



AGENDA
Village Board of Trustees
Regular Meeting
Village Hall
1900 Hassell Road, Hoffman Estates, IL 60169

February 2, 2026	Council Chambers	7:00 PM
-------------------------	-------------------------	----------------

1. **CALL TO ORDER/ROLL CALL**
2. **PLEDGE OF ALLEGIANCE TO THE FLAG**
3. **PUBLIC COMMENT**
4. **APPROVAL OF MINUTES**
 - A. Village Board 01-19-2026
 - B. Village Board 01-26-2026 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 02-02-2026 — \$2,347,054.65
 - C. Approval of a Resolution authorizing the purchase of (2) 2026 Ford F-150 Responder vehicles from Friendly Ford, Roselle, IL, in the amount of \$100,501.26.
 - D. Approval of a Resolution authorizing the purchase of (3) 2026 Ford Explorer Interceptor Utility vehicles from Friendly Ford, Roselle, IL, in an amount of \$143,446.89.
6. **REPORTS**
 - A. President's Report
 1. Board & Commission Appointment(s)/Reappointment(s)/Resignation(s)
 - Kathryn Jorkon, Appointment, Sister Cities Commission, term ending April 30, 2027
 - B. Trustee Comments
 - C. Village Manager's Report
 - D. Village Clerk's Report
 - E. Committee Reports

1. General Administration & Personnel
2. Transportation & Road Improvement
3. Planning, Building & Zoning

7. **PLAN COMMISSION RECOMMENDATIONS**

- A. Special Use for a Planned Development and Preliminary and Final Plat of Subdivision for Higgins Crossing located at 125 and 155 W. Higgins Road

8. **ADDITIONAL BUSINESS**

9. **EXECUTIVE SESSION- Collective Bargaining (5 ILCS 120/2-(c)-(2))**

10. **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: **HOFFMAN ESTATES VILLAGE BOARD**
DATE: **JANUARY 19, 2026**
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: Gary Stanton, Karen Arnet, Patrick Kinnane, Karen Mills, Anna Newell, Gary Pilafas.

A quorum was present.

ADMINISTRATIVE PERSONNEL PRESENT

E. Palm, Village Manager
D. O'Malley, Deputy Village Manager
J. Pape, Assistant Village Manager
J. Dickson, Assistant Corporation Counsel
K. Cawley, Chief of Police
A. Wax, Fire Chief
R. Musiala, Finance Director
J. Nebel, PW Director
P. Seger, HRM Director
D. Raszka, Director of IT
M. Brito, Communications Manager
R. Signorella, Multimedia Production Manager
T. Cuevas, Administrative Intern

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. APPROVAL OF MINUTES

4.A. Village Board 01-05-2026

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

4.B. Village Board 01-12-2026 Special

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

5. CONSENT AGENDA/OMNIBUS VOTE:

5.A. Approval of Agenda

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

Roll Call:

Aye: Stanton, Arnet, Kinnane, Mills, Newell, Pilafas

Nay:

Mayor McLeod voted aye.

Motion carried.

5.B. Approval of the schedule of bills for January 19, 2026 - \$5,467,160.69.

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

Roll Call:

Aye: Stanton, Arnet, Kinnane, Mills, Newell, Pilafas

Nay:

Mayor McLeod voted aye.

Motion carried.

5.C. Approval of Ordinance #5212-2026 Creating the Active Transportation Advisory Committee of the Village of Hoffman Estates.

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

Roll Call:

Aye: Stanton, Arnet, Kinnane, Mills, Newell, Pilafas

Nay:

Mayor McLeod voted aye.

Motion carried.

5.D. Approval of Resolution #1748-2026 with IDOT appropriating Motor Fuel Tax funds for the 2026 Street Revitalization Project, in the amount of \$2,700,000.

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

Roll Call:

Aye: Stanton, Arnet, Kinnane, Mills, Newell, Pilafas

Nay:

Mayor McLeod voted aye.

Motion carried.

5.E. Approval of Resolution #1749-2026 Authorizing an Intergovernmental Agreement with the Village of Schaumburg for Phase I Engineering for IL 72 (Roselle Road - Glen Lake Road) Shared Use Path.

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

Roll Call:

Aye: Stanton, Arnet, Kinnane, Mills, Newell, Pilafas

Nay:

Mayor McLeod voted aye.

Motion carried.

5.F. Approval of Supplemental Resolution #1750-2026 with IDOT appropriating Motor Fuel Tax funds for the 2024 Street Revitalization Project, in the amount of \$38,759.

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

Roll Call:

Aye: Stanton, Arnet, Kinnane, Mills, Newell, Pilafas

Nay:

Mayor McLeod voted aye.

Motion carried.

6. REPORTS

6.A. President's Report

1. Presentation(s)

a. Great Citizen / Mr. Glenn Wellman

Glen Wellman was awarded with the Great Citizen Award for his great community service and neighborly care by regularly clearing snow from sidewalks and driveways beyond his own property to help keep travel safe for students and neighbors. He was congratulated by the board.

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

Motion by Trustee Pilafas, seconded by Trustee Arnet, to approve by Omnibus Vote Items 2.A. through 2.G. Voice vote taken. All ayes. Motion carried.

a. Joel Koenig, Appointment, Active Transport Advisory Committee, term ending April 30, 2028

b. Barbara Barrera, Appointment, Active Transport Advisory Committee, term ending April 30, 2028

- c. Keith Evans, Appointment, Active Transport Advisory Committee, term ending April 30, 2028
- d. Bianca Aguilar, Appointment, Active Transport Advisory Committee, term ending April 30, 2028
- e. Jeremy Lamb, Appointment, Active Transport Advisory Committee, term ending April 30, 2028
- f. Jessica Rynarczyk, Appointment, Active Transport Advisory Committee, term ending April 30, 2028
- g. Gayle Vandenberg, Appointment, Sustainability Commission, term ending April 30, 2028.

Mayor McLeod mentioned the upcoming Chamber of Commerce Wine Wednesday event at DiBenedettos. Mayor McLeod attended several meetings and events including a CMAP Council of Mayors Executive Committee meeting, a Hope Fore Hoffman Golf Committee meeting, a webinar on clean energy jobs and innovation with Ohio representative Marcy Kaptur, a Northwest Municipal Conference Board of Directors meeting, a Conference of Mayors meeting, a Metropolitan Mayor's Caucus Legislative Committee meeting, Coffee with the Board, the 56th Annual MLK Jr. Remembrance Dinner hosted by the Illinois Commission for Diversity and Human Rights, the MLK Jr. Breakfast at Village Hall, and a Special Finance Committee meeting,

6.B. Trustee Comments

Trustee Stanton attend the Belle Tire Ribbon Cutting, Coffee with the Board, and the MLK Jr. Breakfast at Village Hall.

Trustee Kinnane attended various Knights of Columbus meetings. He presented to the Scouts regarding his volunteerism. He attended Coffee with the Board, and he continued with his volunteer activities.

Trustee Arnet attended Coffee with the Board and thanked everyone for coming out in spite of the cold weather.

Trustee Mills attended Coffee with the Board. She expressed her regret for missing out on MLK Jr. Breakfast at Village Hall.

Trustee Newell attended Coffee with the Board. She thanked all those who attended.

Trustee Pilafas attended an Arts Commission meeting, a Hope Fore Hoffman Golf Committee meeting, and Coffee with the Board.

6.C. Village Manager's Report

The Village Manager stated that the Village would be transitioning to the new ERP system next week and that we would not be able to issue permits through the automated online system but

would be able to issue them manually. Further communications will be made once we are up and running.

6.D. Village Clerk's Report

The Village Clerk had no report.

6.E. Committee Reports

1. Public Health & Safety

Trustee Mills 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.

2. Finance

Trustee Pilafas stated that they would be meeting to receive and file the Finance Department Monthly Report, the Information Technology Department Monthly Report, and the NOW Arena Monthly Report.

3. Public Works & Utilities

Trustee Newell stated that they would be meeting to receive and file the Department of Public Works Monthly Report and the Engineering Division Monthly Report.

6.F. Treasurer's Report

Mayor Mcleod stated that the Treasurer's report would be received and filed.

7. ADDITIONAL BUSINESS

7.A. Approval of Ordinance #5213-2026 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 Kinnane, to approve Item 7.A.

Roll Call:

Aye: Stanton, Arnet, Kinnane, Mills, Newell, Pilafas

Nay:

Mayor McLeod voted aye.

Motion carried.

7.B. Approval of Ordinance #5214-2026 Granting a Site Plan Amendment for Bell Works West Side located at 2000 Center Drive.

Motion by Trustee Pilafas, seconded by Trustee Stanton, to approve Item 7.B.

Roll Call:

Aye: Stanton, Arnet, Kinnane, Mills, Newell, Pilafas

Nay:

Mayor McLeod voted aye.

Motion carried.

7.C. 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).

Motion by Trustee Pilafas, seconded by Trustee Kinnane, to approve Item 7.C.

Roll Call:

Aye: Stanton, Arnet, Kinnane, Mills, Newell, Pilafas

Nay:

Mayor McLeod voted aye.

Motion carried.

8. ADJOURNMENT

Motion by Trustee Kinnane, seconded by Trustee Arnet, to adjourn the meeting. Voice vote taken. All ayes. Motion carried. Time: 7:21 p.m.

Patty Richter
Village Clerk

Date Approved

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: JANUARY 26, 2026
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 6:50 p.m. The Village Clerk called the roll. Trustees present: Karen Arnet, Patrick Kinnane, Karen Mills, Anna Newell, Gary Pilafas, Gary Stanton.

A quorum was present.

ADMINISTRATIVE PERSONNEL PRESENT:

J. Pape, Assistant Village Manager
K. Cawley, Chief of Police
J. Nebel, PW Director

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. 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 February 2, 2026 Village Board Meeting.

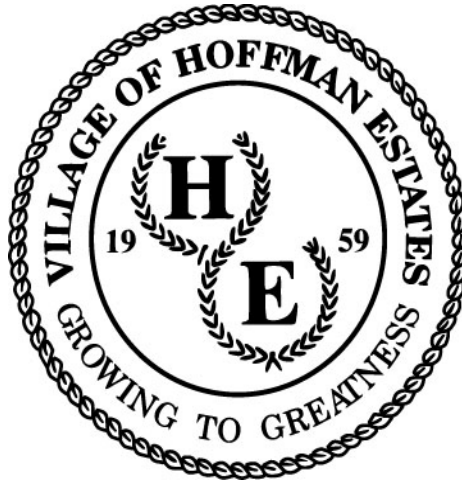
5. ADJOURNMENT

Motion by Trustee Pilafas, seconded by Trustee Arnet, to adjourn the meeting. Voice vote taken. All ayes. Motion carried. Time: 6:54 p.m.

Patty Richter Village Clerk

Date Approved

DRAFT



BILL LIST SUMMARY

BILL LIST AS OF	02/02/2026	\$	713,811.87
MANUAL CHECKS	01/16/2026 -01/29/2026	\$	8,764.58
PAYROLL	01/23/2026	\$	1,624,478.20
TOTAL		\$	2,347,054.65

VILLAGE OF HOFFMAN ESTATES

FEBRUARY 02, 2026

GL Number	Vendor Name	Invoice Description	Amount
Fund: 100 GENERAL FUND			
Department: 0000 MISCELLANEOUS			
100-0000-03020.000	ACME TRUCK BRAKE & SUPPLY CO.	STOCK PARTS P/O 104273	181.50
100-0000-03020.000	ADVANCE AUTO PARTS	STOCK PARTS P/O 104251	539.06
100-0000-03020.000	ADVANCE AUTO PARTS	STOCK PARTS P/O 104288	275.32
100-0000-03020.000	ADVANCE AUTO PARTS	STOCK PARTS P/O 104304	183.51
100-0000-03020.000	BATTERY SERVICE CORPORATION	STOCK PARTS	548.85
100-0000-03020.000	BATTERY SERVICE CORPORATION	STOCK PARTS	175.95
100-0000-03020.000	BRAD MANNING FORD INC	STOCK PARTS P/O 104289	38.18
100-0000-03020.000	BRAD MANNING FORD INC	STOCK PARTS P/O 104289	61.18
100-0000-03020.000	BUMPER TO BUMPER/ LEE AUTO	STOCK REPAIR PARTS P/O 104272	29.58
100-0000-03020.000	CAR-ONE TIRE AND AUTO	STOCK REPAIR PARTS	1,656.00
100-0000-03020.000	CAR-ONE TIRE AND AUTO	STOCK REPAIR PARTS	828.00
100-0000-03020.000	CHICAGO PARTS & SOUND LLC	STOCK PARTS P/O 104274	90.65
100-0000-03020.000	CHICAGO PARTS & SOUND LLC	STOCK PARTS P/O 104302	179.04
100-0000-03020.000	DULTMEIER SALES	STOCK PARTS P/O 104275	157.17
100-0000-03020.000	EJ EQUIPMENT	STOCK PARTS P/O 104305	120.58
100-0000-03020.000	FACTORY MOTOR PARTS CO	STOCK PARTS P/O 104284	554.52
100-0000-03020.000	FACTORY MOTOR PARTS CO	STOCK PARTS P/O 104249	21.58
100-0000-03020.000	FACTORY MOTOR PARTS CO	STOCK PARTS P/O 104259	244.00
100-0000-03020.000	FACTORY MOTOR PARTS CO	STOCK PARTS P/O 104298	126.00
100-0000-03020.000	MACQUEEN EMERGENCY GROUP	FE23R PARTS	1,554.80
100-0000-03020.000	MCMASTER CARR SUPPLY CO	STOCK PARTS P/O 104250	113.86
100-0000-03020.000	MONROE TRUCK EQUIPMENT	STOCK PARTS P/O 104270	500.70
100-0000-03020.000	O'REILLY AUTO PARTS	STOCK PARTS P/O 104285	169.11
100-0000-03020.000	O'REILLY AUTO PARTS	STOCK PARTS P/O 104290	27.91
100-0000-03020.000	POMP'S TIRE	STOCK PARTS	2,227.56
100-0000-03020.000	POMP'S TIRE	STOCK PARTS	259.00
100-0000-03020.000	RUSH TRUCK CENTER OF ILLINOIS, INC	STOCK PARTS P/O 104252	222.11
100-0000-03020.000	AMAZON CAPITAL SERVICES INC	STOCK PARTS P/O 104303	144.25
100-0000-03020.000	BUMPER TO BUMPER/ LEE AUTO	STOCK PARTS P/O 104314	154.71
100-0000-03020.000	BUMPER TO BUMPER/ LEE AUTO	CREDIT FOR RETURNED PARTS	(50.00)
100-0000-03020.000	POMP'S TIRE	STOCK PARTS / UNIT 50 PARTS	1,436.42
100-0000-03020.000	ACME TRUCK BRAKE & SUPPLY CO.	STOCK REPAIR PARTS P/O 104311	181.50
100-0000-03020.000	FACTORY MOTOR PARTS CO	STOCK PARTS P/O 104312	1,020.69
100-0000-03020.000	O'REILLY AUTO PARTS	STOCK PART P/O 104309	82.78
100-0000-03030.000	PROVEN IT	2/23/2026 TO 3/22/2026 CONTRACT	836.80
100-0000-34050.000	BLUE CROSS BLUE SHIELD IL REFUND	REFUND FOR ALVAREZ, ADA	3,474.00
100-0000-34130.000	JOHN BANDELO	RETURN OF LOCK BOXES	410.00
100-0000-37010.000	KERRY BONORA	REFUND OF CPR CLASS	50.00
Total Department 0000 MISCELLANEOUS			18,826.87
Department: 1011 GENERAL GOVT LEGISLATIVE			
100-1011-43010.000	HOFFMAN ESTATES CHAMBER OF COMMERCE	CELEB OF EXCELLENCE PLATINUM SPONSOR	2,000.00
Total Department 1011 GENERAL GOVT LEGISLATIVE			2,000.00

GL Number	Vendor Name	Invoice Description	Amount
Department: 1013 GENERAL GOVT LEGAL			
100-1013-45420.000	RICHARD A KAVITT ATTORNEY AT LAW	HOURS WEEK OF JAN 12, 2026	500.00
100-1013-45420.000	RICHARD A KAVITT ATTORNEY AT LAW	HOURS WEEK OF JAN 19, 2026	650.00
100-1013-45670.000	KLEIN, THORPE, & JENKINS LTD	LEGAL SERVICES	1,697.50
100-1013-45670.000	FRANCZEK PC	OUTSIDE LEGAL	1,377.50
Total Department 1013 GENERAL GOVT LEGAL			4,225.00
Department: 1014 GENERAL GOVT FINANCE			
100-1014-44010.000	FEDERAL EXPRESS CORP	SHIPPING FEE	89.40
100-1014-44020.000	GARVEY'S OFFICE PRODUCTS INC	OFFICE SUPPLIES - STRING ENVELOPES	13.89
Total Department 1014 GENERAL GOVT FINANCE			103.29
Department: 1015 GENERAL GOVT CLERK			
100-1015-45460.000	PADDOCK PUBLICATIONS INC	BID NOTICES - JANUARY	210.60
Total Department 1015 GENERAL GOVT CLERK			210.60
Department: 1016 GENERAL GOVT HRM			
100-1016-44160.000	PROVEN IT	2/23/2026 TO 3/22/2026 CONTRACT	73.30
Total Department 1016 GENERAL GOVT HRM			73.30
Department: 1017 GENERAL GOVT SPATIAL TECHNOLOGY			
100-1017-44140.000	SEILER INSTRUMENT & MFG. CO. INC.	GPS EQUIPMENT	2,448.11
100-1017-44140.000	SEILER INSTRUMENT & MFG. CO. INC.	DRONE EQUIPMENT	1,700.00
100-1017-45420.000	BAXTER & WOODMAN, INC.	GIS CONSULTING SERVICES	492.50
Total Department 1017 GENERAL GOVT SPATIAL TECHNOLOGY			4,640.61
Department: 1025 GENERAL GOVT COMMUNICATIONS			
100-1025-45070.000	MONA S MORRISON	PHOTO SHOOT - MLK BREAKFAST	100.00
Total Department 1025 GENERAL GOVT COMMUNICATIONS			100.00
Department: 2012 POLICE ADMINISTRATION			
100-2012-43030.000	NORTH SUBURBAN ASSOC.CHIEFS/POLICE	2025 HOLIDAY LUNCHEON	50.00
100-2012-44140.000	OFFICE DEPOT	OFFICE SUPPLIES	23.44
100-2012-44160.000	PROVEN IT	2/23/2026 TO 3/22/2026 CONTRACT	518.25
100-2012-44220.000	JOHN J SCOTILLO	JAN 2026 LEGAL SERVICES	600.00
100-2012-45070.000	MORIZZO FUNERAL HOME & CREMATION	ME TRANSPORT HEP26-000399	275.00
Total Department 2012 POLICE ADMINISTRATION			1,466.69
Department: 2021 POLICE PATROL & RESPONSE			
100-2021-43040.000	J.G. UNIFORMS, INC.	NEW ISSUE UNIFORM - HARRIS, SHARMAINE	43.50
100-2021-44140.000	DASH GLOVES	BLACK MAXXX NITRILE EXAM GLOVES	1,062.00
100-2021-45420.000	DACRA TECH LLC	DACRA MUNICIPAL ENFORCEMENT CITATION FEI	1,750.00
Total Department 2021 POLICE PATROL & RESPONSE			2,855.50
Department: 2022 POLICE TRAFFIC CONTROL			
100-2022-43010.000	MIDWEST CENTER FOR TRAFFIC SAFE	EARLY REGISTRATION FOR CONFERENCE	600.00
Total Department 2022 POLICE TRAFFIC CONTROL			600.00

GL Number	Vendor Name	Invoice Description	Amount
Department: 2023 POLICE INVESTIGATIONS			
100-2023-44030.000	MINUTEMAN PRESS	BUSINESS CARDS - POLICE	22.96
100-2023-44140.000	T-MOBILE USA INC	SEARCH WARRANT FEE	50.00
Total Department 2023 POLICE INVESTIGATIONS			72.96
Department: 2025 POLICE COMMUNICATIONS			
100-2025-45420.000	NORTHWEST CENTRAL DISPATCH SYSTEM	MEMBER ASSESSMENT - FEBRUARY 2026	33,043.23
Total Department 2025 POLICE COMMUNICATIONS			33,043.23
Department: 2026 POLICE CANINE			
100-2026-45070.000	DUNDEE ANIMAL HOSPITAL	CANINE PHYSICAL EXAM	239.09
Total Department 2026 POLICE CANINE			239.09
Department: 2029 POLICE ADMINISTRATIVE SERVICES			
100-2029-43030.000	IL. ASSOC OF PROPERTY & EVIDENCE MA	MEMBERSHIP APPLICATION KRETSCHMER	50.00
100-2029-43040.000	J.G. UNIFORMS, INC.	POINT BLANK VEST CARRIER CSO GORDON	670.00
100-2029-43040.000	J.G. UNIFORMS, INC.	CSO UNIFORM PACKAGE - BARRAZA	644.43
Total Department 2029 POLICE ADMINISTRATIVE SERVICES			1,364.43
Department: 3012 FIRE ADMINISTRATION			
100-3012-44160.000	PROVEN IT	2/23/2026 TO 3/22/2026 CONTRACT	42.35
Total Department 3012 FIRE ADMINISTRATION			42.35
Department: 3031 FIRE SUPPRESSION			
100-3031-43010.190	UNIVERSITY OF ILLINOIS PYMT CENTER	IFSI TRAINING	500.00
100-3031-43040.000	TODAYS UNIFORMS	UNIFORMS	4,711.40
100-3031-45100.110	AIR ONE EQUIPMENT INC	SCBA SUPPLIES	840.00
100-3031-45100.110	AIR ONE EQUIPMENT INC	PREVENTIVE MAINTENANCE	1,287.66
100-3031-45150.100	FAST MRO SUPPLIES, INC	WASH & WAX SUPPLIES	499.50
Total Department 3031 FIRE SUPPRESSION			7,838.56
Department: 3032 FIRE EMERGENCY MEDICAL SERVICES			
100-3032-43010.000	NORTHWEST COMMUNITY HOSPITAL	3RD QUARTER IN-STATION CE	2,445.00
100-3032-44190.000	BOUND TREE MEDICAL, LLC	EMS SUPPLIES	399.60
Total Department 3032 FIRE EMERGENCY MEDICAL SERVICES			2,844.60
Department: 3033 FIRE PREVENTION			
100-3033-43030.000	NORTHERN ILL.FIRE INSPEC.ASSOC.INC.	ANNUAL DUES	100.00
100-3033-45070.000	CHICAGO METRO FIRE PREVENTION CO	MONTHLY MAINTENANCE FEE	1,488.00
Total Department 3033 FIRE PREVENTION			1,588.00
Department: 4012 PUBLIC WORKS ADMINISTRATION			
100-4012-45070.000	WELLNOW URGENT CARE	PW RANDOM PHYSICAL SCREENINGS	211.00
100-4012-45070.000	PHYSICIANS IMMEDIATE CARE CHICAGO	PW FIT FOR DUTY EXAMS	1,575.00
Total Department 4012 PUBLIC WORKS ADMINISTRATION			1,786.00

GL Number	Vendor Name	Invoice Description	Amount
Department: 4041 PUBLIC WORKS SNOW & ICE			
100-4041-44090.000	MORTON SALT, INC	ROAD SALT	8,068.46
100-4041-44090.000	MORTON SALT, INC	ROAD SALT	39,717.62
100-4041-44090.000	MORTON SALT, INC	ROAD SALT	32,359.15
100-4041-44090.000	MORTON SALT, INC	ROAD SALT	36,138.13
100-4041-44090.000	MORTON SALT, INC	ROAD SALT	9,317.15
100-4041-44090.000	MORTON SALT, INC	ROAD SALT	5,754.45
100-4041-44090.000	MORTON SALT, INC	ROAD SALT	2,921.90
100-4041-44100.000	SICALCO LTD	DE-ICING CHEMICAL	3,277.12
100-4041-44100.000	FACTORY MOTOR PARTS CO	STOCK PARTS P/O 104298	884.00
100-4041-44100.000	ARLINGTON POWER EQUIPMENT	SIDEWALK SALT FOR VILLAGE FACILITIES	2,721.40
100-4041-44100.000	SICALCO LTD	LIQUID DE-ICING AGENT	6,554.24
100-4041-44140.000	KYLE DEIHS	CDL LICENSE REIMBURSEMENT	30.00
100-4041-45100.000	ADVANCE AUTO PARTS	MAINTENANCE EQUIPMENT	14.88
100-4041-45420.200	FROST SOLUTIONS	RWIS CAMERAS - ANNUAL SUBSCRIPTION	21,000.00
Total Department 4041 PUBLIC WORKS SNOW & ICE			168,758.50
Department: 4042 PUBLIC WORKS TRAFFIC OPERATIONS			
100-4042-45450.000	FULLIFE SAFETY CENTER	VARIOUS SUPPLIES	84.00
Total Department 4042 PUBLIC WORKS TRAFFIC OPERATIONS			84.00
Department: 4044 PUBLIC WORKS FACILITIES			
100-4044-45010.000	COMCAST BUSINESS	INTERNET SERVICES - VOICE AND DATA	248.94
100-4044-45020.000	COMMONWEALTH EDISON	ELECTRIC BILL - 5105 PRAIRIE STONE PKWY	751.99
100-4044-45030.000	NICOR GAS	GAS - 1900 HASSELL RD	68.57
100-4044-45070.000	SOUND INC.	MONITORING CHARGE FOR PANIC BUTTONS	90.00
100-4044-45070.000	SOUND INC.	CONTROL PANEL & READER BRIVO HOSTING	1,568.33
100-4044-45160.000	FILTERBUY, INC	ROUTINE PM FILTER REPLACEMENTS	279.21
100-4044-45160.000	ECO CLEAN MAINTENANCE INC	JANITORIAL SERVICES JANUARY 2026	3,782.00
100-4044-45160.000	FOX VALLEY FIRE & SAFETY CO	ANNUAL INSP FIRE - VILLAGE HALL	300.00
100-4044-45160.000	FOX VALLEY FIRE & SAFETY CO	FIRE ALARM EMERGENCY SERVICE CALL - AM	1,248.00
100-4044-45170.000	WOLF ELECTRIC SUPPLY CO	SATCO LAMP - LED LIGHT IMPROVMENTS	325.00
100-4044-45170.000	FILTERBUY, INC	ROUTINE PM FILTER REPLACEMENTS	108.96
100-4044-45170.000	ROSE PEST SOLUTIONS INC	FLOOR DRAINS AT PD TREATED FOR FLIES	138.00
100-4044-45170.000	ECO CLEAN MAINTENANCE INC	JANITORIAL SERVICES JANUARY 2026	2,000.00
100-4044-45170.000	FOX VALLEY FIRE & SAFETY CO	PD ANNUAL INSP FIRE	550.00
100-4044-45180.000	CINTAS	FLOOR MATS FIRE STATION 23	31.83
100-4044-45180.000	CINTAS	FLOOR MATS - 225 FLAGSTAFF LN	31.74
100-4044-45180.000	CINTAS	FLOOR MATS - 1700 MOON LAKE BLVD	31.01
100-4044-45180.000	ADVANTAGE MECHANICAL INC.	FIRE STATION 24 - APPARATUS BAY	1,114.00
100-4044-45180.000	FILTERBUY, INC	ROUTINE PM FILTER REPLACEMENTS	97.68
100-4044-45180.000	FOX VALLEY FIRE & SAFETY CO	ANNUAL INSP FIRE - FIRE STATION #24	500.00
100-4044-45180.000	FOX VALLEY FIRE & SAFETY CO	ANNUAL INSP FIRE - FIRE STATION #24	275.00
100-4044-45180.000	CINTAS	FLOOR MATS - 5775 BEACON	29.18
100-4044-45180.000	CINTAS	FLOOR MATS - 225 FLAGSTAFF	31.74
100-4044-45180.000	CINTAS	FLOOR MATS 1700 MOONLAKE	31.01

GL Number	Vendor Name	Invoice Description	Amount
100-4044-45200.000	FILTERBUY, INC	ROUTINE PM FILTER REPLACEMENTS	326.88
100-4044-45200.000	CINTAS	FLOOR MATS 2305 PEMBROKE AVE	53.39
100-4044-45200.000	ECO CLEAN MAINTENANCE INC	JANITORIAL SERVICES JANUARY 2026	1,680.00
100-4044-45200.000	FOX VALLEY FIRE & SAFETY CO	ANNUAL INSP FIRE - 5323 PRAIRIE STONE	300.00
100-4044-45200.000	FOX VALLEY FIRE & SAFETY CO	ANNUAL INSP FIRE - PUBLIC WORKS	175.00
100-4044-45200.000	FOX VALLEY FIRE & SAFETY CO	ANNUAL INSP FIRE - SUNDERLAGE FARM	175.00
100-4044-45200.000	FOX VALLEY FIRE & SAFETY CO	ANNUAL INSP FIRE - PUBLIC WORKS	250.00
Total Department 4044 PUBLIC WORKS FACILITIES			16,592.46
Department: 4045 PUBLIC WORKS FLEET SERVICES			
100-4045-43010.000	J J KELLER & ASSOCIATES INC	1YR ONLN SUB	1,195.00
100-4045-43030.000	J J KELLER & ASSOCIATES INC	TMC STANDARD ENROLLMENT	500.00
100-4045-43040.000	CINTAS	UNIFORMS	125.39
100-4045-43040.000	CINTAS	UNIFORMS	72.65
100-4045-43040.000	CINTAS	UNIFORMS	72.65
100-4045-44110.000	AL WARREN OIL CO INC	FUEL UNLEADED	11,142.25
100-4045-44110.000	AL WARREN OIL CO INC	FUEL UNLEADED	11,298.63
100-4045-44110.000	AL WARREN OIL CO INC	FUEL BIODIESEL BLEND	5,779.65
100-4045-44110.000	AL WARREN OIL CO INC	FUEL BIODIESEL	7,725.47
100-4045-44140.000	AMAZON CAPITAL SERVICES INC	SHOP SUPPLIES	26.94
100-4045-44140.000	FASTENAL INDUSTRIAL & CONST.	VARIOUS SUPPLIES	453.05
100-4045-44140.000	THE STANDARD COMPANIES	OTHER SUPPLIES	2,033.50
100-4045-44140.000	POMP'S TIRE	STOCK PARTS / UNIT 50 PARTS	75.00
100-4045-45100.000	BATTERY SERVICE CORPORATION	MAINTENANCE EQUIPMENT	299.94
100-4045-45100.000	STANDARD INDUSTRIAL & AUTO INC	MAINTENANCE EQUIPMENT	288.00
100-4045-45130.000	AMAZON CAPITAL SERVICES INC	P46 PARTS	36.88
100-4045-45130.000	BUMPER TO BUMPER/ LEE AUTO	P27 REPAIR PARTS	20.38
100-4045-45130.000	CAR-ONE TIRE AND AUTO	TIRE DISPOSAL	40.00
100-4045-45130.000	FACTORY MOTOR PARTS CO	STOCK PARTS P/O 104298	126.00
100-4045-45130.000	FRIENDLY FORD	P03 PARTS	84.14
100-4045-45130.000	FRIENDLY FORD	P46 PARTS	41.44
100-4045-45130.000	MENARDS - HNVR PARK	MISC AUTO SUPPLIES	31.50
100-4045-45130.000	BRAD MANNING FORD INC	P19 PARTS	36.80
100-4045-45130.000	EBY GRAPHICS	GRAPHIC REMOVAL/INSTALLATION	730.31
100-4045-45140.000	ACME TRUCK BRAKE & SUPPLY CO.	FT22R REPAIR PARTS	1,385.66
100-4045-45140.000	CUMMINS POWER, LLC	FE24 ENGINE REPAIRS	41,945.32
100-4045-45140.000	INTERSTATE BATTERIES-NORTH CHICAGO	FE23R PARTS	932.89
100-4045-45140.000	FLEETPRIDE	FT22R PARTS	1,169.98
100-4045-45140.000	ACME TRUCK BRAKE & SUPPLY CO.	FT22R PARTS	1,770.28
100-4045-45140.000	ACME TRUCK BRAKE & SUPPLY CO.	FA21 PARTS	21.95
100-4045-45140.000	ACME TRUCK BRAKE & SUPPLY CO.	FE22 PARTS	80.91
100-4045-45140.000	ACME TRUCK BRAKE & SUPPLY CO.	FT22R PARTS	210.47
100-4045-45140.000	ACME TRUCK BRAKE & SUPPLY CO.	FT22R PARTS	247.00
100-4045-45140.000	ACME TRUCK BRAKE & SUPPLY CO.	FT22R PARTS	989.46
100-4045-45140.000	MACQUEEN EMERGENCY GROUP	FE23R PARTS	537.41
100-4045-45140.000	RUSH TRUCK CENTER OF ILLINOIS, INC	FE23R PARTS	97.41
100-4045-45140.000	RUSH TRUCK CENTER OF ILLINOIS, INC	FT22R PARTS	135.00
100-4045-45140.000	ULTRA STROBE COMMUNICATIONS	FC19 UP-FITTING PARTS	1,516.00

GL Number	Vendor Name	Invoice Description	Amount
100-4045-45140.000	MACQUEEN EMERGENCY GROUP	FE21R PARTS	255.36
100-4045-45140.000	FOSTER COACH SALES INC	FC14 PARTS	1,641.13
100-4045-45340.000	ACME TRUCK BRAKE & SUPPLY CO.	UNIT 17 REPAIR PARTS	146.82
100-4045-45340.000	DRIVE TRAIN SERVICE INC	UNIT 17 REPAIRS	1,137.63
100-4045-45340.000	ACME TRUCK BRAKE & SUPPLY CO.	UNIT 7 PARTS	91.58
100-4045-45340.000	ACME TRUCK BRAKE & SUPPLY CO.	UNIT 17 PARTS	65.72
100-4045-45340.000	ACME TRUCK BRAKE & SUPPLY CO.	UNIT 17 PARTS	199.78
100-4045-45340.000	ACME TRUCK BRAKE & SUPPLY CO.	UNIT 15 PARTS	18.85
100-4045-45340.000	CASSIDY TIRE	UNIT 17 REPAIRS - MD TRUCK ALIGNMENT	225.00
100-4045-45340.000	CTW INC.	SUPPLIES	134.32
100-4045-45340.000	FLEET SAFETY SUPPLY	VEHICLE PARTS	672.91
100-4045-45340.000	RUSH TRUCK CENTER OF ILLINOIS, INC	UNIT 17 PARTS	136.04
100-4045-45340.000	RUSH TRUCK CENTER OF ILLINOIS, INC	UNIT 17 PARTS	131.80
100-4045-45340.000	RUSH TRUCK CENTER OF ILLINOIS, INC	UNIT 17 PARTS	638.40
100-4045-45340.000	RUSH TRUCK CENTER OF ILLINOIS, INC	UNIT 17 PARTS	247.42
100-4045-45340.000	RUSH TRUCK CENTER OF ILLINOIS, INC	UNIT 17 PARTS	561.06
100-4045-45340.000	SPRING ALIGN OF PALATINE	UNIT 17 PARTS	203.16
100-4045-45340.000	AMAZON CAPITAL SERVICES INC	STOCK PARTS P/O 104303	33.58
100-4045-45340.000	MCMASTER CARR SUPPLY CO	UNIT 16 PARTS	62.18
100-4045-45340.000	ADVANCE AUTO PARTS	CREDIT	(7.60)
100-4045-45340.000	RUSH TRUCK CENTER OF ILLINOIS, INC	CREDIT	(638.40)
100-4045-45340.000	POMP'S TIRE	STOCK PARTS / UNIT 50 PARTS	49.00
100-4045-45340.000	RUSH TRUCK CENTER OF ILLINOIS, INC	UNIT 3 PARTS	50.67
100-4045-45340.000	RUSH TRUCK CENTER OF ILLINOIS, INC	CREDIT FOR RETURNED PARTS	(50.67)
100-4045-45340.000	RUSH TRUCK CENTER OF ILLINOIS, INC	UNIT 9 PARTS	1,428.51
100-4045-45340.000	RUSH TRUCK CENTER OF ILLINOIS, INC	CREDIT FOR RETURNED CORE	(299.25)
100-4045-45340.000	BUMPER TO BUMPER/ LEE AUTO	PARTS UNIT 80	59.39
100-4045-45340.000	BUMPER TO BUMPER/ LEE AUTO	UNIT 80 PARTS	59.39
100-4045-45350.000	CAR-ONE TIRE AND AUTO	STOCK REPAIR PARTS	761.28
Total Department 4045 PUBLIC WORKS FLEET SERVICES			101,290.37
Department: 4047 PUBLIC WORKS STORM SEWERS			
100-4047-44080.000	MENARDS - HNVR PARK	SMALL TOOLS & MISC EQUIPMENT	314.10
100-4047-45450.000	MENARDS - HNVR PARK	SAFETY GLOVES	163.68
Total Department 4047 PUBLIC WORKS STORM SEWERS			477.78
Department: 5051 DEVELOPMENT SVCS BLDG&CODE ENFORCEMENT			
100-5051-44030.000	THE FINER LINE	NAME PLATE/ ENGRAVE	56.67
100-5051-45070.000	THOMPSON ELEVATOR INSPECTION INC	ELEVATOR INSPECTION	36.00
Total Department 5051 DEVELOPMENT SVCS BLDG&CODE ENFORCEMENT			92.67
Department: 5052 DEVELOPMENT SVCS ENGINEERING			
100-5052-45420.000	BLA, INC.	COMED CONSTRUCTION INSPECTION	5,480.00
100-5052-46020.000	TOPCON SOLUTIONS INC	SURVEY EQUIP GPS SUBSCRIPTION	1,800.00
Total Department 5052 DEVELOPMENT SVCS ENGINEERING			7,280.00

GL Number	Vendor Name	Invoice Description	Amount
Department: 5059 DEVELOPMENT SVCS ECONOMIC DEVELOPMENT			
100-5059-45420.000	INDIVIDUAL AVANTAGES LLC	SBAP - ACDC CLOSETS FINAL PAYMENT	1,750.00
Total Department 5059 DEVELOPMENT SVCS ECONOMIC DEVELOPMENT			1,750.00
Department: 5565 HEALTH & HUMAN SERVICES			
100-5565-44160.000	PROVEN IT	2/23/2026 TO 3/22/2026 CONTRACT	117.70
Total Department 5565 HEALTH & HUMAN SERVICES			117.70
Department: 6053 BOARDS & COMMISSIONS 4TH OF JULY			
100-6053-45610.000	SESG	NORTHWEST 4TH FEST 2026 50% DEPOSIT	2,500.00
Total Department 6053 BOARDS & COMMISSIONS 4TH OF JULY			2,500.00
Department: 6057 BOARDS & COMM POLIC & FIRE COMM			
100-6057-45070.000	INDUSTRIAL/ORGANIZATIONAL SOLUTIONS	PD SGT PROMOTIONAL PROCESS	9,168.34
Total Department 6057 BOARDS & COMM POLIC & FIRE COMM			9,168.34
Department: 6058 BOARDS & COMMISSIONS MISCELLANEOUS			
100-6058-45550.000	DAVID CHAMELI	SISTER CITIES REIMBURSEMENT	311.53
100-6058-45550.000	LILLIAN MOSIER	SISTER CITIES ITEMS REIMBURSEMENT	26.74
100-6058-45691.000	KARRIE MILETIC	MLK BREAKFAST SUPPLIES	100.00
100-6058-45691.000	FUNK BROTHERZ	BHM PERFORMER	1,000.00
Total Department 6058 BOARDS & COMMISSIONS MISCELLANEOUS			1,438.27
Total Fund 100 GENERAL FUND			393,471.17
Fund: 221 ROSELLE ROAD TIF			
Department: 0000 MISCELLANEOUS			
221-0000-45070.000	INDIVIDUAL AVANTAGES LLC	SBAP - FABBRINI FLOWERS FINAL PAYMENT	1,750.00
Total Department 0000 MISCELLANEOUS			1,750.00
Total Fund 221 ROSELLE ROAD TIF			1,750.00
Fund: 222 HIGGINS/HASELL TIF			
222-0000-45070.000	INDIVIDUAL AVANTAGES LLC	SBAP - GROUNDED WELLNESS	1,750.00
Total Department 0000 MISCELLANEOUS			1,750.00
Total Fund 222 HIGGINS/HASELL TIF			1,750.00
Fund: 402 CAPITAL VEHICLE & EQUIP			
402-0000-46020.000	FULTON SIREN SERVICES	SUPPLY & INSTALLATION OUTDOOR SIREN	21,950.00
402-0000-46030.000	ULTRA STROBE COMMUNICATIONS	FC19 UP-FITTING PARTS	129.95
Total Department 0000 MISCELLANEOUS			22,079.95
Total Fund 402 CAPITAL VEHICLE & EQUIP			22,079.95

GL Number	Vendor Name	Invoice Description	Amount
Fund: 404 ROAD IMPROVEMENT FUND			
404-0000-46100.000	HEY AND ASSOCIATES INC	VILLAGE HALL PARKING LOT DESIGN	15,000.00
Total Department 0000 MISCELLANEOUS			15,000.00
Total Fund 404 ROAD IMPROVEMENT FUND			15,000.00
Fund: 410 PRAIRIE STONE CAPITAL FND			
410-0000-46210.000	KIMLEY-HORN & ASSOC INC	PRAIRIE STONE PKWY ACCESS STUDY	1,674.00
Total Department 0000 MISCELLANEOUS			1,674.00
Total Fund 410 PRAIRIE STONE CAPITAL FND			1,674.00
Fund: 415 2024 BOND PROJECT			
415-0000-46040.000	MIDWEST ENVIRONMENTAL CONSULTING	ASBESTOS SAMPLING OLD FIRE STATION #21	1,838.00
Total Department 0000 MISCELLANEOUS			1,838.00
Total Fund 415 2024 BOND PROJECT			1,838.00
Fund: 501 WATER & SEWER FUND			
501-0000-04110.000	ELISE OSENBAUGH & ANTONIO JIMENEZ	UB REFUND	300.00
Total Department 0000 MISCELLANEOUS			300.00
Department: 4067 PUBLIC WORKS WATER			
501-4067-43010.000	MICHEAL CONNOLLY	BACKFLOW INSPECTION TRAINING CLASS	35.00
501-4067-45030.000	NICOR GAS	GAS - 1775 ABBEYWOOD LN	246.36
501-4067-45030.000	NICOR GAS	GAS - 95 ASTER LN	497.34
501-4067-45030.000	NICOR GAS	GAS - 2550 PRAIRIE STONE PKWY	64.40
501-4067-45070.000	STRAND ASSOCIATES, INC	WATER MODEL UPDATES CAP PROJECT	1,750.43
501-4067-45070.000	JULIE, INC.	2026 ANNUAL ASSESSMENT	11,849.25
501-4067-45070.000	M.E. SIMPSON CO., INC.	2025 LEAK DETECTION	890.00
501-4067-45070.000	M.E. SIMPSON CO., INC.	LEAK DETECTION SURVEY	31,832.50
501-4067-45850.000	RUSH TRUCK CENTER OF ILLINOIS, INC	UNIT 40 PARTS	4,357.15
501-4067-45850.000	INTERSTATE POWER SYSTEMS INC.	UNIT 20 REPAIR SERVICE	976.37
501-4067-45850.000	INTERSTATE POWER SYSTEMS INC.	UNIT 29 REPAIR SERVICE	976.37
501-4067-45850.000	NORTHWEST TRUCKS, INC	UNIT 66 PARTS	684.34
501-4067-45850.000	NORTHWEST TRUCKS, INC	UNIT 66 PARTS	43.26
501-4067-45850.000	RUSH TRUCK CENTER OF ILLINOIS, INC	UNIT 67 PARTS	61.85
501-4067-45850.000	RUSH TRUCK CENTER OF ILLINOIS, INC	CREDIT FOR RETURNED CORE	(226.10)
Total Department 4067 PUBLIC WORKS WATER			54,038.52
Department: 4068 PUBLIC WORKS SEWER			
501-4068-45020.000	COMMONWEALTH EDISON	ELECTRIC BILL - 1101 WESTBURY DR	893.40
501-4068-45020.000	COMMONWEALTH EDISON	ELECTRIC BILL - 2090 CENTRAL RD	589.31
501-4068-46020.000	FULLIFE SAFETY CENTER	VARIOUS SUPPLIES	255.00

GL Number	Vendor Name	Invoice Description	Amount
501-4068-46020.000	FULLIFE SAFETY CENTER	VARIOUS SUPPLIES	197.50
Total Department 4068 PUBLIC WORKS SEWER			1,935.21
Department: 4070 PUBLIC WORKS WATER BILLING			
501-4070-45420.000	FIRST BILLING SERVICES LLC	CREDIT CARD BILLING SERVICES	8,824.98
Total Department 4070 PUBLIC WORKS WATER BILLING			8,824.98
Total Fund 501 WATER & SEWER FUND			65,098.71
Fund: 505 NOW ARENA OPERTNG FUND			
Department: 0000 MISCELLANEOUS			
505-0000-45100.000	PROVEN IT	2/23/2026 TO 3/22/2026 CONTRACT	192.19
505-0000-45420.000	AMPERAGE ELECTRICAL SUPPLY	CREDIT MEMO - PRIOR INV 6585-2327354	(97.10)
Total Department 0000 MISCELLANEOUS			95.09
Total Fund 505 NOW ARENA OPERTNG FUND			95.09
Fund: 601 INSURANCE FUND			
Department: 7000 INSURANCE			
601-7000-45520.000	FRIENDLY FORD	UNIT P17 REPAIRS	3,191.64
601-7000-45520.000	FRIENDLY FORD	UNIT P18 REPAIRS	7,205.05
601-7000-45540.000	ILLINOIS PUBLIC RISK FUND	WORKERS COMP CLAIMS 12/31/25	48,903.26
Total Department 7000 INSURANCE			59,299.95
Total Fund 601 INSURANCE FUND			59,299.95
Fund: 602 INFORMATION SYSTEMS FUND			
Department: 4785 IT OPERATIONS			
602-4785-45420.000	TKB ASSOCIATES INC	LASERFICHE INSTALLATION & TRAINING	6,600.00
Total Department 4785 IT OPERATIONS			6,600.00
Department: 4786 IT CAPITAL			
602-4786-46190.000	BS&A SOFTWARE	BS&A GO-LIVE INSTALLMENT	145,155.00
Total Department 4786 IT CAPITAL			145,155.00
Total Fund 602 INFORMATION SYSTEMS FUND			151,755.00

GL Number	Vendor Name	Invoice Description	Amount
--- TOTALS BY FUND ---			
100		GENERAL FUND	393,471.17
221		ROSELLE ROAD TIF	1,750.00
222		HIGGINS/HASSELL TIF	1,750.00
402		CAPITAL VEHICLE & EQUIP	22,079.95
404		ROAD IMPROVEMENT FUND	15,000.00
410		PRAIRIE STONE CAPITAL FND	1,674.00
415		2024 BOND PROJECT	1,838.00
501		WATER & SEWER FUND	65,098.71
505		NOW ARENA OPERTNG FUND	95.09
601		INSURANCE FUND	59,299.95
602		INFORMATION SYSTEMS FUND	151,755.00
Total For All Funds:			713,811.87

SUPERION
DATE: 01/29/2026
TIME: 15:44:44

VILLAGE OF HOFFMAN ESTATES
CHECK REGISTER - DISBURSEMENT FUND

PAGE NUMBER: 1
ACCTPA21

SELECTION CRITERIA: transact.t_c='20' and transact.trans_date between '20260116 00:00:00.000' and '20260129 00:00:00.000'
ACCOUNTING PERIOD: 1/26

FUND - 01 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION-----	SALES TAX	AMOUNT
0102	142062	01/16/26	2472	INT'L ASSOC OF CHIEFS OF	01201222	IACP ID: 10001441	0.00	220.00
0102	142063	01/16/26	15534	KEVIN ARENDT	01	PER DIEM REIMB -TEXAS	0.00	730.00
0102	142064	01/16/26	2729	FOX VALLEY FIRE & SAFETY	01404424	ANNUAL INSP FIRE ALRM	0.00	300.00
0102	142064	01/16/26	2729	FOX VALLEY FIRE & SAFETY	01404424	ANNUAL INSP FIRE ALRM	0.00	275.00
0102	142064	01/16/26	2729	FOX VALLEY FIRE & SAFETY	01404424	ANNUAL INSP FIRE ALRM	0.00	550.00
0102	142064	01/16/26	2729	FOX VALLEY FIRE & SAFETY	01404424	ANNUAL INSP FIRE ALRM	0.00	175.00
0102	142064	01/16/26	2729	FOX VALLEY FIRE & SAFETY	01404424	ANNUAL INSP FIRE ALRM	0.00	500.00
0102	142064	01/16/26	2729	FOX VALLEY FIRE & SAFETY	01404424	ANNUAL INSP FIRE ALRM	0.00	250.00
0102	142064	01/16/26	2729	FOX VALLEY FIRE & SAFETY	01404424	ANNUAL INSP FIRE ALRM	0.00	175.00
0102	142064	01/16/26	2729	FOX VALLEY FIRE & SAFETY	01404424	ANNUAL INSP FIRE ALRM	0.00	300.00
TOTAL	CHECK						0.00	2,525.00
0102	142065	01/16/26	2195	COMMONWEALTH EDISON	01404224	ELECTRIC TRAFFIC SIGN	0.00	2,463.32
0102	142065	01/16/26	2195	COMMONWEALTH EDISON	01404424	ELECTRIC 4501 HOFFBLV	0.00	42.29
0102	142065	01/16/26	2195	COMMONWEALTH EDISON	40406724	ELECTRIC 2150 STONING	0.00	188.52
TOTAL	CHECK						0.00	2,694.13
0102	142066	01/16/26	21855	VERIZON CONNECT FLEET US	40406724	WIRELESS SERVICES	0.00	259.54
0102	142066	01/16/26	21855	VERIZON CONNECT FLEET US	01404524	WIRELESS SERVICES	0.00	2,335.91
TOTAL	CHECK						0.00	2,595.45
TOTAL	CASH ACCOUNT						0.00	8,764.58
TOTAL	FUND						0.00	8,764.58
TOTAL	REPORT						0.00	8,764.58



AGENDA ITEM REPORT

Village Board of Trustees
February 2, 2026
ITEM 5C

REQUEST: Approval of a Resolution authorizing the purchase of (2) 2026 Ford F-150 Responder vehicles from Friendly Ford, Roselle, IL, in the amount of \$100,501.26.

FROM: Kasia Cawley, Police Chief

ITEM TYPE: Contract - Village Board

REQUEST SUMMARY

Service and products are offered through the State of Illinois Joint Purchasing Program or Suburban Purchasing Cooperative in providing the purchasing government agency with the lowest costs based on volume discounting by vendors providing such services or product.

Both the State of Illinois Joint Purchasing and Suburban Purchasing Cooperative currently offer a 2026 Ford F150 Responder vehicle. The State's purchasing contract offers a 2026 Ford F150 Responder through Sutton Ford of Matteson, IL, at \$54,704.00 as optioned. Suburban Purchasing Cooperative offers a 2026 Ford F150 Responder through Currie Motors of Frankfort, IL, priced at \$50,257.00 as optioned. An additional quote was received from Friendly Ford of Roselle, IL, at \$50,250.63 as optioned.

Our request includes the cost of the vehicles and any factory, or dealer related costs only. The lowest priced vehicle is offered from Friendly Ford of Roselle, IL, which the Village has purchased vehicles from previously. The two (2) vehicles we are requesting will consist of one (1) Community Service Vehicle, and one (1) Administrative Service Vehicle.

FINANCIAL IMPACT

There is sufficient funding in the FY2026 budget to fund these two (2) vehicles.

RECOMMENDATION

Request authorization to purchase two (2) 2026 Ford F-150 Responder vehicles as optioned, from Friendly Ford of Roselle, IL, in the amount of \$100,501.26.

ATTACHMENTS

1. FY2026 Vehicles Ford F150 Responder Quotes
2. RESOLUTION 2026 FORD F-150 PURCHASE



Preview Order E116 - W1P - 4x4 Police SuperCrew: Order Summary Time of Preview: 01/16/2026 13:53:05 Receipt: 1/16/2026

Dealership Name: Friendly Ford, Inc.

Sales Code : F41078

Dealer Rep.	Erik Grimmer	Type	Fleet	Vehicle Line	F-150	Order Code	E116
Customer Name	Hoffman Estat	Priority Code	E4	Model Year	2026	Price Level	615

DESCRIPTION	MSRP	DESCRIPTION	MSRP
F150 4X4 SUPERCREW POLICE- 145	\$52350	SPOT LAMP DRIVER ONLY (WHELEN)	\$430
145 INCH WHEELBASE	\$0	LED FOG LAMPS	\$145
TOTAL BASE VEHICLE	\$52350	POWER PASSENGER SEAT 8-WAY	\$300
AGATE BLACK METALLIC	\$0	INTEGRATED TRAILER BRAKE CONT	\$280
POLICE 40/BLANK/40	\$0	LIGHTING PACKAGE #1	\$1170
BLACK	\$0	.GRILLE LIGHTS	\$0
EQUIPMENT GROUP 150A	\$0	.REAR LOWER TAILGATE LIGHTS	\$0
.XL SERIES	\$0	PRICE CONCESSION INDICATOR	\$0
3.5L V6 ECOBOOST	\$0	REMARKS TRAILER	\$0
ELEC TEN-SPEED AUTO TRANS	\$0	PRIVACY GLASS W/REAR DEFROSTER	\$100
LT265/70R18C BSW ALL-TERRAIN	\$0	SPECIAL DEALER ACCOUNT ADJUSTM	\$0
.3.31 ELECTRONIC LOCK RR AXLE	\$0	SPECIAL FLEET ACCOUNT CREDIT	\$0
7075# GVWR PACKAGE	\$0	FUEL CHARGE	\$0
FORD FLEET SPECIAL ADJUSTMENT	\$0	NET INVOICE FLEET OPTION (B4A)	\$0
FRONT LICENSE PLATE BRACKET	\$0	PRICED DORA	\$0
BLACK PLATFORM RUNNING BOARDS	\$255	ADVERTISING ASSESSMENT	\$0
MIRROR MAN FOLD W/POWER GLASS	\$405	DESTINATION & DELIVERY	\$2595
		MSRP:	\$58,030.00
		Gov Discount:	\$4,100.00
		Friendly Discount:	\$4,230.00
		Total:	\$50,776.00
TOTAL BASE AND OPTIONS		MSRP	\$58030
DISCOUNTS			NA
TOTAL			\$58030

ORDERING FIN: QA337 END USER FIN: QA337

Title & License: \$550.63
Out the Door: \$50,250.63

INCENTIVES

Acc. Code ID :10 Contract/Ref # :26-396T Bid Date :09/25/25State : IL

DISCOUNTS:
\$-4100.00

Customer Name:
Customer Address:

Customer Email:
Customer Phone:

Customer Signature

Date

This order has not been submitted to the order bank.

This is not an invoice.

2026

Ford F150 Responder

Currie Motors Fleet Department

Contract # 228

As optioned

\$50,257

Currie F150

Base - 46,745

595 - 418 deliv - 175

924 - 132

188 - 232

54R - 368 TTL - 203

~~188 - 232~~

61P - 273

68A - 1,064

67T - 255

59F - 392

50,257



ing Price \$46,745.00



2026 Model Year is Allocation Based upon Sales History and Subject to Commodity Restrictions

Production is based upon Plant Scheduling and Commodity Restrictions Subject to Cancellation

Model/ Series/ Availability

- 1 Available Rated Model
- 3.5 V6 EcoBoost 4x4 145"WB

Mechanical

- Two-Speed Automatic Torque on Demand 4WD with Neutral Towing Capability (Includes 4A mode for Set and Forget)
- Alternator- 240 amp
- Axle, Front - Independent Front Suspension (IFS)
- Brakes- 4 Wheel Disc with ABS
- Class IV Trailer Hitch (Incl. Smart Trailer Tow Connector, 4-pin/7pin wiring, Class IV trailer hitch receiver)
- Electric Parking Brake
- Electronic Ten-Speed Automatic Transmission with Selectable Drive Modes: Normal/ Tow-Haul/Snow-Wet/EcoSelect/Sport
- Engine Hour meter
- Engine Idle-Hour Meter
- Fail-Safe Cooling
- Jack
- Electronic Parking Brake
- SelectShift Automatic Transmission with Progressive Range Select
- Shock Adsorbers, Gas - Heavy-Duty, Front
- Shock Adsorbers, Gas - Heavy-Duty, Outboard Mounted, Rear
- Springs, Front- Coil
- Springs, Rear-Leaf, Two-Stage Variable Rate
- Upgraded Stabilizer Bar, Front
- Steering- Power, Rack-and-Pinion

Exterior

- Badges- Tailgate
- Bumpers and Fascia, Front- Black
- Bumper, Rear- Black
- Cargo Lamp- Integrated with Center High Mounted Stop Lamp (CHMSL)
- Daytime Running Lamps (DRL) (On/Off Cluster Controllable)
- Easy Fuel Capless Fuel-Filter
- Exhaust - Single Rear
- F-150 Fender Badge

- Fuel Tank- Standard Range 26 Gallon
- Fully Boxed Steel Frame
- Grille- Black Two Bar Style with Black Nostrils and Black Surrounds
- Handles, Black - Door and Tailgate with Black Bezel
- Hooks- Pickup Box Tie-Down, four (4)
- Hooks- Front Tow 4x4, two (2)
- Mirrors, sideview- Manual - folding, Power Glass with Black Skull Caps
- Power Tailgate Lock
- Spare Tire Carrier-Rear Under Frame
- Spare Tire/Wheel Lock
- Stone Cuffs, Front & Rear
- Tailgate- removable
- Tires- LT265/70R 18 BSW (A/T)
- Trailer Sway Control
- Trailer Towing- 4-pin/7-pin wiring, Class IV trailer hitch receiver
- Wheels- 18" Steel Wheel
- Wipers- Intermittent speed

Interior/Comfort

- 1st Row Power Windows
- 2nd Row Power Windows
- 4" Productivity Screen in Instrument Cluster
- 12" Center-stack Screen Touchscreen w/Audio Controls
- Air Conditioning Registers- Black Vanes with Chrome Knob
- Black Vinyl Floor Covering
- Cruise Control
- Center Consol Mounting Plate
- Red/White Task Lighting in Overhead Console
- Fade-to-Off Interior Lights
- Gauges and Meters- Fuel, Oil Pressure, Transmission Temperature and Engine Coolant Temperature Gauges; Speedometer, Odometer and Tachometer
- Grab Handles
- Horn- Dual-Note
- Illuminated Entry
- Manual Air Conditioning, Single Zone
- Outside Temperature Display
- Power Door Locks
- Powerpoint (2) 12V- Front

- Rear Driver-side/Passenger-side Solat Tint
- Rear-window with Fixed Glass and Solar Tint
- Rearview Mirror, Day/Night
- Scuff Plate, Driver and Front-Passenger Door
- Seat, Front
 - Police-grade heavy-duty cloth 40/blank/40 with reduced bolsters
 - 8-Way power driver/manual passenger
 - Built-in steel intrusion plates in both front-seatbacks
- Seat, Rear-Vinyl, 60/40 flip-up split seat with elongated cushion
- Speedometer- Calibrated (includes digital readout)
- Steering Wheel, Black Urethane- Manual Tilt/Telescoping and Manual Locking
- Universal Top Tray- Center of I/P for mounting aftermarket equipment
- Visor, Driver Side; Visor with Mirror, Passenger-Side

SAFETY/SECURITY

- Advance Trac® w/RCS® (Roll Stability Control)
- Airbags
- Autolock
- Door Lock Cylinders (Front Drive/Passenger door)
- Fixed LED Headlamps
- Illuminated Entry
- Rainlamp Wiper Activated Headlamps
- Police Perimeter Alert detects motion in an approximately 270-degree radius on sides and back of vehicle; if movement is determined to be a threat, chime will sound at level I. Doors will lock and windows will automatically go up at level II. Includes visual display in instrument cluster with tracking
- Seat Belts, Active Restraint System (ARS. Three-point Manual Lap/Shoulder Belts with Heights Adjusters, Pretensioners & Autolock Features for Child Seats
- SOS Post- Crash Alert System™

- Simple Fleet Key- (Inner-milled, w/o microchip, easy to replace; 4-keys)
- Pre-Collision Assistant with Automatic Emergency Braking (AEB) (Pedestrian Detection, Forward Collision Warning, Dynamic Brake Support)
- Tire Pressure Monitoring System (TPMS)

Driver Assist Technology

- Autolamp- Auto On/Off Headlamps
- Rear View Camera with Dynamic Hitch Assist
- Hill Start Assist
- SYNC®4

Functional

- AM/FM Stereo- 6 speakers
- BLIS
- Dark Car
- Fleet Telematics Modem
- Rear power lug located underneath rear seat to accommodate Police upfitting; One (1) 80-amp battery ground circuit
- Police Engine Idle
- UIS (Upfitter Interface System)

FX4 OFF-ROAD PACKAGE

- 3.3l Electronic-locking rear-axle
- Hill Descent Control
- Off-Road tuned front shock absorbers
- Skid plates: fuel tank, transfer case and front differential

WARRANTY

- ☐ 3 Year/ 36,000 Miles
Bumper/Bumper

POWERTRAIN CARE EXTENDED SERVICE PLAN

- ☐ 5-Year/ 100,000- mile Powertrain CARE Extended Service Plan (zero deductible) - Standard

2026 Ford F-150

Options Price List

Model

☒ W1P-Supercrew (XL) 4x4 145.0 in Wheelbase, 5.5' BOX	\$46,745.00
---	-------------

Transmission

☒ 44G- 10-Speed Automatic Transmission	N/C
--	-----

Engine

☒ 998- 3.5L EcoBoost	STD
--	-----

Axle

☒ XL3- E-Locking 3.31 Axle	STD
--	-----

Wheels

☐ 64H- 18" Aluminum Wheels	\$442.00
---	----------

Other Options

☐ 168- Carpet with Carpeted Matching Floor Mats (Optional: Packaged with 19A)	\$137.00
☐ 435- Power- Sliding Rear- Window (requires 924)	STD
☒ 595- Fog Lamps	\$418.00
☒ 924- Rear Privacy Glass with Defrost	\$132.00
☐ 942- Daytime Running Lamps	\$41.00
☐ 17C- Front/Rear Chrome Bumpers (Requires 595 Fog Lamps)	\$164.00
☒ 18B- Running Boards, Black Platform	\$232.00
☐ 41A- Badge Delete	\$0.00
☐ 41H- Engine Block Heater	\$173.00
☐ 47R- Floor Liner- Tray Style (requires 19A or 168)	\$182.00
☒ 54R- Dual Power Glass/Manual Folding Mirrors	\$368.00

With Heat/Turn signals

Requires Spotlight Prep 59c or 59D or
Spotlight 59E,59F/59G/59J or 59S

☐ 54Y- Manually Telescoping/Power Glass \$360.00
/Manual Folding Trailer Mirrors
Requires 59S and 924

☐ 59S- Super Puddle (Led Puddle/Side Mirror Light) \$269.00
Requires Option-54R

Not Directional Police Lamps

Not Available with Spotlight prep Kits 59C/59D

Not Available with Spotlight 59E,59F,59G,or 59J

☒ 19A- Interior Upgrade Package \$555.00

• (Floor Console without shifter, Maintains
Column Shifter,

• Color-coordinated Carpet with matching carpet
floor mats

• Cloth HD Police Grade seats, front/rear

• Front Console Plate Delete

☒ 61P- Power Passenger Seat (8-Way Adj) \$273.00

☐ DIO Bed Extension Kit \$938.00

☐ DIO- Ash Cup w/Coin Holder \$50.00

☐ 52C Grille Lights \$660.00

☐ 53B Rear Lower Tailgate Lights \$433.00

☒ 68A Grille and Rear Lower Tailgate Lights \$1,064.00

☒ 68B Grille, Rear Lower Tailgate, Front Aux.Lights \$1,593.00

☐ Keyed Alike - Unique to Responder Only _____ \$46.00

☐ 67P- Remote Keyless- Entry Key Fob \$319.00

W/O Key Pad

Key Fobs are NOT Fobbed Alike when ordering
Keyed Alike

☒ 67T- Integrated Trailer Brake Control \$255.00

☐ 76R- Reverse Sensing System STD

☐ 85H- Back Up Alarm System \$200.00

☐ 96L- Rear Wheel Arch Liner \$164.00

☐ 153- Front License Plate Bracket N/C

☐ 59C- Spot Lamp Prep Kit,Driver Only \$132.00

☐ 59D- Spot Lamp Prep Kit,Dual Driver and Passenger \$260.00

☐ 59E- Driver LED Spot Light (Unity) \$368.00

☐ 59G- Driver/Passenger LED Spotlights (Unity) \$719.00

☒ 59F- Driver LED Spotlight (Whelen) \$392.00

☐ 59J- Driver/ Passenger LED Spotlight (Whelen) \$801.00

☐ 17R- 2nd Row Door Controls Inoperable \$200.00

(Handles, Locks, Windows)/Closeout Panel

☐ 60R- Rear Console Plate \$54.00

(NA with Interior Upgrade Package (19A))

- | | |
|---|--------|
| ☐ 60F- Front Console Mounting Plate
(RCM Cover Installed at KCAP) | \$0.00 |
|---|--------|

COLOR AND TRIM

Exterior

- | | |
|---|-----|
| ☐ UM- Agate Black Metallic | N/C |
| ☐ M7- Carbonized Gray Metallic | N/C |
| ☐ HX- Antimatter Blue Metallic | N/C |
| ☐ B3- Atlas Blue Metallic | N/C |
| ☐ JS- Iconic Silver Metallic | N/C |
| ☐ YZ- Oxford White | N/C |
| ☐ GR- Green | N/C |
| ☐ MB- Orange | N/C |
| ☐ B1- School Bus Yellow | N/C |
| ☐ E4- Vermillion Red | N/C |
| ☐ AT- Yellow | N/c |

Interior

- | | |
|--|-----|
| ☐ PB- Black w/HD-Police-Grade Cloth 40/Blank-40
(Front Seats) | N/C |
| ☐ XB- Black w/HD- Police- Grade Cloth
40/Console/40- Front Seats | N/C |

WARRANTIES

- | | |
|---|------------|
| ☐ 3 year/ 100,000 miles Premium Care - | \$2,765.00 |
| ☐ 5 year/ 100,000 miles Premium Care- | \$2,870.00 |
| ☐ 3 year/ 100,000 miles Extra Care - | \$2,430.00 |
| ☐ 5 year/ 100,000 miles Extra Care - | \$2,520.00 |
| ☐ 5 year/ 125,000 miles Power Train Care - | \$2,575.00 |
| ☐ 6 year/ 125,000 miles Power Train Care - | \$2,650.00 |

Miscellaneous Options

- | | |
|---|------------|
| ☐ Rustproofing (Does Not Undercoating) | \$395.00 |
| ☐ 4-Corner LED Amber Strobes | \$1,595.00 |
| ☒ License and Title - Municipal
(MP Plates require signed letter from Chief) | 0 \$203.00 |
| ☐ Certificate of Origin (Client to Complete Licensing) | N/C |
| ☒ Delivery over 65 Miles from: | \$175.00 |
| ☐ Passenger Title and Plates | \$395.00 |

Title Name _____ :

Title Address _____ :

Title City _____ :

Title Zip Code _____ :

Contact Name _____ :

Phone Number _____ :

PO Number _____ :

FIN Code _____ :

Tax Exempt Number _____ :

Total Dollar Amount _____ :

Delivery Address _____ :

***Orders Require a Signed Original Purchase Order and Tax-Exempt Letter**

Submitted to:

Currie Motors Commercial Center

10125 W Laraway

Frankfort IL 60423

Nic Cortellini

Phone: (815)464-9200

ncortellini@curriemotors.com

Tom Sullivan

Phone: (815)412-3227

tsullivan@curriemotors.co

[m](#)

*******Production begins January 2026 and is limited by supply chain constraints*******



COMMERCIAL
& FLEET

PLPBI

2026 Ford F150 Police Responder

State of Illinois

Joint Purchasing Master Contract

22-116CMS-BOSS4-P-41049

Sutton F150

52,503

18B-232

595-132

67T-255

54R-368

61P-273

924-91

59F-392

TTL-173

deliv-285

54,704



As optioned

\$54,704



Contact: Scott Ourednik, Fleet Account Manager

Phone: 708-720-8040

Email: sourednik@suttonford.com

Please contact us to learn about municipal leasing options.

2026 Ford F150 Police Responder

Please enter the following:

Agency Name & Address	
Contact Name	
Phone Number	
Purchase Order Number	
Tax Exempt Number/FIN	
Delivery Address	

Please Submit Tax Exempt Letter with Vehicle Order:

Sutton Ford
21315 Central Ave.
Matteson, IL 60443
Contact: Scott Ourednik
Phone: (708)720-8040
Email: sourednik@suttonford.com

If We Have Missed an Option, Please Contact Our Office

2026 F-150 POLICE RESPONDER SUPERCREW® FLEET ONLY STANDARD EQUIPMENT

MODEL/SERIES/AVAILABILITY

- 1 Available Pursuit Rated Model
- 3.5L V6 EcoBoost® 4x4 145" WB

MECHANICAL

- Two-Speed Automatic Torque on Demand 4WD with Neutral Towing Capability (Includes 4A mode for Set and Forget)
- Alternator – 240 amp
- Axle, Front – Independent Front Suspension (IFS)
- Brakes – 4-Wheel Disc with ABS
- **Class IV Trailer Hitch (incl. Smart Trailer Tow Connector, 4-pin/7-pin wiring, Class IV trailer hitch receiver)**
- Electric Parking Brake
- Electronic Ten-Speed Automatic Transmission with Selectable Drive Modes: Normal/Tow-Haul/Snow-Wet/EcoSelect/Sport
- Engine Hour Meter
- Engine Idle-Hour Meter
- Fail-Safe Cooling
- Jack
- Electric Parking Brake
- SelectShift® Automatic Transmission with Progressive Range Select
- Shock Absorbers, Gas – Heavy-Duty, Front
- Shock Absorbers, Gas – Heavy-Duty, Outboard Mounted, Rear
- Springs, Front – Coil
- Springs, Rear – Leaf, Two-Stage Variable Rate
- Upgraded Stabilizer Bar, Front
- Steering – Power, Rack-and-Pinion

EXTERIOR

- Badges – Tailgate
- Bumper and Fascia, Front – Black
- Bumper, Rear – Black
- Cargo Lamp – integrated with Center High-mounted Stop Lamp (CHMSL)
- **Daytime Running Lamps (DRL) (On/Off Cluster Controllable)**
- Easy Fuel® Capless Fuel-Filler
- Exhaust – Single Rear
- F-150 Fender Badge
- Fuel Tank – Standard Range 26 Gallon
- Fully Boxed Steel Frame
- Grille – Black Two Bar Style with Black Nostrils and Black Surround
- Handles, Black – Door and Tailgate with Black Bezel
- Hooks – Pickup Box Tie-Down, four (4)
- Hooks – Front Tow 4x4, two (2)
- Mirrors, Sideview – Manual-folding, Power Glass with Black Skull Caps
- Power Tailgate Lock
- Spare Tire Carrier – Rear Under Frame
- Spare Tire/Wheel Lock
- Stone Cuffs, Front & Rear
- Tailgate – removable
- Tires – LT265/70R 18 BSW (A/T)
- Trailer Sway Control
- **Trailer Towing – 4-pin/7-pin wiring, Class IV trailer hitch receiver**
- Wheels – 18" Steel Wheel
- Wipers – Intermittent speed

INTERIOR/COMFORT

- 1st Row Power Windows
- 2nd Row Power Windows
- 4" Productivity Screen in Instrument Cluster
- ★ **12" Center-stack Screen Touchscreen w/Audio Controls**
- Air Conditioning Registers – Black Vanes with Chrome Knob
- Black Vinyl Floor Covering
- Cruise Control
- Center Console Mounting Plate
- Red/White Task Lighting in Overhead Console
- Fade-to-Off Interior Lighting
- Gauges and Meters – Fuel, Oil Pressure, Transmission Temperature and Engine Coolant Temperature Gauges; Speedometer, Odometer and Tachometer
- Grab Handles
- Horn – Dual-Note
- Illuminated Entry
- Manual Air Conditioning, Single Zone
- Outside Temperature Display
- Power Door Locks
- Powerpoint (2) 12V – Front
- Rear Driver-side/Passenger-side Solar Tint
- Rear-window with Fixed Glass and Solar Tint

INTERIOR/COMFORT (continued)

- Rearview Mirror, Day/Night
- Scuff Plate, Driver and Front-Passenger Doors
- Seat, Front
 - Police-grade heavy-duty cloth 40/blank/40 with reduced bolsters
 - **8-Way power driver/manual passenger**
 - Built-in steel intrusion plates in both front-seatbacks
- Seat, Rear – Vinyl, 60/40 flip-up split seat with elongated cushion
- Speedometer – Calibrated (includes digital readout)
- Steering Wheel, Black Urethane – Manual Tilt/Telescoping and Manual Locking
- Universal Top Tray – Center of I/P for mounting aftermarket equipment
- Visor, Driver Side; Visor with Mirror, Passenger-Side

SAFETY/SECURITY

- AdvanceTrac® w/RSC® (Roll Stability Control™)
- Airbags
 - Driver and Passenger Front Airbags
 - Driver and Passenger Seat-Mounted Side Airbags
 - Safety Canopy® Side-Curtain Airbags (1st and 2nd row coverage)
- Autolock
- Door Lock Cylinders (Front Driver/Passenger door)
- Fixed LED Headlamps
- Illuminated Entry
- Rainlamp Wiper Activated Headlamps
- ★ **Police Perimeter Alert detects motion in an approximately 270-degree radius on sides and back of vehicle; if movement is determined to be a threat, chime will sound at level I. Doors will lock and windows will automatically go up at level II. Includes visual display in instrument cluster with tracking**
- Seat Belts, Active Restraint System (ARS). Three-point Manual Lap/Shoulder Belts with Height Adjusters, Pretensioners & Energy Mgmt Retractors on Outside Front Positions. Includes Autolock Features for Child Seats
- SOS Post-Crash Alert System™
- Simple Fleet Key – (Inner-milled, w/o microchip, easy to replace; 4-keys)
- Pre-Collision Assist with Automatic Emergency Braking (AEB) (Pedestrian Detection, Forward Collision Warning, Dynamic Brake Support)
 - Note:** Includes unique one-touch temporary disable switch for Law Enforcement use.
- Tire Pressure Monitoring System (TPMS)
 - Note:** F-150 Police Responder was designed and developed to meet the same federal fuel system crash standards as retail vehicles and other manufacturers' police vehicles. Ford Police Interceptors are the only vehicles on the market designed for the 75 mph rear-impact crash test.

Ford Co-Pilot360™ 2.0

- Auto High Beams
- Blind Spot Assist
- **BLIS® with Cross-Traffic Alert INCL WITH**
- Lane-Keeping System
 - o Lane-Keeping Alert
 - o Lane-Keeping Aid
 - o Pre-Collision Assist® with Automatic Emergency Braking (AEB)
 - Note:** Includes unique one-touch temporary disable switch for Law Enforcement use.
- Post-Collision Braking
- Rear View Camera
- **Rear Parking Sensors**
- Reverse Brake Assist
- SYNC® 4
 - 12" LCD Capacitive Touchscreen with Swipe Capability
 - AppLink® w/App Catalog
 - 911 Assist®
 - Apple CarPlay® and Android Auto™ Compatibility
 - Digital Owner's Manual
 - Conversational Voice Command Recognition

FUNCTIONAL

- Autolamp – Auto On/Off Headlamps
- AM/FM Stereo – 6 speakers
- **Class IV Trailer Hitch (incl. Smart Trailer Tow Connector, 7/4 pin-connector; Class IV trailer hitch receiver)**

**2026 F-150 POLICE RESPONDER
SUPERCREW® FLEET ONLY
STANDARD EQUIPMENT**

PROPRIETARY

FUNCTIONAL (continued)

- ★ **Dark Car**
- **Fleet Telematics Modem**
 - Allows data to be provided to support Ford Pro™ Telematics and Data Services via optional subscription, including but not limited to vehicle location, speed, idle time, fuel, vehicle diagnostics and maintenance alerts. Device enables optional telematics services through Ford or authorized providers via paid subscription. Subscribe at <https://fordpro.com/en-us/telematics/> or call 1-833-811-FORD (3673).

FordPass™ Connect (5G)

- 5G LTE Wi-Fi hotspot connects up to 10 devices¹
- **Hill Start Assist**
- **Rear power lug** located underneath rear seat to accommodate Police upfitting; One (1) 80-amp battery ground circuit
- ★ **Police Engine Idle**
- ★ **Vehicle Intergration System 2.0**

FX4 OFF-ROAD PACKAGE

- 3.31 Electronic-locking rear-axle
- **Hill Descent Control™**
- **Off-Road tuned front shock absorbers**
- **Skid plates:** fuel tank, transfer case and front differential

WARRANTY

- **3 Year / 36,000 Miles Bumper / Bumper**

POWERTRAIN CARE EXTENDED SERVICE PLAN

5-Year/100,000-mile Powertrain CARE Extended Service Plan (zero deductible) – Standard

¹ Wi-Fi hotspot includes wireless data trial that begins upon AT&T activation and expires at the end of 3 months or when 3GB of data is used, whichever comes first, but cannot extend beyond the trial subscription period for remote features. To activate, go to www.att.com/ford

Series	Option Code	PRICE	
SuperCrew® 4x4 – 5.5' Box	W1P-145WB	\$ 52,503.00	
3.5L V6 EcoBoost® (★120-MPH Top Speed)	998		
Electronic Ten-Speed Automatic Transmission with Selectable Drive Modes:	44G		
Normal/Tow-Haul/Snow- Wet/EcoSelect/Sport			
Equipment Group	Option Code	PRICE	SELECTION
Free Standing Options			
18" Aluminum Wheels	64H	\$ 442.00	☐
Backup Alarm System	85H	\$ 200.00	☐
Badge Delete • Removes Rear Police Responder Badge	41A	N/C	☐
Black Platform Running Boards	18B	\$ 232.00	☒
Power-Sliding Rear-Window Note: (Req. rear window privacy glass/rear window defroster (924/57Q))	435	\$ 418.00	☐
Chrome front and rear bumpers (requires 595 Fog Lamps)	17C	\$ 164.00	☐
Daytime Running Lamps (DRL) Note: The non-controllable 942 Daytime Running Lamps (DRL) replace the standard Daytime Running Lamps (DRL) (On/Off Cluster Controllable)	942	\$ 41.00	☐
Engine Block Heater	41H	\$ 173.00	☐
Fog Lamps	595	\$ 132.00	☒
Floor Liner – Tray Style (req. either Interior Upgrade Package (19A) or Color-coordinated Carpet (168))	47R	\$ 182.00	☐
Front License Plate Bracket (standard in states where required by law, opt. to all others)	153	N/C	☒
Integrated Trailer Brake Controller	67T	\$ 255.00	☒
Interior Upgrade Package - (Reg XB Interior Trim) • Floor Console without shifter Note: Maintains Column Shifter • Color-coordinated Carpet w/Carpeted Matching Floor Mats • Cloth Seats – Police-Grade, Heavy-Duty Cloth – Front and Rear	19A	\$ 595.00	☐
Manual-folding, Power Glass Sideview Mirrors with Heat, Turn Signal, High-Intensity LED Security Approach Lamps, LED Sideview mirror lights and Black Skull Caps (incl. interior auto-dimming rearview mirror) reg. BLIS (91B) Note: LED sideview mirror lights are not directional police spot lamps	54R/59S/91B	\$ 368.00	☒
Manual-folding, Manually Telescoping, Power Glass Trailer Tow Mirrors with Heat, Turn Signal, High-Intensity LED Security Approach Lamps, LED Sideview mirror lights and Black Skull Caps (Req. 53A Trailer Tow Pkg. and Rear-Window, Fixed Privacy Glass with Defroster 924/57Q) Note: LED sideview mirror lights are not directional police spot lamps	54Y/59S/91B	\$ 360.00	☐
Police Engine Idle Feature • This feature allows you to leave the engine running and prevents your vehicle from unauthorized use when outside of your vehicle. Allows the key to be removed from ignition while vehicle remains idling.	STD	N/C	☒
Power Passenger Seat 8-way	61P	\$ 273.00	☒
Rear-Window, Fixed Privacy Glass with Defroster	924/57Q	\$ 91.00	☒
Rear Wheel Arch Liner	96L	\$ 164.00	☐
SYNC® 4 with Enhanced Voice Recognition • 8" LCD Capacitive Touchscreen with Swipe Capability • Ford Digital Assistant • Connected Navigation (w/Free 90-Day Trial)	STD	N/C	☒
Remote Keyless-Entry Key Fob (w/o Keypad, less PATS) – (Includes 4-Key Fobs) Note: Available with Keyed Alike. However, key fobs are "not" fobbed alike when ordered with Keyed Alike Note: Includes Perimeter Anti-theft Alarm	67P	\$ 319.00	☐
Bedliner – Tough Bed® spray-in	96W	\$ 542.00	☐
Bedliner – Plastic drop-in	96P	\$ 319.00	☐

Keyed-Alike Options (Note: These are inner-milled keys, unique to F-150 Police Responder and not compatible with Police			
Keyed Alike – 1435x	62E	\$ 46.00	☐
Keyed Alike – 1284x	62B	\$ 46.00	☐
Keyed Alike – 0135x	62D	\$ 46.00	☐
Keyed Alike – 0576x	62F	\$ 46.00	☐
Keyed Alike – 1111x	62J	\$ 46.00	☐
Keyed Alike – 1294x	62C	\$ 46.00	☐
Keyed Alike – 0151x	62G	\$ 46.00	☐
Spot Lamp Prep Kits			
Spot Lamp Prep Kit, Driver Only Note: Does not include spot lamp housing and bulb Note: NA with 54R/59S; NA with 54Y/59S	59C	\$ 132.00	☐
Spot Lamp Prep Kit, Dual Driver and Passenger Note: Does not include spot lamp housing and bulbs Note: NA with 54R/59S; NA with 54Y/59S	59D	\$ 273.00	☐
Spot Lamp – LED Bulb - *Comes with Spot Lamp Prep*			
Driver Only (Unity) Note: NA with 54R/59S; NA with 54Y/59S	59E	\$ 368.00	☐
Driver Only (Whelen) Note: NA with 54R/59S; NA with 54Y/59S	59F	\$ 392.00	☒
Dual (driver and passenger) (Unity) Note: NA with 54R/59S; NA with 54Y/59S	59G	\$ 719.00	☐
Dual (driver and passenger) (Whelen) Note: NA with 54R/59S; NA with 54Y/59S	59J	\$ 801.00	☐
INTERIOR			
• Black Cloth 40/blank/40 Front-Seats with center-section deleted (Restraint Control Module cover provided), vinyl rear bench	PB	N/C	☐
• Black Cloth Police-grade, Heavy-duty 40/console/40 Front-Seats Flow-through Console with steering column mounted shift (Restraint Control Module cover provided), cloth rear bench (REQ 19A Interior Pkg)	XB	N/C	☐
EXTERIOR COLOR			
Agate Black Metallic	UM	N/C	☐
Carbonized Gray Metallic	M7	N/C	☐
Antimatter Blue Metallic	HX	N/C	☐
Argon Blue Metallic	B3	N/C	☐
Iconic Silver Metallic	JS	N/C	☐
Oxford White	YZ	N/C	☐
Green	GR	N/C	☐
Orange	MB	N/C	☐
School Bus Yellow	B1	N/C	☐
Vermillion Red	E4	N/C	☐
Yellow	AT	N/C	☐
WARRANTY, PLATES, AND DELIVERY			
FORD PROTECT PREMIUM CARE 5 YEAR / 100K MILES - \$100 Ded.	WARRANTY	\$ 1,650.00	☐
M or MP-PLATES - REQ LETTER FROM THE CHIEF OF POLICE FOR THE SECRETARY OF STATE	PLATE	\$ 173.00	☒
DELIVERY OF 1 GOVERNMENT UNIT	DEL-1	\$ 300.00	☐
DELIVERY OF 2+ GOVERNMENT UNITS	DEL-2	\$ 285.00	☒

VILLAGE OF HOFFMAN ESTATES

RESOLUTION AUTHORIZING THE PURCHASE OF (2) 2026 FORD F-150 RESPONDER VEHICLES FROM FRIENDLY FORD, ROSELLE, IL, IN THE AMOUNT OF \$100,501.26

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

WHEREAS, (2) 2026 Ford F-150 Responder Vehicles; and

WHEREAS, formal bidding was waived and quotes were solicited; and

WHEREAS, the Village has identified Friendly Ford of Roselle, IL, as the lowest bidder and able to best meet the needs of the Village; and

WHEREAS, the Corporate Authorities have determined that it is in the public interest for the Village to approve an agreement with Friendly Ford for the purchase of (2) 2026 Ford F-150 Responder Vehicles in the amount of \$100,501.26.

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 PURCHASE. The President and Board of Trustees hereby approve the purchase of (2) 2026 Ford F-150 Responder Vehicles from Friendly Ford, Roselle, IL, in the amount of \$100,501.26.

Section 3: AUTHORIZATION TO EXECUTE PURCHASE DOCUMENTS. The President or Village Manager is hereby authorized to execute all documents and agreements necessary to complete the purchase approved in Section 2 of this Resolution.

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 _____, 2026

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 _____, 2026

Village President

ATTEST:

Village Clerk



AGENDA ITEM REPORT

Village Board of Trustees
February 2, 2026
ITEM 5D

REQUEST: Approval of a Resolution authorizing the purchase of (3) 2026 Ford Explorer Interceptor Utility vehicles from Friendly Ford, Roselle, IL, in an amount of \$143,446.89.

FROM: Kasia Cawley, Police Chief

ITEM TYPE: Contract - Village Board

REQUEST SUMMARY

Service and products are offered through the State of Illinois Joint Purchasing Program or Suburban Purchasing Cooperative in providing the purchasing government agency with the lowest costs based on volume discounting by vendors providing such services or product.

Both the State of Illinois Joint Purchasing and Suburban Purchasing Cooperative currently offer a 2026 Ford Explorer Interceptor Utility vehicle. The State's purchasing contract offers a 2026 Ford Explorer Interceptor Utility through Sutton Ford of Matteson, IL, at \$49,965.00 as optioned. Suburban Purchasing Cooperative offers a 2026 Ford Explorer Interceptor Utility through Currie Motors of Frankfort, IL, priced at \$48,086.00 as optioned. An additional quote was received from Friendly Ford of Roselle, IL, at \$47,815.63 as optioned.

Our request includes the cost of the vehicles and any factory, or dealer related costs only. The lowest priced vehicle is offered from Friendly Ford of Roselle, IL, which the Village has purchased vehicles from previously. The three (3) vehicles we are requesting will consist of three (3) Patrol vehicles.

FINANCIAL IMPACT

There is sufficient funding in the FY2026 budget to fund these three (3) vehicles.

RECOMMENDATION

Request authorization to purchase (3) 2026 Ford Explorer Interceptor Utility vehicles from Friendly Ford of Roselle, IL, in an amount of \$143,446.89.

ATTACHMENTS

1. FY2026 Vehicles Ford Explorer PIU QUOTES
2. RESOLUTION 2026 FORD EXPLORER PURCHASE



Preview Order E116 - K8A - Police Inter Utility AWD: Order Summary Time of Preview: 01/16/2026 10:34:48 Receipt: NA

Dealership Name: Friendly Ford, Inc.

Sales Code : F41078

Dealer Rep.	Erik Grimmer	Type	Fleet	Vehicle Line	Explorer	Order Code	E116
Customer Name	Hoffman Estat	Priority Code	D3	Model Year	2026	Price Level	615

DESCRIPTION	MSRP	DESCRIPTION	MSRP
K8A0 POLICE INTER UTILITY AWD	\$48550	50 STATE EMISSIONS	\$0
.119 INCH WHEELBASE	\$0	SPOT LAMP LED DR - WHELEN	\$420
TOTAL BASE VEHICLE	\$48550	FRONT HEADLAMP LIGHT SOLUTION	\$900
OXFORD WHITE	\$0	POL WIRE HARNESS CONNECTOR KIT	\$200
CLOTH BUCKETS/VINYL REAR SEATS	\$0	.POLICE WIRING KIT REAR	\$0
ONYX INTERIOR	\$0	.POLICE WIRING KIT FRONT	\$0
EQUIPMENT GROUP 500A	\$0	PRICE CONCESSION INDICATOR	\$0
.FM STEREO	\$0	REMARKS TRAILER	\$0
3.3L TI-VCT V6 ENGINE	\$0	FRONT LICENSE PLATE BRACKET	\$0
10-SPEED AUTO TRANSMISSION	\$0	SPECIAL DEALER ACCOUNT ADJUSTM	\$0
ULTIMATE WIRING KIT	\$640	SPECIAL FLEET ACCOUNT CREDIT	\$0
.REAR CONSOLE MOUNTING PLATE	\$0	FUEL CHARGE	\$0
FORD FLEET SPECIAL ADJUSTMENT	\$0	NET INVOICE FLEET OPTION (B4A)	\$0
GLOBAL LOCK/UNLOCK	\$0	PRICED DORA	\$0
100 WATT SIREN / SPEAKER	\$350	ADVERTISING ASSESSMENT	\$0
FRONT WARNING AUX LIGHT	\$580	DESTINATION & DELIVERY	\$1695

TOTAL BASE AND OPTIONS	MSRP:	\$53,335.00	MSRP
DISCOUNTS	Gov Discount:	\$3,100.00	\$53335
TOTAL	Friendly Discount:	\$2,970.00	NA
	Total:	\$47,265.00	\$53335

ORDERING FIN: QA337 END USER FIN: QA337

Title & License: \$550.63
Out the Door: \$47,815.63

INCENTIVES

Acc. Code ID :10 Contract/Ref # :15-934T Bid Date :03/28/25State : IL

DISCOUNTS:
\$-3100.00

Customer Name:
Customer Address:

Customer Email:

Customer Phone:

Customer Signature

Date

This order has not been submitted to the order bank.

This is not an invoice.

P16, P18, P25



Optioned

Cost:

\$48,086

**2026 Ford Utility
Interceptor Contract #204**

\$44,954.00



Corrie - P10

Bose - 44,954

76D - 320

18X - 329

67U - 602

67V - 188

51T - 394

66A - 846

Deliv - 250

TTL - 203

Corrie Motors Fleet

People to do Business With!

3.0L Motor Order
Cut-Off 01/13/26



2026 Ford Utility Interceptor

\$44,954.00

Standard Features

MECHANICAL ●3.3L V-6 TI-VCT Motor Gasoline –Standard ●AWD Drivetrain Transmission – 10-speed automatic, police calibrated ●Brakes – Police calibrated high-performance ●4- Wheel heavy-duty disc w/heavy-duty front and rear calipers
●Brake Rotors – large mass for high thermal capacity and calipers with large swept area. ●Electric Power-Assist Steering (EPAS) – Heavy-Duty ●DC/DC converter – 220-Amp ●Cooling System – Heavy-duty, Engine oil cooler and transmission oil cooler ●Engine Idle Hour Meter ●Powertrain mounts – Heavy-Duty ●Class III Trailer Hitch Receiver and (2) recovery hooks ●Class III Trailer Tow Lighting Package ●Wheels— Heavy-duty steel, vented with center cap— Full size spare tire w/TPMS ●50-State Emissions System ● H8 AGM Battery ●Engine Idle Control ●Manual Police Pursuit Mode

EXTERIOR ●Antenna, Roof-mounted ●Cladding – Lower body-side cladding ●Door Handles – Black
●Exhaust, True Dual ●Daytime Running Lamps – Configurable ON/OFF through instrument cluster ●Door-Lock Cylinders (Front Driver / Passenger / Lift-gate) ●Glass – 2nd Row, Rear Quarter and Lift-gate Privacy Glass ●Grille – Black ●Headlamps – Automatic, LED Low-and-High-Beam ●Lift-gate – Manual 1-Piece – Fixed Glass w/Door-Lock Cylinder ●Mirrors – Black Caps Power Electric Remote Heated Manual Folding with Integrated Spotter ●Spare – Full size 18" Tire w/TPMS ●Spoiler – Painted Black ● Lift-gate Handle ●Tail lamps – LED ●Tires – 255/60R18 A/S BSW ●Wheel-Lip Molding – Black ●Wheels – 18" x 8.0 painted black steel with polished stainless steel hub cover ●Windshield – Acoustic Laminated ●Rear Tail Light Housing

INTERIOR/COMFORT ●Cargo Hooks in cargo area ●Climate Control – Dual-Zone Electronic Automatic Temperature Control ●Door-Locks— Power ● Fixed Pedals (Driver Dead Pedal) ●Floor – Heavy-Duty Thermoplastic Elastomer ●Glove Box – Locking/non-illuminated ●Grab Handles ●Heated Sanitization Solution ●Lift gate Release Switch located in overhead console (45 second timeout feature) ●Lighting— Overhead Console— Red/White Task Lighting in Overhead Console— 3rd row overhead map light ●Mirror – Day/night Rear View
●Particulate Air Filter ● Power points – (1) First Row ●Rear-door closeout panels ●Rear-window Defrost ●Scuff Plates – Front & Rear ●Seats— 1st Row Police Grade Cloth Trim, Dual Front Buckets with reduced bolsters — 1st Row – Driver 6-way lower track (fore/aft. Up/down, tilt with manual recline, 2-way manual lumbar) — 1st Row – passenger 2-way manual track (fore/aft. with manual recline) — Built-in steel intrusion plates in both driver/passenger seatbacks — 2nd Row Vinyl, 35/30/35 Split Bench Seat (manual fold-flat, no tumble) ●Speed (Cruise) Control ●Speedometer –

Calibrated (includes digital readout) •Steering Wheel – Manual / Tilt / Telescoping, Speed Controls and 4 user – configurable latching switches Sun visors, color-keyed, non-illuminated •Universal Top Tray – Center of I/P for mounting aftermarket equipment •Windows, Power, 1-touch Up/Down Front Driver/Passenger-Side with disable feature • **Power Passenger Seat • Courtesy Lights Disabled • Rear Dome Light •Aux. Rear A/C**

SAFETY/SECURITY •Advance Trac® w/RSC® •Airbags, dual-stage driver & front-passenger, side seat, passenger-side knee, Roll Curtain Airbags and Safety Canopy®•Anti-Lock Brakes (ABS) with Traction Control • Brakes – Police calibrated high-performance regenerative braking system •Belt-Minder® (Front Driver / Passenger)•Child-Safety Locks •Individual Tire Pressure Monitoring System (TPMS)•LATCH (Lower Anchors and Tethers for Children) system on rear outboard seat locations •**Rearview Camera viewable on 8" Center Stack • S e at Belts, Pretensioner /Energy-Management System w/adjustable height in 1st Row •SOS Post-Crash Alert System™• Perimeter Alert • Remote Keyless Fob •BLIS •Cross Traffic Brake Assist •Pre-Collision Mitigation System •Reverse Sensing System**

Police Up-fit Friendly •Consistent 11-inch space between driver and passenger seats for aftermarket consoles (9-inch center console mounting plate)•Console mounting plate •Dash pass-thru opening for aftermarket wiring •Headliner- easy to service •Two (2) 50 amp battery ground circuits – power distribution junction block (repositioned behind 2nd row seat floorboard). • **Grill Wiring •100 Watt siren/Speaker Prep Kit**

Functional •Audio— AM/FM / MP3 Capable / Clock / 4-speakers— SYNC® interface — Includes hands-free voice command support — USB Port — (1) — 8" Color LCD Screen Center- Stack "Smart Display"• Easy Fuel® Capless Fuel-Filler •Fleet Telematics Modem to support Ford Pro™ Telematics •Front door tether straps (driver/passenger)•Power pigtail harness •Simple Fleet Key; 4-keys•Two-way radio pre-wire •Two (2) 50 amp battery power circuits – power distribution junction block (behind 2nd row passenger seat floorboard)•Wipers – Front Speed- Sensitive Intermittent; Rear Dual Speed Wiper •Up fitter Interface System •PAITRO output tied to lift gate release switch •3 Year 36,000 Mile Warranty-5 Year 100,000 mile Powertrain Warranty •**Delivery under 75 miles**



Models

☒	K8A	2026 Utility Interceptor- 3.3L V-6 TI-VCT Motor	44,954.00
☐			
☐			
☐			
☐			
☐			
☐			
☐			
☐			
☐			

OPTIONS-Mechanical/Functional

☐	99W-3.3L V-6 Direct Injected Hybrid System	2661.00
☐	99C-3.0L Eco boost-NA w/ 65U	2,679.00
☒	76D-Deflector Plate (engine and transmission shield)	320.00
☐	41H-Block Heater	179.00
☒	18X-100 Watt Siren Speaker (includes bracket and pig tail)	329.00
☐	60R-Noise Suppression	94.00
☒	67U-Ultimate Wiring Kit	602.00
☒	67V-Connector Kit	188.00
☐	85D-Front Console Mounting Plate Delete (NA with 67H, 67U, 85R)	NC
☐	85R-Rear Mounting Plate (NA with 65U, 85D)	56.00
☐	67H Ready For the Road Package-OEM Lighting and Wiring Package	3,807.00
☐	18D-Global Lock/Unlock- Deletes 45 second Lift Gate Lock Release	N/C

Options-Exterior

☐	16P Rear Bumper Step Pad	94.00
☐	65L 18" Wheel Covers	65.00
☐	Keyed Alike CODE _____	47.00
☐	942-Daytime Running Light-Cannot be Reprogrammed	47.00
☐	68G- Rear Door Locks Inoperable	N/C
☐	52P-Hidden Door Lock Plunger Includes 68G	150.00
☐	43A-Rear Auxiliary Lights	376.00
☐	96T-Rear Spoiler Traffic Light-Compatible with Interior Upgrade Package	1,410.00
☐	51P-Drivers Side Spot Light Prep	132.00
☐	51S-Dual Spot Lights-Unity	743.00
☒	51T-Drivers Spot Light-Whelen	394.00
☐	51V-Dual Spot Lights-Whelen	828.00
☐	51W-Dual Spot Prep	282.00
☐	51R-Drivers Side Unity Spot Light-PLEASE SELECT IF DESIRED	N/C
☐	63B-Side Marker Lights	461.00
☐	63L-Quarter Glass Lights	546.00
☒	66A-Front Headlamp Package	846.00
☐	66B-Tail Lamp Package	405.00
☐	66C-Rear Light Package	432.00
☐	16D-Badge Delete	N/C
☐	21L Front Auxiliary Light	546.00

Options-Interior

☐	47E 12.1" Integrated Computer Screen	3,478.00
☐	63V Cargo Vault (Lockable Small Compartment)	253.00
☐	65U Interior Upgrade Package-Includes Civilian-Style Console /Carpet-NA w/99C	573.00
☐	92R Solar Tint 2 nd Row (Deletes Privacy Glass)	85.00
☐	92G Solar Tint 2 nd Row and Cargo Area (Deletes Privacy Glass)	112.00
☐	87M 4" Rear Camera (1/4 size Picture in Picture in Upper Left Quadrant of Display)	N/C
☐		

☐	16C Carpet Floor Covering	141.00
☐	FW Ebony Cloth Seating	65.00
☐	90D Ballistic Door Panels (Level III +)-Driver Front Door Only	1495.00
☐	90E Ballistic Door Panels (Level III+)- Driver and Passenger Front Doors Only	2979.00
☐	90F Ballistic Door Panels (Level IV+)- Driver Front Door Only	2274.00
☐	90G Ballistic Door Panels (Level IV +)- Driver and Passenger Front Doors Only	4541.00
☐		
☐		

Exterior Colors

☐	E4-Vermillion Red	
☐	YZ-Oxford White	
☐	LK-Dark Blue	
☐	LM-Royal Blue	
☐	M7-Carbonized Gray	
☐	TN-Silver Grey Metallic-Replaces Silver	
☐	UJ-Sterling Gray	
☐	UM-Agate Black	
☐	F1-Police Green	
☐		

Miscellaneous Options

☐	4-Corner LED Amber Strokes	1,595.00
☐	Rustproofing (Does Not Include Undercoating)	395.00
☐	Delivery Over 75 Miles	250.00
☐	Certificate of Origin (Customer to Complete Licensing)	N/C
☐	License and Title- Municipal Municipal Police	203.00
☐	Passenger Title and Plates	351.00
☐		



Title Name: _____

Title Address: _____

Title City: _____

Title Zip Code: _____

License Plate Desired: _____

Contact Name: _____

Phone Number: _____

PO Number: _____

FIN Code: _____

Tax Exempt Number: _____

Total Dollar Amount: \$ _____

Delivery Address: _____

Additional Information / Notes:

Authorized Signature: _____

Date: _____



IMPORTANT ORDERING INFORMATION

Orders require a signed original Purchase Order and Tax-Exempt Letter.

Stock Units Available

Submit documents to:

Currie Motors Commercial Center

10125 W Laraway

Frankfort, IL 60423

Main Phone: (815)464-9200

Contacts:

Tom Sullivan

Email: tsullivan@curriemotors.com

Phone: (815) 464-9200

Nic Cortellini

Email: ncortellini@curriemotors.com

Phone: (815) 464-9200

Note: Production is based upon plant scheduling and commodity restrictions and is subject to cancellation.

Payment is due at the time of delivery.

P16, P18, P25



COMMERCIAL
& FLEET

Optioned Cost:

\$49,965

2026 FORD EXPLORER POLICE UTILITY

STATE OF ILLINOIS

JOINT PURCHASING MASTER CONTRACT

22-416CMS-BOSS4-P-41049

Sutton PIU

Base- 47,069.00

66A - 846.00

67U - 602.00

67V - 188.00

21L - 546.00

51T - 394.00

76D - 320.00



Contact : Scott Ourednik - Fleet Account Manager

Office : 708-720-8040

Cell : 219-670-9099

Email : sourednik@suttonford.com

Please contact us to learn about municipal leasing options.

2026 Ford Explorer Police Utility

Please enter the following:

Agency Name & Address

Contact Name

Phone Number

Purchase Order Number

Tax Exempt Number/FIN

Delivery Address

Please submit tax exempt letter with vehicle order:

Sutton Ford
21315 Central Ave.
Matteson, IL 60443
Contact: Scott Ourednik
Phone: 708-720-8040
Cell: 219-670-9099
Email: sourednik@suttonford.com

If we have missed an option, please contact our office

2026 POLICE INTERCEPTOR UTILITY

POLICE INTERCEPTOR

MAJOR PRODUCT CHANGES

To learn more about the features on this vehicle, go to www.fordsourcebook.com

MECHANICAL

- ★ **New/Changed**
- N/A

EXTERIOR

- ★ **New/Changed**
- N/A
- ★ **New Colors**
- N/A
- ★ **Deleted Paint Colors**
- Iconic Silver (JS)

INTERIOR/COMFORT

- Climate Control – Rear Aux A/C System
- Dark Car
- Red and White Dome Lamp in Cargo Area
- Speedometer – LCD 12.3» Display

FUNCTIONAL

- 100 Watt Siren/Speaker Prep Kit
- Vehicle Intergration System 2.0
- PAITRO output tied to liftgate release switch
- Police Engine Idle
- Keyless Entry – Key FOB Only (Less PATS)

SAFETY/SECURITY

- BLIS® – Blind Spot Monitoring with Cross-traffic Alert
- Cross Traffic Brake Assist
- Police Perimeter Alert detects motion in an approximately 270-degree radius on sides and back of vehicle
- Rearview Camera viewable on 8" Center Stack Screen

DRIVER ASSIST TECHNOLOGY

- N/A

PACKAGES

- N/A

LATEST ORDER GUIDE CHANGES

- N/A

Product Changes and Features Availability

Features, options, and package content subject to change. Please check www.fmcdealer.com for the most current information.

★ = New for this model year

Ford Division

2026 POLICE INTERCEPTOR UTILITY

POLICE INTERCEPTOR

MAJOR PRODUCT CHANGES

Unique Police Interceptor Utility Features Include:

MODEL/SERIES/AVAILABILITY

- 3 Available Models
 - 3.3L V6 Direct-Injection Hybrid Engine System (AWD)
 - 3.3L V6 Direct-Injection AWD
 - 3.0L V6 EcoBoost® AWD
- 1 Available Series
 - 500A

MECHANICAL

- 3.3L Police-Calibrated V6 Direct-Injection Hybrid Engine System – Standard (Hybrid technology is optimal for performance and long days spent idling on the job)
- AWD Drivetrain – Standard for enhanced handling precision and unsurpassed traction on wet or dry surfaces
- Transmission – 10-speed automatic, police calibrated for maximum acceleration and faster closing speeds
- Lithium-Ion Battery Pack
- Manual Police Pursuit Mode (Steering Wheel Switch Execution)
- Brakes – Police calibrated high-performance regenerative braking system
- 4-Wheel heavy-duty disc w/heavy-duty front and rear calipers
- Brake Rotors – large mass for high thermal capacity and calipers with large swept area.
- Electric Power-Assist Steering (EPAS) – Heavy-Duty
- DC/DC converter – 220-Amp (in lieu of alternator)
- ★ H8 AGM Battery (Standard; 850 CCA/92-amp)
- Cooling System – Heavy-duty, large high volume radiator, Engine oil cooler and transmission oil cooler
- Engine Idle Hour Meter
- Engine Hour Meter
- Powertrain mounts – Heavy-Duty
- Class III Trailer Hitch Receiver with 5,000 lbs. towing capacity and (2) recovery hooks
- **Note:** Includes Class III Trailer Tow Lighting Package
- Wheels
 - Heavy-duty steel, vented with center cap
 - Full size spare tire w/TPMS
- 50-State Emissions System

INTERIOR FEATURES

- Cargo Area – Spacious area for police equipment; Lithium-Ion Battery Pack does not intrude into the cargo area
- Column Shifter
- Seats
 - Front – Police grade cloth – 6-way power-adjustable Manual lumbar, seatback foam designed to comfortably accommodate a utility belt
 - Built-in steel intrusion plates in both front-seatbacks
 - 2nd Row – Police grade vinyl, offers easy care for cleaning
- Flooring – Heavy-Duty vinyl; offers ease of cleaning and long-term durability
- Speedometer – Certified, digital readout in message center and analog gauge
- Universal equipment tray atop instrument panel (ideal for radar and other police equipment)

POLICE UPFIT FRIENDLY

- Consistent 11-inch space between driver and passenger seats for aftermarket consoles (9-inch center console mounting plate)
- Console mounting plate
- Dash pass-thru opening for aftermarket wiring
- Headliner – Easy to service
- Integrated LED police flashers (available)
- Two (2) 50-amp battery ground circuits – power distribution junction block (repositioned behind 2nd row seat floorboard).

TECHNOLOGY

- 12.1" Integrated Computer Screen (Available; includes 12.1" touchscreen display in center stack and allows for operation of laptop in remote location to free up cabin space in front passenger area)

TECHNOLOGY (continued)

- Police Perimeter Alert (available; detects and analyzes motion in an approximately 270-degree radius on sides and back of vehicle)
- Rear Camera On-Demand
- Rear Auxiliary Liftgate Lights (available; Red/Blue LED Lights; located beneath liftgate glass in applique panel)
- Rear Spoiler Traffic Warning Lights (LED) – Fully integrated in rear spoiler for enhanced visibility; Provides red/blue/amber directional lighting – fully programmable (available)
- Pre-Collision Assist with Pedestrian Detection (includes Forward Collision Warning and Automatic Emergency Braking and unique disable switch for Law Enforcement use)
- BLIS® – Blind Spot Monitoring with Cross-traffic Alert
- Bluetooth® Interface – Includes hands-free voice command support (compatible with most Bluetooth connected mobile devices)
- Unique Steering Wheel (with 4-remappable latching switches)

SAFETY/SECURITY HIGHLIGHTS

- 75-mph Rear-impact Crash Tested
- **Note:** The full-size spare tire secured in the factory location is necessary to achieve police-rated 75-mph rear impact crash-test performance attributes
- AdvanceTrac® w/RSC® (Roll Stability Control®) police tuned gyroscopic sensors work seamlessly with the ABS
- Ballistic Door-Panels (National Institute of Justice (NIJ) certified to stop Type III, IV, all lesser NIJ rounds, as well as additional special threat rounds) (available)
- Exterior Key Locks – Driver, passenger and liftgate
- Simple Fleet Key (w/o microchip, easy to replace, 4-keys)
- Police Engine Idle feature
- Reverse Sensing

GENERAL

- Underbody deflector plate no longer standard on EcoBoost® models (order 76D)
- Front Headlamp Lighting Solution now includes Red/Blue/White LED Strobes

WARRANTY

- 3 Year / 36,000 Miles Bumper / Bumper
- 8 Year / 100,000 Miles Hybrid Unique Components

POWERTRAIN CARE EXTENDED SERVICE PLAN

- 5-year/100,000-mile Powertrain CARE Extended Service Plan (zero deductible) – Standard

Product Changes and Features Availability

Features, options, and package content subject to change. Please check www.fmcdealer.com for the most current information.

★ = New for this model year

Ford Division

2026 POLICE INTERCEPTOR UTILITY STANDARD EQUIPMENT

The following items are std. 2026MY POLICE INTERCEPTOR UTILITY vehicle:

MECHANICAL

- Axle Ratio – 3.73 (AWD)
- Brakes – 4-Wheel Heavy-Duty Disc w/H.D. Front and Rear Calipers
- Class III Trailer Hitch Receiver with 5,000 lbs. towing capacity and (2) recovery hooks
- **Note:** Includes Class III Trailer Tow Lighting Package
- Column Shifter
- DC/DC converter – 220-Amp (in lieu of alternator)
- Drivetrain – All-Wheel-Drive
- Electric Power-Assist Steering (EPAS) – Heavy-Duty
- Engine – 3.3L V6 Direct-Injection Hybrid Engine System
- Engine Hour Idle Meter
- Engine Hour Meter
- Engine Oil Cooler
- Fuel Tank – 19-gallons
- ★ H8 AGM Battery (850CCA/92-amp)
- Lithium-Ion Battery Pack
- Manual Police Pursuit Mode (Steering Wheel Switch Execution)
- Suspension – independent front & rear
- Transmission – 10-speed automatic
- Transmission Oil Cooler

EXTERIOR

- Antenna, Roof-mounted
- Cladding – Lower bodyside cladding (MIC)
- Door Handles – Black (MIC)
- Exhaust, True Dual (down-turned)
- Daytime Running Lamps – Configurable ON/OFF through instrument cluster
- **Note:** Select option (942) if desire is to have Daytime Running Lamps permanently on (cannot be turned off or reprogrammed)
- Door-Lock Cylinders (Front Driver / Passenger / Liftgate)
- Glass – 2nd Row, Rear Quarter and Liftgate Privacy Glass
- Grille – Black (MIC)
- Headlamps – Automatic, LED Low-and-High-Beam
- **Note:** Includes Front Headlamp / Police Interceptor Housing (with LED wig-wag feature)
 - Pre-drilled hole for side marker police use, does not include LED strobe, but includes LED wig-wag functionality (eliminates need to drill housing assemblies and provides LED wig-wag feature)
 - Pre-molded side warning LED holes with standard sealed capability (does not include LED installed lights)
 - Wig-wag default is traditional ping-pong pattern; can be programmed to triple-burst pattern or ping-pong / triple-burst
 - **Note:** Must be wired to vehicle's light controller to enable wig-wag functionality; recommend Ready for the Road Package (67H) or Ultimate Wiring Package (67U)
- Liftgate – Manual 1-Piece – Fixed Glass w/Door-Lock Cylinder
- Mirrors – Black Caps (MIC), Dual Pwr/Heated/Manual Fold Back Mirror
- Spare – Full size 18" Tire w/TPMS
- Spoiler – Painted Black
- Tail lamps – LED
- Tail Lamp Prep Kit
- Tires – 255/60R18 A/S BSW
- Wheel-Lip Molding – Black (MIC)
- Wheels – 18" x 8.0 painted black steel with polished stainless steel hub cover
- Windshield – Acoustic Laminated

INTERIOR/COMFORT

- Cargo Hooks in cargo area
- Climate Control – Dual-Zone Electronic Automatic Temperature Control (DEATC)
- Climate Control – Rear Aux A/C System
- Dark Car
- Door-Locks
 - Power
 - Rear-Door Handles and Locks Operable
- Fixed Pedals (Driver Dead Pedal)
- Floor – Flooring – Heavy-Duty Thermoplastic Elastomer
- Glove Box – Locking/non-illuminated
- Grab Handles – (1 – Front-passenger side, 2-Rear)
- Heated Sanitization Solution
- Liftgate Release Switch located in overhead console (45 second timeout feature)
- Lighting
 - Overhead Console
 - Red/White Task Lighting in Overhead Console
- Mirror – Day/night Rear View
- Particulate Air Filter
- Powerpoints – (2) USB A+C Type Ports

INTERIOR/COMFORT (continued)

- Rear-door closeout panels
- Rear-window Defrost
- Scuff Plates – Front & Rear
- Seats
 - 1st Row Police Grade Cloth Trim, Dual Front Buckets with reduced bolsters
 - 1st Row – Driver 6-way Power track (fore/aft. Up/down, tilt with manual recline, 2-way power lumbar)
 - 1st Row – Passenger 8 Power -way Power track with 2-way power recline and 2-way power lumbar
 - Built-in steel intrusion plates in both driver/passenger seatbacks
 - 2nd Row Vinyl, 35/30/35 Split Bench Seat (manual fold-flat, no tumble) – fixed seat track
- Red and White Dome Lamp in Cargo Area
- Speed (Cruise) Control
- Speedometer – New LCD 12.3" Display Calibrated (includes digital readout)
- Steering Wheel – Manual / Tilt / Telescoping, Urethane wheel finish w/Silver Painted Bezels with Speed Controls and 4 user – configurable latching switches
- Sun visors, color-keyed, non-illuminated
- Universal Top Tray – Center of I/P for mounting aftermarket equipment
- Windows, Power, 1-touch Up/Down Front Driver/Passenger-Side with disable feature

SAFETY/SECURITY

- AdvanceTrac® w/RSC® (Roll Stability Control®)
- Airbags, dual-stage driver & front-passenger, side seat, passenger-side knee, Roll Curtain Airbags and Safety Canopy®
- Anti-Lock Brakes (ABS) with Traction Control
- BLIS® – Blind Spot Monitoring with Cross-traffic Alert
- Brakes – Police calibrated high-performance regenerative braking system
- Belt-Minder® (Front Driver / Passenger)
- Rear Cross Traffic Brake Assist
- **Note:** Includes unique one-touch temporary disable switch for Law Enforcement use
- Child-Safety Locks (capped; set to "on")
- Individual Tire Pressure Monitoring System (TPMS)
- LATCH (Lower Anchors and Tethers for Children) system on rear outboard seat locations
- Police Perimeter Alert detects motion in an approximately 270-degree radius on sides and back of vehicle; if movement is determined to be a threat, chime will sound at level I. Doors will lock and windows will automatically go up at level II. Includes visual display in instrument cluster with tracking
- Pre-Collision Mitigation system
- **Note:** Includes unique one-touch temporary disable switch for Law Enforcement use
- Rearview Camera viewable on 8" Center Stack Screen
- 1/4 Scale Rear Camera Display (Available)
- Seat Belts, Pretensioner/Energy-Management System w/adjustable height in 1st Row
- SOS Post-Crash Alert System™

FUNCTIONAL

- 100 Watt Siren/Speaker Prep Kit
- ★ Cellular Remote Start
- ★ Compass Display
- Speed Control
- Audio
 - AM/FM / MP3 Capable / Clock / 4-speakers
 - SYNC® Phoenix — Includes hands-free voice command support (compatible with most Bluetooth connected mobile devices)
 - USB Port — (1)
 - 8" Color LCD Screen Center-Stack "Smart Display"
 - Supports Android Auto and Apple CarPlay
- Vehicle Intergration System 2.0 Located behind 2nd row passenger seat floorboard
- **Note:** Capable of outputting 100 Amps of Power shared with Power Distribution Box"
- Easy Fuel® Capless Fuel-Filler
- Fleet Telematics Modern
 - Allows data to be provided to support Ford Pro™ Telematics and Data Services via optional subscription, including but not limited to vehicle location, speed, idle time, fuel, vehicle diagnostics and maintenance alerts. Device enables optional telematics services through Ford or authorized providers via paid subscription. Subscribe at <https://fordpro.com/en-us/telematics/> or call 1-833-811-FORD (3673)
- Front door tether straps (driver/passenger)

06/24/25

2026 POLICE INTERCEPTOR UTILITY STANDARD EQUIPMENT

PROPRIETARY

FUNCTIONAL (continued)

- PAITRO output tied to liftgate release switch (Police Accessory Independent Timed-Release Output)
- Police Engine Idle
- Power pigtail harness
- Simple Fleet Key (w/o microchip, easy to replace; 4-keys)
- Keyless Entry – Key FOB Only (Less PATS) – Includes 4 fobs
- Two-way radio pre-wire
- Two (2) 50 – amp battery power circuits – power distribution junction block (behind 2nd row passenger seat floorboard)
- Wipers – Front Speed-Sensitive Intermittent; Rear Dual Speed Wiper

★ = New for this model year

Ford Division

BID LINE	ENGINE	OPTION CODE	PRICE	SELECTION
STD	Police Interceptor Utility AWD	K8A	STD	STD
46	AWD 3.3L V6 Direct-Injection Hybrid Engine System with 10-Speed Automatic Transmission (136-MPH Top Speed) Includes all standard equipment: Power windows and door locks; Air conditioning and heat climate control; AM/FM radio, clock and bluetooth capability; Cruise control; Front cloth bucket seats with power driver's seat; Rear vinyl split bench seat; heated foldaway power exterior mirrors; Keyless entry with single key for entry, ignition, trunk and glovebox; 3 key sets for each vehicle; Steering wheel program; Noise suppression ground straps; Rear view camera in center stack; Secure idle; Each vehicle individually keyed.	99W/44B	\$46,909.00	☐
49	AWD 3.3L V6 Direct-Injection with 10-Speed Automatic Transmission (136-MPH Top Speed) Note: Deletes Regenerative Braking and Lithium-Ion Battery Pack; adds 250-Amp Alternator, replaces H7 AGM battery (800 CCA/80-amp) with H7 SLI battery (730 CCA/80-amp) and replaces 19-gallon tank with 21.4-gallon tank- Includes all standard equipment: Power windows and door locks; Air conditioning and heat climate control; AM/FM radio, clock and bluetooth capability; Cruise control; Front cloth bucket seats with power driver's seat; Rear vinyl split bench seat; heated foldaway power exterior mirrors; Keyless entry with single key for entry, ignition, trunk and glovebox; 3 key sets for each vehicle; Steering wheel program; Noise suppression ground straps; Rear view camera in center stack; Secure idle; Each vehicle individually keyed	99B/44U	\$47,069.00	☒
50	AWD 3.0L V6 EcoBoost® with 10-Speed Automatic Transmission (148-MPH Top Speed) Note: Deletes Regenerative Braking and Lithium-Ion Battery Pack; adds 250-Amp Alternator, replaces H7 AGM battery (800 CCA/80-amp) with H7 SLI battery (730 CCA/80-amp) and replaces 19-gallon tank with 21.4-gallon tank Includes all standard equipment: Power windows and door locks; Air conditioning and heat climate control; AM/FM radio, clock and bluetooth capability; Cruise control; Front cloth bucket seats with power driver's seat; Rear vinyl split bench seat; heated foldaway power exterior mirrors; Keyless entry with single key for entry, ignition, trunk and glovebox; 3 key sets for each vehicle; Steering wheel program; Noise suppression ground straps; Rear view camera in center stack; Secure idle; Each vehicle individually keyed	99C/44U	\$49,572.00	☐
COLORS		OPTION CODE	PRICE	SELECTION
				☐
VERMILLION RED		E4	N/C	☐
DARK BLUE		LK	N/C	☐
ROYAL BLUE		LM	N/C	☐
SILVER GREY METALLIC		TN	N/C	☐
STERLING GREY METALLIC		UJ	N/C	☐
AGATE BLACK		UM	N/C	☐
OXFORD WHITE		YZ	N/C	☒
CARBONIZED GREY		M7	N/C	☐

EQUIPMENT GROUP	OPTION CODE	PRICE	SELECTION
Police Interior Upgrade Package -1 st and 2 nd Row Carpet Floor Covering -Cloth Seats – Rear -Center Floor Console less shifter (Maintains Column Shifter) -Includes Console and Top Plate with 2 cup holders -Floor Mats, front and rear (carpeted) -18" Aluminum Wheel -Selectable Sport Mode -High Series Headlamp with LED Corner Warning Lights -Includes SYNC Phoenix ® Note: Not available with EcoBoost Powertrain (99C/44U)	65U	\$ 573.00	☐
Front Headlamp Lighting Solution -Includes LED Low beam/High beam headlamp, Wig-wag function and (2) Red/Blue/White LED side warning lights in each headlamp (factory configured: driver's side White/Red / passenger side White/Blue) -Includes pre-wire for grille LED lights, siren and speaker (60A) -Wiring, LED lights included (in headlamps only; grille lights not included). Controller "not" included Note: Included with Ready for the Road (67H) Note: Recommend using Ultimate Wiring Package (67U) Note: Included with Police Upgrade Package (65U)	66A	\$ 846.00	☒
Tail Lamp Lighting Solution -Includes LED Tail Lamp Wig-Wag Module -LED lights only. Wiring, controller "not" included Note: Included with Ready for the Road (67H) Note: Recommend using Ultimate Wiring Package (67U)	66B	\$ 405.00	☐
Rear Lighting Solution -Includes two (2) backlit flashing linear high-intensity LED lights (driver's side red / passenger side blue) mounted to inside liftgate glass -Includes two (2) backlit flashing linear high-intensity LED lights (driver's side red / Passenger side blue) installed on inside lip of liftgate (lights activate when liftgate is open) -LED lights only. Wiring, controller "not" included Note: Included with Ready for the Road (67H) Note: LED lights only – does "not" include wiring or controller Note: Recommend using Ultimate Wiring Package (67U)	66C	\$ 432.00	☐
Ready for the Road Package: All-in Complete Package – Includes Police Interceptor Packages: 66A, 66B, 66C, plus -Whelen Cencom Light Controller Head with dimmable backlight -Whelen Cencom Relay Center / Siren / Amp w/Traffic Advisor control (mounted behind 2 nd row seat) -Light Controller / Relay Cencom Wiring (wiring harness) w/additional input/output pigtails -High current pigtail -Whelen Specific WECAN Cable (console to cargo area) connects Cencom to Control Head -Pre-wiring for grille LED lights, siren and speaker (60A) -Rear console plate (85R) – contours through 2 nd row; channel for wiring -Grille linear LED Lights (Red / Blue) and harness -100-Watt Siren / Speaker -Hidden Door-Lock Plunger w/Rear-door controls inoperable (locks, handles and windows) (52P) Note: Not available with options: 66A, 66B, 66C, 67U and 65U	67H	\$ 3,807.00	☐
Ultimate Wiring Package Includes the following: -Rear console mounting plate (85R) – contours through 2 nd row; channel for wiring -Pre-wiring for grille LED lights, siren and speaker (60A) -Wiring harness I/P to rear cargo area (overlay) -Two (2) light cables – supports up to six (6) LED lights (engine compartment/grille) -One (1) 10-amp siren/speaker circuit engine compartment -Rear hatch/cargo area wiring – supports up to six (6) rear LED lights -Does "not" include LED lights, side connectors or controller Note: Recommend Police Wire Harness Connector Kit 67V Note: Not available with options: 65U, 67H	67U	\$ 602.00	☒
Police Wire Harness Connector Kit – Front/Rear For connectivity to Ford PI Package solutions includes: Front - (2) Male 4-pin connectors for siren - (5) Female 4-pin connectors for lighting/siren/speaker - (1) 4-pin IP connector for speakers - (1) 4-pin IP connector for siren controller connectivity - (1) 8-pin sealed connector - (1) 14-pin IP connector Rear - (2) Male 4-pin connectors for siren - (5) Female 4-pin connectors for lighting/siren/speaker - (1) 4-pin IP connector for speakers - (1) 4-pin IP connector for siren controller connectivity - (1) 8-pin sealed connector - (1) 14-pin IP connector	67V	\$ 188.00	☒

KEY EXTERIOR OPTIONS			
Engine Block Heater	41H	\$ 179.00	☐
Global Lock/Unlock - Lift Gate Timer Delete	18D	N/C	☒
Lamps / Lighting			
Daytime Running Lamps (Permanently on – cannot be turned off or reprogrammed) Note: Replaces Standard Configurable Daytime Running Lamps for agencies that require Permanently on Daytime Running Lamps	942	\$ 47.00	☐
Front Warning Auxiliary LED Lights (Driver side – Red / Passenger side – Blue) Note: Recommend using Ready for the Road Package (67H) or Ultimate Wiring Package (67U)	21L	\$ 546.00	☒
Rear Auxiliary Liftgate Lights (Red/Blue LED Lights; located beneath liftgate glass in applique panel) LED lights only. Wiring, controller “not” included Note: Recommend using Ready for the Road Package (67H) or Ultimate Wiring Package (67U)	43A	\$ 376.00	☐
Rear Quarter Glass Side Marker LED Lights (Driver side – Red / Passenger side – Blue) LED lights only. Wiring, controller “not” included Note: Recommend using Ready for the Road Package (67H) or Ultimate Wiring Package (67U)	63L	\$ 546.00	☐
Rear Spoiler Traffic Warning Lights (LED) Fully integrated in rear spoiler for enhanced visibility Provides red/blue/amber directional lighting – fully programmable Note: Recommend using Ready for the Road Package (67H) or Ultimate Wiring Package (67U) (when not ordering the Interior Upgrade Package (65U)) Note: Rear Console Plate no longer required; can be ordered with Interior Upgrade Package (65U)	96T	\$ 1,410.00	☐
Side Marker LED – Sideview Mirrors (Driver side – Red / Passenger side – Blue) Located on exterior mirror housing LED lights only. Wiring, controller “not” included Note: Requires Pre-wiring for grille LED Lights, siren and speaker (60A) Note: Recommend using Ready for the Road Package (67H) or Ultimate Wiring Package (67U) Note: Not available with Police Upgrade Package (65U)	63B	\$ 461.00	☐
Spot Lamp Prep Kits			
Spot Lamp Prep Kit, Driver Only Note: Does not include spot lamp housing and bulb	51P	\$ 132.00	☐
Spot Lamp Prep Kit, Dual Driver and Passenger Note: Does not include spot lamp housing and bulbs	51W	\$ 282.00	☐
Spot Lamp – LED Bulb: Includes Spot Lamp Prep Kit			
Driver Only (Unity)	51R	\$ 376.00	☐
Driver Only (Whelen)	51T	\$ 394.00	☒
Dual (driver and passenger) (Unity)	51S	\$ 743.00	☐
Dual (driver and passenger) (Whelen)	51V	\$ 828.00	☐
Body			
Glass – Solar Tint 2nd Row door glass, Rear Quarter and Liftgate Window (Deletes Privacy Glass)	92G	\$ 112.00	☐

Glass – Solar Tint 2nd Row Only door glass, Privacy Glass on Rear Quarter and Liftgate Window (Deletes Privacy Glass)	92R	\$ 85.00	☐
Underbody Deflector Plate (engine and transmission shield)	76D	\$ 320.00	☒
Wheels			
Wheel Covers (18" Full Face Wheel Cover) Note: Only available with the standard Police wheel, not available with Police Upgrade Package 65U	65L	\$ 65.00	☐
Audio / Video			
12.1" Integrated Computer Screen -Includes 12.1" touchscreen display in center stack and allows for operation of laptop in remote location to free up cabin space in front passenger area - Includes Audio Video Extender (AVX) box, (2) AVX cables, (2) USB cables and (1) HDMI cable -Includes SYNC Phoenix ®	47E	\$ 3,478.00	☐
¼ Size Picture in Picture (8" Rear Camera Image in upper lefthand quadrant of display) Note: Not available with Intergrated Computer Screen (47E)	87M	N/C	☒
Doors/Locks			
Hidden Door-Lock Plunger w/Rear-door controls inoperable (locks, handles and windows) Note: Not available with 68G – includes all content of 68G Note: Can manually remove window or door disable plate with special tool Note: Locks/windows operable from driver's door switches	52P	\$ 150.00	☐
Rear-Door controls Inoperable (locks, handles and windows) Note: Not available with 52P. Note: Can manually remove window or door disable plate with special tool Note: Locks/windows operable from driver's door switches	68G	N/C	☐
KEYS			
Keyed Alike – 1435x	59E	\$ 47.00	☐
Keyed Alike – 1284x	59B	\$ 47.00	☐
Keyed Alike – 0135x	59D	\$ 47.00	☐
Keyed Alike – 0576x	59F	\$ 47.00	☐
Keyed Alike – 1111x	59J	\$ 47.00	☐
Keyed Alike – 1294x	59C	\$ 47.00	☐
Keyed Alike – 0151x	59G	\$ 47.00	☐
Flooring / Seats			
1st and 2nd row carpet floor covering (includes floor mats, front and rear)	16C	\$ 141.00	☐
2nd Row Cloth Seats	88F	\$ 65.00	☐

Front Console Plate Delete Note: Not available with option: 67H, 67U, 85R	85D	N/C	☐
Rear Console Plate Note: Not available with option: 65U, 85D	85R	\$ 56.00	☐
Ballistic Door-Panels (Level III+) – Driver Front-Door Only1	90D	\$ 1,495.00	☐
Ballistic Door-Panels (Level III+) – Driver & Pass Front-Doors1	90E	\$ 2,979.00	☐
Ballistic Door-Panels (Level IV+) – Driver Front-Door Only2	90F	\$ 2,274.00	☐
Ballistic Door-Panels (Level IV+) – Driver & Pass Front-Doors2	90G	\$ 4,541.00	☐
Badge Delete -Deletes the "Police Interceptor" badging on rear liftgate -Deletes the "Interceptor" badging on front hood (EcoBoost®)	16D	N/C	☒
Cargo Storage Vault (includes lockable door and compartment light)	63V	\$ 253.00	☐
Noise Suppression Bonds (Ground Straps)	60R	Std	☐
Rear Bumper Step Pad	16P	\$ 94.00	☐
100 Watt Siren/Speaker (includes bracket and pigtail)	18X	N/C	☒

Delivery, License, & Warranty		Price	Selection
Delivery 1 Vehicle		\$300.00	☐
Delivery 2 or more vehicles		\$285.00	☐
Plates & Registration		\$173.00	☐
Ford Protect Premium Care Service Contract 5 Year / 100k Miles - \$100 Deductible		\$1,650.00	☐

VILLAGE OF HOFFMAN ESTATES

RESOLUTION AUTHORIZING THE PURCHASE OF (3) 2026 FORD EXPLORER
INTERCEPTOR UTILITY VEHICLES FROM FRIENDLY FORD, ROSELLE, IL,
IN THE AMOUNT OF \$143,446.89

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

WHEREAS, (3) 2026 Ford Explorer Interceptor Utility Vehicles; and

WHEREAS, formal bidding was waived and quotes were solicited; and

WHEREAS, the Village has identified Friendly Ford of Roselle, IL, as the lowest bidder and able to best meet the needs of the Village; and

WHEREAS, the Corporate Authorities have determined that it is in the public interest for the Village to approve an agreement with Friendly Ford for the purchase of (3) 2026 Ford Explorer Interceptor Utility Vehicles in the amount of \$143,446.89.

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 PURCHASE.** The President and Board of Trustees hereby approve the purchase of (3) 2026 Ford Explorer Interceptor Utility Vehicles from Friendly Ford, Roselle, IL, in the amount of \$143,446.89.

Section 3: **AUTHORIZATION TO EXECUTE PURCHASE DOCUMENTS.** The President or Village Manager is hereby authorized to execute all documents and agreements necessary to complete the purchase approved in Section 2 of this Resolution.

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 _____, 2026

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 _____, 2026

Village President

ATTEST:

Village Clerk



AGENDA

General Administration & Personnel Committee
Regular Meeting
Village Hall
1900 Hassell Road, Hoffman Estates, IL 60169

February 9, 2026	Council Chambers	7:00 PM
-------------------------	-------------------------	----------------

1. **CALL TO ORDER/ROLL CALL**
2. **APPROVAL OF MINUTES**
3. **PUBLIC COMMENT**
4. **OLD BUSINESS**
5. **NEW BUSINESS**
6. **REPORTS**
 - A. Cable TV Monthly Report
 - B. Human Resources Management Monthly Report
 - C. Legislative Operations & Outreach Monthly Report
7. **PRESIDENT'S REPORT**
8. **ITEMS IN REVIEW**
9. **OTHER**
10. **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.



AGENDA
Transportation & Road Improvement Committee
Regular Meeting
Village Hall
1900 Hassell Road, Hoffman Estates, IL 60169

February 9, 2026	Council Chambers	7:00 PM
-------------------------	-------------------------	----------------

1. **CALL TO ORDER/ROLL CALL**
2. **APPROVAL OF MINUTES**
3. **PUBLIC COMMENT**
4. **OLD BUSINESS**
5. **NEW BUSINESS**
6. **REPORTS**
 - A. Transportation Division Monthly Report
7. **PRESIDENT'S REPORT**
8. **ITEMS IN REVIEW**
9. **OTHER**
10. **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.



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

February 9, 2026	Council Chambers	7:00 PM
-------------------------	-------------------------	----------------

1. **CALL TO ORDER/ROLL CALL**
2. **APPROVAL OF MINUTES**
3. **PUBLIC COMMENT**
4. **OLD BUSINESS**
5. **NEW BUSINESS**
6. **REPORTS**
 - A. Planning Division Monthly Report
 - B. Code Enforcement Division Monthly Report
 - C. Economic Development and Tourism Monthly Report
7. **PRESIDENT'S REPORT**
8. **ITEMS IN REVIEW**
9. **OTHER**
10. **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.



AGENDA ITEM REPORT

Village Board of Trustees
February 2, 2026
ITEM 7A

REQUEST: Special Use for a Planned Development and Preliminary and Final Plat of Subdivision for Higgins Crossing located at 125 and 155 W. Higgins Road

FROM: Kevin Anderson, Planner II

ITEM TYPE: Ordinance - PC Item

REQUEST SUMMARY

D.R. Horton is seeking approval of a Special Use for a Planned Development and Preliminary and Final Plat of Subdivision for a 72-lot townhome development, called Higgins Crossing, at 125 and 155 W. Higgins Road.

Location: 125 & 155 W. Higgins Road

Property Owner / Applicant: EFN Hoffman Estates Properties LLC / D. R. Horton Inc.

Property Size: 6.18 acres

Zoning / Land Use: B-2 Community Business, two unoccupied commercial buildings

Adjacent Properties: North: Higgins Road ROW
West: A-1, Village Park Apartments
South: R-8, Hampton Knoll Townhomes
East: B-2, Valli Produce Center

FINANCIAL IMPACT

N/A

RECOMMENDATION

The Plan Commission held a public hearing on January 7, 2026, and adopted findings and **recommended approval** as summarized below and included in Exhibit B - Findings & Recommendations Summary:

1. Adopted the Findings of Fact for a Special Use as outlined in Exhibit B - Findings & Recommendations Summary.
2. Recommended to the Village Board approval of a Special Use for a Planned Development for Higgins Crossing located at 125 and 155 W. Higgins Road, subject to the conditions A-Q noted in Exhibit B - Findings & Recommendations Summary.
3. Recommended to the Village Board approval of a Preliminary and Final Plat of Subdivision for Higgins Crossing located at 125 and 155 W. Higgins Road.

Voting: 9 Ayes, 0 Nays, 0 Absent

Motions Passed

ATTACHMENTS

1. Ordinance - Higgins Crossing
2. Exhibit A - Location Map - 125 & 155 W. Higgins Rd.
3. Exhibit B - PC Findings and Recommendations Summary
4. Exhibit C - Plat of Subdivision
5. Staff Report
6. Supporting Documents

VILLAGE OF HOFFMAN ESTATES

**AN ORDINANCE GRANTING A SPECIAL USE FOR A PLANNED DEVELOPMENT AND
PRELIMINARY AND FINAL PLAT OF SUBDIVISION FOR HIGGINS CROSSING LOCATED AT
125 & 155 W. HIGGINS ROAD, HOFFMAN ESTATES, ILLINOIS**

WHEREAS, the Plan Commission at a public hearing duly called and held according to law on January 7, 2026, considered the request by D.R. Horton (applicant) for a Special Use for a Planned Development and Preliminary and Final Plat of Subdivision for Higgins Crossing located at 125 & 155 W. Higgins Road, and shown on Exhibit "A" attached hereto and made part hereof; and

WHEREAS, the Plan Commission adopted certain Findings of Fact and recommended approval of the Special Use for a Planned Development and Preliminary and Final Plat of Subdivision as outlined in the Findings and Recommendations Summary attached hereto and made a part hereof as Exhibit "B"; and

WHEREAS, the Village Board has received and considered said recommendation; and

WHEREAS, the proposed Special Use has met the standards of Section 9-1-18 and 9-1-18A of the Hoffman Estates Municipal Code; 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: The Village Board hereby finds that the facts and statements contained in the preamble of this Ordinance are true.

Section 2: A Special Use for a Planned Development for Higgins Crossing located at 125 & 155 W. Higgins Road is hereby granted; subject to the following conditions:

- A. The following documents and plans, all on file with the Village, are hereby approved and constitute Planned Development approval for the Development:
 - i. Preliminary Civil Engineering Plans updated through 12/3/25.
 - ii. Final Landscape Plans updated through 12/5/25.
 - iii. Elevations updated through 12/9/25.
 - iv. Traffic Study updated 12/8/25.
 - v. Signage Plan updated 12/9/25
 - vi. Application and Narrative as submitted by the applicant.
- B. The development shall substantially conform to the Petitioner's applications, plans, and supporting documents attached hereto and submitted as part of this application.
- C. Demolition permits for the existing structures shall be obtained within six (6) months of the Village Board action on this request.
- D. The first building permit shall be obtained within twelve (12) months of the Village Board action on this request.
- E. A performance guarantee in compliance with the Municipal Code, based on an Engineer's Estimate of Cost as approved by the Village Engineer, shall be submitted to the Village prior to issuance of the site development permit for the project.
- F. The submittal for a site development permit for the project shall address all staff review comments noted in the staff comments dated 12/22/25.
- G. The applicant shall submit master sets of townhome plans for review and approval by the Village staff prior to the submittal of any individual building permits.
- H. A permit from the Metropolitan Water Reclamation District (MWRD), Illinois Environmental Protection Agency (IEPA), and Illinois Department of Transportation shall be obtained prior to site construction commencing.
- I. At the time of subdivision acceptance, the subdivision improvements shall be accepted as a single unit. Acceptance shall be done in accordance with the Municipal Code.
- J. A dormant Special Service Area (SSA) must be established prior to the issuance of the first building permit for the townhomes (excluding demolition and site development permits).
- K. Cash contribution in lieu of school and park land donation must be submitted prior to the issuance of any building permit as provided for in 10-9-2 G. of the Municipal Code at a rate of \$165,000 per acre of required land dedication (Elementary School District 54 - \$67,617, High School District 211 - \$15,420, Hoffman Estates Park District - \$156,293).
- L. Amendments to the Planned Development plans shall be subject to the requirements of the process in effect at the time of the requested amendment.
- M. Signage approved as part of this Planned Development approval shall require building permits.
- N. A Statement of Awareness, provided by the Village, shall be recorded for each townhome unit. The statement shall be required to be signed by all prospective purchasers prior to the closing. Copies of the signed Statement of Awareness must be provided to the Village prior to the issuance of a building permit. If no purchaser has been identified at the time of the building permit issuance, then the developer shall provide a copy when a contract is signed. In addition to the

signed letter, a board with the Statement of Awareness enlarged to a size not less than 24x36 inches shall be posted in the sales office, and additional copies shall be available to be taken away by the customer with the other materials provided at the sales office. The posted notice and additional copies shall be located in a conspicuous area that is accessible to the public.

- O. Final Homeowner’s Declarations for the development shall be recorded prior to release of the first townhome building permit.
- P. A Plat of Vacation eliminating easements no longer necessary shall be prepared, reviewed, and recorded prior to final acceptance of the public improvements.
- Q. The following conditions relate to the site construction:
 - i. A pre-construction meeting shall be conducted with the Village staff prior to construction commencing.
 - ii. Fire Department and emergency access to the property shall be maintained at all times. Petitioner shall make any adjustments on the site as needed for access as per direction by the Village.
 - iii. In accordance with the Municipal 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 3: The Village President and Village Clerk are hereby authorized to sign and attest to the Plat of Subdivision attached hereto as Exhibit “C” and the Village Clerk hereby authorized to cause said Plat of Subdivision to be recorded with the Cook County Recorder of Deeds.

Section 4: The Village Clerk is hereby authorized to publish this ordinance in pamphlet form.

Section 5: This Ordinance shall be in full force and effect immediately from and after its passage and approval.

PASSED THIS _____ day of _____, 2026

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 _____, 2026

ATTEST:

Village President

Village Clerk

Published in pamphlet form this _____ day of _____, 2026.

125 & 155 W HIGGINS ROAD

PIN: 07-15-102-024-0000 & 07-15-102-023-0000

N



Legend

-  Subject Property
-  Parcel
-  VillageBoundary



Department of Development Services
Village of Hoffman Estates



**PLAN COMMISSION
FINDINGS & RECOMMENDATION SUMMARY**

Meeting Date: 1/7/2026

Prepared By: Kevin Anderson, Planner

PLN25-0041

**Special Use for a Planned Development and Preliminary and Final Plat of Subdivision for
Higgins Crossing located at 125 and 155 W. Higgins Road**

Findings of Fact – Special Use

Sec. 9-1-18-1: Standards. No special use shall be recommended by the Plan Commission unless said Plan Commission shall find:

1. That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.
FINDING: Neither the Development nor its tenants will impose a threat to or endanger the public health, safety, morals, comfort or general welfare of the Village, its citizens, business and rule of law.
2. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.
FINDING: The proposal will improve two vacant parcels which have been unoccupied for many years. The proposal also addresses the unknown potential commercial redevelopment of the site. Property values in the neighborhood will not be diminished by this proposal.
3. That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
FINDING: The proposal is designed to integrate into the existing street system and will install or improve existing utilities in the area. This project will have no impact on the development options for surrounding property. The special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
4. That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.
FINDING: Adequate utilities, access roads, drainage, and necessary facilities exist or are being provided.
5. That adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in public streets.
FINDING: Existing traffic patterns within the site have been planned so as to not negatively impact the surrounding public street system. The relocation of the Evanston curb cut will remove a traffic conflict point. The traffic study commissioned for the project determined the proposal will minimize congestion on adjacent streets.

6. That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except in each instance as such regulations may be modified by the Village Board pursuant to the recommendation of the Plan Commission.

FINDING: The development conforms to applicable site design and bulk regulations as required by the Municipal Code.

7. That the special use shall support the economic development goals of the Village as conveyed through the Village's Comprehensive Plan, or other relevant adopted sub-area or strategic plans.

FINDING: The development will improve two properties which have been vacant for many years.

Recommendations

The Plan Commission made the following motions:

1. Adopt the Findings of Fact for a Special Use as in this Exhibit B – Findings & Recommendations Summary.

Motion by Bauske, seconded by Harner, to adopt the findings as amended by the Plan Commission.

Roll call vote:

Aye: 9 (Alexander, Bauske, Chhatwani, Harner, Henderson, Lee, Milford, Trieb, Wise)

Nay: 0

Absent: 0

Motion Passed

2. Recommend to the Village Board approval of a Special Use for a Planned Development for Higgins Crossing, located at 125 and 155 W. Higgins Rd, subject to the following conditions:
 - A. The following documents and plans, all on file with the Village, are hereby approved and constitute Planned Development approval for the Development:
 - i. Preliminary Civil Engineering Plans updated through 12/3/25.
 - ii. Final Landscape Plans updated through 12/5/25.
 - iii. Elevations updated through 12/9/25.
 - iv. Traffic Study updated 12/8/25.
 - v. Signage Plan updated 12/9/25
 - vi. Application and Narrative as submitted by the applicant.
 - B. The development shall substantially conform to the Petitioner's applications, plans, and supporting documents attached hereto and submitted as part of this application.
 - C. Demolition permits for the existing structures shall be obtained within six (6) months of the Village Board action on this request.
 - D. The first building permit shall be obtained within twelve (12) months of the Village Board action on this request.
 - E. A performance guarantee in compliance with the Municipal Code, based on an Engineer's Estimate of Cost as approved by the Village Engineer, shall be submitted to the Village prior to issuance of the site development permit for the project.
 - F. The submittal for a site development permit for the project shall address all staff review comments noted in the staff comments dated 12/22/25.
 - G. The applicant shall submit master sets of townhome plans for review and approval by the Village staff prior to the submittal of any individual building permits.
 - H. A permit from the Metropolitan Water Reclamation District (MWRD), Illinois Environmental Protection Agency (IEPA), and Illinois Department of Transportation shall be obtained prior to site construction commencing.

- I. At the time of subdivision acceptance, the subdivision improvements shall be accepted as a single unit. Acceptance shall be done in accordance with the Municipal Code.
- J. A dormant Special Service Area (SSA) must be established prior to the issuance of the first building permit for the townhomes (excluding demolition and site development permits).
- K. Cash contribution in lieu of school and park land donation must be submitted prior to the issuance of any building permit as provided for in 10-9-2 G. of the Municipal Code at a rate of \$165,000 per acre of required land dedication (Elementary School District 54 - \$67,617, High School District 211 - \$15,420, Hoffman Estates Park District - \$156,293).
- L. Amendments to the Planned Development plans shall be subject to the requirements of the process in effect at the time of the requested amendment.
- M. Signage approved as part of this Planned Development approval shall require building permits.
- N. A Statement of Awareness, provided by the Village, shall be recorded for each townhome unit. The statement shall be required to be signed by all prospective purchasers prior to the closing. Copies of the signed Statement of Awareness must be provided to the Village prior to the issuance of a building permit. If no purchaser has been identified at the time of the building permit issuance, then the developer shall provide a copy when a contract is signed. In addition to the signed letter, a board with the Statement of Awareness enlarged to a size not less than 24x36 inches shall be posted in the sales office, and additional copies shall be available to be taken away by the customer with the other materials provided at the sales office. The posted notice and additional copies shall be located in a conspicuous area that is accessible to the public.
- O. Final Homeowner's Declarations for the development shall be recorded prior to release of the first townhome building permit.
- P. The following conditions relate to the site construction:
 - i. A pre-construction meeting shall be conducted with the Village staff prior to construction commencing.
 - ii. Fire Department and emergency access to the property shall be maintained at all times. Petitioner shall make any adjustments on the site as needed for access as per direction by the Village.
 - iii. In accordance with the Municipal 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.

Roll call vote:

Aye: 9 (Alexander, Bauske, Chhatwani, Harner, Henderson, Lee, Milford, Trieb, Wise)

Nay: 0

Absent: 0

Motion Passed

- 3. Recommended to the Village Board of Trustees approval of a Preliminary and Final Plat of Subdivision, subject to the following condition:

- A. The Plat of Subdivision shall be updated in conformance with Village Corporation Counsel review prior to Village Board consideration of this request.

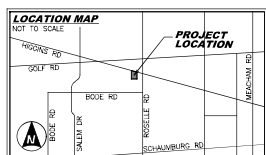
Roll call vote:

Aye: 9 (Alexander, Bauske, Chhatwani, Harner, Henderson, Lee, Milford, Trieb, Wise)

Nay: 0

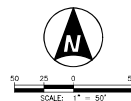
Absent: 0

Motion Passed



FINAL PLAT OF RESUBDIVISION
HIGGINS CROSSING

BEING A RESUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 10 EAST
OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



EXISTING LOTS

**EXISTING CONDITIONS AS SHOWN ON THE LEXUS SUBDIVISION RECORDED DECEMBER 29, 1989
AS DOC. 89621530, TOGETHER WITH EXISTING EASEMENTS RECORDED BY SEPARATE DOCUMENTS
TO BE VACATED BY SEPARATE DOCUMENT**

PROPOSED LOTS

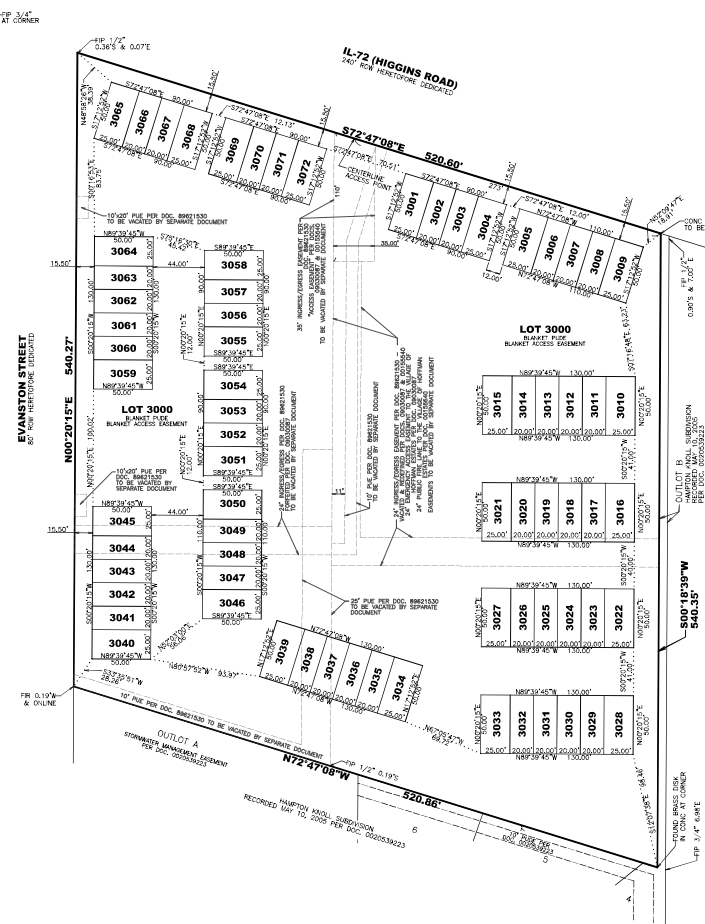
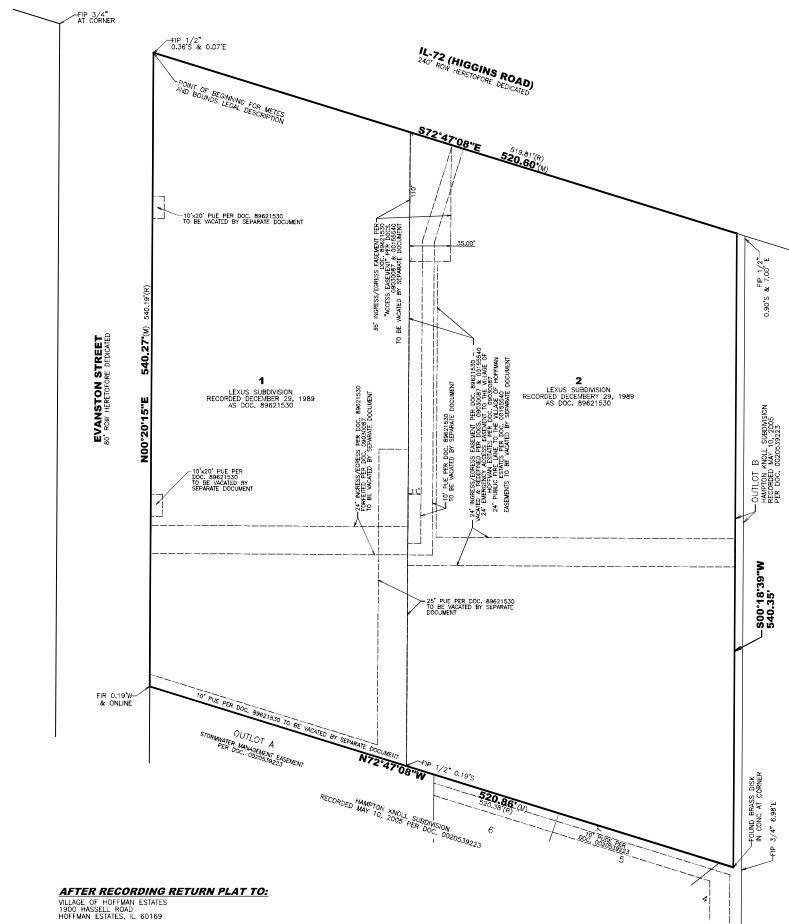
**AS HEREBY RESUBDIVIDED, TOGETHER WITH EXISTING EASEMENTS RECORDED
BY SEPARATE DOCUMENTS TO BE VACATED BY SEPARATE DOCUMENT**

P.I.N.'s:
07-15-102-023-0000
07-15-102-024-0000

LEGEND:

- | | |
|-------|------------------------------------|
| ===== | BOUNDARY LINE |
| ----- | PROPOSED LOT LINE |
| ----- | EXISTING EASEMENT LINE |
| ----- | EXISTING RIGHT-OF-WAY LINE |
| ----- | EXISTING LOT LINE |
| | MEASUREMENT LINE |
| CONC | CONCRETE |
| FIR | FOUND IRON ROD |
| FIP | FOUND IRON PIPE |
| PUDE | PUBLIC UTILITY & DRAINAGE EASEMENT |
| PUE | PUBLIC UTILITY EASEMENT |
| (M) | MEASURED |
| (R) | RECORD |

LOT AREA TABLE		
BUILDING	LOT NUMBER	AREA (SQ.FT.)
1	3001	1,500
	3002	1,500
	3003	1,250
	3004	1,250
2	3005	1,500
	3006	1,000
	3007	1,250
	3008	1,250
3	3009	1,500
	3010	1,250
	3011	1,000
	3012	1,000
4	3013	1,000
	3014	1,000
	3015	1,250
	3016	1,250
5	3017	1,000
	3018	1,000
	3019	1,000
	3020	1,250
6	3021	1,250
	3022	1,000
	3023	1,000
	3024	1,000
7	3025	1,250
	3026	1,000
	3027	1,250
	3028	1,250
8	3029	1,000
	3030	1,000
	3031	1,000
	3032	1,000
9	3033	1,250
	3034	1,000
	3035	1,000
	3036	1,000
10	3037	1,250
	3038	1,250
	3039	1,250
	3040	1,250
11	3041	1,250
	3042	1,000
	3043	1,000
	3044	1,250
12	3045	1,250
	3046	1,250
	3047	1,250
	3048	1,250
13	3049	1,250
	3050	1,250
	3051	1,250
	3052	1,250
14	3053	1,250
	3054	1,250
	3055	1,250
	3056	1,250
TOTAL	3057	1,250
	3058	1,250
	3059	1,250
	3060	1,250
OUTSIDE 3000		195,117
TOTAL		492,217



AFTER RECORDING RETURN PLAT TO:
VILLAGE OF HOFFMAN ESTATES
1900 HASSELL ROAD
HOFFMAN ESTATES, IL 60169

PLAT PREPARED BY:

Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

PLAT PREPARED FOR / MAIL TAX BILL TO:

OWNER/DEVELOPER:

D·R·HORTON
America's Builder

D.R. HORTON, INC.-MIDWEST
1750 EAST GOLF ROAD
SUITE 925
SCHAUMBURG, IL 60173

				DESIGNED	KJM
01-20-26	PER VILLAGE REVIEW	GKF		DRAWN	AJM
01-05-26	PER VILLAGE REVIEW	AA		APPROVED	GKF
12-12-25	PER VILLAGE REVIEW	GKF		DATE	08-15-25
11-25-26	PER VILLAGE REVIEW	GKF			
08-27-26	REVISE LOT NUMBERS PER CLIENT COMMENTS	AJM		SCALE	1" = 50'
DATE	DESCRIPTION OR REVISION	RJX			

FINAL PLAT OF RESUBDIVISION
HIGGINS CROSSING
HOFFMAN ESTATES, ILLINOIS

SHEET

1 OF 2

PROJECT NUMBER:	5082
© MACKIE CONSULTANTS LLC, 2026	
ILLINOIS FIRM LICENSE #14-002694	



PLAN COMMISSION STAFF REPORT

Meeting Date: 1/7/2026

From: Kevin Anderson, Planner II

PLN25-0041

Public Hearing

Special Use for a Planned Development and Preliminary and Final Plat of Subdivision for Higgins Crossings located at 125 and 155 W. Higgins Road

REQUEST SUMMARY

D.R. Horton is seeking approval of a Special Use for a Planned Development and Preliminary and Final Plat of Subdivision for a 72-lot townhome development, called Higgins Crossing, at 125 and 155 W. Higgins Road.

Location:	125 & 155 W. Higgins Road
Property Owner / Applicant:	EFN Hoffman Estates Properties LLC / D. R. Horton Inc.
Property Size:	6.18 acres
Zoning / Land Use:	B-2 Community Business, two unoccupied commercial buildings
Adjacent Properties:	North: Higgins Road ROW, B-2 Community Business West: A-1 Apartment District, Village Park & Town and Country Apartments South: R-8 Two-Family Residential, Hampton Knoll Townhomes East: B-2 Community Business, Valli Produce Center

BACKGROUND / ANALYSIS

The subject property is a 6.1 acre site located at the southeast corner of Evanston and Higgins Roads. The property is zoned B-2 Community Business and is improved with two unoccupied car dealership structures and surface parking lots. The site has been vacant for nearly 10 years and marketed for sale for the last several years without much commercial interest. D.R. Horton, contract purchaser, is seeking approval to redevelop the site as a townhome community.

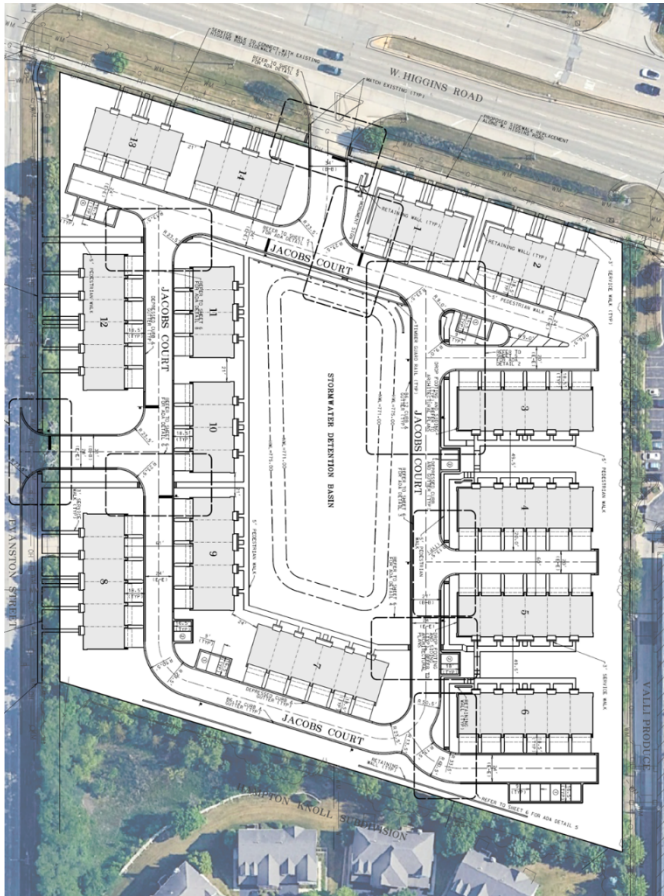
PLANNED DEVELOPMENT PROCESS

Planned Developments for multi-family dwellings are permitted as a Special Use in the B-2 zoning district in conformance with Section 9-1-18A of the Municipal Code. The process is similar to the Village's Special Use/Site Plan review process in that a Petitioner submits plans (as required per Section 9-1-18A) which are reviewed by staff and then brought forth to the Plan Commission and Village Board for consideration. Pending favorable approval, the applicant may submit for building permits.

PROJECT SUMMARY AND SITE PLAN

Except as noted, the development plans are consistent with all site design and build requirements as outlined in Section 9-1-18A-N of the Municipal Code, including building height, floor area ratio, land improvements, utilities, landscaping, parking, and signage. The project proposes 72 new attached residential units within 14 buildings. The new units would be oriented around a new private interior drive aisle. The drive aisle provides direct access to Higgins Road and Evanston Street. The building envelopes would maintain a 20' setback from the exterior lot lines. The architectural plans show a front stoop which would be setback a minimum 15.5' from the exterior lot lines. The units have rear load garages which would all have driveway access from the new private street. Units would be setback 18.5 feet from the private street to allow room for vehicles within the driveway. Each building would include 4 to 6 units and would be 3-stories in height. The facade includes Hardie Board siding and stone veneer. The units would all have 2 or 3 bedrooms.





Landscaping

Landscaping would be provided throughout the development and would include a mix of trees and shrubs in compliance with the code. Foundation plantings are provided around each building. A dense row of evergreen trees are proposed along the south and east lot lines. Parkway trees would be planted along Evanston Street with the proper species and spacing. Parkway trees are not proposed along the Higgins Road right-of-way due to underground utility conflicts. The bottom of the detention basin would be seeded with emergent and wet meadow grasses.

Traffic and Parking

The Higgins Road access would be maintained from the existing curb cut and would be right-in/right-out only. Higgins Road is an IDOT controlled right-of-way and they have jurisdiction to approve permits for the drive aisle connections and the sidewalk replacement. The access to Evanston Street would be relocated approximately 50 north of the current curb cut. The new location will align with the drive aisle for Village Park Apartments to the west to reduce traffic conflicts. The existing curb cut would be closed with barrier curb, and the previous drive aisle would be removed and landscaped. The drive aisle identified as Jacobs Court would remain private, and maintenance responsibilities would fall to the homeowner's association. The private drive meets the minimum requirements for a two-way drive aisle.

The Petitioner has submitted an Autoturn exhibit to verify there is adequate access for emergency vehicles and trash collection. Each unit includes a 2-car attached garage with parking for 2 additional vehicles in each driveway. There are an additional 23 guest

parking spaces provided throughout the project. The parking ratio would be 4.3 spaces per unit. The Petitioner submitted a traffic and parking study for this project completed by KLOA. The traffic study indicates the overall traffic generated by this use would be less than the previous commercial uses of the site generated. The study analyzed the level of service (LOS) for all surrounding roadways and determined the proposal can be accommodated by the existing road system with minimal delays in the existing conditions.

Public sidewalks would be reinstalled along Evanston Street. The multi-use path along Higgins Rd would be reconstructed and would include ADA upgrades. Pedestrian access into the site would be provided from sidewalk legs to the adjacent rights-of-way. An internal sidewalk system provides pedestrian access through the development.

Engineering

The site drains from south to north under the natural conditions. Stormwater would be collected on site and directed to a new dry bottom detention basin proposed in the center of the development. The basin would ultimately discharge at a restricted rate into an existing storm sewer in the Higgins Road right of way. New water mains would be extended around and through the project by connecting to existing adjacent mains. Services to each unit would be extended from the new internal mains. The plan would abandon an aging water main in the Higgins Road right-of-way and re-route the new main through the subject property along Higgins Road frontage. Sanitary mains would be extended from existing mains to provide service. IEPA and MWRD permits are required for this project.

Subdivision and Marketing Signage

The plans identify building 13 at the northwest corner of the site as a model building. The Petitioner has submitted plans for marketing signs which would exceed the typical code restrictions. These include:

- 3 - 32 sf. double sided marketing billboards
- 1 - 24 sf. marketing billboard
- 3 'sailboat' or feather flags up to 21' in height
- 1 - 40 sf. model banner

The plans indicate one subdivision identification sign along Higgins Road. This sign would be approximately 6' tall and 20 square feet. All temporary marketing and permanent signage must obtain building permits.

PLAT OF SUBDIVISION

The property would be formally re-subdivided, as outlined in the attached Plat of Subdivision. Each unit would be on its own lot. All property which is not improved with a unit would be placed within a common area lot, including all streets, sidewalks, storm water detention and utilities. A homeowner's association would be established for the maintenance of the common areas, including the private access drive, signage and stormwater detention improvements. The entire area common lot is within a blanket easement for utilities and access. The site will be subject to the establishment of a dormant Special Service Area (SSA) for future maintenance of common area ponds and drives should the HOA no longer be able to maintain these items. Final Declarations will be required to be recorded as a condition of final approval as well.

MOTIONS

The Plan Commission shall make the following motions (a total of 3 motions are required):

1. Adopt the Findings of Fact for a Special Use as outlined in Exhibit B - Findings & Recommendations Summary.
2. Recommend to the Village Board approval of a Special Use for a Planned Development for Higgins Crossings located at 125 and 155 W. Higgins Road, subject to the conditions A-P noted in Exhibit B - Findings & Recommendations Summary.
3. Recommend to the Village Board approval of a Preliminary and Final Plat of Subdivision for Higgins Crossings located at 125 and 155 W. Higgins Road.

ATTACHMENTS

1. PC Findings and Recommendations Summary - Higgins Crossing
2. Location Map - HIGGINS CROSSINGS
3. Supporting Documents



VILLAGE OF HOFFMAN ESTATES PLANNING & ZONING APPLICATION SUMMARY

APPLICATION INFORMATION

Project Number:	PLN25-0041
Project Name:	Higgins Crossing Townhomes (72 Units)
Project Application Date:	10/3/2025
Project Manager:	James Donahue

PROJECT TYPE

Master Sign Plan - New; Special Use; Plat - Residential Final; Site Plan Review - Final;

SITE INFORMATION

Property Address:	125 W HIGGINS RD
All Included PINs:	07-15-102-023-0000; 07-15-102-024-0000

PROJECT CONTACTS

Relationship to Project	Name / Firm	Address
APPLICANT	DR Horton Inc	1750 E Golf Rd Schaumburg, IL 60173
AUTHORIZED AGENT	Eric Prechtel	445 Jackson Ave., Suite 200 Naperville, IL 60540
OTHER	Matt Krummick	1750 E. Golf Rd., Suite 925 Schaumburg, IL 60173
OWNER	EFN HOFFMAN ESTATES PROPERTIES LLC	ONE OAKBROOK TERRACE OAKBROOK TERRACE, IL 60181



Village of Hoffman Estates
**PLANNED DEVELOPMENT
WRITTEN STATEMENT**

PROJECT NAME: Higgins Crossing

WRITTEN STATEMENT FOR PLANNED DEVELOPMENTS

Zoning Code Section 9-1-18A-J-D2.e requires the submittal of a written statement addressing the following matters.

Applicants must complete the following form **or** submit a separate written statement document covering items 1-10 listed below.

1. A general description of the proposed Planned Development, the planning objectives to be achieved by it, including the rationales and assumptions of the applicant supporting the proposed Planned Development, and the market it is intended to serve.

See Petition included with the submittal material.

2. How the proposed Planned Development is to be designed, arranged, and operated so as not to adversely affect the development and use of neighboring property in accordance with applicable regulations of this title.

See Petition included with the submittal material.

3. A summary of existing natural and environmental resources and features on the subject property, including its topography, vegetation, soils, geology, and scenic view, and the impact of the proposed Planned Development on such resources and features, including proposals to preserve or protect such resources and features.

See INDR Consultation Letter (EcoCAT), IHPA Consultation Letter, NCSWCD Preliminary Review Letter, Stormwater Management Report, Geotechnical Exploration Analysis, and Tree Inventory & Replacement Memorandum included with the submitted material.

4. Applicant's intent with respect to the ownership, sale and leasing of the various completed units, structures, spaces and areas within the proposed Planned Development.

See draft CCRs included with the submittal material.

5. A development schedule for each and every stage of construction stating the approximate beginning and completion date, proportion of total public or common open space to be provided for each use and with each development stage. The project is being development in a single phase. See "Key Dates" exhibit and development plans included with the submittal material.
6. A summary of density of residential uses, including the number of dwelling units by type, the number of buildings by type and the number of bedrooms in each building and dwelling unit type.
See development plans, elevations, and floor plans included with the submittal material.
7. Information on the type and amount of primary and accessory uses, including the amount of open space.
See development plans included with the submittal material.
8. A detailed summary of existing bicycle, pedestrian, and transit improvements serving the site and what improvements will be made to enhance or maintain connectivity within the Planned Development and surrounding network.
See Petition included with the submittal material.
9. Economic impact summary addressing the economic impacts of the Planned Development on the community including sales tax, equalized assessed property values, transit ridership, employer housing and workforce, etc.
See the Fiscal Impact & Marketing Study included with the submittal material.
10. A summary of areas proposed to be conveyed, dedicated or reserved for public uses including parks, playgrounds and open spaces.
N/A.

STATE OF ILLINOIS)
)
COUNTY OF COOK)
)
VILLAGE OF HOFFMAN ESTATES)

PETITION TO THE VILLAGE OF HOFFMAN ESTATES FOR LAND USE
ENTITLEMENTS

THE UNDERSIGNED Petitioner, D.R. Horton, Inc. – Midwest (“**Petitioner**”), respectfully petitions the Village of Hoffman Estates (“**Village**”) for i) approval of a Final Plat of Subdivision (“**Final Plat**”); ii) approval of a Special Use Permit for a Planned Development (“**Special Use**”); iii) approval of a Planned Development and associated deviations (“**Planned Development**”); iv) approval of a Master Sign Plan; and v) approval of such other relief from the Village Code as may be deemed necessary and appropriate to develop the Subject Property pursuant to the provisions of the Village of Hoffman Estate’s Municipal Code (“**Village Code**”) for the property legally described on Exhibit “A” (“**Subject Property**”) and depicted on the development plans submitted herewith.

BACKGROUND INFORMATION

In support of this petition, the Petitioner represents to the Village as follows:

1. The owner of the Subject Property is EFN Hoffman Estates Properties, LLC, an Illinois limited liability company having an address at 1 Oakbrook Terrace, Suite 600, Oakbrook Terrace, IL 60181 (“**Owner**”).
2. Petitioner is D.R. Horton, Inc. – Midwest, a California Corporation having an address at 1750 E. Golf Rd., Suite 925, Schaumburg, IL 60173.
3. Petitioner is a wholly owned subsidiary of D.R. Horton, Inc., a Delaware corporation and publicly traded company having an address at 1341 Horton Circle, Arlington, TX

76011.

4. Petitioner is the contract purchaser of the Subject Property.

5. The Subject Property consists of approximately 6.2 acres of real property located at the southeast corner of Higgins Road and Evanston Street and has a common address of 125 & 155 W. Higgins Road, Hoffman Estates, IL 60169.

6. The Subject Property is currently improved with two vacant buildings previously utilized as car dealerships.

7. The Subject Property has remained unoccupied and underutilized in its current configuration for much of the last decade despite multiple changes in ownership, including the Rohrman Auto Group, the Purdue University Research Foundation, and most recently, an affiliate of the Napleton Automotive Group.

8. Petitioner seeks to demolish the existing buildings to reposition and redevelop the Subject Property with seventy-two (72) owner occupied townhomes to be known as Higgins Crossing (“**Higgins Crossing**”).

9. The Subject Property is currently zoned “B-2” Community Business District.

10. Section 9-1-18A(E)(1) of Village Code authorizes special uses for planned developments in the “B-2” Community Business District.

11. The existing zoning districts and land uses surrounding the Subject Property are as follows:

- a. North: “B-2” Community Business District consisting of various commercial uses on the north side of Higgins Road.
- b. East: “B-2” Community Business District consisting of Valli Produce and assorted commercial uses.

- c. South: “R-8” Two-Family Residential District consisting of duplexes in the Hampton Knoll Subdivision.
- d. West: “A-1” Apartment District consisting of the Village Park apartment complex.

12. The proposed entitlements meet all requirements for the redevelopment of the Subject Property and will facilitate the beneficial use of the Subject Property as stated below.

SUMMARY OF DEVELOPMENT

The Petitioner and builder is D.R. Horton, Inc. – Midwest. Petitioner is a multi-brand homebuilding company capable of serving homeowners during all phases of life. Petitioner has been building homes since being founded in 1978 and has grown to be the largest homebuilder both nationally and in the Chicago region – building over 93,000 homes nationwide and 1,000 homes in the Chicago area in 2024. Bringing decades of construction and development experience to each project, Petitioner has found success building communities that offer quality housing options designed to serve the diverse needs of the local community. Petitioner serves multiple buyer segments across a variety of price points, and Petitioner looks forward to providing a new housing option for the Village’s existing residents as well as those that would like to live in a well-respected municipality with excellent schools and park facilities.

The Subject Property is located at the southeast corner of Higgins Road and Evanston Street. Historically, the Subject Property has been zoned “B-2” Community Business District and utilized for operation of car dealerships. Over the course of the past decade, car dealerships and commercial/retail uses in the area have gravitated north to Golf Road, rendering commercial use of the Subject Property no longer viable. As a result, the Subject Property has remained unoccupied

and underutilized for the last 5+ years despite multiple changes in ownership, including the Rohrman Auto Group, the Purdue University Research Foundation, and most recently, an affiliate of the Napleton Automotive Group. The Subject Property has not been well maintained during this timeframe – windows have been boarded up, vegetation has become overgrown, and the Subject Property has been the subject of multiple building code violations and complaints. Petitioner now seeks Village approval to reposition and redevelop the Subject Property with a seventy-two (72) unit owner occupied townhome community to be known as Higgins Crossing.

The proposed townhome development is consistent with the planning documents and reports adopted by the Village. The Village’s most current Comprehensive Plan was adopted August 6, 2007 (“**Comprehensive Plan**”). The Comprehensive Plan designates the future use of the Subject Property as “Commercial,” which designation was consistent with the Subject Property’s use at the time of the Comprehensive Plan’s adoption in 2007. However, given the age of the Comprehensive Plan, it did not anticipate the subsequent 2008 market crash nor the changing trends in development for the Subject Property and the surrounding area, which changes effectively rendered use of the Subject Property for commercial/retail purposes obsolete. Still, the proposed development is consistent with the broader vision for the Village set forth in the Comprehensive Plan. As the Comprehensive Plan notes, “as the Village looks to the future, there will be a greater demand for a variety of housing types and price points to meet the market demand of the current demographic trends.”

This sentiment is echoed in the Village’s more recent Economic Development Strategic Plan adopted November 21, 2022 (“**Economic Development Strategic Plan**”) and Residential Market Analysis Report prepared January 26, 2023 (“**Residential Market Analysis**”). As the Economic Development Strategic Plan notes, development within the Village from the 1990’s

through the 2010's largely consisted of traditional suburban subdivisions with varying price points, such that "it's time to encourage new products with new amenities that appeal to a new generation of residents."

Most relevant to the proposed development is the Village's 2023 Residential Market Analysis, which was prepared at the direction of the Village for the specific purpose of evaluating the potential for multifamily for rent and attached for sale housing opportunities. The Residential Market Analysis concludes that the state of the new construction home market represents a significant opportunity for the development of attached for sale housing units in the Village, labeling the potential for this housing type as "significant." Importantly, the Residential Market Analysis finds that the Village has yet to capture its share of this residential market, stating "moderate- to larger-scale townhome developments are generating strong sales volumes at multiple locations throughout the market, yet Hoffman Estates is currently void of such development activity." As of the date of the Residential Market Analysis, there were 1,740 apartments and less than 350 attached for sale housing units approved or under construction in the Village, and the report found that "while other projects are at concept stage or in early discussion, the total number of units in planning is still 40% lower than market capacity through 2028 – not including upside potentials."

Higgins Crossing will assist in fulfilling the needs and gaps in the market identified in the Comprehensive Plan, the Economic Development Strategic Plan, and the Residential Market Analysis. This will be accomplished via the conversion of otherwise underutilized property to a vibrant townhome community targeting a variety of homebuyers, including some of the fastest growing housing segments of our population – millennials, young professionals, and empty nesters.

Unlike the historical use of the Subject Property, the proposed development aligns with the current trend of development in the area and will logically transition between the surrounding uses, including the higher intensity commercial uses to the north and east, the Village Park apartment complex to the west, the Hampton Knoll duplexes to the south, and the detached single-family homes the further south you move from Higgins Road.

Townhomes are also an appropriate transitional use along a principal arterial roadway corridor like Higgins Road. Whereas the uses along Golf Road to the north and Roselle Road to the east are commercial/retail in nature, the Higgins Road corridor is generally more residential, hosting a variety of residential housing developments including apartments, duplexes, townhomes, condominiums, and single-family detached homes.

The proposed townhomes in Higgins Crossing will help support the existing commercial and retail uses in the area, including those along Golf Road and Roselle Road which are only a short walk away and easily accessible via the proposed carriage walks and sidewalks planned for the development and the existing sidewalk networks along Higgins Road, Golf Road, and Roselle Road. Valli Produce is located immediately adjacent to the east, providing an additional convenience for future residents. The future residents will also benefit from the development's proximity to shopping districts, recreational amenities, and employment centers. Within a 3-mile radius, there are a large variety of retail establishments, groceries, restaurants, entertainment opportunities, and recreational amenities. Nearby employment corridors offer future residents the additional feature of conveniently located employment opportunities.

Higgins Crossing will be easily accessible via separate access points from Higgins Road and Evanston Street. The existing access point from Evanston Road will be moved north to align with the entrance across the street to the Village Park apartment complex consistent with best

planning practices to avoid conflicting turning movements coming out of the two neighboring subdivisions. The private, circular roadway internal to the development has been designed to circulate traffic efficiently and safely. The private roadways will be owned and maintained by the homeowners' association to be formed for the community (“**HOA**”). On a broader scale, the Subject Property is conveniently located in close proximity to key transportation corridors, including the I-90 and I-290 interchange, offering easy access to the greater Chicagoland area and providing convenience for commuting residents.

Higgins Crossing will be served by a large stormwater detention basin located central to the development. This naturalized detention basin will include a variety of seed mixes and areas of open water, providing the community with an attractive open space feature. The detention basin will be owned and maintained by the HOA to ensure its proper function and sustained aesthetic appeal.

Landscape treatments will be utilized throughout Higgins Crossing to enhance the visual appeal of the community, including a mix of parkway trees, shade trees, and shrubs. In addition to foundation plantings around each building, extra care has been taken to strategically incorporate significant landscaping along the Subject Property's south and east property lines to screen the development from the adjacent uses and to create the feel of a residential enclave.

Architecturally, the proposed development is consistent with current market trends. The architectural style can be categorized as “timeless craftsman,” blending a variety of design features to create an attractive facade. The use of quality and low maintenance materials ensures the development will withstand the test of time. The townhomes will feature a mix of two and a half and three-story streetscapes consistent with market trends in the area and consumer demand. All units will be rear-loaded so no garages are visible to the public eye from Higgins Road and

Evanston Street. The homes will feature 3 floor plans with no less than 2 elevations each. The standard base unit will be comprised of 2 bedrooms, 2.5-3.5 bathrooms, and a 2-car garage, with a 3rd bedroom and den option available. Square footages will range from approximately 1,650 square feet to 1,800 square feet. Architectural enhancements will include masonry, architectural shingle roofs, multiple roof peaks for added interest, a variety of window sizes, bump outs to break up the vertical plane, and a variety of siding types, including hardy board lap siding, board & batten, and shaker shingle.

The development will provide sufficient parking for both its residents and their guests. Each of the 72 townhomes will feature 2 garage spaces and 2 driveway spaces for 288 parking spaces. In addition, 23 guest parking spaces have been incorporated throughout the community, for a total of 311 parking spaces for the development, or 4.3 parking spaces per townhomes, which exceeds the amount of parking required by Village Code.

Construction of the development will be completed in a single phase, with demolition and site development work to be completed in the first half of 2026, home construction to begin in June of 2026, and home sales commencing in December of 2026.

ZONING REQUESTS AND STANDARDS

1. Approval of a Final Plat of Subdivision.

Petitioner has submitted herewith a Final Plat of Subdivision for the Property. As the proposed Plat of Subdivision is compliant with Village Code, Petitioner requests the Plat of Subdivision be approved.

2. Approval of Special Use for Planned Development.

Pursuant to Village Code Section 9-1-18-I, the Planning and Zoning Commission shall, in

making its determination, find that adequate evidence is provided to meet the standards of a Special Use:

- a. That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.*

The proposed development is not detrimental to the health, safety, morals or general welfare and has been designed to avoid or mitigate possible adverse impacts. Historically, the Subject Property has been utilized for the operation of car dealerships. Over the course of the past decade, car dealerships and commercial uses in the area have gravitated north to Golf Road, rendering commercial use of the Subject Property no longer viable. As a result, the Subject Property has remained unoccupied and underutilized for the last 5+ years. The Subject Property has not been well maintained during this timeframe – windows have been boarded up, vegetation has become overgrown, and the Subject Property has been the subject of multiple building code complaints and violations. Petitioner’s proposed development will facilitate demolition of the existing buildings on the Subject Property for its redevelopment, converting otherwise underperforming property to its highest and best use.

The proposed development also aligns with the current trend of development in the area and will logically transition between the surrounding uses, including the higher intensity commercial uses to the north and east, the Village Park apartment complex to the west, the Hampton Knoll duplexes to the south, and the detached single-family homes the further south you move from Higgins Road.

Townhomes are also an appropriate transitional use along a principal arterial roadway corridor like Higgins Road. Whereas the uses along Golf Road to the north and Roselle Road to the east are commercial/retail in nature, the Higgins Road corridor is generally more residential,

hosting a variety of residential housing developments including apartments, duplexes, townhomes, condominiums, and single-family detached homes.

The proposed townhomes in Higgins Crossing will help support the existing commercial and retail uses in the area, including those along Golf Road and Roselle Road which are only a short walk away and easily accessible via the existing sidewalk network in the community. In addition to supporting the nearby commercial uses, the proposed development will enhance the Village's revenue streams through new property, utility, and sales taxes.

b. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within that neighborhood.

The proposed special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. As previously noted, the Higgins Crossing development is a logical transitional use between the commercial uses to the north and east, the duplexes/townhomes to the south, and the apartment buildings to the west. The proposed townhomes in Higgins Crossing will help support the existing commercial and retail uses in the area, including those along Golf Road and Roselle which are only a short walk away and easily accessible to future residents.

In addition to the development's support of the local commercial/retail uses, Petitioner has taken extra care to strategically incorporate significant landscaping treatments along the Subject Property's south and east property lines to screen the development from the adjacent residential uses and minimize any impact on neighbors. To enhance the visual appeal of the community, additional landscaping will be incorporated throughout Higgins Crossing, including a mix of parkway trees, shade trees and shrubs.

Petitioner also retained Kenig, Lindgren, O'Hara, Aboona, Inc. to conduct a Traffic Impact Study dated August 21, 2025 (“**Traffic Study**”) to ensure Higgins Crossing would not have a negative impact on the existing traffic patterns of the area. Importantly, the Traffic Study concluded that: 1) the traffic generated by the proposed development will be less than the previous use on the site; 2) the traffic can be accommodated by the existing area roadway system; and 3) the access provided off Evanston Street and Higgins Road will ensure efficient and flexible access to the site. This is in part a result of Petitioner’s strategic design of the community to move the existing access point from Evanston Street to the north to align it with the entrance to the Village Park apartment complex consistent with best planning practices to avoid conflicting turning movements coming out of the two neighboring subdivisions.

In addition to traffic, the development will provide sufficient parking for both its residents and their guests to minimize on-street parking and congestion within the area. Each of the 72 townhomes will feature 2 garage spaces and 2 driveway spaces for 288 parking spaces. 23 guest parking spaces have been incorporated throughout the community, for a total of 311 parking spaces in the development, or 4.3 parking spaces per unit, which exceeds the amount of parking required by Village Code.

For the above reasons, the proposed development will not be injurious to or diminish or impair property values within the neighborhood. To the contrary, the proposed development will eliminate an otherwise unattractive property use located along an important Village corridor and will facilitate redevelopment the Subject Property for its highest and best use, simultaneously enhancing the Village’s revenue streams through new property, utility, and sales taxes.

- c. That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.*

The proposed development of Higgins Crossing will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district. Historically, the Subject Property has been zoned “B-2” Community Business District and utilized for operation of car dealerships. Over the course of the past decade, car dealerships and commercial/retail uses have gravitated north to Golf Road, rendering commercial use of the Subject Property obsolete. As a result, the Subject Property has remained unoccupied and underutilized for the last 5+ years despite multiple changes in ownership, including the Rohrman Auto Group, the Purdue University Research Foundation, and most recently, an affiliate of the Napleton Automotive Group.

Unlike the historical use of the Subject Property, the proposed development aligns with the current trend of development in the area and will logically transition between the surrounding uses, including the higher intensity commercial uses to the north and east, the Village Park apartment complex to the west, the Hampton Knoll duplexes to the south, and the detached single-family homes the further south you move from Higgins Road.

Townhomes are also an appropriate transitional use along a principal arterial roadway corridor like Higgins Road. Whereas the uses along Golf Road to the north and Roselle Road to the east are commercial/retail in nature, the Higgins Road corridor is generally more residential, hosting a variety of residential housing developments including apartments, duplexes, townhomes, condominiums, and single-family detached homes.

The proposed townhomes in Higgins Crossing will help support the existing commercial and retail uses in the area, including those along Golf Road and Roselle Road which are only a short walk away and easily accessible via the existing sidewalk network in the area.

- d. That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.*

Adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided. All improvements and utilities will be installed consistent with best engineering, water quality, and management practices. Higgins Crossing will be served by a large stormwater detention basin located central to the development. This naturalized detention basin will include a variety of seed mixes and areas of open water, providing the community with an attractive open space feature. The detention basin will be owned and maintained by the HOA to ensure its proper function and sustained aesthetic appeal.

With regards to access, Higgins Crossing will be easily accessible via separate access points from Higgins Road and Evanston Street. The existing access point from Evanston Road will be moved north to align with the entrance across the street to the Village Park apartment complex consistent with best planning practices to avoid conflicting turning movements coming out of the two neighboring subdivisions. The private, circular roadway internal to the development has been designed to circulate traffic efficiently and safely. The private roadway will be owned and maintained by the HOA to be formed for the community. Separately, trash and recycling receptacles will be collected by the Village's current service provider.

- e. That adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in public streets.*

Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in public streets. As noted, Higgins Crossing will be easily accessible via separate access points from Higgins Road and Evanston Street. The existing access point from Evanston Road will be moved north to align with the entrance across the street to the

Village Park apartment complex consistent with best planning practices to avoid conflicting turning movements coming out of the two neighboring subdivisions. The private, circular roadway internal to the development has been designed to circulate traffic efficiently and safely. The private roadways will be owned and maintained by the HOA to be formed for the community.

As part of the Higgins Crossing development, carriage walks and sidewalks will be located throughout the development to provide residents with easy access to the existing sidewalk network along Higgins Road and Roselle Road for interconnectivity to the greater area.

Petitioner also retained Kenig, Lindgren, O'Hara, Aboona, Inc. to conduct a Traffic Study to ensure Higgins Crossing would not have a negative impact on the existing traffic patterns in the area. Importantly, the Traffic Study concluded that: 1) the traffic generated by the proposed development will be less than the previous use on the site; 2) the traffic can be accommodated by the existing area roadway system; and 3) the access provided off Evanston Street and Higgins Road will ensure efficient and flexible access to the site.

In addition to traffic, the development will provide sufficient parking for both its residents and their guests to minimize on-street parking and congestion within the area. Each of the 72 units will feature 2 garage spaces and 2 driveway spaces for 288 parking spaces. 23 guest parking spaces have been incorporated throughout the community, for a total of 311 parking spaces for the development, or 4.3 parking spaces per unit, which exceeds the amount of parking required by Village Code.

f. That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except in each instance such as regulations may be modified by the Village Board pursuant to the recommendation of the Planning and Zoning Commission.

Except as otherwise depicted on the development plans submitted with the application

material, the development will conform to the applicable regulations of the district in which it is to be located.

- g. That the special use shall support the economic development goals of the Village as conveyed through the Village's Comprehensive Plan, or other relevant adopted sub-area or strategic plans.*

The special use shall support the economic development goals of the Village as conveyed through the Village's Comprehensive Plan, or other relevant adopted sub-area or strategic plans. The Village's Comprehensive Plan is nearly 20 years old. The Comprehensive Plan designates the future use of the Subject Property as "Commercial," which designation was consistent with the Subject Property's use at the time of the Comprehensive Plan's adoption in 2007. However, given the age of the Comprehensive Plan, it could not anticipate the subsequent 2008 market crash nor the changing trends in development for the Subject Property and the surrounding area, which changes effectively rendered use of the Subject Property for commercial/retail purposes obsolete. Still, the proposed development is consistent with the broader vision for the Village set forth in the Comprehensive Plan. As the Comprehensive Plan notes, "as the Village looks to the future, there will be a greater demand for a variety of housing types and price points to meet the market demand of the current demographic trends."

This sentiment is echoed in the Village's Economic Development Strategic Plan and Residential Market Analysis. As the Economic Development Strategic Plan notes, development within the Village from the 1990's through the 2010's largely consisted of traditional suburban subdivisions with varying price points, such that "it's time to encourage new products with new amenities that appeal to a new generation of residents."

Most relevant to the proposed development is the 2023 Residential Market Analysis, which

was prepared at the direction of the Village for the specific purpose of evaluating the potential for multifamily for rent and attached for sale housing opportunities. The Residential Market Analysis concludes that the state of the new construction home market represents a significant opportunity for the development of attached for sale housing units in the Village, labeling the potential for this housing type as “significant.” Importantly, the Residential Market Analysis finds that the Village has yet to capture its share of this residential market, stating “moderate- to larger-scale townhome developments are generating strong sales volumes at multiple locations throughout the market, yet Hoffman Estates is currently void of such development activity.” As of the date of the Residential Market Analysis, there were 1,740 apartments and less than 350 attached for sale housing units approved or under construction in the Village, and the report found that “while other projects are at concept stage or in early discussion, the total number of units in planning is still 40% lower than market capacity through 2028 – not including upside potentials.”

Higgins Crossing will assist in fulfilling the needs and gaps in the market identified in the Comprehensive Plan, the Economic Development Strategic Plan, and the Residential Market Analysis. This will be accomplished via the conversion of otherwise underutilized property to a vibrant townhome community that targets a variety of homebuyers, including some of the fastest growing housing segments of our population – millennials, young professionals, and empty nesters.

3. Approval of a Planned Development.

Pursuant to Village Code Section 9-1-18A-D, Planned Developments shall meet the following objectives:

- a. Creation of a more desirable environment than would be possible through strict*

application of other Village land use regulations.

The Subject Property is currently zoned “B-2” Community Business District consistent with its historical use for car dealerships. Section 9-1-18A(E)(1) authorizes special uses for planned developments in the “B-2” Community Business District. The proposed development will promote the creation of a more desirable environment than would be possible through strict application of other Village land use regulations. Given the location, historical use, and site constraints of the Subject Property, approval of the development as a planned development is necessary to promote a creative, cohesive, and well thought out community. This includes development features such as an attractive stormwater basin central to the development, significant landscaping treatments along the east and south property lines to provide a buffer between the development and the adjacent uses, adequate room for additional on-site guest parking, and optimal configuration of the proposed townhomes such that they are all rear-loaded with the fronts of the buildings facing Evanston Street and Higgins Road.

b. Promotion of a creative approach to the use of land and related physical facilities resulting in better design and development, including aesthetic amenities.

The proposed Planned Development will promote a creative approach to the use of land and related physical facilities resulting in better design and development, including aesthetic amenities. As noted, the historical use of the Subject Property has been for car dealerships. Over the course of the past decade, car dealerships and commercial/retail uses have gravitated north to Golf Road, rendering the historical use of the Subject Property obsolete and no longer viable. As a result, the Subject Property has remained unoccupied and underutilized for the last 5+ years. The Subject Property has not been well maintained during this timeframe – windows have been boarded up, vegetation has become overgrown, and the Subject Property has been the subject of

multiple building code complaints and violations. Petitioner now seeks Village approval to reposition and redevelop the Subject Property with a seventy-two (72) unit townhome community.

Unlike the historical use of the Subject Property, the proposed development aligns with the current trend of development in the area and will logically transition between the surrounding uses, including the higher intensity commercial uses to the north and east, the Village Park apartment complex to the west, the Hampton Knoll duplexes to the south, and the detached single-family homes the further south you move from Higgins Road. Townhomes are also an appropriate transitional use along a principal arterial roadway corridor like Higgins Road. Whereas the uses along Golf Road to the north and Roselle Road to the east are commercial/retail in nature, the Higgins Road corridor is generally more residential, hosting a variety of residential housing developments including apartments, duplexes, townhomes, condominiums, and single-family detached homes.

Higgins Crossing will be served by a large stormwater detention basin located central to the development. This naturalized detention basin will include a variety of seed mixes and areas of open water, providing the community with an attractive open space feature. The detention basin will be maintained by the HOA to be formed for the development to ensure its proper function and sustained aesthetic appeal.

Landscape treatments will be utilized throughout Higgins Crossing to enhance the visual appeal of the community, including a mix of parkway trees, shade trees, and shrubs. In addition to foundation plantings around each building, extra care has been taken to strategically incorporate significant landscaping along the Subject Property's south and east property lines to screen the development from the adjacent uses and to create the feel of a residential enclave.

c. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features, and prevention of soil erosion.

Higgins Crossing has been designed to preserve and enhance the desirable site characteristics such as natural topography, vegetation and geologic features, and prevention of soil erosion. The Subject Property has been historically used for car dealerships, such that there are minimal desirable topography, vegetation, or geological features. Regardless, the site will be developed consistent with best water quality, planning, and engineering practices and the development will incorporate natural features where feasible. Specifically, Higgins Crossing will be served by a large stormwater detention basin located central to the development. This naturalized detention basin will include a variety of seed mixes and areas of open water, providing the community with an attractive open space feature. The detention basin will be maintained by the HOA to be formed for the development to ensure its proper function and sustained aesthetic appeal.

In addition, landscape treatments will also be utilized throughout Higgins Crossing to enhance the visual aesthetics of the community, including a mix of parkway trees, shade trees, and shrubs. Foundation plantings are planned around each building, and extra care has been taken to strategically incorporate significant landscaping along the Subject Property's south and east property lines to screen the development from the adjacent uses and to create the feel of a residential enclave.

d. Combination and coordination of architectural styles, building forms, and building relationships.

The proposed development is consistent with current market trends. The architecture can be categorized as "timeless craftsman," blending a variety of design features to create an attractive

facade. The use of quality and low maintenance materials ensures the development will withstand the test of time. The townhomes will feature a mix of two and a half and three-story streetscapes consistent with market trends in the area and consumer demand. All units will be rear-loaded so no garages are visible to the public eye from Higgins Road and Evanston Street. The homes will feature three 3 floor plans with no less than 2 elevations each. The standard base unit will be comprised of 2 bedrooms, 2.5-3.5 bathrooms, and a 2-car garage, with a 3rd bedroom and den option available. Square footages will range from approximately 1,650 square feet to 1,800 square feet. Architectural enhancements will include masonry, architectural shingle roofs, multiple roof peaks for added interest, a variety of window sizes, bump outs to break up the vertical plane, and a variety of siding types, including hardy board lap siding, board & batten, and shaker shingle.

e. Provisions for the preservation and beneficial use of open space.

The proposed Planned Development will provide for the preservation and beneficial use of open space. Historically, the Subject Property and the car dealerships located thereon provided little to no green space, with almost the entirety of the Subject Property consisting of buildings and surface parking. Unlike this historical use of the Subject Property, Higgins Crossing has been designed to incorporate open green space and vegetative features. Specifically, Higgins Crossing will be served by a large stormwater detention basin located central to the development. This naturalized detention basin will include a variety of seed mixes and areas of open water, providing the community with an attractive open space feature. The detention basin will be maintained by the HOA to be formed for the development to ensure its proper function and sustained aesthetic appeal.

In addition, landscape treatments will also be utilized throughout Higgins Crossing to

enhance the visual aesthetic of the community, including a mix of parkway trees, shade trees, and shrubs. Foundation plantings are planned around each building, and extra care has been taken to strategically incorporate significant landscaping treatments along the Subject Property's south and east property lines to screen the development from the adjacent uses and to create the feel of a residential enclave.

f. Encouragement of land uses that promote the public health, safety, and general welfare.

The proposed Planned Development will encourage land uses that promote the public health, safety, and general welfare. Historically, the Subject Property has been utilized for operation of car dealerships. Over the course of the past decade, car dealerships and commercial/retail uses have gravitated north to Golf Road, rendering commercial use of the Subject Property obsolete and no longer viable. As a result, the Subject Property has remained unoccupied and underutilized for the last 5+ years. The Subject Property has not been well maintained during this timeframe – windows have been boarded up, vegetation has become overgrown, and the Subject Property has been the subject of multiple building code complaints and violations. Petitioner's proposed development will facilitate demolition of the existing buildings on the Subject Property for its redevelopment, converting otherwise underperforming property for its highest and best use.

In addition, the proposed development aligns with the current trend of development in the area and will logically transition between the surrounding uses, including the higher intensity commercial uses to the north and east, the Village Park apartment complex to the west, the Hampton Knoll duplexes to the south, and the detached single-family homes the further south you move from Higgins Road.

Townhomes are also an appropriate transitional use along a principal arterial roadway corridor like Higgins Road. Whereas the uses along Golf Road to the north and Roselle Road to the east are commercial/retail in nature, the Higgins Road corridor is generally more residential, hosting a variety of residential housing developments including apartments, duplexes, townhomes, condominiums, and single-family detached homes.

The proposed townhomes in Higgins Crossing will help support the existing commercial and retail uses in the area, including those along Golf Road and Roselle Road which are only a short walk away and easily accessible via the existing sidewalk network in the area. In addition to supporting the nearby commercial uses, the proposed development will enhance the Village's revenue streams through new property, utility, and sales taxes.

g. Support the economic development goals of the Village, as conveyed through the Village's Comprehensive Plan, or other relevant adopted sub-area of strategic plans.

The special use shall support the economic development goals of the Village as conveyed through the Village's Comprehensive Plan, or other relevant adopted sub-area or strategic plans. The Village's Comprehensive Plan is nearly 20 years old. The Comprehensive Plan designates the future use of the Subject Property as "Commercial," which designation was consistent with the Subject Property's use at the time of the Comprehensive Plan's adoption in 2007. However, given the age of the Comprehensive Plan, it could not anticipate the subsequent 2008 market crash nor the changing trends in development for the Subject Property and the surrounding area, which changes effectively rendered use Subject Property for commercial/retail purposes obsolete. Still, the proposed development is consistent with the broader vision for the Village set forth in the Comprehensive Plan. As the Comprehensive Plan notes, "as the Village looks to the future, there will be a greater demand for a variety of housing types and price points to meet the market demand

of the current demographic trends.”

This sentiment is echoed in the Village’s Economic Development Strategic Plan and Residential Market Analysis. As the Economic Development Strategic Plan notes, development within the Village from the 1990’s through the 2010’s largely consisted of traditional suburban subdivisions with varying price points, such that “it’s time to encourage new products with new amenities that appeal to a new generation of residents.”

Most relevant to the proposed development is the 2023 Residential Market Analysis, which was prepared at the direction of the Village for the specific purpose of evaluating the potential for multifamily for rent and attached for sale housing opportunities. The Residential Market Analysis concludes that the state of the new construction home market represents a significant opportunity for the development of attached for sale housing units in the Village, labeling the potential for this housing type as “significant.” Importantly, the Residential Market Analysis finds that the Village has yet to capture its share of this residential market, stating “moderate- to larger-scale townhome developments are generating strong sales volumes at multiple locations throughout the market, yet Hoffman Estates is currently void of such development activity.” As of the date of the Residential Market Analysis, there were 1,740 apartments and less than 350 attached for sale housing units approved or under construction in the Village, and the report found that “while other projects are at concept stage or in early discussion, the total number of units in planning is still 40% lower than market capacity through 2028 – not including upside potentials.”

Higgins Crossing will assist in fulfilling the needs and gaps in the market identified in the Comprehensive Plan, the Economic Development Strategic Plan, and the Residential Market Analysis. This will be accomplished via the conversion of otherwise underutilized property to a vibrant townhome community that targets a variety of homebuyers, including some of the fastest

growing housing segments of our population – millennials, young professionals, and empty nesters.

4. Approval of a Master Sign Plan.

Petitioner has submitted plans for a permanent monument identification sign as depicted in the Final Landscape Plan, as well as a separate Marketing Signage Packet (the monument sign and marketing signage shall collectively comprise the “**Master Sign Plan**”). Pursuant to Village Code Section 9-3-8M-4-h(3), the Village Board of Trustees is authorized to approve a Master Sign Plan if it is determined that implementation of the Master Sign Plan will:

- a. Result in architecture and graphics of a scale appropriate for the subject development and the surrounding area;*

The proposed signage will result in architecture and graphics of a scale appropriate for the subject development and the surrounding area. Petitioner proposes a monument identification sign for the development to be located at the development’s entrance from Higgins Road as depicted on the Final Landscape Plan included with the submittal material. The proposed monument sign will safely and efficiently direct visitors to the development. The proposed sign has been architecturally designed to complement the area and homes in the development, featuring mounted metal sign lettering and precast sign paneling. The sign also incorporates high end materials, including brick and precast concrete.

In addition to the permanent monument identification sign to be located at the entrance from Higgins Road, Petitioner also proposes a number of temporary marketing signs as depicted on the Marketing Signage Packet included with the submittal material. The marketing signage includes billboard and flag signage, as well as model and sales center identification signs, a flag pole, and a model open banner. The proposed marketing signage will facilitate effective marketing

of the development, which benefits both the Petitioner, Village, and neighbors by properly showcasing the development to expedite its full occupancy. The marketing signage shall be removed within 30 days of the last home in the development being sold.

b. Provide signage consistent with the site plan and architecture of the project;

The proposed signage is consistent with the site plan and architecture of the project. As noted, Petitioner proposes a monument identification sign for the development to safely and efficiently direct visitors to the development. The proposed sign has been architecturally designed to complement the area and homes in the development, featuring mounted metal sign lettering and precast sign paneling. The sign also incorporates high end materials, including brick and precast concrete. In addition to the permanent monument sign, Petitioner also proposes a number of marketing signs. The proposed marketing signage will facilitate effective marketing of the development, expediting its full occupancy and ultimately helping to facilitate development of the Subject Property with its highest and best use with an additional housing option for Village residents and people looking to move to the community.

c. Avoid visual clutter;

The proposed signage will avoid visual clutter. Petitioner proposes a single monument identification sign for the development to be located at the entrance along Higgins Road. The sign is approximately 16' x 12' – an appropriate size and mass for the nature of the development and the sign's location along a principal arterial roadway like Higgins Road. Likewise, the proposed marketing signage has been designed and positioned to avoid visual clutter. The marketing signage is limited in number and has been spread across the frontage of the community, with signage proposed at the north entrance, the northwest corner, the southwest corner, and near the proposed

model home. As noted, the marketing signage will be removed within 30 days of the last home being sold in the community.

- d. Allow visitors, employees and consumers to readily identify the business entrances, while addressing the community's need for attractive, unobtrusive architecture and commercial graphics; and*

While this is a residential subdivision and not a commercial use, the proposed signage will allow visitors to readily identify the entrance to the subdivision while providing the community with attractive and unobtrusive signage. As noted, Petitioner proposes a monument identification sign for the development to be located at the entrance from Higgins Road to safely and efficiently direct visitors to the site. The proposed sign has been architecturally designed to complement the area and homes in the development, featuring mounted metal sign lettering and precast sign paneling. The sign also incorporates high end materials, including brick and precast concrete. In addition to the permanent monument sign, Petitioner also proposes a number of marketing signs. The proposed marketing signage will facilitate effective marketing of the development, expediting its full occupancy and ultimately helping to facilitate development of the Subject Property with its highest and best use with an additional housing option for Village residents and people looking to move to the community. The proposed signage is of appropriate size and mass for the nature of the development and the development's location along a principal arterial roadway.

- e. Result in a unified theme of signage for the project.*

The proposed signage will result in a unified theme of signage for the project. As noted, the proposed monument sign has been designed to complement the homes within the subdivision and nature of the area. The monument sign features mounted metal sign lettering and precast sign paneling and incorporates high end materials, including brick and precast concrete. In addition,

the proposed marketing signage will help expedite the development's full occupancy and ultimately facilitate development of the Subject Property with its highest and best use with an additional housing option for Village residents and people looking to move to the community.

WHEREFORE, by reason of the foregoing, and based on any testimony that may be proffered at the public hearing, the undersigned Petitioner requests the Village take the necessary steps for i) approval of a Final Plat of Subdivision; ii) approval of a Special Use Permit for a Planned Development; iii) approval of a Planned Development and associated deviations; iv) approval of a Master Sign Plan; and v) approval of such other relief from the Village Code as may be deemed necessary and appropriate to develop the Subject Property pursuant to the provisions of the Village Code as depicted on the development plans submitted herewith.

RESPECTFULLY SUBMITTED this 3rd day of October, 2025.

PETITIONER:

D.R. HORTON, INC. – MIDWEST

Eric M. Prechtel

Attorney for Petitioner

EXHIBIT "A"
Legal Description

PARCEL 1:

LOT 1 IN LEXUS SUBDIVISION, BEING A SUBDIVISION OF THE NORTHWEST ¼ OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 29, 1989 AS DOCUMENT 86921530, IN COOK COUNTY, ILLINOIS.

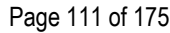
PARCEL 2:

LOT 2 IN LEXUS SUBDIVISION, BEING A SUBDIVISION OF THE NORTHWEST ¼ OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 29, 1989 AS DOCUMENT 86921530, IN COOK COUNTY, ILLINOIS.

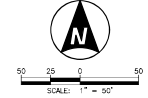
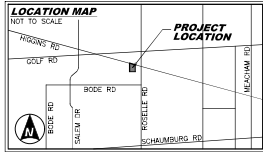
PINS: 07-15-102-023-0000

07-15-102-024-0000

COMMONLY KNOWN AS: 125 & 155 W. Higgins Road, Hoffman Estates, IL 60169

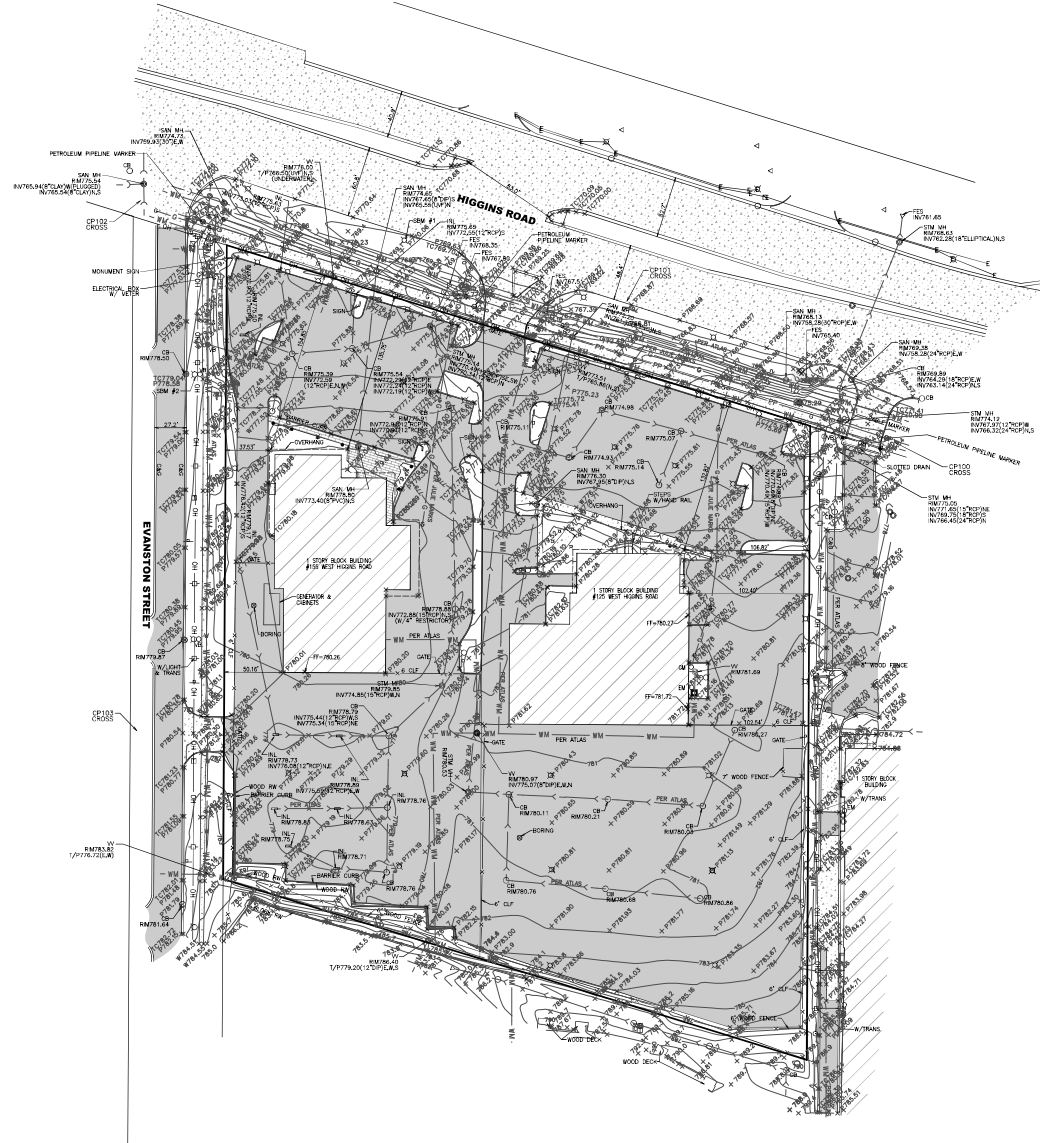


TOPOGRAPHIC SURVEY



LEGEND:

---	BOUNDARY LINE
---	BUILDING SETBACK LINE (BSL)
---	EXISTING LOT LINE
---	EXISTING RIGHT-OF-WAY LINE
---	EXISTING LOT LINE
---	OVERHEAD WIRE
---	FENCE
---	PETROLEUM PIPELINE
---	GAS PIPE
---	WATER MAIN
○	MANHOLE (MH)
○	CATCH BASIN (CB)
○	INLET (INL)
○	FLARED END SECTION (FES)
○	VALVE VALVE (VV)
○	VALVE BOX (VB)
○	AUXILIARY VALVE (AV)
○	BOLLARD (BOL)
○	FIRE HYDRANT (FH)
○	ELECTRIC MANHOLE (EMH)
○	TELEPHONE MANHOLE (TMH)
○	HANDHOLE (HH)
○	LIGHT (LHT)
○	POWER POLE
○	60V WIRE (60V)
○	CABLE PEDESTAL (PEDC)
○	ELECTRIC PEDESTAL (PEED)
○	TELEPHONE PEDESTAL (PEDT)
○	TRANSFORMER
○	SIGN
○	CURB AND GUTTER
○	CHAIN LINK FENCE
○	ELECTRIC METER
○	FOUND IRON ROD
○	FOUND IRON PIPE
○	GAS METER
○	SANITARY
○	SBM
○	STW
○	STR
○	TRANS
○	CONCRETE (CONC)
○	GRAVEL
○	HOT MIX ASPHALT (HMA)
○	BUILDING
○	DEPRESSED CURB



NOTES:

1. ACCORDING TO OUR INTERPRETATION OF THE FLOOD INSURANCE RATE MAP THAT COVER THE AREA, THE HEREIN DESCRIBED PROPERTY FALLS WITHIN ZONE X AND UNDEVELOPED AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL FLOOD FLOODPLAIN AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 17031C0187A, WITH A MAP REVISED DATE OF AUGUST 19, 2008.
2. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
3. COMPARE SITE CONDITIONS WITH THE DATA GIVEN ON THIS SURVEY AND REPORT ANY DISCREPANCIES TO THE SURVEYOR AT ONCE.
4. REFER TO LOCAL ORDINANCES FOR ADDITIONAL RESTRICTIONS.
5. NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENTS.
6. CONTACT JULIE AT 1-800-892-0123 FOR EXACT LOCATION OF BURIED UTILITIES PRIOR TO DIGGING.
7. OBSERVABLE ABOVE GROUND UTILITIES AND ABOVE GROUND EVIDENCE OF UNDERGROUND UTILITIES LOCATED AND SHOWN HEREON.
8. SURVEY IS BASED ON FIELD WORK COMPLETED ON 02-24-25.

BENCHMARKS:

- SITE BENCHMARK #1:**
CUT SQUARE ON LIGHT POLE BASE, THE SECOND LIGHT POLE EAST OF EVANSTON STREET ON THE SOUTH SIDE OF HIGGINS ROAD, APPROXIMATELY 200 FEET SOUTHEASTLY OF THE CENTERLINE OF EVANSTON STREET, 14 (UNADJUSTED BASED ON LEICA GS15 SVANTARTEHA PERFORMANCE)
- SITE BENCHMARK #2:**
EAST BOLT ON THE FIRST FIRE HYDRANT SOUTH OF HIGGINS ROAD ON THE EAST SIDE OF EVANSTON STREET, APPROXIMATELY 250 FEET SOUTH OF THE CENTERLINE OF HIGGINS ROAD
ELEVATION = 781.81



STATE OF ILLINOIS
COUNTY OF COOK
SS
WE, MACKIE CONSULTANTS LLC, AN ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-002924, HEREBY CERTIFY THAT WE HAVE PREPARED THE TOPOGRAPHY AS SHOWN HEREON AND THAT THIS PLAN REPRESENTS THE CONDITIONS FOUND AT THE TIME OF SAID TOPOGRAPHY.

GIVEN UNDER MY HAND AND SEAL THIS 28TH DAY OF FEBRUARY, 2025 IN ROSEMONT, ILLINOIS.

Michael J. O'Connor
MICHAEL J. O'CONNOR
EMAIL: mconner@mackieconsultants.com
ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 035-002592
LICENSE EXPIRES: NOVEMBER 30, 2026
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A TOPOGRAPHIC SURVEY.

Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847) 695-1400
www.mackieconsultants.com

CLIENT:
D.R. HORTON
America's Builder

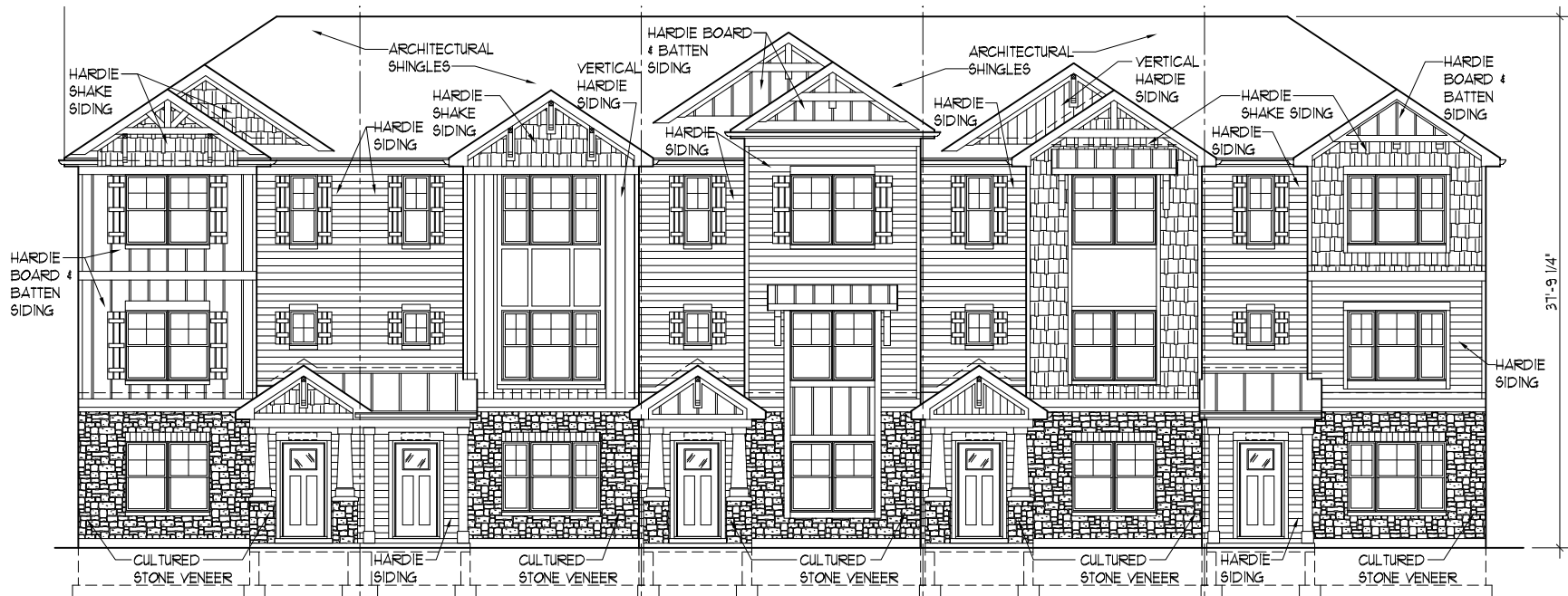
D.R. HORTON, INC.-MIDWEST
1750 EAST GOLF ROAD
SUITE 925
SCHAUMBURG, IL 60173

DATE	DESCRIPTION OF REVISION	BY	SCALE
			1" = 50'

TOPOGRAPHIC SURVEY
NAPLETON TOWNHOME DEVELOPMENT
HOFFMAN ESTATES, ILLINOIS

SHEET	1 OF 1
PROJECT NUMBER	5082
© MACKIE CONSULTANTS LLC 2025	ILLINOIS FIRM LICENSE 184-002924

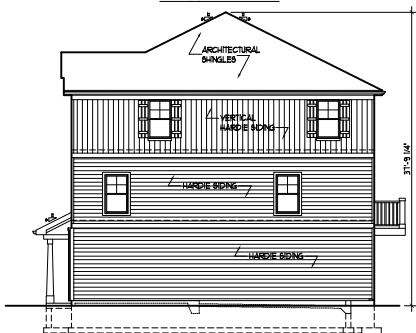




1828 PLAN ELEV 'FB3' 1828 PLAN ELEV 'FB3' 1651 PLAN ELEV 'FB3' 1828 PLAN ELEV 'FB3' 1828 PLAN ELEV 'FA3'

FRONT ELEVATION - 5 UNIT BUILDING

SCALE: 1/8"=1'-0"



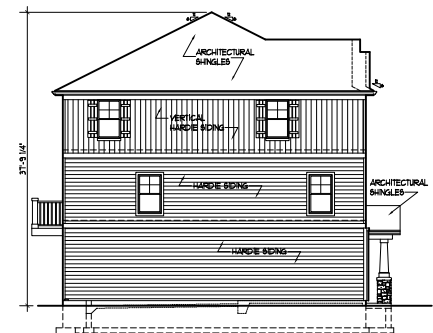
TYPICAL RIGHT ELEVATION

SCALE: 1/16"=1'-0"



TYPICAL REAR ELEVATION

SCALE: 1/16"=1'-0"



TYPICAL LEFT ELEVATION

SCALE: 1/16"=1'-0"

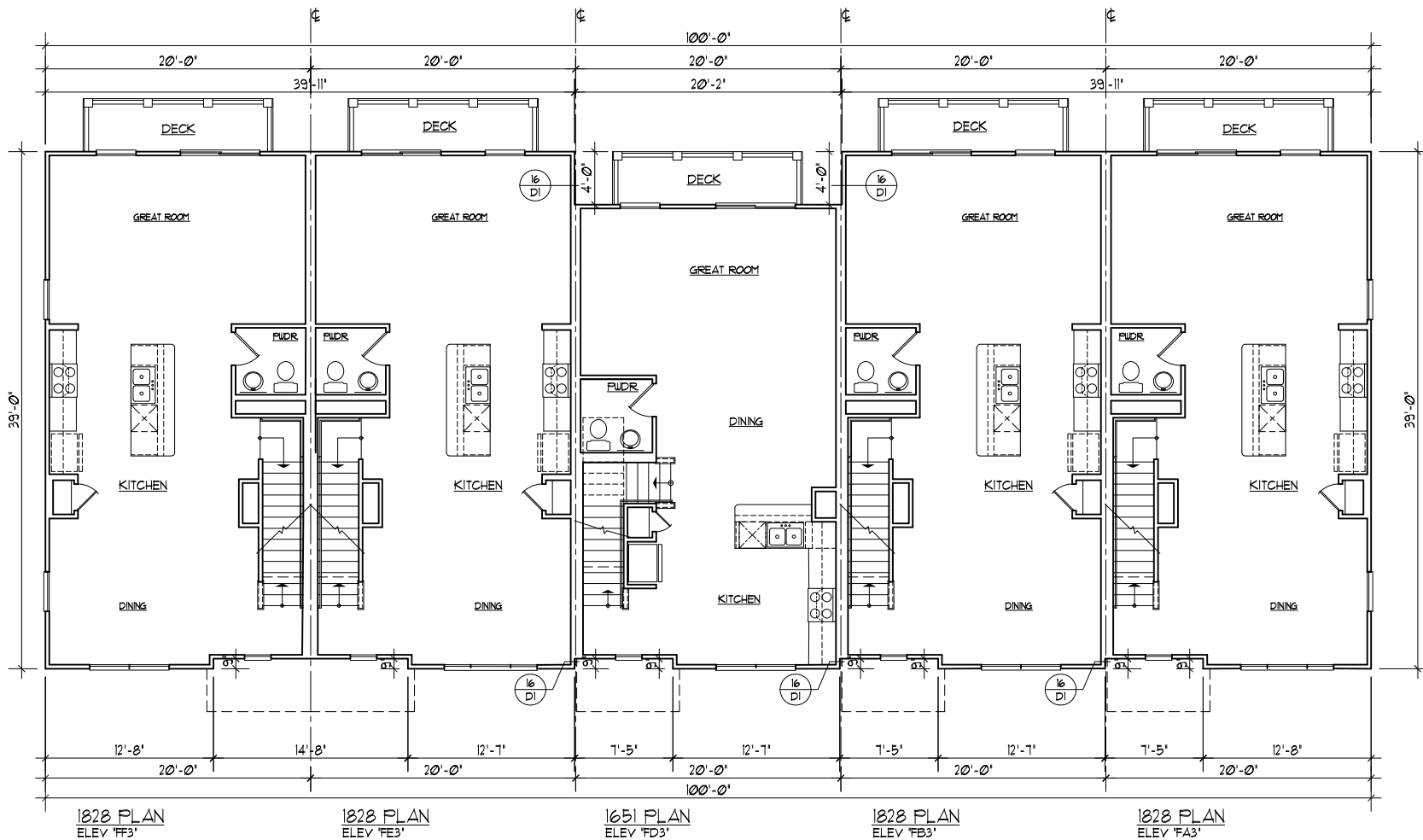
5 UNIT 3 STORY BUILDING-SEABOARD SERIES

HIGGINS CROSSING
HOFFMAN ESTATES, IL

D-R HORTON DRI
America's Builder


Premier Architecture, Inc.
1000 W. SPRING ST., SOUTH ELGIN, IL 60177 (647) 877-6150

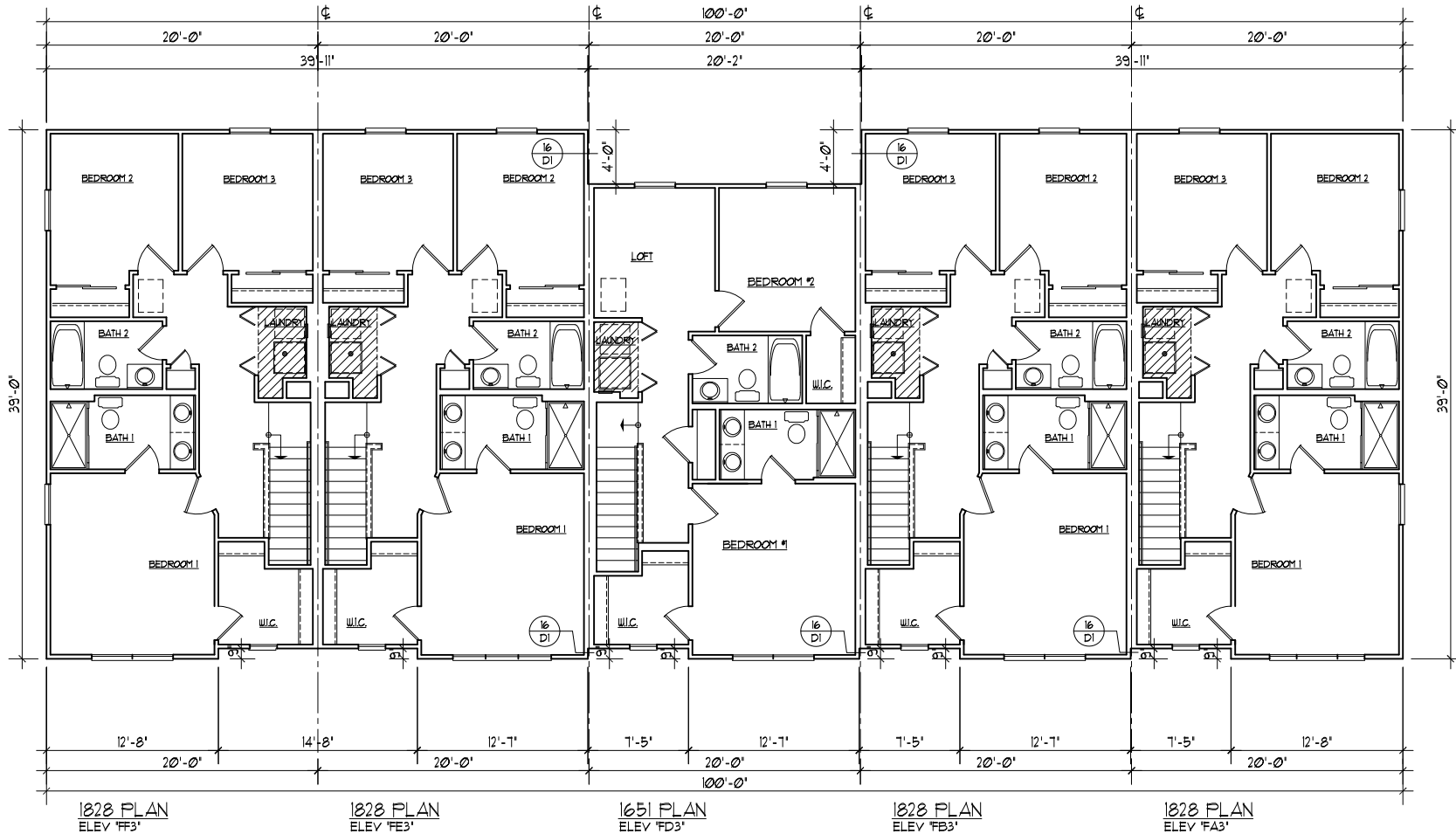
08-13-25



FIRST FLOOR PLAN

5 UNIT 3 STORY BUILDING SEABOARD SERIES

HIGGINS CROSSING
HOFFMAN ESTATES, IL



SECOND FLOOR PLAN

5 UNIT 3 STORY BUILDING SEABOARD SERIES

HIGGINS CROSSING
HOFFMAN ESTATES, IL

FINAL ENGINEERING PLANS HIGGINS CROSSING HOFFMAN ESTATES, ILLINOIS

LEGEND

EXISTING	PROPOSED
SANITARY SEWER	8" PVC
FORCE MAIN	12" RCP
STORM SEWER	12" RCP
UNDERDRAIN	
MANHOLE	
CATCH BASIN	
INLET	
CLEANOUT	
WATER MAIN	12" RCP
VALVE VAULT	
VALVE BOX	
FIRE HYDRANT	
FLARED END SECTION	
COMBINED SEWER	
STREET LIGHT/PARKING LOT LIGHT	
POWER POLE	
STREET SIGN	
FENCE	
GAS MAIN	
OVERHEAD LINE	
TELEPHONE LINE	
ELECTRIC LINE	
CABLE TV LINE	
HIGH WATER LEVEL	
NORMAL WATER LEVEL	
CONTOUR LINE	
TOP OF CURB ELEVATION	
TOP OF DEPRESSED CURB	
PAVEMENT ELEVATION	
SPOT ELEVATION	
FINISHED FLOOR ELEVATION	
TOP OF FOUNDATION	
GRADE AT FOUNDATION	
HIGH OR LOW POINT	
OVERLAND FLOOD ROUTE	
PAVEMENT FLOW DIRECTION	
SKALE FLOW DIRECTION	
DEPRESSED CURB AND GUTTER	
REVERSE CURB AND GUTTER	

ABBREVIATIONS

AC ACRE	HWL HIGH WATER ELEVATION	SAN SANITARY SEWER
BC BACK OF CURB	INL INLET	SMH SANITARY MANHOLE
BTM BOTTOM	INV INVERT	STA STATION
CB CATCH BASIN	LF LINEAL FEET/FOOT	STM STORM SEWER
CFS CUBIC FEET PER SECOND	LP LIGHT POLE	SY SQUARE YARD
CY CUBIC YARD	LT LEFT	SWPP SWPP
DIAMETER	L/W LOWEST GRADE ADJACENT	SWPP STORMWATER POLLUTION PREVENTION PLAN
DWM DUCTILE IRON WATER MAIN	L/W LOWEST GRADE ADJACENT	TDC TOP OF DEPRESSED CURB
ELEV ELEVATION	MAX MAXIMUM	TC TOP OF CURB
EP EDGE OF PAVEMENT	MH STORM MANHOLE	TF TOP OF FOUNDATION
FF FINISHED FLOOR	MIN MINIMUM	T/W TOP OF RETAINING WALL
FES FLARED END SECTION	NWL NORMAL WATER ELEVATION	TYP TYPICAL
FT FOOT/FEET	OCS OUTLET CONTROL STRUCTURE	VB VALVE BOX
G GUTTER ELEVATION	P PAVEMENT ELEVATION	VC VERTICAL CURVE
GF GRADE AT FOUNDATION	PVC POLYVINYL CHLORIDE PIPE	W VALVE VAULT
GR GRADE RING ELEVATION	R R/W ELEVATION	WM WATER MAIN
HDPE HIGH DENSITY POLYETHYLENE PIPE	RT RIGHT	VP1 VERTICAL POINT OF INTERSECTION
HYD FIRE HYDRANT	ROW RIGHT OF WAY	
HMA HOT MIX ASPHALT		

INDEX OF SHEETS

- 1 COVER SHEET
- 2 EXISTING CONDITIONS AND DEMOLITION PLAN
- 3 OVERALL SITE PLAN
- 4 GRADING PLAN
- 5 GRADING DETAILS
- 6 GRADING DETAILS
- 7 STORMWATER POLLUTION PREVENTION PLAN (SWPPP)
- 8 SWPPP DETAILS
- 9 SWPPP SPECIFICATIONS
- 10 OVERALL UTILITY PLAN
- 11 SANITARY SEWER PROFILES
- 12 STREET LIGHTING, PAVEMENT, AND SIGNAGE PLAN
- 13 CONSTRUCTION DETAILS
- 14 CONSTRUCTION DETAILS
- 15 CONSTRUCTION DETAILS
- 16 PROJECT SPECIFICATIONS
- 17 STORMWATER MANAGEMENT PLAN
- 18 MAINTENANCE AND MONITORING PLAN

Contact the Metropolitan
Water Reclamation District
of Greater Chicago 2 days
before starting work.

P (708) 588-4055
E WMQjobStart@mwrdd.org



BENCHMARKS

SITE BENCHMARK #1:
OUT SQUARE ON LIGHT BOLT BASE, THE SECOND LIGHT POLE
EAST OF EVANSTON STREET ON THE SOUTH SIDE OF HIGGINS
ROAD, APPROXIMATELY 200 FEET SOUTHEASTLY OF THE
CENTERLINE OF EVANSTON STREET.
ELEVATION = 710.24 (NAVD83 BASED ON LEICA GS15
SMARTANTENNA PERFORMANCE)

SITE BENCHMARK #2:
ROAD BOLT ON THE FIRST FIRE HYDRANT SOUTH OF HIGGINS
ROAD ON THE EAST SIDE OF EVANSTON STREET.
APPROXIMATELY 250 FEET SOUTH OF THE CENTERLINE OF
HIGGINS ROAD.
ELEVATION = 701.01

NOTES:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:
 - STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT SS) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION;
 - ILLINOIS LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION;
 - VILLAGE OF HOFFMAN ESTATES DEVELOPMENT REQUIREMENTS AND STANDARDS MANUAL.
- IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

LOCATION MAP



THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY AS WELL AS SUPERVISION, DIRECTION AND MEANS & METHODS OF CONSTRUCTION

DRAINAGE CERTIFICATION

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SAID IMPROVEMENTS OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE IMPROVEMENTS.

[Signature]
LICENSED ENGINEER



Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847) 695-1400
www.mackieconsultants.com

CLIENT:
D-R HORTON
America's Builder

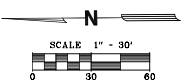
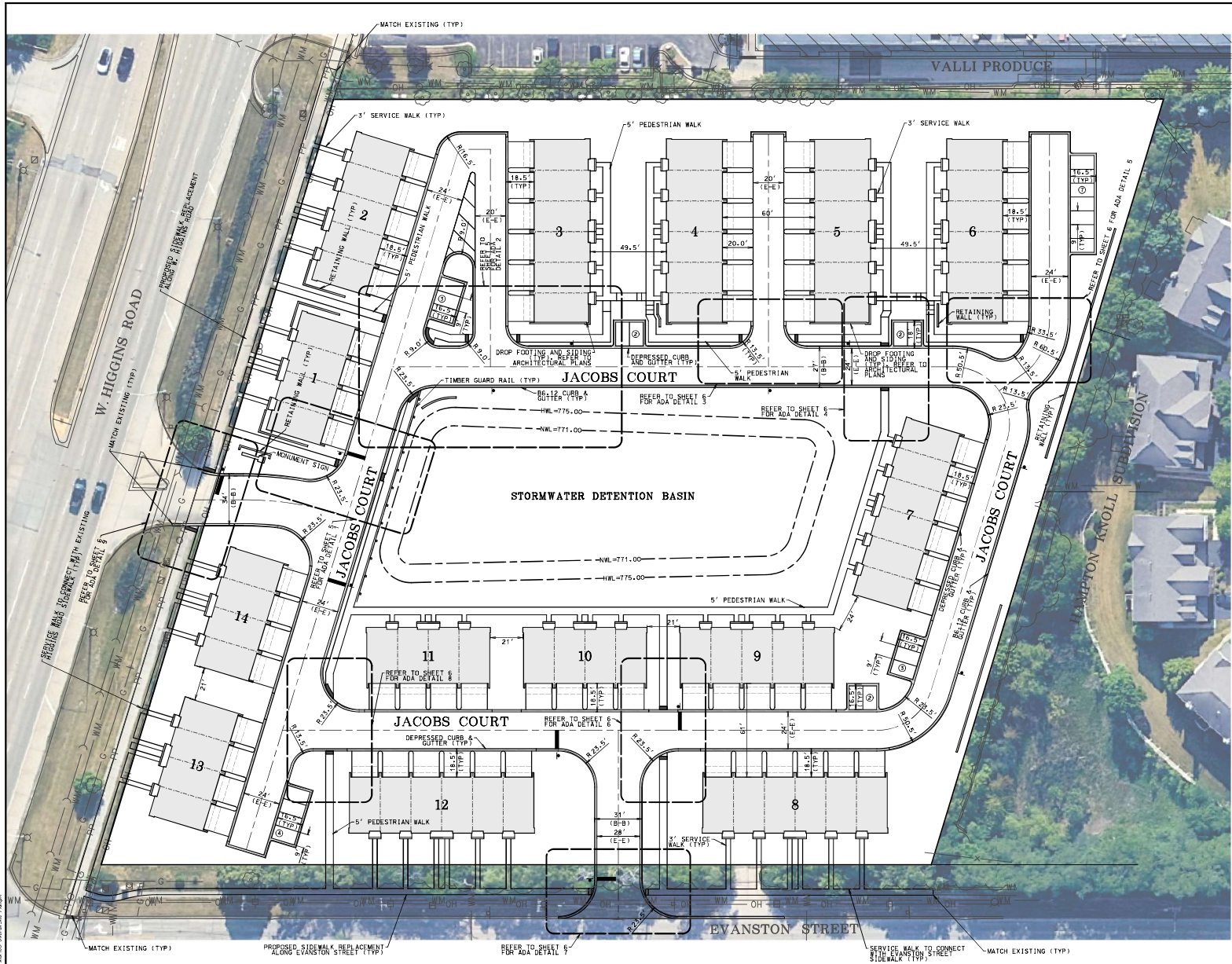
D.R. HORTON, INC.-MIDWEST
1750 E. GOLF ROAD, SUITE 925
SCHAUMBURG, ILLINOIS 60173

DESIGNED	AA
DRAWN	AA/JD
APPROVED	KJM
DATE	08/15/2026
SCALE	N.T.S.
DATE	DESCRIPTION OF REVISION
12/03/26	REVISED PER VILLAGE & ENGINEERING REVIEW COMMENTS
10/13/25	REVISED PER CLIENT REVIEW
09/26/26	REVISED PER VILLAGE SITE PLAN COMMENTS & CLIENT REVIEW

COVER SHEET
HIGGINS CROSSING
HOFFMAN ESTATES, ILLINOIS

SHEET
1 OF 18
PROJECT NUMBER: 5082
© MACKIE CONSULTANTS, LLC 2025
ILLINOIS PROFESSIONAL ENGINEER LICENSE #44-002694





- SITE PLAN GENERAL NOTES**
1. ALL DIMENSIONS ARE TO BACK OF CURB OR FACE OF BUILDING UNLESS OTHERWISE NOTED.
 2. ALL RADII ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
 3. ALL BUILDING DIMENSIONS ARE BASED ON CONCEPT SITE PLAN DATED 05-22-2025. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND CONTACT THE ARCHITECT FOR ANY DISCREPANCIES.
 4. ALL ON-SITE PAVEMENT MARKINGS SHALL BE PAINTED UNLESS OTHERWISE NOTED.
 5. ALL PROPOSED CURB AND GUTTER SHALL BE 36" HIGH AND SHALL BE DERESSED CURB WHERE SIDEWALK MEETS A STREET UNLESS OTHERWISE INDICATED. CURB DEPRESSIONS SHALL MEET ADA REQUIREMENTS AS NOTED IN THE CONSTRUCTION DETAILS.
 6. ALL JOINTS MADE WITH EXISTING PAVEMENT, CURB, WALK, OR CURB AND GUTTER ARE TO BE SAWCUT FULL DEPTH WITHIN 24 HOURS OF PLACEMENT.
 7. SEE LANDSCAPE PLANS FOR DETAILS OF RETAINING WALLS.
 8. ALL CURB ISLANDS TO HAVE 1-FOOT MINIMUM RADIUS ON CORNERS UNLESS OTHERWISE SHOWN.

**REFER TO SHEETS 15
FOR TYPICAL ROADWAY
CROSS SECTIONS
AND DETAILS**

PARKING STALLS STANDARD OFF-STREET PERPENDICULAR PARKING STALLS SHALL BE 9-FOOT WIDE AND 30-FOOT DEEP	COUNT
23	
DRIVEWAY STALLS SHALL BE 14-FOOT DEEP BY 17-FOOT WIDE	COUNT
72	

02/11/2025 2:50:02 PM In: C:\Users\jgordon\OneDrive\OneDrive\Projects\Higgins Crossing\Higgins Crossing.dwg User: jgordon



Mackie Consultants, LLC
 9575 W. Higgins Road, Suite 500
 Rosemont, IL 60018
 (847) 695-1400
www.mackieconsultants.com

CLIENT:

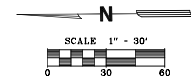
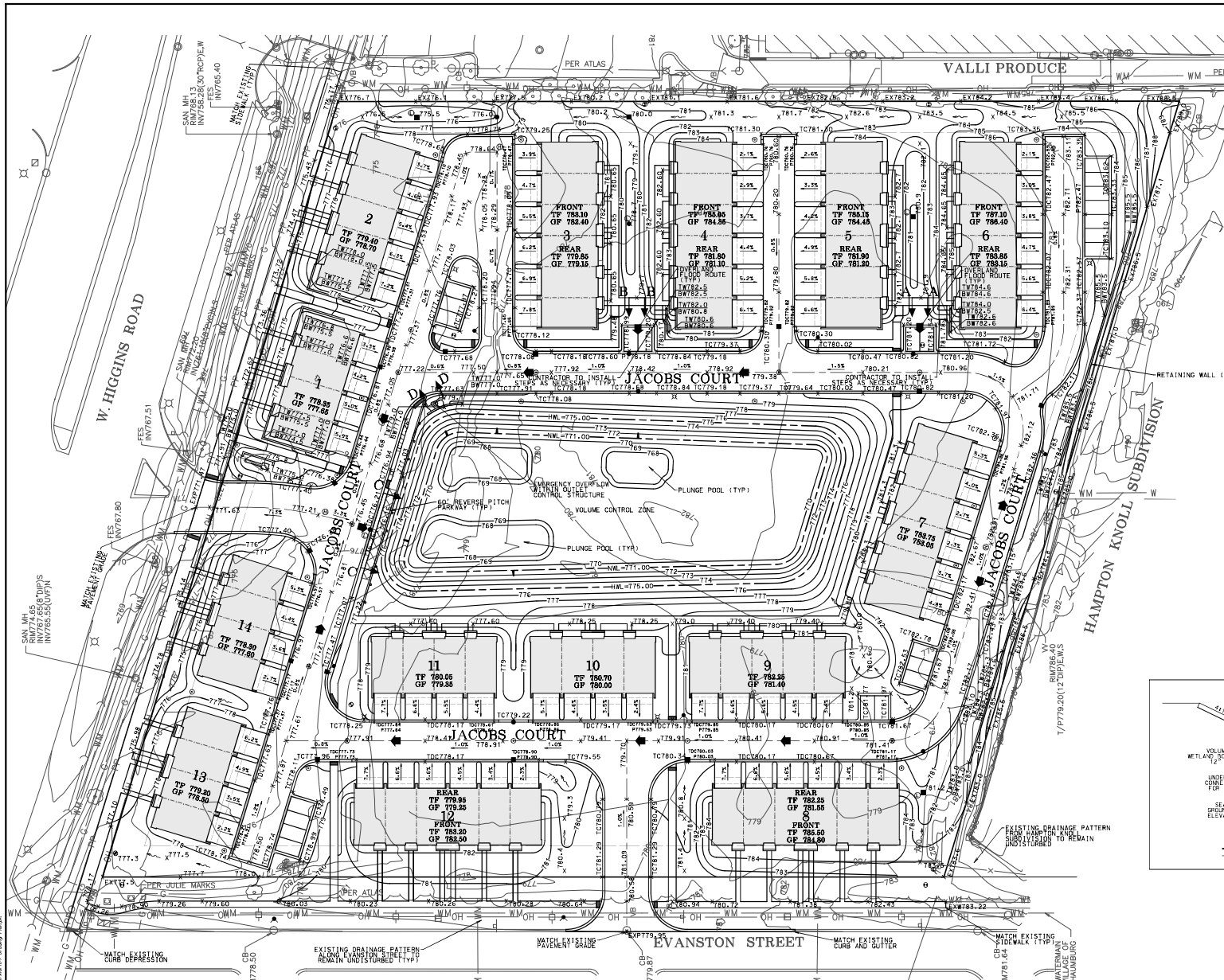
D-R HORTON
America's Builder

D.R. HORTON, INC.-MIDWEST
 1750 E. GOLF ROAD, SUITE 925
 SCHAUMBURG, ILLINOIS 60173

DATE	DESCRIPTION OF REVISION	BY	SCALE
12/03/25	REVISED PER VILLAGE & ENGINEERING REVIEW COMMENTS	AA	APPROVED
10/13/25	REVISED PER CLIENT REVIEW	AA	DATE
09/26/25	REVISED PER VILLAGE SITE PLAN COMMENTS & CLIENT REVIEW	AA	SCALE
			1" = 30'

**OVERALL SITE PLAN
HIGGINS CROSSING
HOFFMAN ESTATES, ILLINOIS**

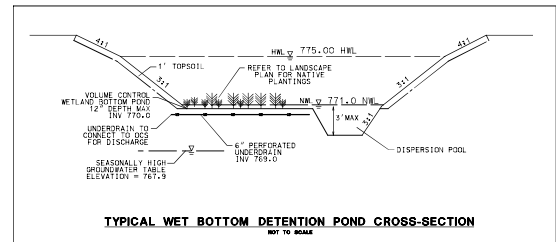
SHEET	3 OF 18
PROJECT NUMBER	5082
© MACKIE CONSULTANTS LLC 2025	ILLINOIS FIRM LICENSE #4-000844



- GRADING PLAN GENERAL NOTES**
- EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS ON 02-24-2025. CONTRACTOR SHALL FIELD CHECK EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION AND NOTIFY THE OWNER AND ENGINEER OF ANY DISCREPANCIES.
 - ALL DISTURBED AREAS SHALL BE RESTORED WITH 6-INCHES OF TOPSOIL AND SEEDING.
 - EXCAVATION AND EMBANKMENT SHALL BE PERFORMED PER THE DETAILED SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
 - ALL CURB ELEVATIONS ARE TO BE TOP OF CURB. ALL GUTTER ELEVATIONS ARE 0.5' BELOW TOP OF CURB ELEVATION UNLESS OTHERWISE NOTED.
 - DRIVEWAY SLOPES SHALL BE A MINIMUM OF 2% AND A MAXIMUM OF 8%.
 - GRADING INDICATED MAY NEED TO BE ADJUSTED BASED ON FIELD CONDITIONS. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES WITH FIELD CONDITIONS PRIOR TO FINE GRADING.
 - BUILDING AREA INDICATED IS APPROXIMATE AND REPRESENTS ONE POSSIBLE OPTION OF HOME. GRADING MAY NEED TO BE ADJUSTED AS OTHER HOMES ARE SOLD.
 - OVERFLOW DRAINAGE ROUTES AND SIZES MUST BE INSTALLED AT THE ELEVATION AND LOCATION SHOWN.
 - DO NOT INTERRUPT DRAINAGE FROM OFF SITE DURING CONSTRUCTION OPERATIONS. PROVIDE TEMPORARY DRAINAGE DITCHES WHERE REQUIRED.
 - CONTRACTOR SHALL MEET EXISTING GROUND ELEVATIONS AT PROPERTY LINE, UNLESS OTHERWISE NOTED AND THE APPROPRIATE EASEMENTS OR PERMISSION HAS BEEN OBTAINED.

REFER TO SHEET 5 FOR
TYPICAL TOWNHOME MASS
GRADING DETAIL

DETENTION BASIN INFORMATION	
	100-YEAR
STORMWATER VOLUME REQUIRED	-2.21 AC-FT
STORMWATER VOLUME PROVIDED	-2.30 AC-FT
NORMAL WATER ELEVATION	-771.00 FT
HIGH WATER ELEVATION REQUIRED	-774.87 FT
HIGH WATER ELEVATION PROVIDED	-775.00 FT
OVERFLOW WEIR ELEVATION (IN OCS)	-779.90 FT
ALLOWABLE RELEASE RATE (100-YEAR)	-0.90 CFS
ACTUAL RELEASE RATE (100-YEAR)	-0.69 CFS
VOLUME CONTROL REQUIRED	-0.31 AC-FT
VOLUME CONTROL PROVIDED	-0.46 AC-FT



Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847) 695-1400
www.mackieconsultants.com

CLIENT:

D-R HORTON
America's Builder

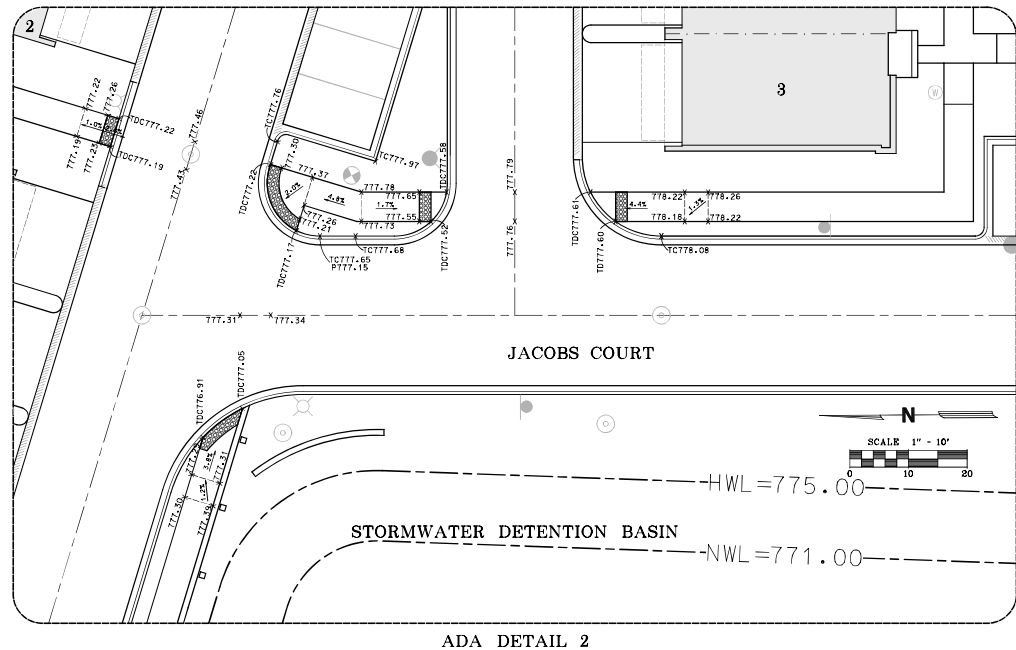
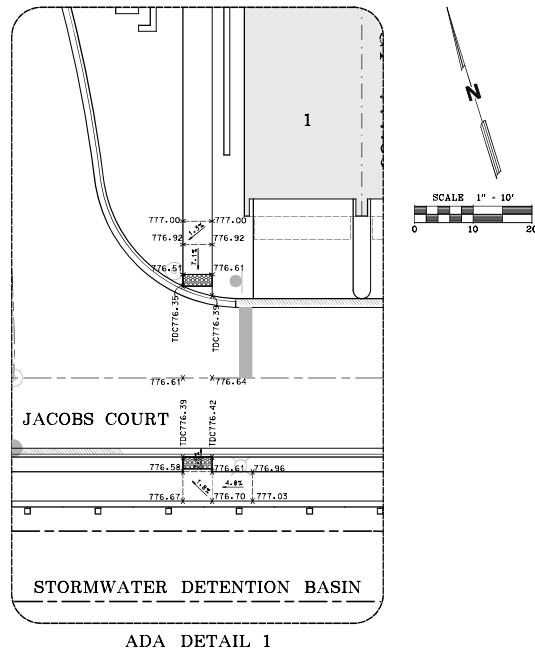
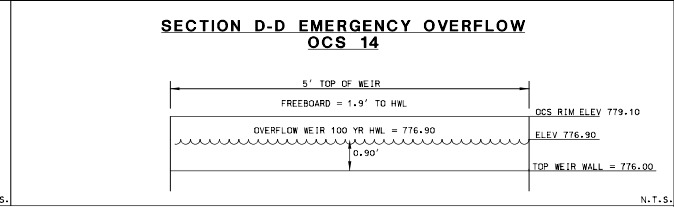
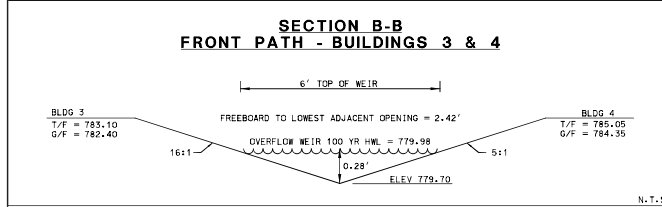
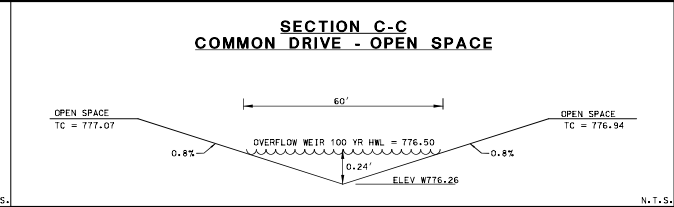
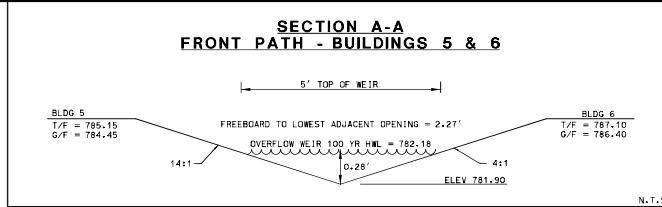
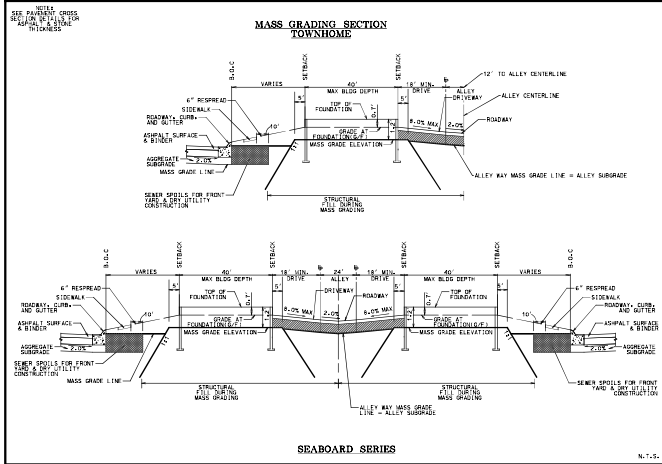
D.R. HORTON, INC.-MIDWEST
1750 E. GOLF ROAD, SUITE 925
SCHAUMBURG, ILLINOIS 60173

DATE	REVISION	BY	SCALE
12/03/25	DESIGNED	AA	
10/13/25	DRAWN	AA/JD	
09/26/25	APPROVED	KJM	
	DATE	08/15/2025	
	SCALE	1" = 30'	

OVERALL GRADING PLAN
HIGGINS CROSSING
HOFFMAN ESTATES, ILLINOIS

SHEET
4 OF 18

PROJECT NUMBER: 5082
© MACKIE CONSULTANTS, LLC 2025
ILLINOIS PROFESSIONAL ENGINEER LICENSE #44-002894



Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847) 696-1400
www.mackieconsultants.com

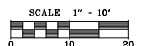
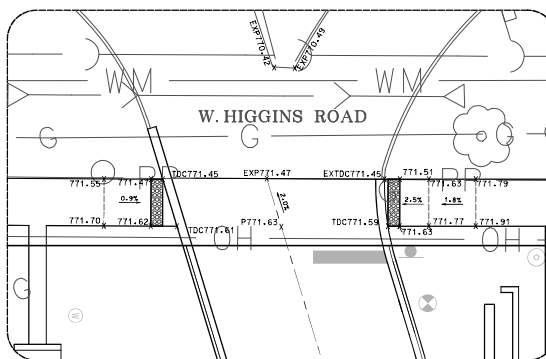
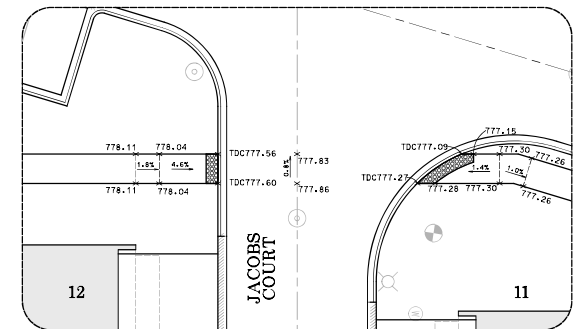
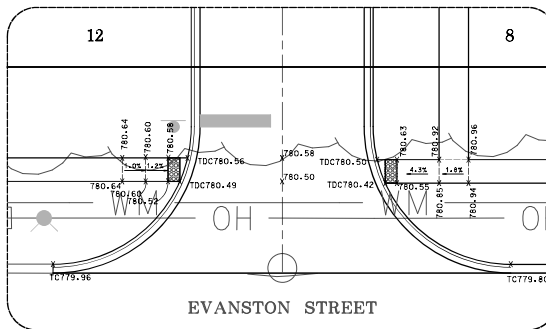
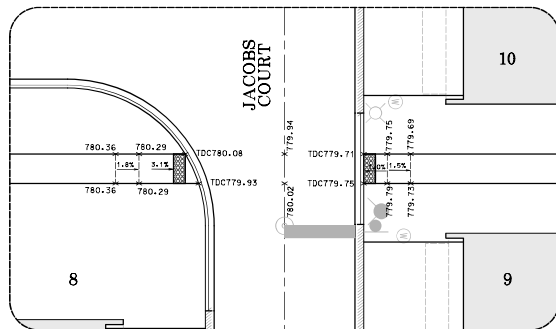
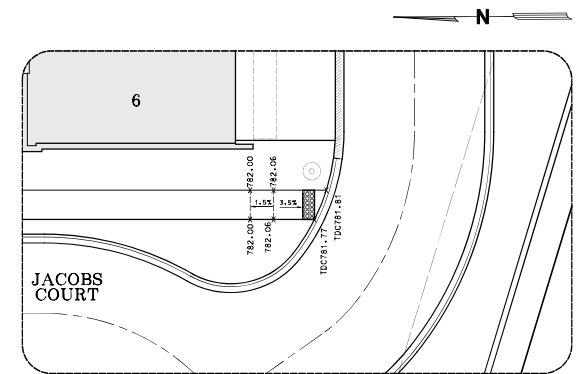
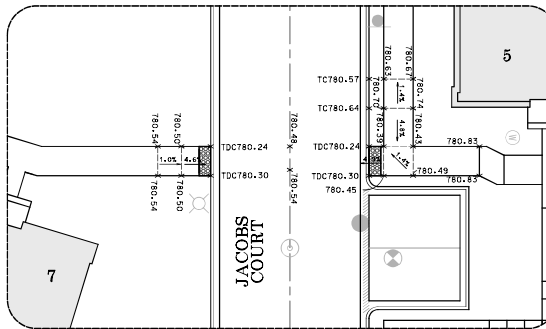
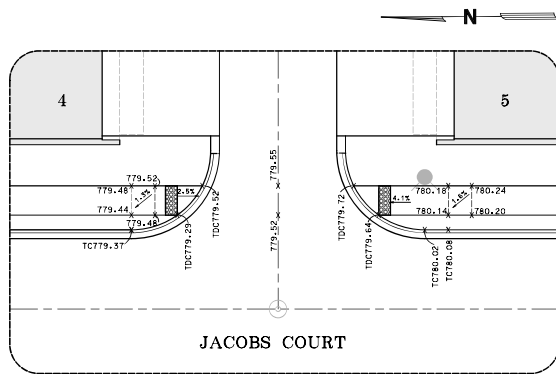
D.R. HORTON
America's Builder

D.R. HORTON, INC.-MIDWEST
1750 E. GOLF ROAD, SUITE 925
SCHAUMBURG, ILLINOIS 60173

DESIGNED	AA
DRAWN	AA/JD
APPROVED	KJM
DATE	08/15/2025
SCALE	N.T.S.

**GRADING DETAILS
HIGGINS CROSSING
HOFFMAN ESTATES, ILLINOIS**

SHEET
5 OF 18
PROJECT NUMBER: 5082
© MACKIE CONSULTANTS, LLC 2025
ILLINOIS PERM LICENSE #4-00084



Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847) 695-1400
www.mackiecons.com

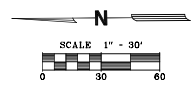
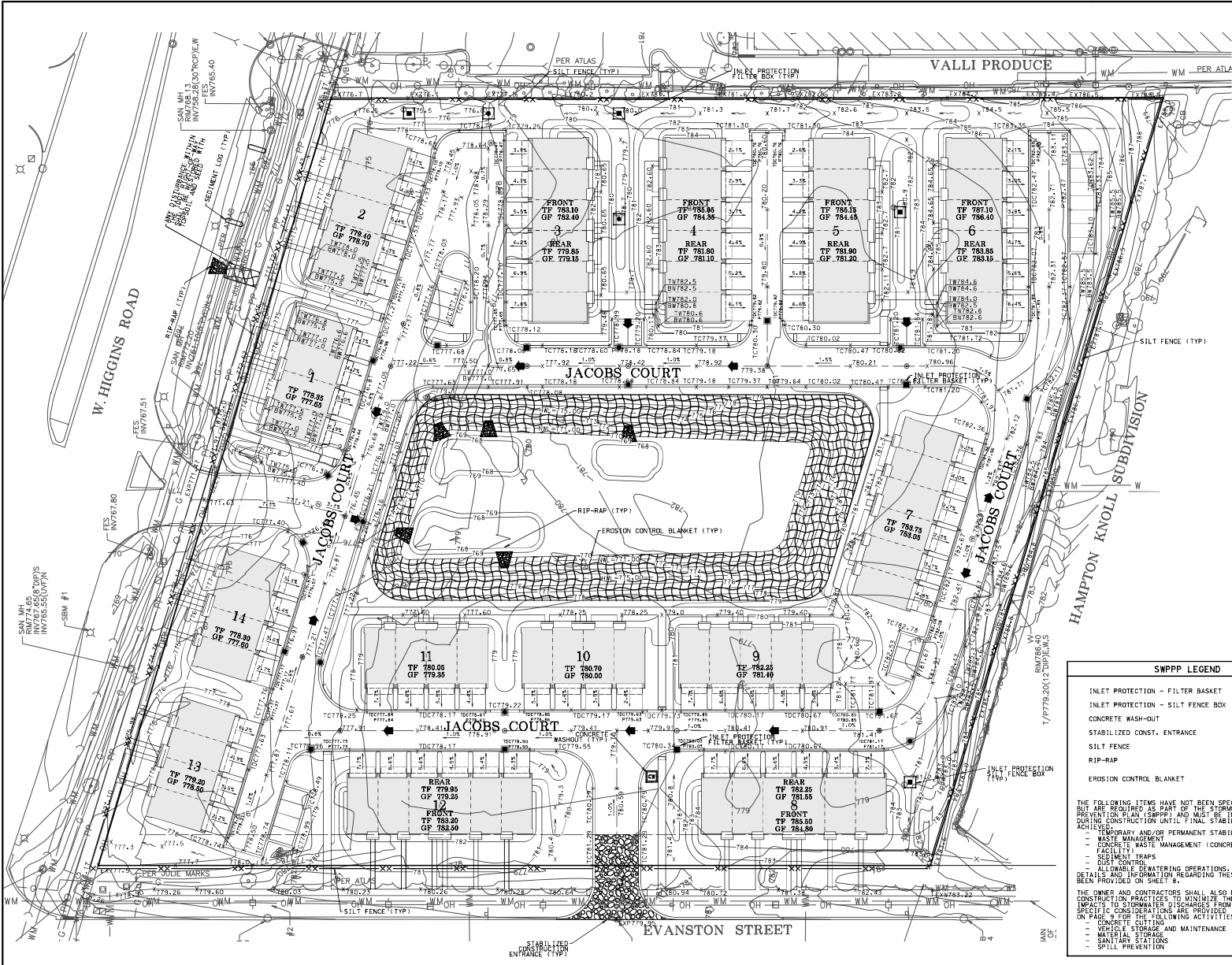


D.R. HORTON, INC.-MIDWEST
1750 E. GOLF ROAD, SUITE 925
SCHAUMBURG, ILLINOIS 60173

DESIGNED	AA
DRAWN	AA/JD
APPROVED	KJM
DATE	08/15/2025
SCALE	1" = 10'
DATE	12/03/25
REVISION	REVISED PER VILLAGE & ENGINEERING REVIEW COMMENTS
DATE	10/13/25
REVISION	REVISED PER CLIENT REVIEW
DATE	09/26/25
REVISION	REVISED PER VILLAGE SITE PLAN COMMENTS & CLIENT REVIEW
DATE	
REVISION	

GRADING DETAILS
HIGGINS CROSSING
HOFFMAN ESTATES, ILLINOIS

SHEET	6 OF 18
PROJECT NUMBER	5082
© MACKIE CONSULTANTS LLC 2025	
ILLINOIS FIRM LICENSE #4-00094	



GENERAL INFORMATION
THIS STORM WATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN DEVELOPED TO FULFILL ONE OF THE REQUIREMENTS OF THE GENERAL NPDES PERMIT NO. ILR10 FOR THE DISCHARGE OF STORM WATER ASSOCIATED WITH CONSTRUCTION PROJECTS DISTURBING ONE ACRE OR MORE. THE OWNER AND CONTRACTORS SHALL COMPLY WITH ALL REQUIREMENTS OF THE ILR10 FOR ALL SUCH CONSTRUCTION PROJECTS. THE STORM WATER DISCHARGES ASSOCIATED WITH THE CONSTRUCTION ACTIVITY FROM THIS SITE ARE SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE ILR10 GENERAL NPDES PERMIT, MODIFIED DATE SEPTEMBER 22, 2023.

ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH "PROCEDURES AND STANDARDS FOR URBAN SOIL EROSION AND SEDIMENTATION CONTROL IN ILLINOIS" AND THE "ILLINOIS URBAN MANUAL".

THE EXECUTED OWNER CERTIFICATION AND THE CONTRACTOR CERTIFICATIONS SHALL BE KEPT ONSITE WITH THE APPROVED SWPPP.

SWPPP AVAILABILITY
THE OWNER SHALL RETAIN A COPY OF THE SWPPP AT THE CONSTRUCTION SITE FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.

KEEPING PLANS CURRENT
THE PERMITTEE SHALL AMEND THE PLAN WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE, WHICH HAS A SIGNIFICANT EFFECT ON THE POTENTIAL FOR THE DISCHARGE OF POLLUTANTS TO THE WATERS OF THE STATE AND WHICH HAS NOT OTHERWISE BEEN ADDRESSED IN THE PLAN OR IF THE PLAN PROVES TO BE INEFFECTIVE IN ELIMINATING OR SIGNIFICANTLY CONTROLLING POLLUTANTS IN STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION SITE ACTIVITY. IN ADDITION, THE PLAN SHALL BE AMENDED TO IDENTIFY ANY NEW CONTRACTOR AND/OR SUBCONTRACTOR THAT WILL IMPLEMENT A MEASURE OF THE PLAN. AMENDMENTS TO THE PLAN MAY BE REQUIRED BY THE MUNICIPALITY, OWNER, OR OTHER REVIEWING AGENCY. COPIES OF THE AMENDMENTS SHALL BE KEPT ONSITE AS PART OF THE SWPPP.

RETENTION OF RECORDS
THE OWNER SHALL RETAIN COPIES OF THIS PLAN AND ALL REPORTS AND NOTICES REQUIRED BY THIS PERMIT, AND RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THIS PERMIT, FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE PERMIT COVERAGE EXPIRES OR IS TERMINATED. THIS PERIOD MAY BE EXTENDED BY THE REQUEST OF THE AGENCY AT ANY TIME. IN ADDITION, THE OWNER SHALL RETAIN A COPY OF THE PLAN REQUIRED BY THIS PERMIT AT THE CONSTRUCTION SITE FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.

ILR10 NOTICE OF TERMINATION GUIDANCE
WHEN A SITE HAS BEEN FINALLY STABILIZED AND ALL STORM WATER DISCHARGES FROM CONSTRUCTION SITES THAT ARE AUTHORIZED BY THE ILR10 PERMIT ARE ELIMINATED, THE OWNER OF THE FACILITY MUST SUBMIT A COMPLETED NOTICE OF TERMINATION THAT IS SIGNED IN ACCORDANCE WITH PART II.1.7.1.6 (SIGNATORY REQUIREMENTS) OF THE PERMIT.

BEST MANAGEMENT PRACTICES FOR POST CONSTRUCTION STORMWATER MANAGEMENT
THE FOLLOWING POST-CONSTRUCTION PRACTICES HAVE BEEN INCLUDED WITHIN THIS STORMWATER POLLUTION PREVENTION PLAN TO CONTROL POLLUTION UPON COMPLETION OF CONSTRUCTION ACTIVITIES:

- DEEP WATER DETENTION PONDS WITH NATIVE VEGETATION PLANTED ON SLOPE SLOPES
- DRY BOTTOM DETENTION PONDS WITH NATIVE PLANTINGS
- WATER-QUALITY DETENTION BASIN WITH EMERGENT AND NATIVE PLANTINGS
- POND INLET/OUTLET DESIGN TO PREVENT SHORT-CIRCUITING OF FLOW
- SEDIMENT POOLS AT DISCHARGE POINTS IN WATER QUALITY PONDS
- PERMANENT LEVEL SPREADERS
- VEGETATED SHALES WITH NATIVE PLANTINGS
- VEGETATED SLOPES WITH NATIVE PLANTINGS AND UNDERPLANTS
- VEGETATED SHALES WITH TURF GRASSES
- FILTER STRIPS, 25-FOOT MINIMUM, WITH NATIVE GRASSES
- FILTER STRIPS, 25-FOOT MINIMUM WITH TURF GRASSES
- INFILTRATION BASINS
- INFILTRATION TRENCHING
- PERMEABLE PAVEMENTS/PERMEABLE PAVEMENTS
- CDS OR CDS MANUFACTURED STORMWATER TREATMENT SYSTEMS
- RAIN BARRELS
- DRY WELLS
- RIP RAP AT STORMWATER DISCHARGE POINTS
- HOUSE COMPOSTS POSITIONED TO DISCHARGE ON GRADE VEGETATED/PERVIOUS GROUND COVER.

SWPPP LEGEND

INLET PROTECTION - FILTER BASKET	[Symbol]
INLET PROTECTION - SILT FENCE BOX	[Symbol]
CONCRETE WASH-OUT	[Symbol]
STABILIZED CONST. ENTRANCE	[Symbol]
SILT FENCE	[Symbol]
RIIP-RAP	[Symbol]
EROSION CONTROL BLANKET	[Symbol]

THE FOLLOWING ITEMS HAVE NOT BEEN SPECIFICALLY SHOWN BUT ARE REQUIRED AS PART OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND MUST BE INCORPORATED DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED:

- TEMPORARY AND/OR PERMANENT STABILIZATION
- WASTE MANAGEMENT
- CONCRETE WASTE MANAGEMENT (CONCRETE WASH-OUT)
- DUST CONTROL
- ALLOWABLE DEWATERING OPERATIONS
- DETAILS AND INFORMATION REGARDING THESE MEASURES HAVE BEEN PROVIDED ON SHEET 8.

THE OWNER AND CONTRACTORS SHALL ALSO REVIEW ALL CONSTRUCTION PRACTICES TO MINIMIZE THE POTENTIAL IMPACTS TO STORMWATER DISCHARGES FROM THE SITE. SPECIFIC CONSTRUCTION ACTIVITIES ARE PROVIDED ON PAGE 9 FOR THE FOLLOWING ACTIVITIES:

- VEHICLE STORAGE AND MAINTENANCE
- MATERIAL STORAGE
- SANITARY STATIONS
- SPILL PREVENTION

**STORMWATER POLLUTION PREVENTION PLAN (SWPPP)
EVANSTON PLACE
HOFFMAN ESTATES, ILLINOIS**

SHEET
7 OF 18

PROJECT NUMBER: 5082
© MACKIE CONSULTANTS, LLC 2023
ILLINOIS PERM. LICENSE: 04-000944

Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)695-1400
www.mackieconsultants.com

CLIENT:
D-R HORTON
America's Builder

D.R. HORTON, INC.-MIDWEST
1750 E. GOLF ROAD, SUITE 925
SCHAUMBURG, ILLINOIS 60173

			DESIGNED	AA	
			DRAWN	AA/JD	
			APPROVED	KJM	
12/03/26	REVISED PER VILLAGE & ENGINEERING REVIEW COMMENTS	AA			
10/13/25	REVISED PER CLIENT REVIEW	AA	DATE	08/15/2026	
09/26/26	REVISED PER VILLAGE SITE PLAN COMMENTS & CLIENT REVIEW	AA			
DATE	DESCRIPTION OF REVISION	BY	SCALE	1" = 30'	

02/12/2025 12:50:27 PM
in:\0807\Engineering\Hoffman Estates\04-000944

Final Landscape Plan

HIGGINS CROSSING

Hoffman Estates, Illinois

December 05, 2025

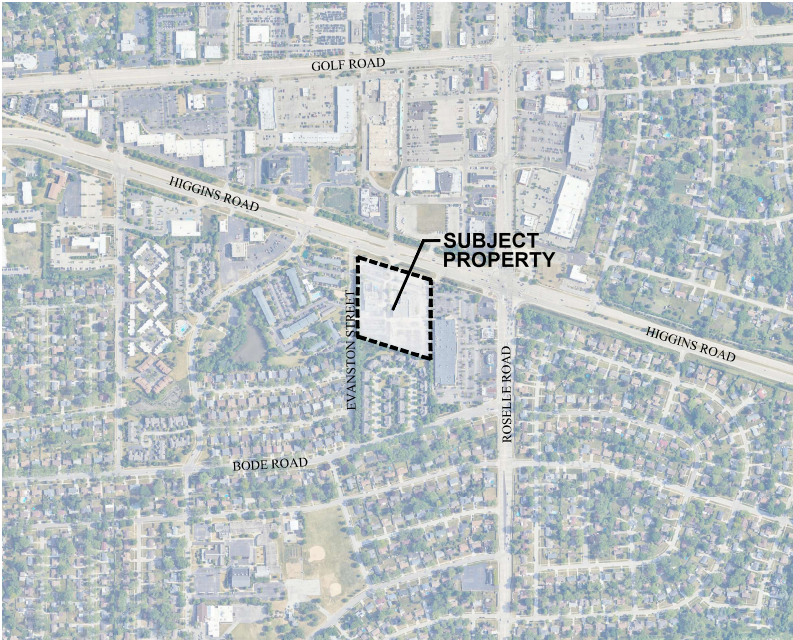
CONSULTANTS:



LANDSCAPE ARCHITECT:
 GARY R. WEBER ASSOCIATES, INC
 402 W. LIBERTY DRIVE
 WHEATON, ILLINOIS 60187



CIVIL ENGINEER:
 MACKIE CONSULTANTS, L.L.C.
 9575 W. HIGGINS ROAD, SUITE 500
 ROSEMONT, ILLINOIS 60018



LOCATION MAP

SCALE: 1"=400'

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
L1.0	COVER SHEET
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE DETAILS
L1.3	LANDSCAPE DETAILS
L1.4	TYPICAL FOUNDATION LANDSCAPE PLANS
L1.5	TYPICAL FOUNDATION LANDSCAPE PLANS
L1.6	TYPICAL FOUNDATION LANDSCAPE PLANS
L1.7	MONUMENT DETAILS
L1.8	MONUMENT SPECIFICATIONS
L1.9	TREE PRESERVATION PLAN
L1.10	TREE INVENTORY
L1.11	LANDSCAPE SPECIFICATIONS



PLANT LIST

Key	Qty	Botanical/Common Name	Size	Remarks
SHADE TREES				
AF	8	Acer x freemanii 'Mormo' MORNO FREEMAN MAPLE	2 1/2' Cal.	
AM	8	Acer myriodol 'Morton' STATE STREET MAPLE	2 1/2' Cal.	
AS	2	Acer saccharum 'Green Mountain' GREEN MOUNTAIN SUGAR MAPLE	2 1/2' Cal.	
GT	2	Gleditsia triacanthos var. 'Inermis' 'Skyline' SKYLINE HONEYLOCUST	2 1/2' Cal.	
GB	16	Quercus bicolor SWAMP WHITE OAK	2 1/2' Cal.	
GR	7	Quercus rubra RED OAK	2 1/2' Cal.	
TC	6	Thuja occidentalis 'GreenSpire' GREENSPIRE LITTLELEAF LINDEN	2 1/2' Cal.	
UM	6	Ulmus 'Morton Glassy' TRUMPET ELM	2 1/2' Cal.	
ORNAMENTAL TREES				
OK	3	Cornus kousa KOUSA DOGWOOD	6' Ht.	Cume Form
MS	2	Magnolia stellata 'Royal Star' ROYAL STAR MAGNOLIA	6' Ht.	Multi-Stem
EVERGREEN TREES				
PA	34	Picea abies NORWAY SPRUCE	8' Ht.	
PA10	8	Picea abies NORWAY SPRUCE	10' Ht.	
PG	30	Picea canadensis BLACK HILLS SPRUCE	8' Ht.	
TO	42	Thuja occidentalis 'Emerald' EMERALD GREEN ARBORVITAE	6' Ht.	4' O.C.
DECIDUOUS SHRUBS				
VJ	7	Viburnum x juddii JUDD VIBURNUM	36" Tall	4' O.C.
EVERGREEN SHRUBS				
BG	6	Buxus 'Glenn's' CHICAGO GREEN BOXWOOD	24" Wide	4' O.C.
JK	36	Juniperus x pfitzeriana 'Kelsy's Compact' KALLA'S COMPACT PFTZER JUNIPER	24" Wide	4' O.C.
ORNAMENTAL GRASSES				
CA	28	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	30" O.C.
SA	10	Scallop autumnalis AUTUMN MOON GRASS	#1	18" O.C.
SH	36	Sporobolus heterostachys PRAIRIE DROPSIEE	#1	24" O.C.
PERENNIALS				
AB	70	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
MISC. MATERIALS				
36		SHREDDED HARDWOOD MULCH	C.Y.	
6,505		SOD	S.Y.	
0.5		TURF SEED & EROSION CONTROL BLANKET	AC.	

NATIVE AREA QUANTITIES

Key	Qty.	Description
0.05 AC		NET MEADOW SEED & EROSION CONTROL BLANKET
0.05 AC		EMERGENT SEED MIX AND PLUGS
4		NATURALIZED STORMWATER MANAGEMENT AREA SIGN

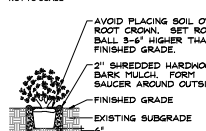
GENERAL LANDSCAPE NOTES

- Contractor shall verify underground utility lines and is responsible for any damage.
- Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
- Material quantities shown are for contractors convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
- The landscape architect reserves the right to inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.
- Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.
- Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work.
- See General Conditions and Specifications for landscape work for additional requirements.

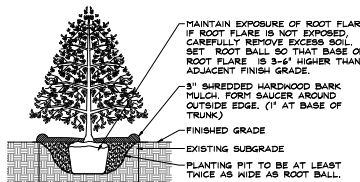
PLANT DETAILS



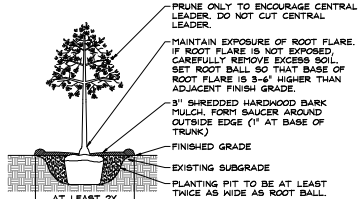
PERENNIALS AND GROUNDCOVERS



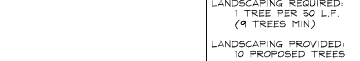
DECIDUOUS AND EVERGREEN SHRUBS



EVERGREEN TREES



DECIDUOUS TREES



NORTHWEST CORNER LANDSCAPE

SEE DETAIL SHEET L1.3

PARKWAY TREES: 1425 L.F.
LANDSCAPING REQUIRED:
1 TREE PER 50 L.F.
(9 TREES MIN.)
LANDSCAPING PROVIDED:
4 PROPOSED TREES

NORTH ENTRANCE LANDSCAPE

SEE DETAIL SHEET L1.2

NORTHEAST PARKING LANDSCAPE

SEE DETAIL SHEET L1.3

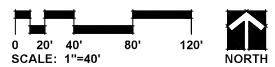
SOUTHEAST PARKING LANDSCAPE

SEE DETAIL SHEET L1.3

SOUTHWEST PARKING LANDSCAPE

SEE DETAIL SHEET L1.2

10-5-4.D.4 TOWNHOME OPEN SPACE: 65 UNITS
LANDSCAPING REQUIRED:
1 FRONT YARD SHADE TREE / UNIT =
65 SHADE TREES
LANDSCAPING PROVIDED:
65 SHADE TREES
13 EVERGREEN TREES
5 ORNAMENTAL TREES



REV	DATE
3	12.05.2025
2	10.08.2025
1	10.07.2025

DATE	09.25.2025
PROJECT NO.	DR24169
DRAWN	AUG / SMR
CHECKED	SJR
SHEET NO.	

NATIVE SEED MIXTURES

8/15/2025

Temporary Cover Crop

Cover crops shall be installed in all planting areas containing dry mesic, mesic, and wet mesic soils to, stabilize soils, and combat weed pressure during the germination and establishment of the native seeding area.

Botanical Name	Common Name	lbs / AC
Cover Crop		
<i>Avena sativa</i>	Seed Oats	40,000

Wet Meadow Seed Mixture

Lower slopes of basin

Botanical Name	Common Name	lbs / AC
Grasses / Sedges		
<i>Carex bicknellii</i>	Bicknell's Sedge	1,250
<i>Carex bicknellii</i>	Bicknell's Sedge	1,125
<i>Carex bicknellii</i>	Bicknell's Sedge	1,250
<i>Carex cristata</i>	Crested Oval Sedge	1,000
<i>Carex rostrata</i>	Field Oval Sedge	1,250
<i>Carex normalis</i>	Spreading Oval Sedge	1,015
<i>Carex scoparia</i>	Pointed Broom Sedge	1,100
<i>Carex spicata</i>	Common Fox Sedge	1,000
<i>Carex virginica</i>	Brown Fox Sedge	1,250
<i>Elymus argutus</i>	Virginia Wild Rye	3,000
<i>Glyceria striata</i>	Fowl Manna Grass	1,100
<i>Juncus dudleyi</i>	Dudley's Rush	1,000
<i>Juncus roemerianus</i>	Torrey's Rush	1,011
<i>Panicum virgatum</i>	Switch Grass	3,000
<i>Scirpus atrovirens</i>	Dark Green Bulrush	1,000
<i>Scirpus cyperinus</i>	Wool Grass	1,000
Total Grasses / Sedges		7,721

Wildflowers/Broadleaves

<i>Asclepias incarnata</i>	Swamp Milkweed	1,125
<i>Bidens cernua</i>	Nodding Bur Marigold	1,100
<i>Boltonia asteroides</i>	False Aster	1,031
<i>Eupatorium perfoliatum</i>	Common Boneset	1,015
<i>Euthamia graminifolia</i>	Grass-leaved Goldenrod	1,300
<i>Helenium autumnale</i>	Sneezeweed	1,003
<i>Hibiscus laevis</i>	Herb-leaved Rose Nallow	1,300
<i>Iris virginica</i>	Blue Flag Iris	1,000
<i>Lobelia siphilitica</i>	Great Blue Lobelia	1,031
<i>Monarda virginica</i>	Monardella	1,031
<i>Physostegia virginiana</i>	Obelisk Plant	1,031
<i>Pycnanthemum virginicum</i>	Common Mountain Mint	1,003
<i>Solidago rigida</i>	Stiff Goldenrod	1,125
<i>Symphoricarpos novae-angliae</i>	New England Asar	1,250
<i>Veronica fasciculata</i>	Common Ironweed	1,300
<i>Verbena hastata</i>	Blue Vervain	1,300
<i>Zizia aurea</i>	Golden Alexanders	1,500
Total Forbs		1,895
Total Wet Meadow Seed Mix		1,616

Low Profile Prairie with Flowers Seed Mix

Upper basin slopes

Botanical Name	Common Name	lbs / AC
Grasses		
<i>Bouteloua curtipendula</i>	Side Oats Grama	1,000
<i>Panicum virgatum</i>	Prairie Switch Grass	1,125
<i>Elymus canadensis</i>	Prairie Wild Rye	1,000
<i>Schizanthus scoparium</i>	Little Bluestem	1,000
Total Grasses		11,125

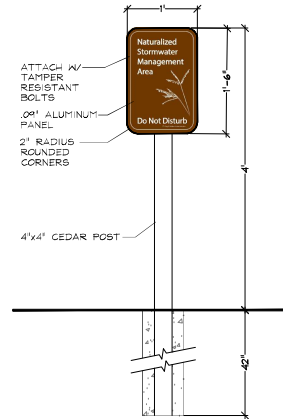
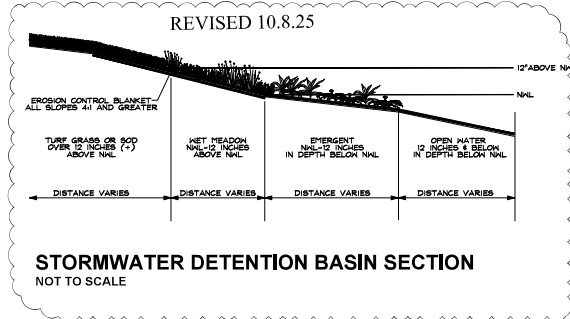
Wildflowers/Broadleaves

<i>Allium canadense</i>	Nodding Wild Onion	1,100
<i>Anemone canadensis</i>	Lead Plant	1,125
<i>Asclepias tuberosa</i>	Butterflyweed	1,500
<i>Astragalus canadensis</i>	Canada Milk Vetch	1,003
<i>Coreopsis palmata</i>	Prairie Coreopsis	1,025
<i>Chamaeneris fasciculata</i>	Pettridge pea	1,198
<i>Dalea purpurea</i>	Purple Prairie Clover	1,500
<i>Echinacea pallida</i>	Pale Purple Coneflower	1,000
<i>Echinacea purpurea</i>	Purple Coneflower	1,500
<i>Eryngium yuccifolium</i>	Rattlesnake Master	1,125
<i>Heliopsis scabra</i>	False Sunflower	1,000
<i>Lespedeza bicolor</i>	Round-headed Bush Clover	1,125
<i>Liatris aspera</i>	Rough Blazing Star	1,250
<i>Liatris pycnostachya</i>	Prairie Blazing Star	1,198
<i>Monarda mollis</i>	Prairie Bergamot	1,003
<i>Parthenium integrifolium</i>	Wild Quinine	1,019
<i>Penstemon digitalis</i>	Forgive-me-not	1,125
<i>Petalostemum candidum</i>	White Prairie Clover	1,125
<i>Petalostemum purpureum</i>	Purple Prairie Clover	1,198
<i>Potentilla arguta</i>	Prairie Cinquifol	1,011
<i>Pycnanthemum tenuifolium</i>	Slender Mountain Mint	1,031
<i>Ratibida pinnata</i>	Yellow Coneflower	1,125
<i>Rudbeckia hirta</i>	Black-eyed Susan	1,500
<i>Rudbeckia subtomentosa</i>	Sweet Black-eyed Susan	1,003
<i>Rudbeckia laetifolia</i>	Brown-eyed Susan	1,500
<i>Solidago rigida</i>	Stiff Goldenrod	1,250
<i>Symphoricarpos laevis</i>	Smooth Blue Asar	1,003
<i>Symphoricarpos novae-angliae</i>	New England Asar	1,250
<i>Tradescantia virginiana</i>	Common Spiderwort	1,003
<i>Verbena stricta</i>	Hoary Vervain	1,125
<i>Zizia aurea</i>	Golden Alexanders	1,500
Total Forbs		7,825
Total Low Profile Prairie Seed Mix		21,950

Emergent Plant Seed and Plug Mixture

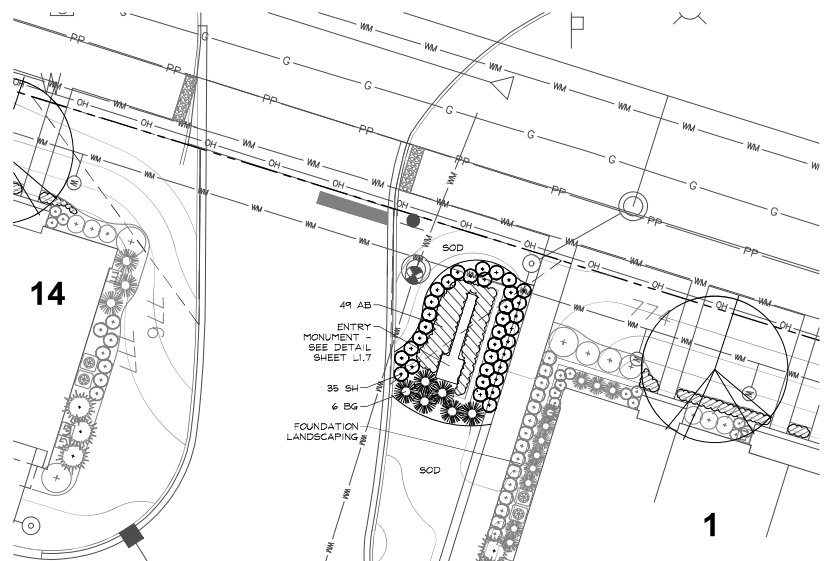
Stormwater basin bottoms from NWL to 12' below NWL

Botanical Name	Common Name	lbs / AC	Plugs / AC
<i>Accorus americanus</i>	Sweet Flag	0,500	494
<i>Alisma subcordatum</i>	Water Plantain	1,250	
<i>Carex stricta</i>	Tussock Sedge	0,060	
<i>Eleocharis obtusa</i>	Blunt Spike Rush	0,250	494
<i>Iris virginica</i>	Blue Flag	0,500	988
<i>Juncus effusus</i>	Common Rush	0,500	494
<i>Leersia oryzoides</i>	Rice Cut Grass	1,250	
<i>Portulaca oleracea</i>	Pickweed	0,250	988
<i>Sagittaria latifolia</i>	Common Arrowhead	1,250	494
<i>Scirpus fluvialis</i>	River Bulrush	0,500	988
<i>Scirpus cyperinus</i>	Wool Grass	0,250	494
<i>Schoenoplectus tabernaemontani</i>	Softstem Bulrush	0,500	988
<i>Sparganium eurycarpum</i>	Bur Reed	1,000	988
Total Emergent Wetland Mix		8,060	7410

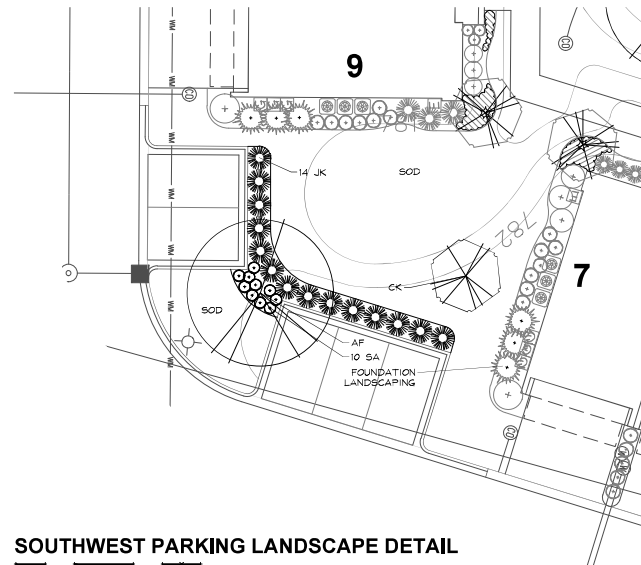
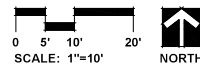


NSMA SIGN DETAIL
NOT TO SCALE

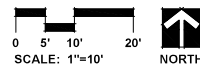
- SIGN NOTES:
1. SIGN BACKGROUND COLOR: G=40, M=70, Y=100, K=20
 2. FONT: STYLE: MYRIAD PRO FONT SIZE: 1 1/2 PT.
 3. SIGN ARTWORK SHALL BE PROVIDED BY GARY R. WEBER ASSOCIATES, INC.
 4. CONTRACTOR TO SUBMIT SHOP DRAWING AND COLOR SAMPLE FOR THE STORMWATER MANAGEMENT AREA SIGN FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO FABRICATION AND INSTALLATION.



NORTH ENTRANCE LANDSCAPE DETAIL



SOUTHWEST PARKING LANDSCAPE DETAIL



GRWA
GARY R. WEBER
ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630.658.7197
www.grwa.com

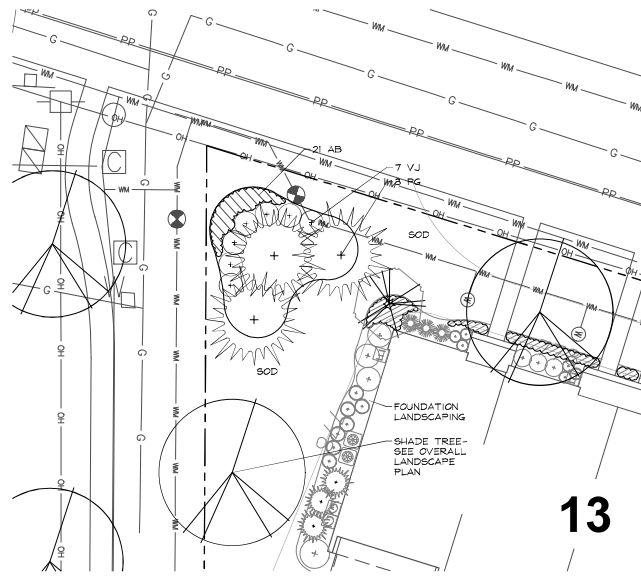
CLIENT
D.R. HORTON
America's Builder
1750 E. GOLF ROAD
SUITE 525
SCHUMBERG, IL 60173

CIVIL ENGINEER
MACKE CONSULTANTS
9575 W. HOGANS ROAD
SUITE 500
ROSEMONT, IL 60018

HIGGINS CROSSING
FINAL LANDSCAPE PLAN
HOFFMAN ESTATES, ILLINOIS
LANDSCAPE DETAILS

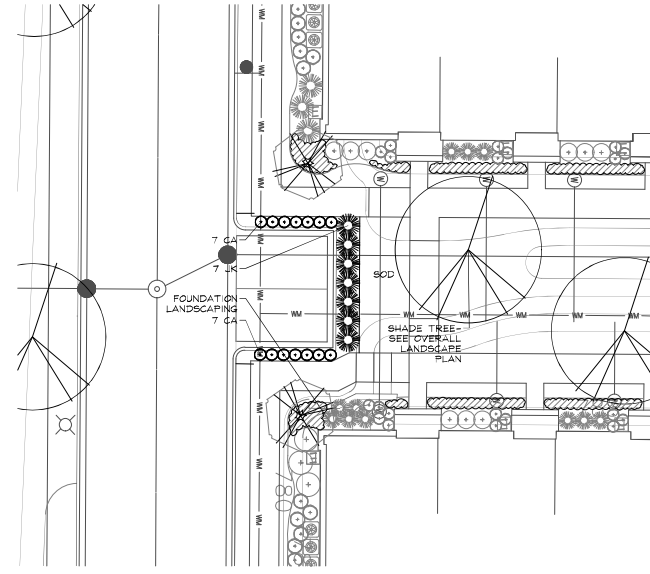
DATE: 09.26.2025
PROJECT NO.: DR024169
DRAWN: AJG / SMR
CHECKED: SJR
SHEET NO.:
L1.2





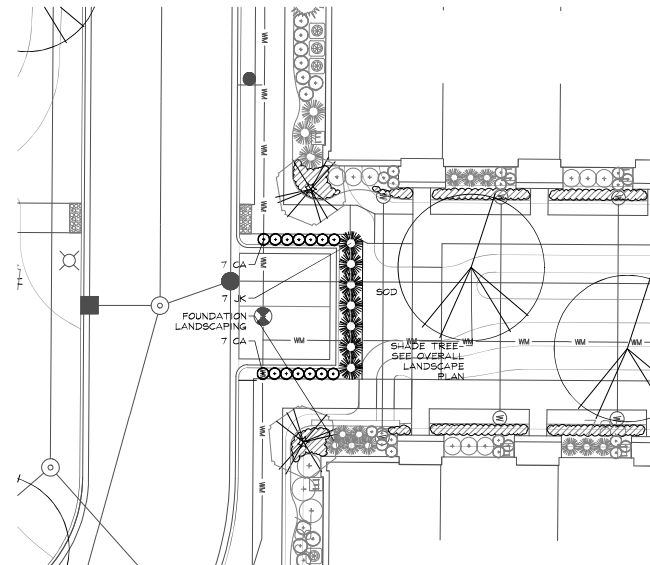
NORTHWEST CORNER LANDSCAPE DETAIL

0 5' 10' 20'
SCALE: 1"=10' NORTH



NORTHEAST PARKING LANDSCAPE DETAIL

0 5' 10' 20'
SCALE: 1"=10' NORTH



SOUTHEAST PARKING LANDSCAPE DETAIL

0 5' 10' 20'
SCALE: 1"=10' NORTH



GARY R. WEBER
ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630.688.7197
www.grwa.com

CLIENT
D.R. HORTON
America's Builder
1750 E. GOLF ROAD
SUITE 925
SCHAUMBURG, IL 60173

CIVIL ENGINEER
MACKE CONSULTANTS
9575 W. HOGGINS ROAD
SUITE 500
ROSEMONT, IL 60018

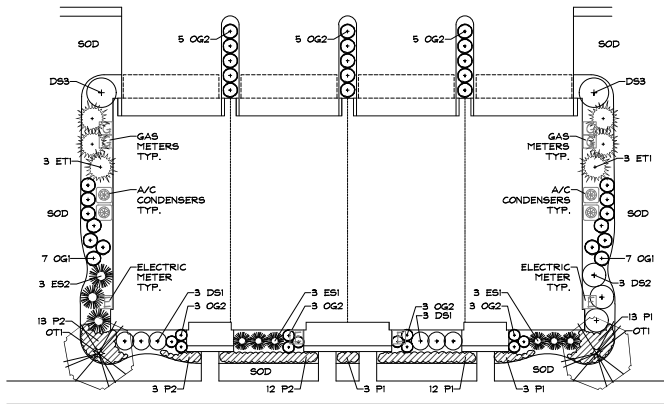
HIGGINS CROSSING
FINAL LANDSCAPE PLAN
HOFFMAN ESTATES, ILLINOIS
LANDSCAPE DETAILS

REV	DATE
3	12.06.2025
2	10.08.2025
1	10.07.2025

DATE: 09.26.2025
PROJECT NO.: DRG24189
DRAWN: AJG / SMR
CHECKED: SJR
SHEET NO.



L1.3



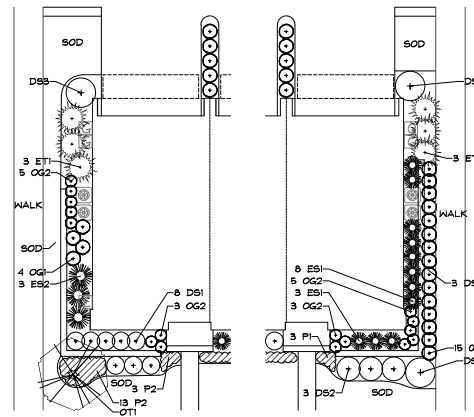
TYPICAL 4-UNIT TOWNHOME FOUNDATION LANDSCAPE PLAN
SCALE: 1"=10'

4-UNIT TOWNHOME PLANT LIST - A
(BLDGs. 10, 13)

Key	Qty	Botanical/Common Name	Size	Remarks
ORNAMENTAL TREES				
OT1	2	Hageia stellata 'Royal Star' / ROYAL STAR MAGNOLIA	6' HL	Multi-Stem
EVERGREEN TREES				
ET1	6	Thuja occidentalis 'Emerald' / EMERALD GREEN ARBORVITAE	5' HL	4' O.C.
DECIDUOUS SHRUBS				
DS1	6	Hydrangea paniculata 'Simplicity' / LITTLE LIME HYDRANGEA	24" Tall	5' O.C.
DS2	3	Anemone multifida 'Honor' / IRIDIS BLACKBEAUTY CHERRYBERRY	24" Tall	4' O.C.
DS3	2	Viburnum x Juddii / JUD'S VIBURNUM	36" Tall	4' O.C.
EVERGREEN SHRUBS				
ES1	6	Taxus x media 'Densiformis' / DENSE YEW	24" Wide	4' O.C.
ES2	3	Juniperus x pfitzeriana 'Kitty's Compact' / KALLA'S COMPACT PFTZER JUNIPER	24" Wide	4' O.C.
ORNAMENTAL GRASSES				
OG1	14	Andropogon gerardii 'Blackhawk' / BLACKHAWK BIG BLUESTEM	#	30" O.C.
OG2	27	Calamagrostis x acutiflora 'Karl Foerster' / FEATHER REED GRASS	#	30" O.C.
PERENNIALS				
P1	31	Allium 'Summer Beauty' / SUMMER BEAUTY ONION	#	18" O.C.
P2	28	Colanthus napaea ssp. napaea / LESSER CALAMINT	#	18" O.C.
MISC. MATERIALS				
6		SHREDDED HARDWOOD MULCH	C.Y.	

4-UNIT TOWNHOME PLANT LIST - B
(BLDGs. 11)

Key	Qty	Botanical/Common Name	Size	Remarks
ORNAMENTAL TREES				
OT1	2	Hageia stellata 'Royal Star' / ROYAL STAR MAGNOLIA	6' HL	Multi-Stem
EVERGREEN TREES				
ET1	6	Thuja occidentalis 'Emerald' / EMERALD GREEN ARBORVITAE	5' HL	4' O.C.
DECIDUOUS SHRUBS				
DS1	6	Hydrangea paniculata 'Lans' / LITTLE LIME HYDRANGEA	24" Tall	4' O.C.
DS2	3	Anemone multifida 'Honor' / IRIDIS BLACKBEAUTY CHERRYBERRY	24" Tall	4' O.C.
DS3	2	Syringa patula 'Miss Kim' / MISS KIM LILAC	36" Tall	5' O.C.
EVERGREEN SHRUBS				
ES1	6	Buxus 'Glenn' / CHICAGO GREEN BOXWOOD	24" Wide	4' O.C.
ES2	3	Juniperus x pfitzeriana 'Kitty's Compact' / KALLA'S COMPACT PFTZER JUNIPER	24" Wide	4' O.C.
ORNAMENTAL GRASSES				
OG1	14	Perovnia virginiana 'Northwind' / NORTHWIND SWITCHGRASS	#	30" O.C.
OG2	27	Calamagrostis x acutiflora 'Karl Foerster' / FEATHER REED GRASS	#	30" O.C.
PERENNIALS				
P1	31	Hemerocallis 'Happy Returns' / HAPPY RETURNS DAYLILY	#	18" O.C.
P2	28	Salvia x sylvestris 'Majesty' / MAY NIGHT SALVIA	#	18" O.C.
MISC. MATERIALS				
6		SHREDDED HARDWOOD MULCH	C.Y.	



BUILDING 1: 4-UNIT TOWNHOME ALTERNATE END CONDITIONS FOUNDATION LANDSCAPE PLAN
SCALE: 1"=10'

4-UNIT TOWNHOME ALTERNATE END PLANT LIST
(BLDGs. 1)

Key	Qty	Botanical/Common Name	Size	Remarks
ORNAMENTAL TREES				
OT1	1	Hageia stellata 'Royal Star' / ROYAL STAR MAGNOLIA	6' HL	Multi-Stem
EVERGREEN TREES				
ET1	6	Thuja occidentalis 'Emerald' / EMERALD GREEN ARBORVITAE	5' HL	4' O.C.
DECIDUOUS SHRUBS				
DS1	11	Hydrangea paniculata 'Simplicity' / LITTLE LIME HYDRANGEA	24" Tall	5' O.C.
DS2	3	Anemone multifida 'Honor' / IRIDIS BLACKBEAUTY CHERRYBERRY	24" Tall	4' O.C.
DS3	3	Viburnum x Juddii / JUD'S VIBURNUM	36" Tall	4' O.C.
EVERGREEN SHRUBS				
ES1	14	Taxus x media 'Densiformis' / DENSE YEW	24" Wide	4' O.C.
ES2	3	Juniperus x pfitzeriana 'Kitty's Compact' / KALLA'S COMPACT PFTZER JUNIPER	24" Wide	4' O.C.
ORNAMENTAL GRASSES				
OG1	14	Andropogon gerardii 'Blackhawk' / BLACKHAWK BIG BLUESTEM	#	30" O.C.
OG2	27	Calamagrostis x acutiflora 'Karl Foerster' / FEATHER REED GRASS	#	30" O.C.
PERENNIALS				
P1	31	Allium 'Summer Beauty' / SUMMER BEAUTY ONION	#	18" O.C.
P2	28	Colanthus napaea ssp. napaea / LESSER CALAMINT	#	18" O.C.
MISC. MATERIALS				
6		SHREDDED HARDWOOD MULCH	C.Y.	

BUILDING 14: 4-UNIT TOWNHOME ALTERNATE END FOUNDATION LANDSCAPE PLAN
SCALE: 1"=10'

4-UNIT TOWNHOME ALTERNATE END PLANT LIST
(BLDGs. 14)

Key	Qty	Botanical/Common Name	Size	Remarks
ORNAMENTAL TREES				
OT1	1	Hageia stellata 'Royal Star' / ROYAL STAR MAGNOLIA	6' HL	Multi-Stem
EVERGREEN TREES				
ET1	6	Thuja occidentalis 'Emerald' / EMERALD GREEN ARBORVITAE	5' HL	4' O.C.
DECIDUOUS SHRUBS				
DS1	6	Hydrangea paniculata 'Lans' / LITTLE LIME HYDRANGEA	24" Tall	4' O.C.
DS2	3	Anemone multifida 'Honor' / IRIDIS BLACKBEAUTY CHERRYBERRY	24" Tall	4' O.C.
DS3	3	Viburnum x Juddii / JUD'S VIBURNUM	36" Tall	5' O.C.
EVERGREEN SHRUBS				
ES1	6	Buxus 'Glenn' / CHICAGO GREEN BOXWOOD	24" Wide	4' O.C.
ES2	3	Juniperus x pfitzeriana 'Kitty's Compact' / KALLA'S COMPACT PFTZER JUNIPER	24" Wide	4' O.C.
ORNAMENTAL GRASSES				
OG1	14	Perovnia virginiana 'Northwind' / NORTHWIND SWITCHGRASS	#	30" O.C.
OG2	27	Calamagrostis x acutiflora 'Karl Foerster' / FEATHER REED GRASS	#	30" O.C.
PERENNIALS				
P1	31	Hemerocallis 'Happy Returns' / HAPPY RETURNS DAYLILY	#	18" O.C.
P2	28	Salvia x sylvestris 'Majesty' / MAY NIGHT SALVIA	#	18" O.C.
MISC. MATERIALS				
6		SHREDDED HARDWOOD MULCH	C.Y.	



5-UNIT TOWNHOME PLANT LIST (BLDGS. 9)

**BUILDING 2: 5-UNIT TOWNHOME
ALTERNATE END FOUNDATION
LANDSCAPE PLAN
SCALE: 1"=10'**

5-UNIT TOWNHOME PLANT LIST (BLDGS. 2)

**GR
WA**

**GARY R. WEBER
ASSOCIATES, INC.**

**LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE**

**402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197**

©2001 GRWA ASSOCIATES, INC.

CLIENT
D·R·HORTON®
America's Builder
1750 E GOLF ROAD
SUITE 925
SCHAUMBURG, IL 60173

CIVIL ENGINEER

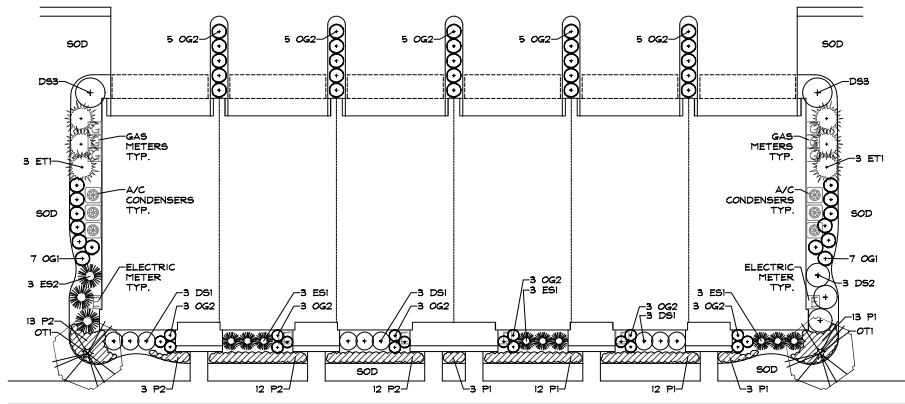
MACKIE CONSULTANTS
9575 W. HIGGINS ROAD
SUITE 500
ROSEMONT, IL 60018

HIGGINS CROSSING
FINAL LANDSCAPE PLAN
HOFFMAN ESTATES, ILLINOIS

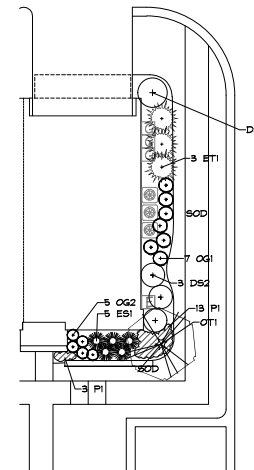
3	12.05.2025
2	10.08.2025
1	10.07.2025
REVISION	DATE

DATE 09.26.2025
PROJECT NO. DR24169
DRAWN AJG / SMR
CHECKED SJR
SHEET NO.

L1.5



TYPICAL 6-UNIT TOWNHOME FOUNDATION LANDSCAPE PLAN
SCALE: 1"=10'



TYPICAL 6-UNIT TOWNHOME ALTERNATE END FOUNDATION LANDSCAPE PLAN
SCALE: 1"=10'

6-UNIT TOWNHOME PLANT LIST - A (BLDG. 3, 5, 7, & 12)

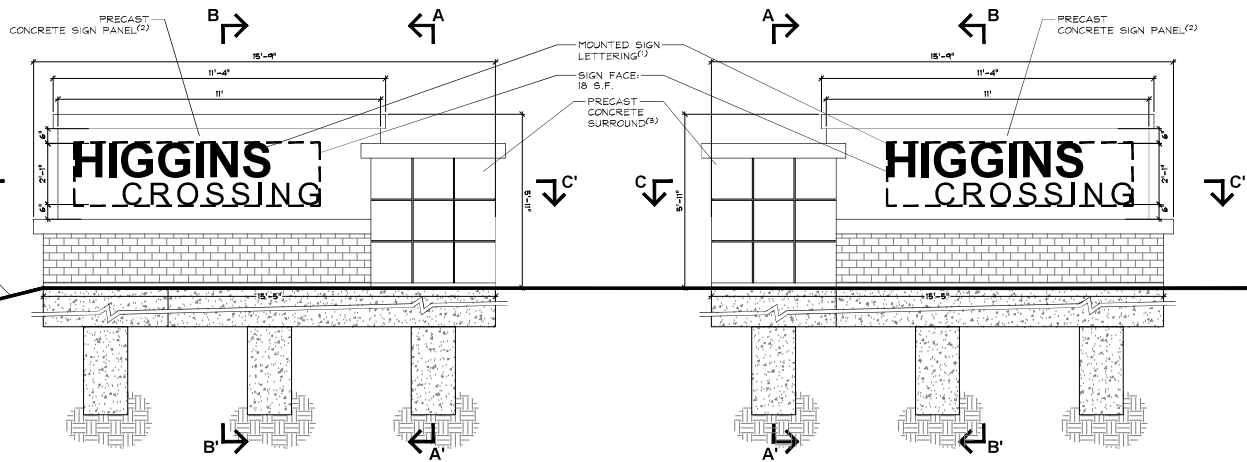
Key	Qty	Botanical/Common Name	Size	Remarks
ORNAMENTAL TREES				
OT1	2	Magnolia stellata 'Royal Star' ROYAL STAR MAGNOLIA	6' HL	Multi-Stem
EVERGREEN TREES				
ET1	6	Thuja occidentalis 'Emerald' EMERALD GREEN ARBORVITAE	8' HL	4' O.C.
DECIDUOUS SHRUBS				
DS1	4	Hydrangea paniculata 'Jama' LITTLE QUICK FIRE HYDRANGEA	24" Tall	5' O.C.
DS2	3	Aralia nudicaulis 'Hatteras' IRIDIUM BLACKBEAUTY CHERRYBERRY	24" Tall	4' O.C.
DS3	2	Viburnum x Juddi JUD'S VIBURNUM	36" Tall	4' O.C.
EVERGREEN SHRUBS				
ES1	4	Taxus x media 'Danaeformis' DANAE'S YEW	24" Wide	4' O.C.
ES2	3	Juniperus x pfitzeriana 'Kallay's Compact' KALLAY'S COMPACT PFITZER JUNIPER	24" Wide	4' O.C.
ORNAMENTAL GRASSES				
OG1	14	Andropogon gerardi 'Blackhawk' BLACKHAWK BIG BLUESTEM	#1	30' O.C.
OG2	43	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	30' O.C.
PERENNIALS				
P1	43	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18' O.C.
P2	40	Colombia napaea esp. Nepeta LESSER GALANF	#1	18' O.C.
MISC. MATERIALS				
B		SHREDDED HARDWOOD MULCH	C.Y.	

6-UNIT TOWNHOME PLANT LIST - B (BLDG. 8)

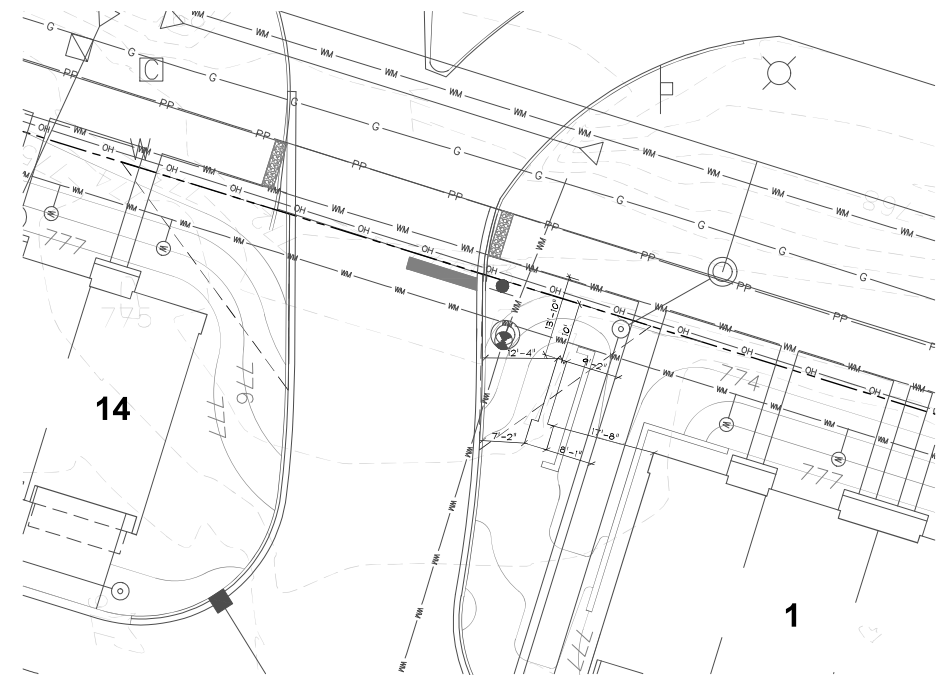
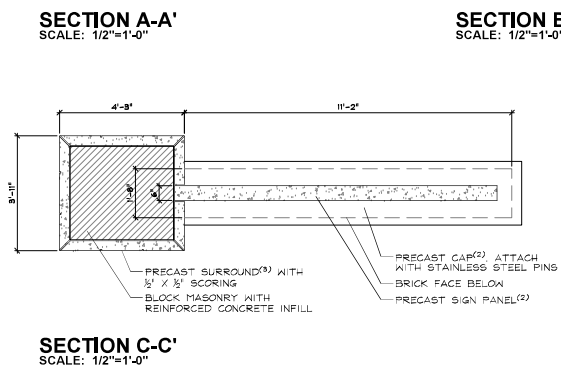
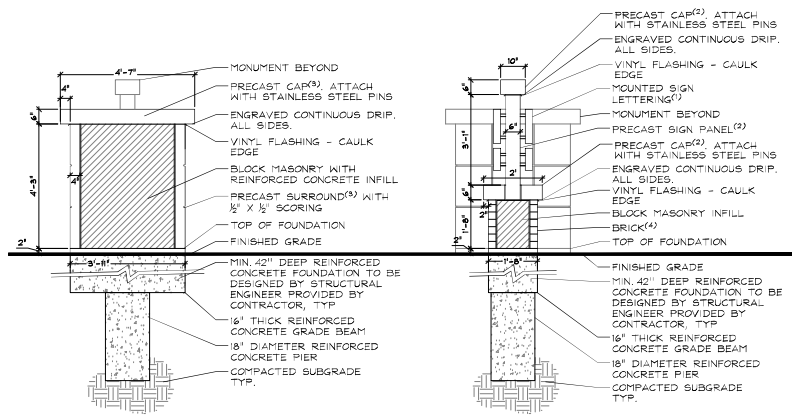
Key	Qty	Botanical/Common Name	Size	Remarks
ORNAMENTAL TREES				
OT1	2	Cornus kousa KOUSA DOGWOOD	6' HL	Multi-Stem
EVERGREEN TREES				
ET1	6	Thuja occidentalis 'Emerald' EMERALD GREEN ARBORVITAE	8' HL	4' O.C.
DECIDUOUS SHRUBS				
DS1	4	Hydrangea paniculata 'Jama' LITTLE LIME HYDRANGEA	24" Tall	4' O.C.
DS2	3	Aralia nudicaulis 'Hatteras' IRIDIUM BLACKBEAUTY CHERRYBERRY	24" Tall	4' O.C.
DS3	2	Syringa patula 'Miss Kim' MISS KIM LILAC	36" Tall	5' O.C.
EVERGREEN SHRUBS				
ES1	4	Buxus 'Semi-Compact' CHICAGO LANE GREEN BOGWOOD	24" Wide	4' O.C.
ES2	3	Juniperus x pfitzeriana 'Kallay's Compact' KALLAY'S COMPACT PFITZER JUNIPER	24" Wide	4' O.C.
ORNAMENTAL GRASSES				
OG1	14	Panicum virgatum 'Northwind' NORTHWIND SWITCHGRASS	#1	30' O.C.
OG2	43	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	30' O.C.
PERENNIALS				
P1	43	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	#1	18' O.C.
P2	40	Salvia x sylvestris 'Munich' MAY NIGHT SALVIA	#1	18' O.C.
MISC. MATERIALS				
B		SHREDDED HARDWOOD MULCH	C.Y.	

6-UNIT TOWNHOME ALTERNATE END PLANT LIST (BLDG. 4, 6)

Key	Qty	Botanical/Common Name	Size	Remarks
ORNAMENTAL TREES				
OT1	2	Cornus kousa KOUSA DOGWOOD	6' HL	Multi-Stem
EVERGREEN TREES				
ET1	6	Thuja occidentalis 'Emerald' EMERALD GREEN ARBORVITAE	8' HL	4' O.C.
DECIDUOUS SHRUBS				
DS1	4	Hydrangea paniculata 'Jama' LITTLE LIME HYDRANGEA	24" Tall	4' O.C.
DS2	3	Cornus sericea 'Bailey' BAILEY'S REDTONG DOGWOOD	24" Tall	5' O.C.
DS3	2	Syringa patula 'Miss Kim' MISS KIM LILAC	36" Tall	5' O.C.
EVERGREEN SHRUBS				
ES1	11	Buxus 'Semi-Compact' CHICAGO LANE GREEN BOGWOOD	24" Wide	4' O.C.
ES2	3	Juniperus x pfitzeriana 'Kallay's Compact' KALLAY'S COMPACT PFITZER JUNIPER	24" Wide	4' O.C.
ORNAMENTAL GRASSES				
OG1	14	Panicum virgatum 'Northwind' NORTHWIND SWITCHGRASS	#1	30' O.C.
OG2	43	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	30' O.C.
PERENNIALS				
P1	43	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	#1	18' O.C.
P2	40	Salvia x sylvestris 'Munich' MAY NIGHT SALVIA	#1	18' O.C.
MISC. MATERIALS				
B		SHREDDED HARDWOOD MULCH	C.Y.	



- MONUMENT NOTES:**
- (1) SIGN LETTERING: SURFACE APPLIED, METAL WITH WEATHERED FINISH
"HIGGINS" -
SIZE: 14" HEIGHT
LIGHTING: NONE
FONT: ARIAL BOLD
"CROSSING"
SIZE: 9" HEIGHT
LIGHTING: NONE
FONT: ARIAL
 - (2) PRE-CAST SIGN PANEL AND CAP
COLOR: LIMESTONE BY CUSTOM STONE WORKS, INC
OR APPROVED EQUAL
FINISH: SMOOTH FINISH
 - (3) PRE-CAST SURROUND AND CAP
COLOR: CHARCOAL BY CUSTOM STONE WORKS, INC
OR APPROVED EQUAL
FINISH: SLATE TEXTURE
 - (4) BRICK: MISTY HOLLOW BY GENERAL SHALE OR APPROVED EQUAL
 - (5) SUBMIT SHOP DRAWINGS AND COLOR SAMPLES OF ALL MATERIALS TO OWNER OR LANDSCAPE ARCHITECT FOR APPROVAL.



GR WA
GARY R. WEBER
ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630.688.7197
www.grwa.com

CLIENT
D.R. HORTON
America's Builder
1750 E GOLF ROAD
SUITE 925
SCHAUMBURG, IL 60173

CIVIL ENGINEER
MACKE CONSULTANTS
9575 W. HOGGINS ROAD
SUITE 500
ROSEMONT, IL 60018

HIGGINS CROSSING
FINAL LANDSCAPE PLAN
HOFFMAN ESTATES, ILLINOIS
MONUMENT DETAILS

3	12.06.2025
2	10.08.2025
1	10.07.2025
REVISION	DATE
DATE	09.26.2025
PROJECT NO.	DR24169
DRAWN	AUG / SMR
CHECKED	SJR
SHEET NO.	

ENTRANCE MONUMENT SPECIFICATIONS

1.0 DESCRIPTION OF WORK

- A. The work consists of all labor, materials, work and equipment necessary and required to complete monuments, fence and foundations as shown on drawings or specified herein, including, but not limited to:
- 1. Submission of color and material samples
- 2. Submission of shop drawings
- 3. Submission of construction schedule
- 4. Verification of existing conditions and underground utilities
- 5. Secure and pay for all permits, fees, inspections and schedule all inspections related to work, including J.U.L.I.E. locales.
- 6. Comply with all applicable codes

2.0 QUALITY ASSURANCE

- A. Construction shall conform to ©Building Code Requirements for Engineered Brick Masonry, BIA, latest edition.
- B. All brick and stone shall be finest architectural grade free of cracks, chips, defects, etc.
- C. Installation shall be by a company continuously and regularly employed in the installation of brick and stone monuments for a period of at least 5 consecutive years.
- D. No masonry shall be laid when the temperature is expected to fall below 40 degrees F, unless suitable means, submitted in writing to the owner, are provided to heat materials and protect the work. Protect work from cold and frost and insure that mortar will harden without freezing. No additives shall be used, unless approved in writing by the owner.
- E. All corners of monuments and piers are to be staked by engineer and verified by the contractor.

3.0 JOB CONDITIONS

- A. Examine and evaluate grades, and soils. Provide soil testing and verify soils structural integrity. Observe the conditions under which work is to be performed and notify the owner of unsatisfactory conditions. Do not proceed with the work until unsatisfactory conditions have been corrected in an acceptable manner.
- B. Utilities: Review underground utility location maps and plans; Notify J.U.L.I.E.; demonstrate an awareness of utility locations; and certify acceptance of liability for the protection of utilities during course of work. Contractor shall be responsible for any damage to utilities or property.
- C. All streets and curbs must be cleaned at the end of each working day.
- D. All OSHA requirements for safety must be adhered to at all times.

4.0 GUARANTEES

- A. Guarantee monuments 1 year from final acceptance on owner's representative on workmanship and materials.
- B. Where failures have occurred resulting from the concrete not meeting the specified design strength, or workmanship, it shall be the responsibility of the subcontractors in connection with the supplier to take whatever corrective actions are necessary to eliminate the problem. In addition, it shall be their responsibility to make restitution for their resulting repair work created by the problem.

5.0 SUBMITTALS

- A. Construction Schedule: After award of the Contract, the Contractor shall prepare and submit to the owner or an owner authorized representative an estimated construction progress schedule for the work, including sub-schedules of related activities which are essential to its progress, as well as lead-time for materials.
- 1. Show complete sequence of construction by activity, with dates for beginning and completion of each element of construction. Schedule to represent a continuous flow of construction activities so that there are no days of non-activity on site.
- B. Product Samples: Submit samples of stone, architectural pre-cast, mortars and sealants, slate, light fixtures, tile, and ornamental fencing for the owner's design conformance review prior to delivery to site.
- C. Product Data: Submit product data for stone, limestone, architectural pre-cast, mortars and joint sealants, slate, tile, light fixtures, and ornamental fencing.
- D. Provide certificate of insurance per the owner's requirements.
- E. Provide names and contact information for any subcontractors and suppliers.
- F. Shop Drawings:
- 1. Prepare and submit to the Owner's Representative for design conformance review complete cutting and setting drawings for all masonry work.
- 2. Submit one (1) set prints with following items in detail:
 - a) Sizes
 - b) Sections
 - c) Dimensions and numbering of stone and brick.
 - d) Arrangements of joints and bond.
- 3. Show jointing as indicated on the contract drawings, unless modification is reviewed for design conformance by Owner's Representative prior to preparation of shop drawings.
- 4. Establish jointing in accordance with industry standards and practices where not indicated on contract drawings.

6.0 PRODUCT DELIVERY, STORAGE, AND HANDLING

- A. Loading and Shipment:
- 1. Pack carefully for transportation, with exercise of all customary and reasonable precautions against damage in transit; all brick, and limestone to be used for the work.
- 2. Load and ship all brick and cut stone in a sequence mutually agreed upon by the General Contractor and the material supplier.
- B. Unloading and Storage:
- 1. Receive and unload at site all brick and stone with necessary care in handling to avoid damage or soiling.
- 2. Stone brick and stone clear of ground on non-staining skids. Wood containing tannin, chemical treatment, or excessive amounts of resin shall not be used.
- 3. Cover brick and stone with waterproof, clean canvas, or polyethylene for protection from construction or natural elements.

7.0 INSTALLATION

- A. Mortar:
- 1. Cement: white, non-staining masonry cement, conforming to ASTM-C91.
- 2. Sand: Clean, sharp, and washed, capable of passing a No. 16 sieve, and in conformance with ASTM-C144A. Carefully select sand for use in pointing mortar for color to match limestone. For pointing mortar, select a white sand.
- 3. Lime: Hydrated, conforming to ASTM-C207, Type S.
- 4. Water: Clear, non-alkaline, potable and free of oils, salts, and other harmful elements.
- B. Bond:
- 1. Typical Bond: Running Bond with vertical joints located at center of masonry units in alternate course below, except where shown otherwise.
- 2. Do not install cracked, broken, or chipped masonry units exceeding ASTM C226 allowances.
- 3. Report any masonry range of color or texture discrepancies to the owner before installation. Lay masonry with same percentages of light, medium, and dark colored brick, matching the design reviewed sample. Do not install brick in localized areas that is not within range of adjacent brick or is not within the range of the design reviewed sample.
- 4. Use masonry saws to cut and fit exposed units.
- 5. Lay brick plumb, true to line, and with level courses accurately spaced with allowable tolerances.
- 6. Do not deeply furrow bed joints.
- 7. Adjust units to final position while mortar is soft and plastic.
- 8. When units are displaced after mortar has stiffened, remove, clean joints and units of mortar, and re-lay with fresh mortar.
- 9. When joining fresh masonry to set or partially wet masonry:
 - a) Remove loose brick mortar.
 - b) Clean and lightly wet exposed surface of set masonry prior to laying fresh masonry.
- 10. Work shall be installed in accordance with the recommendations of the BIA (Brick Institute of America), except where exceeded herein or per details.
- C. Foundation:
- Concrete mix air entrainment, compressive strength at twenty-eight (28) days, and slump are to be designed and specified by the contractor's structural engineer.
- D. Mortar Beds:
- 1. Lay brick with full mortar coverage on horizontal and vertical joints in all courses.
- 2. Provide sufficient mortar on ends of brick to completely fill head joints.
- 3. Rock closure into place with head joints thrown against two adjacent bricks in place.
- E. Mortar Joints: Horizontal and vertical face joints:
- 1. Nominal thickness: 3/8 inch.
- 2. Construct uniform joints.
- 3. Shove vertical joints tight.
- 4. Tool concave joints in exposed surfaces when thumbprint hard.
- 5. Width, depth, and tooling of all mortar joints shall be consistent and shall not vary more than 1/8".
- 6. Movement joints: Keep clean of all mortar and debris.
- F. Flashing:
- 1. Install complete and continuous under stone copings and other projections.
- 2. Lap joints 6". Seal entire contact surface with mastic.
- 3. Provide a mortar wash at the base of the cavity, underneath the through-wall flashing, pitching out.
- 4. Cover flashing with mortar.
- G. Weepholes:
- 1. Provide 3/8" cotton rope weeps. Rope weeps shall extend thru the veneer face and inside the cavity, lying on top and along the bottom length of the flashing. Cut rope flush with wall face.
- 2. Maximum spacing: rope weeps: 16 inches o.c., at wall base; 16 inches o.c. at lintel above openings.
- 3. Keep weepholes and area above flashing free of mortar droppings.
- 8.0 CLEAN UP AND PROTECTION
- A. All material shall be washed with fiber brushes, soap powder, and clean water or Owner reviewed mechanical cleaning process.
- B. Sand blasting, wire brushes, or acids shall not be used. Exceptions may be considered if reviewed by the Owner or an Owner authorized representative.
- C. During work, store materials and equipment as directed by the owner.
- D. Protect work and materials from damage due to operations by other trades and trespassers. Maintain protection during installation.
- 9.0 INSPECTION AND ACCEPTANCE
- A. The Owner and or the Owner's representative reserves the right to inspect materials and workmanship at the site prior to, during construction, or at the time of inspection for compliance with these specifications.
- B. Notify the Owner's representative when completed, for final design conformance review.

GR
WA

GARY R. WEBER
ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630.658.7197
www.grwa.com

CLIENT

D-R HORTON

America's Builder

1750 E GOLF ROAD
SUITE 925
SCHAUMBURG, IL 60173

CIVIL ENGINEER

MACKIE CONSULTANTS

9575 W. HOOBENS ROAD
SUITE 500
ROSEMONT, IL 60018

HIGGINS CROSSING
FINAL LANDSCAPE PLAN
HOFFMAN ESTATES, ILLINOIS

MONUMENT SPECIFICATIONS

3	12.06.2025
2	10.08.2025
1	10.07.2025
REVISION	DATE
DATE	09.26.2025
PROJECT NO.	DR24169
DRAWN	AJC / SMR
CHECKED	SJR
SHEET NO.	

811

Call before you dig

L1.8

RATING AND SURVEY CRITERIA

- 1) Trees measured at 4.5 ft. above the ground - DBH (diameter Breast Height)
- 2) All trees 4" DBH and above tagged. Dead trees were tagged for removal. Invasive shrubs were not tagged.
- 3) Health Rating

Rating	Description	Criteria
1	Excellent	Less than 10% dead wood, typical growth for species, no observed defects
2	Good	Less than 20% dead wood, minor defects, sound structure, no decay
3	Fair	Less than 30% dead wood, minor crown die-back, minor trunk damage or cavities
4	Fair to Poor	Approximately 30-50% dead wood, lacking full crown, minor disease evidence, trunk damage
5	Poor	Over 50% dead wood, lacking full crown, disease or decay evident, structural damage/defects
6	Dead	Less than 10% living wood, greater than 90% missing bark, adventitious growth only, decay

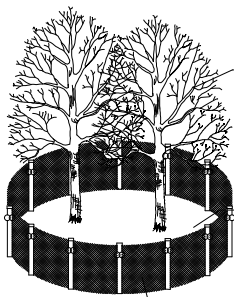
TOTAL TREE COUNT: 135

TAG NO.	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	CONDITION	STRUCTURE	HEALTH	PROPOSED ACTION
1	<i>Nyssa alba</i>	Norway Spruce	6.35	2 - Good		20% dead wood	PRESERVE
2	<i>Nyssa alba</i>	Norway Spruce	12.7	2 - Good			PRESERVE
3	<i>Amorpha fruticosa</i>	European Alder	6.7	5 - Poor	V-shaped joint, Multi-Leader, Split Risk		REMOVE
4	<i>Nyssa alba</i>	Norway Spruce	12.49	2 - Good			PRESERVE
5	<i>Prunus virginiana</i>	Blackberry	10.5	2 - Fair			REMOVE
6	<i>Ulmus pumila</i>	Siberian Elm	6.13	2 - Fair	Crowded	10% dead wood	REMOVE
7	<i>Ulmus pumila</i>	Siberian Elm	16.3	2 - Fair	Unbalanced, Crown Lean, Crowded	10% dead wood, Dead Limbs	REMOVE
8	<i>Ulmus pumila</i>	Siberian Elm	8.4	2 - Fair/Poor	Unbalanced, Crown Lean, Crowded	20% dead wood	REMOVE
9	<i>Ulmus pumila</i>	Siberian Elm	6.4	2 - Fair/Poor	Unbalanced, Crown Lean, Crowded	20% dead wood	REMOVE
10	<i>Fraxinus pennsylvanica</i>	Ash	6.45	2 - Poor	V-shaped joint, Double Leader, Split Risk	10% dead wood, Dead Limbs	REMOVE
11	<i>Fraxinus pennsylvanica</i>	Ash	8.3	2 - Fair	Unbalanced	20% dead wood	REMOVE
12	<i>Ulmus pumila</i>	Siberian Elm	10.6	5 - Poor	V-shaped joint, Multi-Leader, Split Risk		REMOVE
13	<i>Ulmus pumila</i>	Siberian Elm	12.12	2 - Poor	V-shaped joint, Double Leader, Split Risk	20% dead wood	REMOVE
14	<i>Ulmus pumila</i>	Siberian Elm	14.4	2 - Fair/Poor	Unbalanced, Crown Lean, Crowded	20% dead wood, Dead Limbs	REMOVE
15	<i>Ulmus pumila</i>	Siberian Elm	24.5	2 - Fair	Unbalanced	10% dead wood	REMOVE
16	<i>Nyssa alba</i>	Norway Spruce	10.40	2 - Good			PRESERVE
17	<i>Nyssa alba</i>	Norway Spruce	14.40	2 - Good			PRESERVE
18	<i>Ulmus pumila</i>	Siberian Elm	8.1	2 - Fair			REMOVE
19	<i>Ulmus pumila</i>	Siberian Elm	6.13	2 - Fair	V-shaped joint, Double Leader, Split Risk		REMOVE
20	<i>Ulmus pumila</i>	Siberian Elm	12.8	2 - Poor	Poor Form, Crown Lean, Crowded		REMOVE
21	<i>Ulmus pumila</i>	Siberian Elm	8.4	2 - Fair/Poor	Unbalanced, Crown Lean, Crowded		REMOVE
22	<i>Acer negundo</i>	Boxelder	10.5	2 - Poor	Lean	100% dead wood	REMOVE
23	<i>Acer negundo</i>	Boxelder	8.2	2 - Good			REMOVE
24	<i>Acer negundo</i>	Boxelder	10.12	2 - Good			REMOVE
25	<i>Acer negundo</i>	Boxelder	25.2	2 - Good			REMOVE
26	<i>Picea canadensis</i>	Colorado Spruce	14.40	2 - Good			REMOVE
27	<i>Picea canadensis</i>	Colorado Spruce	14.40	2 - Good			REMOVE
28	<i>Fagus sylvatica</i>	European Beech	16.3	2 - Good			PRESERVE
29	<i>Picea canadensis</i>	Colorado Spruce	14.40	2 - Good			PRESERVE
201	<i>Celtis occidentalis</i>	Hackberry	5.4	5 - Poor	V-shaped joint, Multi-Leader, Split Risk, Crowded		REMOVE
202	<i>Morus alba</i>	White Mulberry	11.10	5 - Poor	V-shaped joint, Multi-Leader, Split Risk, Poor	Trunk Scar	REMOVE
203	<i>Tilia cordata</i>	Limeleaf Linden	18.4	2 - Fair/Poor	Unbalanced, Crown Lean	Trunk Scar	REMOVE
204	<i>Tilia cordata</i>	Limeleaf Linden	10.6	2 - Fair/Poor	V-shaped joint, Multi-Leader, Split Risk	Cavity, Trunk Scar	REMOVE
205	<i>Tilia cordata</i>	Limeleaf Linden	15.3	2 - Fair	Unbalanced, Crown Lean	Trunk Scar	REMOVE
206	<i>Tilia cordata</i>	Limeleaf Linden	15.4	2 - Fair/Poor	V-shaped joint, Double Leader, Unbalanced, Crown Lean	Trunk Scar	PRESERVE
207	<i>Tilia cordata</i>	Limeleaf Linden	10.5	2 - Poor	Unbalanced	Wood rot, Cavity, Trunk Damage	PRESERVE
208	<i>Tilia cordata</i>	Limeleaf Linden	11.5	2 - Poor	Unbalanced, Crown Lean	Wood rot, Cavity, Trunk Damage	PRESERVE
209	<i>Tilia cordata</i>	Limeleaf Linden	8.4	2 - Fair/Poor	Unbalanced, Crown Lean	Dead Limbs	PRESERVE
210	<i>Morus alba</i>	White Mulberry	8.4	2 - Fair/Poor	Unbalanced, Crown Lean, Crowded		REMOVE
211	<i>Tilia cordata</i>	Limeleaf Linden	10.8	5 - Poor	V-shaped joint, Multi-Leader, Split Risk, Crown Lean		REMOVE
212	<i>Morus alba</i>	White Mulberry	7.4	2 - Fair/Poor	Lean, Crown Lean, Crowded	Trunk Scar	REMOVE
213	<i>Tilia cordata</i>	Limeleaf Linden	12.10	4 - Fair/Poor	V-shaped joint, Double Leader, Unbalanced, Crown Lean		PRESERVE
214	<i>Tilia cordata</i>	Limeleaf Linden	12.3	2 - Fair	Crown Lean		PRESERVE
215	<i>Tilia cordata</i>	Limeleaf Linden	13.3	2 - Fair	Crown Lean		PRESERVE
216	<i>Robinia pseudoacacia</i>	Black Locust	9.7	5 - Poor	V-shaped joint, Double Leader, Split Risk, Crown Lean		REMOVE
217	<i>Tilia cordata</i>	Limeleaf Linden	6.5	4 - Fair	V-shaped joint, Multi-Leader, Crown Lean		PRESERVE
218	<i>Robinia pseudoacacia</i>	Black Locust	9.4	2 - Fair/Poor	Unbalanced, Poor Form, Crown Lean		REMOVE
219	<i>Robinia pseudoacacia</i>	Black Locust	4.5	2 - Poor	V-shaped joint, Double Leader, Split Risk		PRESERVE
220	<i>Robinia pseudoacacia</i>	Black Locust	7.4	2 - Fair/Poor	Unbalanced, Poor Form, Crown Lean		REMOVE
221	<i>Castanea sp.</i>	Hawthorn	5.5	2 - Poor	Poor Form, Inground Fence		REMOVE
222	<i>Ulmus pumila</i>	Siberian Elm	7.4	2 - Fair/Poor	Unbalanced, Poor Form	10% dead wood	REMOVE
223	<i>Acer saccharinum</i>	Silver Maple	13.3	2 - Fair	Unbalanced, Poor Form, Crown Lean, Inground Fence		PRESERVE
224	<i>Ulmus pumila</i>	Siberian Elm	9.5	2 - Poor	V-shaped joint, Double Leader, Split Risk, Inground Fence		REMOVE
225	<i>Robinia pseudoacacia</i>	Black Locust	7.7	5 - Poor	Poor Form, Crowded, Inground Fence		REMOVE
226	<i>Ulmus americana</i>	American Elm	4.5	2 - Poor	Lean, Unbalanced, Crowded		REMOVE
227	<i>Ulmus americana</i>	American Elm	10.7	2 - Fair/Poor	V-shaped joint, Multi-Leader, Unbalanced		REMOVE
228	<i>Tilia cordata</i>	Limeleaf Linden	17.1	5 - Fair	V-shaped joint, Double Leader, Split Risk, Unbalanced		REMOVE
229	<i>Ulmus pumila</i>	Siberian Elm	6.3	5 - Poor	V-shaped joint, Double Leader, Split Risk, Unbalanced		REMOVE
230	<i>Prunus caroliniana</i>	Pear	12.7	5 - Poor	V-shaped joint, Double Leader, Split Risk, Unbalanced	Trunk Scar	REMOVE

LEGEND

1234 EXISTING TREE

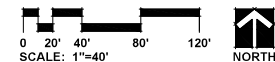
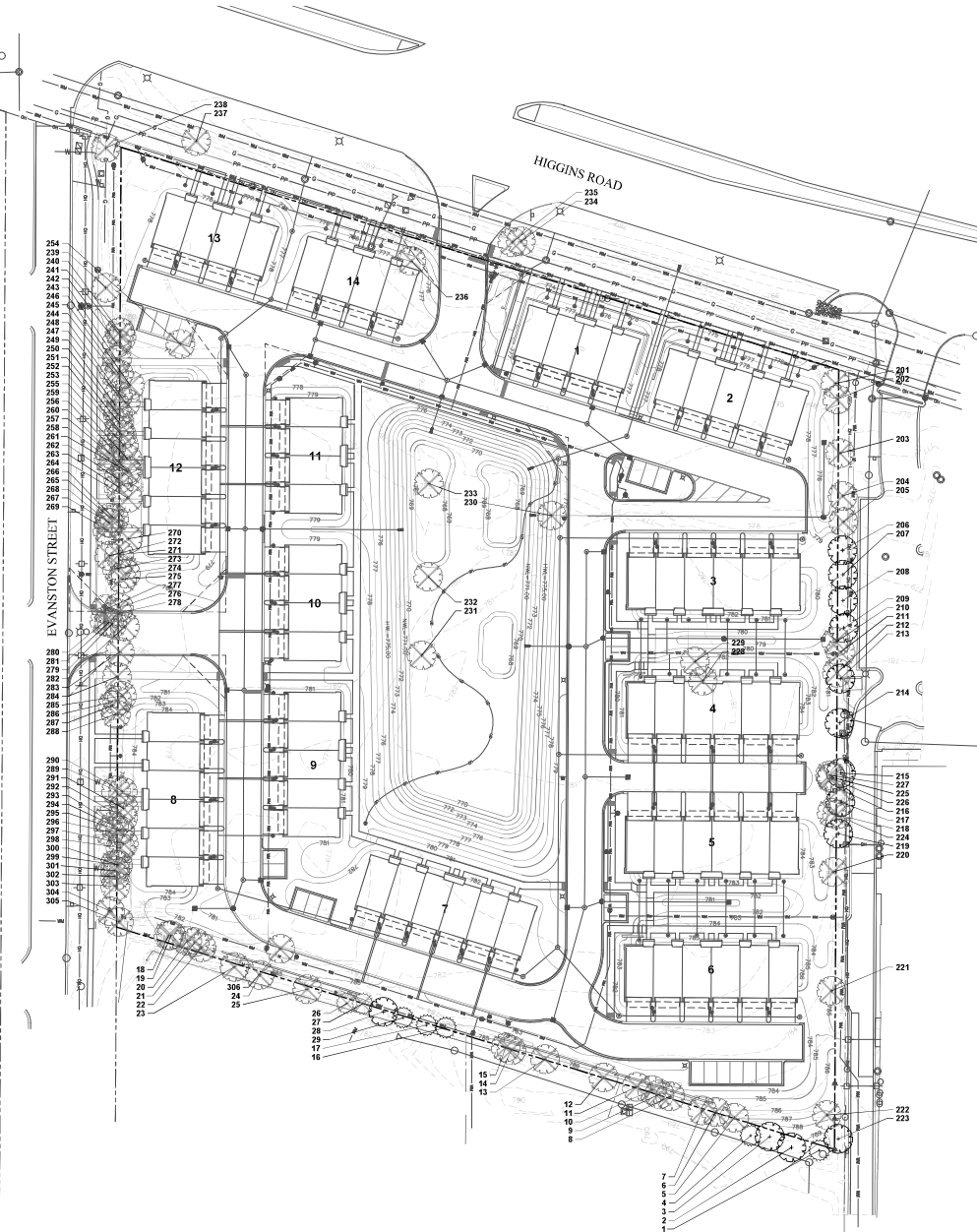
1234 EXISTING TREE TO BE REMOVED



TREE PRESERVATION DETAIL
(NOT TO SCALE)
SEE NOTES

TREE PRESERVATION NOTES

1. Property line shall be located and staked by a professional land surveyor prior to tree removal.
2. Tree locations are shown utilizing a Trimble Catalyst GPS which does not constitute a professionally licensed survey. If survey-grade location and elevation of tagged trees is desired, a professional surveyor should be engaged.
3. 40' high snow fence or wood barriers shall extend to the dripline of the tree or tree mass whenever possible, shall be installed before construction begins, and should not be removed until the completion of construction.
4. Contractor shall take extreme care to protect the root system of existing trees. Should root pruning be necessary it shall not exceed 25% of the tree's root system and shall be done in accordance with recognized horticulture practices under the supervision of a professional arborist, Landscape Architect or Horticulturist.
5. All accidental damage to existing trees that are to be preserved shall be promptly treated as required in accordance with recognized horticultural practices and the instructions of the professional Arborist, Landscape Architect or Horticulturist.
6. Broken or badly bruised branches shall be removed with a clean cut. If recommended by the professional Arborist, Landscape Architect or Horticulturist.
7. Care shall be exercised by the contractors to protect all overhead limbs and branches from damage by contact with material, machinery or equipment and by damage from engine exhaust.
8. Contractors shall protect trees and vegetation against spills or discharge of fuels, lubricating oils, hydraulic fluids, anti-freeze and coolants, calcium chloride, lime and all other similar hydrocarbons, organic chemicals, and other materials which can be harmful.
9. When underground utilities are proposed within 5' of a preserved tree trunk, they must be augered if possible.



GRWA
GARY R. WEBER
ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630.658.7197
www.grwa.com

CLIENT
D.R. HORTON
America's Builder
1750 E. GOLF ROAD
SUITE 225
SCHAMBOURG, IL 60173
CIVIL ENGINEER
MACKE CONSULTANTS
9575 W. HIGGINS ROAD
SUITE 500
ROSEMONT, IL 60018

HIGGINS CROSSING
FINAL LANDSCAPE PLAN
HOFFMAN ESTATES, ILLINOIS
TREE PRESERVATION PLAN

DATE 09.26.2025
PROJECT NO. DR24169
DRAWN AJG / SMR
CHECKED SAR
SHEET NO.
L1.9

TAG NO.	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	CONDITION	STRUCTURE	HEALTH	PROPOSED ACTION
231	<i>Tilia cordata</i>	Littleaf Linden	20.3	Fair	Vekaged joint Multi Leader		REMOVE
232	<i>Tilia cordata</i>	Littleaf Linden	14.4	Fair/Poor		20% dead wood, Dead Limbs, Dead Leader	REMOVE
233	<i>Tilia cordata</i>	Littleaf Linden	16.1	Poor	Vekaged joint Multi Leader, Split Risk	Cavity	REMOVE
234	<i>Fraxinus pennsylvanica</i>	Ash	6.4	Fair/Poor	Lean, Crowded	10% dead wood	REMOVE
235	<i>Fraxinus pennsylvanica</i>	Ash	6.5	Poor	Vekaged joint Multi Leader, Split Risk, Crowded		REMOVE
236	<i>Alnus spp.</i>	Crispapple	16.3	Fair	Poor Form		REMOVE
237	<i>Fraxinus pennsylvanica</i>	Ash	6.4, 4.3, 3.5	Poor	Vekaged joint Multi Leader, Split Risk, Poor Form		REMOVE
238	<i>Abnus alba</i>	White Mulberry	4.4	Fair/Poor	Unbalanced, Poor Form, Crowded		REMOVE
239	<i>Tilia cordata</i>	Littleaf Linden	24.3	Fair	Vekaged joint Multi Leader		REMOVE
240	<i>Ulmus pumila</i>	Siberian Elm	28.5	Poor	Unbalanced, Broken Leader	Dead Leader, Peeling Bark	REMOVE
241	<i>Celtis occidentalis</i>	Hackberry	8.6	Poor	Vekaged joint Double Leader, Split Risk, Crowded		REMOVE
242	<i>Prunus serotina</i>	Black Cherry	12.6	Poor	U-shaped joint, Double Leader, Crown Lean, Crowded	Hollow, Trunk Scar	REMOVE
243	<i>Prunus serotina</i>	Black Cherry	11.5	Poor	U-shaped joint, Double Leader, Poor Form, Crown Lean, Broken Lean	Dead Leader	REMOVE
244	<i>Celtis occidentalis</i>	Hackberry	5.4	Fair/Poor	Unbalanced, Crown Lean, Crowded		REMOVE
245	<i>Ulmus pumila</i>	Siberian Elm	24.4	Fair/Poor	Poor Form, Crown Lean, Crowded	30% dead wood, Dead Limbs, Tip die-back	REMOVE
246	<i>Ulmus pumila</i>	Siberian Elm	12.4	Fair/Poor	Poor Form, Crown Lean, Crowded	Dead Limbs	REMOVE
247	<i>Prunus serotina</i>	Black Cherry	14.5	Poor	Poor Form, Broken Leader	>50% dead wood, Dead Limbs, Cavity	REMOVE
248	<i>Abnus alba</i>	White Mulberry	10.6	Poor	Vekaged joint Double Leader, Split Risk, Crown Lean, Crowded		REMOVE
249	<i>Prunus serotina</i>	Black Cherry	6.4	Fair/Poor	Poor Form, Crown Lean, Crowded		REMOVE
250	<i>Prunus serotina</i>	Black Cherry	7.4	Fair/Poor	Poor Form, Crown Lean, Crowded	20% dead wood	REMOVE
251	<i>Rhamnus capharica</i>	European Buckthorn	9.0, 7.4	Poor	Vekaged joint Multi Leader, Split Risk, Crowded		REMOVE
252	<i>Abnus alba</i>	White Mulberry	11.4	Fair/Poor	Poor Form, Crown Lean, Crowded		REMOVE
253	<i>Abnus alba</i>	White Mulberry	10.10	Poor	Vekaged joint Multi Leader, Split Risk, Crowded		REMOVE
254	<i>Gleditsia pinnatifida</i>	Honey Locust	11.2	Dead			REMOVE
255	<i>Abnus alba</i>	White Mulberry	3.4	Fair/Poor	Lean, Crown Lean, Crowded		REMOVE
256	<i>Ulmus pumila</i>	Siberian Elm	20.4	Fair/Poor		50% dead wood, Dead Leader, Trunk Scar	REMOVE
257	<i>Celtis occidentalis</i>	Hackberry	7.4	Fair/Poor	Poor Form, Crown Lean, Crowded	10% dead wood	REMOVE
258	<i>Gleditsia pinnatifida</i>	Honey Locust	8.4	Fair/Poor	Unbalanced, Crown Lean, Crowded	10% dead wood	REMOVE
259	<i>Celtis occidentalis</i>	Hackberry	5.4	Fair/Poor	Poor Form, Crowded		REMOVE
260	<i>Ulmus pumila</i>	Siberian Elm	12.5	Poor	Dead Leader, Wood rot, Cavity		REMOVE
261	<i>Abnus alba</i>	White Mulberry	5.4	Poor	Vekaged joint Double Leader, Split Risk, Crowded	20% dead wood	REMOVE
262	<i>Gleditsia pinnatifida</i>	Honey Locust	7.4	Fair/Poor	Lean, Crown Lean, Crowded		REMOVE
263	<i>Ulmus pumila</i>	Siberian Elm	22.8	Dead			REMOVE
264	<i>Ulmus pumila</i>	Siberian Elm	6.5	Poor	Lean, Crown Lean, Crowded	Wood rot, Cavity	REMOVE
265	<i>Ulmus pumila</i>	Siberian Elm	14.4	Fair/Poor	Lean, Crown Lean, Crowded, Unbalanced, Poor Form, Crowded		REMOVE
266	<i>Ulmus pumila</i>	Siberian Elm	11.4	Fair/Poor	Poor Form, Crowded	Dead Limbs, Peeling Bark	REMOVE
267	<i>Ulmus pumila</i>	Siberian Elm	7.5	Poor	Crown Lean, Crowded	Hollow, Cavity	REMOVE
268	<i>Ulmus pumila</i>	Siberian Elm	10.5	Dead			REMOVE
269	<i>Ulmus pumila</i>	Siberian Elm	12.5	Poor	Poor Form	Wood rot, Hollow, Cavity	REMOVE
270	<i>Abnus alba</i>	White Mulberry	5.4	Fair/Poor	Poor Form, Crown Lean, Crowded		REMOVE
271	<i>Ulmus pumila</i>	Siberian Elm	18.5	Poor	Crown Lean	Hollow, Cavity	REMOVE
272	<i>Ulmus pumila</i>	Siberian Elm	10.4	Fair/Poor	Poor Form, Crown Lean, Crowded		REMOVE
273	<i>Celtis occidentalis</i>	Hackberry	16.3	Fair			REMOVE
274	<i>Abnus alba</i>	White Mulberry	4.5	Poor	Crown Lean, Crowded, Ingrown Fence	Trunk Scar	REMOVE
275	<i>Ulmus pumila</i>	Siberian Elm	8.5	Poor	Poor Form, Crown Lean, Crowded	Hollow, Cavity	REMOVE
276	<i>Celtis occidentalis</i>	Hackberry	5.4	Fair/Poor	Crown Lean, Crowded	10% dead wood	REMOVE
277	<i>Ulmus pumila</i>	Siberian Elm	8.4	Fair/Poor	Poor Form, Crown Lean, Crowded		REMOVE
278	<i>Ulmus pumila</i>	Siberian Elm	7.5	Poor	Poor Form, Crown Lean	20% dead wood, Hollow, Cavity	REMOVE
279	<i>Ulmus pumila</i>	Siberian Elm	12.5	Poor	Unbalanced, Poor Form	20% dead wood, Cavity	REMOVE
280	<i>Celtis occidentalis</i>	Hackberry	6.4	Fair/Poor	Poor Form, Crown Lean, Crowded		REMOVE
281	<i>Ulmus pumila</i>	Siberian Elm	5.4	Dead			REMOVE
282	<i>Abnus alba</i>	White Mulberry	6.5	Poor	Crown Lean, Crowded, Ingrown Fence		REMOVE
283	<i>Ulmus pumila</i>	Siberian Elm	6.4, 3.5	Poor	Vekaged joint Multi Leader	Dead Leader, Cavity, Adventitious Growth	REMOVE
284	<i>Celtis occidentalis</i>	Hackberry	5.3	Fair		20% dead wood, Vines	REMOVE
285	<i>Ulmus pumila</i>	Siberian Elm	20.3	Fair		20% dead wood, Trunk Scar	REMOVE
286	<i>Abnus alba</i>	White Mulberry	5.4	Fair/Poor	Poor Form, Crown Lean, Crowded		REMOVE
287	<i>Abnus alba</i>	White Mulberry	4.4	Fair/Poor	Poor Form, Crown Lean, Crowded		REMOVE
288	<i>Ulmus pumila</i>	Siberian Elm	20.5	Poor	Unbalanced, Poor Form	50% dead wood, Dead Limbs, Dead Leader	REMOVE
289	<i>Celtis occidentalis</i>	Hackberry	4.4	Fair/Poor	Poor Form, Crown Lean, Crowded		REMOVE
290	<i>Abnus alba</i>	White Mulberry	14.10	Poor	Vekaged joint Double Leader, Split Risk	20% dead wood, Dead Limbs, Hollow, Cavity	REMOVE
291	<i>Abnus alba</i>	White Mulberry	7.4	Poor	Vekaged joint Double Leader, Split Risk, Crown Lean, Crowded		REMOVE
292	<i>Abnus alba</i>	White Mulberry	1.8, 7.5	Poor	Vekaged joint Multi Leader, Split Risk	Hollow, Cavity	REMOVE
293	<i>Ulmus pumila</i>	Unknown	6.5, 6.8	Dead			REMOVE
294	<i>Ulmus pumila</i>	Siberian Elm	7.4	Fair/Poor	Poor Form, Crown Lean, Crowded		REMOVE
295	-	Unknown	12.8	Dead			REMOVE
296	<i>Fraxinus pennsylvanica</i>	Ash	7.5	Poor	Poor Form, Crown Lean, Crowded, Broken Leader		REMOVE
297	<i>Abnus alba</i>	White Mulberry	5.4	Fair/Poor	Lean, Crown Lean, Crowded		REMOVE
298	<i>Abnus alba</i>	White Mulberry	10.4	Fair/Poor	Lean, Crown Lean, Crowded		REMOVE
299	<i>Prunus serotina</i>	Black Cherry	12.5	Poor	Horizontal Growth	Hollow, Cavity, Adventitious Growth	REMOVE
300	<i>Ulmus pumila</i>	Siberian Elm	10.5	Poor	Poor Form, Crowded	Dead Leader, Hollow, Cavity	REMOVE
301	<i>Ulmus pumila</i>	Siberian Elm	6.5	Poor	Poor Form, Crowded	Wood rot, Hollow, Cavity	REMOVE
302	<i>Ulmus pumila</i>	Siberian Elm	6.4	Fair/Poor	Poor Form, Crown Lean, Crowded	30% dead wood, Dead Limbs	REMOVE
303	<i>Celtis occidentalis</i>	Hackberry	10.9, 5	Poor	Vekaged joint Double Leader, Split Risk, Crown Lean		REMOVE
304	<i>Ulmus pumila</i>	Siberian Elm	28.3	Fair	Poor Form	10% dead wood, Dead Limbs	REMOVE
305	<i>Acer spp.</i>	Rugle Sulfur	9.3	Fair	Lean	10% dead wood	REMOVE
306	<i>Ulmus pumila</i>	Siberian Elm	4.4, 5	Poor	U-shaped joint, Double Leader	Trunk Scar	REMOVE



GARY R. WEBER ASSOCIATES, INC.
 LAND PLANNING
 ECOLOGICAL CONSULTING
 LANDSCAPE ARCHITECTURE
 402 W. LIBERTY DRIVE
 WHEATON, ILLINOIS 60187
 PHONE: 630.668.7197
 www.grwa.com

CLIENT



D.R. HORTON
 America's Builder
 1750 E. GOLF ROAD
 SUITE 925
 SCHMIDT, IL 60173

CIVIL ENGINEER

MACKE CONSULTANTS
 9575 W. HOOBINS ROAD
 SUITE 500
 ROSEMONT, IL 60018

HIGGINS CROSSING

FINAL LANDSCAPE PLAN

HOFFMAN ESTATES, ILLINOIS

TREE INVENTORY

3	12.06.2025
2	10.08.2025
1	10.07.2025
REV	DATE

DATE	09.26.2025
PROJECT NO.	DR024169
DRAWN	AUG / SMR
CHECKED	SJR
SHEET NO.	



L1.10

LANDSCAPE WORK PART 1 - GENERAL

1.1 DESCRIPTION OF WORK

- The work shall consist of furnishing, transporting and installing all seeds, plants and other materials required for:
1. The establishment of trees, shrubs, perennial, annual and lawn areas as shown on Landscape Plan.
 2. The provision of post-planting management as specified herein.
 3. Any remedial operations necessary in conformance with the plans as specified in this document.
 4. The design, furnishing and installation of a complete underground sprinkler system and.
 5. Permits which may be required.

1.2 QUALITY ASSURANCE

- A. Work shall conform to State of Illinois Horticultural Standards and local municipal requirements.
- B. Quality Control Procedures:
1. Ship landscape materials with certificates of inspection as required by governmental authorities. Comply with governing regulations applicable to landscape materials.
 2. Do not make substitutions. If specified landscape material is not obtainable, submit to Landscape Architect proof of non-availability and proposal for use of equivalent material.
 3. Analysis and Standards: Package standard products with manufacturers certified analysis.
 - C. Insect Control

1. For areas containing standing water less than 3-ft that persist for greater than 7 days, mosquito control may be necessary. Mosquito control should be limited to larvicides applications such as Natulox or Vectox PG, per the EPA and CDC guidance. Larvicide application should be provided by a qualified professional. Contract the North Shore Mosquito Abatement District for service.

1.3 SUBMITTALS

- A. Planting Schedule
- Submit three (3) copies of the proposed planting schedule showing dates for each type of planting.
- B. Maintenance Instruction - Landscape Work
- Submit two (2) copies of typeset/print instructions recommending procedures to be established by the Owner for the maintenance of landscape work for one full year. Submit prior to inclusion of required maintenance period.
- Instructions shall include: watering, fertilizing, spraying, mulching and pruning for plant material and trimming grasses. Instructions for watering, fertilizing and pruning areas shall be provided ten (10) days prior to request for inspection for final acceptance. Landscape Architect shall receive copies of all instructions within 10 days.
- C. Submit two (2) copies of soil test of existing topsoil with recommendations for soil additive requirement to Landscape Architect for review and written approval.
- D. Submit two (2) samples of shredded hardwood bark mulch, erosion control blankets, and all other products and materials as specified on plans to Landscape Architect for review and written approval.
- E. Nursery packing lists indicating the species and quantities of material installed must be provided to the Owner and/or City upon request.

1.4 JOB CONDITIONS

- A. Examine and evaluate grades, soils and water levels. Observe the conditions under which work is to be performed and notify Landscape Architect of unsatisfactory conditions. Do not proceed with the work until unsatisfactory conditions have been corrected in an acceptable manner.
- B. Utilities: Review underground utility location maps and plans; notify local utility location service; monitor the placement of utility locations and certify acceptance of liability for the protection of utilities during course of work. Contractor shall be responsible for any damage to utilities or property.
- C. Excavation: When conditions detrimental to plant growth are encountered such as rubble fill, adverse drainage conditions or obstructions, notify Landscape Architect before planting.

1.5 GUARANTEES

- A. Guarantee seeded and sodded areas during the specified maintenance period and until final inspection.
- B. Guarantee trees, shrubs, grasses and perennials for a period of one year after date of acceptance against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others or unusual phenomena or incidents which are beyond Landscape installer's control.
- C. Native Planting Area Performance Criteria

- 1st/ Full Grounding Season: 80% of cover crop shall be established. There shall be no bare areas greater than two (2) square feet in seeded areas. At least 20% of vegetation coverage shall be native, non-invasive species. At least 50% of the emergent species, if planted as plugs shall be alive and apparent.
- 2nd/ Full Grounding Season: All areas with the exception of emergent zones shall exhibit full vegetative cover. At least 50% of the vegetation coverage shall be native, non-invasive species.
- 3rd/ Full Grounding Season: At least 75% of vegetation coverage shall be native, non-invasive species. Non-native species shall constitute no more than 25% relative areal coverage of the planted area. Invasive species for this project shall include the following: *Amorpha artemisiifolia* & *trifida* (Common Giant Ragweed), *Cirsium arvense* (Canada Thistle), *Diapensia leucophaea* (Green-leaved Yew), *Diapensia sylvatica* (Common Yew), *Lythrum scariosa* (Purple Loosestrife), *Melilotus* sp. (Sweet Clover), *Phacelia amurensis* (Reed Canary Grass), *Phragmites australis* (Giant Reed), *Fallopia japonica* (Japanese Knotweed), *Rhynchospora frangula* (Common & Glossy Buckhorn), *Typa* sp. (Brazilian), *Norouzadi*, and Hybrid Catgrass.

LANDSCAPE WORK PART 2 - PLANT MATERIALS

2.1 LAWN SOD

- Provide strongly rooted sod, not less than two (2) years old and free of weeds and undesirable native grasses. Provide only sod capable of growth and development when planted (viable, not dormant) and in strips not more than 18" wide x 4' long. Provide sod composed of a 5-way blend of Kentucky Bluegrass such as: Midnight, Allure, Vivo, Washington, Liberty.

2.2 LAWN SEED MIXTURE

- Grass Seed: Provide fresh, clean, new crop seed complying with the tolerance for purity and germination established by the Official Seed Analysts of North America. Provide seed of the grass species, proportions and maximum percentage of weed seed, as specified.
- A. Lawn Seed Mixture - 5 lbs. / 1,000 sq. ft.
- 50% Kentucky Bluegrass (98/05)
 - 10% Cutler Perennial Ryegrass
 - 10% Spartan Hard Fescue
 - 10% Edge Perennial Ryegrass
 - 10% Broadleaf Perennial Ryegrass
 - 5% Perennial Creeping Red Fescue
- B. Temporary Lawn Seed Mixture - 5 lbs. / 1,000 sq. ft.
- 40% Kentucky Bluegrass (98/05)
 - 40% Perennial Ryegrass
 - 20% Annual Ryegrass

- C. Highlands Fescue Seed Mixture - Mixture-7 lbs. / 1,000 sq. ft.
- 25% Discovery Hard Fescue
 - 25% Tiffany Chequame Fescue
 - 25% Florentine Creeping Red Fescue
 - 25% Blenheim Sheeps Fescue
- D. Detention Seed Mixture - 7 lbs. / 1,000 sq. ft.
- 70% Kentucky 91 Tall Fescue
 - 30% Perennial Ryegrass

2.3 NATIVE PLANTING MIXTURES

- Provide fresh, clean, new crop of the species and proportions as specified. Native seed and live plant material shall be obtained from a reputable supplier (approved by Landscape Architect) that has collected from sources east of the Mississippi River within the same EPA Level III Ecoregion as the project site (Central Corn Belt Plains). Any material sources from outside this ecoregion must be approved by the Landscape Architect prior to installation.
- For each species, the amount of seed indicated on the specifications shall mean the total amount of pure live seed (PLS) per acre. Seed tags and PLS testing information shall be provided to the Landscape Architect prior to seeding.
- It is the sole responsibility of the Native Landscape Contractor to provide approved seed that meets industry-standard PLS requirements.

2.4 GROUNDCOVERS, PERENNIALS AND ANNUALS

- Provide plants established and well-rooted in removable containers or integral peat pots and with not less than the minimum number and length of runners required by ANSI 260.1 for the pot size shown or listed.

2.5 TREES AND SHRUBS

- A. Name and Variety: Provide nursery grown plant material true to name and variety.
- B. Quality: Provide trees, shrubs and other plants complying with the recommendations and requirements of ANSI 260.1 Standards for Nursery Stock and as further specified.
- C. Deciduous Trees: Provide trees of height and caliper listed on shown and with branching configuration recommended by ANSI 260.1 for type and species required. Provide single stem trees except where special forms and shown or listed. Provide balled and burlapped (BBB) deciduous trees.
- D. Deciduous Shrubs: Provide shrubs of the height shown on listed and with not less than the minimum number of canes required by ANSI 260.1 for the type and height of shrub required. Provide balled and burlapped (BBB) deciduous shrubs.
- E. Coniferous Evergreen: Provide evergreens of the sizes shown on listed. Dimensions indicate minimum spread for spreading and semi-spreading types evergreens and height for pyramidal and columnar types evergreens. Provide single stem trees except where special forms and shown or listed. Provide balled and burlapped (BBB) evergreen trees and containerized shrubs.
- F. Inspection: All plants shall be subject to inspection and review at the place of growth or upon delivery and conformity to specification requirements as to quality, right of inspection and rejection upon delivery at the site on during the progress of the work for size and condition of bolls or roots, diseases, insects and latent defects or injuries. Rejected plants shall be removed immediately from the site.

2.6 PLANTING SOIL MIXTURE

- Provide planting soil mixture consisting of clean, uncompacted topsoil (stockpiled at site) for all planting pits, perennial, annual and groundcover areas. Topsoil shall be conditioned based on any recommendations resulting from the soil test in 13.C.

2.7 EROSION CONTROL

- A. Lawn Seed Areas Erosion Control Blanket: North American Green D975, or equivalent approved equal.
- B. Native Areas Erosion Control Blanket: North American Green S150, or equivalent approved equal.
- C. Shoreline Areas: Erosion Control Blanket: North American Green SC150, or equivalent approved equal. To be installed per manufacturer's recommendations three feet above and below NWS.
- D. Refer to latest Engineering & Erosion Control Plans for any areas to receive permanent or long-term blanket installation.
- E. Hydrated Mulch: Canuse 2000 wood fiber mulch with tackifier. Other mulches may be used subject to approval of Landscape Architect.

2.8 MULCH

- Provide mulch consisting of premium shredded hardwood bark. Provide sample to Landscape Architect for approval prior to ordering materials.

LANDSCAPE WORK PART 3 - EXECUTION

3.1 PLANTING SCHEDULE

- At least thirty (30) days prior to the beginning of work in each area, submit a planting schedule for approval by the Landscape Architect.

3.2 PLANTINGS

- A. Sodding New Lawns
1. Remove existing grass, vegetation and turf. Dispose of such material legally off-site, do not turn over into soil being prepared for lawns.
 2. Till to a depth of not less than 6"; apply soil amendments as needed; remove high areas and fill in depressions; till soil to a homogeneous mixture of fine texture; remove lumps, clods, stones over 1" diameter, roots and other extraneous material. Dispose of such material legally off-site.
 3. Sodded areas shall receive an application of commercial fertilizer at the rate of 10 lbs. per 1,000 sq. ft. and shall have an analysis of 16-8-8.
 4. Lay sod within 24 hours from time of striping.
 5. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips do not overlap. Stagger strips to offset joints in adjacent courses. Work from boards to avoid damage to subgrade or sod. Temp or rail lightly to ensure contact with subgrade. Work stripes soil into minor cracks between pieces of sod; remove excess to avoid smothering of adjacent grass.
 6. Water sod thoroughly with a fine spray immediately after planting.

B. Seeding Native Areas

1. The period for planting prairie seed shall be from April 1 to May 15 or November 1 to just before the first frost. Seeding outside of these timeframes must be approved by the landscape architect. Native seed planted outside of specified timeframes must have at least 60 days of growth prior to frost. Dormant seeding in winter is possible if soil conditions allow.
2. The General Contractor and Native Landscape Contractor shall be responsible for performing all work necessary to achieve and maintain an acceptable seedbed prior to seeding. All areas must be properly prepared before seeding begins. Equipment having low soil pressure ground contact shall be utilized within the planting area.
3. If present, compacted soils shall be disked or raked prior to seeding. Remedial measures for the access area may, at the direction of the Wetland Consultants, involve ripping from 12 to 18 inches of the soil horizon prior to diskling.
4. Prior to seeding, planting areas shall have at least twelve inches of clean or uncompacted soil, stones over 2" in diameter roots and other extraneous matter shall be removed and disposed of legally off-site.

5. Granular mycorrhizal inoculants shall be installed with the seed mix at a rate of 40lb/acre. Inoculant can be banded under seed, worked into seed or added into sowing lanes. Native areas shall not receive fertilizer.
6. Contractor shall be solely responsible for the proper handling and storage of the seed according to the best seed handling and storage practices, including fungicide treatment and stratification requirements. The Owner shall have no compensation for damage to the seed because of improper storage, cleaning, threshing, or screening operations.

7. Except where site conditions preclude their use, seeding shall be performed using a Truax drill, Truax-Tillman seeder, or comparable equipment designed specifically for installation of native seed. For areas where site conditions preclude the use of specialized equipment, seeding shall be accomplished using hand broadcasting and followed by light raking. Hand broadcast seed shall be spread at twice the specified rate. Other methods of seed installation may be used with prior approval from the Landscape Architect.

8. Prior to starting work, all seeding equipment shall be calibrated and adjusted to soil seeds at the proper seeding rate. In general, the optimum seeding depth is 0.25 inch below the surface. Areas where the seed has not been incorporated into the soil to the proper depths will not be accepted and no compensation for materials or labor for the rejected work will be made by the Owner.

9. Seeding and soil tracking/finishing shall not be done during periods of rain, severe drought, high winds, excessive moisture, frozen ground, or other conditions that preclude satisfactory results.
10. Wet muck and emergent areas shall be planted, and seed allowed to germinate (if possible), prior to flooding with significant amounts of water. Any areas of significant permanent water located within the planting area will receive live plugs in lieu of seed.

11. After the seeding operation is completed, install erosion control blanket per manufacturer's specifications.
12. Emergent plugs shall be planted in natural groupings within designed areas containing saturated soils or shallow inundation. Planted within groupings shall be spaced at 2-3 foot centers.

13. Emergent plugs shall not be placed less than the specified rate and shall be protected with goose enclosures surrounding all natural groupings of plugs.

- C. Groundcover and Perennial Beds
- Groundcover, perennial, and annual shall be planted in continuous beds of planting soil mixture a minimum of 8" deep. Install per spacing indicated on plan.

D. Trees and Shrubs

1. Set balled and burlapped (BBB) stock plumb and in center of pit or trench with top of ball at an elevation that will keep the root flare exposed upon backfill and height for pyramidal and columnar types evergreens. Provide single stem trees except where special forms and shown or listed. Provide balled and burlapped (BBB) deciduous trees. Provide single stem trees except where special forms and shown or listed. Provide balled and burlapped (BBB) deciduous trees.
2. Dish top of backfill to allow for mulching. Provide additional backfill berm around edge of excavations to form shallow saucer to collect water.
3. Mulch pits, trenches and planted areas. Provide not less than 3" thickness of mulch and work into top of backfill and finish level with adjacent Final Grades. Maintain exposed root flare at all times.
4. Prune only injured or dead branches from flowering trees, if any. Protect central leader of trees during shipping and pruning operations. Prune shrubs to retain natural character in accordance with standard horticultural practices.
5. Remove and replace excessively pruned or ill-formed stock resulting from improper pruning.
6. The Contractor shall be wholly responsible for ensuring that all trees are planted in a vertical and plumb position and remain so throughout the life of this contract and guarantee period. Trees may or may not be staked and guyed depending upon the individual preference of the Contractor; however, any bracing procedure(s) must be approved by the Owner prior to its installation.

3.3 INITIAL MAINTENANCE

- A. Begin maintenance immediately after planting, continuing until final acceptance. A minimum of thirty (30) days.
- B. Maintain planted and seeded areas by watering, raking/grading, replanting and implementing erosion control as required to establish vegetation free of erosion or bare areas.

- C. Highlands Fescue and Native Planting areas are to be mowed only once per spring during the initial three year establishment period.

3.4 NATIVE LANDSCAPED AREAS

CONTINUED MONITORING & MAINTENANCE

- A. Monitoring
- The Owner shall notify Cook County upon completion of plantings. The Owner's Environmental Specialist shall inspect the plantings and provide Cook County with a copy of the planting locations, species, and quantities for verification by Cook County.
- The Owner's Environmental Specialist shall inspect the plantings at least twice per year during the three-year term of the Establishment and Maintenance Cash Bond or Letter of Credit, to determine compliance with the minimum annual performance criteria (See 15.C. Guarantees). A monitoring report will be provided to Cook County by January 31st following each inspection.
- B. Maintenance

- First Season
- With the exception of the emergent area, native seedling areas shall be mowed to a height of 6" to control the growth of native and invasive species early in the growing season. Mowing, including seed whirling, should be conducted during prior to weed seed production and timing may need to be adjusted per target species. Small quantities of undesirable plant species, shall be controlled by hand pulling prior to the development and maturity of the plant. Hand removal shall include the removal of all above-ground and below-ground stems, roots and flower masses prior to development of seeds. Herbicide should be applied as necessary by a trained and licensed operator that is competent in the identification of native and non-native herbaceous plants. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary.

Second Season

- Control of undesirable plant species during the second growing season shall consist primarily of precise herbicide application. Mowing and weed whirling shall be conducted as needed during the early growing season and as needed to a height of 6 to 8 inches to prevent weed seed production from germinating seed. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary.
- Third, Fourth, and Fifth Years:
- Seasonal mowing and herbicide will continue as above but should be reduced over time. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary. At the beginning of the third growing season (dependent on fuel availability, dominance of graminoid species and favorable weather conditions), fire may be introduced to the planted areas as a management tool.

- State and local permits shall be required prior to controlled burning. Burning shall be conducted by trained professional experienced in managing smoke in urban environments. Prior to a controlled burn, surrounding property owners as well as local fire and police departments shall be notified. A burn plan detailing the preferred wind direction and speed, location of fire breaks, and necessary personnel and equipment shall be prepared and utilized in planning and burn implementation.

- The initial burn shall be dependent on fuel availability which is directly related to the quantity and quality of grasses contained within the plant matrix. Timing of the burn shall be determined based on results of the annual monitoring including species composition of the management area and other analysis of management goals. Generally, burns shall be scheduled from spring to fall on a rotational basis. Burn frequency shall also be dependent on the species composition within the management area. Generally, a new prairie restoration area shall be burned annually for two years after the second or third growing season after planting and then every 2-3 years thereafter, burning 50-75% of the area.

C. Long Term Wetland and Prairie Management/Maintenance

- A. Final compliance report and Long-Term Operation and Maintenance Plan shall be submitted by the Developer/Owner's Environmental Specialist no less than 60 days prior to the expiration of any Landscape Cash Bond or Letter of Credit posted for the native areas. Final acceptance and release shall be determined by Cook County upon inspection of the site to verify compliance.

- The Long-Term Operation and Maintenance Plan shall be written to include guidelines and schedules for burning, mowing, application of herbicides, debris/litter removal and inspection schedule for storm structures and sediment removal.

3.5 CLEAN UP AND PROTECTION

- A. During landscape work, store materials and equipment where directed. Keep pavements clean and work areas and adjoining areas in an orderly condition.
- B. Protect landscape work and materials from damage due to landscape operations, operations by other trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged landscape work as directed by Landscape Architect.

3.6 INSPECTION AND ACCEPTANCE

- A. The Landscape Architect reserves the right to inspect seeds, plants, trees and shrubs either at place of growth or at site before planting for compliance with requirements for name, variety, size, quantity, quality and mix proportion.
- B. Supply written affidavit certifying composition of seed mixtures and integrity of plant materials with respect to species, variety and source.
- C. Notify the Landscape Architect within five (5) days after completing initial and/or supplemental plantings in each area.
- D. When the landscape work is completed, including maintenance, the Landscape Architect will, upon request, make a final inspection to determine acceptability. After final acceptance, the Owner will be responsible for maintenance.

GRWA
GARY R. WEBER
ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630.658.1197
www.grwa.com

CLIENT
D.R. HORTON
America's Builder
1750 S. GOLF ROAD
SUITE 925
SCHUMBURG, IL 60173

CIVIL ENGINEER
MACKIE CONSULTANTS
9575 W. HOOBINS ROAD
SUITE 500
ROSEMONT, IL 60018

HIGGINS CROSSING
FINAL LANDSCAPE PLAN
HOFFMAN ESTATES, ILLINOIS
LANDSCAPE SPECIFICATIONS

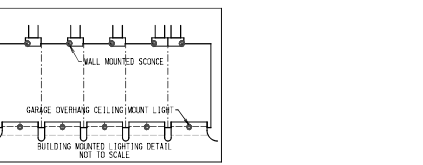
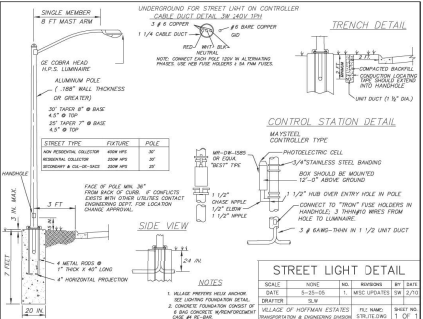
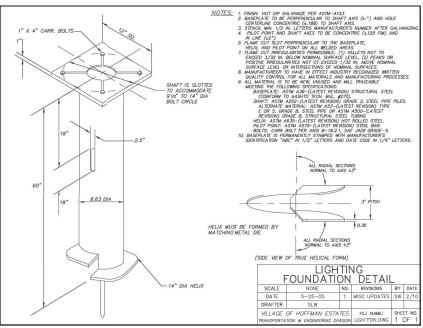
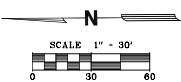
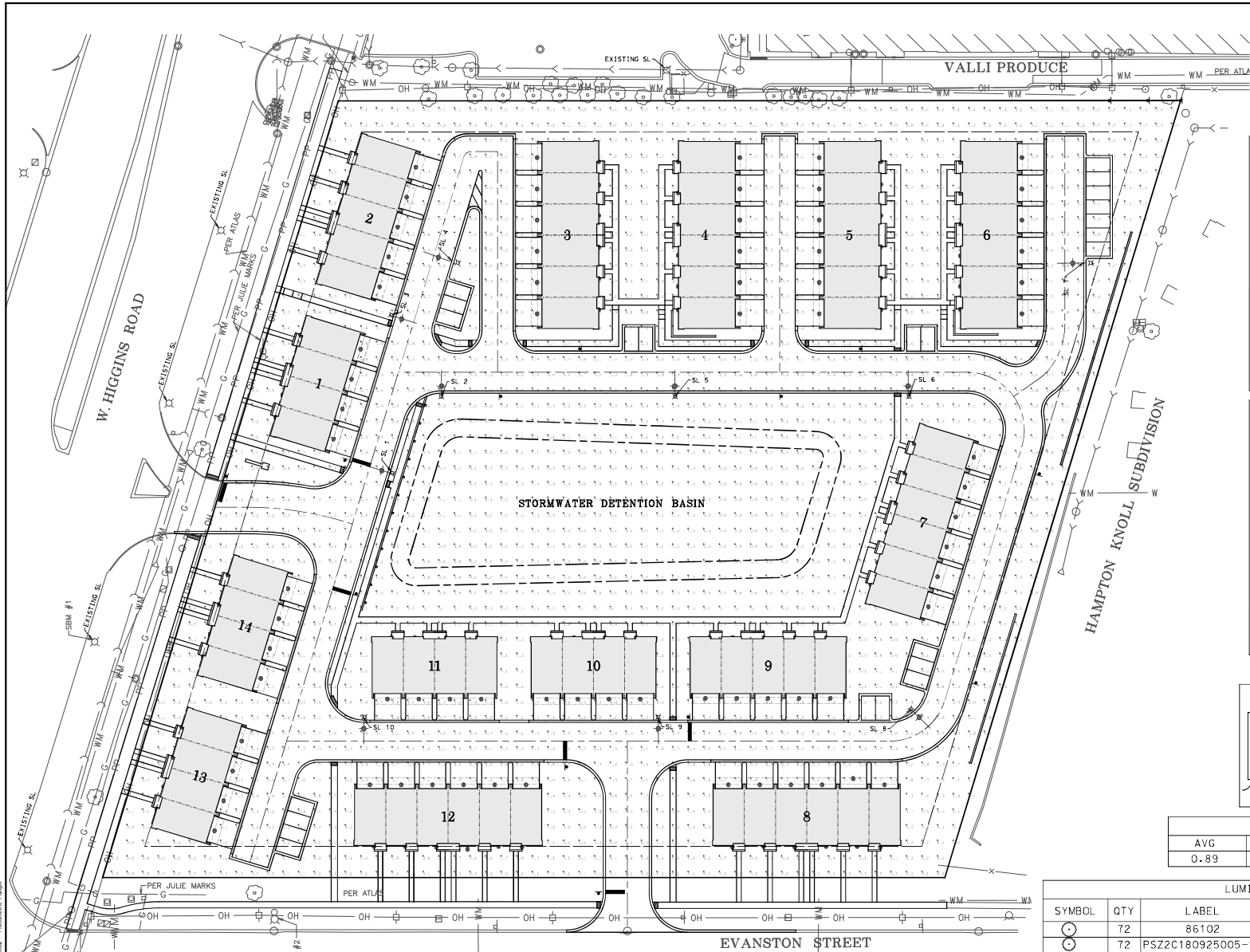
3	12.08.2025
2	10.08.2025
1	10.07.2025

REVISION DATE

DATE	09.26.2025
PROJECT NO.	DR24169
DRAWN	AJG/SBR
CHECKED	SJR
SHEET NO.	

CS
CROSSING
CONSTRUCTION
CONSULTANTS

L1.11



CALCULATION SUMMARY			
AVG	MAX	MIN	#PTS
0.89	12.1	0.0	2702

LUMINAIRE SCHEDULE							
SYMBOL	QTY	LABEL	ARRANGMENT	LLF	LUMINAIRE LUMES	LUMINAIRE WATTS	TOTAL WATTS
○	72	86102	SINGLE	1.0	812	0	0
○	72	PSZ2C180925005-10	SINGLE	1.0	724	12.4	892.8
○	10	ATBM P30 R3 3K	SINGLE	1.0	14631	118	1180

**PHOTOMETRIC PLAN
HIGGINS CROSSING
HOFFMAN ESTATES, ILLINOIS**

SHEET
1 OF 1
PROJECT NUMBER: 5082
© MACKIE CONSULTANTS LLC 2024
ILLINOIS PERM LICENSE: 144-000894

Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847) 695-1400
www.mackieconsultants.com

CLIENT:
D.R. HORTON
America's Builder
D.R. HORTON, INC.-MIDWEST
1750 E. GOLF ROAD, SUITE 925
SCHAUMBURG, ILLINOIS 60173

DESIGNED	PG
DRAWN	PG/JD
APPROVED	KJM
DATE	09/26/2024
SCALE	1" = 30'

4/21/2025 3:52:24 PM In: 15082 Engineering Design Lighting 15082 - Photometric Plan.dwg





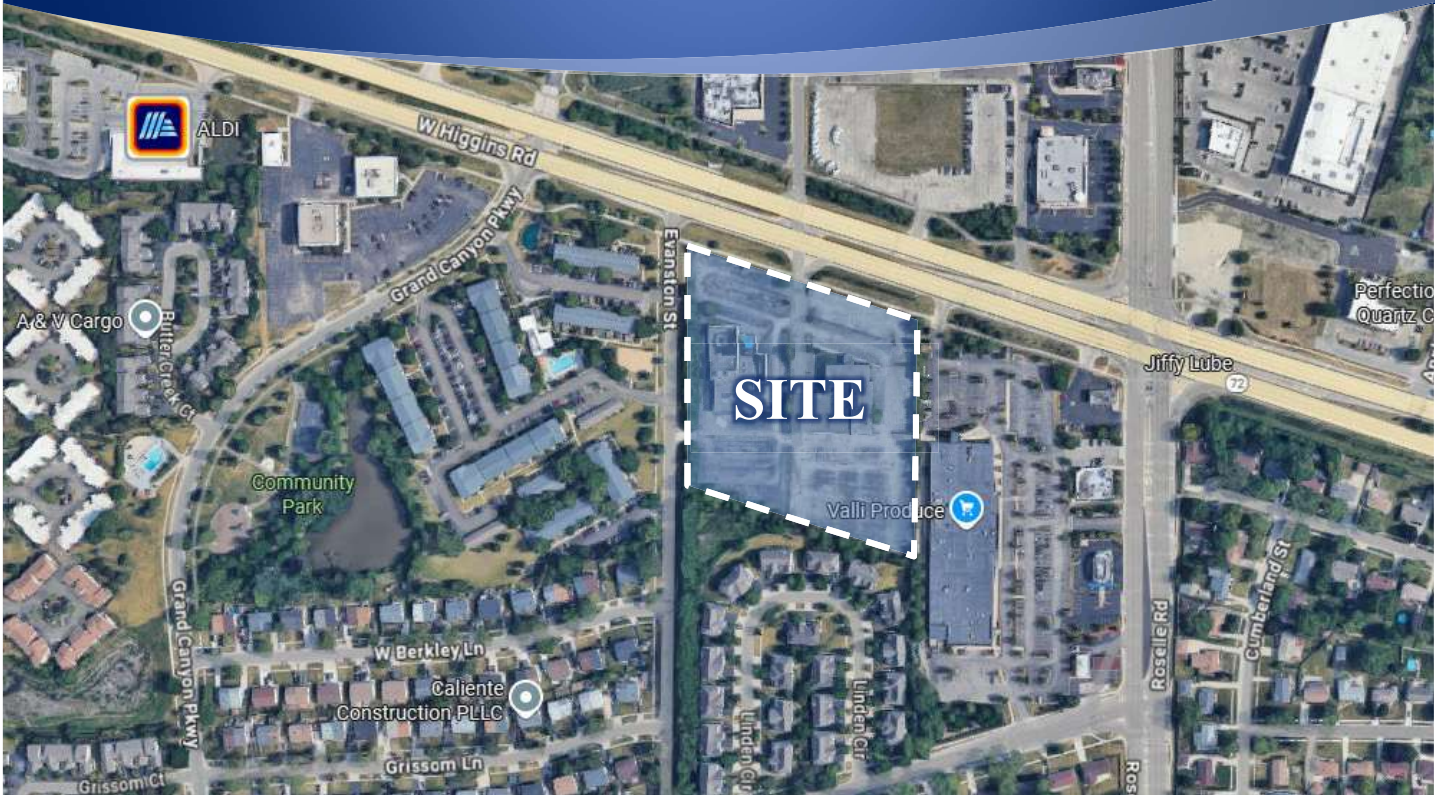






Traffic Impact Study Proposed Residential Development

Hoffman Estates, Illinois



Prepared For:

D·R·HORTON®
America's Builder

KLOA
Kenig, Lindgren, O'Hara, Aboona, Inc.

November 19, 2025

1. Introduction

This report summarizes the methodologies, results, and findings of a traffic impact study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed residential development to be located in Hoffman Estates, Illinois.

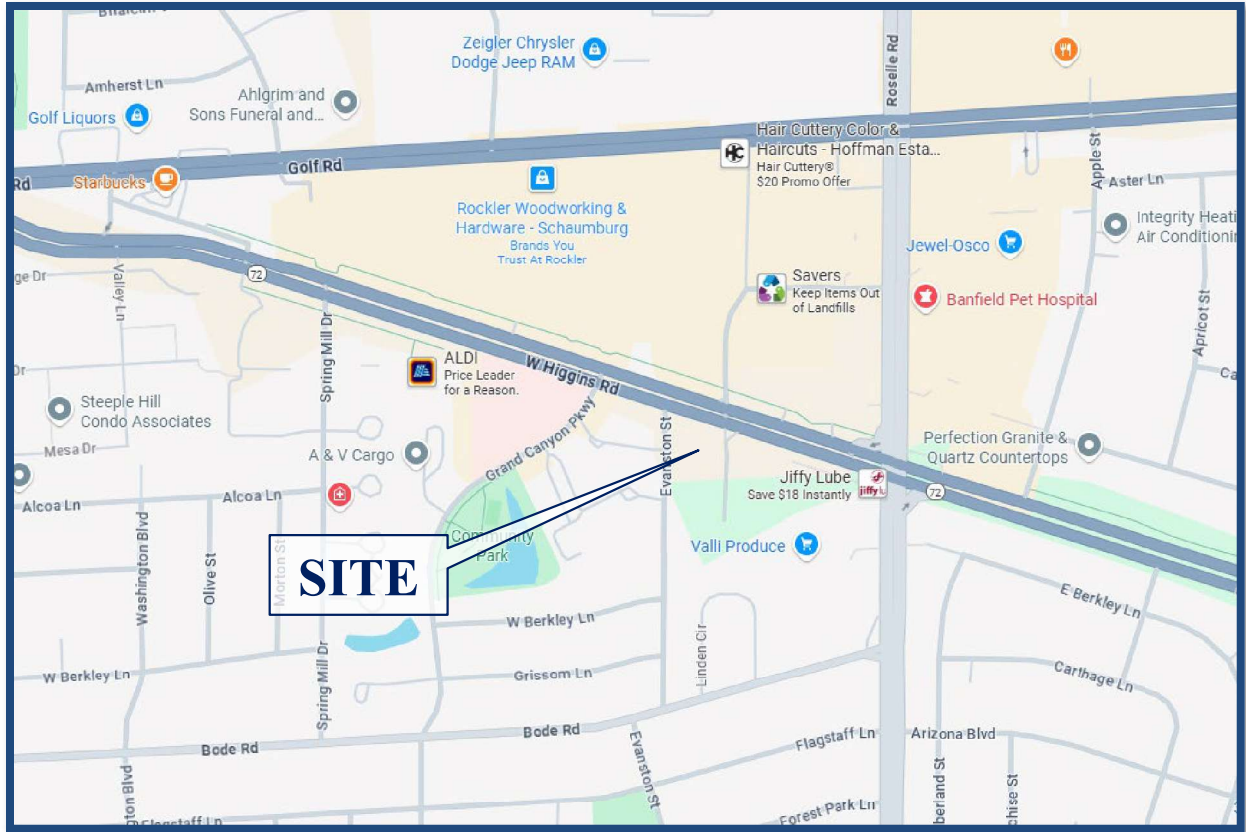
This site, which is currently occupied by two former car dealership buildings, is located in the southeast quadrant of the intersection of Higgins Road with Evanston Street and is proposed to contain 72 townhomes, each having two-car garages and two-car driveway spaces, and 23 guest parking spaces. Access to the site is proposed off Higgins Road via the existing three-quarter access drive and off Evanston Street via a proposed full-movement access drive.

The purpose of this study was to examine background traffic conditions, assess the impact that the proposed development will have on traffic conditions in the area, and determine if any roadway or access improvements are necessary to accommodate traffic generated by the proposed development. **Figure 1** shows the location of the site in relation to the area roadway system. **Figure 2** shows an aerial view of the site. The sections of this report present the following:

- Existing roadway conditions
- A description of the proposed development
- Directional distribution of the development traffic
- Vehicle trip generation for the development
- Future traffic conditions including access to the development
- Traffic analyses for the weekday morning and weekday evening peak hours
- Recommendations with respect to adequacy of the site access and adjacent roadway system

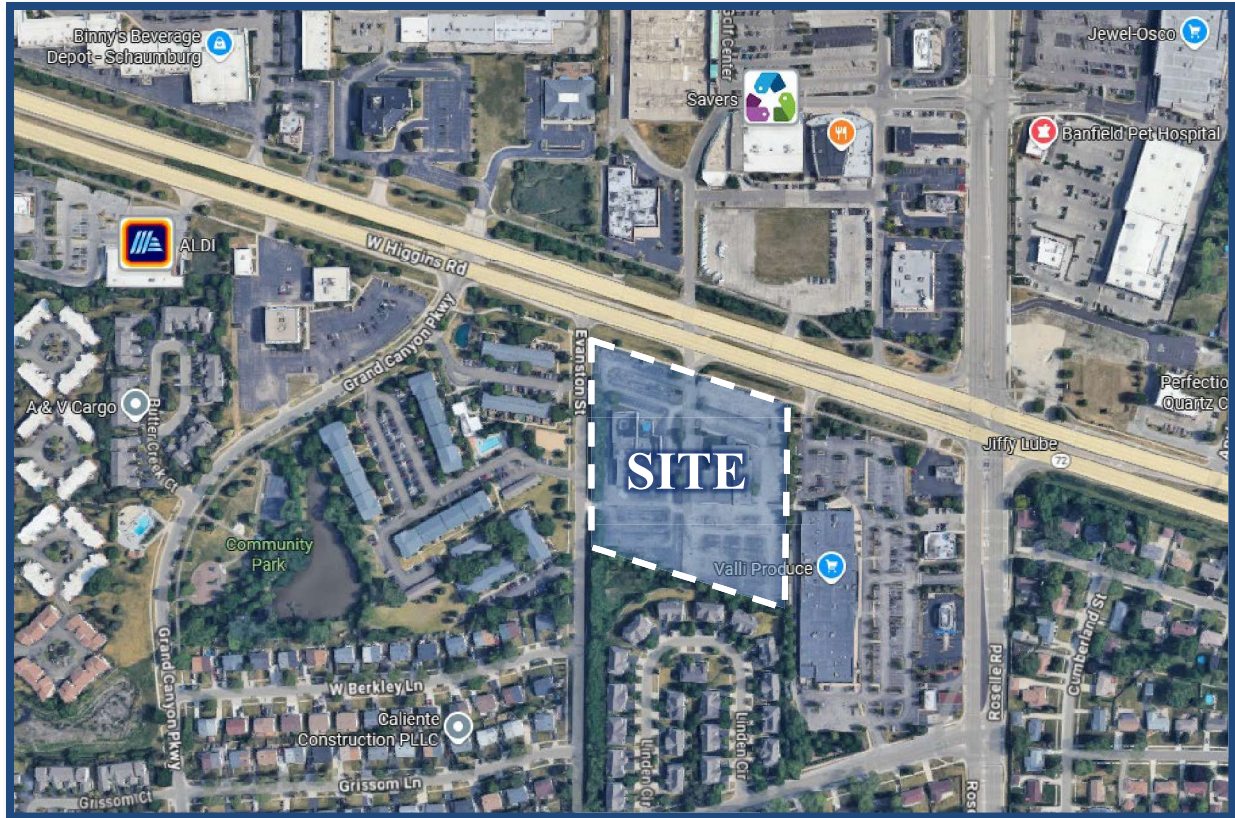
Traffic capacity analyses were conducted for the weekday morning and weekday evening peak hours for the following conditions:

1. Existing Conditions - Analyzes the capacity of the existing roadway system using existing peak hour traffic volumes in the surrounding area conducted in 2025.
2. No-Build Conditions - Analyzes the capacity of the existing roadway system using existing peak hour traffic volumes increased by a regional growth factor (growth not attributable to any particular development).
3. Future Conditions – Analyzes the projected traffic volumes which include the existing traffic volumes increased by an ambient area growth factor (growth not attributable to any particular development) and the traffic estimated to be generated by the proposed subject development.



Site Location

Figure 1



Aerial View of Site

Figure 2

2. Existing Conditions

Existing transportation conditions in the vicinity of the site were documented in order to obtain a database for projecting future conditions. The following provides a description of the geographical location of the site, physical characteristics of the area roadway system including lane usage and traffic control devices and existing peak hour traffic volumes.

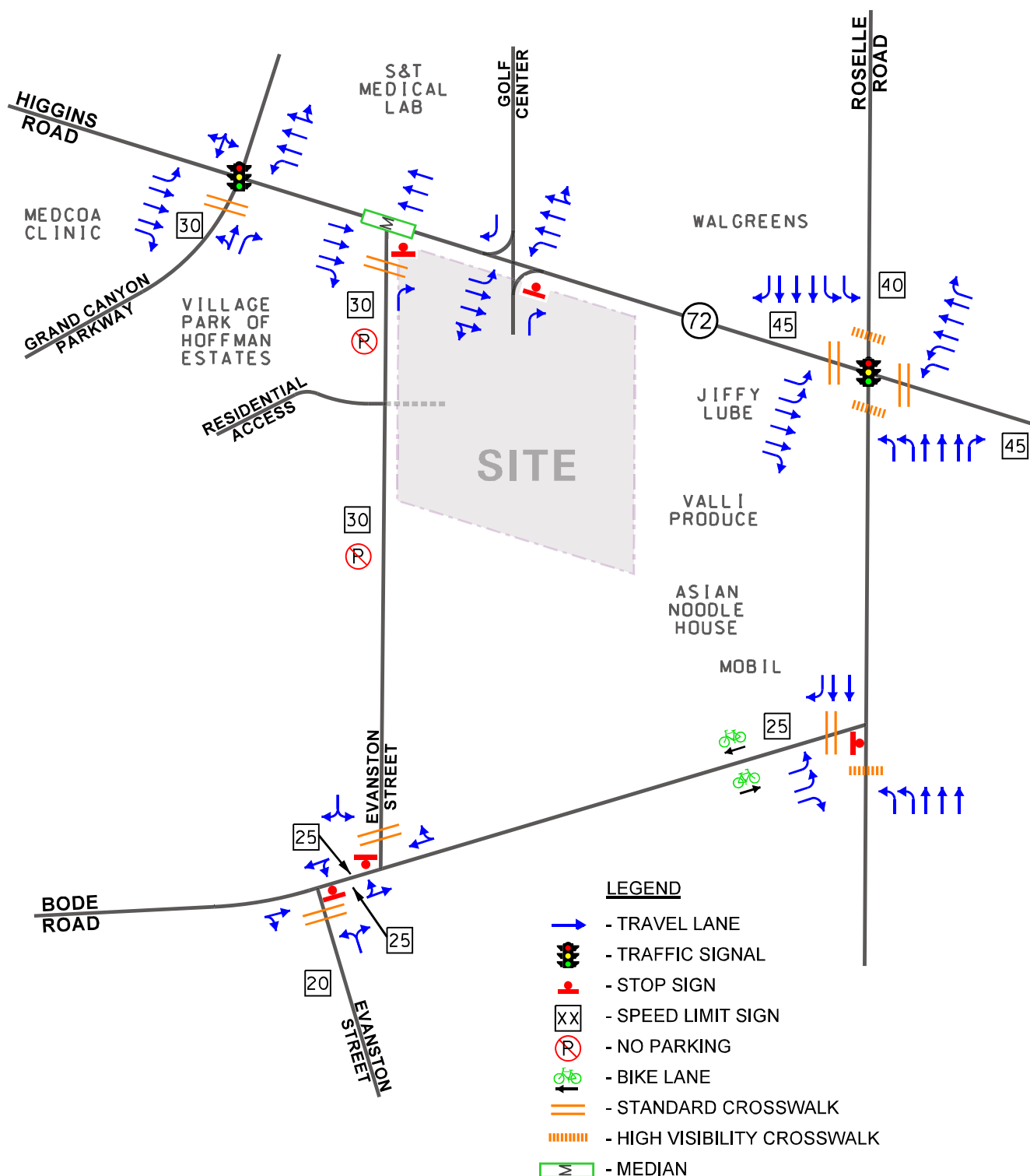
Site Location

This site, which is currently occupied by two former car dealership buildings, is located in the southeast quadrant of the intersection of Higgins Road with Evanston Street. Land uses in the vicinity of the site are a mixture of residential and commercial uses. Commercial uses include Valli Produce located to the east of the site and Golf Center to the north of the site. The Village Park of Hoffman Estates apartment complex is located to the west of the site.

Existing Roadway System Characteristics

The characteristics of the existing roadways near the development are described below. **Figure 3** illustrates the existing roadway characteristics.

Higgins Road (IL 72) is an east-west other principal arterial roadway that generally provides three lanes in each direction separated by a landscaped median. At its signalized intersection with Roselle Road, Higgins Road provides dual left-turn lanes, three through lanes, and one exclusive right-turn lane on both approaches. Pedestrian signals are provided on all four legs of this intersection. High-visibility crosswalks are provided on the north and south legs of the intersection and standard style crosswalks on the east and west legs of the intersection. At its unsignalized intersections with the Golf Center access road/site existing access drive, Higgins Road provides an exclusive left-turn lane, two through lanes, and a shared through/right-turn lane on the eastbound and westbound approaches. At its signalized intersection with Grand Canyon Parkway, Higgins Road provides an exclusive left-turn lane, two through lanes, and a shared through/right-turn lane on the northbound approach and an exclusive left-turn lane, three through lanes, and an exclusive right-turn lane on the southbound approach. At its unsignalized “T” intersection with Evanston Street, Higgins Road provides three through lanes and an exclusive right-turn lane on the eastbound approach and three through lanes on the westbound approach. A standard style crosswalk is provided on the south leg of this intersection. Higgins Road is under the jurisdiction of the Illinois Department of Transportation (IDOT), is classified as an SRA, carries an Annual Average Daily Traffic (AADT) volume of 26,100 vehicles (IDOT 2023) west of Roselle Road and 44,600 vehicles (IDOT 2023) east of Roselle Road, and has a speed limit of 45 miles per hour.



Roselle Road is a north-south other principal arterial roadway that provides three travel lanes in each direction in the vicinity of the site. At its signalized intersection with Higgins Road, Roselle Road provides dual left-turn lanes, three through lanes and one exclusive right-turn lane on both approaches. At its signalized intersection with Bode Road, Roselle Road provides dual left-turns and three through lanes on the northbound approach and two through lanes and an exclusive right-turn lane on the southbound approach. High visibility crosswalk and pedestrian signal are provided on the south leg of this intersection. A standard style crosswalk and a pedestrian signal are provided on the west leg of this intersection. Roselle Road is under the jurisdiction of Cook County Department of Transportation and Highways (CCDOH), is classified as an SRA, carries an AADT of 35,800 vehicles (IDOT 2018) north of Higgins Road and 27,300 vehicles (IDOT 2018) south of Higgins Road, and has a speed limit of 40 miles per hour.

Bode Road is an east-west major collector roadway that provides one travel lane in each direction. At its signalized intersection with Roselle Road, Bode Road provides dual left-turn lanes and an exclusive right-turn lane on the eastbound approach. At its unsignalized east and west intersections with Evanston Street, Bode Road does not provide any exclusive lanes. Bode Road is under the jurisdiction of the Village of Hoffman Estates, carries an AADT of 4,750 vehicles (IDOT 2022), and has a posted speed limit of 25 miles per hour.

Grand Canyon Parkway is a north-south local roadway that provides one travel lane in each direction. At its signalized intersection with Higgins Road, Grand Canyon Parkway provides a shared left-turn/through lane and an exclusive right-turn lane on the northbound approach and a wide shared left-turn/through/right-turn lane on the southbound approach. A standard style crosswalk is provided on the south leg of this intersection. Grand Canyon Parkway is under the jurisdiction of the Village of Hoffman Estates and has a posted speed limit of 30 miles per hour.

Evanston Street is a north-south local roadway that provides one travel lane in each direction. At its unsignalized right-in/right-out intersection with Higgins Road, Evanston Street provides an exclusive right-turn lane and a standard style crosswalk on the northbound approach. At its unsignalized intersection with Bode Road, Evanston Street does not provide any exclusive lanes. Evanston Street is under the jurisdiction of the Village of Hoffman Estates and has a posted speed limit of 30 miles per hour.

Golf Center Access Drive is a north-south access road that provides one travel lane in each direction. At its unsignalized intersection with Higgins Road/site existing access drive, the Golf Center access drive and the site access drive provide one inbound lane and one outbound lane. The outbound left-turn movements are prohibited from both access roads.

Existing Traffic Volumes

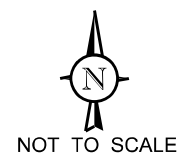
In order to determine current traffic conditions in the vicinity of the site, KLOA, Inc. conducted peak period traffic counts utilizing Miovision Scout Video Collection Units during the weekday morning (7:00 A.M. to 9:00 A.M.) and weekday evening (4:00 P.M. to 6:00 P.M.) peak periods at the following intersections:

- Higgins Road with Roselle Road
- Higgins Road with Evanston Street
- Higgins Road with Grand Canyon Parkway
- Higgins Road with Golf Center Access Road/Site Existing Access Drive
- Roselle Road with Bode Road
- Bode Road with Evanston Street (West Intersection)
- Bode Road with Evanston Street (East Intersection)
- Evanston Street with Village Park of Hoffman States Apartment Complex Access Drive

The counts were conducted on Thursday, July 24, 2025 and the results of the traffic counts showed that the weekday morning peak hour of traffic generally occurs from 8:00 A.M. to 9:00 A.M. and the weekday evening peak hour of traffic generally occurs from 4:45 P.M. to 5:45 P.M.

It should be noted that counts were compared to old counts conducted in the area in January 2023 when the schools were in session; the comparison indicated that the new data are consistent. **Figure 4** illustrates the existing traffic volumes. Copies of the traffic count summary sheets are included in the Appendix.

00 - AM PEAK HOUR (8:00-9:00 AM)
(00) - PM PEAK HOUR (4:45-5:45 PM)



Existing Traffic Volumes



Job No: 25-190

Figure: 4

Crash Data Summary

KLOA, Inc. obtained crash data¹ from IDOT for the most recent available five years (2019 to 2023) for all of the intersections in the study area. The crash data for the intersections are summarized in **Tables 1** through **5**. A review of the crash data indicated that no fatalities were reported at the study area intersections between 2019 and 2023.

Table 1
HIGGINS ROAD WITH ROSELLE ROAD – CRASH SUMMARY

Year	Type of Crash Frequency							Total
	Angle	Head On	Object	Rear End	Sideswipe	Turning	Other	
2019	0	0	0	3	0	1	0	4
2020	0	0	0	3	0	0	0	3
2021	0	0	0	0	0	2	0	2
2022	0	0	0	2	2	2	0	6
2023	<u>0</u>	<u>0</u>	<u>0</u>	<u>6</u>	<u>1</u>	<u>3</u>	<u>1</u>	<u>11</u>
Total	0	0	0	14	3	8	1	26
Average	--	--	--	2.8	<1.0	1.6	<1.0	5.2

¹ IDOT DISCLAIMER: The motor vehicle crash data referenced herein was provided by the Illinois Department of Transportation. Any conclusions drawn from analysis of the aforementioned data are the sole responsibility of the data recipient(s).

Table 2

HIGGINS ROAD WITH EVANSTON STREET – CRASH SUMMARY

Year	Type of Crash Frequency							
	Angle	Head On	Object	Rear End	Sideswipe	Turning	Other	Total
2019	0	0	0	4	0	0	0	4
2020	0	0	0	2	0	1	0	3
2021	0	0	0	1	0	1	0	2
2022	0	0	1	1	0	3	0	5
2023	<u>1</u>	<u>0</u>	<u>1</u>	<u>5</u>	<u>0</u>	<u>1</u>	<u>0</u>	<u>8</u>
Total	1	0	2	13	0	6	0	22
Average	<1.0	--	<1.0	2.6	--	1.2	--	4.4

Table 3

HIGGINS ROAD WITH GRAND CANYON PARKWAY – CRASH SUMMARY

Year	Type of Crash Frequency							
	Angle	Head On	Object	Rear End	Sideswipe	Turning	Other	Total
2019	0	0	0	2	0	0	0	2
2020	0	0	0	2	0	1	0	3
2021	0	0	0	0	0	1	0	1
2022	0	0	1	1	0	3	0	5
2023	<u>1</u>	<u>0</u>	<u>0</u>	<u>4</u>	<u>0</u>	<u>1</u>	<u>0</u>	<u>6</u>
Total	1	0	1	9	0	6	0	17
Average	<1.0	--	<1.0	1.8	--	1.2	--	3.4

Table 4

BODE ROAD WITH EVANSTON STREET – CRASH SUMMARY

Year	Type of Crash Frequency							
	Angle	Head On	Object	Rear End	Sideswipe	Turning	Other	Total
2019	1	0	0	0	0	0	0	1
2020	0	0	0	0	0	0	0	0
2021	0	0	0	0	0	0	0	0
2022	0	0	0	0	0	0	0	0
2023	0	0	0	0	0	0	0	0
Total	1	0	0	0	0	0	0	1
Average	<1.0	--	--	--	--	--	--	<1.0

Table 5

HIGGINS ROAD WITH GOLD CENTER ACCESS ROAD – CRASH SUMMARY

Year	Type of Crash Frequency							
	Angle	Head On	Object	Rear End	Sideswipe	Turning	Other	Total
2019	0	0	0	0	0	2	0	2
2020	0	0	0	1	0	0	0	1
2021	0	0	0	1	0	0	0	1
2022	0	0	0	0	0	0	0	0
2023	<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u>
Total	0	0	0	3	0	2		5
Average	--	--	--	<1.0	--	<1.0	--	1.0

3. Traffic Characteristics of the Proposed Development

In order to properly evaluate future traffic conditions in the surrounding area, it was necessary to determine the traffic characteristics of the proposed development, including the directional distribution and volumes of traffic that it will generate.

Proposed Site and Development Plan

As proposed, the site will be redeveloped with a residential development containing 72 townhomes, each having two-car garages and two-car driveway spaces, and 23 guest parking spaces. Access to the site will be provided via the following:

- An existing three-quarter access drive located approximately 805 feet west of Roselle Road and aligned with the Golf Center access road. This access drive provides one inbound lane and one outbound lane. The outbound movement from this access drive is limited to right-turns only and is under stop sign control.
- A proposed full-movement access drive to be located approximately 480 feet south of Higgins Road and will provide one inbound lane and one outbound lane with the outbound movements under stop sign control. This access drive will be aligned with the Village Park of Hoffman Estates apartment complex access drive located on the west side of Evanston Street.

A copy of the site plan is included in the Appendix.

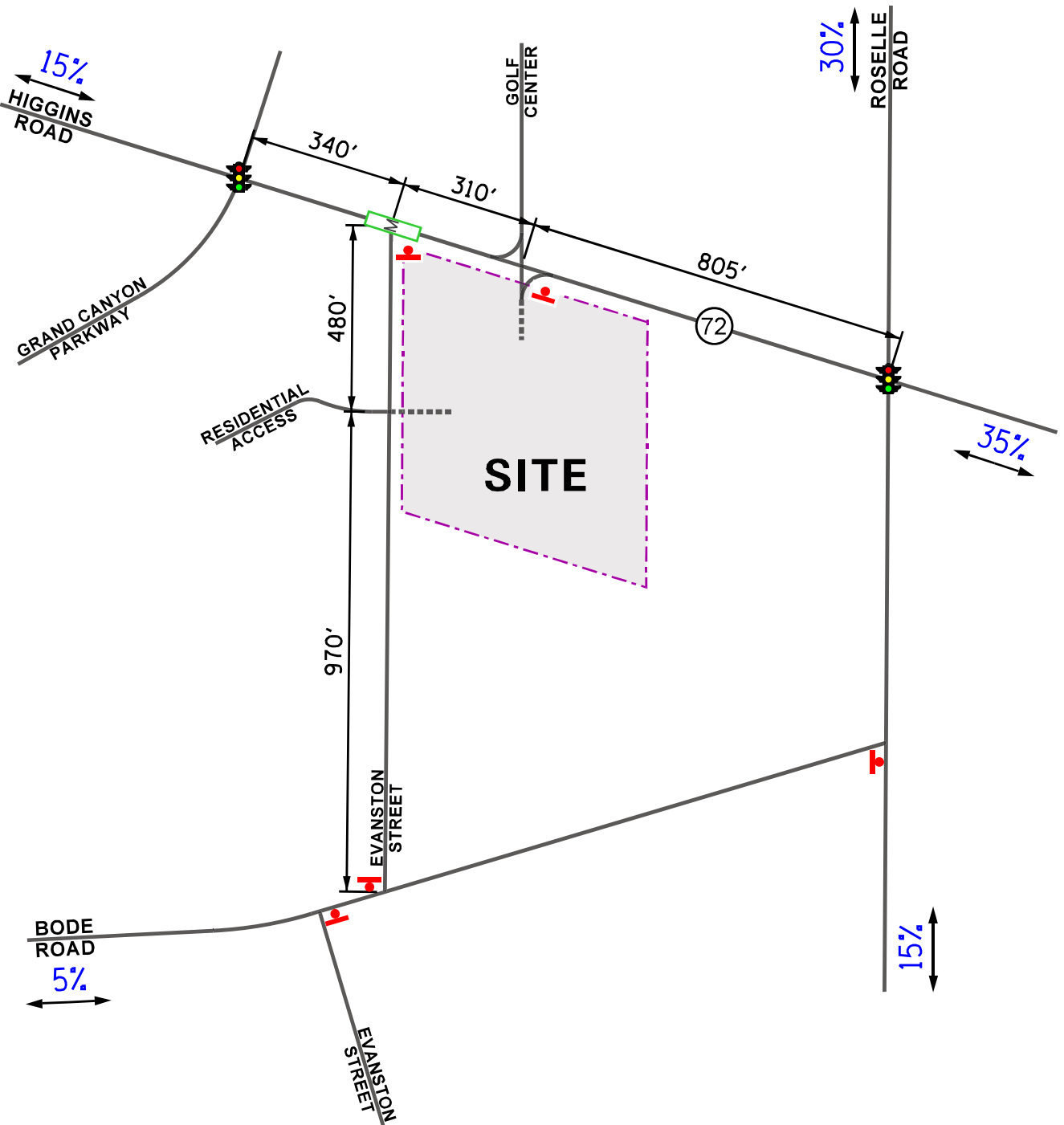
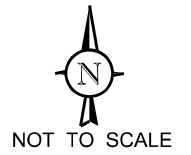
Directional Distribution

The directions from which residents of the proposed development will approach and depart the site were estimated based on existing travel patterns, as determined from the traffic counts and the location of the access drives. **Figure 5** illustrates the directional distribution of the development-generated traffic.

Estimated Site Traffic Generation

The number of peak hour vehicle trips estimated to be generated by the proposed development was based on vehicle trip generation rates contained in *Trip Generation Manual*, 11th Edition, published by the Institute of Transportation Engineers (ITE). Land-Use Code 215 (Single Family Housing - Attached) rates were utilized. **Table 6** shows the estimated vehicle trip generation for the weekday morning and weekday evening peak hours and on a daily basis.

LEGEND
 00% - PERCENT DISTRIBUTION
 00' - DISTANCE IN FEET



Residential
Development
Hoffman Estates, Illinois

Directional Distribution

KLOA
 Kenig, Lindgren, O'Hara, Aboona, Inc.
 Job No: 25-190 Figure: 5

Table 6
ESTIMATED SITE-GENERATED TRAFFIC VOLUMES

ITE Land-Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Weekday Daily Traffic
		In	Out	Total	In	Out	Total	
215	Single Family Housing (Attached) – 72 units	8	24	32	23	16	39	498

Trip Generation Comparison

It should be noted that the site was previously occupied by two car dealership buildings. The number of peak hour vehicle trips estimated to be generated by the previous land use was estimated based on vehicle trip generation rates contained in ITE *Trip Generation Manual* and are summarized in **Table 7**. As can be seen from Table 7, the proposed development is projected to generate approximately 60 percent less trips during the weekday morning peak hour and approximately 73 percent less trips during the evening peak hour than the previous land use. Additionally, on a daily basis, the proposed development will generate approximately 50 percent fewer trips.

Table 7
TRIP GENERATION COMPARISON

ITE Land-Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Daily Trips		
		In	Out	Total	In	Out	Total	In	Out	Total
841	Car Dealership (39,580 s.f.)	62	20	82	68	77	145	522	522	1,044
215	Single Family - Attached (72 Units)	8	24	32	23	16	39	249	249	498
	Difference	-54	+4	-50	-45	-61	-106	-273	-273	-546

4. Projected Traffic Conditions

The total projected traffic volumes include the existing traffic volumes, increase in background traffic due to growth, and the traffic estimated to be generated by the proposed subject development.

Development Traffic Assignment

The estimated weekday morning and evening peak hour traffic volumes that will be generated by the proposed development were assigned to the roadway system in accordance with the previously described directional distribution (Figure 5). The total new traffic assignment for the residential development is illustrated in **Figure 6**.

Background (No-Build) Traffic Conditions

The existing traffic volumes (Figure 4) were increased by a regional growth factor to account for the increase in existing traffic related to regional growth in the area (i.e., not attributable to any particular planned development). Based on 2050 Average Daily Traffic (ADT) projections provided by the Chicago Metropolitan Agency for Planning (CMAP) in a letter, the existing traffic volumes were increased by an annually compounded growth rate of 0.46 percent per year for six years totaling approximately three percent to represent Year 2031 no-build conditions. It should be noted that the background traffic includes the traffic estimated to be generated by a proposed commercial development to be located at 80 W. Higgins Road.

A copy of the CMAP 2050 projections letter is included in the Appendix.

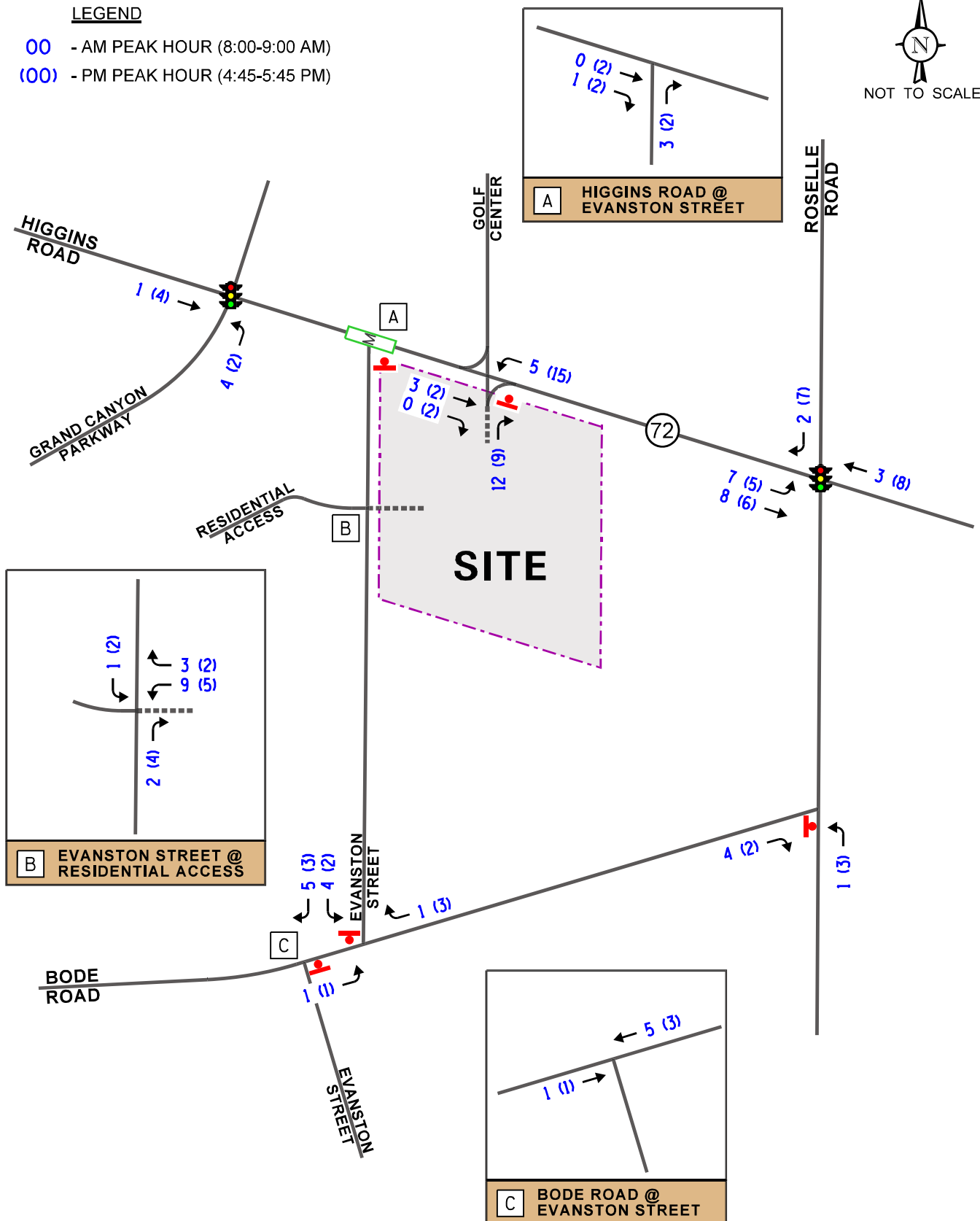
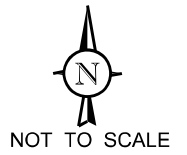
Figure 7 illustrates the Year 2031 no-build traffic volumes.

Total Projected Traffic Volumes

The development-generated traffic (Figure 6) was added to the existing traffic volumes increased by a regional growth factor to determine the Year 2031 total projected traffic volumes, as illustrated in **Figure 8**. It should be noted that the traffic volumes that are currently being generated by the existing site were removed from the roadway system.

LEGEND

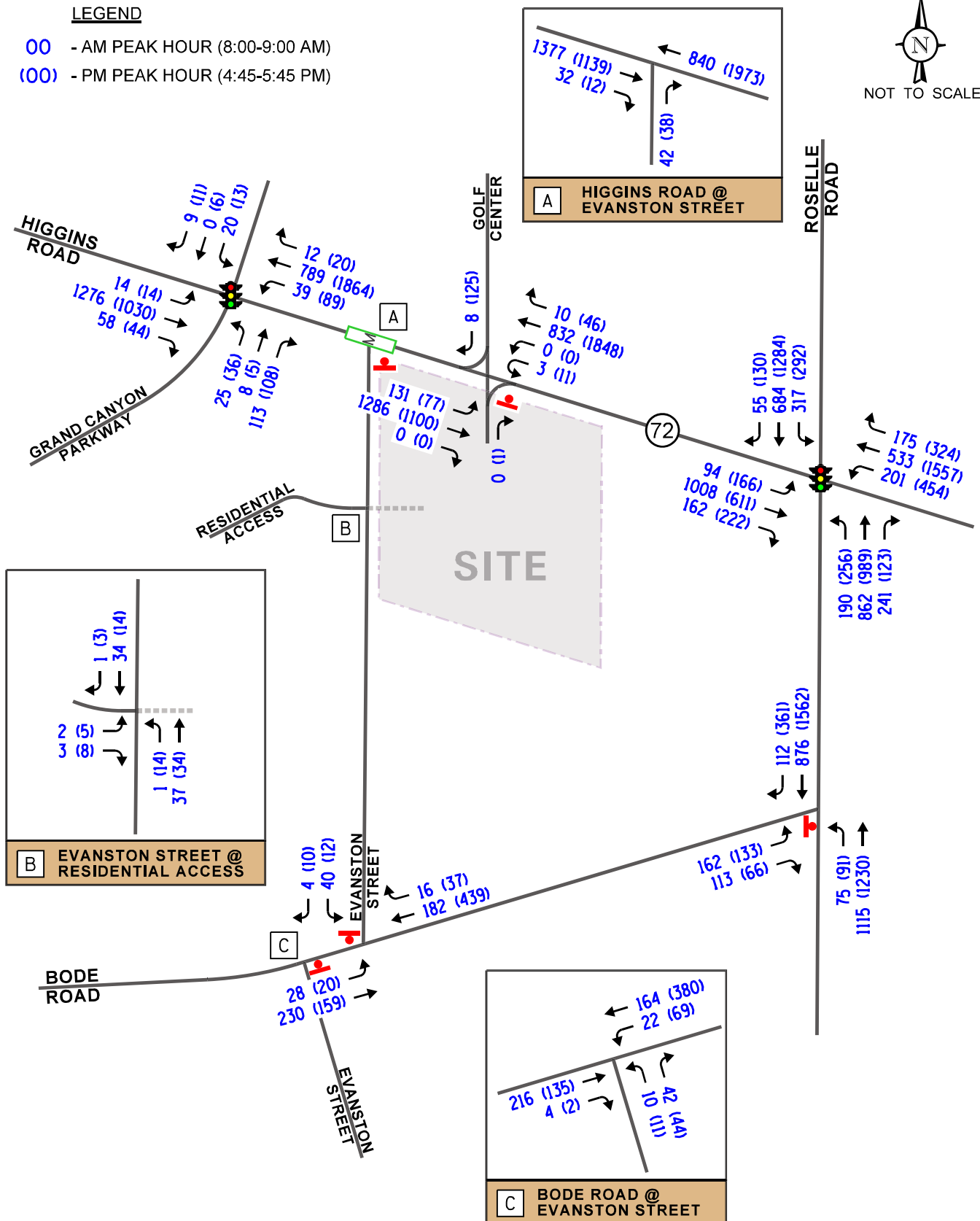
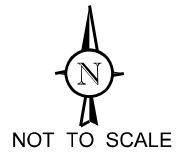
- 00 - AM PEAK HOUR (8:00-9:00 AM)
 (00) - PM PEAK HOUR (4:45-5:45 PM)



Residential
Development
Hoffman Estates, Illinois

Site-Generated Traffic Volumes

- LEGEND**
- 00 - AM PEAK HOUR (8:00-9:00 AM)
 - (00) - PM PEAK HOUR (4:45-5:45 PM)



Residential
Development
Hoffman Estates, Illinois

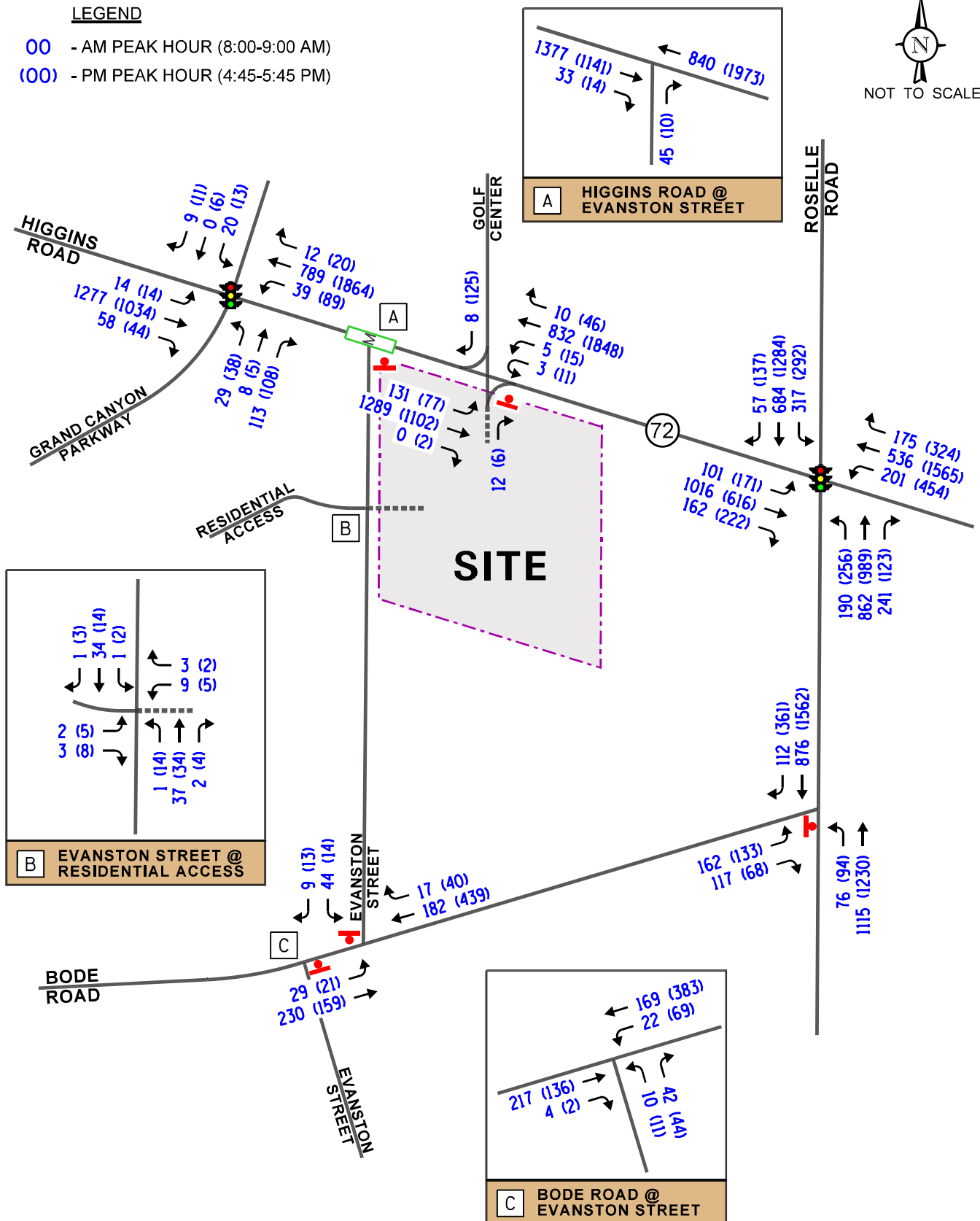
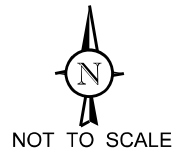
Year 2031 No-Build Traffic Volumes



Job No: 25-190

Figure: 7

- LEGEND**
- 00 - AM PEAK HOUR (8:00-9:00 AM)
 - (00) - PM PEAK HOUR (4:45-5:45 PM)



Residential
Development
Hoffman Estates, Illinois

Year 2031 Total Traffic Volumes

5. Traffic Analysis and Recommendations

The following provides an evaluation conducted for the weekday morning and weekday evening peak hours. The analysis includes conducting capacity analyses to determine how well the roadway system and access drives are projected to operate and whether any roadway improvements or modifications are required.

Traffic Analyses

Roadway and adjacent or nearby intersection analyses were performed for the weekday morning and weekday evening peak hours for the existing, Year 2031 no-build, and future projected (Year 2031) traffic volumes.

The traffic analyses were performed using the methodologies outlined in the Transportation Research Board's *Highway Capacity Manual (HCM)*, 7th Edition and analyzed using Synchro/SimTraffic 12 computer software. The analysis for the signalized intersections of Higgins Road with Roselle Road and Grand Canyon Parkway were accomplished utilizing actual cycle lengths, phasings, and offsets. The analysis for the signalized intersection of Roselle Road with Bode Road were accomplished utilizing field measured cycle lengths, phasings, and offsets.

The analyses for the unsignalized intersections determine the average control delay to vehicles at an intersection. Control delay is the elapsed time from a vehicle joining the queue at a stop sign (includes the time required to decelerate to a stop) until its departure from the stop sign and resumption of free flow speed. The methodology analyzes each intersection approach controlled by a stop sign and considers traffic volumes on all approaches and lane characteristics.

The ability of an intersection to accommodate traffic flow is expressed in terms of level of service, which is assigned a letter from A to F based on the average control delay experienced by vehicles passing through the intersection. The *Highway Capacity Manual* definitions for levels of service and the corresponding control delay for signalized intersections and unsignalized intersections are included in the Appendix of this report.

Summaries of the traffic analysis results showing the level of service and overall intersection delay (measured in seconds) for existing, Year 2031 no-build, and Year 2031 total projected conditions are presented in **Tables 8** through **13**. A discussion of the intersections follows. Summary sheets for the capacity analyses are included in the Appendix.

Table 8

CAPACITY ANALYSIS RESULTS – HIGGINS ROAD WITH ROSELLE ROAD – SIGNALIZED

Existing Conditions	Peak Hour	Eastbound			Westbound			Northbound			Southbound			Overall
		L	T	R	L	T	R	L	T	R	L	T	R	
	Weekday Morning	F 81.4	C 27.1	B 14.8	E 71.4	C 28.4	B 17.3	E 77.9	D 40.3	C 28.2	E 79.8	D 51.4	B 14.2	D 40.8
Weekday Evening	C – 29.3			D – 35.9			D – 43.4			E – 57.2			D 48.6	
	E 74.7	C 29.0	B 19.5	E 59.2	D 35.6	B 17.5	F 82.2	D 47.9	B 18.1	E 67.7	E 72.9	D 44.2		
No-Build Conditions	Weekday Morning	C – 34.4			D – 37.7			D – 51.5			E – 69.9			D 41.9
		F 82.6	C 27.4	B 14.8	E 73.1	C 29.4	B 17.7	F 82.1	D 39.9	C 28.0	F 88.7	D 47.4	B 14.1	
	Weekday Evening	C – 29.9			D – 36.8			D – 43.9			E – 58.1			D 50.2
		E 75.1	C 29.4	B 19.8	E 58.7	D 36.5	B 17.5	F 85.7	D 52.2	B 17.9	E 70.1	E 74.8	D 43.4	
Projected Conditions	Weekday Morning	C – 34.9			D – 38.2			E – 55.4			E – 71.6			D 41.9
		F 82.9	C 27.5	B 14.8	E 73.1	C 29.7	B 17.9	F 82.1	D 39.9	C 28.0	F 88.7	D 47.3	B 13.9	
	Weekday Evening	C – 30.3			D – 37.0			D – 43.9			E – 57.9			D 50.3
		E 75.7	C 29.6	B 19.8	E 58.7	D 36.7	B 17.6	F 85.7	D 52.4	B 17.9	E 70.1	E 74.7	D 43.5	
		D – 35.2			D – 38.3			E – 55.5			E – 71.4			
Letter denotes Level of Service L – Left Turn R – Right Turn Delay is measured in seconds. T – Through														

Table 9

CAPACITY ANALYSIS RESULTS – HIGGINS ROAD WITH GRAND CANYON PARKWAY – SIGNALIZED

Existing Conditions	Peak Hour	Eastbound			Westbound		Northbound		Southbound	Overall	
		L	T	R	L	T/R	L/T	R	L/T/R		
	Weekday Morning	E 62.5	A 9.8	A 8.7	E 60.0	A 6.4	D 50.4	E 63.7	D – 49.0	B 13.5	
		B – 10.4			A – 9.0		E – 60.7				
	Weekday Evening	E 62.2	B 10.1	A 9.7	E 68.4	A 5.2	D 53.5	E 63.4	D – 50.4	B 11.8	
		B – 10.8			A – 8.1		E – 60.7				
	No-Build Conditions	Weekday Morning	E 62.5	B 10.2	A 8.8	E 58.8	A 6.7	D 50.2	E 63.7	D – 48.9	B 13.7
			B – 10.7			A – 9.1		E – 60.6			
		Weekday Evening	E 62.2	B 10.5	A 9.9	E 67.8	A 5.3	D 53.3	E 63.4	D – 50.1	B 11.9
			B – 11.1			A – 8.1		E – 60.6			
Projected Conditions	Weekday Morning	E 62.5	B 10.2	A 8.8	E 58.6	A 6.7	D 51.1	E 63.7	D – 48.9	B 13.7	
		B – 10.7			A – 9.1		E – 60.5				
	Weekday Evening	E 62.2	B 10.5	A 9.9	E 67.6	A 5.3	D 53.7	E 63.4	D – 50.1	B 12.0	
		B – 11.1			A – 8.1		E – 60.6				
Letter denotes Level of Service L – Left Turn R – Right Turn Delay is measured in seconds. T – Through											

Table 10

CAPACITY ANALYSIS RESULTS – ROSELLE ROAD AND BODE ROAD – SIGNALIZED

Existing Conditions	Peak Hour	Eastbound		Northbound		Southbound		Overall	
		L	R	L	T	T	R		
	Weekday Morning	E 63.1	A 8.4	E 62.5	A 3.2	A 5.3	A 0.1	A 9.8	
		D – 40.5		A – 6.9		A – 4.7			
	Weekday Evening	E 62.2	C 21.6	E 62.4	A 2.9	B 11.9	A 2.3	B 11.1	
		D – 48.8		A – 7.0		B – 10.1			
	No-Build Conditions	Weekday Morning	E 63.1	A 8.3	E 62.5	A 3.3	A 5.1	A 0.	A 9.8
			D – 40.6		A – 7.0		A – 4.5		
		Weekday Evening	E 62.3	C 24.0	E 62.5	A 2.9	B 14.8	A 2.5	B 12.5
			D – 49.6		A – 7.1		B – 12.5		
Projected Conditions	Weekday Morning	E 63.1	A 8.3	E 62.5	A 3.3	A 5.1	A 0.1	A 9.8	
		D – 40.1		A – 7.1		A – 4.5			
	Weekday Evening	E 62.3	C 24.6	E 62.5	A 2.9	B 15.0	A 2.6	B 12.7	
		D – 49.5		A – 7.2		B – 12.6			
Letter denotes Level of Service Delay is measured in seconds.		L – Left Turn T – Through		R – Right Turn					

Table 11

CAPACITY ANALYSIS RESULTS – YEAR EXISTING CONDITIONS - UNSIGNALIZED

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Higgins Road with Evanston Street¹				
• Northbound Approach	A	10.0	A	9.7
Higgins Road with Golf Center Access Road/Existing Access Drive²				
• Northbound Approach	A	0.1	A	9.8
• Southbound Approach	A	9.5	B	12.0
• Eastbound Left Turn	B	10.5	C	17.8
• Westbound Left Turn	A	8.9	A	7.9
Bode Road with Evanston Street (West Intersection)¹				
• Northbound Approach	B	10.9	B	10.6
• Westbound Left Turn	A	7.9	A	7.6
Bode Road with Evanston Street (East Intersection)¹				
• Southbound Approach	B	14.7	B	13.1
• Eastbound Left Turn	A	7.9	A	8.4
Evanston Street with Village Park Access Drive¹				
• Eastbound Approach	A	8.9	A	8.7
• Northbound Left Turn	A	7.3	A	7.3
LOS = Level of Service		1 – All-way stop control		
Delay is measured in seconds.		2 – Two-way stop control		

Table 12

CAPACITY ANALYSIS RESULTS – YEAR 2031 NO-BUILD CONDITIONS -
UNSIGNALIZED

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Higgins Road with Evanston Street¹				
• Northbound Approach	A	10.0	A	9.8
Higgins Road with Golf Center Access Road/Existing Access Drive²				
• Northbound Approach	A	0.1	A	9.8
• Southbound Approach	A	9.6	B	12.2
• Eastbound Left Turn	B	10.9	C	19.8
• Westbound Left Turn	A	8.8	A	8.0
Bode Road with Evanston Street (West Intersection)¹				
• Northbound Approach	B	11.0	B	10.6
• Westbound Left Turn	A	7.9	A	7.6
Bode Road with Evanston Street (East Intersection)¹				
• Southbound Approach	C	15.0	B	13.4
• Eastbound Left Turn	A	7.9	A	8.5
Evanston Street with Village Park Access Drive¹				
• Eastbound Approach	A	8.9	A	8.7
• Northbound Left Turn	A	7.3	A	7.3
LOS = Level of Service Delay is measured in seconds.				
1 – All-way stop control 2 – Two-way stop control				

Table 13
CAPACITY ANALYSIS RESULTS
YEAR 2031 PROJECTED CONDITIONS - UNSIGNALIZED

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Higgins Road with Evanston Street¹				
• Northbound Approach	A	10.0	A	9.8
Higgins Road with Golf Center Access Road/Existing Access Drive²				
• Northbound Approach	B	10.0	A	9.8
• Southbound Approach	A	9.6	B	12.2
• Eastbound Left Turn	B	10.9	C	19.8
• Westbound Left Turn	B	10.6	A	9.9
Bode Road with Evanston Street (West Intersection)¹				
• Northbound Approach	B	11.0	B	10.6
• Westbound Left Turn	A	7.9	A	7.6
Bode Road with Evanston Street (East Intersection)¹				
• Southbound Approach	B	15.0	B	13.4
• Eastbound Left Turn	A	7.9	A	8.5
Evanston Street with Village Park Access Drive/Proposed Access Drive²				
• Eastbound Approach	A	9.0	A	8.7
• Westbound Approach	A	9.4	A	9.0
• Northbound Left Turn	A	7.3	A	7.3
• Southbound Left Turn	A	7.4	A	7.3
LOS = Level of Service Delay is measured in seconds.		1 – All-way stop control 2 – Two-way stop control		

Discussion and Recommendations

The following summarizes how the intersections are projected to operate and identifies any roadway and traffic control improvements necessary to accommodate the development traffic.

Higgins Road with Roselle Road

The results of the capacity analysis indicate that overall, this signalized intersection currently operates at Level of Service (LOS) D during the weekday morning and weekday evening peak hours. All approaches operate at LOS D or better during the peak hours except for the southbound approach that operates at LOS E during both peak hours.

Under Year 2031 no-build and total projected conditions, this intersection is projected to continue operating at LOS D during the weekday morning and weekday evening peak hours with increases in delay of less than two seconds over existing conditions. All approaches are projected to operate at LOS E or better during the peak hours. It should be noted that the proposed development will increase the traffic traversing this intersection by less than one percent during the peak hours. It should also be noted that the maximum 95th percentile queue for the eastbound through movement is projected to be approximately 185 feet during the weekday morning peak hour and will not extend to the location of the site access drive. As such, this intersection has adequate reserve capacity to accommodate the traffic estimated to be generated by the proposed development and no roadway improvements or signal modifications will be required.

Higgins Road with Grand Canyon Parkway

The results of the capacity analysis indicate that overall, this signalized intersection currently operates at LOS B during the weekday morning and weekday evening peak hours. All approaches operate at LOS D or better during the peak hours except for the northbound approach which operates at LOS E during both peak hours.

Under Year 2031 no-build and total projected conditions, this intersection is projected to continue operating at LOS B during the weekday morning and weekday evening peak hours with increases in delay of less than one second over existing conditions. All approaches are projected to continue operating at the same existing level of service. It should be noted that the proposed development will increase the traffic traversing this intersection by less than one percent during the peak hours. As such, this intersection has adequate reserve capacity to accommodate the traffic estimated to be generated by the proposed development and no roadway improvements or signal modifications will be required.

Roselle Road with Bode Road

The results of the capacity analysis indicate that overall, this signalized intersection currently operates at LOS A during the weekday morning peak hour and LOS B during the weekday evening peak hour. All approaches operate at LOS D or better during the peak hours.

Under Year 2031 no-build and total projected conditions, this intersection is projected to continue operating at the same existing levels of service during both peak hours with increases in delay of less than two seconds over existing conditions. All approaches are projected to continue operating at the existing same level of service. It should be noted that the proposed development will increase the traffic traversing this intersection by less than one percent during the peak hours. As such, this intersection has adequate reserve capacity to accommodate the traffic estimated to be generated by the proposed development and no roadway improvements or signal modifications will be required.

Higgins Road with Evanston Street

The results of the capacity analysis indicate that currently the northbound approach currently operates at LOS A during the weekday morning and weekday evening peak hours and will continue to do so under Year 2031 no-build and total projected conditions with minimal increases in delay. It should be noted that the 95th percentile queue for the northbound approach is projected to be one to two vehicles during both peak hours and will not extend to the location of the proposed access drive. As such, this intersection has sufficient reserve capacity to accommodate the traffic estimated to be generated by the proposed development and no roadway improvements or traffic control modifications will be required.

Higgins Road with Golf Center Access Road/Site Access Drive

The results of the capacity analysis indicate that currently the northbound and southbound approaches operate at LOS B or better during the weekday morning and weekday evening peak hours while the westbound and eastbound left-turn movements operate at LOS C or better during both peak hours.

Under Year 2031 no-build conditions, all approaches and their critical movements are projected to continue operating at the same existing level of service during both peak hours with increases in delay of less than two seconds over existing conditions.

Under Year 2031 total projected conditions, the northbound and southbound approaches are projected to operate at LOS B or better during the weekday morning and weekday evening peak hours. The eastbound and westbound left-turn movements are projected to operate at LOS C or better during both peak hours with 95th percentile queues of one to two vehicles during both peak hours which will be accommodated via the existing left-turn lanes along Higgins Road. The total projected traffic volumes were compared to the right-turn lane warrant criteria summarized in Chapter 36 of the IDOT *Bureau of Design and Environment* (BDE) manual. The comparison indicated that an exclusive right-turn lane will not be warranted along Higgins Road to serve this access drive. As such, this intersection has sufficient reserve capacity to accommodate the traffic estimated to be generated by the proposed development and will ensure efficient and flexible access to the site is provided.

Bode Road with Evanston Street (West Intersection)

The results of the capacity analysis indicate that currently the northbound approach operates at LOS B during the weekday morning and weekday evening peak hours while the westbound left-turn movement operates at LOS A during both peak hours.

Under Year 2031 no-build and total projected conditions, the northbound approach and the westbound left-turn movement are projected to continue operating at the same existing levels of service during both peak hours with increases in delay of less than one second over existing conditions. As such, this intersection has sufficient reserve capacity to accommodate the traffic estimated to be generated by the proposed development and no roadway improvements or traffic control modifications will be required.

Bode Road with Evanston Street (East Intersection)

The results of the capacity analysis indicate that currently the southbound approach operates at LOS B during the weekday morning and weekday evening peak hours while the eastbound left-turn movement operates at LOS A during both peak hours.

Under Year 2031 no-build and total projected conditions, the southbound approach is projected to operate at LOS B/C during the weekday morning peak hour and LOS B during the weekday evening peak hour while the eastbound left-turn movement is projected to operate at LOS A during both peak hours. As such, this intersection has sufficient reserve capacity to accommodate the traffic estimated to be generated by the proposed development and no roadway improvements or traffic control modifications will be required.

Evanston Street with Village Park Access Drive/Site Proposed Access Drive

The results of the capacity analysis indicate that currently the eastbound approach and the northbound left-turn movement operate at LOS A during the weekday morning and weekday evening peak hours and will continue to do so under Year 2031 no-build conditions.

Under Year 2031 total projected conditions and with the full buildout of the proposed development, a proposed full-movement access drive will become the fourth leg of this intersection and will provide one inbound lane and one outbound lane with the outbound movements under stop sign control.

The results of the capacity analysis indicate that all the approaches and their critical movements are projected to operate at LOS A during the weekday morning and weekday evening peak hours. The 95th percentile queues for the northbound and southbound left-turn movements are projected to be one to two vehicles during both peak hours and will not interrupt the traffic flow along Evanston Street. As such, this intersection has sufficient reserve capacity to accommodate the traffic estimated to be generated by the proposed development and will ensure efficient and flexible access to the site is provided.

6. Conclusion

Based on the preceding analyses and recommendations, the following conclusions have been made:

- As proposed, the existing site, which contains two former car dealership buildings, will be redeveloped to provide 72 townhomes units.
- The traffic that will be generated by the proposed development will be less than the previous use on site.
- The traffic that will be generated by the proposed residential development can be accommodated by the existing area roadway system.
- Access to the proposed development will be provided via the following:
 - An existing three-quarter access drive located approximately 805 feet west of Roselle Road and aligned with the Golf Center access road. This access drive provides one inbound lane and one outbound lane. The outbound movement from this access drive is limited to right-turns only and is under stop sign control.
 - A proposed full-movement access drive located approximately 480 feet south of Higgins Road that will provide one inbound lane and one outbound lane with the outbound movements under stop sign control. This access drive will be aligned with the Village Park of Hoffman Estates apartment complex located on the west side of Evanston Street.
- The access system will be adequate in accommodating the traffic projected to be generated by the proposed residential development and will ensure efficient and flexible access to the site.

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

NOTICE OF "STATEMENT OF AWARENESS"

THE VILLAGE OF HOFFMAN ESTATES, a municipal corporation, Cook County, State of Illinois, hereby files a Statement of Awareness as approved by the Hoffman Estates Village Board on 12/19/2026 as a condition of approval of a plat of subdivision described below pursuant to Section 10-2-2-O of the Hoffman Estates Municipal Code.

Property Index Number(s): 07-15-102-023-0000 AND 07-15-102-024-0000
Higgins Crossing Subdivision

Statement of Awareness

INFORMATION REGARDING HIGGINS CROSSING TOWNHOMES AND THE SURROUNDING AREA

Listed below are several items which the Village of Hoffman Estates would like you to be aware of as a potential purchaser of property within the Higgins Crossing Townhomes Subdivision. This notice is required to be signed by all prospective buyers in the Higgins Crossing Townhomes Subdivision, prior to committing to any funds for purchase of property. Please note that this information is intended to make you aware of certain conditions of interest on the property and in the surrounding areas. This is not intended to be a comprehensive list of existing or potential conditions on the property or in the surrounding areas. Land use, development and transportation policies are subject to change. In addition to the Village, several area governmental jurisdictions affect conditions in the area, including Illinois Department of Transportation, Cook County Highway Department, Hoffman Estates Park District, Schaumburg Township, etc.

1. *ADJACENT PROPERTY TO THE NORTH* – The property to the north is zoned B-2 Community Business District. It is currently part of the Golf Center Shopping Center.
2. *ADJACENT PROPERTY TO THE SOUTH* - The property to the south is zoned R-8 Two Family Residential. It is currently Hampton Knoll Subdivision.
3. *ADJACENT PROPERTY TO THE EAST* – The property to the east is zoned B-2 Community Business District. It is currently part of the Valli Produce Shopping Center.
4. *ADJACENT PROPERTY TO THE WEST* – The property to the west is zoned for A-1 (Apartments). It is currently Village Park Apartments.
5. *HOMEOWNERS ASSOCIATION* – Please note that the Higgins Crossing Townhome Homeowners Association has been established with this development. The Association is to maintain all common areas as defined in the Declaration for Higgins Crossing Townhomes, including the landscaping throughout the subdivision, ponds, driveways and the subdivision identification signs.
6. *CONSTRUCTION PERMITS* - Prior to commencing with the construction of any accessory structures, patios, and room additions it is necessary to obtain a Village building permit. Interior buildouts also require a Village permit and plan approval. Please contact the Village's Code Enforcement Division at (847) 781-2631 for any additional information.
7. *CONSTRUCTION GRADING PERMITS* – Please contact the Village's Engineering Division at (847) 252-5800 prior to making changes to the existing grades in the yard or adding to the existing driveway. These changes require a Village permit and may be

prohibited due to Homeowners Association rules.

9. *RIGHT OF WAY OBSTRUCTIONS* - The placement of boulders or other rock or brick adornment, yard lights, fencing, basketball hoops, or edging is also not permitted in the right of way. Landscaping in the right of way should be limited to annual or perennial flowers and grasses that will remain lower than 2.5' in height. Please contact the Department of Public Works at (847) 490-6800 for additional information.
10. *LANDSCAPE MAINTENANCE* - The landscape buffers throughout the site are owned and maintained by the Higgins Crossing Homeowners Association. All landscaping within buffers and throughout the subdivision must remain in place, unless approval to alter it is obtained from the Village.
11. *UTILITY LOCATIONS* - Exterior construction of any kind is prohibited prior to having utilities located by the Joint Utility Locating Information for Excavators (J.U.L.I.E.) at 8-1-1. This is a free service and requires an advance notice of 48 hours.
12. *SCHOOLS* - Homes within the subdivision are located within Schaumburg Community Consolidated District 54 (K-8) and Township High School District 211 (9-12). Information on specific schools which children may attend please contact the School District at 847-357-5000 (K-8) or 847-755-6600 (9-12).
13. *PARKS* - This subdivision is located within the Hoffman Estates Park District, which is a separate agency from the Village. For more information, please contact the Park District at (847) 885-7500.
14. *CABLE SERVICES* - Cable television services are provided to this subdivision by Comcast Corporation. For more information, please contact Comcast Corporation at (866) 594-1234.
15. *BUILDING PLANS* - The blueprints for the home are only available for viewing at the Village Hall. If you wish your own copy of the blueprints for your home, you should make arrangements with the builder.

PROSPECTIVE PURCHASER:

(Signature)

Building and Unit Number (if known)

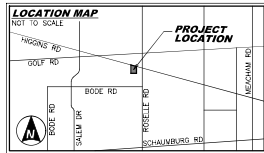
Name (Please Print)

Date

Current Address (Please Print)

Current City, State, Zip (Please Print)

Current Phone Number



P.L.N.'s:
07-12-102-023-0000
07-12-102-024-0000

LEGEND:

----- EXISTING EASEMENT LINE
----- EXISTING EASEMENT HEREBY VACATED
----- EXISTING RIGHT-OF-WAY LINE
----- EXISTING LOT LINE
----- PUBLIC UTILITY & DRAINAGE EASEMENT
----- PUE
----- PUBLIC UTILITY EASEMENT

PLAT OF VACATION HIGGINS CROSSING

SUBJECT PROPERTY LEGAL DESCRIPTION

LOTS 3000 THROUGH 3072, INCLUSIVE, IN HIGGINS CROSSING, BEING A RESUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED IN COOK COUNTY, ILLINOIS, AS DOCUMENT 035-002592, AS DOCUMENT 035-002592.

MORTGAGEE CERTIFICATE

STATE OF _____
COUNTY OF _____
THE UNDERSIGNED, AS MORTGAGEE, UNDER THE PROVISIONS OF CERTAIN MORTGAGE DATED _____
AND RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON _____ AS DOCUMENT _____
NUMBER _____ HEREBY CONSENTS TO THE VACATION STATED HEREIN.
DATED THIS _____ DAY OF _____, A.D., 20____

BY _____

PRINTED NAME AND TITLE _____

ATTEST _____

PRINTED NAME AND TITLE _____

MORTGAGEE'S NAME _____

ADDRESS _____

NOTARY'S CERTIFICATE

STATE OF _____
COUNTY OF _____
I, _____, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO

HEREBY CERTIFY THAT _____ AND _____
KNOWING TO ME TO BE THE SAME PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS
SAID MORTGAGEE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND
DELIVERED THE ANNEXED PLAT AT THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN
SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____

A.D., 20____

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

MORTGAGEE CERTIFICATE

STATE OF _____
COUNTY OF _____
THE UNDERSIGNED, AS MORTGAGEE, UNDER THE PROVISIONS OF CERTAIN MORTGAGE DATED _____
AND RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON _____ AS DOCUMENT _____
NUMBER _____ HEREBY CONSENTS TO THE VACATION STATED HEREIN.
DATED THIS _____ DAY OF _____, A.D., 20____

BY _____

PRINTED NAME AND TITLE _____

ATTEST _____

PRINTED NAME AND TITLE _____

MORTGAGEE'S NAME _____

ADDRESS _____

NOTARY'S CERTIFICATE

STATE OF _____
COUNTY OF _____
I, _____, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO

HEREBY CERTIFY THAT _____ AND _____
KNOWING TO ME TO BE THE SAME PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS
SAID MORTGAGEE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND
DELIVERED THE ANNEXED PLAT AT THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN
SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____

A.D., 20____

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

NOTES:

1. NO GUARANTEE FOR TITLE INSURANCE WAS SUPPLIED FOR USE IN THE PREPARATION OF THIS PLAT. THIS PLAT IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
2. BEARINGS BASED ON NAD83 (2011) ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE.
3. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
4. NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENT.

OWNER'S CERTIFICATE

STATE OF ILLINOIS _____
COUNTY OF COOK _____
THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND THAT HE HAS CAUSED THE SAME TO BE PLATED AS INDICATED HEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON INDICATED.

DATED THIS _____ DAY OF _____, 20____

COMPANY NAME _____

COMPANY ADDRESS _____

BY: _____

PRINTED NAME AND TITLE _____

ATTEST: _____

PRINTED NAME AND TITLE _____

EASEMENT VACATION APPROVAL

THE APPROVING AUTHORITIES AND THEIR SUCCESSORS AND ASSIGNS, ON SIGNING THIS DOCUMENT HEREBY RELEASE AND CONSENT TO THE RELEASE, VACATION AND ABROGATION OF ANY EXISTING EASEMENTS MARKED HEREBY VACATED AS SHOWN HEREIN.

ACCEPTED: _____ DATE: _____

ACCEPTED: _____ DATE: _____

ACCEPTED: _____ DATE: _____

ACCEPTED: _____ DATE: _____

ACCEPTED: _____ DATE: _____

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS _____
COUNTY OF COOK _____
APPROVED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF HOFFMAN ESTATES, COOK COUNTY, ILLINOIS.

THIS _____ DAY OF _____, A.D., 20____

SIGNED: _____

ATTEST: _____

PLAN COMMISSION

STATE OF ILLINOIS _____
COUNTY OF COOK _____
APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF HOFFMAN ESTATES, COOK COUNTY, ILLINOIS.

THIS _____ DAY OF _____, A.D., 20____

SIGNED: _____

ATTEST: _____

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS _____
COUNTY OF COOK _____
WE, MACKIE CONSULTANTS, LLC, AN ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-002694, DO HEREBY CERTIFY THAT WE HAVE SURVEYED AND PLATED FOR THE OWNER THESE ABOVE DESCRIBED PROPERTY FOR THE PURPOSE OF VACATING EASEMENTS AND THAT THE PLAT HEREIN DRAWN IS AN ACCURATE REPRESENTATION OF SAID PLAT.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____

_____, 20____, IN ROSEMONT, ILLINOIS.

MICHAEL F. O'CONNOR
EMAIL: mcoconnor@mackieconsult.com
ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 035-002592
LICENSE EXPIRES: NOVEMBER 30, 2026

AFTER RECORDING RETURN PLAT TO:

VILLAGE OF HOFFMAN ESTATES
1500 HANSELL ROAD
HOFFMAN ESTATES, IL 60149

PLAT PREPARED BY:



Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)695-1400
www.mackieconsultants.com

PLAT PREPARED FOR / MAIL TAX BILL TO:

OWNER/DEVELOPER:



D.R. HORTON, INC.-MIDWEST

1750 EAST GOLF ROAD
SUITE 925
SCHAUMBURG, IL 60173

DESIGNED	KJM
DRAWN	GKF
APPROVED	MFO
DATE	01-20-26
SCALE	1" = 60'
DATE	DESCRIPTION OF REVISION
BY	

PLAT OF VACATION
HIGGINS CROSSING
HOFFMAN ESTATES, ILLINOIS

SHEET

1 OF 1

PROJECT NUMBER: 5082
© MACKIE CONSULTANTS, LLC 2026
ILLINOIS FIRM LICENSE #44-002694