limited to, this Section 606 and Section 803, and, (iii) if such transferee is not a natural person, the transferee shall have delivered to the Village written opinion of counsel to such transferee stating that upon the execution and delivery of the assignment and acceptance, this Agreement will constitute the valid and legally binding obligation of the transferee, enforceable against the transferee in accordance with its terms, except to the extent that the enforcement thereof may be limited by applicable bankruptcy, insolvency, reorganization, moratorium or other similar laws affecting the enforcement of creditors' rights generally, and equitable principles which may limit the availability or enforcement of certain remedies.

(d) So long as the transfer complies with Section 606(b) the Developer may transfer this Agreement: (i) to any Developer Affiliate; or (ii) to collaterally assign all or any portion of this Agreement or the TIF Notes to any Lender or other party providing financing to the Developer (collectively "*Permitted Transfer*") without authorization of the Village.

(e) So long as the Developer complies with Section 606(b), the Developer may assign this Agreement, in connection with the sale of all or any part of the RPA, upon achieving Project Stabilization, (collectively "*Transfer Upon Stabilization*") without authorization from the Village.

(f) Each reference to the Developer in this Section 606 shall be deemed to include the successors and assigns of the Developer and successor owners of record of any portion of the RPA, including the person or persons acquiring all or a portion of the interest of such members and any shareholders, members or partners of any successor or assign of the Developer.

Section 607. Payment of Taxes and Fees. Except as provided in Section 601 of this Agreement the Developer agrees to promptly pay or cause to be paid as the same become due, any and all fees, rent, taxes and governmental charges of any kind that may at any time be lawfully assessed with respect to the Project or required under this Agreement. The Developer certifies that it is not delinquent in the payment of any tax administered by the Illinois Department of Revenue or any tax or fee administered by the Village. The Developer does not owe the Village any money prior to the execution of this Agreement and knows of no proposed additional tax or assessment against it by any governmental authority, that would be reasonably likely to have a material adverse effect on the business, condition (financial or otherwise) or operations of the Developer.

Section 608. Environmental Matters. The Developer shall not dispose of or intentionally release any hazardous substance, material, contaminant, or pollutant, as defined by any federal or state environmental laws, in, under, on or about the Site. The Developer, at its costs, shall remediate any hazardous substance, contaminant or pollution or other dangerous environmental condition that it (or its employees, agents or contractors) creates or directly causes with respect to the Project in accordance with all federal, state, county and local applicable laws and regulations. The Developer shall indemnify and hold the Village and its elected or appointed officers and officials, trustees, agents, volunteers, representatives and/or employees harmless against any claim, suit, loss, liability or damage, including, attorney's fees and expenses incurred by the Village and/or its elected or appointed officers and officials, trustees, agents, volunteers, representatives and/or employees in defending itself or complying with applicable laws and regulations, arising out of or relating to the disposal or release of any hazardous substance, material, contaminant, or pollutant during performance of the Project in, under, on or about the RPA by the Developer.

ARTICLE VII
REMEDIES FOR BREACH OF AGREEMENT

Section 701. Developer Events of Default. The following shall be Events of Default with respect to this Agreement, if not cured after due notice and within the time frames provided for in this Agreement:

(a) If any material intentional representation made by Developer in this Agreement, or in any certificate, notice, demand or request made by a party hereto, in writing and delivered to the Village pursuant to or in connection with any of said documents, shall prove to be untrue or incorrect in any material respect as of the date made.

(b) Default by Developer for a period of thirty (30) days after written notice thereof, in the performance or breach of any material covenant contained in this Agreement, or any other agreement, financing or otherwise, concerning the existence, structure or financial condition of Developer and/or the Project and Property, that is not otherwise caused, in whole or in part, by Force Majeure.

(c) The entry of a decree or order for relief by a court having jurisdiction in the premises in respect of Developer in an involuntary case under the federal bankruptcy laws, as now or hereafter constituted, or any other applicable federal or state bankruptcy, insolvency or

other similar law, or appointing a receiver, liquidator, assignee, custodian, trustee, (or similar official) of Developer for any substantial part of its property, or ordering the winding-up or liquidation of its affairs and the continuance of any such decree or order unstayed and in effect for a period of thirty (30) consecutive days.

(d) The commencement by Developer of a voluntary case under the federal bankruptcy laws, as now or hereafter constituted, or any other applicable federal or state bankruptcy, insolvency or other similar law, or the consent by Developer to the appointment of or taking possession by a receiver, liquidator, assignee, trustee, custodian, (or similar official) of Developer or of any substantial part of the Property, or the making by any such entity of any assignment for the benefit of creditors or the failure of Developer generally to pay such entity's debts as such debts become due or the taking of action by Developer in furtherance of any of the foregoing, or a petition is filed in bankruptcy by others and not dismissed within thirty (30) consecutive days.

(e) Failure to have funds to meet Developer's obligations; provided, however, that such default shall constitute an Event of Default only if Developer does not remedy the default within thirty (30) days after receipt of written notice from the Village.

(f) Developer materially and knowingly fails to comply with applicable governmental codes and regulations in relation to the construction and maintenance of the buildings contemplated by this Agreement; provided, however, that such default shall constitute an Event of Default only if the Developer does not, within thirty (30) days after written notice from the Village, remedy the default.

In all of the above sections where the Developer has a period of time to cure and the Developer's delay in performance was caused, in whole or in part, by any Force Majeure or event of Force Majeure, then the period of time to cure any event of default shall be extended by such reasonable period of time (with no limit) to account for the delay caused by any Force Majeure or event of Force Majeure. In all of the above sections where the Developer has thirty (30) days to cure in the case of a specified non-monetary default and there are no Force Majeure or events of Force Majeure, the 30-day period shall be extended if such as long as the Developer agrees to effect a cure and is diligently pursuing the cure of such default, but if such breach shall not be cured or remedied within ninety (90) additional days after receipt of notice, then the uncured default shall constitute an Event of Default at the election of the Village.

Section 702. Village Events of Default. The following shall be Events of Default, as defined below, with respect to this Agreement:

(a) If any representation made by the Village in this Agreement, or in any certificate, notice, demand or request made by a Party hereto, in writing and delivered to Developer pursuant to or in connection with any of said documents, shall prove to be untrue or incorrect in any material respect as of the date made.

(b) Default by the Village in the performance or breach of any material covenant contained in this Agreement concerning the existence, structure or financial condition of the Village; provided, however, that such default shall constitute an Event of Default only if the Village does not remedy the default within thirty (30) days after written notice from Developer.

(c) Default by the Village in the performance or breach of any material covenant, warranty or obligation contained in this Agreement, the TIF Notes or the Note Ordinance; including but not limited to failure by the Village to make any reimbursement or payment required pursuant to this Agreement provided, however, that such default shall constitute an event of default ("Event of Default") only if the Village does not remedy the default within thirty (30) days after written notice from the Developer.

In all of the above sections where the Village has a period of time to cure and the Village's delay in performance was caused, in whole or in part, by any Force Majeure or event of Force Majeure, then the period of time to cure any Event of Default shall be extended by such reasonable period of time (with no limit) to account for the delay caused by any Force Majeure or event of Force Majeure. In all of the above sections where the Village has thirty (30) days to cure in the case of a specified non-monetary default and there are no Force Majeure or events of Force Majeure, the 30-day period shall be extended if such as long as the Village agrees to effect a cure and is diligently pursuing the cure of such default, but if such breach shall not be cured or remedied within ninety (90) additional days after receipt of notice, then the uncured default shall constitute an Event of Default at the election of the Developer.

Section 703. Pre-Trial Resolution of Disputes. Except for payments due from the Village to the Developer under the TIF Notes, the Developer and the Village agree to address disagreements and disputes arising out of or related to this Agreement or the breach thereof through the procedures set forth in this Section 703 before resorting to legal proceedings. If the Developer and the Village are unable to resolve the relevant issue in a manner that meets the interests of both Parties, the Parties agree to submit such disagreement or dispute identified in the notice specifying the Event of Default to a neutral independent mediator for non-binding mediation. The American Arbitration Association rules for mediation of commercial disputes shall govern such mediation. Either Party may initiate the request for mediation. The mediation proceeding shall be conducted in Chicago, Illinois and shall commence within ten days after the initiating Party initiates a request. The mediation shall not extend beyond two (2) days unless the Parties otherwise agree in writing. Any agreement reached in mediation shall be reduced to writing and may be enforced in any court having jurisdiction thereof. Nothing in this Section 703 shall prevent the Village from taking immediate action to enforce any building, health, safety or similar code violations, and in any event, either of the Parties may commence litigation within sixty (60) days after demand for mediation.

Section 704. Remedies for Default. In the case of an Event of Default hereunder:

(a) The defaulting Party shall, upon written notice (in accordance with the notice provisions of this Agreement) from the non-defaulting party, take immediate action to cure or remedy such Event of Default. Subject to Section 703, the non-defaulting party may institute such proceedings as may be necessary or desirable in its opinion to cure or remedy such default or breach, including, but not limited to, proceedings to compel specific performance of the defaulting party's obligations under this Agreement.

(b) In the case of an Event of Default by Developer, and its failure to cure such default after due notice and within the time frames provided for in this Agreement, in addition to exercising any other remedies at law or in equity, the Village shall have the right, thirty days (30)

after notice to the Developer indicating its intent to terminate, to terminate this Agreement by action of the Corporate Authorities. Termination of the Agreement shall not cancel any obligations of the Village under the TIF Notes; provided however, that the Village shall have the right, but not the obligation, to reduce the amounts paid to the Developer under TIF Note B equal to the actual out-of-pocket costs incurred by the Village to cure any Event of Default of the Developer under this Agreement. There shall be no reduction to TIF Note A or TIF Note C.

(c) Any monetary Event of Default or any failure of payment of any sums due under this Agreement by the Developer (but for purposes of clarification, Section 704(c) only applies to any monetary default for money due from the Developer and expressly excludes any performance Event of Default of Developer under this Agreement) shall be a lien upon the RPA in the amount of such sum due under this Agreement which may be foreclosed in the same manner and with the same effect as in the foreclosure of a mortgage upon the real estate, subject however to the rights and prior claims of any Mortgagee or other holder of any deed of trust, mortgage or similar encumbrances on the RPA securing loans, advances or extension of credit to finance or from time to time refinance all or part of the Project as more further provided in Section 904.

(d) In the case of an Event of Default by the Village and its failure to cure such default after due notice and within the time period provided for in this Agreement, in addition to any other remedies at law or in equity, the Developer shall be relieved, during the entire period of any such ongoing Default, of its obligations under this Agreement if it so elects, and the Developer shall have the right, if it so elects, to terminate this Agreement. Any termination of this Agreement by the Developer shall not terminate the TIF Notes.

(e) If Developer fails to secure such insurance as may be required by this Agreement, Village shall have the absolute right, but not the obligation, to force place any or all of such insurance. The cost of such force placed insurance shall be paid immediately by the Developer, and, if not paid by the Developer within fourteen (14) days of demand therefor, the Village may declare an Event of Default under this Agreement and exercise any other remedies hereunder, at law or in equity.

Section 705. No Waiver by Delay or Otherwise. Any delay or omission by either Party in instituting or prosecuting any actions or proceedings or otherwise asserting its rights under this Agreement shall not operate to act as a waiver of such rights or to deprive it of or limit such rights in any way (it being the intent of this provision that neither Party should be deprived of or limited in the exercise of the remedies provided in this Agreement because of concepts of waiver, laches or otherwise); nor shall any waiver in fact made with respect to any specific Event of Default be considered or treated as a waiver of the rights by the waiving Party of any future Event of Default hereunder, except to the extent specifically waived in writing. No waiver made with respect to the performance, or the manner or time thereof, of any obligation or any condition under the Agreement shall be considered a waiver of any rights except if expressly waived in writing.

Section 706. Rights and Remedies Cumulative. The rights and remedies of the Parties to this Agreement, whether provided by law or by this Agreement, shall be cumulative, and the exercise of any one or more of such remedies shall not preclude the exercise by such Party, at that time or different times, of any other such remedies for the same Event of Default.

ARTICLE VIII
REPRESENTATIONS AND WARRANTIES

Section 801. Developer's Representations and Warranties. The Developer represents that:

(a) It is a duly organized and validly existing private limited liability company organized in state of Delaware and qualified as a foreign corporation to do business in the State of Illinois. The Developer has all requisite corporate power and authority to enter into this Agreement and to consummate the transactions contemplated by this Agreement and this Agreement has been duly executed and delivered by authorized members of the Developer and is legally binding upon and enforceable against the Developer in accordance with its terms.

(b) The Developer is not a party to any contract or agreement or subject to any charter, operating agreement, article of organization or other limited liability company restriction which materially and adversely affects its business, property or assets, or financial condition. Neither the execution and delivery of this Agreement nor compliance with the terms of this Agreement will conflict with, or result in any breach of the terms, conditions or restrictions of, or constitute a default under, or result in any violation of, or result in the creation of any liens upon the properties or assets of the Developer pursuant to, the operating agreement or articles of incorporation of the Developer, any award of any arbitrator or any agreement (including any agreement with members), instrument, order, judgment, decree, statute, law, rule or regulation to which the Developer is subject.

(c) There is no action, suit, investigation or proceeding pending, or to the knowledge of the Developer, threatened against or affecting the Developer, at law or in equity, or before any court, arbitrator, or administrative or governmental body, nor has the Developer received notice in respect of, nor does it have any knowledge of, any default with respect to any judgment, order, writ, injunction, or decree of any court, governmental authority or arbitration board or tribunal, which in either case might reasonably be expected to result in any material adverse change in the business, condition (financial or otherwise) or operations of the Developer or the ability of the Developer to perform its obligations under this Agreement.

(d) The execution, delivery and performance of this Agreement have been duly authorized by all requisite corporate action.

(e) To the best of its actual and current knowledge and belief, the Developer has filed all federal, state and other income tax returns which, to the knowledge of the officers of the Developer, are required to be filed, and each has paid all taxes as shown on such returns and on all assessments received by it to the extent that such taxes have become due, except such taxes as are being contested in good faith by appropriate proceedings for which adequate reserves have been established in accordance with generally accepted accounting principles. The Developer knows of no proposed additional tax or assessment against it by any governmental authority that would be reasonably likely to have a material adverse effect on the business, condition (financial or otherwise) or operations of the Developer.

(f) To the best of its actual and current knowledge and belief as of the Effective Date, the Developer has, or is able to obtain, funds in an amount not less than that required to complete construction of the Project.

(g) Developer are the only owners of land within the RPA.

Section 802. Village Representations and Warranties. The Village represents and warrants that:

(a) The Village is a municipal corporation under the laws of the State of Illinois with power and authority under its home rule powers and the Act to enter into this Agreement and to consummate the transactions contemplated by this Agreement.

(b) To the best of its knowledge and belief, the execution of this Agreement and the consummation of the transactions contemplated by this Agreement will not result in any breach of, or constitute a default under, any agreement, contract, lease, mortgage, indenture, deed of trust or other instrument to which the Village is a party, nor violate any federal, state or local ordinance or statute.

(c) There is no action, suit or proceeding pending, or to the knowledge of the Village threatened, against or affecting the Village, at law or in equity, or before any governmental authority which, if adversely determined, would impair the Village's ability to perform its obligations under this Agreement.

(d) All actions of the President and Board of Trustees of the Village required to be taken to authorize execution of this Agreement have been validly and duly taken in accordance with law and the officers of the Village signing this Agreement have been duly authorized to execute this Agreement on behalf of the Village.

(e) Developer will not be subject to traffic impact fees for the Existing Buildings or structures.

(f) Developer shall pay water and sanitary sewer connection fees for new vertical construction that does not include or involve the Existing Buildings.

(g) There are no formal public bid requirements associated with any of the Work contemplated for contracts entered into by the Developer other than for the Public Infrastructure.

(h) The Developer shall have the right, but not the obligation, to request the Village to adopt recapture ordinances for any infrastructure improvements constructed by the Developer that are oversized and provide service to other and undeveloped properties.

(i) The Project as set forth in this Agreement will not result in the displacement of residents from inhabited units under Section 11-74.4-3(n)(5) of the Act.

Section 803. Disclosure. In accordance with Illinois law, 50 ILCS 105/3.1, simultaneously with the execution of this Agreement by the parties, the Developer or an authorized managing member thereof shall submit an affidavit affirming under penalties of perjury to the Village disclosing the identity of every owner and beneficiary who shall obtain any interest, real or personal, in the Project, and every shareholder entitled to receive more than 7½% of the total distributable income of any corporation after having obtained such an interest in the Project or, alternatively, if a corporation's stock is publicly traded, a sworn affidavit by an officer of the Developer or its managing agent that there is no readily known individual who shall obtain a greater than 7½% percent interest, real or personal, in the Developer or the Project. The affidavit shall be

substantially similar to the one described in **Exhibit L.** Said affidavit shall be updated, as necessary.

ARTICLE IX
PROVISIONS PERTAINING TO LENDERS

Section 901. Right to Collaterally Assign. At any time after the date of this Agreement, the Developer may assign its interest in and to this Agreement for collateral purposes only to any Lender for the purpose of inducing such Lender to provide funds to the Developer in connection with the performance of its duties under this Agreement and may grant or enter into mortgages, deeds of trust, or other form of financing conveyances relating to the Lakewood Property for the purpose of securing loans or funds to be used for financing the construction of the Work. The Developer acknowledges that any such form of financing conveyance shall not relieve it from any of its obligations or responsibilities hereunder unless the Village, specifically, and in writing, releases the Developer from any such obligation or responsibility. The Developer shall identify to the Village the name and address of any Lender to whom it has collaterally assigned this Agreement.

Section 902. Lender Option to Cure Default. Whenever the Village shall deliver any notice or demand to the Developer with respect to any alleged breach or default by Developer hereunder, the Village shall at the same time deliver to Lender a copy of such notice or demand, provided the Village has been notified by certified mail, return receipt requested, to the Village Manager advising him of the name and address of such Lender. Each Lender shall (insofar as the rights of the Village are concerned) have the rights of the Developer, at such Lender's option within sixty (60) days after receipt of the notice, to cure or remedy or commence to cure or remedy any such default and to add the cost thereof to the indebtedness secured by the lien of its mortgage or security interest; provided, however, in the event of a default by the Developer hereunder which is not curable by such Lender (e.g., insolvency or bankruptcy of Developer), such Lender shall be deemed to have cured such noncurable defaults by its execution of the assumption agreement described below.

Section 903. Limitation on Lender Liability. No Lender shall be obligated by the provisions of this Agreement to construct or complete the Work contemplated by this Agreement or to guarantee such construction or completion, notwithstanding the collateral assignment of this Agreement by the Developer or the execution of any financing conveyance in favor of such Lender. Conversely, nothing contained in this Agreement shall be deemed to permit or authorize any Lender to devote the Lakewood Property to any uses other than those uses and improvements contemplated by this Agreement, any such unauthorized use or improvements being expressly prohibited. Nothing in this Section 903 shall affect the rights of any holder of any of the TIF Notes or any TIF Note holder's right to receive payments that are due and payable under the TIF Notes. If such an assumption agreement is approved by the Village, then Developer will be relieved of its obligations under this Agreement. Any such Lender properly completing the improvements on the RPA in conformance with applicable law shall be entitled, upon written request made to the Village, to a certificate of occupancy from the Village with respect to such improvements. Nothing contained in this Agreement shall be deemed to grant to any Lender or any party claiming by, through or under the Developer any rights or powers beyond those granted herein to the Developer.

Section 904. INTENTIONALLY LEFT BLANK

Section 905. Mortgagee Amendments. The Village shall agree to cooperate with Developer to amend this Agreement and to obtain all approvals to amend this Agreement to effectuate any amendments or revisions to this Agreement or any Exhibits attached hereto (each as amended) that are reasonably proposed by any Mortgagee and are reasonably acceptable to the Village.

ARTICLE X
GENERAL PROVISIONS

Section 1001. Entire Agreement; Successors and Assigns; Amendments. This Agreement, and the Exhibits attached to it contain the entire agreement between the Parties in connection with these transactions, and there are no oral or parole agreements, representations or inducements existing between the Parties relating to these transactions which are not expressly set forth in this Agreement and covered by this Agreement. This Agreement may not be modified except by a written agreement signed by all of the Parties or their successors in interest, and in the case of the Village, shall require the adoption of an ordinance or resolution by the President and Board of Trustees of the Village approving such amendment. This Agreement shall be binding upon and inure to the benefit of the Parties to this Agreement, their respective heirs, legal representatives, administrators, successors, successors in interest and assigns.

Section 1002. Governing Law; Interpretation; Partial Invalidity. This Agreement shall be governed by the laws of the State of Illinois. The captions, section numbers and article numbers appearing in this Agreement are inserted only as a matter of convenience and do not define, limit, construe or describe the scope or intent of such paragraphs or articles of this Agreement nor in any way affect this Agreement. The invalidity of any provision of this Agreement or portion of a provision shall not affect the validity of any other provision of this Agreement or the remaining portions of the applicable provision.

Section 1003. Notices. All notices, demands, requests, consents, approvals or other instruments required or permitted to be given under this Agreement shall be in writing and shall be executed by the Party or an officer, agent or attorney of the Party, and shall be deemed to have been effective as of the date of actual delivery, if by messenger delivery, on the date of transmission if transmitted via facsimile during normal business hours (9:00 a.m. to 5:00 p.m., Central Standard Time), or as of the third (3rd) day from and including the date of posting, if deposited in the United States mail, postage prepaid, registered or certified mail, addressed as follows (or to such other address as may be designated from time to time by either Party by written notice to the other):

If to the Developer: Ralph Zucker
Somerset Development
101 Crawfords Corner Road
Holmdel, NJ 07733

Ken Gold
Somerset Development
101 Crawfords Corner Road
Holmdel, NJ 07733

With a copy to: Larry N. Woodard
K&L Gates LLP
70 W. Madison, St., Suite 3100
Chicago, IL 60602

Michael Bruno
Giordano Halleran & Ciesla
125 Half Mile Road, Suite 300
Red Bank, NJ 07701

If to the Village: Village Manager
Village of Hoffman Estates
1900 Hassell Road
Hoffman Estates, Illinois 60169

With a copy to: Corporation Counsel
Village of Hoffman Estates
1900 Hassell Road
Hoffman Estates, Illinois 60169

With a copy to: Village Clerk
Village of Hoffman Estates
1900 Hassell Road
Hoffman Estates, Illinois 60169

Section 1004. Conflict of Interest: Village's Representative Not Individually Liable. No member, official or employee of the Village shall have any personal interest, direct or indirect, in this Agreement; nor shall any such member, official or employee participate in any decision relating to this Agreement which affects such person's interests or the interests of any corporation, partnership, or association in which such person is directly or indirectly interested. No member or employee of the Village has acquired any interest direct, or indirect, in the RPA. No member, official, or employee of the Village shall be personally liable to the Developer or any successor in interest in the event of any default or breach by the Village or for any amount which may become due to the Developer or successor or on any obligation under the terms of this Agreement, except as such shall be found to be caused by a violation of Section 4(n) of the Act. The Developer shall not transfer any property in the Redevelopment Project Area to any member, official or employee of the Village.

Section 1005. Municipal Limitation. All commitments or obligations of the Village undertaken pursuant to this Agreement shall be limited to the extent that such obligations are within its powers as a municipal corporation.

Section 1006. Costs. Any cost and expense incurred by either Party with regard to the preparation of this Agreement shall be borne exclusively by such Party with no right to reimbursement from the other except as provided in this Agreement.

Section 1007. Recording. The Parties agree that this Agreement will be recorded by the Village, at its cost, with the Cook County Recorder's Office after execution thereof by the Parties.

Section 1008. No Joint Venture or Partnership. Notwithstanding any sharing of profits or any other payment from Developer to the Village, nothing contained in this Agreement is intended by the Parties to create a joint venture or partnership (either express or by estoppel) between the Parties. It is understood and agreed that this Agreement does not provide for the joint exercise by the Parties of any activity, function or service, nor does it create a joint enterprise, joint venture or partnership, nor does it constitute either Party as an agent of the other for any purpose whatsoever.

Section 1009. Counterparts. This Agreement may be executed in several counterparts and by each Party on a separate counterpart, each of which, when so executed and delivered, shall be an original, but all of which together shall constitute but one and the same instrument. In proving this Agreement, it shall not be necessary to produce or account for more than one such counterpart signed by the Party against whom enforcement is sought.

Section 1010. Authority to Execute. Each signatory on behalf of a Party to this Agreement warrants and represents that he or she is a duly authorized representative of that Party, with full power and authority to agree to this Agreement, and all terms herein, on behalf of that Party. The Developer shall provide a written confirmation on which the Village shall be entitled to rely designating such persons as may be named therein as the agent of the Developer with full power to act on behalf of the Developer with respect to the execution of this Agreement, the submission of site plans, permit applications and Requests for Reimbursement, and the giving of other certificates and notices which the Developer may give or is required to give under this Agreement.

Section 1011. INTENTIONALLY LEFT BLANK

Section 1012. No Personal Liability of Officials of Village or Developer. No covenant or agreement contained in this Agreement shall be deemed to be the covenant or agreement of the Corporate Authorities, Village Manager, any elected official, officer, partner, member, director, agent, employee or attorney of the Village or Developer, in his or her individual capacity, and no elected official, officer, partner, member, director, agent, employee or attorney of the Village or Developer shall be liable personally under this Agreement or be subject to any personal liability or accountability by reason of or in connection with or arising out of the execution, delivery and performance of this Agreement, or any failure in that connection.

Section 1013. INTENTIONALLY LEFT BLANK

Section 1014. Exhibits. The following schedules and exhibits are attached hereto and made a part hereof or incorporated herein by reference and made a part hereof:

EXHIBIT A Legal Description of Redevelopment Project Area

EXHIBIT B [Intentionally Deleted]

EXHIBIT C Construction Schedule

EXHIBIT D Concept Site Plan

EXHIBIT D-1 Phasing Site Plan

EXHIBIT E Note Ordinance

EXHIBIT F-1 Form of TIF Note A
EXHIBIT F-2 Form of TIF Note B
EXHIBIT F-3 Form of TIF Note C

EXHIBIT G Form of Certificate of Completion

EXHIBIT H Construction Budget

EXHIBIT I Form of Request for Reimbursement

EXHIBIT J Tax Disbursement Schedule

EXHIBIT JJ Alternate Tax Distribution Schedule

EXHIBIT K Target Property Taxes

EXHIBIT L Disclosure Affidavit

Section 1015. Approvals. The Developer recognizes and agrees that the Village shall exercise reasonable discretion with regard to all approvals and permits as required by ordinance relating to the Project, including, but not limited to, approval of the Final Project Documents, demolition permits, excavation permits, grading permits, building permits, certificates of occupancy and failure on the part of the Village to grant any approval or issue any permit shall not be deemed as the cause of a default by the Developer under this Agreement or give rise to any claim for damages against or liability to the Village pursuant to this Agreement.

Section 1016. Estoppel Certificates. Each of the Parties hereto agrees to provide the other, upon not less than ten (10) business days prior request, a certificate ("*Estoppel Certificate*") certifying that this Agreement is in full force and effect (unless such is not the case, in which such Parties shall specify the basis for such claim), that the requesting Party is not in default of any term, provision or condition of this Agreement beyond any applicable notice and cure provision (or specifying each such claimed default) and certifying such other matters reasonably requested by the requesting Party.

Section 1017. Effective Date - Term of Agreement. This Agreement shall be deemed dated and become effective on the date of approval by the Corporate Authorities and shall remain in full force and effect until December 31, 2043, or until termination of the Redevelopment Project Area or until otherwise terminated pursuant to the terms hereof.

Section 1018. Effectiveness of Agreement. This Agreement will only become effective if the Developer becomes the owner of the RPA by the Purchase Date.

[signature pages to immediately follow]

[remainder of page intentionally left blank]

IN WITNESS WHEREOF, the Parties to this Agreement have set their hands and seals to this Agreement on the day and year first above written.

VILLAGE OF HOFFMAN ESTATES

By: _____

Name: William D. McLeod
Title: Village President

Date: _____

ATTEST:

By: _____

Name: Patty Richter
Title: Village Clerk

Date: _____

HOFFMAN ESTATES ACQUISITIONS LLC
An Illinois limited liability company
Its Manager
By: SOMERSET-TCG HOFFMAN JV, LLC
Its Manager

By: _____
Name: Raphael Zucker
Title: Managing Member

Date: 12/8/25

HOFFMAN ESTATES ACQUISITIONS II LLC
An Illinois limited liability company
Its Manager
By: GORSUCH ASSOCIATES II, LLC
Its Manager

By: _____
Name: Raphael Zucker
Title: Managing Member

Date: 12/8/25

ACKNOWLEDGMENTS

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

On _____ ___, 2025, William D. McLeod, as Village President, and Bev Romanoff, as Village Clerk, of the Village of Hoffman Estates, Cook County, Illinois, a municipal corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act and as the free and voluntary act of the Village of Hoffman Estates, for the uses and purposes therein set forth.

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

_____
Notary Public

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

On _____, 2025, _____, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act and as the free and voluntary act of said trust, for the uses and purposes therein set forth.

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

_____
Notary Public

MORTGAGEE CONSENT AND RECOGNITION
OF AMENDED AND RESTATED REDEVELOPMENT AGREEMENT

The undersigned mortgagee, Eastern Savings Bank, fsb ("Mortgagee") under that certain Mortgage dated November 1, 2023, and recorded with the Cook County Record of Deeds on November 3, 2023, as Document Number 2330734014, as amended by that certain Modification to Mortgage dated August 22, 2024, and recorded on August 26, 2024 as Document Number 2423924525 (collectively "Mortgage") hereby states and affirms as follows:

Subject to and upon the terms and conditions hereinafter set forth, Mortgagee does hereby consent to the recordation of the attached Amended and Restated Redevelopment Agreement ("Agreement") and agrees to the Property being subject to the terms and provisions of the Agreement.

The undersigned Mortgagee hereby recognizes the terms and provisions of this Agreement, and that in the event of any foreclosure or other enforcement action under the Mortgage, the Mortgagee shall not disturb this Agreement or seek any action to remove, foreclose, terminate or nullify the Agreement.

The recording of this Agreement shall in no way affect the priority, effectiveness or enforceability of the Mortgage.

It is expressly understood and agreed that, notwithstanding anything to the contrary contained in the Agreement, Mortgagee shall not be obligated in any manner whatsoever to release any portion of the Property except upon the express terms and conditions set forth in said Mortgage and loan documents executed between Developer and Mortgagee.

It is further expressly understood and agreed that, in the event of any conflict between the terms and provisions of this Consent and the terms and provisions of the Mortgage and such other documents and instruments, the terms and provisions of said Mortgage and other loan documents and instruments shall control. Nothing contained herein shall be deemed to constitute a consent by Mortgagee to the conveyance by Developer of any interest in the Property.

ACKNOWLEDGED:

Eastern Savings Bank

By:_____
Name:_____
Title:_____

EXHIBIT "A"

Legal Description of Redevelopment Project Area

LOT 2 IN THE FINAL PLAT OF THE BELL WORKS SUBDIVISION, RECORDED AUGUST 9, 2023, AS DOCUMENT NUMBER 2322115008, AND CERTIFICATE OF CORRECTION RECORDED OCTOBER 12, 2023, AS DOCUMENT NUMBER 232851503, BEING PART OF THE SOUTH 1/2 OF SECTION 38, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS

PIN: 01-36-301-015

ALSO KNOWN AND DESCRIBED AS FOLLOWS:

THAT PART OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN AND ALSO PART OF FRACTIONAL SECTIONS 5 AND 6, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 36; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, 416.33 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 500.95 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 195.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 558.00 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 710.00 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36; THENCE SOUTH 00 DEGREES 17 MINUTES 58 SECONDS WEST ALONG SAID WEST LINE, 189.05 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 8.80 FEET; THENCE SOUTHWESTERLY 29.49 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 250.00 FEET (CHORD BEARS SOUTH 31 DEGREES 08 MINUTES 10 SECONDS WEST, 29.47 FEET); THENCE SOUTH 34 DEGREES 30 MINUTES 56 SECONDS WEST, 90.47 FEET; THENCE SOUTHERLY 59.72 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 39.50 FEET (CHORD BEARS SOUTH 08 DEGREES 48 MINUTES 10 SECONDS EAST, 54.20 FEET); THENCE SOUTHEASTERLY 793.70 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 872.50 FEET (CHORD BEARS SOUTH 26 DEGREES 03 MINUTES 38 SECONDS EAST, 766.62 FEET); THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 475.02 FEET; THENCE SOUTHEASTERLY 15.59 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET (CHORD BEARS SOUTH 14 DEGREES 53 MINUTES 30 SECONDS EAST, 15.42 FEET) TO A POINT ON THE NORTH LINE OF CENTRAL ROAD; THENCE SOUTH 00 DEGREES 12 MINUTES 23 SECONDS WEST, 115.00 FEET TO A POINT ON THE SOUTH LINE OF CENTRAL ROAD; THENCE NORTH 89 DEGREES 47 MINUTES 37 SECONDS WEST ALONG THE SOUTH LINE OF CENTRAL ROAD, 1598.68 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 12 SECONDS WEST ALONG THE SOUTH LINE OF CENTRAL ROAD, 151.20 FEET; THENCE NORTH 00 DEGREES 11 MINUTES 48 SECONDS EAST, 115.00 FEET TO A POINT ON THE NORTH LINE OF CENTRAL ROAD; THENCE

NORTHERLY 8.63 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET (CHORD BEARS NORTH 06 DEGREES 10 MINUTES 53 SECONDS EAST, 8.61 FEET); THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 475.08 FEET; THENCE NORTHEASTERLY 793.70 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 872.50 FEET (CHORD BEARS NORTH 26 DEGREES 03 MINUTES 38 SECONDS EAST, 766.61 FEET); THENCE NORTHERLY 59.73 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 39.50 FEET (CHORD BEARS NORTH 08 DEGREES 48 MINUTES 10 SECONDS EAST, 54.20 FEET); THENCE NORTH 34 DEGREES 30 MINUTES 56 SECONDS WEST, 88.89 FEET; THENCE NORTHWESTERLY 23.03 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 264.00 FEET (CHORD BEARS NORTH 32 DEGREES 00 MINUTES 55 SECONDS WEST, 23.03 FEET); THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 1481.14 FEET TO A POINT ON THE WEST LINE OF EAGLE WAY; THENCE NORTH 00 DEGREES 24 MINUTES 17 SECONDS EAST ALONG THE WEST LINE OF EAGLE WAY, 1315.03 FEET TO THE INTERSECTION WITH THE NORTH LINE OF LAKEWOOD BLVD EXTENDED WESTERLY; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF LAKEWOOD BLVD, 2107.35 FEET; THENCE SOUTH 00 DEGREES 17 MINUTES 58 SECONDS WEST, 550.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 564.04 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36; THENCE NORTH 00 DEGREES 17 MINUTES 58 SECONDS EAST, 550.00 FEET TO A POINT ON THE NORTH LINE OF LAKEWOOD BLVD; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 899.15 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 60.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

EXHIBIT “B”

[Intentionally Deleted]

EXHIBIT B
Concept Site Plan

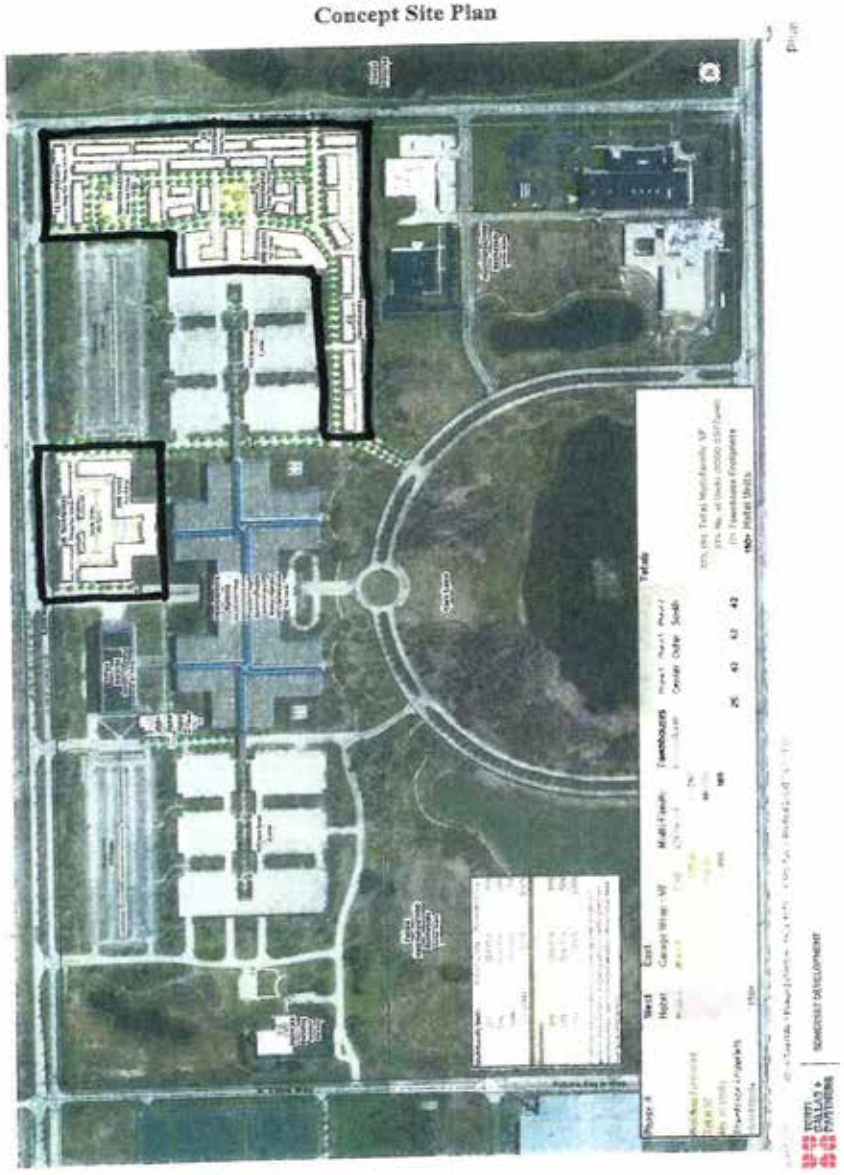
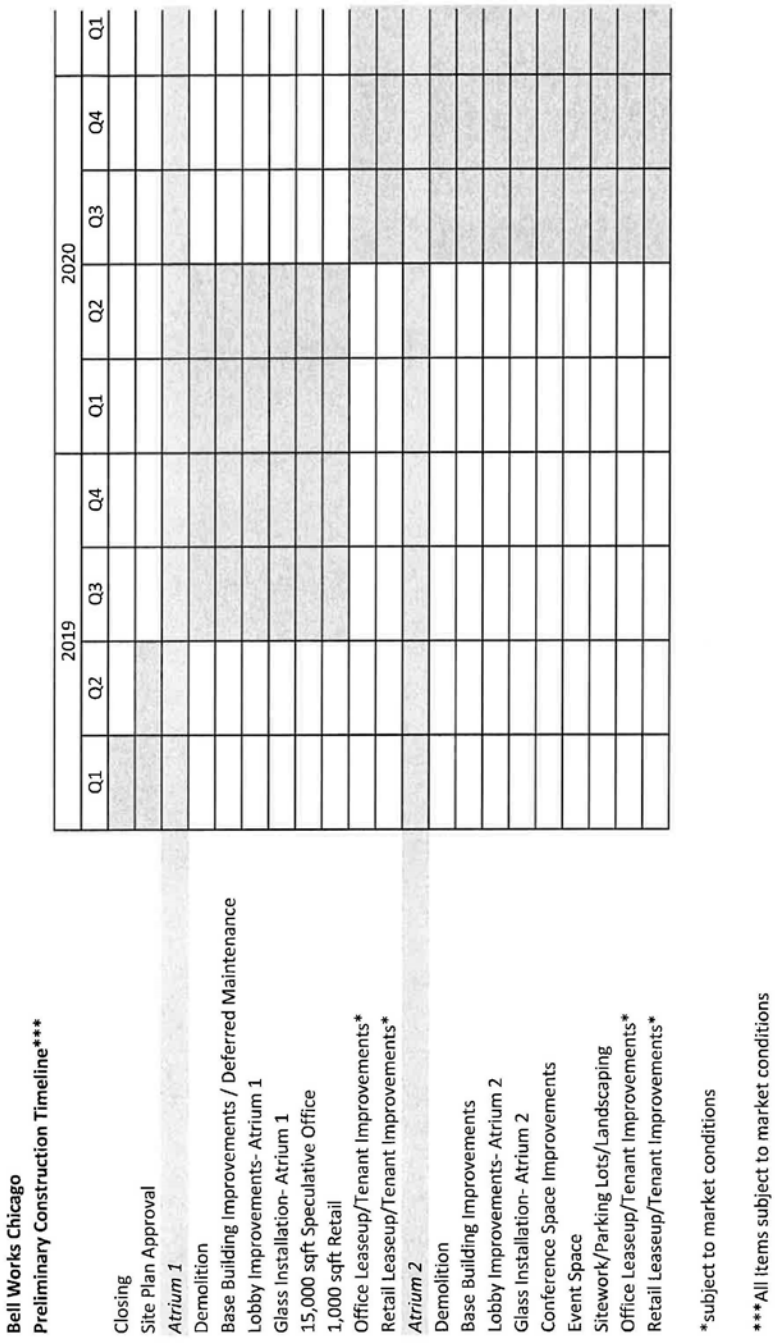


EXHIBIT "C"

Construction Schedule



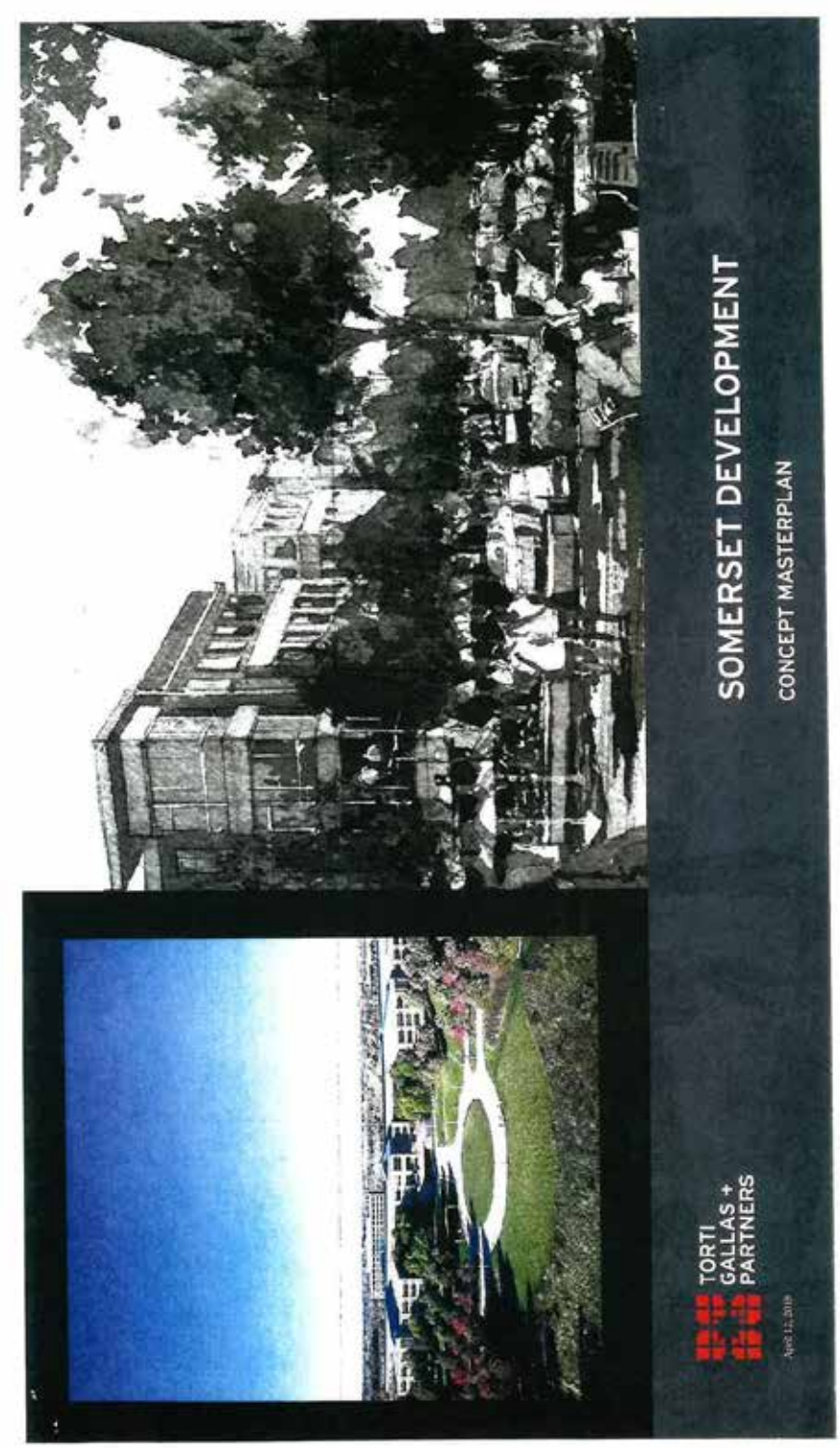
2023
Q1
Q2
Q3
Q4
2024
Q1
Q2
Q3
Q4
2025
Q1
Q2
Q3
Q4

EXHIBIT "D"

Concept Site Plan

EXHIBIT "D-1"

Phasing Site Plan



Existing Site
TORTI GALLAS + PARTNERS
SOMERSET DEVELOPMENT

Phase 1
Totals
SOMERSET DEVELOPMENT
TORTI GALLAS + PARTNERS

Phase 2
Phase 2
West
East
Hotel
Garage Wrap - MF
MULTI-Family
Townhouses
Totals
Building Footprint
Total SF
No. of Units
Townhouse Footprints
Hotel Units
189,150 Total Multifamily SF
189 No. of Units (1000 GSF/unit)
171 Townhouse Footprints
0 Hotel Units
TORTI GALLAS + PARTNERS
SOMERSET DEVELOPMENT

Phase 3
Phase 3
West
Hotel
East
Garage Wrap - MF
East
Multi-Family
Townhouses
Phase 1 North
Phase 1 Center
Phase 1 Outer
Phase 2 South
Totals
Building Footprint
Total SF
No. of Units
Townhouse Footprints
Hotel Units
379,350 Total Multifamily SF
379 No. of Units (1000 GSF/unit)
(7) Townhouse Footprints
0 Hotel Units
SOMERSET DEVELOPMENT
TORTI GALLAS + PARTNERS

Phase 4
Totals
Phase 4
West
Hotel
East
Garage Wrap - MF
Multi-Family
Townhouses
Building Footprint
Total SF
No. of Units
Townhouse Footprints
Hotel Units
379,350 Total Multifamily SF
379 No. of Units (1000 GSF/unit)
171 Townhouse Footprints
150+ Hotel Units
TORTI GALLAS + PARTNERS
SOMERSET DEVELOPMENT

EXHIBIT "E"

Note Ordinance

ORDINANCE NO. _____ - 2019

VILLAGE OF HOFFMAN ESTATES

AN ORDINANCE AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT AND THE ISSUANCE OF TIF NOTES RESPECTING THE LAKEWOOD CENTER REDEVELOPMENT PROJECT AREA IN THE VILLAGE OF HOFFMAN ESTATES, ILLINOIS (LAKEWOOD CENTER TIF DISTRICT)

WHEREAS, pursuant to an ordinance adopted by the President and Board of Trustees (the "Corporate Authorities") of the Village of Hoffman Estates, Cook and Kane Counties, Illinois (the "Village") on January 21, 2019, a certain redevelopment plan and project (the "Redevelopment Plan") for the Lakewood Center Redevelopment Project Area (the "Redevelopment Project Area") was approved pursuant to the Illinois Tax Increment Allocation Redevelopment Act, as amended, constituting Section 74.4 of Article 11 of the Illinois Municipal Code and all laws amendatory thereof and supplemental thereto (the "Act"); and

WHEREAS, pursuant to an ordinance adopted by the Corporate Authorities on January 21, 2019, the Redevelopment Project Area was designated as a redevelopment project area pursuant to the Act; and

WHEREAS, pursuant to an ordinance adopted by the Corporate Authorities on January 21, 2019, tax increment allocation financing was adopted pursuant to the Act as a means of financing certain Redevelopment Project Costs (as defined in the Act) incurred pursuant to the Redevelopment Plan (such ordinance is referred to as the "TIF Ordinance"); and

WHEREAS, the Corporate Authorities have agreed with HOFFMAN ESTATES ACQUISITIONS LLC, a Delaware limited liability company to enter into a Redevelopment Agreement in the form attached hereto as **Exhibit A** (the "Redevelopment Agreement"); and

WHEREAS, the Developer has proposed to perform the "Project" as described in the Redevelopment Agreement, in implementation of the Redevelopment Plan; and

WHEREAS, the Corporate Authorities hereby determine that the acceptance of the Developer's proposal and the implementation of the Redevelopment Plan by the Developer and fulfillment generally of the Redevelopment Agreement are in the best interests of the Village, and the health, safety, morals and welfare of its residents, and in accord with the public purposes specified in the Redevelopment Plan.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Hoffman Estates, Cook and Kane Counties, Illinois, as follows:

ARTICLE I

General Matters and Approval of Redevelopment Agreement

Section 101. Incorporation of Recitals. The foregoing recitals to this Ordinance are incorporated in this Ordinance as if set out in full by this reference, and the statements and findings contained therein are found to be true and correct, and are hereby adopted as part of this Ordinance.

Section 102. Authority. This Ordinance is adopted pursuant to the Act, and specifically as supplemented by the Local Government Debt Reform Act, as supplemented and amended, and the Omnibus Bond Acts, as amended. The Corporate Authorities hereby determine that the Village is authorized to issue its tax increment allocation revenue obligations in maximum aggregate principal amounts as follows:

(A) Maximum Aggregate Principal Amount of $43,013,600 for TIF Note A;

(B) Maximum Aggregate Principal Amount of $10,753,400 for TIF Note B,

for the purpose of paying a portion of the Eligible Redevelopment Project Costs included within the Redevelopment Project Area, and that every act, matter or obligation, as to which provision is made in this Ordinance, is necessary to carry out the Redevelopment Plan and to secure the payment of the principal and interest of TIF Note A and TIF Note B. TIF Note C shall be issued for the same purpose as TIF Note A and TIF Note B but shall have no Maximum Aggregate Principal Amount, shall not bear interest and shall only have a principal amount payable upon a Developer Tax Recapture due to Developer pursuant to Section 601 of the Redevelopment Agreement.

Section 103. Definitions. Unless specifically defined in this Ordinance, any capitalized terms in this Ordinance shall have the same meanings as ascribed to them in the Redevelopment Agreement. If there is any conflict between this Ordinance and the Redevelopment Agreement, the legislative intent of this Ordinance is to follow the terms of this Ordinance. Otherwise, in this Ordinance, unless a different meaning clearly appears from the context:

"Approved Request for Reimbursement" means a Request for Reimbursement which has been approved by the Village pursuant to Section 403 of the Redevelopment Agreement;

"Authorized Date" means the date on which the TIF Notes are authorized to be issued under this Ordinance.

"Corporate Authorities" has the meaning given in the recitals;

"Outstanding Principal Amount" of the TIF Notes on any particular date means the combined principal amounts as noted in Schedule A of the TIF Notes on such date;

"Defense Costs" means the legal fees and costs incurred by the Village to defend against a third party action which is brought to contest the validity or legality of the TIF Ordinances, the Redevelopment Plan, this Agreement, the TIF Notes or similar type of action;

"Developer" means the Developer under the Redevelopment Agreement, including any successors-in-interest or assignees, under Section 606 of the Redevelopment Agreement;

"Developer Accounts" have the meaning given in the Redevelopment Agreement and as established by Section 301 of this Ordinance;

"Developer Account A" has the meaning in the Redevelopment Agreement;

"Developer Account B" has the meaning in the Redevelopment Agreement;

"Developer Account C" has the meaning in the Redevelopment Agreement;

"Eligible Redevelopment Project Costs" has the meaning given in Section 401 of the Redevelopment Agreement;

"Fund" has the meaning given in the Redevelopment Agreement;

"Incremental Taxes" has the meaning given in the Redevelopment Agreement;

"Issuance Date" means the date on which any of the respective TIF Notes are issued by the Village to the Registered Owner on which the TIF Notes shall have principal amounts due and shall start to accrue interest (pursuant to their terms).

"Event of Default" has the meaning given in Section 501 of this Ordinance;

"Investment Obligations" means any investment that at the time is a legal investment for units of local governmental under the laws of the State of Illinois for the monies held hereunder then proposed to be invested;

"Maturity Date" means the stated maturity date of the TIF Notes, which shall be the last date not exceeding the remaining period for the Redevelopment Project Area permissible under the Act (including the year in which tax payments are collected and distributed by Cook County for the final year of the Redevelopment Project Area) and not exceeding a maximum maturity of twenty (20) years after the Issuance Date;

"Maximum Reimbursement Amount" has the meaning given in the Redevelopment Agreement;

"Note Registrar" is the Treasurer;

"Ordinance" means this Note Ordinance entitled "An Ordinance Authorizing the Execution of a Redevelopment Agreement and the Issuance of TIF Notes Respecting the Lakewood Center Redevelopment Project Area in the Village of Hoffman Estates, Illinois (Lakewood Center TIF District)", as the same may be amended or supplemented by an ordinance adopted and becoming effective in accordance with the terms of Ordinance;

"Person" means any individual, trust or entity such as a corporation, limited liability company, or partnership;

"Pledged Amounts" means all moneys, securities and funds at any time deposited or required to be deposited into the Developer Accounts;

"Project" means the Project implementing the Redevelopment Plan as described in the Redevelopment Agreement;

"Redevelopment Agreement" has the meaning given in the recitals;

"Redevelopment Plan" means the Redevelopment Plan described in the recitals, as the same maybe amended from time to time in accordance with the Act;

"Redevelopment Project Area" or "RPA" means the Redevelopment Project Area described in the recitals, as the same maybe amended from time to time in accordance with the Act;

"Register" has the meaning given in Section 202 of this Ordinance;

"Registered Owner" means the Person in whose name each TIF Note is registered on the Register as the absolute owner hereof for the purpose of receiving payment of or on account of principal thereof and for all other purposes;

"Request for Reimbursement" has the meaning given in the Redevelopment Agreement;

"Tax Disbursement Schedule" has the meaning given in the Redevelopment Agreement;

"TIF Notes" have the meaning given in the Redevelopment Agreement;

"TIF Note Schedule" has the meaning given in the Redevelopment Agreement;

"TIF Ordinances" has the meaning given in the Redevelopment Agreement;

"Total Project Costs" has the meaning given in the Redevelopment Agreement;

"Treasurer" means the Village's Treasurer or Assistant Treasurer;

"Village" has the meaning given in the recitals;

"Village Account" has the meaning as established by Section 301 of this Ordinance.

Section 104. Approval of Redevelopment Agreement. The Redevelopment Agreement attached as **Exhibit "A"** is hereby approved. The Corporate Authorities find that the Redevelopment Agreement is in furtherance of the objectives of the Redevelopment Plan; the Village has made a public disclosure of the terms of the Redevelopment Agreement. The Village President is hereby authorized and directed to execute and deliver the Redevelopment Agreement on behalf of the Village, and the Village Clerk is authorized and directed to affix the seal thereto and to attest the Redevelopment Agreement and record with the Cook County Recorder of Deeds.

ARTICLE II

Authorization and Terms of TIF Note

Section 201. Authorization and Terms of TIF Note. The Outstanding Principal Amount owed on behalf of the Village shall initially be $0 and thereafter in an aggregate amount not to exceed $53,767,000.00 combined for TIF Note A and TIF Note B for the payment of Eligible Redevelopment Project Costs within the Redevelopment Project Area. TIF Note C is issued for the limited purpose as stated in Section 601 of Redevelopment Agreement, shall have an initial principal amount of $1.00 and shall not have a maximum principal amount. The TIF Notes of the Village are hereby authorized to be and shall be issued up to said amounts.

All of the TIF Notes shall be authorized on the date this Ordinance is approved. TIF Note A and TIF Note B shall be issued on the respective Issuance Date upon the Developer's written request with said Issuance Date being on the first day of the year but no later than January 1, 2023. The Issuance Date of TIF Note C shall be January 1, 2023. All TIF Notes shall bear the date of authentication as provided in the Redevelopment Agreement, shall be in fully registered form, and shall be issued in the following denominations:

TIF Note A: Maximum Aggregate Principal Amount of $43,013,600 which shall be paid in accordance with the terms of TIF Note A;

TIF Note B: Maximum Aggregate Principal Amount of $10,753,400 which may be prepaid at any time;

TIF Note C: Principal Amount of $1.00 pursuant to Section 601 of the Redevelopment Agreement;

for a total Maximum Aggregate Principal Amount of both TIF Note A and TIF Note B to be less than or equal to $53,767,000.00. TIF Note A and TIF Note B shall be interest bearing as provided in the TIF Notes. TIF Note C shall not have a maximum amount, shall only have a principal amount upon a Developer Tax Recapture as provided in the Redevelopment Agreement and shall not bear interest.

The Treasurer of the Village is hereby appointed as note registrar and paying agent ("Note Registrar") for all of the TIF Notes. The principal and interest of the TIF Note A and TIF Note B and principal of TIF Note C shall be payable to the Registered Owner as shown on the registration books of the Village maintained by the Note Registrar, at the close of business on the fifteenth (15^{th}) day of the month immediately prior to the applicable payment or maturity date and shall be paid by electronic transfer to the Registered Owner, provided such Registered Owner has given prior written notice to the Note Registrar, containing the electronic transfer instructions, including the name and address of the bank (which shall be in the continental United States), its ABA routing number and the name and account number to which such Registered Owner wishes to have such transfer directed. The Registered Owner of TIF Note A may be the same or different entities of the Registered Owner of TIF Note B and TIF Note C.

The seal of the Village shall be affixed to or a facsimile thereof printed on the TIF Notes, and the TIF Notes shall be signed by the Village President of the Village and attested to by the Village Clerk of the Village, and in case any officer whose signature shall appear on the TIF Notes shall cease to be such officer before the delivery of the TIF Notes, such signature shall nevertheless be valid and sufficient for all purposes, the same as if such officer had remained in office until delivery.

The TIF Notes shall have thereon a certificate of authentication substantially in the form hereinafter set forth duly executed by the Note Registrar, as authenticating agent of the Village for the TIF Notes, and showing the date of authentication. The TIF Notes shall not be valid or obligatory for any purpose or be entitled to any security or benefit under this Ordinance unless and until such certificate of authentication shall have been duly executed by the Note Registrar by manual signature, and such certificate of authentication upon the TIF Notes shall be conclusive evidence that the TIF Notes have been authenticated and delivered under this Ordinance.

Section 202. Note Register; Surrender for Transfer. The Village shall cause books (the "Register") for the registration of the TIF Notes as provided in this Ordinance to be kept at the principal office of the Note Registrar. The Note Registrar shall maintain a list of the names and addresses of the Registered Owner from time to time of the TIF Notes and upon transfer (to the extent such transfer is permitted under Section 606 of the Redevelopment Agreement) shall add the name and address of the new Registered Owner and eliminate the name and address of the transferor.

Upon surrender for transfer of the any of the TIF Notes authorized under this Ordinance at the principal office of the Note Registrar, duly endorsed by, or accompanied by: (i) a written

instrument or instruments of transfer in form satisfactory to the Note Registrar; (ii) an investment representation in form satisfactory to the Village and duly executed by the Registered Owner or his attorney duly authorized in writing; (iii) the written consent of the Village evidenced by the signature of the Village President (or his or her designee) on the instrument of transfer; and (iv) any deliveries required under this Ordinance, the Village shall execute and the Note Registrar shall authenticate, date and deliver in the name of any such authorized transferee, a new fully registered TIF Note of the same maturity, of authorized denomination, for a like outstanding principal amount. The Note Registrar shall not be required to transfer or exchange any TIF Notes during the period beginning at the close of business on the fifteenth (15^{th}) day of the month immediately prior to the maturity date of the TIF Notes nor to transfer or exchange the TIF Notes after notice calling any of the TIF Notes for redemption has been made, nor during a period of ten (10) days next preceding mailing of a notice for redemption of principal of the TIF Notes. No beneficial interests in the TIF Notes shall be assigned, except in accordance with the procedures for transferring the TIF Notes described above. No service charge shall be made for any transfer of the TIF Notes, but the Village may require payment of a sum sufficient to cover any state or federal tax or other state or federal governmental charge that may be imposed in connection with any transfer of the TIF Notes.

The Person in whose name the TIF Notes shall be registered shall be deemed and regarded as the absolute owner thereof for all purposes, and payment of the principal and interest of the TIF Note A and TIF Note B and payment of principal under TIF Note C shall be made only to the order of the Registered Owner thereof or his legal representative. All such payments shall be valid and effectual to satisfy and discharge the liability upon the TIF Notes to the extent of the sum or sums so paid.

Section 203. Form of TIF Note. The TIF Notes shall be in substantially the form attached hereto as **Exhibits B-1, B-2 and B-3,** with such insertions or variations as to any endorsement or payment provisions and such other insertions or omissions, endorsements and variations as may be required or permitted by this Ordinance.

Section 204. Endorsement of TIF Note. Pursuant to and subject to the Redevelopment Agreement, the Developer has agreed to perform construction and redevelopment work necessary for the Project. All expenditures incurred by the Developer and approved as Eligible Redevelopment Project Costs, as shown in TIF Approved Amount of Reimbursement on the respective TIF Note Schedule, shall increase the principal amount of the TIF Notes up to the Maximum Reimbursement Amounts for each of the TIF Notes. Within ten (10) days after each Request for Reimbursement is approved by the Village (and provided the Registered Owner presents the relevant TIF Notes to the Note Registrar), the Note Registrar shall endorse Schedule A attached to each of the TIF Notes to indicate, as of the date of endorsement, the Maximum Reimbursement Amount and the Outstanding Principal Amount of the TIF Notes then outstanding. The Note Registrar shall indicate the amount of any payment of principal on Schedule A attached to each of the TIF Notes. The Note Registrar shall have the authority to

insert the Issuance Dates of TIF Note A and TIF Note B on January 1 of the year after the Developer authorizes the issuance of TIF Note A and TIF Note B pursuant to Section 404(e) of the Redevelopment Agreement.

After each Request for Reimbursement is approved, the Note Registrar shall promptly send an updated authenticated copy of Schedule A to each of the TIF Notes to the Registered Owner.

Section 205. Intentionally left blank.

Section 206. Intentionally left blank.

Section 207. Limited Obligation. Each of the TIF Notes is a special limited obligation of the Village payable pursuant to this Ordinance and the Redevelopment Agreement and the Act, and shall be a valid claim of the Registered Owner thereof only against the respective Developer Accounts or such amounts that should have been deposited in the Developer Accounts. TIF Note A shall be payable solely from Developer Account A. TIF Note B shall be payable solely from Developer Account B. TIF Note C shall be payable solely from Developer Account C. The TIF Notes shall not constitute an indebtedness of the Village within the meaning of any constitutional or statutory provision or limitation. If the amounts in the Developer Accounts are insufficient to pay all the principal and any interest due under the relevant TIF Notes, the Registered Owner shall have no recourse against the Village under the TIF Notes. The Registered Owner shall have no right to compel the exercise of the taxing authority of the Village or to use any funds of the Village (other than the amounts collected in the Fund) for payment of the principal and interest of the TIF Note A and TIF Note B and payment of principal of TIF Note C.

ARTICLE III

Tax Increment Revenues

Section 301. Fund and Accounts. Pursuant to the TIF Ordinances, the Village has established the Fund and all incremental ad valorem taxes received by the Village for the Redevelopment Project Area are to be deposited into the Fund. The Treasurer is hereby directed to maintain the Fund as a segregated fund, separate and apart from the general fund or any other fund of the Village. The Village hereby establishes and creates accounts of the Fund consisting of the Village Account and the Developer Accounts.

Section 302. Pledge Securing TIF Note. The Village hereby irrevocably assigns and pledges the Pledged Amount (or such amounts that should have been paid to the Developer Accounts) to the payment of the TIF Notes. The pledge made pursuant to this Section shall be valid and binding as against all parties having claims of any kind in tort, contract or otherwise against the Village. All moneys on deposit in the Developer Accounts shall be used to pay the principal and any interest of the TIF Notes, at maturity or upon payment prior to maturity, in accordance with its respective terms, which payments from the Developer Accounts are hereby authorized and appropriated by the Village.

Section 303. Deposit and Allocation of Incremental Taxes. In connection with the ongoing administration of the Redevelopment Project Area, in each calendar year, the Village shall deposit all of the Incremental Taxes as and when received into the Fund and distributed or allocated in the order of priority and subject to the terms and conditions set forth below:

FIRST: If the Village shall have incurred any Defense Costs, those costs shall be paid from the Fund.

SECOND: The Village shall allocate any remaining Incremental Taxes in the Fund to Developer Account C, to the extent there is any Developer Tax Recapture due and payable pursuant to Section 601 of the Redevelopment Agreement.

THIRD: The Village shall allocate any remaining Incremental Taxes in the Fund to the Village Account and the Developer Account A and Developer Account B in the amounts as provided in the Tax Distribution Schedule as provided in Section 405 of the Redevelopment Agreement. The Developer Account disbursement indicated on the Tax Distribution Schedule shall be allocated eighty percent (80%) to Developer Account A and twenty percent (20%) to Developer Account B.

FOURTH: If TIF Note B is paid in full, then the amounts to be deposited into Developer Account B pursuant to this Section 303 or remaining in Developer Account B shall be deposited into Developer Account A.

FIFTH: If TIF Note A is paid in full, then the amounts to be deposited into Developer Account A pursuant to this Section 303 or remaining in Developer Account A shall be deposited into the Village Account.

The Village shall be relieved from any claims, caused of action or liability and all holders of any of the TIF Notes shall forever waive any claims or causes of action against the Village relating to the Village's allocation of payments to Developer Account A as opposed to Developer Account B or Developer Account C and vice versa. Nothing in this Section shall relieve the Village from payment under the TIF Notes themselves or waive or relieve the Village's obligations under this Ordinance or the Redevelopment Agreement.

Section 304 Village Account. The Village may withdraw from the Village Account periodically to make payments as provided in the Act.

Section 305. Intentionally left blank.

Section 306. Developer Accounts. On or about December of each year, commencing in 2019, the Village shall withdraw annually all of the Incremental Taxes credited to the Developer Accounts to pay the principal and interest of the TIF Notes as provided in Section 303 of this Ordinance until paid in full or expiration of the TIF Notes (or, if later, the date which is ten (10) days following the date on which the Village receives the final installment of annual real estate taxes from Cook County). Upon payment of all amounts due under the TIF Notes, or the TIF Notes expiration, in accordance with its respective terms, any remaining amounts on deposit in the Developer Accounts shall be deposited in the Village Account, and the Developer Accounts shall be closed.

Section 307. Investment of Moneys Held in Fund. Moneys held in the Fund shall be invested by the Village Treasurer in Investment Obligations or may be deposited by the Village, in accordance with approved Village investment policy. No such moneys shall be deposited with any bank or trust company in excess of the amount guaranteed or insured by the Federal Deposit Insurance Corporation or other Federal agency, unless such bank or trust company shall have lodged as collateral for such deposit, Federal Obligations having a market value (exclusive of accrued interest) at least equal to the amount of such moneys.

Any obligations so purchased with moneys in any account of the Fund shall be deemed at all times to be part of the Fund and the interest thereon and any profit arising on the sale thereof shall be credited to the Fund, and any loss resulting on the sale thereof shall be charged to the Fund.

ARTICLE IV

Particular Covenants

Section 401. General. The provisions of the Ordinance shall constitute a contract between the Village and the Registered Owner of the TIF Notes. All covenants relating to any TIF Note are enforceable solely by the Registered Owner of such TIF Note. The Village shall do and perform or cause to be done and performed all acts and things required to be done or performed by or on behalf of the Village under the provisions of law or the Ordinance in accordance with the terms of such provisions. The Ordinance shall not be modified or amended in any respect without the consent of the Registered Owner, except to adopt an ordinance supplementing the Ordinance (1) to add to the covenants or agreements contained in the Ordinance other than covenants or agreements to be observed by the Village which are not contrary to or inconsistent with the Ordinance as theretofore in effect, (2) to surrender any right, power or privilege reserved to conferred upon the Village by the Ordinance, (3) to specify, determine or authorize any and all matters and things relative to the TIF Notes or the proceeds thereof which are not contrary to or inconsistent with the Ordinance as theretofore in effect, (4) to cure any ambiguity, supply any omission or cure any defect or inconsistent provision in the Ordinance and (5) to insert such provisions clarifying matters or questions arising under the Ordinance as are necessary or desirable and are not contrary or inconsistent with the Ordinance as theretofore in effect. This Ordinance shall not be amended to conflict with the terms of or the intent of the Redevelopment Agreement.

Section 402. Payment of TIF Notes. The Village shall duly and punctually pay or cause to be paid from the Developer Accounts the principal and interest of TIF Note A and TIF Note B and principal of TIF Note C, at the dates and places and in the manner mentioned in the respective TIF Notes, according to the true intent and meaning thereof.

Section 403. Power to Issue TIF Notes and Pledge Revenues. The Village represents that it is duly authorized under all applicable laws to authorize and issue the TIF Notes, to adopt the Ordinance and to pledge the Incremental Taxes to the Pledged Amounts in the manner and to

the extent provided in the Ordinance. The Incremental Taxes will be free and clear of any pledge, lien, charge or encumbrance thereon, or with respect thereto prior to, or of equal rank with, the pledge created by the Ordinance, and all corporate or other action on the part of the Village to that end has been and will be duly and validly taken. The TIF Notes and the provisions of the Ordinance are and will be the valid and legally enforceable limited obligations of the Village to the extent provided in the Act in accordance with their terms and the terms of the Ordinance. The Village at all times shall, to the extent permitted by law, defend, preserve and protect the pledge of the Pledged Amounts for the Registered Owner under the Ordinance and all rights of the Registered Owner under the Ordinance against all claims and demands of all Persons whomsoever.

Section 404. Further Assurances. At any and all times, the Village shall, so far as it may be authorized by law, pass, make, do, execute, acknowledge and deliver all and every such further resolutions, acts, deeds, conveyances, assignments, transfers and assurances as may be necessary or desirable for better assuring, conveying, granting, assigning and confirming all and singular its interest in the Pledged Amount pledged hereby for the payment of the principal and interest of TIF Note A and TIF Note B and payment of principal under TIF Note C. The Village President, the Treasurer, the Village Clerk, and the other officers of the Village are authorized to execute and deliver on behalf of the Village such other documents, agreements and certificates and to do such other things consistent with the terms of this Ordinance as such officers and employees shall deem necessary or appropriate in order to effectuate the intent and purposes of this Ordinance.

Section 405. Consent of Registered Owner. For any amendment of the Ordinance requiring consent of the Registered Owner, the Village shall mail a copy of the amendment together with a request to the Registered Owner for its consent, but failure to mail such copy and request shall not affect the validity of such amendment when consented to as provided in this Section. Such amendment shall not take effect in accordance with its terms, unless and until there shall have been filed with the Village Clerk the written consent of the Registered Owner. Any such consent shall be effective only if accompanied by proof of the ownership, at the date of such consent, of the TIF Notes. A certificate of the Village Clerk that such proof is sufficient under the provisions of Section 602 of this Ordinance shall be conclusive that such consents have been given by the Registered Owner. Any such consent shall be binding upon the Registered Owner giving such consent and upon any subsequent Registered Owner whether or not the subsequent Registered Owner has notice thereof. Any consent may be delivered or filed prior to any mailing required by this Section and shall not be deemed ineffective by reason of such prior delivery or filing.

ARTICLE V

Remedies on Default

Section 501. Events of Default. Each of the following shall constitute an event of default under the Ordinance and is hereby called an “Event of Default”:

(1) a default shall be made in the observance or performance of any covenant or contract or other provision in the Ordinance and such default shall continue for a period of thirty (30) days after written notice to the Village from the Registered Owner specifying any such default and requiring the same to be remedied; or

(2) there shall be filed by the Village a petition seeking an adjustment of indebtedness under any applicable law or statute of the United States of America or of the State of Illinois.

Section 502. Enforcement by Registered Owner. Upon the happening or continuance of an Event of Default or an event which upon sufficient notice may become an Event of Default, the Registered Owner may proceed to protect and enforce any rights of the Registered Owner under the laws of the State of Illinois or under the Ordinance by such suits, actions or proceedings in equity or at law, either for specific performance of any covenant or contract contained herein or in aid or execution of any power granted or for any legal or equitable remedy as the Registered Owner shall deem most effective to protect and enforce the rights aforesaid. No remedy by the terms of the Ordinance conferred upon or reserved to the Registered Owner is intended to be exclusive of any other such remedy, but each and every such remedy shall be cumulative and shall be in addition to any other remedy given hereunder now or hereafter existing at law or in equity or by statute. No delay or omission of any Registered Owner to exercise any right or power accruing upon any default shall impair any such rightor power or shall be construed to be a waiver of any such default, and every right, power and remedy available to the Registered Owner may be exercised from time to time and as often as may be deemed expedient by the Registered Owner.

Section 503. No Personal Liability. No recourse shall be had for the payment of the principal or interest of the TIF Notes or for any claim based thereon or on the Ordinance against any officer of the Village, or anyone executing the TIF Notes; provided however, that nothing herein shall bar recourse in mandamus or otherwise to any such person or officer in his corporate as opposed to individual capacity.

ARTICLE VI

Miscellaneous

Section 601. Defeasance. If the Village shall pay or cause to be paid to the Registered Owner to an account designated by the Registered Owner the principal and interest of the TIF Notes at the times and in the manner stipulated therein and in the Ordinance until the TIF Notes are all paid in full or expire by their terms, then the pledge of the Incremental Taxes as Pledged Amount and the covenants, agreements and other obligations of the Village to the Registered Owner shall be discharged and satisfied.

Section 602. Evidence of Ownership. The ownership of the TIF Notes, the amount, number and other identification thereof, and the dates owning same, shall be proved by the Register. The Registered Owner of TIF Note A may be the same or different entities than the Registered Owner of TIF Note B and TIF Note C. The fact and date of the execution by the Registered Owner or his attorney of any instrument may be proved by the certificate of a notary

public or other officer authorized to take acknowledgements in the jurisdiction in which the person purports to act that the person signing such instrument acknowledged to him the execution thereof, or by the affidavit of a witness of such execution, duly sworn to before such notary public or other officer. The authority of any person to execute any consent or other instrument executed by or on behalf of a Registered Owner which is a corporation or other entity may be established without further proof if such instrument is signed by a person purporting to be an officer of such corporation and certified resolutions of such corporation or entity authorizing such act are furnished.

Section 603. Invalidity of Any Section. If any section, paragraph or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this Ordinance.

Section 604. Publication. The Village Clerk is hereby authorized to publish this ordinance in pamphlet form.

Section 605. Superseder and Effective Date. All ordinances, resolutions, motions or orders in conflict herewith be, and the same hereby are, repealed to the extent of such conflict, and this Ordinance shall be in full force and effect immediately from and after its passage and approval as provided by law.

Section 606. Sunset. If the Developer does not become the owner of record on or before June 3, 2019 of the RPA this Ordinance shall become null and void.

Section 607. Full Force and Effect. This Ordinance shall be in full force and effect immediately from and after its passage and approval.

PASSED THIS _____ day of _____, 2019

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

APPROVED THIS _____ DAY OF _____, 2019

_____
Village President

ATTEST:

_____
Village Clerk

Published in pamphlet form this _____ day of _____, 2019.

Exhibit A – Lakewood Center Redevelopment Agreement

(Attached)

Exhibit B-1 – TIF Note A

(Attached to Redevelopment Agreement)

Exhibit B-2 – TIF Note B

(Attached to Redevelopment Agreement)

Exhibit B-3 – TIF Note C

(Attached to Redevelopment Agreement)

EXHIBIT "F-1"

Form of TIF Note A

REGISTERED
NO. R-1-A

UP TO $43,013,600.00
Maximum Aggregate Principal Amount

UNITED STATES OF AMERICA
STATE OF ILLINOIS
COUNTIES OF COOK AND KANE
VILLAGE OF HOFFMAN ESTATES
TAX INCREMENT ALLOCATION REVENUE NOTE
(LAKEWOOD CENTER PROJECT), SERIES 2019-A

REGISTERED OWNER:	HOFFMAN ESTATES ACQUISITIONS LLC A DELAWARE LIMITED LIABILITY COMPANY
OUTSTANDING PRINCIPAL AMOUNT:	SEE **SCHEDULE** A ATTACHED HERETO
AUTHORIZATION DATE:	JANUARY ___, 2019
ISSUANCE DATE:	JANUARY 1, _____
MATURITY DATE:	DECEMBER 31, _____ [TWENTY (20) YEARS FROM THE ISSUANCE DATE]

KNOW ALL PERSONS BY THESE PRESENTS, that the VILLAGE OF HOFFMAN ESTATES, COOK AND KANE COUNTIES, ILLINOIS (the "*Village*"), a municipality, home rule unit and municipal corporation under the laws of the State of Illinois, hereby acknowledges itself to owe and for value received promises to pay, from the source and as hereinafter provided, to the order of the Registered Owner shown above, or registered assigns as hereinafter provided, the Outstanding Principal Amount shown from time to time on **Schedule A** attached hereto on the Maturity Date shown above plus any interest due hereunder.

Payment of this Note shall be made to the order of the Registered Owner hereof as shown on the registration books of the Village maintained by the Treasurer, as note registrar and paying agent (the "*Note Registrar*"), at the close of business on the fifteenth day of the month immediately prior to the applicable payment or maturity date ("*Record Date*") and shall be paid by electronic transfer to the Registered Owner, provided such Registered Owner has given prior written notice to the Note Registrar, containing the electronic transfer instructions, including the name and address of the bank (which shall be in the continental United States), its ABA routing number and the name and account number to which such Registered Owner wishes to have such transfer directed.

This Note is issued by the Village as an interest-bearing obligation, with the unpaid principal balance to accrue interest at an initial interest rate of six and one half percent per annum (6.5%) ("*Interest Rate*"). Within thirty (30) days after the Project reaches Project Stabilization for the first time, as defined in that certain Redevelopment Agreement by and between the Village and Hoffman Estates Acquisitions LLC, a Delaware limited liability company, dated as of January ___, 2019 (the "*Redevelopment Agreement*"), by notice to the Village, the Registered Owner shall have the one-time right to readjust the Interest Rate, which shall thereupon be equal to 100 basis points (1.0%) above the Prime Rate (as defined herein) per annum, as of the date the Project reaches Project Stabilization for the first time. Notwithstanding adjustment to the Interest Rate, the Interest Rate shall not be greater than eight and one half percent (8.5%) per annum, regardless of the Prime Rate. The Note Registrar has no obligation to change the Interest Rate unless first requested by the Registered Owner within thirty (30) days of the initial Project Stabilization.

For the purposes of this Note, "*Prime Rate*" means the rate of interest designated as the "Prime Rate" which appears in each publication of The Wall Street Journal under the designation entitled "Money Rates" (referred to herein as the "*Wall Street Journal Prime Rate*.") In the event that the Wall Street Journal Prime Rate cannot be ascertained from publication of The Wall Street Journal, Village and Registered Owner shall determine the Prime Rate based upon the prime or base lending rates posted by a majority of the three largest commercial banks in Chicago, Illinois.

The interest amount owed under this Note shall be calculated based on a 360-day year and charged for the actual number of days elapsed, in a fully registered form to evidence the Outstanding Principal Amount up to $43,013,600.00, in consideration for the payment by the Developer of certain Eligible Redevelopment Project Costs in connection with the Project for the Redevelopment Project Area of the Lakewood Property, as such terms are described in the Redevelopment Agreement.

This Note is issued pursuant to Section 6 of Article VII of the 1970 Constitution of the State of Illinois, as supplemented by the Illinois Tax Increment Allocation Redevelopment Act, as amended, constituting Section 74.4 of Article 11 of the Illinois Municipal Code, and all laws amendatory thereof and supplemental thereto (the *"Act"*), and specifically as supplemented by the Local Government Debt Reform Act, as supplemented and amended, and the Omnibus Bond Acts, as amended, and 65 ILCS 5/11-74.4-7, as amended. This Note has been authorized by Ordinance No. _____-2019, entitled "An Ordinance Authorizing the Execution of a Redevelopment Agreement and the issuance of TIF Notes" by the President and Board of Trustees of the Village (the *"Note Ordinance"*), to all of the provisions of which the Registered Owner, by acceptance of this Note, assents.

Except as otherwise provided, the capitalized terms in this Note shall have the meanings as provided in the Note Ordinance or the Redevelopment Agreement. Amounts payable under this Note to the Registered Owner shall be paid by the Village to the Registered Owner, annually, no later than July 1 of each year.

All payments shall be applied first to payment of the accrued interest, and the balance on account of outstanding principal. All payments shall be made solely from Developer Account A. The Village has assigned and pledged certain rights, title and interest of the Village in and to certain incremental ad valorem real estate tax revenues from the Redevelopment Project Area which the Village is entitled to receive pursuant to the Act, in order to pay the principal and interest on this Note. Reference is hereby made to the aforesaid Note Ordinance and the Redevelopment

Agreement for a description, among others, with respect to the determination, custody and application of said revenues, the nature and extent of such security with respect to this Note, and the terms and conditions under which this Note is issued and secured.

THIS NOTE DOES NOT CONSTITUTE AN INDEBTEDNESS OF THE VILLAGE WITHIN THE MEANING OF ANY CONSTITUTIONAL OR STATUTORY PROVISION OR LIMITATION. IF THE PLEDGED AMOUNT IS INSUFFICIENT TO PAY ALL THE PRINCIPAL AND INTEREST DUE UNDER THIS NOTE, THE REGISTERED OWNER SHALL HAVE NO RECOURSE AGAINST THE VILLAGE, PROVIDED THAT ALL PLEDGED AMOUNTS REQUIRED TO BE DEPOSITED IN THE DEVELOPER ACCOUNTS FROM TIME TO TIME PURSUANT TO THE ACT AND THE NOTE ORDINANCE HAVE BEEN DEPOSITED INTO THE DEVELOPER ACCOUNTS AND THE AMOUNTS EQUAL TO THE PLEDGED AMOUNT IN EACH YEAR HAS BEEN USED SOLELY TO PAY AMOUNTS DUE UNDER THIS NOTE. THE REGISTERED OWNER SHALL HAVE NO RIGHT TO COMPEL THE EXERCISE OF THE TAXING AUTHORITY OF THE VILLAGE OR TO USE ANY FUNDS OF THE VILLAGE (OTHER THAN THE PLEDGED AMOUNT) FOR PAYMENT OF THE PRINCIPAL OF THE NOTE.

If the Village thereafter fails to make such payment to the Registered Owner, the Village shall be deemed to be in default under this Note. After any default, and notwithstanding Section 703 of the Redevelopment Agreement, the Registered Owner may bring an action in any court of competent jurisdiction to enforce payment of this Note, provided that the Registered Owner shall have first given the Village notice of its intent to bring such action and thirty (30) days to cure any such default. Failure of the Registered Owner to exercise its right to bring an action to remedy a default hereunder shall not constitute a waiver of its right to bring an action to remedy any subsequent default.

This Note is transferable by the Registered Owner hereof in person or by his attorney duly authorized in writing, at the principal office of the Note Registrar in Hoffman Estates, Illinois, but only in the manner, subject to the limitations provided in the Note Ordinance, and upon surrender and cancellation of this Note. Upon such transfer, a new Note or authorized denomination and for the same aggregate Principal Amount will be issued and mailed to the transferee in exchange therefore. This Note shall inure to the benefit of the Registered Owner, its successors and assigns and successor holders of this Note, and shall be binding upon the Village and its successors and assigns.

The Village and the Note Registrar may deem and treat the Person in whose name this Note is registered on the Register as the absolute owner hereof for the purpose of receiving payment of or on account of principal hereof and for all other purposes, and neither the Village nor the Note Registrar shall be affected by any notice to the contrary.

The Village hereby expressly finds and determines that the Maturity Date of this Note does not exceed the earlier of (i) the date which is twenty (20) years from the Issuance Date and (ii) the date which is December 31 of the year following the twenty-third (23rd) year from the date of designation by the Corporate Authorities of the Project Area. Upon termination, this Note shall become null and void and of no effect.

It is hereby certified and recited that all conditions, acts and things required by law to exist or to be done precedent to and in the issuance of this Note did exist, have happened, been done and performed in regular and due form and time as required by law, and the Village hereby covenants and agrees that it has made provision for the segregation of the Incremental Taxes and that it will properly account for said taxes and will comply with all the covenants of and maintain the funds and accounts as provided by the Note Ordinance.

If any provision of this Note is deemed void, invalid or unenforceable under applicable law, such provision is and will be deemed to be totally ineffective to that extent, but the remaining provisions shall be deemed unaffected and shall remain in full force and effect.

Whenever, under the terms hereof, principal and interest hereof shall become due and payable, the holder of this Note may pursue any remedies, legal or equitable, that are available to collect such unpaid principal, with all such remedies being cumulative and not in the alternative. The Village hereby waives presentment for payment, notices of nonpayment and dishonor, protect of dishonor and notice of protest, but does not waive notice of default or presentment of original note for final payment.

No amounts in excess of the amounts in Developer Account A shall be used to prepay this Note.

This Note shall not be valid or become obligatory for any purpose until the certificate of authentication hereon shall have been signed by the Note Registrar.

The forms following the signatures on this Note and **Schedule A** are an integral part of this Note as if in each case fully set forth at this place and are incorporated herein by this reference.

[note signature page to immediately follow]

IN WITNESS WHEREOF the Village has caused this Note to be signed by the manual or duly authorized facsimile signatures of its President and by its Village Clerk and its corporate seal or a facsimile thereof to be impressed or reproduced hereon, all as of the date of delivery hereof, to wit, the ____ day of _____, 2019.

[SEAL]
VILLAGE OF HOFFMAN ESTATES, COOK AND KANE COUNTIES, ILLINOIS.

_____
Village President

_____
Village Clerk

Date of Authentication: _____ __, 2019

CERTIFICATE
OF
AUTHENTICATION

This Note is the Tax Increment Allocation Revenue Note (Lakewood Center Project), Series 2019, of the Village of Hoffman Estates, Cook and Kane Counties, Illinois, described in the within-mentioned Note Ordinance.

Treasurer
Village of Hoffman Estates, Cook and Kane Counties, Illinois, as Note Registrar

By _____

NOTE REGISTRAR AND PAYING AGENT:
Treasurer Village of
Hoffman Estates, Cook and Kane Counties,
Illinois

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto

Here insert Social Security Number, Employer Identification Number or other Identifying Number

_____

_____

(Name and Address of Assignee)

the within Note and does hereby irrevocably constitute and appoint

_____

as attorney to transfer the said Note on the books kept for registration thereof with full power of substitution in the premises.

Dated: _____.

_____

NOTICE: The signature to this transfer and assignment must correspond with the name of the Registered Owner as it appears upon the face of the within Note in every particular, without alteration or enlargement or any change whatever.

Signature guaranteed: _____

By: _____

Its: _____

SCHEDULE A

CERTIFICATE OF OUTSTANDING PRINCIPAL AMOUNT (LAKEWOOD CENTER PROJECT), SERIES 2019

This Note is valid to the Outstanding Principal Amount set forth below in column H below as of the date of the endorsement noted in column B below.

A	B	C	D	E	F	G	H	I
Requested For Reimbursement	Date of this Endorsement	Eligible Redevelopment Project Cost for this Project	Total Project Costs to Date	Maximum Reimbursement Amount	Approved Amount for Reimbursement	Payment of Principal	Outstanding Principal Amount	Authorized Village Signatory
No. 1 ____	__-__-2019	_____	_____	_____	_____	_____	_____	_____
No. 2 ____	__-__-2019	_____	_____	_____	_____	_____	_____	_____
No. 3 ____	__-__-2020	_____	_____	_____	_____	_____	_____	_____
No. 4 ____	__-__-2021	_____	_____	_____	_____	_____	_____	_____
No. 5 ____	__-__-2022	_____	_____	_____	_____	_____	_____	_____
No. 6 ____	__-__-2023	_____	_____	_____	_____	_____	_____	_____
No. 7 ____	__-__-2024	_____	_____	_____	_____	_____	_____	_____
No. 8 ____	__-__-2025	_____	_____	_____	_____	_____	_____	_____

•Interest calculated by registrar when note payments are made.

EXHIBIT "F-2"

Form of TIF Note B

REGISTERED
NO. R-1-B

UP TO $10,753,400.00
Maximum Aggregate Principal Amount

UNITED STATES OF AMERICA
STATE OF ILLINOIS
COUNTIES OF COOK AND KANE
VILLAGE OF HOFFMAN ESTATES
TAX INCREMENT ALLOCATION REVENUE NOTE
(LAKEWOOD CENTER PROJECT), SERIES 2019-B

REGISTERED OWNER:	HOFFMAN ESTATES ACQUISITIONS LLC A DELAWARE LIMITED LIABILITY COMPANY
OUTSTANDING PRINCIPAL AMOUNT:	SEE **SCHEDULE** A ATTACHED HERETO
AUTHORIZATION DATE:	JANUARY ___, 2019
ISSUANCE DATE:	JANUARY 1, _____
MATURITY DATE:	DECEMBER 31, _____ [TWENTY (20) YEARS FROM THE ISSUANCE DATE]

KNOW ALL PERSONS BY THESE PRESENTS, that the VILLAGE OF HOFFMAN ESTATES, COOK AND KANE COUNTIES, ILLINOIS (the "*Village*"), a municipality, home rule unit and municipal corporation under the laws of the State of Illinois, hereby acknowledges itself to owe and for value received promises to pay, from the source and as hereinafter provided, to the order of the Registered Owner shown above, or registered assigns as hereinafter provided, the Outstanding Principal Amount shown from time to time on **Schedule A** attached hereto on the Maturity Date shown above plus any interest due hereunder.

Payment of this Note shall be made to the order of the Registered Owner hereof as shown on the registration books of the Village maintained by the Treasurer, as note registrar and paying agent (the "*Note Registrar*"), at the close of business on the fifteenth day of the month immediately prior to the applicable payment or maturity date ("*Record Date*") and shall be paid by electronic transfer to the Registered Owner, provided such Registered Owner has given prior written notice to the Note Registrar, containing the electronic transfer instructions, including the name and address of the bank (which shall be in the continental United States), its ABA routing number and the name and account number to which such Registered Owner wishes to have such transfer directed.

This Note is issued by the Village as an interest-bearing obligation, with the unpaid principal balance to accrue interest at an initial interest rate of six and one half percent per annum

(6.5%) ("*Interest Rate*"). Within thirty (30) days after the Project reaches Project Stabilization for the first time, as defined in that certain Redevelopment Agreement by and between the Village and Hoffman Estates Acquisitions LLC, a Delaware limited liability company, dated as of January ___, 2019 (the "*Redevelopment Agreement*"), by notice to the Village, the Registered Owner shall have the one-time right to readjust the Interest Rate, which shall thereupon be equal to 100 basis points (1.0%) above the Prime Rate (as defined herein) per annum, as of the date the Project reaches Project Stabilization for the first time. Notwithstanding adjustment to the Interest Rate, the Interest Rate shall not be greater than eight and one half percent (8.5%) per annum, regardless of the Prime Rate. The Note Registrar has no obligation to change the Interest Rate unless first requested by the Registered Owner within thirty (30) days of the initial Project Stabilization.

For the purposes of this Note, "*Prime Rate*" means the rate of interest designated as the "Prime Rate" which appears in each publication of The Wall Street Journal under the designation entitled "Money Rates" (referred to herein as the "*Wall Street Journal Prime Rate*.") In the event that the Wall Street Journal Prime Rate cannot be ascertained from publication of The Wall Street Journal, Village and Registered Owner shall determine the Prime Rate based upon the prime or base lending rates posted by a majority of the three largest commercial banks in Chicago, Illinois.

The interest amount owed under this Note shall be calculated based on a 360-day year and charged for the actual number of days elapsed, in a fully registered form to evidence the Outstanding Principal Amount up to $10,753,400.00, in consideration for the payment by the Developer of certain Eligible Redevelopment Project Costs in connection with the Project for the Redevelopment Project Area of the Lakewood Property, as such terms are described in the Redevelopment Agreement.

This Note is issued pursuant to Section 6 of Article VII of the 1970 Constitution of the State of Illinois, as supplemented by the Illinois Tax Increment Allocation Redevelopment Act, as amended, constituting Section 74.4 of Article 11 of the Illinois Municipal Code, and all laws amendatory thereof and supplemental thereto (the *"Act"*), and specifically as supplemented by the Local Government Debt Reform Act, as supplemented and amended, and the Omnibus Bond Acts, as amended, and 65 ILCS 5/11-74.4-7, as amended. This Note has been authorized by Ordinance No. _____-2019, entitled "An Ordinance Authorizing the Execution of a Redevelopment Agreement and the issuance of TIF Notes" by the President and Board of Trustees of the Village (the *"Note Ordinance"*), to all of the provisions of which the Registered Owner, by acceptance of this Note, assents.

Except as otherwise provided, the capitalized terms in this Note shall have the meanings as provided in the Note Ordinance or the Redevelopment Agreement. Amounts payable under this Note to the Registered Owner shall be paid by the Village to the Registered Owner, annually, no later than July 1 of each year.

All payments shall be applied first to payment of the accrued interest, and the balance on account of outstanding principal. All payments shall be made solely from Developer Account B. The Village has assigned and pledged certain rights, title and interest of the Village in and to certain incremental ad valorem real estate tax revenues from the Redevelopment Project Area which the Village is entitled to receive pursuant to the Act, in order to pay the principal and interest on this Note. Reference is hereby made to the aforesaid Note Ordinance and the Redevelopment Agreement for a description, among others, with respect to the determination, custody and application of said revenues, the nature and extent of such security with respect to this Note, and the terms and conditions under which this Note is issued and secured.

THIS NOTE DOES NOT CONSTITUTE AN INDEBTEDNESS OF THE VILLAGE WITHIN THE MEANING OF ANY CONSTITUTIONAL OR STATUTORY PROVISION OR LIMITATION. IF THE PLEDGED AMOUNT IS INSUFFICIENT TO PAY ALL THE PRINCIPAL AND INTEREST DUE UNDER THIS NOTE, THE REGISTERED OWNER SHALL HAVE NO RECOURSE AGAINST THE VILLAGE, PROVIDED THAT ALL PLEDGED AMOUNTS REQUIRED TO BE DEPOSITED IN THE DEVELOPER ACCOUNTS FROM TIME TO TIME PURSUANT TO THE ACT AND THE NOTE ORDINANCE HAVE BEEN DEPOSITED INTO THE DEVELOPER ACCOUNTS AND THE AMOUNTS EQUAL TO THE PLEDGED AMOUNT IN EACH YEAR HAS BEEN USED SOLELY TO PAY AMOUNTS DUE UNDER THIS NOTE. THE REGISTERED OWNER SHALL HAVE NO RIGHT TO COMPEL THE EXERCISE OF THE TAXING AUTHORITY OF THE VILLAGE OR TO USE ANY FUNDS OF THE VILLAGE (OTHER THAN THE PLEDGED AMOUNT) FOR PAYMENT OF THE PRINCIPAL OF THE NOTE.

If the Village thereafter fails to make such payment to the Registered Owner, the Village shall be deemed to be in default under this Note. After any default, and notwithstanding Section 703 of the Redevelopment Agreement, the Registered Owner may bring an action in any court of competent jurisdiction to enforce payment of this Note, provided that the Registered Owner shall have first given the Village notice of its intent to bring such action and thirty (30) days to cure any such default. Failure of the Registered Owner to exercise its right to bring an action to remedy a default hereunder shall not constitute a waiver of its right to bring an action to remedy any subsequent default.

This Note is transferable by the Registered Owner hereof in person or by his attorney duly authorized in writing, at the principal office of the Note Registrar in Hoffman Estates, Illinois, but only in the manner, subject to the limitations provided in the Note Ordinance, and upon surrender and cancellation of this Note. Upon such transfer, a new Note or authorized denomination and for the same aggregate Principal Amount will be issued and mailed to the transferee in exchange therefore. This Note shall inure to the benefit of the Registered Owner, its successors and assigns and successor holders of this Note, and shall be binding upon the Village and its successors and assigns.

The Village and the Note Registrar may deem and treat the Person in whose name this Note is registered on the Register as the absolute owner hereof for the purpose of receiving payment of or on account of principal hereof and for all other purposes, and neither the Village nor the Note Registrar shall be affected by any notice to the contrary.

The Village hereby expressly finds and determines that the Maturity Date of this Note does not exceed the earlier of: (i) the date which is twenty (20) years from the Issuance Date; (ii) the date which is December 31 of the year following the twenty-third (23rd) year from the date of designation by the Corporate Authorities of the Project Area; or (iii) the date on which all amounts due and payable under this Note are paid in full. Upon termination, this Note shall become null and void and of no effect.

It is hereby certified and recited that all conditions, acts and things required by law to exist or to be done precedent to and in the issuance of this Note did exist, have happened, been done and performed in regular and due form and time as required by law, and the Village hereby covenants and agrees that it has made provision for the segregation of the Incremental Taxes and that it will properly account for said taxes and will comply with all the covenants of and maintain the funds and accounts as provided by the Note Ordinance.

If any provision of this Note is deemed void, invalid or unenforceable under applicable law, such provision is and will be deemed to be totally ineffective to that extent, but the remaining provisions shall be deemed unaffected and shall remain in full force and effect.

Whenever, under the terms hereof, principal and interest hereof shall become due and payable, the holder of this Note may pursue any remedies, legal or equitable, that are available to collect such unpaid principal, with all such remedies being cumulative and not in the alternative. The Village hereby waives presentment for payment, notices of nonpayment and dishonor, protect of dishonor and notice of protest, but does not waive notice of default or presentment of original note for final payment.

The Village may prepay all or any of this Note with no penalty.

This Note shall not be valid or become obligatory for any purpose until the certificate of authentication hereon shall have been signed by the Note Registrar.

The forms following the signatures on this Note and **Schedule A** are an integral part of this Note as if in each case fully set forth at this place and are incorporated herein by this reference.

[note signature page to immediately follow]

IN WITNESS WHEREOF the Village has caused this Note to be signed by the manual or duly authorized facsimile signatures of its President and by its Village Clerk and its corporate seal or a facsimile thereof to be impressed or reproduced hereon, all as of the date of delivery hereof, to wit, the ____ day of _____, 2019.

[SEAL]
VILLAGE OF HOFFMAN ESTATES, COOK AND KANE COUNTIES, ILLINOIS.

_____
Village President

_____
Village Clerk

Date of Authentication: _____ __, 2019

CERTIFICATE
OF
AUTHENTICATION

This Note is the Tax Increment Allocation Revenue Note (Lakewood Center Project), Series 2019, of the Village of Hoffman Estates, Cook and Kane Counties, Illinois, described in the within-mentioned Note Ordinance.

Treasurer
Village of Hoffman Estates, Cook and Kane Counties, Illinois, as Note Registrar

By _____

NOTE REGISTRAR AND PAYING AGENT:
Treasurer Village of
Hoffman Estates, Cook and Kane Counties,
Illinois

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto

Here insert Social Security Number, Employer Identification Number or other Identifying Number

_____

_____

(Name and Address of Assignee)

the within Note and does hereby irrevocably constitute and appoint

_____

as attorney to transfer the said Note on the books kept for registration thereof with full power of substitution in the premises.

Dated: _____.

_____

NOTICE: The signature to this transfer and assignment must correspond with the name of the Registered Owner as it appears upon the face of the within Note in every particular, without alteration or enlargement or any change whatever.

Signature guaranteed: _____

By: _____

Its: _____

SCHEDULE A

CERTIFICATE OF OUTSTANDING PRINCIPAL AMOUNT (LAKEWOOD CENTER PROJECT), SERIES 2019

This Note is valid to the Outstanding Principal Amount set forth below in column H below as of the date of the endorsement noted in column B below.

A	B	C	D	E	F	G	H	I
Requested For Reimbursement	Date of this Endorsement	Eligible Redevelopment Project Cost for this Project	Total Project Costs to Date	Maximum Reimbursement Amount	Approved Amount for Reimbursement	Payment of Principal	Outstanding Principal Amount	Authorized Village Signatory
No. 1 ____	__-__-2019	_____	_____	_____	_____	_____	_____	_____
No. 2 ____	__-__-2019	_____	_____	_____	_____	_____	_____	_____
No. 3 ____	__-__-2020	_____	_____	_____	_____	_____	_____	_____
No. 4 ____	__-__-2021	_____	_____	_____	_____	_____	_____	_____
No. 5 ____	__-__-2022	_____	_____	_____	_____	_____	_____	_____
No. 6 ____	__-__-2023	_____	_____	_____	_____	_____	_____	_____
No. 7 ____	__-__-2024	_____	_____	_____	_____	_____	_____	_____
No. 8 ____	__-__-2025	_____	_____	_____	_____	_____	_____	_____

•Interest calculated by registrar when note payments are made.

EXHIBIT "F-3"

Form of TIF Note C

REGISTERED
NO. R-1-C

PRINCIPAL AMOUNT - $1.00

UNITED STATES OF AMERICA
STATE OF ILLINOIS
COUNTIES OF COOK AND KANE
VILLAGE OF HOFFMAN ESTATES
TAX INCREMENT ALLOCATION REVENUE NOTE
(LAKEWOOD CENTER PROJECT), SERIES 2019-C

REGISTERED OWNER:	HOFFMAN ESTATES ACQUISITIONS LLC A DELAWARE LIMITED LIABILITY COMPANY
OUTSTANDING PRINCIPAL AMOUNT:	PURSUANT TO SECTION 601 OF REDEVELOPMENT AGREEMENT
AUTHORIZATION DATE:	JANUARY ___, 2019
ISSUANCE DATE:	JANUARY 1, 2023
MATURITY DATE:	DECEMBER 31, 2043

KNOW ALL PERSONS BY THESE PRESENTS, that the VILLAGE OF HOFFMAN ESTATES, COOK AND KANE COUNTIES, ILLINOIS (the *"Village"*), a municipality, home rule unit and municipal corporation under the laws of the State of Illinois, hereby acknowledges itself to owe and for value received promises to pay, from the source and as hereinafter provided, to the order of the Registered Owner shown above, or registered assigns as hereinafter provided, the Principal Amount for any amounts due from the Village to the Developer for any Developer Tax Recapture as provided in Section 601 of that certain Redevelopment Agreement by and between the Village and Hoffman Estates Acquisitions LLC, a Delaware limited liability company, dated as of January ___, 2019 (the *"Redevelopment Agreement"*).

Payment of this Note shall be made to the order of the Registered Owner hereof as shown on the registration books of the Village maintained by the Treasurer, as note registrar and paying agent (the *"Note Registrar"*), at the close of business on the fifteenth day of the month immediately prior to the applicable payment or maturity date (*"Record Date"*) and shall be paid by electronic transfer to the Registered Owner, provided such Registered Owner has given prior written notice to the Note Registrar, containing the electronic transfer instructions, including the name and address of the bank (which shall be in the continental United States), its ABA routing number and the name and account number to which such Registered Owner wishes to have such transfer directed.

This Note is issued by the Village, shall not bear interest and shall be paid in consideration for the payment by the Developer of certain Eligible Redevelopment Project Costs in connection with the Project for the Redevelopment Project Area of the Lakewood Property, as such terms are described in the Redevelopment Agreement. The initial Principal Amount of this Note shall be One Dollar ($1.00). From time to time, the Principal Amount of this Note shall increase to be deemed to equal the Developer Tax Recapture under Section 601 of the Development Agreement; and, only be payable upon Developer Tax Recapture due and payable from the Village pursuant to the Redevelopment Agreement.

This Note is issued pursuant to Section 6 of Article VII of the 1970 Constitution of the State of Illinois, as supplemented by the Illinois Tax Increment Allocation Redevelopment Act, as amended, constituting Section 74.4 of Article 11 of the Illinois Municipal Code, and all laws amendatory thereof and supplemental thereto (the *"Act"*), and specifically as supplemented by the Local Government Debt Reform Act, as supplemented and amended, and the Omnibus Bond Acts, as amended, and 65 ILCS 5/11-74.4-7, as amended. This Note has been authorized by Ordinance No. _____ - 2019, entitled "An Ordinance Authorizing the Execution of a Redevelopment Agreement and the issuance of TIF Notes" by the President and Board of Trustees of the Village (the *"Note Ordinance"*), to all of the provisions of which the Registered Owner, by acceptance of this Note, assents.

Except as otherwise provided, the capitalized terms in this Note shall have the meanings as provided in the Note Ordinance or the Redevelopment Agreement. Once there are any amounts payable under this Note to the Registered Owner as Developer Tax Recapture as provided in Section 601 of the Redevelopment Agreement, such amounts shall be due and payable and shall be paid by the Village pursuant to this Note, within sixty (60) days after the second installment of property taxes for the year due has been paid in full by the Developer, to the extent funds are available in Developer Account C.

All payments shall be made from Developer Account C. The Village has assigned and pledged certain rights, title and interest of the Village in and to certain incremental ad valorem real estate tax revenues from the Redevelopment Project Area which the Village is entitled to receive pursuant to the Act, in order to pay the principal on this Note. Reference is hereby made to the aforesaid Note Ordinance and the Redevelopment Agreement for a description, among others, with respect to the determination, custody and application of said revenues, the nature and extent of such security with respect to this Note, and the terms and conditions under which this Note is issued and secured.

THIS NOTE DOES NOT CONSTITUTE AN INDEBTEDNESS OF THE VILLAGE WITHIN THE MEANING OF ANY CONSTITUTIONAL OR STATUTORY PROVISION OR LIMITATION. IF THE PLEDGED AMOUNT OR OTHER AMOUNTS IN THE FUND AS PROVIDED IN THE NOTE ORDINANCE ARE INSUFFICIENT TO PAY ALL THE PRINCIPAL DUE UNDER THIS NOTE, THE REGISTERED OWNER SHALL HAVE NO RECOURSE AGAINST THE VILLAGE, PROVIDED THAT ALL PLEDGED AMOUNTS AND AMOUNTS FROM THE FUND REQUIRED TO BE DEPOSITED IN THE DEVELOPER ACCOUNTS FROM TIME TO TIME PURSUANT

TO THE ACT AND THE NOTE ORDINANCE HAVE BEEN DEPOSITED INTO THE DEVELOPER ACCOUNTS AND THE AMOUNTS EQUAL TO THE PLEDGED AMOUNT IN EACH YEAR HAS BEEN USED TO PAY AMOUNTS DUE UNDER THIS NOTE. THE REGISTERED OWNER SHALL HAVE NO RIGHT TO COMPEL THE EXERCISE OF THE TAXING AUTHORITY OF THE VILLAGE OR TO USE ANY OTHER FUNDS OF THE VILLAGE FOR PAYMENT OF THE PRINCIPAL OF THE NOTE.

If the Village thereafter fails to make such payment to the Registered Owner, the Village shall be deemed to be in default under this Note. After any default, and notwithstanding Section 703 of the Redevelopment Agreement, the Registered Owner may bring an action in any court of competent jurisdiction to enforce payment of this Note, provided that the Registered Owner shall have first given the Village notice of its intent to bring such action and thirty (30) days to cure any such default. Failure of the Registered Owner to exercise its right to bring an action to remedy a default hereunder shall not constitute a waiver of its right to bring an action to remedy any subsequent default.

This Note is transferable by the Registered Owner hereof in person or by his attorney duly authorized in writing, at the principal office of the Note Registrar in Hoffman Estates, Illinois, but only in the manner, subject to the limitations provided in the Note Ordinance, and upon surrender and cancellation of this Note. Upon such transfer, a new Note or authorized denomination and for the same aggregate Principal Amount will be issued and mailed to the transferee in exchange therefore. This Note shall inure to the benefit of the Registered Owner, its successors and assigns and successor holders of this Note, and shall be binding upon the Village and its successors and assigns.

The Village and the Note Registrar may deem and treat the Person in whose name this Note is registered on the Register as the absolute owner hereof for the purpose of receiving payment of or on account of principal hereof and for all other purposes, and neither the Village nor the Note Registrar shall be affected by any notice to the contrary.

The Village hereby expressly finds and determines that the Maturity Date of this Note does not exceed the earlier of: (i) the date which is twenty (20) years from the Issuance Date; or (ii) the date which is December 31 of the year following the twenty-third (23^{rd}) year from the date of designation by the Corporate Authorities of the Project Area. Upon maturity or termination, this Note shall become null and void and of no effect.

It is hereby certified and recited that all conditions, acts and things required by law to exist or to be done precedent to and in the issuance of this Note did exist, have happened, been done and performed in regular and due form and time as required by law, and the Village hereby covenants and agrees that it has made provision for the segregation of the Incremental Taxes and that it will properly account for said taxes and will comply with all the covenants of and maintain the funds and accounts as provided by the Note Ordinance.

If any provision of this Note is deemed void, invalid or unenforceable under applicable law, such provision is and will be deemed to be totally ineffective to that extent, but the remaining provisions shall be deemed unaffected and shall remain in full force and effect.

Whenever, under the terms hereof, principal hereof shall become due and payable, the holder of this Note may pursue any remedies, legal or equitable, that are available to collect such unpaid principal, with all such remedies being cumulative and not in the alternative. The Village hereby waives presentment for payment, notices of nonpayment and dishonor, protect of dishonor and notice of protest, but does not waive notice of default or presentment of original note for final payment.

The Village may prepay all or any of this Note with no penalty.

This Note shall not be valid or become obligatory for any purpose until the certificate of authentication hereon shall have been signed by the Note Registrar.

The forms following the signatures on this Note and Schedule A are an integral part of this Note as if in each case fully set forth at this place and are incorporated herein by this reference.

[note signature page to immediately follow]

IN WITNESS WHEREOF the Village has caused this Note to be signed by the manual or duly authorized facsimile signatures of its President and by its Village Clerk and its corporate seal or a facsimile thereof to be impressed or reproduced hereon, all as of the date of delivery hereof, to wit, the ____ day of _____, 2019.

[SEAL]
VILLAGE OF HOFFMAN ESTATES, COOK AND KANE COUNTIES, ILLINOIS.

_____
Village President

_____
Village Clerk

Date of Authentication: _____ __, 2019

CERTIFICATE
OF
AUTHENTICATION

This Note is the Tax Increment Allocation Revenue Note (Lakewood Center Project), Series 2019, of the Village of Hoffman Estates, Cook and Kane Counties, Illinois, described in the within-mentioned Note Ordinance.

Treasurer
Village of Hoffman Estates, Cook and Kane Counties, Illinois, as Note Registrar

By _____

NOTE REGISTRAR AND PAYING AGENT:
Treasurer Village of
Hoffman Estates, Cook and Kane Counties,
Illinois

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto

Here insert Social Security Number, Employer Identification Number or other Identifying Number

_____

_____

(Name and Address of Assignee)

the within Note and does hereby irrevocably constitute and appoint

_____

as attorney to transfer the said Note on the books kept for registration thereof with full power of substitution in the premises.

Dated: _____.

_____

NOTICE: The signature to this transfer and assignment must correspond with the name of the Registered Owner as it appears upon the face of the within Note in every particular, without alteration or enlargement or any change whatever.

Signature guaranteed: _____

By: _____

Its: _____

SCHEDULE A

CERTIFICATE OF OUTSTANDING PRINCIPAL AMOUNT (LAKEWOOD CENTER PROJECT), SERIES 2019 NOTE C

This Note is valid to the Outstanding Principal Amount set forth below in column E below as of the date of the endorsement noted in column B below.

A(+)	B	C	D(-)	E	F
Requested for Reimbursement	Date of this Endorsement	Amount of TIF Approved Reimbursement	Amount of Principal Payment	Outstanding Principal Amount	Authorized Village Signatory
No. 1 ____	__-__-2019	_____	_____	_____	_____
No. 2 ____	__-__-2019*	_____	_____	_____	_____
No. 3 ____	__-__-2020*	_____	_____	_____	_____
No. 4 ____	__-__-2021*	_____	_____	_____	_____
No. 5 ____	__-__-2022*	_____	_____	_____	_____
No. 6 ____	__-__-2023*	_____	_____	_____	_____
No. 7 ____	__-__-2024*	_____	_____	_____	_____
No. 8 ____	__-__-2025*	_____	_____	_____	_____

EXHIBIT "G"

Form of Certificate of Completion

The undersigned, **HOFFMAN ESTATES ACQUISITIONS LLC**, a Delaware limited liability company (the "*Developer*"), pursuant to that certain Redevelopment Agreement dated as of _____, 2019, between the Village of Hoffman Estates, Cook County, Illinois (the "*Village*"), and the Developer (the "*Agreement*"), hereby certifies to the Village as follows:

1. That as of _____, the construction, renovation, repairing, equipping and constructing of the _____ Component of the Project (as that term is defined in the Agreement) also known as _____ has been completed in accordance with the Final Project Documents approved by the Corporate Authorities and referenced as Village Project Number _____.

2. The Work has been performed in accordance with the Construction Plans (as those terms are defined in the Agreement).

3. The Developer is issuing this Certificate of Completion to the Village in accordance with the Agreement to evidence the Developer's satisfaction of all material obligations and covenants with respect to the construction of the ____ Component of the Project.

The Developer may record this Certificate in the office of the Cook County Record of Deeds. This Certificate is given without prejudice to any rights against third parties which exist as of the date hereof or which may subsequently come into being. Terms not otherwise defined herein shall have the meaning ascribed to such terms in the Agreement.

HOFFMAN ESTATES ACQUISITIONS LLC

By: _____
Name:
Title:

DATE: _____

EXHIBIT "H"

Construction Budget

Table 1B: Detailed Development Costs

Development Costs	SBF Adjustment
Acquisition Costs	
Acquisition / Land Sale	$16,400,000
Closing Costs	$1,050,000
Closing Costs- construction	$892,301
Total Acquisition Costs	**$18,342,301**
Hard Construction Costs	
Office Tenant Improvements	$68,204,952
Retail Tenant Improvements	$7,578,328
Total Tenant Improvements	$75,783,280
Land Lord Lease Obligations	$36,491,640
Deferred Maintenance	$14,484,713
Site Work/Parking Lots/Landscaping	$2,448,620
Lobby/Atrium/Conference Improvements	$23,900,000
Total Hard Construction Costs	**$153,108,253**
Soft Costs	**$16,583,577**
TOTAL DEVELOPMENT COSTS	**$188,034,131**

Source: Somerset Development and SB Friedman

EXHIBIT "I"

Form of Request for Reimbursement

[Date]

Village of Hoffman Estates
1900 Hassell Road
Hoffman Estates, Illinois 60169
Attention: Village Manager

Re: Redevelopment Agreement, dated _____ ___, 2019
By and Between the Village of Hoffman Estates, Illinois and
Hoffman Estates Acquisitions LLC (the **"Developer"**).

You are requested to disburse funds from the Special Tax Allocation Fund pursuant to the Note Ordinance and Article V of the Redevelopment Agreement described above in the amount(s), to the person(s) and for the purpose(s) set forth in this Request for Reimbursement. The terms used in this Request for Reimbursement shall have the meanings given to those terms in the Redevelopment Agreement.

1. REQUEST FOR REIMBURSEMENT NO.: _____

2. PAYMENT DUE TO: _____

3. FOR THIS REQUEST FOR REIMBURSEMENT, THE DEVELOPER REQUESTS THE VILLAGE TO APPROVE THE FOLLOWING EXPENDITURES AS HAVING BEEN INCURRED BY THE DEVELOPER AND AS CONSTITUTING ELIGIBLE REDEVELOPMENT PROJECT COSTS AND TOTAL PROJECT COSTS, PURSUANT TO SECTION 403 OF THE REDEVELOPMENT AGREEMENT:

   a. AMOUNT TO BE APPROVED FOR REIMBURSEMENT AS ELIGIBLE REDEVELOPMENT PROJECT COSTS:

   $_____

   b. TOTAL PROJECT COSTS INCURRED SINCE DATE OF LAST REQUEST FOR REIMBURSEMENT:

   $_____

4. The Developer certifies that:

   (i) the amounts to be reimbursed pursuant to this Request for Reimbursement were made or incurred or financed and were necessary for the Project and were made or incurred in accordance with the Construction Plans and Final Project Documents heretofore in effect;

(ii) the expenditures representing Eligible Redevelopment Project Costs and Total Project Costs have been properly recorded on the Developer's books, and a correct summary of such costs are set forth in Schedule 1 attached hereto, and the information required in Section 403 is herewith provided to the Village for all sums for which reimbursement is requested;

(iii) the Eligible Redevelopment Project Costs set forth in Schedule 1 have been paid by the Developer and are reimbursable under the Act, the Note Ordinance and the Redevelopment Agreement, and each item listed on Schedule 1 has not previously been paid or reimbursed from money derived from the Fund or any money derived from any project fund established pursuant to the Note Ordinance, and no part thereof has been included in any other certificate previously filed with the Village;

(iv) the expenditures for which reimbursement is sought are not greater than those necessary to reimburse the Developer for its funds actually paid for Eligible Redevelopment Project Costs; and

(v) the Developer is not in default under the Redevelopment Agreement and nothing has occurred to the knowledge of the Developer that would prevent the performance of its obligations under Redevelopment Agreement.

HOFFMAN ESTATES ACQUISITIONS LLC

By: _____

Title: _____

Date: _____

VILLAGE APPROVAL

The aggregate Eligible Redevelopment Project Costs now approved by the Village under Requests for Reimbursement Nos. 1, __, __ and __ are a total of : $_____;

The Total Project Costs incurred and documented by the Developer under Requests for Reimbursement Nos. 1, __, __ and __ are a total of : $_____; and

The Maximum Reimbursement Amount now equals: $_____.

APPROVED BY THE
VILLAGE OF HOFFMAN ESTATES, ILLINOIS

By: _____
Village Manager

Date of Approval by the Village: _____.

Exhibit J
Tax Disbursement Schedule
[subject to Exhibit JJ attached hereto]

Distribution of Incremental Taxes				
50-50, 95-5, 50-50				
Year	Developer Account*	Village Account	Total	Breakdown
1	50.00%	50.00%	100%	50/50
2	50.00%	50.00%	100%	50/50
3	50.00%	50.00%	100%	50/50
4	50.00%	50.00%	100%	50/50
5	95.00%	5.00%	100%	95/5
6	95.00%	5.00%	100%	95/5
7	95.00%	5.00%	100%	95/5
8	95.00%	5.00%	100%	95/5
9	95.00%	5.00%	100%	95/5
10	95.00%	5.00%	100%	95/5
11	95.00%	5.00%	100%	95/5
12	95.00%	5.00%	100%	95/5
13	95.00%	5.00%	100%	95/5
14	95.00%	5.00%	100%	95/5
15	50.00%	50.00%	100%	50/50
16	50.00%	50.00%	100%	50/50
17	50.00%	50.00%	100%	50/50
18	50.00%	50.00%	100%	50/50
19	50.00%	50.00%	100%	50/50
20	50.00%	50.00%	100%	50/50
21	50.00%	50.00%	100%	50/50
22	50.00%	50.00%	100%	50/50
23	50.00%	50.00%	100%	50/50
24	50.00%	50.00%	100%	50/50
*	Until TIF Note is paid in full			

Exhibit JJ
Alternate Tax Distribution Schedule

Notwithstanding anything contained in this Agreement to the contrary the terms and conditions of this Exhibit JJ shall prevail. If the Developer completes the following improvements in a timely manner, TIF payments will utilize the allocation chart contained in this exhibit. The time for completion set forth below is the absolute time limitation and will be strictly enforced and not subject to any extensions or modifications, other than Force Majure. If the Developer fails to strictly comply with its obligations, the TIF payments will utilize the allocation chart contained in Exhibit J.

Distribution of Incremental Taxes				
50-50, 95-5, 50-50				
Year	**Developer Account***	**Village Account**	**Total**	**Breakdown**
1	**50.00%**	**50.00%**	**100%**	**50/50**
2	**50.00%**	**50.00%**	**100%**	**50/50**
3	**50.00%**	**50.00%**	**100%**	**50/50**
4	**50.00%**	**50.00%**	**100%**	**50/50**
5	**95.00%**	**5.00%**	**100%**	**95/5**
6	**95.00%**	**5.00%**	**100%**	**95/5**
7	**95.00%**	**5.00%**	**100%**	**95/5**
8	**95.00%**	**5.00%**	**100%**	**95/5**
9	**95.00%**	**5.00%**	**100%**	**95/5**
10	**95.00%**	**5.00%**	**100%**	**95/5**
11	**95.00%**	**5.00%**	**100%**	**95/5**
12	**95.00%**	**5.00%**	**100%**	**95/5**
13	**95.00%**	**5.00%**	**100%**	**95/5**
14	**95.00%**	**5.00%**	**100%**	**95/5**
15	**95.00%**	**5.00%**	**100%**	**95/5**
16	**95.00%**	**5.00%**	**100%**	**95/5**
17	**95.00%**	**5.00%**	**100%**	**95/5**
18	**95.00%**	**5.00%**	**100%**	**95/5**
19	**95.00%**	**5.00%**	**100%**	**95/5**
20	**50.00%**	**50.00%**	**100%**	**50/50**
21	**50.00%**	**50.00%**	**100%**	**50/50**
22	**50.00%**	**50.00%**	**100%**	**50/50**
23	**50.00%**	**50.00%**	**100%**	**50/50**
24	**50.00%**	**50.00%**	**100%**	**50/50**
*****	**Until TIF Note is paid in full**			

Developer shall be in compliance with the following to be eligible for payments of the Incremental Taxes:

1) Obtain approval of an Ordinance granting site plan amendment for the Bell Works West Side Improvements (*"West Side Site Plan Ordinance"*) by December 31, 2025.

2) Design and construct exterior improvements in conformance with deadlines as outlined in the Bell Works Exterior Improvements Plan included below and incorporated as part of Exhibit JJ

3) Below are the relevant dates:

· #1 West Drive Improvements. Completed per Wight design.

· #2 & #3 West Parking Garage. Improvements completed per Wight design

· #4 Lakewood Boulevard Path. 10’ path within R.O.W. Material (Concrete or Asphalt) to be designed at a later date. Submitted by February 2026. Completed by February 2028.

· #5 Eagle Way. 5’ sidewalk with depressed curb and crossing at intersection. Submitted by February 2026. Completed by February 2028.

· #6 Center Drive Improvements. Existing guardhouse to remain. Raised medians to be removed. Sidewalk connection to existing path. 5’ on-street bike lane. Submitted by February 2026. Completed by February 2027.

· #7 West Ring Road. Existing gate to be removed. Property maintenance completed prior to 1st west side occupancy.

· #8 Southwest Drive. Existing gate to be removed. 5’ path connection to Eagle Way. Existing path to be paved asphalt or repaired existing material and maintained by Bell Works. Submitted by February 2026. Completed by February 2028.

· #9 Lakewood Building. Proposed fence with gate. Submitted by February 2026. Completed prior to 1st west side occupancy.

· #10 West Surface Lot. Proposed fence with gates. Submitted by February 2026. Completed prior to 1st west side occupancy.

· #11 Institute Building. Proposed fence with gate submitted by February 2026. Completed prior to 1st west side occupancy.

Bell Works Exterior Improvements Plan
November 2025

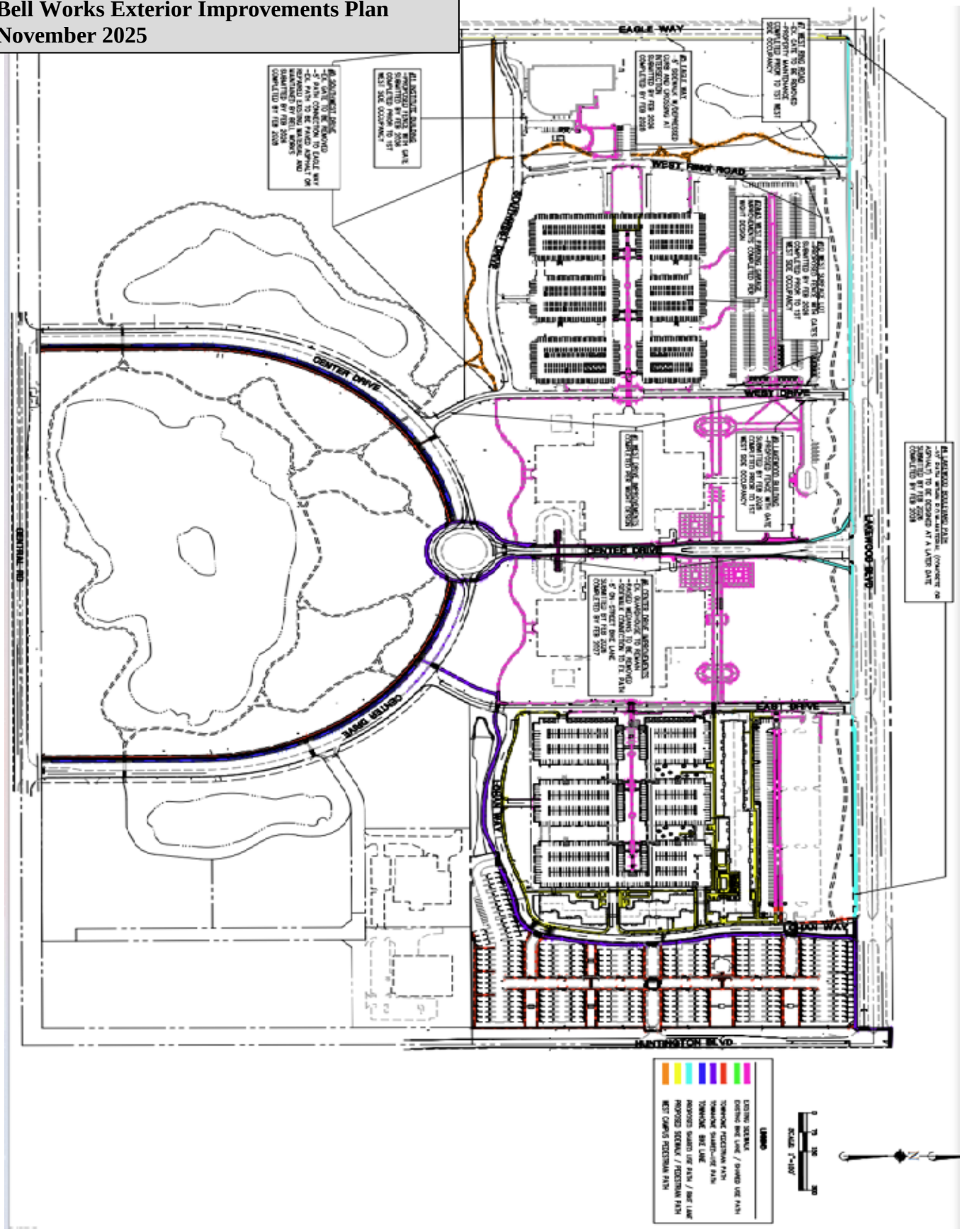


EXHIBIT K

Target Property Taxes

Calendar Year	Target Property Taxes [1]
2019	$2,288,723
2020	$2,358,073
2021	$2,358,073
2022	$6,316,936
2023	$7,390,523
2024	$8,823,569
2025	$9,094,982
2026	$9,370,569
2027	$9,370,569
2028	$9,370,569
2029	$9,654,507
2030	$9,654,507
2031	$9,654,507
2032	$9,947,048
2033	$9,947,048
2034	$9,947,048
2035	$10,248,454
2036	$10,248,454
2037	$10,248,454
2038	$10,558,992
2039	$10,558,992
2040	$10,558,992
2041	$10,878,940
2042	$10,878,940
2043	$10,878,940

[1]: Property tax revenue collected one year in arrears. For example, the Target Property Taxes indicated for Calendar Year 2019 relate to the assessments for 2018.

EXHIBIT "L"

DISCLOSURE AFFIDAVIT

State of Illinois)
)
County of Cook)

THE DEVELOPER MUST SIGN THIS AFFIDAVIT

I, _____, reside at _____, County of _____, State of _____, having personal knowledge of the below facts, affirm under penalties of perjury to the following:

That I am over the age of eighteen and am the Developer.

That the Redevelopment Project Area in question has a common street address referred to as: _____, in the Village of Hoffman Estates, County of Cook, State of Illinois, and with a Property Index Number(s) shown in the exhibit attached hereto (hereinafter "RPA").

That I understand that pursuant to 50 ILCS 105/3.1, prior to execution of the Redevelopment Agreement between the Developer and the Village, state law requires the owner, authorized trustee, corporate official or managing agent to submit a sworn affidavit to the Village disclosing the identity of every owner and beneficiary who will obtain any interest, real or personal, in the RPA, and every shareholder who will be entitled to receive more than 7.5% of the total distributable income of any corporation having any interest, real or personal, in the RPA after this transaction is consummated**.**

As the owner, authorized trustee, corporate officer, or managing agent, I declare under penalties of perjury that (choose one):

(a) The owners or beneficiaries of the trust are: or
(b) The shareholders with more than 7 1/2% interest are: or
(c) The corporation is publicly traded and there is no readily known individual having greater than a 7 1/2% interest in the corporation.

This instrument is made to induce the Village to enter into the Redevelopment Agreement and in accordance with 50 ILCS 105/3.1.

Affiant: _____

Subscribed and sworn to before me this _____ day of _____, 2019.

_____
Notary Public