AGENDA

Village Board of Trustees

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

May 18, 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 05-04-2026

   B. Village Board 05-11-2026 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 05-18-2026 — $6,824,597.34

   C. Approval of a Resolution authorizing a contract with TCD Concrete Works, Inc., of North Aurora, IL (low bid), for the 2026 Sidewalk Improvement Project in an amount not to exceed $178,698.

   D. Approval of a Resolution authorizing a Joint Funding Agreement with IDOT for Design Engineering for the Hassell Road Corridor Pedestrian and Bicycle Facility Enhancement Project

6. **REPORTS**

   A. President's Report

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

         a. Herbert Joseph, Reappointment, Term Ending April 30, 2028

         b. Ginny Gibbs, Appointment, Active Transport Advisory Committee, Term Ending April 30, 2028

B. Trustee Comments

C. Village Manager's Report

D. Village Clerk's Report

E. Committee Reports

1. Finance

2. Public Health & Safety

3. Public Works & Utilities

F. Treasurer's Report

7. **PLAN COMMISSION RECOMMENDATIONS**

A. Approval of an Ordinance granting a Special Use for a Planned Development, Preliminary and Final Plat of Subdivision, and a Plat of Easement for Prairie Stone Apartments located at the southeast corner of Beverly Road and Prairie Stone Parkway.

8. **ADDITIONAL BUSINESS**

A. An approval of an Ordinance Amending Section 8-3-22, Number of Licenses, Of Article 3, Alcoholic Liquors, of the Hoffman Estates Municipal Code.

B. Approval of an ordinance to amend the FY2025 Budget as a result of the completed financial audit.

9. **ADJOURNMENT**

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

MEETING: **HOFFMAN ESTATES VILLAGE BOARD**
DATE: **MAY 4, 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
A. Janura, Corporation Counsel
J. Dickson, Assistant Corporation Counsel
J. K. Cawley, Chief of Police
A. Wax, Fire Chief
J. Nebel, PW Director
D. Raszka, Director of IT
J. Horn, Development Services Director
C. Doczekalski, Assistant HRM Director
A. Marks, Assistant HHS Director
S. Arroyo, Assistant Finance Director
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

A resident requested the Village to consider extending the yard waste collection to December 7th.

4. APPROVAL OF MINUTES

4.A. Village Board 04-20-2026

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

4.B. Village Board 04-27-2026

Motion by Trustee Kinnane, seconded by Trustee Arnet, 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 Mills, seconded by Trustee Arnet, 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 May 4, 2026 - $3,945,201.51.

Motion by Trustee Mills, seconded by Trustee Arnet, 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 Resolution #1769-2026 Authorizing to award the Village's towing contract to Redmon's Towing, Schaumburg, IL (Sole Bid).

Motion by Trustee Mills, seconded by Trustee Arnet, 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 #1770-2026 Authorizing a master software license with DACRA Tech LLC, Elgin, IL.

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

Roll Call:

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

5.E. Approval of Resolution #1771-2026 Authorizing a professional services agreement with DB Sterlin Consultants, Inc., Chicago, Illinois, for engineering services for the evaluation and development of construction documents for the NOW Arena main entrance monumental stair repair or replacement project in an amount not to exceed $66,770.

Motion by Trustee Mills, seconded by Trustee Arnet, 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 Resolution #1772-2026 Authorizing a three-year service agreement with OpenGov Inc, San Francisco, California, for a cumulative amount not to exceed $275,482.

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

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

5.G. Approval of Resolution #1773-2026 Authorizing an agreement for 2026, 2027, and 2028 street sweeping services with Lakeshore Recycling Services LLC, Rosemont, Illinois, for a cumulative amount not to exceed $455,482.

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

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

5.H. Approval of Resolution #1774-2026 Authorizing an agreement with KLM Engineering Inc., Woodbury, for the rehabilitation of water tower T-2 in an amount not to exceed $89,480.

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

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

DRAFT

Nay:
Mayor McLeod voted aye.
Motion carried.

6. REPORTS

6.A. President's Report

1. Proclamation(s)

   a. Public Services Recognition Week

   The proclamation was read by Trustee Kinnane.

   Motion by Trustee Stanton, seconded by Trustee Arnet, to concur with the proclamation proclaiming May 3rd through May 9th, 2026 as Public Services Recognition Week. Voice vote taken. All ayes. Motion carried.

   Village Manager, Eric Palm, accepted the proclamation and was congratulated by the Board.

   b. Municipal Clerks Week

   The proclamation was read by Trustee Mills.

   Motion by Trustee Arnet, seconded by Trustee Mills, to concur with the proclamation proclaiming May 3rd through May 9th, 2026 as Municipal Clerks Week. Voice vote taken. All ayes. Motion carried.

   Village Clerk, Patty Richter, accepted the proclamation and was congratulated by the Board.

   c. Jewish American Heritage Month

   The proclamation was read by Trustee Arnet.

   Motion by Trustee Kinnane, seconded by Trustee Pilafas, to concur with the proclamation proclaiming May, 2026 as Jewish American Heritage Month. Voice vote taken. All ayes. Motion carried.

   Members from Beth Tikvah Congregation accepted the proclamation and were congratulated by the Board.

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

   a. Board & Commission Resignations

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- Dick Zittler, Resignation, Capital Improvements Board
- Joyce Perez, Resignation, Youth Commission
- Beth Kalopisis, Resignation, Arts Commission
- Motika Anand, Resignation, Arts Commission
- Patrick Seger, Resignation, Police Pension Board and Firefighters Pension Board

Motion by Trustee Arnet, seconded by Trustee Stanton, to accept the resignations in Item 6.A.2.a with regret. Voice vote taken. All ayes. Motion carried.

b. Board & Commission Appointments

- Geynell Lawrence, Appointment, Arts Commission, Term Ending 04/30/2028
- Maarten Tonneyck, Appointment, Cultural Awareness Commission, Term Ending 04/30/2028
- Cathy Doczekalski, Appointment, Police Pension Board and Firefighters Pension Board

c. Board & Commission Reappointments

- Arts Commission
  - o Andrew Hood, Term Ending April 30, 2028
  - o Mona S. Morrison, Term Ending April 30, 2028
  - o James Stegall, Term Ending April 30, 2028
  - o Jim Hojnacki, Term Ending April 30, 2028
  - o Wendy Schmidt, Term Ending April 30, 2028
- Capital Improvements Board
  - o Eric Fox, Term Ending April 30, 2028
  - o Paul Schweet, Term Ending April 30, 2028
  - o George Kalopisis, Term Ending April 30, 2028
  - o Dan Jedrzejak, Term Ending April 30, 2028
- Celtic Fest Commission
  - o Bill McLeod, Term Ending April 30, 2028
  - o Joane McLeod, Term Ending April 30, 2028
  - o Linda Sheck, Term Ending April 30, 2028
  - o Craig Kuehne, Term Ending April 30, 2028
  - o Chris Nelson, Term Ending April 30, 2028
- Commission for People with Disabilities
  - o Ed Matone, Term Ending April 30, 2028
  - o Janet Green, Term Ending April 30, 2028
  - o Paul Schweet, Term Ending April 30, 2028
  - o Thomas Zweidinger, Term Ending April 30, 2028
- Commission for Senior Citizens
  - o Ed Matone, Term Ending April 30, 2028
  - o Patrick Kinnane, Term Ending April 30, 2028
- Cultural Awareness Commission
  - o Ximena Atristan-Bigurra, Term Ending April 30, 2028
  - o Jean Stone, Term Ending April 30, 2028

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- o Jennifer Dobbins, Term Ending April 30, 2028
- o Aisha Najma, Term Ending April 30, 2028

- Economic Development Commission
  - o Gary Pilafas, Term Ending April 30, 2028
  - o Kasi Paturi, Term Ending April 30, 2028
  - o Tricia O'Brien, Term Ending April 30, 2028
  - o Eric Smith, Term Ending April 30, 2028
  - o Eric MEschewski, Term Ending April 30, 2028
- Emerging Technology Advisory Commission
  - o Andrew Nawrocki, Term Ending April 30, 2028
  - o Mandar Kulkarni, Term Ending April 30, 2028
  - o Nancy Trieb, Term Ending April 30, 2028
  - o Issac Johnson, Term Ending April 30, 2028
- 4th of July Commission
  - o Bill McLeod, Term Ending April 30, 2028
- Platzkonzert Commission
  - o Gary Pilafas, Term Ending April 30, 2028
  - o Wendy Schmidt, Term Ending April 30, 2028
- Plan Commission
  - o Minerva Milford, Term Ending April 30, 2028
  - o Adam Bauske, Term Ending April 30, 2028
  - o Lon Harner, Term Ending April 30, 2028
  - o John Wise, Term Ending April 30, 2028
  - o Kendra Alexandra, Term Ending April 30, 2028
- Sister Cities Commission
  - o Diana Murray, Term Ending April 30, 2028
  - o Maureen Wise, Term Ending April 30, 2028
  - o Lisa Christie, Term Ending April 30, 2028
  - o Jill Wood-Naatz, Term Ending April 30, 2028
  - o Marcia Frank, Term Ending April 30, 2028
  - o Terri Lamberti, Term Ending April 30, 2028
  - o Melissa Marscin, Term Ending April 30, 2028
  - o Robin Jacobi, Term Ending April 30, 2028
  - o Vanya Castle, Term Ending April 30, 2028
- Sustainability Commission
  - o Anna Newell, Term Ending April 30, 2028
  - o Lorraine Liesenberg, Term Ending April 30, 2028
  - o Hannelore Conley, Term Ending April 30, 2028
- Utility Commission
  - o James Bamberger, Term Ending April 30, 2028
  - o Joanmarie Wermes, Term Ending April 30, 2028
- Veterans Memorial Commission
  - o William Hafner, Term Ending April 30, 2028
  - o Robert Fleming, Term Ending April 30, 2028
  - o Tom Zasadil, Term Ending April 30, 2028
  - o Robert Mattson, Term Ending April 30, 2028
  - o Theodore Korth, Term Ending April 30, 2028
- Youth Commission

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o Michael Reeves, Term Ending April 30, 2028
o Adrienne Reeves, Term Ending April 30, 2028

Motion by Trustee Kinnane, seconded by Trustee Pilafas, to accept the appointments and reappointments in Item 6.A.2.b and Item 6.A.2.c. Voice vote taken. All ayes. Motion carried.

Mayor McLeod attended several meetings and events including a Transit Is The Answer Coalition meeting, the Healing Life ribbon cutting, a Metropolitan Mayors Caucus meeting, Whiskey & Roses event at the NOW Arena, the Kite Day event at South Ridge Park, the Sister Cities Commission Monet Lives event, and a Conference of Mayors meeting.

6.B. Trustee Comments

Trustee Stanton attended the Arbor Day celebration and the Healing Life ribbon cutting, He wished Trustee Arnet a happy birthday.

Trustee Arnet attended the Citizens Police Academy and the Kite Day event. She thanked everyone for the birthday wishes.

Trustee Kinnane continued with volunteer activities for Our Lady of Angels. He wished a happy birthday to Trustee Arnet. He also wished a happy birthday to both of his children.

Trustee Mills wished a happy birthday to Trustee Arnet. She also mentioned an article today in the Daily Herald about our drone system and with quotes and information from Assistant Chief Thomas.

Trustee Newell attended the Citizens Police Academy, the Arbor Day celebration, and the Kite Day event. She wished Trustee Arnet a happy birthday.

Trustee Pilafas attended the Veterans Commission quarterly meeting, an Emerging Technologies Commission meeting, and the Whiskey & Roses event. He wished Trustee Arnet a happy birthday.

6.C. Village Manager's Report

Village Manager Palm recognized Patrick Seger, Director of Human Resources, for his 21 years of service with the Village and thanked him for his dedication.

6.D. Village Clerk's Report

The Village Clerk had no report.

6.E. Committee Reports

1. **Transportation & Road Improvement**

Trustee Arnet stated that they would be meeting to receive and file the Transportation Division Monthly Report.

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2. Planning, Building & Zoning

Trustee Stanton stated that they would be meeting to discuss approval of an ordinance supporting the Cook County Class 6B classification for property tax assessment purposes for NSK America Corporation which is located at 2600 Forbes Avenue and to receive and file the Planning Division Monthly Report, the Code Enforcement Division Monthly Report, and the Economic Development and Tourism Monthly Report.

3. General Administration & Personnel

Trustee Kinnane stated that they would be meeting to receive and file the Cable TV Monthly Report, the Human Resources Management Monthly Report and the Legislative Operations & Outreach Monthly Report.

7. ADDITIONAL BUSINESS

7.A. Approval of Ordinance #5226-2026 Amending Section 8-3-22, Number of Licenses, Of Article 3, Alcoholic Liquors, of The Hoffman Estates Municipal Code.

Motion by Trustee Pilafas, seconded by Trustee Arnet, to approve Item 7.A.

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: 7:28 p.m.

DRAFT

Patty Richter Date Approved
Village Clerk

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

MEETING: **SPECIAL HOFFMAN ESTATES VILLAGE BOARD**
DATE: **MAY 11, 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:

E. Palm, Village Manager
D. O'Malley, Deputy Village Manager
J. Pape, Assistant Village Manager
A. Janura, Corporation Counsel
A. Wenderski, Director of Engineering
J. Horn, Development Services Director
R. Signorella, Multimedia Production Manager
T. Cuevas, Administrative Intern

2. PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was led by Trustee Arnet.

3. PUBLIC COMMENTS

No one wished to be recognized.

4. ADDITIONAL BUSINESS:

4.A. Boards and Commissions Interviews

The Board interviewed a volunteer for the Active Transport Advisory Commission. This applicant will be appointed to the Active Transport Advisory Commission at the May 18, 2026, Village Board meeting.

5. ADJOURNMENT

DRAFT

Motion by Trustee Arnet, seconded by Trustee Stanton, to adjourn the meeting. Voice vote taken. All ayes. Motion carried. Time: 6:56 p.m.

Patty Richter Village Clerk Date Approved

DRAFT



BILL LIST SUMMARY

BILL LIST AS OF	**05/18/2026**	**$ 1,278,797.13**
MANUAL CHECKS	**05/01/2026 - 05/14/2026**	**$ 202,600.54**
PAYROLL	**05/15/2026**	**$ 1,633,334.41**
CREDIT CARDS	**03/06/2026 - 04/05/2026**	**$ 68,493.16**
WIRES	**04/01/2026 - 04/30/2026**	**$ 3,641,372.10**
TOTAL		**$ 6,824,597.34**

VILLAGE OF HOFFMAN ESTATES

MAY 18, 2026

GL Number	Vendor Name	Invoice Description	Amount
Fund: 100 GENERAL FUND			
Department: 0000 MISCELLANEOUS			
100-0000-03010.000	DEDICATED GRAPHICS, INC	OFFICE SUPPLIES	1,897.65
100-0000-03010.000	STAPLES	OFFICE SUPPLIES	53.91
100-0000-03020.000	ADVANCE AUTO PARTS	STOCK PARTS	12.99
100-0000-03020.000	ADVANCE AUTO PARTS	STOCK PARTS	39.76
100-0000-03020.000	ADVANCE AUTO PARTS	STOCK PARTS	177.61
100-0000-03020.000	BRAD MANNING FORD INC	STOCK PARTS	36.52
100-0000-03020.000	BUMPER TO BUMPER/ LEE AUTO	STOCK PARTS	76.75
100-0000-03020.000	BUMPER TO BUMPER/ LEE AUTO	STOCK PARTS	101.38
100-0000-03020.000	BUMPER TO BUMPER/ LEE AUTO	STOCK PARTS CREDIT	(50.00)
100-0000-03020.000	CAR-ONE TIRE AND AUTO	STOCK PARTS	966.00
100-0000-03020.000	CHICAGO PARTS & SOUND LLC	STOCK PARTS	58.10
100-0000-03020.000	CHICAGO PARTS & SOUND LLC	STOCK PARTS	74.88
100-0000-03020.000	CHICAGO PARTS & SOUND LLC	STOCK PARTS	336.56
100-0000-03020.000	CHICAGO PARTS & SOUND LLC	STOCK PARTS	29.76
100-0000-03020.000	FULLIFE SAFETY CENTER	STOCK PARTS	222.00
100-0000-03020.000	GRAINGER INC	STOCK PARTS	5.55
100-0000-03020.000	HERITAGE-CRYSTAL CLEAN	STOCK PARTS	559.71
100-0000-03020.000	KELLER-HEARTT OIL	BULK DEF	788.83
100-0000-03020.000	KNAPHEIDE TRUCK EQUIPMENT CENTER	STOCK PARTS	69.72
100-0000-03030.000	STAPLES	OFFICE SUPPLIES	1,579.60
100-0000-05080.000	HARD HEAD VETERANS	BALLISTIC HELMETS - CRO TEAM	1,614.00
100-0000-05080.000	HARD HEAD VETERANS	BALLISTIC HELMETS - CRO TEAM	5,918.00
100-0000-05080.000	HARD HEAD VETERANS	BALLISTIC HELMETS - CRO TEAM	1,076.00
100-0000-05080.000	HARD HEAD VETERANS	BALLISTIC HELMETS - CRO TEAM	0.00
100-0000-05080.000	ILLINOIS SECRETARY OF STATE	LICENSE PLATE RENEWAL P75	151.00
100-0000-14450.000	CELLEBRITE INC	INSEYETS PRO UFED SUBSCRIPTION	4,850.00
100-0000-14450.000	CELLEBRITE INC	INSEYETS PRO UFED SUBSCRIPTION	4,400.00
100-0000-14450.000	CELLEBRITE INC	INSEYETS PRO UFED SUBSCRIPTION	5,520.00
100-0000-14450.000	RICHARD RUSSO	HEPPF TRAVEL EXP PER DIEM REIMB	52.00
100-0000-14450.000	WENDY'S PROPERTIES, LLC	FALSE ALARMS OVERPAYMENT REFUND	200.00
100-0000-35080.000	PAUL RUPPRECHT	RED LIGHT TICKET REFUND	100.00
Total Department 0000 MISCELLANEOUS			30,918.28
Department: 1011 GENERAL GOVT LEGISLATIVE			
100-1011-43010.000	HOFFMAN ESTATES CHAMBER OF COMMERCE	GOLF OUTING	1,400.00
100-1011-43010.000	WILLIAM MCLEOD	PER DIEM - USCM SUMMER 2026	252.00
100-1011-45040.000	NORTHWEST MUNICIPAL CONFERENCE	ANNUAL DUES	25,528.00
100-1011-45070.000	DAN SHOMON INC	LEGISLATIVE CONSULTING JAN'26	4,500.00
100-1011-45070.000	DAN SHOMON INC	LEGISLATIVE CONSULTING FEB'26	4,500.00
100-1011-45070.000	DAN SHOMON INC	LEGISLATIVE CONSULTING MAR'26	4,500.00
100-1011-45070.000	DAN SHOMON INC	LEGISLATIVE CONSULTING APR'26	4,500.00
Total Department 1011 GENERAL GOVT LEGISLATIVE			45,180.00

VILLAGE OF HOFFMAN ESTATES

MAY 18, 2026

GL Number	Vendor Name	Invoice Description	Amount
Department: 1012 GENERAL GOVT ADMINISTRATION			
100-1012-41050.000	NORTHERN ILLINOIS UNIVERSITY	NIU MPA GEN GOV INTERN - 7/2026-5/2027	18,790.80
100-1012-44020.000	WAREHOUSE DIRECT	VARIOUS SUPPLIES	34.54
100-1012-44020.000	WAREHOUSE DIRECT	VARIOUS SUPPLIES	20.25
100-1012-45420.000	LANGUAGE LINE SERVICES INC	LANGUAGE LINE APRIL'26	111.99
Total Department 1012 GENERAL GOVT ADMINISTRATION			18,957.58
Department: 1013 GENERAL GOVT LEGAL			
100-1013-45420.000	ARTHUR L JANURA JR	LEGAL RETAINER - MAR 2026	12,000.00
100-1013-45420.000	ARTHUR L JANURA JR	LEGAL RETAINER - APR 2026	12,000.00
100-1013-45420.000	RICHARD A KAVITT ATTORNEY AT LAW	HOURS WEEK OF APR 27, 2026	500.00
100-1013-45420.000	RICHARD A KAVITT ATTORNEY AT LAW	HOURS WEEK OF MAY 4, 2026	1,300.00
100-1013-45470.000	THOMSON REUTERS-WEST	WESTLAW SOFTWARE SUBSCRIPTION	805.99
100-1013-45670.000	ANTHONY BUCKEL	SETTLEMENT PMT 2 OF 4	56,250.00
100-1013-45670.000	CLARK BAIRD SMITH LLP	OUTSIDE LEGAL	481.25
100-1013-45670.000	FRANCZEK PC	EMPLOYMENT LEGAL	829.50
100-1013-45670.000	KLEIN, THORPE, & JENKINS LTD	LEGAL SERVICES	1,185.50
100-1013-45670.000	KLEIN, THORPE, & JENKINS LTD	LEGAL FEES	905.10
100-1013-45670.000	SAUL EWING LLP	LEGAL SERVICES - LEXINGTON	38.00
Total Department 1013 GENERAL GOVT LEGAL			86,295.34
Department: 1014 GENERAL GOVT FINANCE			
100-1014-44020.000	GARVEY'S OFFICE PRODUCTS INC	OFFICE SUPPLIES	6.58
100-1014-44030.000	MINUTEMAN PRESS	NO SOLICITORS STICKERS	985.00
Total Department 1014 GENERAL GOVT FINANCE			991.58
Department: 1025 GENERAL GOVT COMMUNICATIONS			
100-1025-43030.000	3CMA MEMBERSHIP	SAVVY AWARD ENTRY	95.00
100-1025-44010.000	POSTMASTER	PERMIT #24 POSTAGE DEPOSIT	16,800.00
100-1025-44030.000	PRESSTECH INC.	CITIZEN NEWSLETTER MAY/JUNE 2026	4,897.00
100-1025-44030.000	PRESSTECH INC.	CITIZEN NEWSLETTER OVERS MAY/JUNE 2026	150.00
Total Department 1025 GENERAL GOVT COMMUNICATIONS			21,942.00
Department: 2012 POLICE ADMINSTRATION			
100-2012-44140.000	ACTION LOCK & KEY, INC	MISC BUILDING KEYS	24.00
100-2012-46330.000	KRYSTIAN KRASEWICZ	TOBACCO GRANT PARTICIPANT	225.00
Total Department 2012 POLICE ADMINSTRATION			249.00
Department: 2021 POLICE PATROL & RESPONSE			
100-2021-43010.000	CLAYTON JOHNSON	PER DIEM FOR SWAT RESCUE TRAINING	234.00
100-2021-43040.000	EAGLE UNIFORM	OFC BALLISTIC VEST REPLAC - REBMANN	650.00
100-2021-43040.000	EAGLE UNIFORM	BODY ARMOR VEST REPLAC - CAWLEY	595.00
100-2021-43040.000	STREICHERS-MILWAUKEE	NIPPAS NFF GEAR	32.99
100-2021-45420.200	AXON ENTERPRISE INC	DRONE PROGRAM	3,087.12

VILLAGE OF HOFFMAN ESTATES

MAY 18, 2026

GL Number	Vendor Name	Invoice Description	Amount
100-2021-45420.200	AXON ENTERPRISE INC	DRONE PROGRAM	560.00
100-2021-45420.200	AXON ENTERPRISE INC	DRONE PROGRAM	129.00
100-2021-45420.200	AXON ENTERPRISE INC	DRONE PROGRAM	3,848.88
100-2021-45420.200	AXON ENTERPRISE INC	DRONE PROGRAM	2,374.05
100-2021-46020.000	APPLIED CONCEPTS, INC.	RADAR EQUIPMENT	968.00
Total Department 2021 POLICE PATROL & RESPONSE			12,479.04
Department: 2023 POLICE INVESTIGATIONS			
100-2023-44140.000	T-MOBILE USA INC	SEARH WARRANT HEP26-001421	50.00
100-2023-45420.000	TRANSUNION RISK & ALTERNATIVE	APRIL BILLING	227.90
Total Department 2023 POLICE INVESTIGATIONS			277.90
Department: 2024 POLICE COMMUNITY RELATIONS			
100-2024-44140.000	PHILIP GIACONE	REIMBURSEMENT CADET LUNCH	80.41
Total Department 2024 POLICE COMMUNITY RELATIONS			80.41
Department: 2025 POLICE COMMUNICATIONS			
100-2025-45420.000	NORTHWEST CENTRAL DISPATCH SYSTEM	JUNE MEMBER ASSESSMENT	33,043.23
Total Department 2025 POLICE COMMUNICATIONS			33,043.23
Department: 2026 POLICE CANINE			
100-2026-45070.000	GOLF ROSE ANIMAL HOSPITAL	VETERINARY SERVICES - FALI	793.07
Total Department 2026 POLICE CANINE			793.07
Department: 2029 POLICE ADMINISTRATIVE SERVICES			
100-2029-43040.000	EAGLE UNIFORM	CSO ORIG UNIFORM - FLORES	520.30
100-2029-43040.000	EAGLE UNIFORM	CSO ORIG UNIFORM - C RODRIGUEZ	299.60
100-2029-43040.000	EAGLE UNIFORM	CSO ORIG UNIFORM - C RODRIGUEZ	297.00
100-2029-43040.000	EAGLE UNIFORM	ORIG CSO UNIFORM - C RODRIGUEZ	223.30
100-2029-43040.000	EAGLE UNIFORM	ORIG CSO UNIFORM PKG - FLORES	299.60
100-2029-44030.000	MINUTEMAN PRESS	BUSINESS CARDS - PD AND IT	22.96
Total Department 2029 POLICE ADMINISTRATIVE SERVICES			1,662.76
Department: 3031 FIRE SUPPRESSION			
100-3031-43010.190	SRSD CONSULTING, LLC	INDIVIDUAL COACHING FEE	1,000.00
100-3031-43010.190	UNIVERSITY OF ILLINOIS PYMT CENTER	TRAINING TUITION	1,450.00
100-3031-43010.190	VILLAGE OF ARLINGTON HEIGHTS	TRAINING TUITION	1,300.00
100-3031-43040.000	TODAYS UNIFORMS	UNIFORMS	2,326.05
100-3031-43040.160	AIR ONE EQUIPMENT INC	EYE PROTECTION	25.00
100-3031-45100.110	AIR ONE EQUIPMENT INC	SCBA EQUIPMENT	956.90
100-3031-45420.130	FOX VALLEY FIRE & SAFETY CO	FIRE EXTINGUISHER SERVICE	261.80
100-3031-46020.180	ELEVATED SAFETY LLC	TRT EQUIPMENT	3,323.04
100-3031-46020.180	ELEVATED SAFETY LLC	TRT EQUIPMENT	200.00
100-3031-46020.180	ELEVATED SAFETY LLC	TRT EQUIPMENT	1,451.76
100-3031-46020.180	ELEVATED SAFETY LLC	TRT EQUIPMENT	1,368.96

VILLAGE OF HOFFMAN ESTATES

MAY 18, 2026

GL Number	Vendor Name	Invoice Description	Amount
100-3031-46020.180	ELEVATED SAFETY LLC	TRT EQUIPMENT	230.00
100-3031-46020.180	ELEVATED SAFETY LLC	TRT EQUIPMENT	1,029.24
100-3031-46020.180	ELEVATED SAFETY LLC	TRT EQUIPMENT	203.44
100-3031-46020.180	ELEVATED SAFETY LLC	TRT EQUIPMENT	231.92
100-3031-46020.180	ELEVATED SAFETY LLC	TRT EQUIPMENT	92.16
100-3031-46020.180	ELEVATED SAFETY LLC	TRT EQUIPMENT	92.16
Total Department 3031 FIRE SUPPRESSION			15,542.43
Department: 3032 FIRE EMERGENCY MEDICAL SERVICES			
100-3032-43010.000	GILHOOLY, EMMA	PARAMEDIC RENEWAL FEE	41.00
100-3032-44190.000	GRAINGER INC	EMS SUPPLIES	28.06
100-3032-44190.000	GRAINGER INC	EMS SUPPLIES	477.02
100-3032-44190.000	LABSOURCE INC	EMS SUPPLIES	881.30
100-3032-44190.000	STRYKER MEDICAL	EMS SUPPLIES	1,208.40
Total Department 3032 FIRE EMERGENCY MEDICAL SERVICES			2,635.78
Department: 3033 FIRE PREVENTION			
100-3033-45070.000	CHICAGO METRO FIRE PREVENTION CO	SERVICE CALL FIRE ALARM SYSTEM	883.00
100-3033-45070.000	JOHNSON CONTROLS SECURITY SOLUTIONS	RECURRING SERVICE	600.00
Total Department 3033 FIRE PREVENTION			1,483.00
Department: 3035 FIRE STATIONS			
100-3035-45100.000	HAIGES MACHINERY, INC	APPLIANCE REPAIR	375.00
100-3035-46020.000	DAN GROBE	FFB REIMB FOR NEW TV FOR FS21	500.00
Total Department 3035 FIRE STATIONS			875.00
Department: 4042 PUBLIC WORKS TRAFFIC OPERATIONS			
100-4042-45210.000	BUILDERS ASPHALT, LLC	SUPPLIES - JOHN DR	218.73
100-4042-45210.000	BUILDERS ASPHALT, LLC	HMA PRIVATE SURFACE	158.01
100-4042-45210.000	BUILDERS ASPHALT, LLC	HMA PRIVATE SURFACE	269.10
100-4042-45450.000	FULLIFE SAFETY CENTER	SAFETY EQUIPMENT	238.00
100-4042-45450.000	FULLIFE SAFETY CENTER	SAFETY EQUIPMENT	205.65
Total Department 4042 PUBLIC WORKS TRAFFIC OPERATIONS			1,089.49
Department: 4043 PUBLIC WORKS FORESTRY			
100-4043-44080.000	MENARDS - HNVR PARK	VARIOUS SUPPLIES	64.97
100-4043-44080.000	USA BLUE BOOK	VARIOUS SUPPLIES	90.51
100-4043-45070.000	LUCAS LANDSCAPING AND DESIGN	CONTRACTOR ASSISTED BRUSH PICK UP SRVC	3,877.63
100-4043-45070.000	V CARDENAS LANDSCAPING	2026 CONTRACT LANDSCAPE SERVICES	653.32
100-4043-45070.000	V CARDENAS LANDSCAPING	LANDSCAPE MAINTENANCE SERVICES	3,739.96
100-4043-45070.000	V CARDENAS LANDSCAPING	2026 CONTRACT LANDSCAPE SERVICES	653.32
100-4043-45070.000	V CARDENAS LANDSCAPING	LANDSCAPE MAINTENANCE SERVICES	3,779.96
100-4043-45370.000	MUNICIPAL MARKING DISTRIBUTORS -MMD	VARIOUS SUPPLIES	208.68
Total Department 4043 PUBLIC WORKS FORESTRY			13,068.35

VILLAGE OF HOFFMAN ESTATES

MAY 18, 2026

GL Number	Vendor Name	Invoice Description	Amount
Department: 4044 PUBLIC WORKS FACILITIES			
100-4044-45020.000	COMMONWEALTH EDISON	ELECTRIC - 5323 PRAIRIE STONE	167.24
100-4044-45030.000	NICOR GAS	GAS - 1300 WESTBURY	401.94
100-4044-45030.000	NICOR GAS	GAS - 225 FLAGSTAF	501.70
100-4044-45030.000	NICOR GAS	GAS - 5510 PRAIRIE STONE	180.39
100-4044-45070.000	ACCURATE DOCUMENT DESTRUCTION INC	DOCUMENT SHREDDING VILLAGE HALL	549.45
100-4044-45070.000	ACCURATE DOCUMENT DESTRUCTION INC	DOCUMENT SHREDDING POLICE	366.30
100-4044-45070.000	ACCURATE DOCUMENT DESTRUCTION INC	DOCUMENT SHREDDING PUBLIC WORKS	128.42
100-4044-45070.000	ACCURATE DOCUMENT DESTRUCTION INC	DOCUMENT SHREDDING ST 21	73.24
100-4044-45070.000	ACCURATE DOCUMENT DESTRUCTION INC	DOCUMENT SHREDDING ST 22	73.24
100-4044-45070.000	ACCURATE DOCUMENT DESTRUCTION INC	DOCUMENT SHREDDING ST 23	73.24
100-4044-45070.000	ACCURATE DOCUMENT DESTRUCTION INC	DOCUMENT SHREDDING ST 24	73.24
100-4044-45070.000	GROOT RECYCLING & WASTE SERV.,INC.	DISPOSAL FEE YARD WASTE	1,560.96
100-4044-45090.000	CINTAS	2026 UNIFORM AND MAT SERVICES	0.00
100-4044-45090.000	CINTAS	2026 UNIFORM AND MAT SERVICES	53.39
100-4044-45090.000	CINTAS	2026 UNIFORM AND MAT SERVICES	0.00
100-4044-45090.000	CINTAS	2026 UNIFORM AND MAT SERVICES	0.00
100-4044-45090.000	CINTAS	2026 UNIFORM AND MAT SERVICES	0.00
100-4044-45090.000	CINTAS	2026 UNIFORM AND MAT SERVICES	0.00
100-4044-45100.000	ARCO MECHANICAL EQUIPMENT SALES	2026 GAS DETECTION DEVICE(S) ITM	0.00
100-4044-45100.000	ARCO MECHANICAL EQUIPMENT SALES	2026 GAS DETECTION DEVICE(S) ITM	1,090.00
100-4044-45100.000	ARCO MECHANICAL EQUIPMENT SALES	2026 GAS DETECTION DEVICE(S) ITM	0.00
100-4044-45100.000	ARCO MECHANICAL EQUIPMENT SALES	2026 GAS DETECTION DEVICE(S) ITM	1,090.00
100-4044-45100.000	ARCO MECHANICAL EQUIPMENT SALES	2026 GAS DETECTION DEVICE(S) ITM	0.00
100-4044-45160.000	ECO CLEAN MAINTENANCE INC	CLEANING SERVICES	3,782.00
100-4044-45160.000	FOX VALLEY FIRE & SAFETY CO	FIRE ALARM - PD	615.78
100-4044-45160.000	WOLF ELECTRIC SUPPLY CO	VH LIGHTING TO LED	357.96
100-4044-45170.000	ECO CLEAN MAINTENANCE INC	CLEANING SERVICES	2,000.00
100-4044-45180.000	ARCO MECHANICAL EQUIPMENT SALES	2026 GAS DETECTION DEVICE(S) ITM	0.00
100-4044-45180.000	ARCO MECHANICAL EQUIPMENT SALES	2026 GAS DETECTION DEVICE(S) ITM	0.00
100-4044-45180.000	CINTAS	2026 UNIFORM AND MAT SERVICES	0.00
100-4044-45180.000	CINTAS	2026 UNIFORM AND MAT SERVICES	0.00
100-4044-45180.000	CINTAS	2026 UNIFORM AND MAT SERVICES	31.83
100-4044-45180.000	CINTAS	2026 UNIFORM AND MAT SERVICES	0.00
100-4044-45180.000	CINTAS	2026 UNIFORM AND MAT SERVICES	0.00
100-4044-45180.000	CINTAS	2026 UNIFORM AND MAT SERVICES	0.00
100-4044-45180.000	CINTAS	2026 UNIFORM AND MAT SERVICES	0.00
100-4044-45180.000	CINTAS	2026 UNIFORM AND MAT SERVICES	0.00
100-4044-45180.000	CINTAS	2026 UNIFORM AND MAT SERVICES	0.00
100-4044-45180.000	CINTAS	2026 UNIFORM AND MAT SERVICES	0.00
100-4044-45180.000	CINTAS	2026 UNIFORM AND MAT SERVICES	29.18
100-4044-45180.000	CINTAS	2026 UNIFORM AND MAT SERVICES	0.00
100-4044-45180.000	CINTAS	2026 UNIFORM AND MAT SERVICES	0.00
100-4044-45180.000	CINTAS	2026 UNIFORM AND MAT SERVICES	0.00

VILLAGE OF HOFFMAN ESTATES

MAY 18, 2026

GL Number	Vendor Name	Invoice Description	Amount
100-4044-45180.000	CINTAS	2026 UNIFORM AND MAT SERVICES	0.00
100-4044-45180.000	CINTAS	2026 UNIFORM AND MAT SERVICES	0.00
100-4044-45180.000	CINTAS	2026 UNIFORM AND MAT SERVICES	31.01
100-4044-45180.000	CINTAS	2026 UNIFORM AND MAT SERVICES	0.00
100-4044-45180.000	CINTAS	2026 UNIFORM AND MAT SERVICES	0.00
100-4044-45180.000	CINTAS	2026 UNIFORM AND MAT SERVICES	36.89
100-4044-45180.000	CINTAS	2026 UNIFORM AND MAT SERVICES	0.00
100-4044-45180.000	CINTAS	2026 UNIFORM AND MAT SERVICES	0.00
100-4044-45180.000	CINTAS	2026 UNIFORM AND MAT SERVICES	0.00
100-4044-45180.000	HERITAGE-CRYSTAL CLEAN	TRIPLE BASIN CLEANING	904.39
100-4044-45180.000	ROSE PEST SOLUTIONS INC	PEST CONTROL - FS23	138.00
100-4044-45180.000	ROSE PEST SOLUTIONS INC	PEST CONTROL - FS24	157.00
100-4044-45200.000	ECO CLEAN MAINTENANCE INC	CLEANING SERVICES	1,680.00
100-4044-45200.000	GRAINGER INC	SUPPLIES	17.04
100-4044-45200.000	NEUCO INC	EXHAUST FAN MOTOR	151.21
100-4044-45200.000	ROSE PEST SOLUTIONS INC	PEST CONTROL - VH	171.00
100-4044-45200.000	TEST GAUGE INC	PLUMBING PARTS	84.28
Total Department 4044 PUBLIC WORKS FACILITIES			16,570.32
Department: 4045 PUBLIC WORKS FLEET SERVICES			
100-4045-43010.000	SCOTT LASKEN	FLEET TRAVEL REIMBURSEMENT	34.00
100-4045-43040.000	CINTAS	2026 UNIFORM AND MAT SERVICES	0.00
100-4045-43040.000	CINTAS	2026 UNIFORM AND MAT SERVICES	0.00
100-4045-43040.000	CINTAS	2026 UNIFORM AND MAT SERVICES	0.00
100-4045-43040.000	CINTAS	2026 UNIFORM AND MAT SERVICES	127.46
100-4045-43040.000	CINTAS	2026 UNIFORM AND MAT SERVICES	0.00
100-4045-43040.000	CINTAS	2026 UNIFORM AND MAT SERVICES	0.00
100-4045-44110.000	AL WARREN OIL CO INC	FUEL BIODIESEL	7,065.48
100-4045-44110.000	AL WARREN OIL CO INC	FUEL UNLEADED	22,131.72
100-4045-44140.000	AIRGAS USA, LLC	MEDICAL SUPPLIES	598.05
100-4045-44140.000	AIRGAS USA, LLC	MEDICAL SUPPLIES	442.80
100-4045-44140.000	AIRGAS USA, LLC	MEDICAL SUPPLIES	667.55
100-4045-44140.000	AIRGAS USA, LLC	MEDICAL SUPPLIES	454.06
100-4045-44140.000	CTW INC.	VARIOUS SUPPLIES	164.23
100-4045-45070.000	VERIZON CONNECT FLEET USA LLC	VERIZON REVEAL FLEET TRACKING	2,335.91
100-4045-45070.000	VERIZON CONNECT FLEET USA LLC	REVEAL FLEET TRACKING	2,335.91
100-4045-45090.000	WEST SIDE TRACTOR SALES	EQUIPMENT RENTAL TREE MULCHER	2,656.80
100-4045-45130.000	ADVANCE AUTO PARTS	UNIT P10 PARTS	49.99
100-4045-45130.000	BRAD MANNING FORD INC	UNIT P39 PARTS	282.73
100-4045-45130.000	BRAD MANNING FORD INC	UNIT P50 PARTS	651.20
100-4045-45130.000	BRAD MANNING FORD INC	UNIT P30 PARTS	64.37
100-4045-45130.000	BRAD MANNING FORD INC	UNIT P10 PARTS	19.28
100-4045-45130.000	BUMPER TO BUMPER/ LEE AUTO	UNIT P10N PARTS	25.49
100-4045-45130.000	CAR-ONE TIRE AND AUTO	TIRE DISPOSAL	28.00
100-4045-45130.000	FRIENDLY FORD	HYBRID BATTERY REPLACEMENT P16	3,607.51

VILLAGE OF HOFFMAN ESTATES

MAY 18, 2026

GL Number	Vendor Name	Invoice Description	Amount
100-4045-45130.000	FRIENDLY FORD	UNIT P20 PARTS	400.46
100-4045-45130.000	FRIENDLY FORD	UNIT P15 PARTS	30.00
100-4045-45130.000	ILLINOIS SECRETARY OF STATE	LICENSE PLATE RENEWAL P46	151.00
100-4045-45130.000	INTERSTATE BATTERIES-NORTH CHICAGO	REPAIR PARTS	246.46
100-4045-45130.000	MENARDS - HNVR PARK	SUPPLIES	131.27
100-4045-45130.000	O'REILLY AUTO PARTS	UNIT T01 PARTS	14.42
100-4045-45130.000	RT 62 WASH & LUBE	VEHICLE WASH	196.95
100-4045-45130.000	ULTRA STROBE COMMUNICATIONS	UNIT P10N PARTS	32.95
100-4045-45140.000	ACME TRUCK BRAKE & SUPPLY CO.	UNIT FA21 PARTS	100.53
100-4045-45140.000	INTERSTATE BATTERIES-NORTH CHICAGO	UNIT 320 PARTS	92.87
100-4045-45140.000	KAMMES AUTO & TRUCK REPAIR INC	STATE INSPECTIONS	135.00
100-4045-45140.000	LAKESIDE INTERNATIONAL LLC	UNIT FT22 PARTS	255.03
100-4045-45140.000	LAKESIDE INTERNATIONAL LLC	UNIT FT22 PARTS	94.28
100-4045-45140.000	RUSH TRUCK CENTER OF ILLINOIS, INC	UNIT FT22 PARTS	1,916.00
100-4045-45140.000	RUSH TRUCK CENTER OF ILLINOIS, INC	CREDIT	(266.00)
100-4045-45340.000	ADVANCE AUTO PARTS	UNIT 79 PARTS	133.98
100-4045-45340.000	ADVANCE AUTO PARTS	UNIT 90 PARTS	291.07
100-4045-45340.000	FORCE AMERICA INC.	UNIT 16 PARTS	69.67
100-4045-45340.000	FORCE AMERICA INC.	UNIT 16 PARTS	98.28
100-4045-45340.000	KAMMES AUTO & TRUCK REPAIR INC	STATE INSPECTIONS	922.00
100-4045-45340.000	MENARDS - HNVR PARK	VARIOUS SUPPLIES	67.68
100-4045-45340.000	RUSH TRUCK CENTER OF ILLINOIS, INC	UNIT 4 PARTS	398.97
Total Department 4045 PUBLIC WORKS FLEET SERVICES			49,255.41
Department: 5050 DEVELOPMENT SVCS PLANNING&TRANSPORTATION			
100-5050-43010.000	ADAM BAUSKE	REIMBURSEMENT FOR TRAINING	25.00
100-5050-43010.000	PHIL GREEN	APA NATIONAL PLANNING CONF	2,483.87
100-5050-45420.000	UNITED DISPATCH	TAXI COUPONS 3-3-26 TO 4-30-26	2,310.00
Total Department 5050 DEVELOPMENT SVCS PLANNING&TRANSPORTATION			4,818.87
Department: 5051 DEVELOPMENT SVCS BLDG&CODE ENFORCEMENT			
100-5051-43030.000	MINUTEMAN PRESS	BUSINESS CARDS	51.29
100-5051-45070.000	GILIO LANDSCAPE CONTRACTORS	GRASS CUTTING SERVICE	80.00
100-5051-45070.000	THOMPSON ELEVATOR INSPECTION INC	ELEVATOR PERMIT PLAN REVIEW	80.00
Total Department 5051 DEVELOPMENT SVCS BLDG&CODE ENFORCEMENT			211.29
Department: 5052 DEVELOPMENT SVCS ENGINEERING			
100-5052-43010.000	ANDREW LOBOSCO	PDH WEBINAR	25.00
100-5052-43040.000	BLINK TEES LLC	UNIFORMS - INTERN T-SHIRTS	304.35
100-5052-44030.000	MINUTEMAN PRESS	BUSINESS CARDS - GATTS	22.96
Total Department 5052 DEVELOPMENT SVCS ENGINEERING			352.31
Department: 5059 DEVELOPMENT SVCS ECONOMIC DEVELOPMENT			
100-5059-43010.000	MATTHEW GALLOWAY	ECON DEV INSTITUTE SPRING CONFERENCE	1,469.40
Total Department 5059 DEVELOPMENT SVCS ECONOMIC DEVELOPMENT			1,469.40

VILLAGE OF HOFFMAN ESTATES

MAY 18, 2026

GL Number	Vendor Name	Invoice Description	Amount
Department: 6057 BOARDS & COMM POLIC & FIRE COMM			
100-6057-45070.000	COPS AND FIRE PERSONNEL	NEW HIRE POLYGRAPH	250.00
100-6057-45070.000	COPS AND FIRE PERSONNEL	NEW HIRE POLYGRAPHS	750.00
Total Department 6057 BOARDS & COMM POLIC & FIRE COMM			1,000.00
Department: 6058 BOARDS & COMMISSIONS MISCELLANEOUS			
100-6058-45550.000	JEFFREY HOWARD	SISTER CITIES REIMBURSEMENT-MONET	596.87
100-6058-45550.000	LILLIAN MOSIER	RECEIPT - MONET PROGRAM	35.99
100-6058-45550.000	MARCIA FRANK	REIMBURSEMENT-SISTER CITIES	234.27
100-6058-45550.000	THE FINER LINE	BRONZE STATUE	188.46
100-6058-45691.000	4 STRINGS ATTACHED	UNITY DAY PERFORMANCE	200.00
100-6058-45691.000	ACADEMY OF IRISH MUSIC	UNITY DAY PERFORMANCE	200.00
100-6058-45691.000	EDIZON DAYAO	EDIZON DAYAO UNITY DAY 2026	200.00
100-6058-45691.000	GENNADY SERGIYENKO	UNITY DAY - CHICAGO COSSACKS PERFOR	200.00
100-6058-45691.000	KARRIE MILETIC	CAC TABLECLOTHES	31.25
100-6058-45691.000	KOREAN PERFORMING ARTS INSTITUTE OF CHICAG	UNITY DAY 2026	200.00
100-6058-45691.000	NISHA SHANKER IYER	NALINA PADAM INDIA SCHOOL OF DANCE	200.00
100-6058-45692.000	LUDY GERARDI	FACEPAINTER FOR CELTIC FEST DEPOSIT	100.00
100-6058-45750.000	ERIC CASE	SSOTG PERFORMANCE	1,650.00
100-6058-45750.000	TODD DONNELLY	SSOTG JULY 9 PERFORMANCE	1,200.00
Total Department 6058 BOARDS & COMMISSIONS MISCELLANEOUS			5,236.84
Total Fund 100 GENERAL FUND			366,478.68
Fund: 224 LAKEWOOD CENTER TIF			
Department: 0000 MISCELLANEOUS			
224-0000-45070.000	BISNOW LLC	ADVERTISING IN BISNOW DIGITAL	2,545.00
Total Department 0000 MISCELLANEOUS			2,545.00
Total Fund 224 LAKEWOOD CENTER TIF			2,545.00
Fund: 401 CAPITAL IMPROVEMENTS FUND			
401-0000-46040.000	NEW LOOK DECORATING INC	NOW ARENA SUITE LEVEL PAINTING	8,000.00
401-0000-46150.000	GLOBE CONSTRUCTION	2025 SIDEWALK REPLACEMENT PROGRAM	19,193.23
Total Department 0000 MISCELLANEOUS			27,193.23
Total Fund 401 CAPITAL IMPROVEMENTS FUND			27,193.23

VILLAGE OF HOFFMAN ESTATES

MAY 18, 2026

GL Number	Vendor Name	Invoice Description	Amount
Fund: 402 CAPITAL VEHICLE & EQUIP			
402-0000-46030.000	ULTRA STROBE COMMUNICATIONS	CHANGEOVER EQUIPMENT P10 AND P12	967.80
402-0000-46030.000	ULTRA STROBE COMMUNICATIONS	CHANGEOVER EQUIPMENT P10 AND P12	4,443.32
402-0000-46030.000	ULTRA STROBE COMMUNICATIONS	CHANGEOVER EQUIPMENT P10 AND P12	2,009.00
402-0000-46030.000	ULTRA STROBE COMMUNICATIONS	CHANGEOVER EQUIPMENT P10 AND P12	2,900.24
Total Department 0000 MISCELLANEOUS			10,320.36
Total Fund 402 CAPITAL VEHICLE & EQUIP			10,320.36
Fund: 404 ROAD IMPROVEMENT FUND			
404-0000-46060.000	ALAMP CONCRETE CONTRACTORS,INC.	2026 STREET REVITALIZATION PROJECT	758,298.13
404-0000-46060.000	HAMPTON LENZINI & RENWICK, INC	JONES RD RESURF CONSTR ENGINEERING	2,184.10
404-0000-46060.000	HAMPTON LENZINI & RENWICK, INC	GANNON DR RESURF - BICYCLE FACILITY	2,894.96
404-0000-46060.000	TREASURER, STATE OF ILLINOIS	JONES SALEM STP RESURFACING - FINAL	10,607.36
Total Department 0000 MISCELLANEOUS			773,984.55
Total Fund 404 ROAD IMPROVEMENT FUND			773,984.55
Fund: 405 STORMWATER MANAGEMENT			
405-0000-46130.000	ALAMP CONCRETE CONTRACTORS,INC.	2026 STREET REVITALIZATION PROJECT	3,869.00
405-0000-46130.000	LIVING WATERS CONSULTANTS INC	925 GRAND CANYON PKWY DESIGNENGSVC	5,000.00
405-0000-46130.000	LIVING WATERS CONSULTANTS INC	925 GRAND CANYON PKWY IDNR PERMIT REIM	127.81
Total Department 0000 MISCELLANEOUS			8,996.81
Total Fund 405 STORMWATER MANAGEMENT			8,996.81
Fund: 415 2024 BOND PROJECT			
415-0000-46040.000	CAMOSY INCORPORATED	NEW FS21 PAY APPLICATION NO 15	30,780.00
415-0000-46040.000	MENARDS - HNVR PARK	FIRE STATION 21 GARBAGE DISPOSAL	215.70
Total Department 0000 MISCELLANEOUS			30,995.70
Total Fund 415 2024 BOND PROJECT			30,995.70
Fund: 501 WATER & SEWER FUND			
Department: 4067 PUBLIC WORKS WATER			
501-4067-43010.000	RYAN CHRISTENSEN	TRAVEL FOR WATER CONFERENCE	263.86
501-4067-44080.000	MENARDS - HNVR PARK	SUPPLIES	85.91

VILLAGE OF HOFFMAN ESTATES

MAY 18, 2026

GL Number	Vendor Name	Invoice Description	Amount
501-4067-44140.000	LEE JENSEN SALES CO., INC.	VARIOUIS SUPPLIES	18.00
501-4067-44200.000	TEST GAUGE INC	METERS	157.88
501-4067-45020.000	COMMONWEALTH EDISON	ELECTRIC - 1775 ABBEYWOOD	3,421.93
501-4067-45020.000	COMMONWEALTH EDISON	ELECTRIC - 2002 PARKVIEW CIR	904.07
501-4067-45020.000	COMMONWEALTH EDISON	ELECTRIC - 780 HASSELL	220.09
501-4067-45020.000	COMMONWEALTH EDISON	ELECTRIC - 1355 WESTBURY	181.42
501-4067-45020.000	COMMONWEALTH EDISON	ELECTRIC - 95 ASTER	720.80
501-4067-45020.000	COMMONWEALTH EDISON	ELECTRIC - 4140 CRIMSON	1,068.99
501-4067-45020.000	COMMONWEALTH EDISON	ELECTRIC - 3990 HUNTINGTON	100.67
501-4067-45020.000	COMMONWEALTH EDISON	ELECTRIC - 4785 W HIGGINS	679.95
501-4067-45020.000	COMMONWEALTH EDISON	ELECTRIC - 2550 BEVERLY	516.25
501-4067-45020.000	COMMONWEALTH EDISON	ELECTRIC - 3451 N WILSHIRE	1,188.82
501-4067-45020.000	COMMONWEALTH EDISON	ELECTRIC - 2550 BEVERLY	361.07
501-4067-45020.000	COMMONWEALTH EDISON	ELECTRIC - 1790 CHIPPENDALE	222.04
501-4067-45020.000	COMMONWEALTH EDISON	ELECTRIC - 2150 STONINGTON	3,935.32
501-4067-45030.000	NICOR GAS	GAS - 4690 OLMSTEAD	127.42
501-4067-45070.000	CONCENTRIC INTEGRATION	SCADA SYSTEM MANAGED SUPPORT	6,900.00
501-4067-45070.000	PACE ANALYTICAL SERVICES LLC	2026 WATER IEPA TESTING	1,790.00
501-4067-45070.000	VERIZON CONNECT FLEET USA LLC	VERIZON REVEAL FLEET TRACKING	259.54
501-4067-45070.000	VERIZON CONNECT FLEET USA LLC	REVEAL FLEET TRACKING	259.54
501-4067-45090.000	ALEXANDER CHEMICAL CORPORATION	CHLORINE	224.00
501-4067-45100.000	ACME TRUCK BRAKE & SUPPLY CO.	UNIT 103 PARTS	66.23
501-4067-45100.000	STANDARD EQUIPMENT CO	VARIOUS SUPPLIES	42.18
501-4067-45260.000	AMPERAGE ELECTRICAL SUPPLY	SUPPLIES	82.07
501-4067-45280.000	HYDRAFLO INC.	HYDRANT SUPPLIES	122.10
501-4067-45290.000	JCK CONTRACTORS, INC	VARIOUS SUPPLIES	240.00
501-4067-45290.000	RUSSO POWER EQUIPMENT	VARIOUS SUPPLIES	213.97
501-4067-45850.000	KAMMES AUTO & TRUCK REPAIR INC	STATE INSPECTIONS	112.00
Total Department 4067 PUBLIC WORKS WATER			24,486.12
Department: 4068 PUBLIC WORKS SEWER			
501-4068-45020.000	COMMONWEALTH EDISON	ELECTRIC - 1775 HUNTINGTON	288.59
501-4068-45020.000	COMMONWEALTH EDISON	ELECTRIC - 1513	1,187.48
501-4068-45020.000	COMMONWEALTH EDISON	ELECTRIC - 1215 MOON LAKE	731.73
501-4068-45020.000	COMMONWEALTH EDISON	ELECTRIC - 2094 CARLING	98.82
501-4068-45020.000	COMMONWEALTH EDISON	ELECTRIC - 2380 GOLF RD	348.07
501-4068-45020.000	COMMONWEALTH EDISON	ELECTRIC - 2364 HIGGINS	2,173.95
501-4068-45020.000	COMMONWEALTH EDISON	ELECTRIC - 1629 CROWFOOT CIR S	273.38
501-4068-45020.000	COMMONWEALTH EDISON	ELECTRIC - 1869 HAMPTON	199.51
501-4068-45020.000	COMMONWEALTH EDISON	ELECTRIC - 1200 KINGSDALE	321.75
501-4068-45020.000	COMMONWEALTH EDISON	ELECTRIC - 897 PARK	180.68
501-4068-45020.000	COMMONWEALTH EDISON	ELECTRIC - 6100 SHOEFACTORY	714.14
501-4068-45020.000	COMMONWEALTH EDISON	ELECTRIC - 1790 CHIPPENDALE	333.05
501-4068-45020.000	COMMONWEALTH EDISON	ELECTRIC - 2364 HIGGINS RD	1,683.46

VILLAGE OF HOFFMAN ESTATES

MAY 18, 2026

GL Number	Vendor Name	Invoice Description	Amount
501-4068-45020.000	COMMONWEALTH EDISON	ELECTRIC - 1101 WESTBURY	1,267.17
501-4068-45070.000	SAUL EWING LLP	LEGAL SERVICES - WOODCREEK	1,927.30
501-4068-45100.000	AMPERAGE ELECTRICAL SUPPLY	PFIZER GEN CORD	71.59
501-4068-45100.000	GRAINGER INC	VARIOUS SUPPLIES	457.66
Total Department 4068 PUBLIC WORKS SEWER			12,258.33
Department: 4073 WATER CAPITAL			
501-4073-46080.000	ALAMP CONCRETE CONTRACTORS,INC.	2026 STREET REVITALIZATION PROJECT	0.00
Total Department 4073 WATER CAPITAL			0.00
Total Fund 501 WATER & SEWER FUND			36,744.45
Fund: 505 NOW ARENA OPERTNG FUND			
Department: 0000 MISCELLANEOUS			
505-0000-44140.000	KAMMES AUTO & TRUCK REPAIR INC	STATE INSPECTIONS	135.00
Total Department 0000 MISCELLANEOUS			135.00
Total Fund 505 NOW ARENA OPERTNG FUND			135.00
Fund: 601 INSURANCE FUND			
601-0000-11010.000	GREGORY POULOS	SICK INCENTIVE REIMBURSEMENT	1,299.34
601-0000-11010.000	SCOTT LAWRENCE	SICK INCENTIVE REIMBURSEMENT	108.00
Total Department 0000 MISCELLANEOUS			1,407.34
Department: 7000 INSURANCE			
601-7000-45790.000	ISAAC RAY FORENSIC GROUP LLC	FITNESS FOR DUTY EVALUATION	5,087.50
Total Department 7000 INSURANCE			5,087.50
Total Fund 601 INSURANCE FUND			6,494.84
Fund: 602 INFORMATION TECHNOLOGY FUND			
Department: 4712 IT ADMINISTRATION			
602-4712-43010.000	CHRISTINE DOSE	LODGING BS&A ENGAGE CONFERENCE	1,266.66
602-4712-44020.000	MINUTEMAN PRESS	BUSINESS CARDS - PD AND IT	45.92
Total Department 4712 IT ADMINISTRATION			1,312.58
Department: 4785 IT OPERATIONS			
602-4785-45420.000	SYNAPSE TECH LLC	STANDARD PRE-PAID SERVICES BLOCK	4,000.00
602-4785-45420.000	TECHNO CONSULTING INC	BEER GARDEN - PROJECT MANAG	3,000.00
602-4785-45420.200	GOVERNMENTJOBS.COM, INC.	SINGLE SIGN ON SUBSCRIPTION	1,409.24
602-4785-45420.200	TECHNO CONSULTING INC	RMM TOOLS, O365 BACKUP, HELP DESK	3,277.85

VILLAGE OF HOFFMAN ESTATES

MAY 18, 2026

GL Number	Vendor Name	Invoice Description	Amount
602-4785-46020.000	CDW-GOVERNMENT INC	BACKUP TAPES	425.04
602-4785-46020.000	CDW-GOVERNMENT INC	PH SYSTEM DIGITAL TO ANALOG CONVERT	483.80
602-4785-46020.000	TECHNO CONSULTING INC	BEER GARDEN - PROJECT MANAG	1,000.00
Total Department 4785 IT OPERATIONS			13,595.93
Total Fund 602 INFORMATION TECHNOLOGY FUND			14,908.51

--- TOTALS BY FUND ---

	100	GENERAL FUND	366,478.68
	224	LAKEWOOD CENTER TIF	2,545.00
	401	CAPITAL IMPROVEMENTS FUND	27,193.23
	402	CAPITAL VEHICLE & EQUIP	10,320.36
	404	ROAD IMPROVEMENT FUND	773,984.55
	405	STORMWATER MANAGEMENT	8,996.81
	415	2024 BOND PROJECT	30,995.70
	501	WATER & SEWER FUND	36,744.45
	505	NOW ARENA OPERTNG FUND	135.00
	601	INSURANCE FUND	6,494.84
	602	INFORMATION TECHNOLOGY FUND	14,908.51
	Total For All Funds:		1,278,797.13

VILLAGE OF HOFFMAN ESTATES

MANUAL CHECKS

Check Number	Date	GL Number	Vendor Name	Invoice Description	Amount
143150	5/4/2026	100-1013-45670.000	RAY & BELEN PARDILLA	SETTLEMENT	200,000.00
143151	5/5/2026	100-5565-45070.100	ANN LABARGE	WORKSHOP GUEST SPEAKER	400.00
	5/5/2026	100-1016-45790.000	WELLNOW UGENT CARE	PRE-EMPLOYMENT SCREENING	-1,007.88
	5/5/2026	601-7000-45790.000	WELLNOW UGENT CARE	PRE-EMPLOYMENT SCREENING	-325.00
	5/5/2026	100-6057-45070.000	WELLNOW UGENT CARE	PRE-EMPLOYMENT SCREENING	-650.00
143146 V		CHECK TOTAL			-1,982.88
143152	5/6/2026	100-6057-45070.000	WELLNOW UGENT CARE	PRE-EMPLOYMENT SCREENING	325.00
143153	5/6/2026	100-6057-45070.000	WELLNOW UGENT CARE	PRE-EMPLOYMENT SCREENING	325.00
143154	5/6/2026	100-1016-45790.000	WELLNOW UGENT CARE	PRE-EMPLOYMENT SCREENING	183.88
143155	5/6/2026	100-1016-45790.000	WELLNOW UGENT CARE	PRE-EMPLOYMENT SCREENING	331.00
143156	5/6/2026	100-1016-45790.000	WELLNOW UGENT CARE	PRE-EMPLOYMENT SCREENING	81.00
143157	5/6/2026	100-1016-45790.000	WELLNOW UGENT CARE	PRE-EMPLOYMENT SCREENING	81.00
143158	5/6/2026	100-1016-45790.000	WELLNOW UGENT CARE	PRE-EMPLOYMENT SCREENING	331.00
	5/6/2026	100-2012-44210.000	PETTY CASH	REIMB TO PD PETTY CASH	9.85
	5/6/2026	100-2012-44210.000	PETTY CASH	REIMB TO PD PETTY CASH	21.66
	5/6/2026	100-2012-43010.000	PETTY CASH	REIMB TO PD PETTY CASH	46.19
	5/6/2026	100-2021-45100.000	PETTY CASH	REIMB TO PD PETTY CASH	50.00
143159		CHECK TOTAL			127.70
	5/6/2026	100-4042-44080.000	THE HOME DEPOT	VARIOUS SUPPLIES	244.42
	5/6/2026	100-4044-44080.000	THE HOME DEPOT	VARIOUS SUPPLIES	43.92
	5/6/2026	100-4046-44080.000	THE HOME DEPOT	VARIOUS SUPPLIES	149.00
	5/6/2026	501-4067-44080.000	THE HOME DEPOT	VARIOUS SUPPLIES	453.07
	5/6/2026	100-3030-44140.000	THE HOME DEPOT	VARIOUS SUPPLIES	260.43
	5/6/2026	100-4041-44140.000	THE HOME DEPOT	VARIOUS SUPPLIES	139.66

VILLAGE OF HOFFMAN ESTATES

MANUAL CHECKS

Check Number	Date	GL Number	Vendor Name	Invoice Description	Amount
	5/6/2026	100-4046-44140.000	THE HOME DEPOT	VARIOUS SUPPLIES	33.96
	5/6/2026	501-4067-44140.000	THE HOME DEPOT	VARIOUS SUPPLIES	92.06
	5/6/2026	100-4044-45200.000	THE HOME DEPOT	VARIOUS SUPPLIES	196.03
	5/6/2026	100-3031-45150.000	THE HOME DEPOT	VARIOUS SUPPLIES	17.67
	5/6/2026	100-3031-45100.130	THE HOME DEPOT	VARIOUS SUPPLIES	65.94
	5/6/2026	100-3035-44120.000	THE HOME DEPOT	VARIOUS SUPPLIES	224.66
	5/6/2026	100-4046-45450.000	THE HOME DEPOT	VARIOUS SUPPLIES	39.93
	5/6/2026	501-4067-45450.000	THE HOME DEPOT	VARIOUS SUPPLIES	39.92
143160		CHECK TOTAL			2,000.67
143161	5/6/2026	100-2012-44140.000	FEDERAL EXPRESS	RADAR RETURNED FOR REPAIR	61.54
143162	5/6/2026	100-1014-44010.000	FEDERAL EXPRESS	SHIPPING	138.89
143163	5/13/2026	100-1014-44010.000	FEDERAL EXPRESS	SHIPPING	55.98
143164	5/13/2026	100-1011-44140.000	JEWEL FOOD STORES	VARIOUS SUPPLIES	140.76
		TOTAL			**202,600.54**

VILLAGE OF HOFFMAN ESTATES From: 03/06/2026 To: 04/05/2026
Monthly Credit Card Activity

Account Name	Merchant Name	Transaction Date	Accounting Code	Accounting Code	Trans Amount	Expense Description
ALAN G WAX	THE GALLERY COLLECTION	2/11/2026	100-3012	44030.000	$380.24	CERTIFICATE HOLDERS
ALAN G WAX	AMAZON MKTPL*W93CM6LX3	2/23/2026	100-3031	44080.130	$239.99	NEW COOLER FOR B/C CAR
ALAN G WAX	AMAZON MKTPL*GU8JX85I3	2/17/2026	100-3031	45100.150	$113.44	IT SUPPLIES
ALAN G WAX	AMAZON MKTPL*HU8215X93	2/12/2026	100-3031	45100.150	$302.91	IT EQUIPMENT
ALAN G WAX	AMAZON MKTPL*QH0PK8903	2/9/2026	100-3032	44190.000	$79.96	EMS SUPPLIES
ALAN G WAX	AMAZON MKTPL*B97ZC2LE0	2/27/2026	100-3035	44120.000	$16.99	STATION SUPPLIES
ALAN G WAX	AMAZON MKTPL*BE0KM55G2	2/27/2026	100-3035	44120.000	$132.55	STATION SUPPLIES
ALAN G WAX	AMAZON MKTPL*BE5ME5JJ1	3/3/2026	100-3035	44120.000	$23.99	STATION SUPPLIES
ALAN G WAX	AMAZON MKTPL*BE7JX7AC1	3/3/2026	100-3035	44120.000	$39.49	STATION SUPPLIES
ALAN G WAX	AMAZON MKTPL*BP9BZ9CD2	3/2/2026	100-3035	44120.000	$65.99	STATION SUPPLIES
ALAN G WAX	AMAZON MKTPL*BP9ST13T2	3/3/2026	100-3035	44120.000	$124.86	STATION SUPPLIES
ALAN G WAX	AMAZON MKTPL*E087S4ZP3	2/19/2026	100-3035	44120.000	$77.26	STATION SUPPLIES
ALAN G WAX	AMAZON.COM*B945A2V62	2/20/2026	100-3035	44120.000	$59.76	STATION SUPPLIES
ALAN G WAX	AMAZON.COM*B96QE1N11	2/24/2026	100-3035	44120.000	$69.97	STATION SUPPLIES
ALAN G WAX	AMAZON.COM*BE4BO4FU0	3/4/2026	100-3035	44120.000	$62.58	STATION SUPPLIES
ALAN G WAX	AMAZON.COM*BE56150T1	3/3/2026	100-3035	44120.000	$944.90	STATION SUPPLIES
ALAN G WAX	AMAZON.COM*IC8N07ZW3	2/12/2026	100-3035	44120.000	$133.43	STATION SUPPLIES
ALAN G WAX	AMAZON.COM*U422081V3	2/16/2026	100-3035	44120.000	$16.99	STATION SUPPLIES
ALAN G WAX	AMAZON MKTPL*VO7J75IG3	2/18/2026	100-3035	46020.000	$417.66	BOX SPRINGS FOR NEW FS21
ALAN G WAX	AMAZON.COM*131H43MB3	2/18/2026	100-3035	46020.000	$299.99	NEW VACUUM CLEANER - NEW FS21
ALAN G WAX	AMAZON.COM*2T3NV5YM3	2/19/2026	100-3035	46020.000	$605.21	FLAMMABLE CABINET - NEW FS21
BEN GIBBS	ADOBE INC	2/9/2026	100-0000	14450.000	$236.43	NOW-SUBSCRIPTION
BEN GIBBS	AMAZON MKTPL*B15DY6RE0	2/26/2026	100-0000	14450.000	$7.99	NOW-SUPPLIES
BEN GIBBS	AMAZON MKTPL*B93Z13AR1	2/25/2026	100-0000	14450.000	$134.91	NOW-SUPPLIES
BEN GIBBS	AMAZON MKTPL*BP9O91132	3/4/2026	100-0000	14450.000	$15.98	NOW-SUPPLIES
BEN GIBBS	AMAZON MKTPL*XY3ZR24S3	2/5/2026	100-0000	14450.000	$238.45	NOW-SUPPLIES
BEN GIBBS	AMAZON.COM*BE1KG3NX2	2/25/2026	100-0000	14450.000	$2,699.91	NOW-SUPPLIES
BEN GIBBS	AMAZON.COM*WU92X1G73	2/9/2026	100-0000	14450.000	$42.72	NOW-SUPPLIES
BEN GIBBS	BOOKEO PTY LTD	3/3/2026	100-0000	14450.000	$11.98	NOW- WEB ASSITANCE
BEN GIBBS	CANVA* I04799-44340067	2/21/2026	100-0000	14450.000	$12.99	NOW-SUPPLIES
BEN GIBBS	DOLLARTREE	2/18/2026	100-0000	14450.000	$28.88	NOW-SUPPLIES
BEN GIBBS	EXPLORETOCK.COM	3/1/2026	100-0000	14450.000	$399.00	NOW- CHIC RESTUARANT APP
BEN GIBBS	GETDIMENSION.COM	2/10/2026	100-0000	14450.000	$2,570.00	NOW-FACILITIES
BEN GIBBS	GOOGLE *YOUTUBE TV	2/26/2026	100-0000	14450.000	$82.99	NOW-SUBSCRIPTION
BEN GIBBS	HOLIDAY INN EXPRESS &	3/2/2026	100-0000	14450.000	$107.01	NOW-TRAVEL EXP
BEN GIBBS	PAYPAL *DROPBOX	2/28/2026	100-0000	14450.000	$11.99	NOW-SUBSCRIPTION
BEN GIBBS	PAYPAL *ETSY INC	2/25/2026	100-0000	14450.000	$38.50	NOW-SUPPLIES
BEN GIBBS	PAYPAL *ETSY INC	2/25/2026	100-0000	14450.000	$43.99	NOW-SUPPLIES
BEN GIBBS	PP*SPOTIFY*P4008BF0B6	3/4/2026	100-0000	14450.000	$12.99	NOW-SUBSCRIPTION
BEN GIBBS	QUALITY LOGO PRODUCTS	2/7/2026	100-0000	14450.000	$2,189.07	NOW-SUPPLIES
BEN GIBBS	RING SOLO PLAN	2/17/2026	100-0000	14450.000	$49.99	NOW-SUBSCRIPTION
BEN GIBBS	TST* NOTHING BUNDT CAK	2/20/2026	100-0000	14450.000	$78.60	NOW-FOOD EXP
BEN GIBBS	WALGREENS #5603	2/18/2026	100-0000	14450.000	$67.81	NOW-SUPPLIES
BRIAN A RAYMOND	VALLI PRODUCE OF HOFFM	2/23/2026	100-3012	44140.000	$156.84	LUNCH FOR FS21 MOVING
BRIAN A RAYMOND	ALGONQUIN LAKE IN THE	3/2/2026	100-3031	43010.190	$102.25	REGISTRATION FOR GORDON GRAHAM SEMINAR
BRIAN A RAYMOND	ALGONQUIN LAKE IN THE	3/2/2026	100-3031	43010.190	$102.25	REGISTRATION FOR GORDON GRAHAM SEMINAR
BRIAN A RAYMOND	ALGONQUIN LAKE IN THE	3/2/2026	100-3031	43010.190	$102.25	REGISTRATION FOR GORDON GRAHAM SEMINAR
BRIAN A RAYMOND	HARPER COLLEGE CATERIN	3/2/2026	100-3031	43010.190	$706.75	LUNCH FOR OFFICER SYMPOSIUM
BRIAN A RAYMOND	HARPER COLLEGE CATERIN	3/2/2026	100-3031	43010.190	$183.70	BEVERAGES FOR OFFICER SYMPOSIUM
BRIAN A RAYMOND	JONES & BARTLETT LEARN	2/16/2026	100-3031	44040.190	$67.46	NAVIGATE PREMIER ACCESS FOR HAZARD MATER
BRIAN A RAYMOND	BARCODES GROUP, INC.	3/3/2026	100-3031	45100.150	$99.67	HAVIS MOUNTING HARDWARE FOR STAFF CARS
BRIAN A RAYMOND	EBAY O*15-14217-54367	2/11/2026	100-3031	45100.150	$105.96	HAVIS CUP HOLDER MOUNTS FOR STAFF CARS
BRIAN A RAYMOND	SAMSCLUB.COM	2/20/2026	100-3035	44120.000	$500.12	STATION SUPPLIES

VILLAGE OF HOFFMAN ESTATES From: 03/06/2026 To: 04/05/2026
Monthly Credit Card Activity

Account Name	Merchant Name	Transaction Date	Accounting Code	Accounting Code	Trans Amount	Expense Description
BRIAN A RAYMOND	SAMSCLUB.COM	2/20/2026	100-3035	44120.000	$501.12	STATION SUPPLIES
BRYAN ACKERLUND	AMAZON MKTPL*B93FK2WS0	3/4/2026	100-4012	44020.000	$4.48	1ST AID & ADHESIVE
BRYAN ACKERLUND	AMAZON MKTPL*B93FK2WS0	3/4/2026	100-4012	45450.000	$6.98	1ST AID & ADHESIVE
BRYAN ACKERLUND	AMAZON MKTPL*IB83U6N63	2/6/2026	100-4046	44140.000	$38.75	IPHONE CASE
BRYAN ACKERLUND	J.P. MORGAN	2/5/2026	100-4046	44140.000	-$38.75	IPHONE CASE (REFUND)
BRYAN ACKERLUND	J.P. MORGAN	2/9/2026	100-4046	44140.000	-$87.12	POWER PACK (REFUND)
BRYAN ACKERLUND	COMCAST / XFINITY	2/15/2026	501-4067	45010.000	$141.60	SCADA INTERNET
CATHY DOCZEKALSKI	JEWEL OSCO 3316	2/20/2026	100-1016	44050.000	$125.00	ANNIVERSARY GIFT CARD & BLACK HISTORY-SUPP
CATHY DOCZEKALSKI	TARGET 00021220	2/11/2026	100-1016	44050.000	$200.00	RETIREMENT GIFT
CATHY DOCZEKALSKI	JEWEL OSCO 3316	2/20/2026	100-6058	45691.000	$5.61	ANNIVERSARY GIFT CARD & BLACK HISTORY-SUPP
DAREK RASZKA	AFP*GMIS ILLINOIS	2/27/2026	602-4712	43010.000	$200.00	GMIS GIANTS
DAREK RASZKA	AFP*GMIS ILLINOIS	2/27/2026	602-4712	43010.000	$250.00	GMIS GIANTS
DAREK RASZKA	AFP*GMIS ILLINOIS	2/28/2026	602-4712	43010.000	$200.00	GMIS GIANTS
DAREK RASZKA	COMCAST / XFINITY	2/8/2026	602-4785	45420.000	$389.70	ISP SERVICES
DAREK RASZKA	COMCAST / XFINITY	2/9/2026	602-4785	45420.000	$509.53	ISP SERVICES
DAREK RASZKA	COMCAST / XFINITY	2/19/2026	602-4785	45420.000	$369.70	ISP SERVICES
DAREK RASZKA	COMCAST / XFINITY	2/21/2026	602-4785	45420.000	$270.65	ISP SERVICES
DAREK RASZKA	COMCAST / XFINITY	3/1/2026	602-4785	45420.000	$159.75	ISP SERVICES
DAREK RASZKA	DYN*DYN.COM/CHARGE	2/10/2026	602-4785	45420.000	$20.00	DNS SERVICES
DAREK RASZKA	WEB*NETWORKSOLUTIONS	2/19/2026	602-4785	45420.000	$348.89	DNS SERVICES
DAREK RASZKA	WEB*NETWORKSOLUTIONS	2/25/2026	602-4785	45420.000	$32.58	DNS SERVICES
DAREK RASZKA	WEB*NETWORKSOLUTIONS	2/25/2026	602-4785	45420.000	$10.99	DNS SERVICES
DAREK RASZKA	AMAZON MKTPL*2F3MW09A3	2/11/2026	602-4785	46020.000	$31.34	FIBEROPTIC CABLES
DAREK RASZKA	AMAZON MKTPL*BR8431I12	2/5/2026	602-4785	46020.000	$217.84	REPLACEMENT KEYBOARDS
DAREK RASZKA	AMAZON MKTPL*E38UB5ZM3	2/10/2026	602-4785	46020.000	$119.20	WEBCAM
DAREK RASZKA	AMAZON MKTPL*LU6YQ5XL3	2/18/2026	602-4785	46020.000	$34.16	PHONE HANDSET EXTENSION CORD
DAREK RASZKA	AMAZON MKTPL*PX59R3HC3	2/5/2026	602-4785	46020.000	$897.10	UPS BATTERIES
DAREK RASZKA	AMAZON MKTPL*UX7O27JJ3	2/5/2026	602-4785	46020.000	$25.74	10GB SFPS
DAREK RASZKA	AMAZON MKTPL*ZB3C83EZ3	2/10/2026	602-4785	46020.000	$869.00	NETWORK MANAGEMENT CARDS FOR APC UPS
DAREK RASZKA	AMAZON.COM*B996Q31B2	2/19/2026	602-4785	46020.000	$747.00	BS&A SCANNERS
DAREK RASZKA	AMAZON.COM*BP3WY0TC2	3/4/2026	602-4785	46020.000	$219.00	TOUCH SCREEN MONITOR
DAREK RASZKA	AMAZON.COM*V108549I3	2/11/2026	602-4785	46020.000	$56.58	UPS BATTERY
DAREK RASZKA	AMAZON.COM*YN6GK7WF3	2/10/2026	602-4785	46020.000	$137.76	NETWORK SWITCH
DAREK RASZKA	VOIP SUPPLY LLC	2/13/2026	602-4785	46020.000	$731.80	PHONE WALL MOUNTS
DAREK RASZKA	VOIP SUPPLY LLC	2/19/2026	602-4785	46020.000	$1,071.90	OUTDOOR 911 PHONE
DEBRA SCHOOP	LAW BULLETIN/INDEX PUB	2/12/2026	100-1013	44040.000	$900.00	LAW PUBLICATION
DR AUDRA MARKS	MORETTI'S	2/18/2026	100-5565	44050.000	$188.30	PRACTICUM RANKING LUNCH
DR AUDRA MARKS	THEFARMERSDOG.COM	2/19/2026	100-5565	44140.000	$173.69	THERAPY DOG FOOD
DR AUDRA MARKS	THEFARMERSDOG.COM	3/5/2026	100-5565	44140.000	$190.17	THERAPY DOG FOOD
DR AUDRA MARKS	HOFFMAN ESTATES PARK D	2/5/2026	100-6058	45990.000	$200.00	FIRST FRIDAY
DR AUDRA MARKS	PAPA JOHNS 3338	2/6/2026	100-6058	45990.000	$200.82	FIRST FRIDAY
ERIC J PALM	MARRIOTT HOTEL & CONFE	2/13/2026	100-1012	43010.000	$333.76	HOTEL - ILCMA CONFERENCE
ERIC J PALM	CRAINSCHICAGO	2/20/2026	100-1012	43030.000	$2,148.00	CRAINS CHICAGO SUBSCRIPTION
ERIC J PALM	AMAZON MKTPL*BE2JV0X01	3/4/2026	100-1012	44020.000	$21.99	SUPPLIES
ERIC J PALM	SQ *SESAC	2/5/2026	100-6053	45610.000	$2,081.00	ANNUAL MUSIC LICENSING
ERIC J PALM	AMAZON MKTPL*B96DK5QH1	2/27/2026	100-6058	45550.000	$79.95	SISTER CITIES PINS
JAMES THOMAS	PRI MANAGEMENT GROUP	2/19/2026	100-2028	43010.000	$388.00	RECORDS MGMT TRAINING - HILDEBRANDT
JENNIFER DJORDJEVIC	MORETTI'S	2/25/2026	100-1011	43010.000	$202.89	WINE WEDNESDAY
JENNIFER DJORDJEVIC	ROSATIS PIZZA HOFFMAN	2/23/2026	100-1011	43010.000	$26.25	MAYOR LUNCH
JENNIFER DJORDJEVIC	THE ASSEMBLY AMERICAN	2/18/2026	100-1011	43010.000	$396.50	WINE WEDNESDAY
JENNIFER DJORDJEVIC	TST*GARIBALDIS HOFFMAN	2/6/2026	100-1011	43010.000	$241.27	LEGISLATIVE LUNCHEON
JENNIFER DJORDJEVIC	TST*GARIBALDIS HOFFMAN	2/27/2026	100-1011	43010.000	$273.43	LEGISLATIVE LUNCHEON
JENNIFER DJORDJEVIC	WWW.VOLGISTICS.COM	2/28/2026	100-1011	44040.000	$48.00	VOLUNTEER MANAGEMENT SYSTEM

VILLAGE OF HOFFMAN ESTATES From: 03/06/2026 To: 04/05/2026
Monthly Credit Card Activity

Account Name	Merchant Name	Transaction Date	Accounting Code	Accounting Code	Trans Amount	Expense Description
JENNIFER DJORDJEVIC	AMAZON MKTPL*UC0I86Q63	2/12/2026	100-1011	44140.000	$11.10	TRUSTEE OFFICE
JENNIFER DJORDJEVIC	JEWEL OSCO 3316	2/12/2026	100-1011	44140.000	$74.85	RECEPTION / PRESCHOOL ART SHOW
JENNIFER DJORDJEVIC	SPOONFUL OF COMFORT LL	3/3/2026	100-1011	44140.000	$122.81	GET WELL GIFT
JOHN BENDING	GDP*UNDERWORLD LLC	2/5/2026	100-2021	43010.000	$225.00	AUTO THEFT TRAINING - BONG
JOHN BENDING	SAVAGE TRAINING GROUP	2/9/2026	100-2021	43010.000	$0.00	RESPONSE TO NON CRIMINAL BARRICADE - JONES
JOHN BENDING	SAVAGE TRAINING GROUP	2/9/2026	100-2021	43010.000	$299.00	RESPONSE TO NON CRIMINAL BARRICADE - JONES
JOHN JANICKI	HEYGEN TECHNOLOGY INC.	2/5/2026	100-0000	14450.000	$29.00	NOW- ADVERTISING SOFTWARE
JONATHAN PAPE	HOLIDAY INN EXPRESS &	2/6/2026	100-1011	43010.000	$2,736.90	BOARD COMP PLAN PLANNING RETREAT
JONATHAN PAPE	MARRIOTT HOTEL & CONFE	2/13/2026	100-1012	43010.000	$333.76	ILCMA WINTER CONF - PAPE
JONATHAN PAPE	MARRIOTT HOTEL & CONFE	2/13/2026	100-1012	43010.000	$333.76	ILCMA WINTER CONF - CUEVAS
JONATHON DRUMMER	BC* CONSCIOUSCUPCOFFEE	2/11/2026	100-0000	14450.000	$996.95	FIRE STATION COFFEE
JONATHON DRUMMER	HAMPTON INNS	2/20/2026	100-0000	14450.000	$978.02	HOTEL FOR TRAINING
JONATHON DRUMMER	HAMPTON INNS	2/20/2026	100-0000	14450.000	$978.02	HOTEL FOR TRAINING
JONATHON DRUMMER	SPECIAL T UNLIMITED	2/20/2026	100-0000	14450.000	$300.00	TRT CLOTHING
JOSEPH CAPIGA	HARBOR FREIGHT TOOLS 4	2/11/2026	100-4045	44140.000	$67.99	OTHER SUPPLIES
JOSEPH CAPIGA	APPLE.COM/BILL	2/20/2026	100-4045	45010.000	$0.99	ICLOUD 50G STORAGE PLAN
JOSEPH CAPIGA	HARBOR FREIGHT TOOLS 4	2/27/2026	100-4045	45340.000	$139.99	UNIT 47 PARTS
JOSEPH NEBEL	APPLE.COM/BILL	3/2/2026	501-4067	43010.000	$0.99	ICLOUD STORAGE
JOSEPH NEBEL	IL TOLLWAY-AUTOREPLENI	3/3/2026	501-4067	43010.000	$40.00	IPASS REPLENISHMENT
JOSEPH NEBEL	APPLE.COM/BILL	2/28/2026	501-4067	45290.000	$2.99	ICLOUD STORAGE
KATHRYN CAWLEY	AMAZON MKTPL*PR7K59H83	2/6/2026	100-0000	14450.000	$202.33	RANGE SUPPLIES AND EQUIP
KATHRYN CAWLEY	AMAZON.COM*VG8RS8VW3	2/5/2026	100-0000	14450.000	$105.98	RANGE SUPPLIES
KATHRYN CAWLEY	AMAZON MKTPL*AY1B077Z3	2/8/2026	100-2012	44020.000	$40.49	CARD STOCK - SW
KATHRYN CAWLEY	AMAZON MKTPL*B92S26ZM1	2/24/2026	100-2012	44020.000	$14.48	DESK NAME PLATE - RUDZINSKI
KATHRYN CAWLEY	AMAZON MKTPL*QX63F9603	2/5/2026	100-2012	44020.000	$157.47	CARD STOCK OFFICE SUPPLIES - SW
KATHRYN CAWLEY	AMAZON MKTPL*WT16B40F3	2/5/2026	100-2012	44020.000	$154.99	LIVESCAN TONER OFFICE SUPPLIES
KATHRYN CAWLEY	AMAZON.COM*BE31D60N2	2/26/2026	100-2012	44020.000	$11.45	OFFICE SUPPLIES
KATHRYN CAWLEY	SAMS CLUB.COM	2/18/2026	100-2012	44170.000	$150.12	PRISONER MEALS
KATHRYN CAWLEY	AMAZON.COM*GJ0YD48Y3	2/19/2026	100-2012	45100.000	$79.99	MAINTENANCE BUILDING IMPROV
KATHRYN CAWLEY	THERAPIST DEV CENTER	2/5/2026	100-2021	43010.000	$295.00	LCSW STUDY SYSTEM - BERKMAN
KATHRYN CAWLEY	U OF I WEB PAYMENT	2/23/2026	100-2023	43010.000	$550.00	CONFERENCE REGISTRATION - BERMAN
KATHRYN CAWLEY	JEWEL OSCO 3316	2/12/2026	100-2024	44140.000	$43.41	COMMUNITY BEAT MEETING SUPPLIES
KEVIN D KRAMER	AMERICAN TAXI DISPATCH	3/1/2026	100-5059	43010.000	$61.20	IEDC TRAVEL EXPENSE - TAXI TO AIRPORT
KEVIN D KRAMER	AMERICAN TAXI DISPATCH	3/3/2026	100-5059	43010.000	$45.60	ETCA TRAVEL EXPENSE - TAXI TO AIRPORT
KEVIN D KRAMER	AMERICAN TAXI DISPATCH	3/4/2026	100-5059	43010.000	$61.20	IEDC TRAVEL EXPENSE - TAXI FROM AIRPORT
KEVIN D KRAMER	CMT PHOENIX 29330016	3/3/2026	100-5059	43010.000	$45.47	ETCA TRAVEL EXPENSE - TAXI FROM AIRPORT
KEVIN D KRAMER	TRAVEL GUARD GROUP INC	2/19/2026	100-5059	43010.000	$32.62	OUEDI TRAVEL EXPENSE - TRAVEL INS GALLOWAY
KEVIN D KRAMER	UNITED 01623763055176	2/19/2026	100-5059	43010.000	$484.00	OUEDI TRAVEL EXPENSE - GALLOWAY
KEVIN D KRAMER	UNITED 01643718855435	2/19/2026	100-5059	43010.000	$45.14	OUEDI TRAVEL EXPENSE - GALLOWAY
KEVIN D KRAMER	MINUTEMAN PRESS HOFFMA	2/26/2026	100-5059	44030.000	$17.65	BUSINESS CARD INVITES FOR CRE EVENT
KEVIN D KRAMER	CHICAGO TRIBUNE SUBS	2/24/2026	100-5059	44040.000	$19.96	MONTHLY SUBSCRIPTION
KEVIN D KRAMER	COSTAR GROUP INC	3/2/2026	100-5059	44040.000	$522.89	MONTHLY SUBSCRIPTION
KEVIN D KRAMER	DOT CARDS	2/5/2026	100-5059	44140.000	$108.00	NETWORKING E-BUSINESS CARD
KEVIN D KRAMER	J.P. MORGAN	2/9/2026	100-5059	44140.000	-$108.00	REFUND NETWORKING E-BUSINESS CARD
KEVIN D KRAMER	IONOS INC	2/20/2026	100-6058	45750.000	$10.00	ARTS COMMISSION WEBSITE
KEVIN D KRAMER	IONOS INC	3/2/2026	100-6058	45750.000	$22.00	ARTS COMMISSION WEBSITE
KEVIN D KRAMER	J.P. MORGAN	2/7/2026	100-6058	45950.000	-$15.99	REFUND FROM CRE DECOR
KEVIN MCGRAW	AMAZON MKTPL*BE1LZ0T61	3/3/2026	100-4012	44140.000	$14.24	IPHONE SCREEN PROTECTOR
KEVIN MCGRAW	AMAZON.COM*B97EQ7BG1	2/27/2026	100-4012	44140.000	$23.44	PHONE CASE
KEVIN MCGRAW	GASAWAY MAINTENANCE CO	2/13/2026	100-4041	44100.000	$2,635.92	LIQUID SALT BRINE 4,707 GALLONS
KEVIN MCGRAW	BALLASTSHOP	2/23/2026	100-4042	45230.000	$1,403.52	STREET LIGHT LED DRIVERS
KEVIN MCGRAW	EBAY O*10-14258-54668	2/19/2026	100-4042	45230.000	$2,420.61	STREET LIGHT CONTACTOR COILS
KEVIN MCGRAW	ISA	2/25/2026	100-4043	43030.000	$190.00	ISA DUES KEN EDWARDS

VILLAGE OF HOFFMAN ESTATES From: 03/06/2026 To: 04/05/2026
Monthly Credit Card Activity

Account Name	Merchant Name	Transaction Date	Accounting Code	Accounting Code	Trans Amount	Expense Description
KEVIN MCGRAW	ISA	2/25/2026	100-4043	43030.000	$190.00	ISA DUES NICK LACKOWSKI
KEVIN MCGRAW	ISA	2/25/2026	100-4043	43030.000	$190.00	ISA DUES KEVIN MCGRAW
KEVIN MCGRAW	ISA	2/25/2026	100-4043	43030.000	$190.00	ISA DUES DAVID OATES
KEVIN MCGRAW	AMAZON.COM*B94Z52ZH2	2/18/2026	100-4043	44080.000	$26.56	PHONE CASE
MELISSA A BRITO	AMAZON.COM*GA9QH97M3	3/3/2026	100-1025	44140.000	$88.00	RACK MOUNT SURGE PROTECTOR
MELISSA A BRITO	FAADRONEZONE	3/3/2026	100-1025	44140.000	$5.00	DRONE REGISTRATION - FAA
MONICA SAAVEDRA	AMAZON MKTPL*B99DB1IY0	3/3/2026	100-5565	44020.000	$54.99	ITEMS FOR DEPARTMENT
MONICA SAAVEDRA	AMAZON MKTPL*BE2QC1EW2	2/26/2026	100-5565	44020.000	$36.10	OFFICE SUPPLIES
MONICA SAAVEDRA	AMAZON MKTPL*BE5UT95X1	3/4/2026	100-5565	44020.000	$29.99	DEPARTMENT ITEMS
MONICA SAAVEDRA	AMAZON MKTPL*BE7DA3XI1	3/4/2026	100-5565	44020.000	$21.73	DEPARTMENT ITEMS
MONICA SAAVEDRA	AMAZON MKTPL*OM6FX8NB3	2/17/2026	100-5565	44020.000	$9.98	OFFICE SUPPLIES
MONICA SAAVEDRA	AMAZON.COM*B12CL1IZ0	2/26/2026	100-5565	44020.000	$66.75	OFFICE SUPPLIES
MONICA SAAVEDRA	J.P. MORGAN	2/9/2026	100-5565	44140.000	-$63.99	AMAZON REFUND
MONICA SAAVEDRA	AMAZON.COM*B91UI3UL2	2/23/2026	100-5565	44140.000	$210.23	THERAPY DOG BULLY STICKS
MONICA SAAVEDRA	AMAZON.COM*NS7XH4CW3	2/8/2026	100-5565	44140.000	$53.38	THERAPY DOG GROOMING
MONICA SAAVEDRA	PSYCHO* TRIAL OVER	3/4/2026	100-5565	44140.000	$12.00	PSYCHOTHERAPY NETWORKER MAGAZINE SUBSC
MONICA SAAVEDRA	SP BARK.CO	3/1/2026	100-5565	44140.000	$29.00	THERAPY DOG BARK SUBSCRIPTION
MONICA SAAVEDRA	THERANEST MONTHLY SUB	2/15/2026	100-5565	45070.000	$124.00	EMR ACTIVE CLIENT PLAN
MONICA SAAVEDRA	THERANEST MONTHLY SUB	3/1/2026	100-5565	45070.000	$60.43	EMR ACTIVE CLIENT PLAN
MONICA SAAVEDRA	AMAZON MKTPL*BE4YQ4G11	3/4/2026	100-5565	45070.100	$209.17	GRANT-MARCH OUTREACH EVENT
MONICA SAAVEDRA	AMAZON MKTPL*BE5CL82A2	3/1/2026	100-5565	45070.100	$41.80	GRANT-MARCH OUTREACH EVENT
MONICA SAAVEDRA	MORETTI'S	2/18/2026	100-6058	45590.000	$2,950.00	SENIOR COMMISSION LUNCHEON
MONICA SAAVEDRA	WAVE - *LUCKY ENTERTAI	2/18/2026	100-6058	45590.000	$300.00	SENIOR COMMISSION LUNCHEON ENTERTAINMENT
MONICA SAAVEDRA	AMAZON MKTPL*BE26K63L2	2/25/2026	100-6058	45600.000	$423.68	YOUTH COMMISSION ART EVENT
MONICA SAAVEDRA	AMAZON MKTPL*TO7GC11N3	2/24/2026	100-6058	45600.000	$678.08	YOUTH COMMISSION ART EVENT
NATALIE MOTEN	CCI*CONSTANT-CONTACT	2/21/2026	100-0000	14450.000	$315.00	NOW- WEB ASSISTANCE
NATALIE MOTEN	INFLUENCITY SOFTWARE	2/14/2026	100-0000	14450.000	$168.00	NOW- MARKETING SOFTWARE
NATALIE MOTEN	MONDAY.COM INC	2/22/2026	100-0000	14450.000	$72.00	NOW- MARKETING SOFTWARE
NATALIE MOTEN	SMUGMUG.COM	2/9/2026	100-0000	14450.000	$138.00	NOW-ADVERTISING
NATALIE MOTEN	WIX.COM	2/16/2026	100-0000	14450.000	$348.00	NOW- WEB ASSISTANCE
NATALIE MOTEN	WIX.COM	2/18/2026	100-0000	14450.000	$47.88	NOW- WEB ASSISTANCE
PATRICK J CLARKE	SQ *PETERSON'S TASTY D	2/27/2026	100-3031	43010.190	$107.76	FOOD FOR 2026 OFFICER SYMPOSIUM
PATRICK J SEGER	CS *CABELAS GC	2/20/2026	100-1016	44050.000	$75.00	CAHILL ANNIVERSARY GIFT CARD
PATRICK J SEGER	JEWEL OSCO 3316	2/5/2026	100-1016	44050.000	$59.99	NICHOLS ANNIVERSARY CELEBRATION
PATRICK J SEGER	JEWEL OSCO 3316	2/11/2026	100-1016	44050.000	$59.29	ARENDT ANNIVERSARY CELEBRATION
PATRICK J SEGER	JEWEL OSCO 3316	2/13/2026	100-1016	44050.000	$44.99	ORR ANNIVERSARY CELEBRATION
PATRICK J SEGER	JEWEL OSCO 3316	2/23/2026	100-1016	44050.000	$44.99	NEEDHAM ANNIVERSARY CELEBRATION
PATRICK J SEGER	JEWEL OSCO 3316	2/24/2026	100-1016	44050.000	$57.99	POST ANNIVERSARY CELEBRATION
PATRICK J SEGER	J.P. MORGAN	2/25/2026	100-1016	44050.000	-$5.00	CREDIT
PATRICK J SEGER	JEWEL OSCO 3316	3/1/2026	100-1016	44050.000	$57.99	PIETKIEWICZ ANNIVERSARY CELEBRATION
PATRICK J SEGER	PERSONALIZATION MALL	2/9/2026	100-1016	44050.000	$65.98	DOHERTY RETIREMENT GIFT
PATRICK J SEGER	SUBWAY 39298	2/20/2026	100-1016	44050.000	$75.00	POST ANNIVERSARY GIFT CARD
PATRICK J SEGER	TARGET.COM	2/20/2026	100-1016	44050.000	$25.00	HARDT ANNIVERSARY GIFT CARD
PATRICK J SEGER	IN *THE BLUE LINE	2/9/2026	100-1016	45460.000	$199.00	SOCIAL WORKER JOB POSTING
PATRICK J SEGER	JOB BOARD WEBSCRIBBLE	2/5/2026	100-1016	45460.000	$425.00	ENGINEERING TECH JOB POSTING
PATRICK J SEGER	MS CAREERS	2/20/2026	100-1016	45460.000	$299.00	CODE ENFORCEMENT OFFICER JOB POSTING
PATRICK J SEGER	AMAZON MKTPL*090U60T93	2/17/2026	100-6058	45691.000	$39.96	BLACK HISTORY MONTH
PATRICK J SEGER	AMAZON MKTPL*TA5D79WX3	2/20/2026	100-6058	45691.000	$9.99	BLACK HISTORY MONTH
PATRICK J SEGER	JEWEL OSCO 3316	2/20/2026	100-6058	45691.000	$64.95	BLACK HISTORY MONTH
PATRICK J SEGER	JEWEL OSCO 3316	2/21/2026	100-6058	45691.000	$194.97	BLACK HISTORY MONTH
PATRICK J SEGER	SAMS CLUB.COM	2/20/2026	100-6058	45691.000	$161.92	BLACK HISTORY MONTH
PATTY RICHTER	LN*COOKCOTAXSERVICESCT	2/20/2026	100-1015	45480.000	$51.05	PLAT - TAX SEARCH STAMP
PETER C FERRETTI	GIS CERTIFICATION INST	2/5/2026	100-1017	43030.000	$285.00	GISP PROFESSIONAL RE-CERTIFICATION FEE

VILLAGE OF HOFFMAN ESTATES From: 03/06/2026 To: 04/05/2026
Monthly Credit Card Activity

Account Name	Merchant Name	Transaction Date	Accounting Code	Accounting Code	Trans Amount	Expense Description
PETER C FERRETTI	AMAZON MKTPL*7F66R85Y3	2/10/2026	100-1017	44140.000	$117.87	GPS MOUNTING HARDWARE
PETER C FERRETTI	AMAZON MKTPL*ZP13K2TG3	2/9/2026	100-1017	44140.000	$90.72	GPS MOUNTING HARDWARE
PETER C FERRETTI	BERNTSEN INTERNATIONAL	2/17/2026	100-1017	44140.000	$467.50	SURVEY MONUMENT EQUIPMENT
RACHEL E MUSIALA	ILLINOIS GOVERNMENT FI	2/20/2026	100-0000	14450.000	$100.00	IL PENSION INSTITUTE SEMINAR 03-25-2026
RACHEL E MUSIALA	ILLINOIS SECRETARY OF	2/18/2026	100-0000	14450.000	$11.00	FOUNDATION ANNUAL FILING FEE
RACHEL E MUSIALA	MARIANOS #506	2/11/2026	100-1014	43010.000	$20.44	FINANCE APPRECIATION
RACHEL E MUSIALA	QUADIENT INC ORACLE	2/11/2026	100-1014	44140.000	$108.30	POSTAGE METER SUPPLIES
RACHEL E MUSIALA	GOVERNMENT FINANCE OFF	2/27/2026	100-1014	45420.000	$635.00	GFOA ACFR AWARD SUBMITTAL
RACHEL E MUSIALA	IL TOLLWAY-WEB-UNPD TO	3/2/2026	100-4045	43010.000	$1.50	MISSED TOLL - PUBLIC WORKS
RYAN M CHRISTENSEN	MWRDC	2/19/2026	100-0000	14450.000	$1,440.13	NOW ARENA MWRD USER CHARGE
SANYOKTA KAPUR	AMAZON MKTPL*B18AW6R22	2/17/2026	100-5012	44020.000	$6.99	OFFICE SUPPLIES
SANYOKTA KAPUR	AMAZON MKTPL*DH2EJ8NN3	2/11/2026	100-5012	44020.000	$33.76	OFFICE SUPPLIES
SANYOKTA KAPUR	AMAZON.COM*OR5291HZ3	2/24/2026	100-5012	44020.000	$5.77	OFFICE SUPPLIES
SANYOKTA KAPUR	ODP BUS SOL LLC# 10686	2/11/2026	100-5012	44020.000	$69.93	OFFICE SUPPLIES
SANYOKTA KAPUR	FSP*SUBURBAN BUILDING	2/17/2026	100-5051	43010.000	$750.00	SBOC SPRING TRAINING
SANYOKTA KAPUR	FSP*SUBURBAN BUILDING	2/17/2026	100-5051	43010.000	$450.00	SBOC SPRING TRAINING
SANYOKTA KAPUR	FSP*SUBURBAN BUILDING	2/17/2026	100-5051	43010.000	$600.00	SBOC SPRING TRAINING
SANYOKTA KAPUR	FSP*SUBURBAN BUILDING	2/17/2026	100-5051	43010.000	$300.00	SBOC SPRING TRAINING
SANYOKTA KAPUR	J.P. MORGAN	2/17/2026	100-5051	43010.000	-$320.00	ICC SAFE EXAM DUPLICATE PAYMENT CREDIT
SANYOKTA KAPUR	INT'L CODE COUNCIL INC	2/25/2026	100-5051	43010.000	$320.00	ICC EXAM-MARC SHULGA
SANYOKTA KAPUR	NATIONAL ENVIRONMENTAL	2/6/2026	100-5051	43010.000	$745.00	NEHA CONFERENCE-DAVE BANASZYNSKI
SANYOKTA KAPUR	SIMPLIVLEARNING	2/13/2026	100-5051	43010.000	$199.00	VIRTUAL TRAININGS
SANYOKTA KAPUR	IL PROF LICENSE FEE	2/5/2026	100-5051	43030.000	$153.38	IDFPR LICENSE RENEWAL-DAVE BANASZYNSKI
SANYOKTA KAPUR	NATIONAL ENVIRONMENTAL	2/26/2026	100-5051	43030.000	$120.00	NEHA MEMBERSHIP-DAVE BANASZYNSKI
SANYOKTA KAPUR	AMAZON MKTPL*4K4AM9NJ3	2/13/2026	100-5051	44080.000	$9.97	CODE INSPECTOR SUPPLIES
SANYOKTA KAPUR	AMAZON MKTPL*7D22678H3	2/13/2026	100-5051	44080.000	$35.04	CODE INSPECTOR SUPPLIES
SANYOKTA KAPUR	AMAZON MKTPL*Z44596SN3	2/13/2026	100-5051	44080.000	$56.00	CODE INSPECTOR SUPPLIES
SANYOKTA KAPUR	AMAZON.COM*2M2IH87N3	2/13/2026	100-5051	44080.000	$58.04	CODE INSPECTOR SUPPLIES
SANYOKTA KAPUR	AMAZON MKTPL*H67F656S3	2/23/2026	100-5051	44140.000	$721.98	STAND UP DESKS
SUSANA ARROYO	AMAZON MKTPL*UY1AO8UK3	2/12/2026	100-1014	44140.000	$59.84	REGISTER TAPE - COUNTER TERMINALS
SUSANA ARROYO	MORETTI'S	2/10/2026	100-1014	44140.000	$208.61	STAFF LUNCH
SUSANA ARROYO	MORETTI'S	2/10/2026	501-4070	44140.000	$104.31	STAFF LUNCH
WILLIAM D MCLEOD	MORETTI'S	2/17/2026	100-1011	43010.000	$129.45	TOUR OF HHS / LUNCH
WILLIAM D MCLEOD	THE ASSEMBLY AMERICAN	2/12/2026	100-1011	43010.000	$77.74	TOUR OF HHS / LUNCH
WILLIAM D MCLEOD	THE ASSEMBLY AMERICAN	2/14/2026	100-1011	43010.000	$106.99	TOUR OF HHS / LUNCH
WILLIAM D MCLEOD	THE ASSEMBLY AMERICAN	2/28/2026	100-1011	43010.000	$59.29	TOUR OF HHS / LUNCH
WILLIAM LYNCH	DLT SOLUTIONS- LLC	3/3/2026	100-4044	44080.000	$741.64	SOFTWARE RENEWAL - AUTOCAD
WILLIAM LYNCH	EAGLEVIEWTECHNOLOGIES	2/10/2026	100-4044	45200.000	$177.00	PICTOMETRY REPORT FOR SUNDERLAGE CAMPUS
WILLIAM LYNCH	EAGLEVIEWTECHNOLOGIES	2/10/2026	100-4044	45200.000	$248.60	PICTOMETRY REPORT FOR SUNDERLAGE CAMPUS
				Total	**$68,493.16**	

Detail of Wire/ACH Activity
For the Period 04/01/26 - 04/30/26

Date	Vendor	Description	Source of Funds	Amount
04/01/26	IPBC	Insurance Premium	General	$ 751,777.19
04/01/26	Payment Express	Credit Card Merchant Fees 03/26	General, Water & Sewer	$ 64.40
04/01/26	Bestco Benefit Plans	Monthly Retiree Premiums	General	$ 24,547.28
04/03/26	Neopost	Replenish Postage Machine	General, Water & Sewer	$ 1,600.00
04/06/26	IMRF	IMRF March 2026 Payroll Costs	Various	$ 137,254.46
04/07/26	Groot Inc	April Groot Ach Payment	Municipal Waste System	$ 244,529.90
04/07/26	NOW Arena	FY2025 Naming Rights	2015A & 2015C Debt Services	$ 75,000.00
04/08/26	Wex Bank	Fuel Purchases	General	$ 1,346.82
04/15/26	Canon Financial Services Inc	Copier Lease Payment	Capital Vehicle & Equipment	$ 1,734.00
04/15/26	Leaf	Copier Lease Payment	Capital Vehicle & Equipment	$ 965.62
04/17/26	LBX Poplar Creek LLC	Sales Tax Incentive 2025	General	$ 30,078.16
04/17/26	FGM Architects Inc	Professional Services	2026 Bond Proceeds	$ 110,000.00
04/17/26	Verra Mobility American Traffic Solutions	Red Light Cameras	General	$ 27,000.00
04/17/26	Central States Pension Fund	Liability Withdrawal	NOW Arena Operating	$ 763.16
04/17/26	SWANCC	Monthly Tipping Fees	Municipal Waste System	$ 66,565.00
04/17/26	JAWA	Monthly Water Usage	Water & Sewer	$ 783,411.00
04/17/26	Illinois Dept of Healthcare & Family Services	GEMT Payment	General	$ 308,262.71
04/17/26	Agree Realty/HMC PT Prairie Stone Crossing	Sales Tax Incentive 2025	General	$ 39,460.26
04/20/26	DataProse LLC	Printing & Postage for Water Bills	Water & Sewer	$ 10,949.16
04/20/26	Neopost	Replenish Postage Machine	General, Water & Sewer	$ 1,600.00
04/21/26	Amalgamated Bank of Chicago	2016 Bond Series Admin Fee	2016 GO Debt Service	$ 476.75
04/30/26	Bestco Benefit Plans	Monthly Retiree Premiums	general	$ 24,697.28
04/30/26	Somerset TCG Hoffman Holdings	FY2026 Lakewood Center TIF Note Pymt Series 2019-A	Lakewood Center TIF	$ 799,431.16
04/30/26	Somerset TCG Hoffman Holdings	FY2026 Lakewood Center TIF Note Pymt Series 2019-B	Lakewood Center TIF	$ 199,857.79
	TOTAL			**$ 3,641,372.10**

AGENDA ITEM REPORT
Village Board of Trustees
May 18, 2026
ITEM 5C

REQUEST: Approval of a Resolution authorizing a contract with TCD Concrete Works, Inc., of North Aurora, IL (low bid), for the 2026 Sidewalk Improvement Project in an amount not to exceed $178,698.

FROM: Kevin McGraw, Superintendent of Streets
Jacob Cuthbert, Civil Engineer II

ITEM TYPE: Resolution - Village Board

REQUEST SUMMARY

This contract includes the replacement of sidewalk sections primarily identified through in-house sidewalk inspections. Additional work to be completed includes curb line alterations to meet ADA requirements and driveway aprons where sidewalk replacements cause a change in grade. Sidewalk locations are excluded from this program if they are planned to be addressed within the scope of other capital improvement projects. A map of project locations is attached.

Five bids were received on April 21, 2026. The engineer's estimate was $240,890. A summary of the bids received is shown below in Table 1.

Table 1 - Bid Summary

Contractor	Bid
TCD Concrete Works, Inc.	$178,698
GLOBE Construction, Inc.	$206,952
Strada Construction Co	$226,150
Alliance Contractors, Inc.	$559,245
Copenhaver Construction	$724,300

TCD Concrete Works, Inc., the low responsible bidder ($178,698), previously completed projects of similar size and scope for the Villages of Waukegan, Fox River Grove, and Lemont within the past year. The supervising staff for these projects have confirmed the projects were completed with satisfactory results, and they would be willing to work with TCD Concrete Works on future projects.

FINANCIAL IMPACT

The low bid amount of $178,698 is below the budgeted amount of $350,000.

RECOMMENDATION

Approve a Resolution authorizing a contract with TCD Concrete Works, Inc., of North Aurora, IL (low bid), for the 2026 Sidewalk Improvement Project in an amount not to exceed $178,698

ATTACHMENTS

1. RESOLUTION - 2026 Sidewalk Improvement Project
2. Maps and Tables - 2026 Sidewalk Improvement Project

RESOLUTION NO. _____-2026

VILLAGE OF HOFFMAN ESTATES

RESOLUTION AUTHORIZING A CONTRACT WITH TCD CONCRETE WORKS, INC. OF NORTH AURORA, IL (LOW BID), FOR THE 2026 SIDEWALK IMPROVEMENT PROJECT IN AN AMOUNT NOT TO EXCEED $178,698

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

WHEREAS, the Village has identified maintenance needs of public sidewalk infrastructure; and

WHEREAS, an open competitive bidding process was utilized; and

WHEREAS, the Village has identified TCD Concrete Works, Inc. as the most responsible vendor and able to best meet the needs of the Village; and

WHEREAS, the Corporate Authorities have determined that it is in the public interest for the Village to approve a contract with TCD Concrete Works, Inc. for the 2026 Sidewalk Improvement Project in the amount of $178,698.

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

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

Section 2: **APPROVAL OF AGREEMENT.** The President and Board of Trustees hereby approve the selection of TCD Concrete Works, Inc. for the 2026 Sidewalk Improvement Project in the amount of $178,698.

Section 3: **AUTHORIZATION TO EXECUTE AGREEMENT.** The President or Village Manager is hereby authorized to execute a contract and to execute any other documents in furtherance of this Resolution in accordance with the Village Code and state and federal law.

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

RESOLVED THIS _____ day of _____, 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	_____	_____	_____	_____

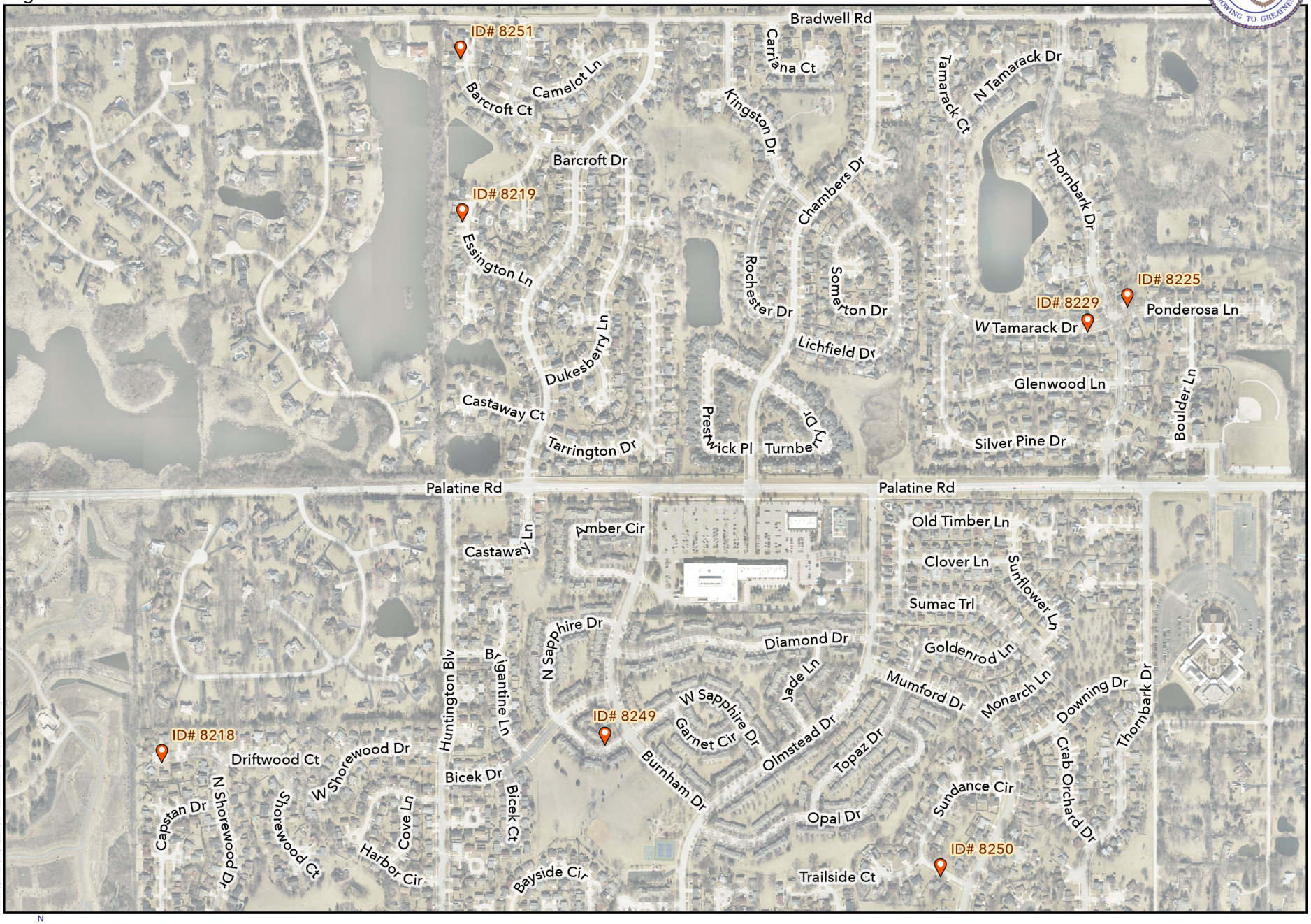
APPROVED THIS _____ DAY OF _____, 2026

_____
Village President

ATTEST:

_____
Village Clerk

2026 Sidewalk Program Details



N

Feet

0 170 340 680

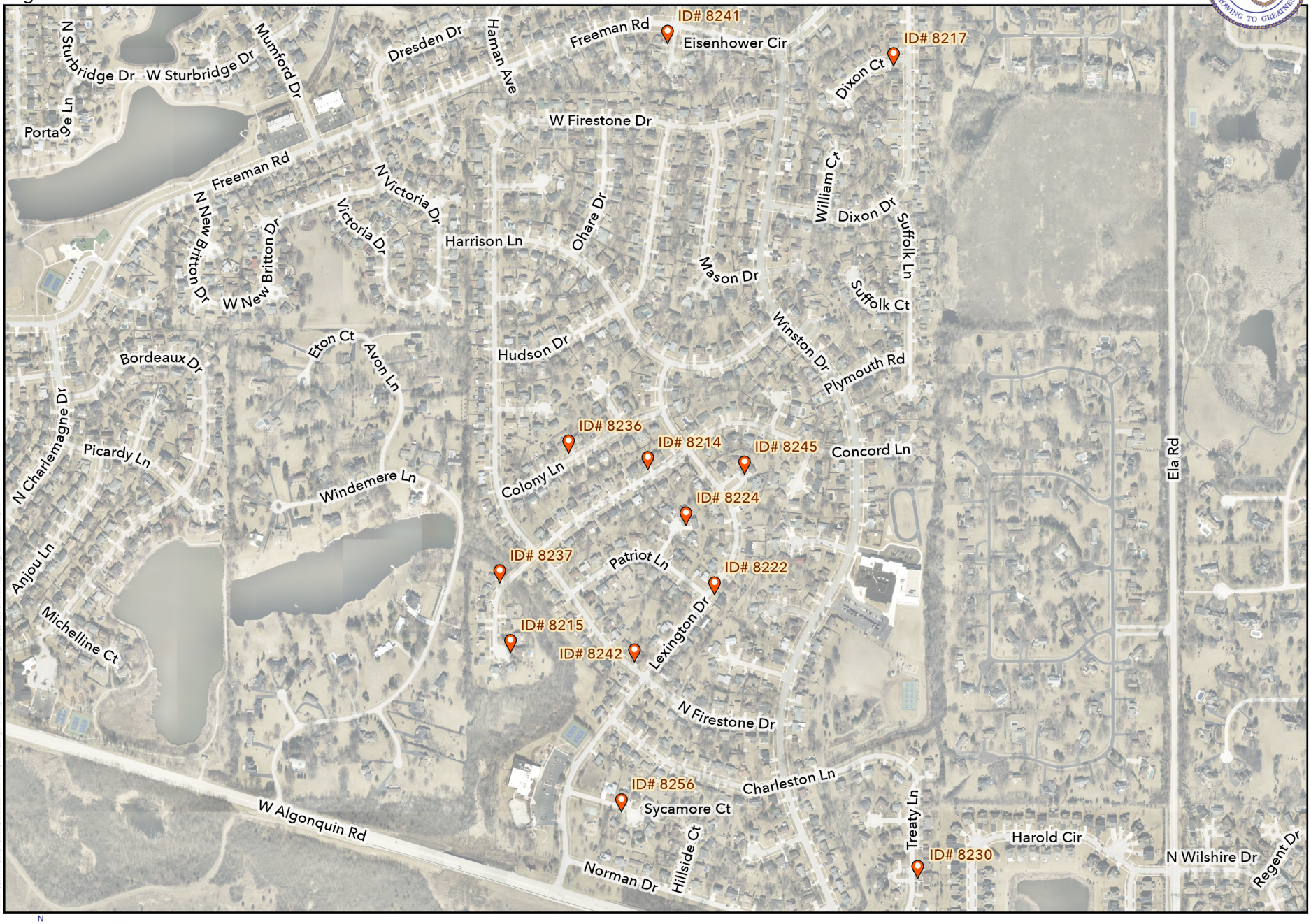
Sidewalk Repair Location

5/5/2026

Village of Hoffman Estates

Inspection ID	Full Address	Manhole	Number of Squares	Square Feet	Tree Root
8218	1925 DRIFTWOOD CT	No	5	100	No
8219	5010 ESSINGTON LN	No	7	140	No
8225	1060 PONDEROSA LN	No	4	80	No
8229	1121 Tamarack Dr W	No	7	140	No
8249	4563 SAPPHIRE DR N	No	8	160	No
8250	4446 SUNDANCE CIR	No	10	200	No
8251	5192 BARCROFT CT	No	12	240	No

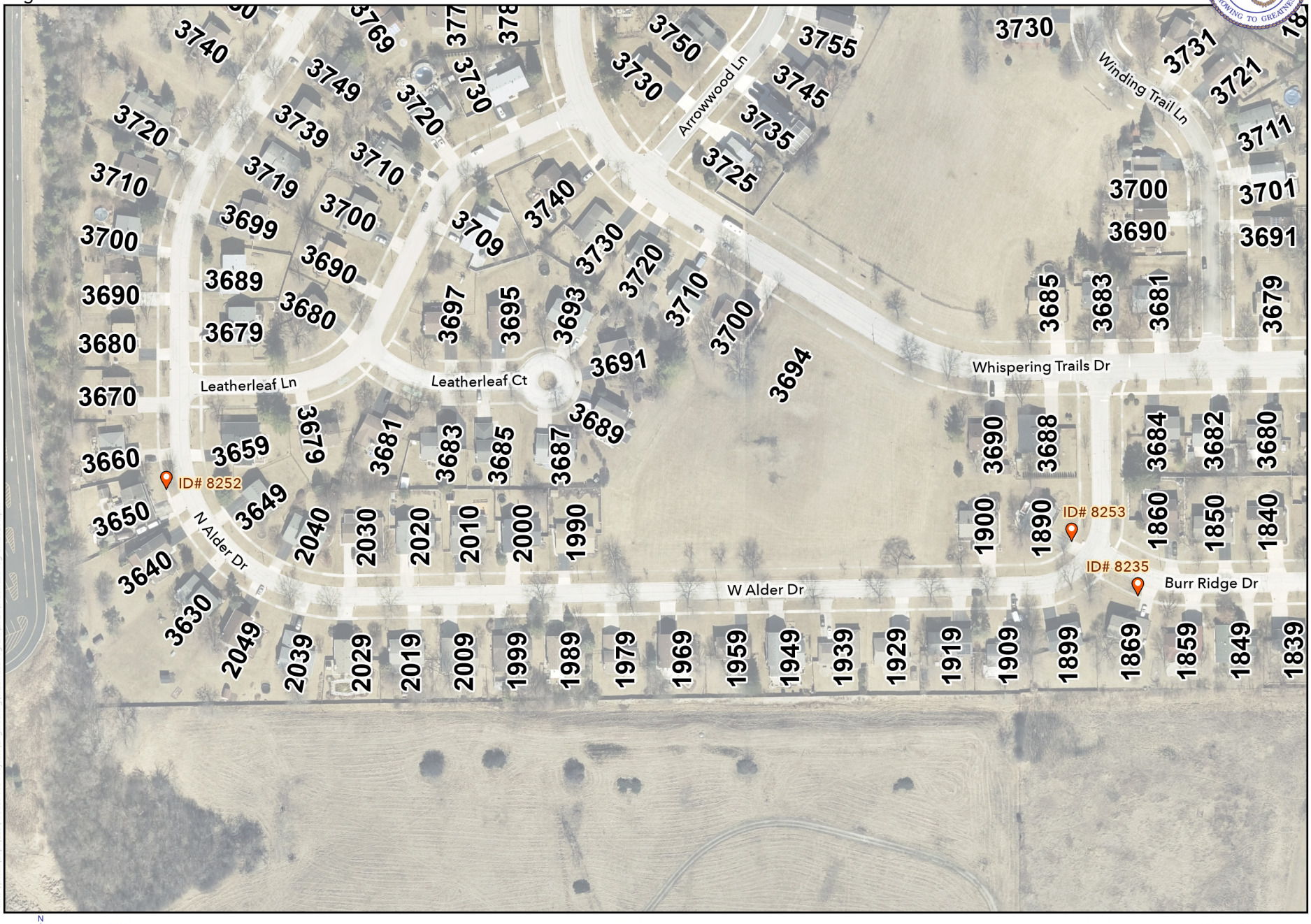
2026 Sidewalk Program Details



5/5/2026
Village of Hoffman Estates

Inspection ID	Full Address	Manhole	Number of Squares	Square Feet	Tree Root
8214	930 CONCORD LN	No	9	180	No
8215	1165 CONCORD LN	No	2	40	No
8217	735 DIXON CT	No	14	280	No
8222	3765 LEXINGTON DR	No	3	60	No
8224	932 PATRIOT LN	No	7	140	No
8230	3515 TREATY LN	No	8	160	No
8236	980 COLONY LN	No	3	60	No
8237	1100 CONCORD LN	No	9	180	No
8241	4260 EISENHOWER CIR	No	1	20	No
8242	3701 FIRESTONE DR N	No	3	60	No
8245	3855 LEXINGTON DR	No	5	100	No
8256	995 SYCAMORE CT		5	100	0

2026 Sidewalk Program Details



N

Feet

0 40 80 160

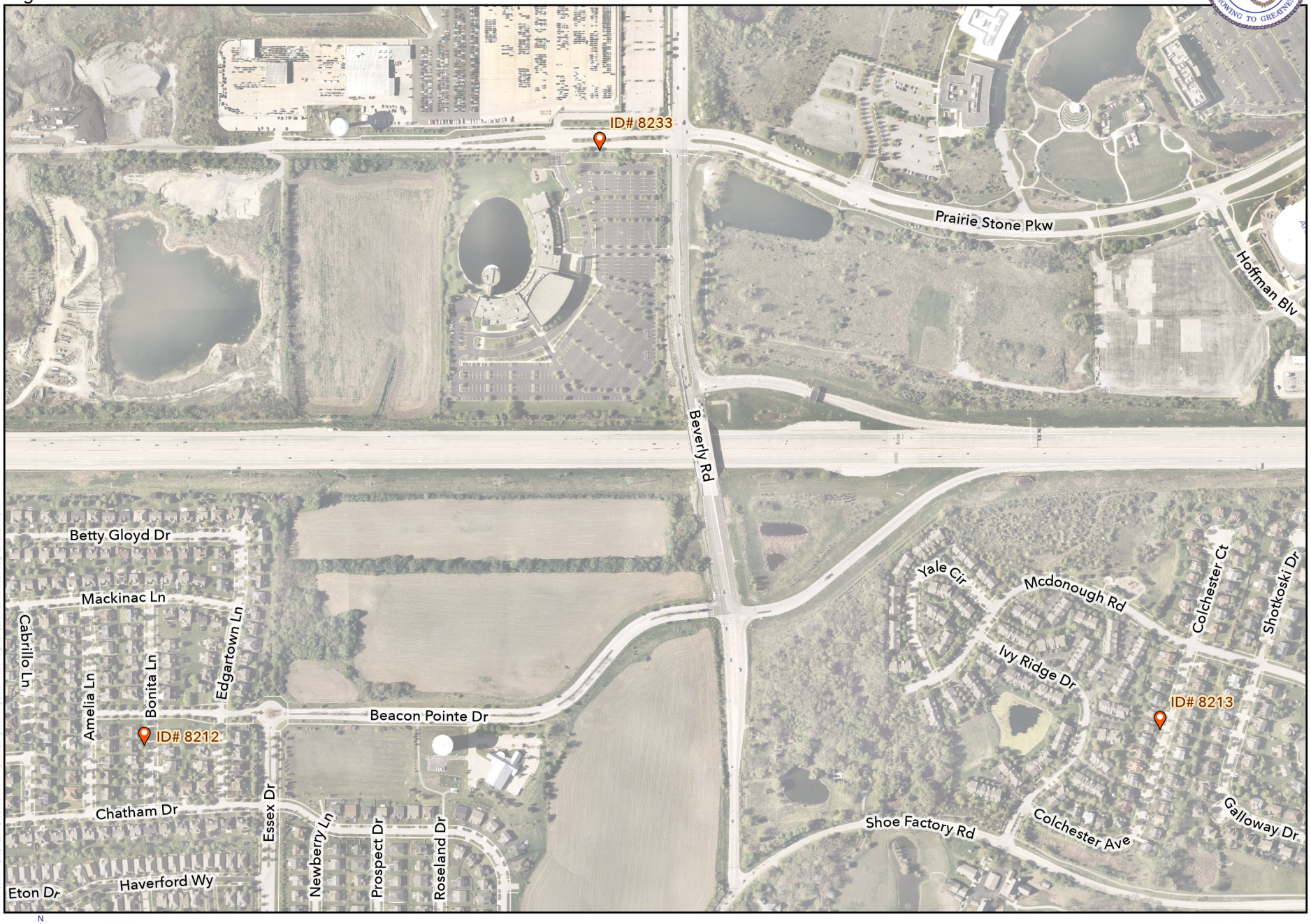
Sidewalk Repair Location

5/5/2026

Village of Hoffman Estates

Inspection ID	Full Address	Manhole	Number of Squares	Square Feet	Tree Root
8235	1869 BURR RIDGE DR	No	10	200	No
8252	3650 ALDER DR W	No	9	180	No
8253	1890 ALDER DR W	No	4	80	No

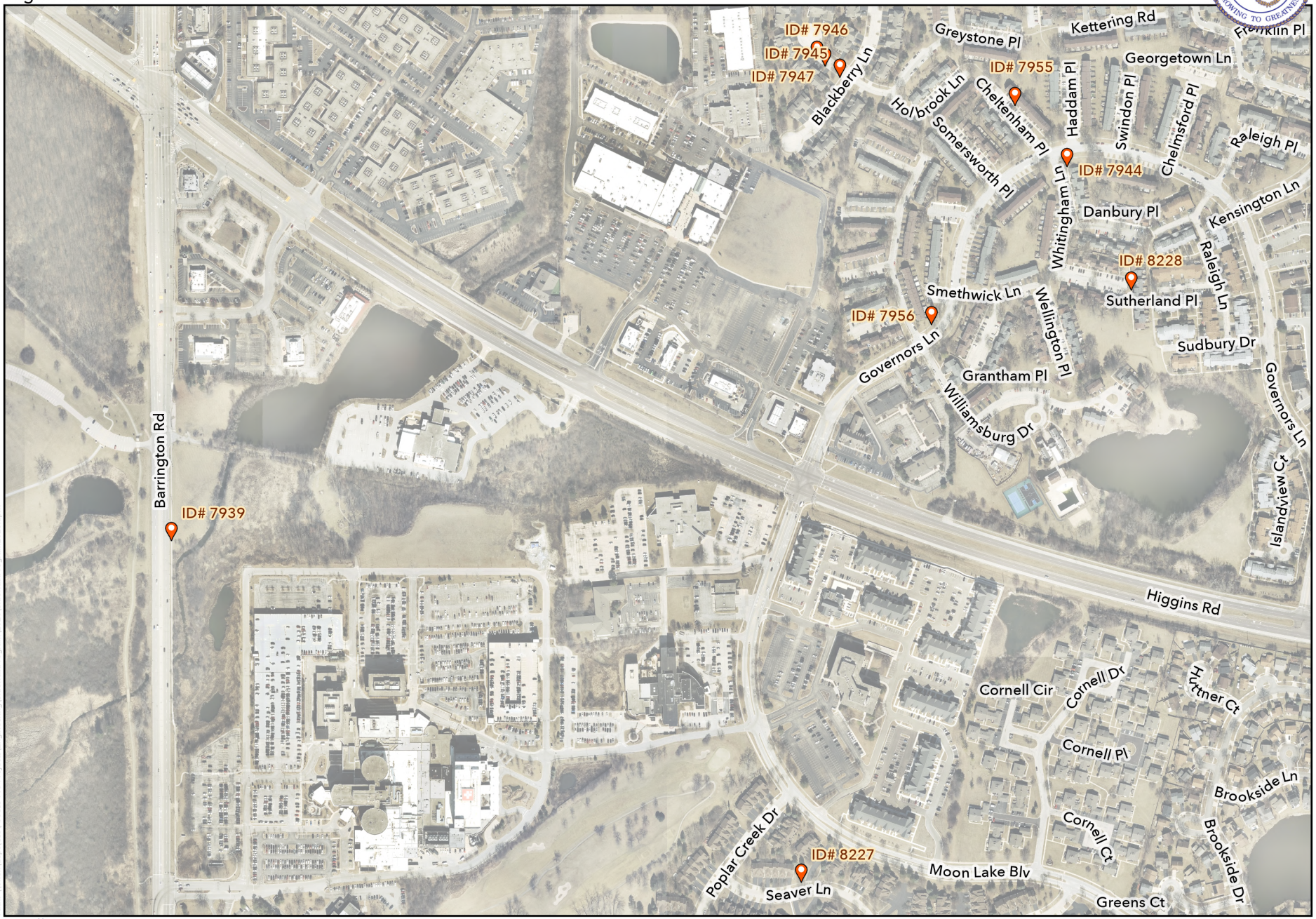
2026 Sidewalk Program Details



5/5/2026
Village of Hoffman Estates

Inspection ID	Full Address	Manhole	Number of Squares	Square Feet	Tree Root
8212	2062 BONITA LN	No	7	140	No
8213	2060 COLCHESTER AVE	No	5	100	No
8233	5583 PRAIRIE STONE PKWY		3	60	0

2026 Sidewalk Program Details



N

Feet

0 120 240 480

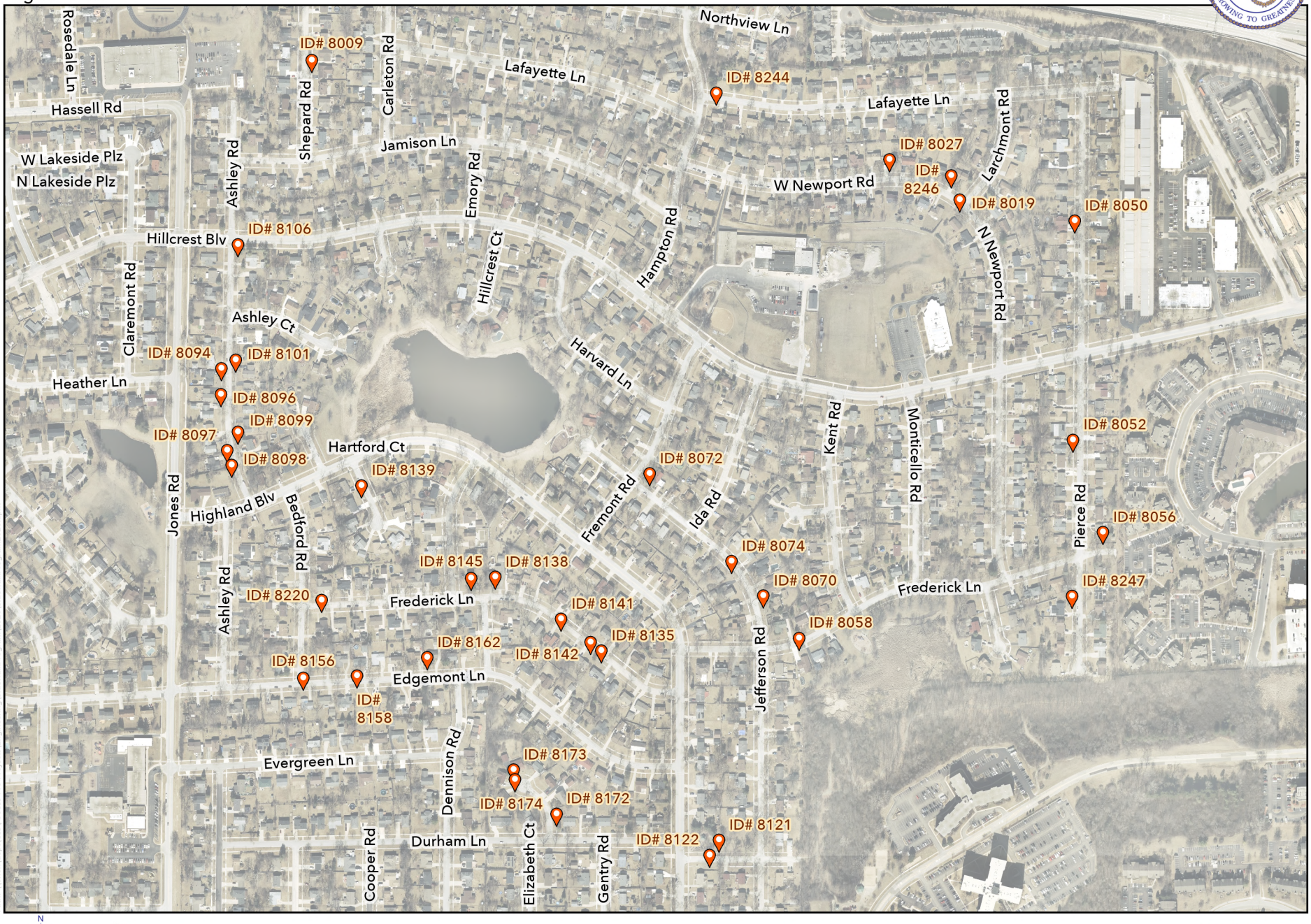
Sidewalk Repair Location

5/5/2026

Village of Hoffman Estates

Inspection ID	Full Address	Manhole	Number of Squares	Square Feet	Tree Root
7939	1701 BARRINGTON RD	No	5	125	No
7944	1953 WHITINGHAM LN	No	2	40	Yes
7945	2251 BRIAR CT	No	6	120	No
7946	2263 BRIAR CT	No	2	40	Yes
7947	2255 BRIAR CT	No	2	40	Yes
7955	1969 CHELTENHAM PL	No	2	40	No
7956	1800 GOVERNORS LN	No	22	440	Yes
8227	2258 SEAVER LN	No	3	60	0
8228	2062 SUTHERLAND PL	No	3	60	No

2026 Sidewalk Program Details



N

Feet

0 130 260 520

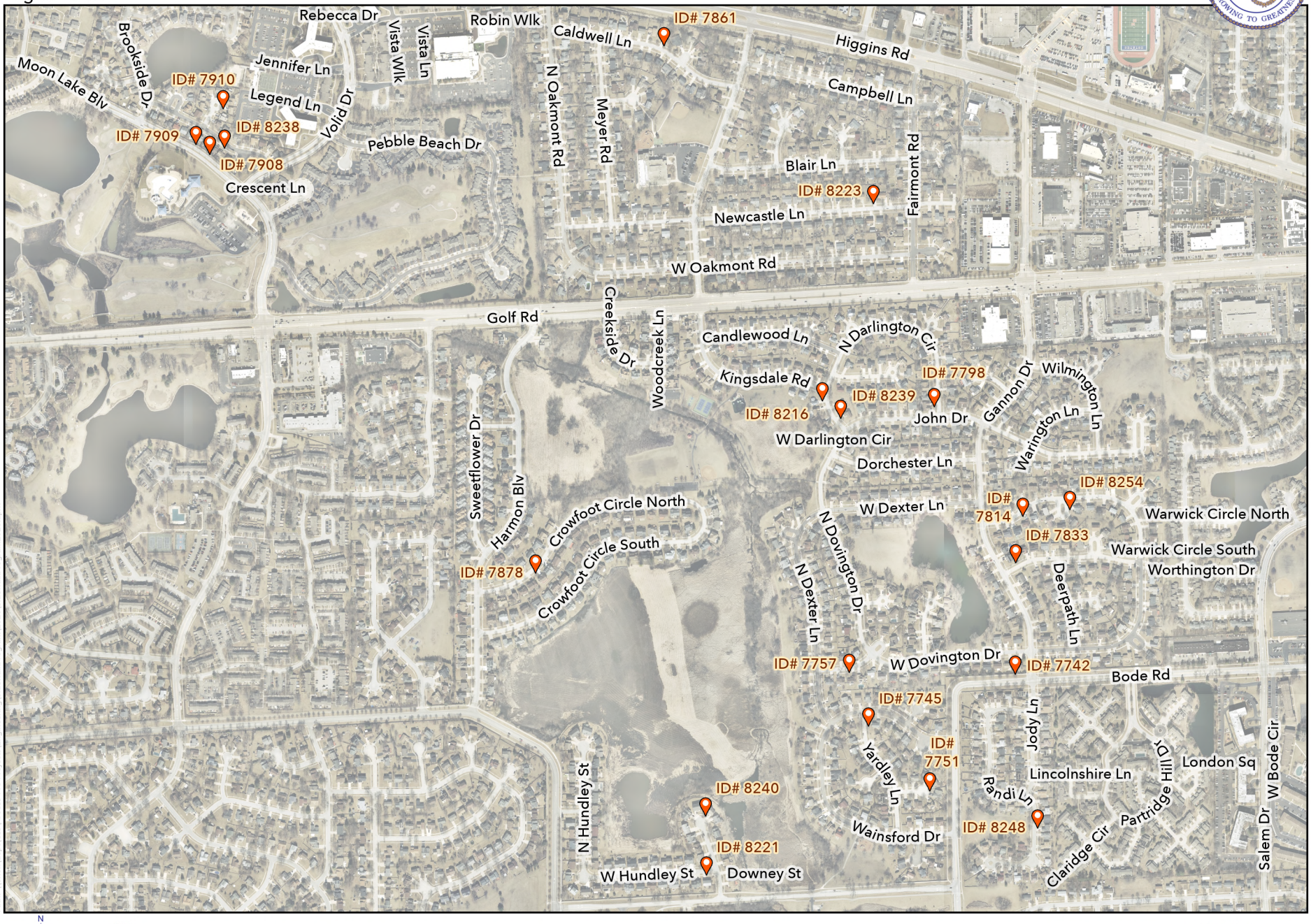
Sidewalk Repair Location

5/5/2026

Village of Hoffman Estates

Inspection ID	Full Address	Manhole	Number of Squares	Square Feet	Tree Root
8009	2045 SHEPARD RD	No	4	80	Yes
8019	1880 N NEWPORT RD	No	7	140	Yes
8027	350 W NEWPORT RD	No	6	120	Yes
8050	1880 PIERCE RD	No	2	40	Yes
8052	1740 PIERCE RD	No	5	100	Yes
8056	1685 PIERCE RD	No	15	300	Yes
8058	385 FREDERICK LN	No	10	200	Yes
8070	1615 JEFFERSON RD	No	2	40	No
8072	1705 FREMONT RD	No	5	100	Yes
8074	1630 JEFFERSON RD	No	4	80	Yes
8094	1820 ASHLEY RD	No	3	60	Yes
8096	1790 ASHLEY RD	No	4	80	No
8097	1750 ASHLEY RD	No	4	80	Yes
8098	1789 HIGHLAND BLVD	No	8	160	Yes
8099	1755 ASHLEY RD	No	4	80	Yes
8101	1825 ASHLEY RD	No	2	40	Yes
8106	1895 ASHLEY RD	No	11	220	Yes
8121	410 DURHAM LN	No	27	540	Yes
8122	1485 HIGHLAND BLVD	No	17	340	Yes
8135	545 FREDERICK LN	No	6	120	Yes
8138	598 FREDERICK LN	No	7	140	Yes
8139	1680 HARTFORD CT	No	3	60	Yes
8141	575 FREDERICK LN	No	12	240	Yes
8142	555 FREDERICK LN	No	5	100	Yes
8145	1635 DENNISON RD	No	18	360	Yes
8156	705 EDGEMONT LN	No	5	100	Yes
8158	665 EDGEMONT LN	No	1	20	Yes
8162	620 EDGEMONT LN	No	5	100	Yes
8172	560 DURHAM LN	No	6	120	Yes
8173	580 DURHAM CT	No	5	100	No
8174	584 DURHAM CT	No	8	160	Yes
8220	685 FREDERICK LN	No	6	120	0
8244	495 LAFAYETTE LN	No	1	20	0
8246	300 NEWPORT RD	No	5	100	No
8247	1650 PIERCE RD	No	5	100	0

2026 Sidewalk Program Details



N

Feet

0 200 400 800

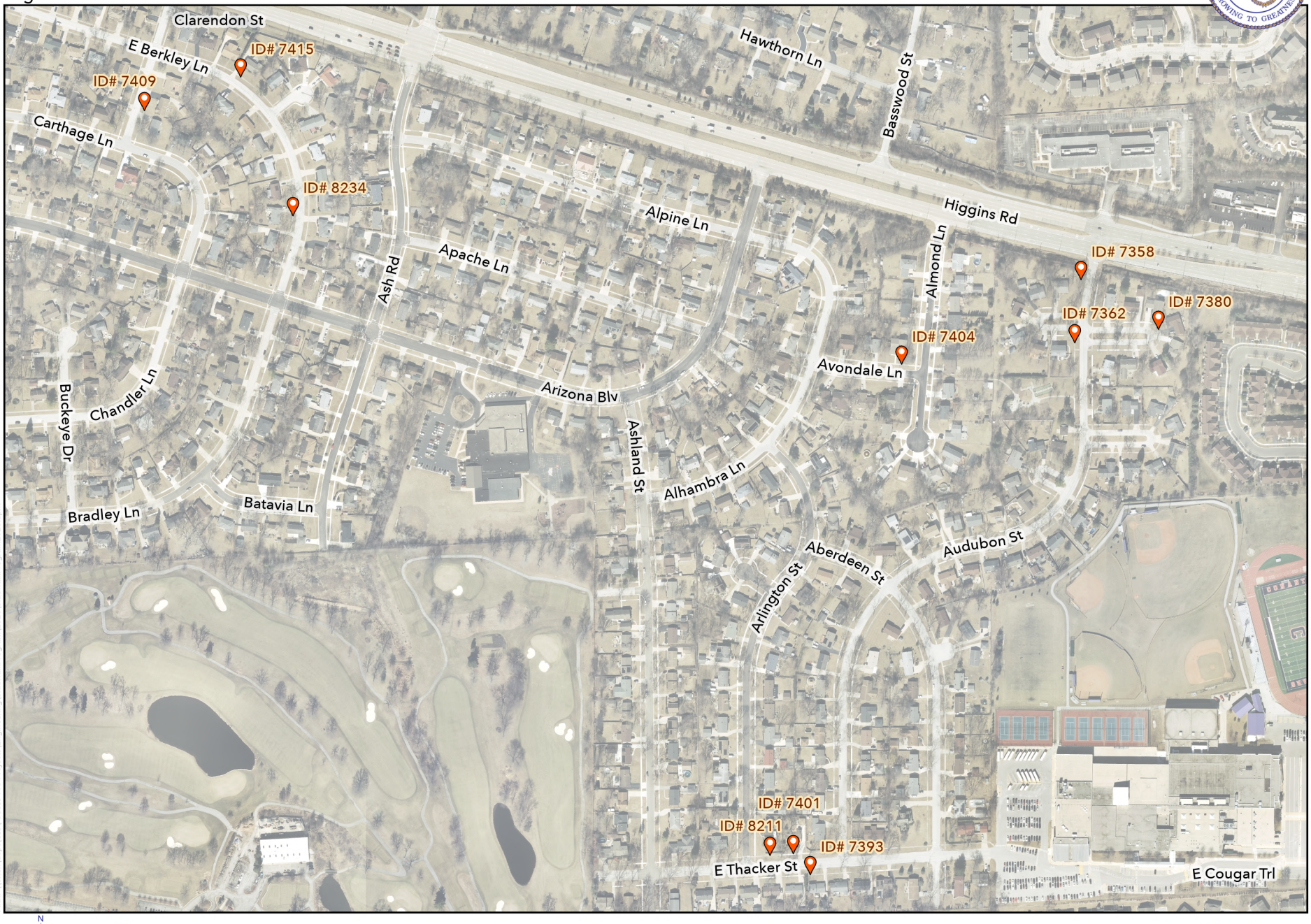
Sidewalk Repair Location

5/5/2026

Village of Hoffman Estates

Inspection ID	Full Address	Manhole	Number of Squares	Square Feet	Tree Root
7742	1155 W DOVINGTON DR	No	3	60	Yes
7745	658 WAINSFORD DR	No	7	140	Yes
7751	621 YARDLEY LN	No	5	100	Yes
7757	1315 CHATSWORTH LN	No	3	60	Yes
7798	1070 N DARLINGTON CIR	No	3	60	Yes
7814	1121 WARWICK CIRCLE NORTH	No	3	60	No
7833	915 GANNON DR	No	12	240	Yes
7861	1460 CALDWELL LN	No	2	40	Yes
7878	1611 CROWFOOT CIR N	No	2	40	Yes
7908	1925 CRESCENT LN	No	5	100	Yes
7909	1941 CRESCENT LN	No	4	80	Yes
7910	1934 CRESCENT CT	No	2	40	Yes
8216	1332 DARLINGTON CIR	No	2	40	0
8221	1495 HUNDLEY ST W	No	2	40	No
8223	1270 NEWCASTLE LN	No	3	60	No
8238	1915 CRESCENT LN	No	3	60	1
8239	1337 DARLINGTON CIR	No	4	80	No
8240	675 DOWNEY ST	No	4	80	No
8248	665 RANDI LN	No	1	20	0
8254	1061 WARWICK CIRCLE NORTH	No	2	40	1

2026 Sidewalk Program Details



N

Feet

0 105 210 420

Sidewalk Repair Location

5/5/2026

Village of Hoffman Estates

Inspection ID	Full Address	Manhole	Number of Squares	Square Feet	Tree Root
7358	750 AUDUBON ST	No	17	340	Yes
7362	700 AUDUBON ST	No	7	140	No
7380	731 AUDUBON ST	No	7	140	Yes
7393	515 E THACKER ST	No	7	140	Yes
7401	415 ARLINGTON ST	No	19	380	Yes
7404	550 AVONDALE LN	No	4	80	No
7409	845 CLARENDON ST	No	3	60	No
7415	222 E BERKLEY LN	No	11	220	No
8211	500 E THACKER ST	No	9	180	No
8234	249 BERKLEY LN	No	4	80	1

2026 Sidewalk Program Details



N

Feet

0 162.5 325 650

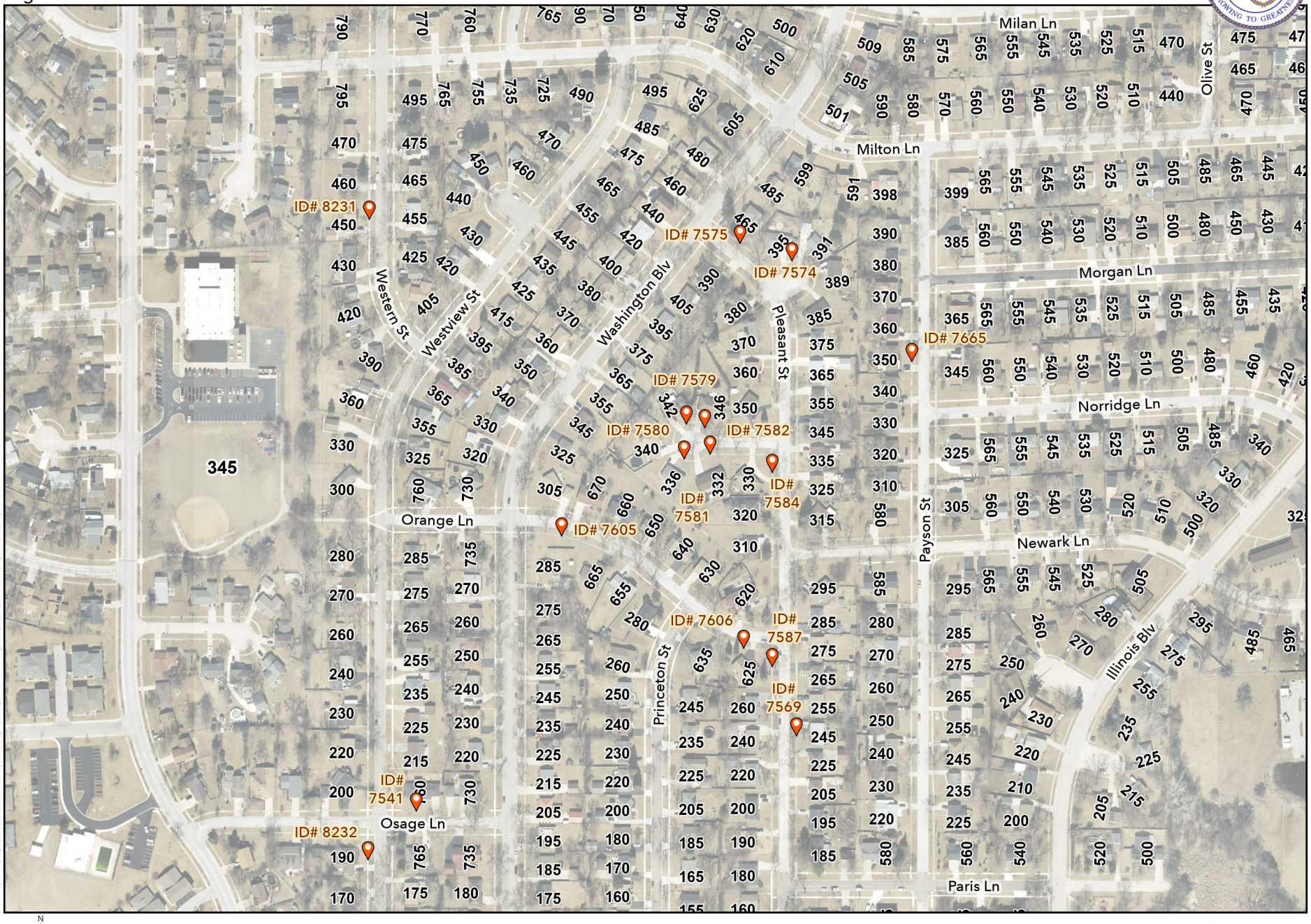
Sidewalk Repair Location

5/5/2026

Village of Hoffman Estates

Inspection ID	Full Address	Manhole	Number of Squares	Square Feet	Tree Root
7439	849 LINDEN CIR	No	3	60	No
7440	841 LINDEN CIR	No	2	40	Yes
7445	980 EVANSTON ST	No	18	360	Yes
7446	920 EVANSTON ST	No	9	180	Yes
7449	170 BODE RD	No	7	140	Yes
7450	190 BODE RD	No	7	140	No
7464	HIGGINS RD W	No	8	160	No
7469	995 WASHINGTON BLVD	No	12	240	Yes
7473	610 ALCOA LN	No	6	120	Yes
7481	400 W BERKLEY LN	No	5	100	Yes
7492	730 ALCOA LN	No	9	180	Yes
7495	495 W BERKLEY LN	No	5	100	Yes
7524	685 LAKEVIEW LN	No	5	100	Yes
7527	560 LAKEVIEW LN	No	4	80	Yes
7542	725 WESTERN ST	No	10	200	Yes
7644	620 MOHAVE ST	No	3	60	Yes
7664	390 KINGMAN LN	No	4	80	No
8193	1 GOLF RD	No	12	240	No
8243	411 HIGGINS RD W	No	8	160	No
8255	960 WOODLAWN ST	No	5	100	1
8194	375 W HIGGINS RD	No	5	Unk	Yes

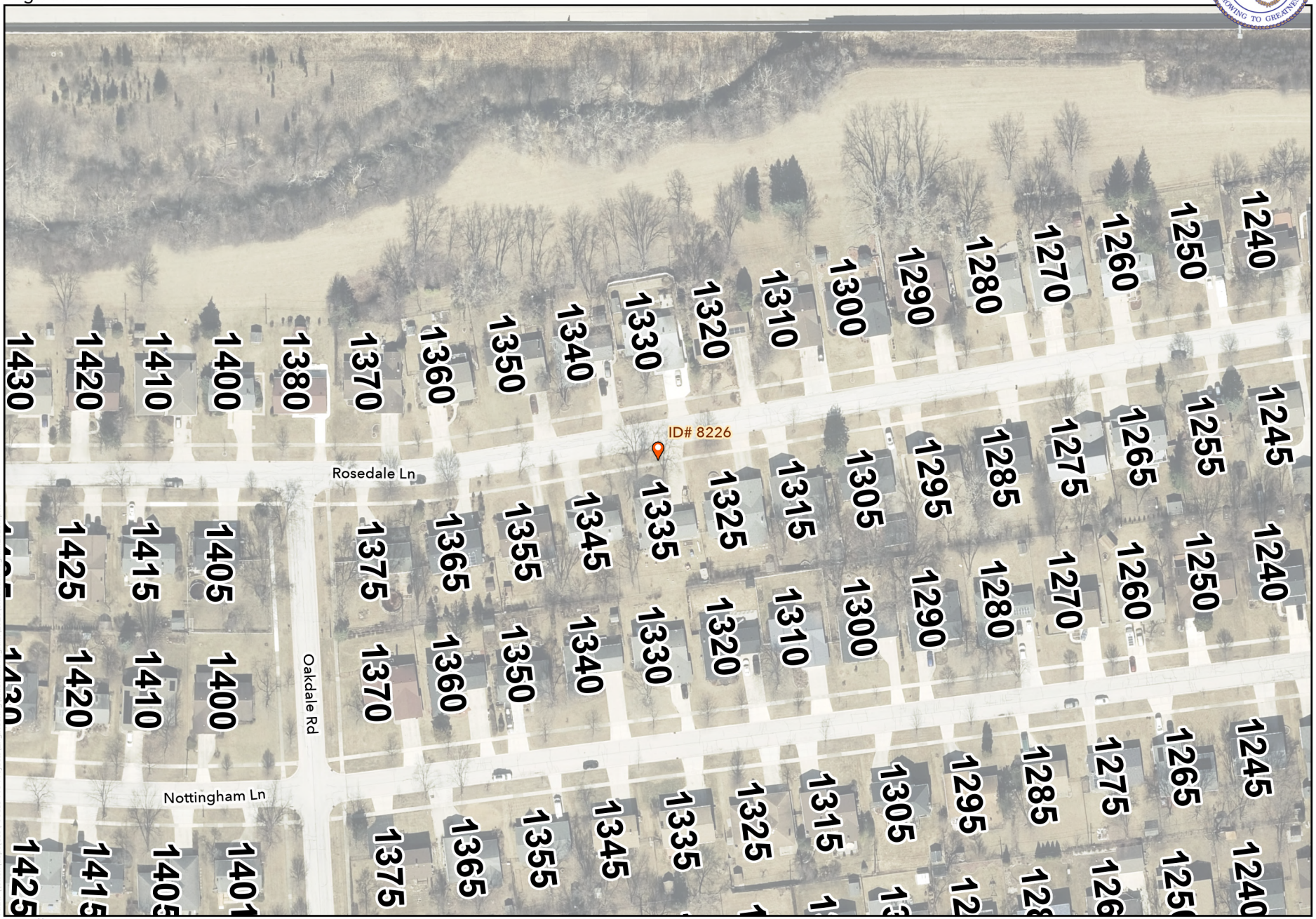
2026 Sidewalk Program Details



Sidewalk Repair Location

5/5/2026
Village of Hoffman Estates

Inspection ID	Full Address	Manhole	Number of Squares	Square Feet	Tree Root
7541	760 OSAGE LN	No	11	220	No
7569	245 PLEASANT ST	No	11	220	Yes
7574	395 PLEASANT ST	No	4	80	Yes
7575	465 WASHINGTON BLVD	No	7	140	Yes
7579	346 PLEASANT ST	No	3	60	Yes
7580	342 PLEASANT ST	No	3	60	Yes
7581	336 PLEASANT ST	No	6	120	Yes
7582	332 PLEASANT ST	No	8	160	Yes
7584	330 PLEASANT ST	No	6	120	Yes
7587	625 ORANGE LN	No	12	240	Yes
7605	285 WASHINGTON BLVD	No	8	160	Yes
7606	625 ORANGE LN	No	8	160	Yes
7665	350 PAYSON ST	No	2	40	Yes
8231	450 WESTERN ST	No	5	100	0
8232	190 WESTVIEW ST	No	8	160	0



Sidewalk Repair Location

5/5/2026
Village of Hoffman Estates

Inspection ID	Full Address	Manhole	Number of Squares	Square Feet	Tree Root
8226	1335 ROSEDALE LN	No	5	100	No

2026 Sidewalk Program Details



N

Feet

0 55 110 220

Sidewalk Repair Location

5/5/2026

Village of Hoffman Estates

Inspection ID	Full Address	Manhole	Number of Squares	Square Feet	Tree Root
7926	1001 BARRINGTON RD	No	6	150	Yes

AGENDA ITEM REPORT
Village Board of Trustees
May 18, 2026
ITEM 5D

REQUEST: Approval of a Resolution authorizing a Joint Funding Agreement with IDOT for Design Engineering for the Hassell Road Corridor Pedestrian and Bicycle Facility Enhancement Project

FROM: Alan Wenderski, Director of Engineering
Sonia Zala, Senior Transportation Engineer

ITEM TYPE: Resolution - Village Board

REQUEST SUMMARY

The Hassell Road Pedestrian and Bicycle Enhancement Project includes construction of a new sidewalk along Pembroke Avenue from the PACE transit station to its eastern terminus, along with improvements on Hassell Road such as bus pads, streetscape features, enhanced pedestrian crossings, and upgraded bicycle pavement markings. The project also includes new street lighting along Hassell Road, Pembroke Avenue, and Stonington Avenue to improve visibility and overall corridor safety.

The Village has secured funding for all phases of the project through the Illinois Transportation Enhancement Program (ITEP). ITEP funds cover $134,588 for Phase II. As the total cost for Phase II is $200,273, a local share of $65,685 is expected. The attached IDOT Joint Funding Agreement outlines the cost-sharing terms. The Village will initially cover the full cost of Phase II engineering and will be reimbursed by IDOT upon completion of this phase.

Phase II engineering is currently underway. The project is scheduled for a construction letting in January 2027, with construction anticipated to take place in 2027.

FINANCIAL IMPACT

ITEP funding will cover an amount of $134,588. The estimated local share of $65,685 is identified in the agreement and resolution and matches the 2026 budgeted amount. Local share costs for the construction phase will be known after project bidding and completion in 2027.

RECOMMENDATION

Approve a Resolution authorizing a Joint Funding Agreement with IDOT for Design Engineering for the Hassell Road Corridor Pedestrian and Bicycle Facility Enhancement Project.

ATTACHMENTS

1. RESOLUTION - Hassell ITEP Joint Funding
2. Joint Funding Agreement - Hassell ITEP

RESOLUTION NO. _____-2026

VILLAGE OF HOFFMAN ESTATES

RESOLUTION AUTHORIZING A JOINT FUNDING AGREEMENT WITH IDOT FOR DESIGN ENGINEERING FOR THE HASSELL ROAD CORRIDOR PEDESTRIAN AND BICYCLE ENHANCMENT PROJECT

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

WHEREAS, the Village is proposing to complete various pedestrian and bicycle improvements on Hassell Road, Stonington Avenue, and Pembroke Avenue; and

WHEREAS, the above stated improvements will be funded through both the Village and the Illinois Department of Transportation (IDOT) through a joint funding agreement; and

WHEREAS, the Corporate Authorities have determined that it is in the public interest for the Village to approve a joint funding agreement with IDOT for the above stated pedestrian and bicycle improvements in the amount of $65,685.

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

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

Section 2: **APPROVAL OF AGREEMENT.** The President and Board of Trustees hereby approve the joint funding agreement with IDOT for the above stated pedestrian and bicycle improvements in the amount of $65,685.

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

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

RESOLVED THIS _____ day of _____, 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

EXHIBIT A

Illinois Department of Transportation

Joint Funding Agreement for State Participation

☒ State Participation ☐ Economic Development Program ☐ Truck Access Route Program (TARP)

LOCAL PUBLIC AGENCY

Local Public Agency	County	Section Number
Village of Hoffman Estates	Cook	21-00109-00-BT

Construction	Engineering	Right-of-Way
State Job Number	State Job Number	State Job Number
	D-91-113-22	

LOCATION

Local Street/Road Name	Key Route	Length	Stationing From	Stationing To
Hassell Road	FAU 1100	1.09 MI.	0.00	1.09

Location Termini: Barrington Road to Huntington Boulevard

Current Jurisdiction	Existing Structure Number(s)	
Village of Hoffman Estates	N/A	Add Location / Remove

Local Street/Road Name	Key Route	Length	Stationing From	Stationing To
Pembroke Avenue	MUN 2016	0.53 MI.	0.00	0.53

Location Termini: Hassell Road to 0.1 mile east of Stonington Avenue

Current Jurisdiction	Existing Structure Number(s)	
Village of Hoffman Estates	N/A	Add Location / Remove

Local Street/Road Name	Key Route	Length	Stationing From	Stationing To
Stonington Avenue	MUN 2015	0.30 MI.	0.00	0.30

Location Termini: Pembroke Avenue to Hassell Road

Current Jurisdiction	Existing Structure Number(s)	
Village of Hoffman Estates	N/A	Add Location / Remove

PROJECT DESCRIPTION

This project encompasses Phase II design engineering for a range of enhancements on Hassell, Pembroke, and Stonington. Key improvements include upgrades to crosswalks and intersections, the installation of new sidewalks, bus pad enhancements, the addition of on-street bicycle pavement markings, the introduction of new wayfinding signage, streetscape feature additions, and the installation of enhanced street lighting. Phase I of this project has been approved and completed. ITEP number is 143074.

Local Public Agency	Section Number	Construction State Job Number	Engineering State Job Number	Right-of-Way State Job Number
Village of Hoffman Estates	21-00109-00-BT		D-91-113-22	

This Agreement is made and entered into between the above local public agency,hereinafter referred to as the "**LPA**" and the State of Illinois acting by and through its Department of Transportation, herein referred to as the "**STATE**". The **STATE** and **LPA** joint proposes to improve the designated location as described in the Location and Project Description sections of this Agreement. The improvement shall be developed and constructed in accordance with plans prepared by, or on behalf of the **LPA** and approved by the **STATE** using the **STATE's** Motor Fuel Tax policies and procedures.

I. GENERAL

1.1 Availability of Appropriation; Sufficiency of Funds. This Agreement is contingent upon and subject to the availability of sufficient funds. The **STATE** may terminate or suspend this Agreement, in whole or in part, without penalty or further payment being required, if (i) sufficient funds for this Agreement have not been appropriated or otherwise made available to the **LPA** by the **STATE** funding source, (ii) the Governor or **STATE** reserves funds, or (iii) the Governor or **STATE** determines that funds will not or may not be available for payment. The **STATE** shall provide notice, in writing to **LPA** of any such funding failure and its election to terminate or suspend this Agreement as soon as practicable. Any suspension or termination pursuant to this Section will be effective upon the date of the written notice unless otherwise indicated.

1.2 Domestic Steel Requirement. Construction of the project will utilize domestic steel as required by Section 106.01 of the current edition of the Standard Specifications for Road and Bridge Construction.

1.3. Severability. If any provision of this Agreement is declared invalid, its other provisions shall not be affected thereby.

1.4. Termination. This Agreement may be terminated, in whole or in part, by either Party for any or no reason upon thirty (30) calendar days' prior written notice to the other Party. If terminated by the **STATE**, the **STATE** must include the reasons for such termination, the effective date, and, in the case of a partial termination, the portion to be terminated. If the **STATE** determines in the case of a partial termination that the reduced or modified portion of the funding award will not accomplish the purposes for which the funding award was made, the **STATE** may terminate the Agreement in its entirety.

This Agreement may be terminated, in whole or in part, by the **STATE** without advance notice:

a. Pursuant to a funding failure as provided under Article 1.1

b. If **LPA** fails to comply with the terms and conditions of this funding award, application or proposal, including any applicable rules or regulations, or has made a false representation in connection with the receipt of this or any award.

II. REQUIRED CERTIFICATIONS

This Agreement and the LPA's obligations and services hereunder are hereby made and must be performed in compliance with all applicable federal and State laws, including, without limitation, federal regulations, State administrative rules and any and all license requirements or professional certification provisions.

2.1 Bribery. The **LPA** certifies to the best of it's knowledge that it's officials have not been convicted of bribery or attempting to bribe an officer or employee of the state of Illinois, nor made an admission of guilt of such conduct which is a matter of record (30 ILCS 500/50-5).

2.2 Bid Rigging. **LPA** certifies that it has not been barred from contracting with a unit of state or local government as a result of a violation of Paragraph 33E-3 or 33E-f of the Criminal Code of 1961 (720 ILCS 5/33E-3 or 720 ILCS 5/33E-4, respectively).

2.3 Debt to State. **LPA** certifies that neither it, nor its affiliate(s), is/are barred from receiving an Award because **LPA**, or its affiliate(s), is/are delinquent in the payment of any debt to the State, unless **LPA**, or its affiliate(s), has/have entered into a deferred payment plan to pay off the debt, and the **LPA** acknowledges **STATE** may declare the Agreement void if the certification is false (30 ILCS 500/50-11).

2.4 Debarment. The **LPA** certifies to the best of its knowledge and belief that it's officials:

a. are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from covered transactions by any Federal department or agency;

b. have not within a three-year period preceding this agreement been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State anti-trust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements receiving stolen property;

c. are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State, Local) with commission of any of the offenses enumerated in item (b) of this certification; and

d. have not within a three-year period preceding the agreement had one or more public transactions (Federal, State, Local) terminated for cause or default.

2.5 Construction of Fixed Works. The **LPA** certifies that all Programs for the construction of fixed works which are financed in whole or in part with funds provided by this Agreement shall be subject to the Prevailing Wage Act (820 ILCS 130/0.01 *et seq.*) unless the provisions of that Act exempt its application. In the construction of the Program, the **LPA** shall comply with the

requirements of the Prevailing Wage Act including, but not limited to, inserting into all contracts for such construction a stipulation to the effect that not less than the prevailing rate of wages as applicable to the Program shall be paid to all laborers, workers, and mechanics performing work under the Award and requiring all bonds of contractors to include a provision as will guarantee the faithful performance of such prevailing wage clause as provided by contract.

2.6 Criminal Convictions. The **LPA** certifies that neither it nor any managerial agent of **LPA** has been convicted has been convicted of a felony under the Sarbanes-Oxley Act of 2002, nor a Class 3 or Class 2 felony under Illinois Securities Law of 1953, or at least five (5) years have passed since the date of conviction. The **LPA** further certifies that it is not barred from receiving an funding award under 30 ILCS 500/50-10.5 and acknowledges that **STATE** shall declare the Agreement void if this certification is false (30 ILCS 500/50-10.5).

2.7 Improper Influence. The **LPA** certifies that no funds have been paid or will be paid by or on behalf of the **LPA** to any person for influencing or attempting to influence an officer or employee of any government agency, a member of Congress or Illinois General Assembly, an officer or employee of Congress or Illinois General Assembly, or an employee of a member of Congress or Illinois General Assembly in connection with the awarding of any agreement, the making of any grant, the making of any loan, the entering into of any cooperative agreement, or the extension, continuation, renewal, amendment or modification of any agreement, grant, loan or cooperative agreement. 31 USC 1352. Additionally, the **LPA** certifies that it has filed the required certification under the Byrd Anti-Lobbying Amendment (31 USC 1352), if applicable.

2.8 Telecom Prohibition. The **LPA** certifies that it will comply with Section 889 of the FY 2019 National Defense Authorization Act (NDAA) that prohibits the use of telecommunications or video surveillance equipment or services produced provided by the following companies: Dahua Technology Company, Hangzhou Hikvision Digital Technology Company, Huawei Technologies Company, Hytera Communications Corporation, and ZTE Corporation. Covered equipment and services cannot be used as substantial or essential component or any system, or as critical technology as part of any system.

2.9 Personal Conflict of Interest - (50 ILCS 105/3, 65 ILCS 5/3.1-55-10, 65 ILCS 5/4-8-6) The **LPA** certifies that it shall maintain a written code or standard of conduct which shall govern the performance of its employees, officers, board members, or agents engaged in the award and administration of contracts supported by state or federal funds. Such code shall provide that no employee, officer, board member or agent of the **LPA** may participate in the selection, award, or administration of a contract supported by state or federal funds if a conflict of interest, real or apparent would be involved. Such a conflict would arise when any of the parties set forth below has a financial or other interest in the firm selected for award:

a. the employee, officer, board member, or agent;
b. any member of his or her immediate family;
c. his or her partner; or
d. an organization which employs, or is about to employ, any of the above.

The conflict of interest restriction for former employees, officers, board members and agents shall apply for one year.

The code shall also provide that **LPA's** employees, officers, board members, or agents shall neither solicit nor accept gratuities, favors or anything of monetary value from contractors, potential contractors, or parties to subcontracts. The **STATE** may waive the prohibition contained in this subsection, provided that any such present employee, officer, board member, or agent shall not participate in any action by the **LPA** relating to such contract, subcontract, or arrangement. The code shall also prohibit the officers, employees, board members, or agents of the **LPA** from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest or personal gain.

2.10 Organizational Conflict of Interest. The **LPA** certifies that it will also prevent any real or apparent organizational conflict of interest. An organizational conflict of interest exists when the nature of the work to be performed under a proposed third party contract or subcontract may, without some restriction future activities, result in an unfair competitive advantage to the third party contractor or **LPA** or impair the objectivity in performing the contract work.

III. AUDIT AND RECORD RETENTION

3.1 STATE Audits. The **STATE** may, at its sole discretion and at its own expense, perform a final audit of the Project (30 ILCS 5, the Illinois State Auditing Act). Such audit may be used for settlement of the Project expenses and for Project closeout purposes. The **LPA** agrees to implement any audit findings contained in the **STATE's** authorized inspection or review, final audit, the **STATE'**s independent audit, or as a result of any duly authorized inspection or review.

3.2 Record Retention. The **LPA** shall maintain for three (3) years from the date of final project closeout by the **STATE**, adequate books, records, and supporting documents to verify the amounts, recipient, and uses of all disbursements of funds passing in conjunction with this contract. If any litigation, claim or audit is started before the expiration of the retention period, the records must be retained until all litigation, claims or audit exceptions involving the records have been resolved and final action taken.

3.3 Accessibility of Records. The **LPA** shall make books, records, related papers, supporting documentation and personnel relevant to this Agreement available to authorized **STATE** representatives, the Illinois Auditor General, Illinois Attorney General, any Executive Inspector General, the **STATE**'s Inspector General, and any other person as may be authorized by the **STATE** (including auditors), by the State of Illinois. The **LPA** shall cooperate fully in any such audit or inquiry.

3.4 Failure to maintain the books and records. Failure to maintain the books, records and supporting documents required by this section shall establish presumption in favor of the **STATE** for recovery of any funds paid by the **STATE** under the terms of this

contract.

IV. LPA FISCAL RESPONSIBILITIES

4.1 To provide all initial funding and payment for work specified under this Agreement.

4.2 Reimbursement Requests. For reimbursement requests the **LPA** will submit supporting documentation with each invoice. Supporting documentation is defined as verification of payment, certified time sheets or summaries, vendor invoices, vendor receipts, cost plus fix fee invoice, progress report, personnel and direct cost summaries, and other documentation supporting the requested reimbursement amount (Form BLR 05621 should be used for consultant invoicing purposes). **LPA** invoice requests to the **STATE** will be submitted with sequential invoice numbers by project.

LPA's must justify continued funding on inactive projects. An inactive project is defined as a project with no expenditures for the past twelve (12) months. To keep projects active, invoicing must occur a minimum of one time within any given twelve (12) months period. However, to ensure adequate processing time, the first invoice shall be submitted to the **STATE** within six (6) months of the date of execution of this Agreement. Subsequent invoices will be submitted in intervals not to exceed six (6) months.

4.3 Final Invoice: The **LPA** will submit to the **STATE** a complete and detailed final invoice with applicable supporting documentation of all incurred costs, less previous payments, no later than twelve (12) months from the date of completion of work or from the date of the previous invoice, whichever occurs first. If a final invoice is not received within this time frame, the most recent invoice may be considered the final invoice and the obligation of the funds closed. Form BLR 05613 (Engineering Payment Record) is required to be submitted with the final invoice for engineering projects.

4.4 Project Closeout: The **LPA** shall provide the final report to the appropriate **STATE** district office within twelve (12) months of the physical completion date of the project so that the report may be audited and approved for payment. If the deadline cannot be met, a written explanation must be provided to the district prior to the end of the twelve (12) months documenting the reason and thew anticipated date of completion. If the extended deadline is not met, this process must be repeated until the project is closed. Failure to follow this process may result in the immediate closeout of the project and loss of further funding.

4.5 Project End Date: The period of performance (end date) for state obligation purposes is five (5) years for projects under $1,000,000 or seven (7) years for projects over $1,000,000 from the execution date of the Agreement. Joint agreement amendments for time extensions must be received and approved prior to expiration of the project end date. Failure to extend the end date may result in the immediate close-out of the project and loss of further funding.

V. THE LPA AGREES

5.1 To acquire in its name, or in the name of the **STATE** if on the **STATE** highway system, all right-of-way necessary for this project in accordance with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, and established State policies and procedures. Prior to advertising for bids, the **LPA** shall certify to the **STATE** that all requirements of Titles II and III of said Uniform Act have been satisfied. The disposition of encroachments, if any, will be cooperatively determined by representatives of the **LPA**, the **STATE**, and the **FHWA** if required.

5.2 To provide for all utility adjustments and to regulate the use of the right-of-way of this improvement by utilities, public and private, in accordance with the current Utility Accommodation Policy for Local Public Agency Highway and Street Systems.

5.3 To provide on-site engineering supervision and inspection during construction of the proposed improvement.

5.4 To retain jurisdiction of the completed improvement unless specified otherwise by schedule (schedule should be accompanied by a location map). If the improvement location is currently under road district jurisdiction, a jurisdictional schedule is required.

5.5 To maintain or cause to be maintained the completed improvement (or that portion within its jurisdiction as established by addendum) in a manner satisfactory to the **STATE.**

5.6 To provide if required, for the improvement of any railroad-highway grade crossing and rail crossing protection within the limits of the proposed improvement.

5.7 To regulate parking and traffic in accordance with the approved project report.

5.8 To regulate encroachments on public rights-of-way in accordance with current Illinois Compiled Statutes.

5.9 To regulate the discharge of sanitary sewage into any storm water drainage system constructed with this improvement in accordance with the current Illinois Compiled Statutes.

5.10 For contracts awarded by the **LPA**, the **LPA** shall not discriminate on the basis of race, color, national origin or sex in the award and performance of any USDOT - assisted contract or in the administration of its DBE program or the requirements of 49 CFR part 26. The **LPA** shall take all necessary and reasonable steps under 49 CFR part 26 to ensure nondiscrimination in the award and administration of USDOT - assisted contracts. The **LPA**'s DBE program, as required by 49 CFR part 26 as approved by USDOT, is incorporated by reference in this Agreement. Upon notification to the recipient of its failure to carry out its approved program, the **STATE** may impose sanctions as provided for under Part 26 and may, in appropriate cases, refer the matter for

Local Public Agency	Section Number	Construction State Job Number	Engineering State Job Number	Right-of-Way State Job Number
Village of Hoffman Estates	21-00109-00-BT		D-91-113-22	

enforcement under 18 U.S. C 1001 and/or the Program Fraud Civil Remedies Act of 1986 (31 U.S.C 3801 et seq.). In the absence of a USDOT - approved **LPA** DBE Program or on **STATE** awarded contracts, this Agreement shall be administered under the provisions of the **STATE**'s USDOT approved Disadvantaged Business Enterprise Program.

VI. THE STATE AGREES

6.1 To provide such guidance, assistance, and supervision to monitor and perform audits to the extent necessary to assure validity of the **LPA**'s certification of compliance with Title II and III Requirements.

6.2 To reimburse the **LPA** for the state share on the basis of periodic billings, provided said billings contain sufficient cost information and show evidence of payments by the **LPA**.

6.3 To provide independent assurance sampling and furnish off-site material inspection and testing at sources normally visited by **STATE** inspectors for steel, cement, aggregate, structural steel, and other materials customarily tested by the **STATE**.

SCHEDULES

Additional information and/or stipulations are hereby attached and identified below as being a part of this agreement.

☒	1.	Division of Cost
☒	2.	Location Map
☐		
☐		
☐		
☐		

Local Public Agency	Section Number	Construction State Job Number	Engineering State Job Number	Right-of-Way State Job Number
Village of Hoffman Estates	21-00109-00-BT		D-91-113-22	

AGREEMENT SIGNATURES EXECUTION

The **LPA** agrees to accept and comply with the applicable provision set forth in this agreement including attached schedules.

APPROVED

Local Public Agency

Name of Official (Print or Type Name)

William D. McLeod

Title of Official

Mayor

Signature & Date

The above signature certifies the agency's TIN number is

362434131 conducting business as a Governmental Entity.

DUNS Number 074439308

UEI NNFKXVE96W35

APPROVED

State of Illinois
Department of Transportation

Omer Osman, P.E., Secretary of Transportation — Date

By:

George A. Tapas, P.E., S.E., Engineer of Local Roads & Streets — Date

Stephen M. Travia, P.E., Director of Highways PI/Chief Engineer — Date

Michael Prater, Acting Chief Counsel — Date

Vicki Wilson, Chief Fiscal Officer — Date

NOTE: If the LPA Signature is by an APPOINTED official, a resolution authorizing said appointed official to execute this agreement is required.

SCHEDULE NUMBER 1

Local Public Agency	County	Section Number	Construction State Job Number	Engineering State Job Number
Village of Hoffman Estates	Cook	21-00109-00-BT		D-91-113-22

DIVISION OF COST

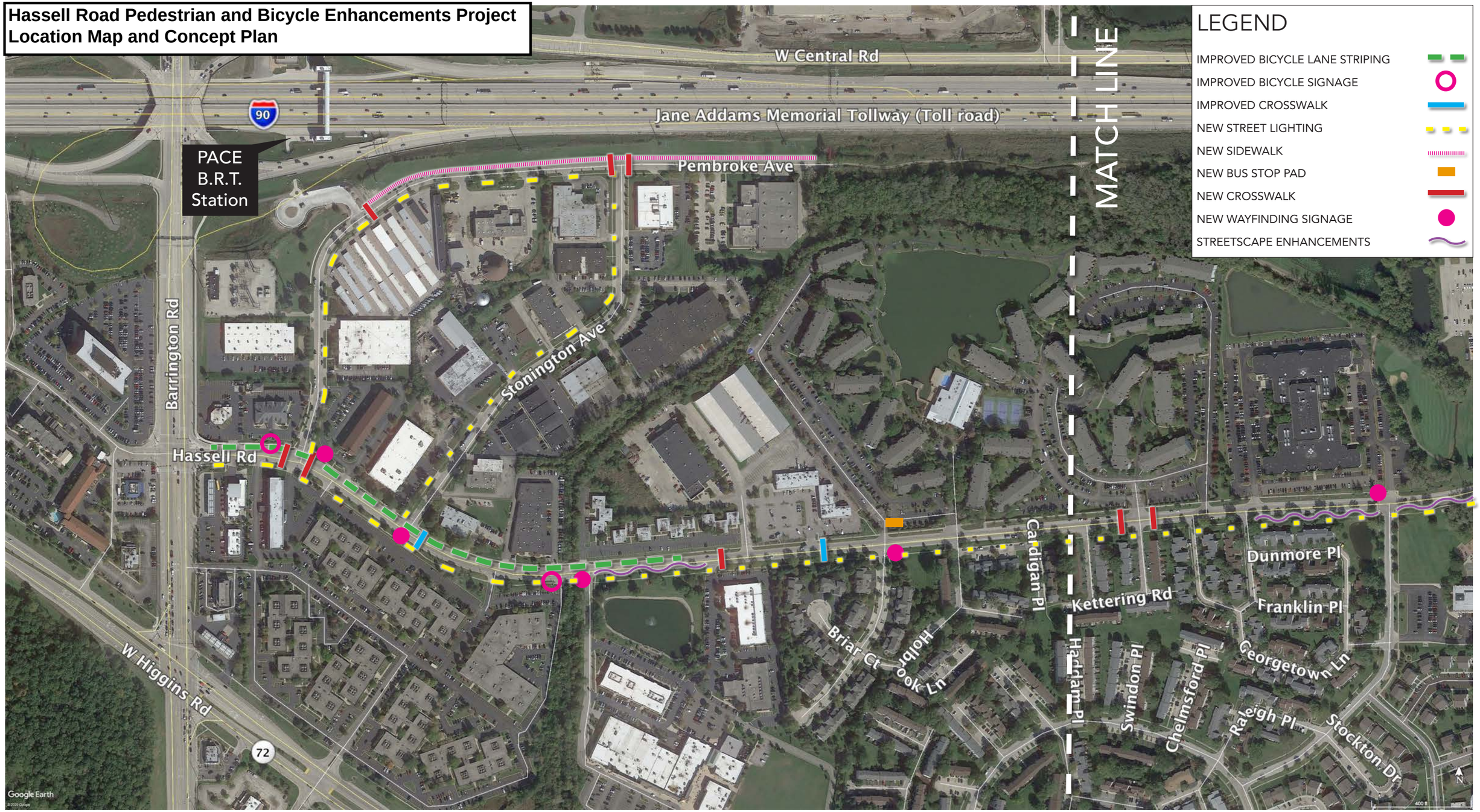
	State Funds			Local Public Agency			
Type of Work	Fund Type	Amount	%	Fund Type	Amount	%	Totals
Preliminary Engineering	STATE-ITEP	$134,590.00	*	Local	$65,683.00	BAL	$200,273.00
Total		$134,590.00		Total	$65,683.00		$200,273.00

If funding is not a percentage of the total place an asterisk (*) in the space provided for the percentage and explain below:

*Maximum ITEP-STATE Participation 100% NTE $134,588.00

NOTE: The costs shown in the Division of Cost table are approximate and subject to change. The final **LPA** share is dependent on the final State participation. The actual costs will be used in the final division of cost for billing and reimbursement.

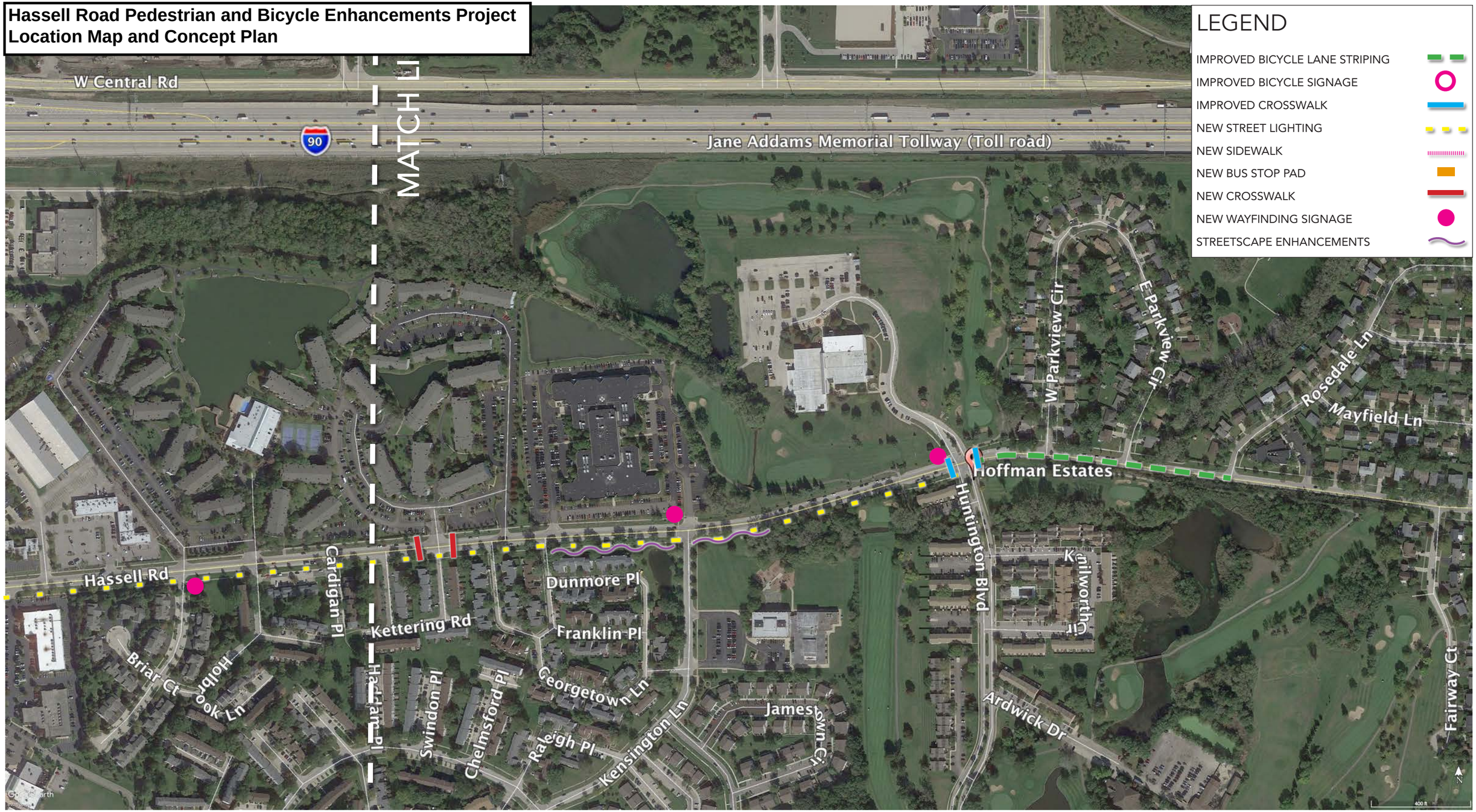
Hassell Road Pedestrian and Bicycle Enhancements Project
Location Map and Concept Plan



LEGEND

- IMPROVED BICYCLE LANE STRIPING
- IMPROVED BICYCLE SIGNAGE
- IMPROVED CROSSWALK
- NEW STREET LIGHTING
- NEW SIDEWALK
- NEW BUS STOP PAD
- NEW CROSSWALK
- NEW WAYFINDING SIGNAGE
- STREETSCAPE ENHANCEMENTS

Hassell Road Pedestrian and Bicycle Enhancements Project
Location Map and Concept Plan



LEGEND

- IMPROVED BICYCLE LANE STRIPING
- IMPROVED BICYCLE SIGNAGE
- IMPROVED CROSSWALK
- NEW STREET LIGHTING
- NEW SIDEWALK
- NEW BUS STOP PAD
- NEW CROSSWALK
- NEW WAYFINDING SIGNAGE
- STREETSCAPE ENHANCEMENTS

AGENDA

Finance Committee

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

June 1, 2026	Council Chambers	7:00 PM

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

2. **APPROVAL OF MINUTES**

   A. Finance Committee 04-27-2026

3. **PUBLIC COMMENT**

4. **OLD BUSINESS**

5. **NEW BUSINESS**

6. **REPORTS**

   A. Finance Department Monthly Report

   B. Information Technology Department Monthly Report

   C. NOW Arena Monthly Report

7. **PRESIDENT'S REPORT**

8. **ITEMS IN REVIEW**

9. **OTHER**

10. **ADJOURNMENT**

DRAFT

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.

DRAFT

AGENDA

Public Health & Safety Committee
Regular Meeting
Village Hall
1900 Hassell Road, Hoffman Estates, IL 60169

June 1, 2026	Council Chambers	7:00 PM

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

2. **APPROVAL OF MINUTES**

   A. Public Health & Safety Committee 4-27-2026

3. **PUBLIC COMMENT**

4. **OLD BUSINESS**

5. **NEW BUSINESS**

   A. Approval of a Resolution to:

      a. waive formal bidding (due to sole source); and
      b. award contracts to the following vendors for the purchase and installation of an emergency call alerting system for new Fire Station #22: Digicom, Inc, Huntley, IL in the amount not to exceed $118,274.26 and to FeatherShark, LLC, Chesterfield, MO, in an amount not to exceed $67,341.00.

6. **REPORTS**

   A. Police Department Monthly Report

   B. Health & Human Services Department Monthly Report

   C. Emergency Management Division Monthly Report

   D. Fire Department Monthly Report

7. **PRESIDENT'S REPORT**

8. **ITEMS IN REVIEW**

9. **OTHER**

DRAFT

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.

DRAFT

AGENDA

Public Works & Utilities Committee

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

June 1, 2026 | **Council Chambers** | **7:00 PM**

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

2. **APPROVAL OF MINUTES**

   A. Public Works & Utilities Committee 04-27-2026

3. **PUBLIC COMMENT**

4. **NEW BUSINESS**

   A. Approval of a Resolution authorizing the purchase of five portable message signs from Federal Contracts Company, Tampa, Florida, in the amount of $90,253.62.

   B. Approval of a Resolution authorizing the purchase of vehicle up-fitting from Lindco Equipment Sales, Merrillville, IN, in the amount of $427,102

5. **REPORTS**

   A. Public Works Department Monthly Report

   B. Engineering Division Monthly Report

6. **PRESIDENT'S REPORT**

7. **ITEMS IN REVIEW**

8. **OTHER**

9. **ADJOURNMENT**

DRAFT

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.

DRAFT

May 14, 2026

To: Mayor and Board of Trustees

TREASURER'S REPORT

March 2026

Attached hereto is the Treasurer's Report for the month of March 2026, summarizing total cash receipts and disbursements for the various funds of the Village.

For the Operating funds, cash receipts and transfers-in exceeded cash disbursements and transfers-out by $2.3 million, primarily due to property tax disbursements being received from the county. After including these receipts and disbursements, the balance of cash and investments for the operating funds is $76.0 million.

For the Operating, Debt Service and Capital Projects cash receipts and transfers-in exceeded cash disbursements and transfers-out by $4.5 million, due to property tax disbursements being received from the county.

For the Trust Funds, cash receipts and transfers-in exceeded cash disbursements and transfers-out by $7.8 million, primarily due to pension fund investment activity.

The total for cash and investments for all funds increased.

Respectfully Submitted,

Rachel Musiala

Rachel Musiala
Village Treasurer

Attachment

TREASURER'S REPORT

FOR THE MONTH ENDING March, 2026

Fund	Beginning Balance	Receipts/ Transfers - In	Disbursements/ Transfers - Out	Amount in Cash	Amount Invested	Ending Balance
General (incl. Veterans' Mem)	$ 33,564,597	$ 4,218,053	$ 4,436,759	$ 360,795	$ 32,985,095	$ 33,345,890
Payroll Account	-	3,387,029	3,387,029	-		-
Petty Cash	1,900	-	-	1,900		1,900
Foreign Fire Ins. Board	316,454	-	-	316,454		316,454
Cash, Village Foundation	15,400	-	-	15,400		15,400
Cash, Fire Protection District	38,699	24,900	-	63,599		63,599
Motor Fuel Tax	688,149	202,904	-	64,755	826,297	891,053
Comm. Dev. Block Grant	17,960	32,041	50,001	-		-
Asset Seizure - Federal	244,445	-	4,477	239,968		239,968
Asset Seizure - State	362,546	4,690	-	300,667	66,569	367,236
Asset Seizure - Battle	1,076	3	-	-	1,080	1,080
Asset Seizure - U.S. Marshall	10,624	-	-	10,624		10,624
Municipal Waste System	349,443	387,526	279,854	166,159	290,956	457,115
Roselle Road TIF	4,131,787	70,993	-	202,439	4,000,341	4,202,780
Higgins/Hassell TIF	824,491	464,074	2,214	670,944	615,407	1,286,352
Barrington/Higgins TIF	1,390,438	3,824	-	130,126	1,264,136	1,394,262
Lakewood Center TIF	516,668	1,036,437	14,385	91,907	1,446,812	1,538,719
Higgins/Old Sutton TIF	73,090	219	4,095	16,465	52,749	69,214
Stonington/Pembroke TIF	165,390	123,517	55,914	232,992		232,992
Water & Sewer	17,644,822	1,853,032	2,220,159	660,101	16,617,594	17,277,695
NOW Operating	9,323,328	191,963	535,409	2,254,629	6,725,253	8,979,881
Insurance	2,052,806	356,688	113,624	307,505	1,988,365	2,295,870
Information Technology	1,975,742	1,194,809	152,330	500,567	2,517,654	3,018,221
Total Operating Funds	$ 73,709,853	$ 13,552,700	$ 11,256,250	$ 6,607,997	$ 69,398,308	$ 76,006,305
Debt Service						
2015 A & C G.O. Debt Serv.	$ 753,300	$ 229	$ -	$ 277,560	$ 475,969	$ 753,529
2016 G.O. Debt Serv.	133,248	50,250	182,000	1,498	-	1,498
2018 G.O. Debt Serv.	100,679	302,231	-	402,910	-	402,910
Total Debt Service Funds	$ 987,227	$ 352,710	$ 182,000	$ 681,968	$ 475,969	$ 1,157,937
Capital Projects Funds						
Central Road Imp.	$ 60,011	$ 179	$ -	$ 2,268	$ 57,922	$ 60,190
Hoffman Blvd Bridge Maintenance	318,830	931	-	10,974	308,787	319,761
Western Corridor	2,686,372	308,056	343,749	34,005	2,616,675	2,650,679
Traffic Improvement	18,695	-	-	18,695		18,695
Prairie Stone Capital	2,490,363	1,555,844	556,475	568,602	2,921,131	3,489,732
Road Improvements	3,147,826	1,272,415	853,367	916,024	2,650,850	3,566,874
Western Area Traff. Impr.	24,782	-	-	24,782		24,782
West Area Rd Impr. Impact Fee	1,376,048	304,247	205,208	104,268	1,370,818	1,475,086
Capital Improvements	1,697,359	270,658	453,555	286,872	1,227,589	1,514,462
Capital Vehicle & Equipment	2,040,369	975,715	379,019	341,221	2,295,844	2,637,065
Capital Replacement	3,226,755	9,383	800,001	170,044	2,266,093	2,436,137
Stormwater Management	455,356	412,374	249,908	217,823	400,000	617,823
2019 Capital Projects	606,395	1,594	-	78,432	529,557	607,989
2024 Capital Projects	109,508	764,871	18,322	131,678	724,379	856,057
Total Capital Proj. Funds	$ 18,258,668	$ 5,876,268	$ 3,859,604	$ 2,905,688	$ 17,369,644	$ 20,275,332
Total Operating, Debt Service and Capital Project Funds	$ 92,955,748	$ 19,781,678	$ 15,297,854	$ 10,195,654	$ 87,243,920	$ 97,439,573
Trust Funds						
Police Pension (Feb)	$ 115,704,977	$ 5,238,999	$ 869,422	$ 16,895	$ 120,057,659	$ 120,074,554
Firefighters Pension (Feb)	137,584,451	4,142,255	760,531	10,014	140,956,162	140,966,176
Total Trust Funds	$ 253,289,428	$ 9,381,254	$ 1,629,953	$ 26,908	$ 261,013,821	$ 261,040,729
GRAND TOTAL	$ 346,245,176	$ 29,162,932	$ 16,927,807	$ 10,222,562	$ 348,257,741	$ 358,480,303

AGENDA ITEM REPORT

Village Board of Trustees
May 18, 2026
ITEM 7A

REQUEST: Approval of an Ordinance granting a Special Use for a Planned Development, Preliminary and Final Plat of Subdivision, and a Plat of Easement for Prairie Stone Apartments located at the southeast corner of Beverly Road and Prairie Stone Parkway.

FROM: James Donahue, Senior Planner

ITEM TYPE: Ordinance - PC Item

REQUEST SUMMARY

WB Hoffman Estates GP LLC (Willow Bridge), applicant and contractor purchaser, is seeking approvals for a multiphase Class A apartment development known as Prairie Stone Apartments, located at the southeast corner of Beverly Road and Prairie Stone Parkway.

Phase 1 consists of 280 apartment units situated on the southern portion of the subject property. Development plans for Phase 1 are included for review and approval as part of this request.

Phase 2 is planned to include 300 apartment units in a wrap-style building at the northeast corner of the subject property. Final development plans for Phase 2 have not yet been completed. Prior to commencement of Phase 2, the applicant will be required to obtain an amendment to the Planned Development approval, subject to review by the Plan Commission and Village Board.

Location:	5555 Prairie Stone Parkway
Property Owner / Applicant:	Gompers-Lewis II LLC / WB Hoffman Estates GP LLC
Property Size:	22 Acres
Zoning / Land Use:	B-3 Business District / Vacant
Adjacent Properties:	North: O-5 Office - Salvation Army Headquarters West: O-3 Office - Life Changers Church South: Jane Adams Tollway (I-90) East: B-3 Business - Vacant

FINANCIAL IMPACT

N/A

RECOMMENDATION

The Plan Commission held a public hearing on May 6, 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 - PC Findings and Recommendations Summary.
2. Recommended to the Village Board approval of a Special Use for a Planned Development for Prairie Stone Apartments located at 5555 Prairie Stone Parkway, subject to conditions A-L included in Exhibit B - PC Findings & Recommendations Summary.
3. Recommended to the Village Board approval of a Preliminary and Final Plat of Subdivision for Prairie Stone Apartments located at 5555 Prairie Stone Parkway, subject to condition A included in Exhibit B - PC Findings & Recommendations Summary.
4. Recommended to the Village Board approval of a Plat of Easement for the property located at 5435 Prairie Stone Parkway, subject to conditions A-B included in Exhibit B - PC Findings & Recommendations Summary.

Voting: 6 Ayes, 0 Nays, 3 Absent
Motions Passed

ATTACHMENTS

1. Ordinance - Prairie Stone Apartments
2. Exhibit A - Location Map - Prairie Stone Apartments (1)
3. Exhibit B - PC Findings and Recommendations Summary
4. Exhibit C - Plat of Subdivision
5. Exhibit D - Plat of Easement
6. PC Staff Report
7. Supporting Documents - Prairie Stone Apartments

ORDINANCE NO._____- 2026

VILLAGE OF HOFFMAN ESTATES

ORDINANCE GRANTING A SPECIAL USE FOR A PLANNED DEVELOPMENT, PRELIMINARY AND FINAL PLAT OF SUBDIVISION, AND A PLAT OF EASEMENT FOR PRAIRIE STONE APARTMENTS LOCATED AT THE SOUTHEAST CORNER OF BEVERLY ROAD AND PRAIRIE STONE PARKWAY, HOFFMAN ESTATES, ILLINOIS

WHEREAS, the Plan Commission at a public hearing duly called and held according to law on May 6, 2026, considered the request by WB Hoffman Estates GP LLC (applicant) for a Special Use for a Planned Development and Preliminary and Final Plat of Subdivision for Prairie Stone Apartments located at 5555 Prairie Stone Parkway and a Plat of Easement for the property located at 5435 Prairie Stone Parkway, 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, Preliminary and Final Plat of Subdivision and Plat of Easement 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 Prairie Stone Apartments located at 5555 Prairie Stone Parkway 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 3/13/26.
   ii. Preliminary Landscape Plans updated through 2/4/26.
   iii. Elevations updated through 3/13/26.
   iv. Traffic Study updated 11/20/25.
   v. Signage Plan updated 1/29/26 and 3/6/26
   vi. Application and Narrative as submitted by the applicant.

B. The development shall comply with the Municipal Code, Village construction and development standards, and substantially conform to the Development Documents.

C. Applicant shall be subject to all permit, water and sewer, and other utility fees as required by the Municipal Code or ordinances or resolutions adopted by the Village Board.

D. The site development permit for Phase 1 shall be obtained within twelve (12) months of the Village Board approval on this request.

E. Sidewalks and sidepaths along Beverly Road and Prairie Stone Parkway as outlined in the Development Documents shall be constructed and accepted by the Village in order to obtain occupancy for any portion of Phase 1.

F. Phase 2 development shall be reviewed and approved by the Village as a major amendment to this Planned Development approval, subject to the Planned Development amendment process required by the Municipal Code.

G. A performance guarantee in compliance with Section 10-7-1 of 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.

H. The submittal for a site development permit for Phase 1 shall:

   i. Address all staff review comments noted in the staff comments dated 4/3/26.

   ii. Include details of construction traffic, staging, fencing, trailers and location of stockpiles.

iii. Address winter construction conditions with plans showing sufficient water loop and paved surfaces in place prior to building vertical on any building.

I. A permit from the Metropolitan Water Reclamation District (MWRD) and Illinois Environmental Protection Agency (IEPA) shall be obtained prior to site construction commencing.

J. Cash contribution in lieu of school and park land donation must be paid 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 (School District U-46 - $52,057, Hoffman Estates Park District - $441,756).

K. Signage approved as part of this Planned Development approval shall require building permits.

L. 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 for Prairie Stone Apartments located at 5555 Prairie Stone Parkway as outlined in Exhibit "C" and the Village Clerk is hereby authorized to cause said Plat of Subdivision to be recorded with the Cook County Recorder of Deeds.

Section 4: The Village President and Village Clerk are hereby authorized to sign and attest to the Plat of Easement for 5435 Prairie Stone Parkway as outlined in Exhibit "D", subject to the following condition:

A. A Grant of Easement document shall be executed and recorded along with the Plat of Easement.

The Village Clerk is hereby authorized to cause said Plat of Easement to be recorded with the Cook County Recorder of Deeds

Section 5: The Village Clerk is hereby authorized to publish this ordinance in pamphlet form.

Section 6: 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 18th DAY OF May, 2026

_____
Village President

ATTEST:

_____
Village Clerk

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


5555 & 5435 PRAIRIE STONE PKWY
PIN: 01-31-401-002-0000 & 01-32-302-047-0000
TRILLIUM BLVD
PRAIRIE STONE PKWY
BEVERLY RD
5555
5435
I-90 EXPRESSWAY
Legend
Subject Property
Parcels
N

PLAN COMMISSION
FINDINGS & RECOMMENDATION SUMMARY
Meeting Date: 5/6/2026
Prepared By: Jim Donahue, Senior Planner
PLN25-0047

Special Use for a Planned Development & Preliminary and Final Plat of Subdivision for Prairie Stone Apartments at 5555 Prairie Stone Parkway
Plat of Easement for the property located at 5435 Prairie Stone Parkway

Findings of Fact – Special Use

Sec. 9-1-18-I: 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: ***The proposed use will not 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 proposed use will improve vacant land which has been unoccupied for many years and will help bring new residents into the Village's Entertainment District. Property values in the neighborhood will not be diminished by the proposed use.***

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 use will not impede the normal and orderly development of surrounding property for uses permitted in the district. Access and utilities have been designed and located so as to accommodate development of surrounding vacant properties.***

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 to serve the use.***

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: ***Ingress and egress have been planned so as to not negatively impact the surrounding public street system. 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 property that has been vacant for many years and in concert with the Western Area Plan adopted by the Village Board in 2021.***

Recommendations

The Plan Commission made the following motions:

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

   Motion by Bauske, seconded by Harner, to adopt the findings.

   Roll call vote:
   Aye: 6 (Bauske, Chhatwani, Harner, Milford, Trieb, Wise)
   Nay: 0
   Absent: 3 (Alexander. Henderson, Lee)
   Motion Passed

2. Recommend to the Village Board approval of a Special Use for a Planned Development for Prairie Stone Apartments, located at 5555 Prairie Stone Parkway, subject to the following conditions:

   A. The following documents and plans (“Development Documents”), all on file with the Village, are hereby approved and constitute Planned Development approval for the Development:

      i. Preliminary Civil Engineering Plans updated through 3/13/26.

      ii. Preliminary Landscape Plans updated through 2/4/26.

      iii. Elevations updated through 3/13/26.

      iv. Traffic Study updated 11/20/25.

      v. Signage Plan updated 1/29/26 and 3/6/26

      vi. Application and Narrative as submitted by the applicant.

   B. The development shall comply with the Municipal Code, Village construction and development standards, and substantially conform to the Development Documents.

   C. Applicant shall be subject to all permit, water and sewer, and other utility fees as required by the Municipal Code or ordinances or resolutions adopted by the Village Board.

   D. The site development permit for Phase 1 shall be obtained within twelve (12) months of the Village Board approval on this request.

E. Sidewalks and sidepaths along Beverly Road and Prairie Stone Parkway as outlined in the Development Documents shall be constructed and accepted by the Village in order to obtain occupancy for any portion of Phase 1.

F. Phase 2 development shall be reviewed and approved by the Village as a major amendment to this Planned Development approval, subject to the Planned Development amendment process required by the Municipal Code.

G. A performance guarantee in compliance with Section 10-7-1 of 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.

H. The submittal for a site development permit for Phase 1 shall:

   i. Address all staff review comments noted in the staff comments dated 4/3/26.

   ii. Include details of construction traffic, staging, fencing, trailers and location of stockpiles.

   iii. Address winter construction conditions with plans showing sufficient water loop and paved surfaces in place prior to building vertical on any building.

I. A permit from the Metropolitan Water Reclamation District (MWRD) and Illinois Environmental Protection Agency (IEPA) shall be obtained prior to site construction commencing.

J. Cash contribution in lieu of school and park land donation must be paid 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 (School District U-46 - $52,057, Hoffman Estates Park District - $441,756).

K. Signage approved as part of this Planned Development approval shall require building permits.

L. 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.

Motion by Bauske, seconded by Harner, to recommend approval.

Roll call vote:

Aye: 6 (Bauske, Chhatwani, Harner, Milford, Trieb, Wise)
Nay: 0
Absent: 3 (Alexander, Henderson, Lee)
Motion Passed

3. Recommend to the Village Board of Trustees approval of a Preliminary and Final Plat of Subdivision for Prairie Stone Apartments, located at 5555 Prairie Stone Parkway, 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.

Motion by Bauske, seconded by Harner, to recommend approval.

Roll call vote:
Aye: 6 (Bauske, Chhatwani, Harner, Milford, Trieb, Wise)
Nay: 0
Absent: 3 (Alexander. Henderson, Lee)
Motion Passed

4. Recommend to the Village Board of Trustees approval of a Plat of Easement for the property located at 5435 Prairie Stone Parkway, subject to the following conditions:

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

   B. A Grant of Easement document shall be executed and recorded along with the Plat of Easement.

   Motion by Bauske, seconded by Harner, to recommend approval.

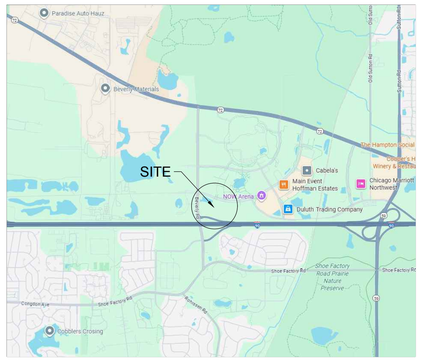
   Roll call vote:
   Aye: 6 (Bauske, Chhatwani, Harner, Milford, Trieb, Wise)
   Nay: 0
   Absent: 3 (Alexander, Henderson, Lee)
   Motion Passed

FINAL PLAT OF SUBDIVISION
FOR
PRAIRIE STONE APARTMENTS
HOFFMAN ESTATES, IL

PART OF THE SOUTHEAST 1/4 OF SECTION 31 AND SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

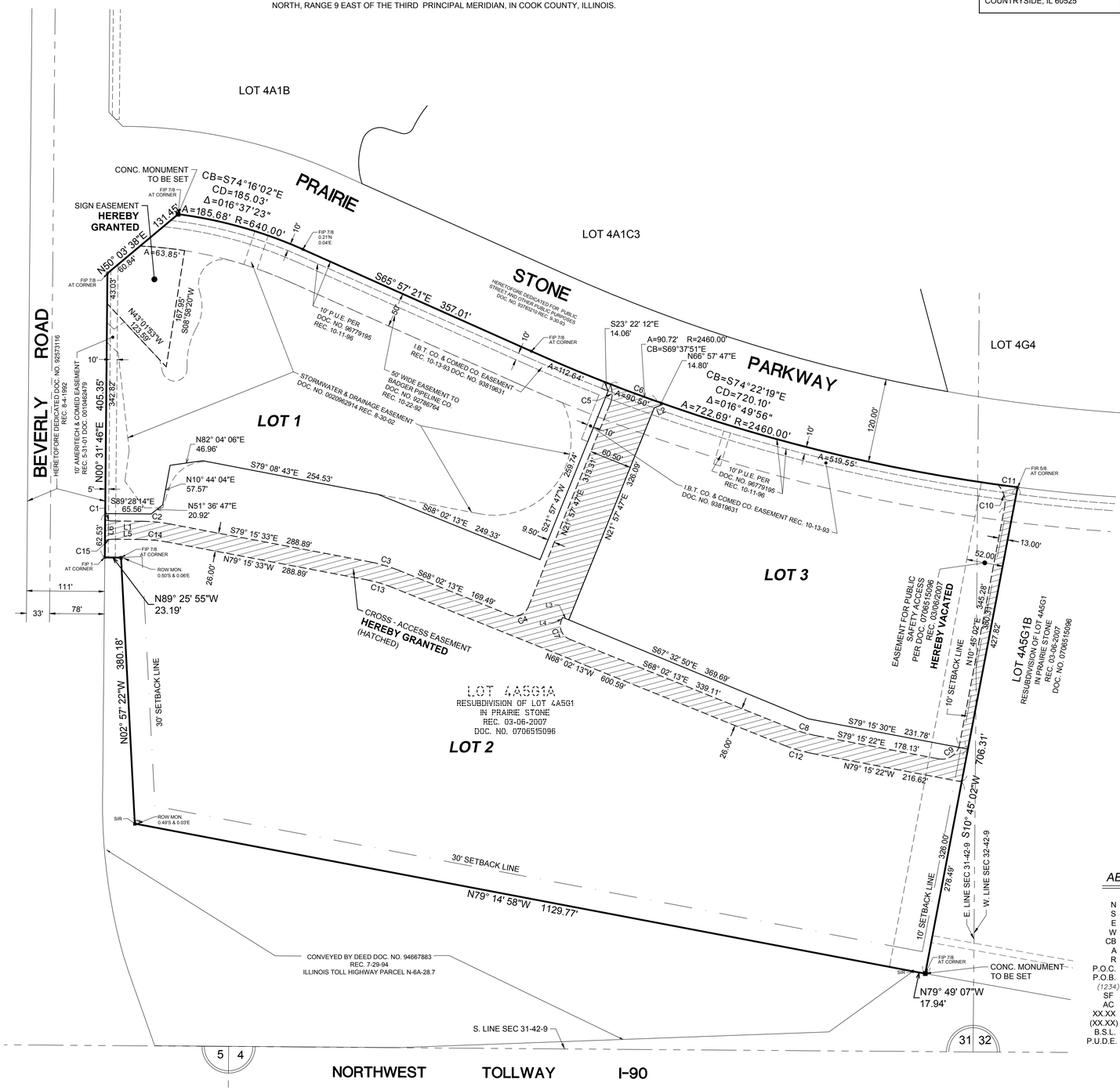
MAIL TO:
VILLAGE OF HOFFMAN ESTATES
1900 HASSELL ROAD,
HOFFMAN ESTATES, IL 60195
847-882-9100

TAX BILLS SHALL BE SENT TO:
GOMPERS-LEWIS II LLC
6140 JOLIET ROAD
COUNTRYSIDE, IL 60525



VICINITY MAP
NOT TO SCALE

PIN:
01-31-401-002-0000



GRAPHIC SCALE

80' 0 40' 80' 160' 320'

1" = 80'

BASIS OF BEARINGS

ASSUMED THE EAST LINE OF BEVERLY ROAD TO BE: N 00° 31' 46" E

ASSUMED MERIDIAN

CURVE TABLE			
CURVE	CHORD BEARING	RADIUS	LENGTH
C1	S 80°43'29" E	35.50	10.84
C2	S 84°21'53" E	226.50	40.37
C3	S 73°38'53" E	226.50	44.36
C4	N 66°57'47" E	20.50	32.20
C5	N 00°53'41" W	35.50	28.32
C6	S 69°44'08" E	2460.00	81.71
C7	S 23°02'13" E	20.50	32.20
C8	S 73°38'47" E	198.50	38.87
C9	N 55°44'50" E	25.50	40.05
C10	N 17°16'12" W	35.50	34.72
C11	S 82°27'13" E	2460.00	28.71
C12	N 73°38'47" W	224.50	43.96
C13	N 73°38'53" W	200.50	39.27
C14	N 84°21'53" W	200.50	35.73
C15	S 80°44'47" W	35.50	12.12

OWNER
Gompers-Lewis II LLC
6140 Joliet Road
Countryside, IL 60525

DEVELOPER
WB Hoffman Estates GP LLC
1110 Jorie Boulevard, Suite 300
Oakbrook, IL 60523
630-572-6661
Contact: Joe Segobiano

SURVEYOR
V3 Companies, Ltd. 7325 Janes Avenue Woodridge, Illinois 60517
630 724 9200
Project Manager: Edward Murray
emurray@v3co.com

AREA

958,322 SQ. FT.
22.0000 ACRES

NOTES

1. ONCE THE PLAT SHOWN HEREON IS RECORDED AND UPON COMPLETION OF CONSTRUCTION, 5/8" IRON RODS WITH PLASTIC CAPS SHALL BE SET AT ALL LOT CORNERS AND CHANGES IN GEOMETRY, UNLESS SHOWN OTHERWISE.
2. ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. ARC DISTANCES ARE ALONG ALL CURVES.
3. PLAT CONFORMS TO ALL REQUIREMENTS OF SECTION 10-6-3 OF THE HOFFMAN ESTATES MUNICIPAL CODE.

ABBREVIATIONS

N	NORTH
S	SOUTH
E	EAST
W	WEST
CB	CHORD BEARING
A	ARC LENGTH
R	RADIUS
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
(1234)	ADDRESS
SF	SQUARE FEET
AC	ACRES
XX.XX	MEASURED DATUM
(XX.XX)	INFORMATION TAKEN FROM DEED
B.S.L.	BUILDING SETBACK LINE
P.U.D.E.	PUBLIC UTILITY AND DRAINAGE EASEMENT

LEGEND

- SECTION CORNER
- PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED LOT LINE
- FUTURE LOT LINE
- CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- BUILDING SETBACK LINE
- SECTION LINE
- QUARTER SECTION LINE
- FBD FOUND BRASS DISC
- FIR FOUND IRON ROD
- FRS FOUND RAILROAD SPIKE
- FPK FOUND PK NAIL
- FIP FOUND IRON PIPE
- FIB FOUND IRON BAR
- FBM FOUND BRASS MONUMENT
- TP SET TRAVERSE POINT
- SET CONCRETE MONUMENT
- SPK SET PK NAIL
- SIP SET IRON PIPE

Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
WB Hoffman Estates GP LLC
1110 Jorie Boulevard - Suite 300
Oak Brook, IL 60523
630-230-5602

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1.	03/18/26	REVISED PER CLIENT COMMENT			
2.	04/02/26	REVISED PER CLIENT COMMENT - LOT NUMBERS			
3.	05/01/26	REVISED PER COMMENT			
4.	05/06/26	REVISED CROSS ACCESS EASEMENT PER COMMENT			
5.	05/06/26	REVISED PER COMMENT			

FINAL PLAT OF SUBDIVISION

PRAIRIE STONE APARTMENTS - HOFFMAN ESTATES

DRAFTING COMPLETED:	03/11/26	DRAWN BY: EJM/SPK	PROJECT MANAGER: SAK
FIELD WORK COMPLETED:	N/A	CHECKED BY: EJM	SCALE: 1" = 80'

Project No: 9255P15.WB
Group No: VP04.2
SHEET NO. 1 of 2

FINAL PLAT OF SUBDIVISION
FOR
PRAIRIE STONE APARTMENTS
HOFFMAN ESTATES, IL

PART OF THE SOUTHEAST 1/4 OF SECTION 31 AND SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN:
01-31-401-002-0000

OWNERS CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT GOMPERS-LEWIS II LLC, IS THE HOLDER OF RECORD TITLE TO THE PROPERTY SHOWN AND DESCRIBED ON THE PLAT, AND HAS CAUSED THE SAME TO BE PLATTED AS SHOWN FOR THE USES AND PURPOSES THEREIN SET FORTH AND DO HEREBY ACKNOWLEDGE THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THE HEREIN ABOVE DESCRIBED OWNER ALSO CERTIFIES THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF SCHOOL DISTRICT U-46 AND ELGIN COMMUNITY COLLEGE DISTRICT 509.

DATED AT _____, THIS ____ DAY OF _____ A.D., 20___

BY: _____ ATTEST: _____

TITLE: _____ TITLE: _____

NOTARY CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

_____, (TITLE) _____

AND

_____, (TITLE) _____

OF_____ WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHO ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE OF OWNERSHIP, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT IN THEIR CAPACITY FOR THE USES AND PURPOSES THEREIN SET FORTH AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION. GIVEN UNDER MY HAND AND NOTARIAL SEAL

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

BY: _____
NOTARY PUBLIC

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF HOFFMAN ESTATES, COOK COUNTY, ILLINOIS,

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

SIGNED _____
CHAIRMAN

ATTEST _____
SECRETARY

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
) SS
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 _____
VILLAGE PRESIDENT

ATTEST _____
VILLAGE CLERK

VILLAGE TREASURER CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____. COLLECTOR FOR THE VILLAGE OF HOFFMAN ESTATES, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF, THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

DATED AT HOFFMAN ESTATES, COOK COUNTY, IL

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

_____
VILLAGE TREASURER

CROSS - ACCESS EASEMENT PROVISIONS

A PERPETUAL NON-EXCLUSIVE CROSS-ACCESS EASEMENT FOR PEDESTRIAN AND VEHICULAR ACCESS ONLY IS HEREBY GRANTED OVER AND ACROSS THOSE PORTIONS OF LOT 2 MARKED AND IDENTIFIED AS "CROSS-ACCESS EASEMENT" ON THIS FINAL PLAT OF SUBDIVISION. THE CROSS-ACCESS EASEMENT GRANTED HEREBY SHALL RUN TO THE BENEFIT OF LOT 1 AND LOT 3 AS DEPICTED ON THIS FINAL PLAT OF SUBDIVISION AND TO THE PROPERTY KNOWN AS LOT 4A5G1B IN THE FINAL PLAT OF RESUBDIVISION OF LOT 4A5G1, RECORDED MARCH 6, 2007 AS DOCUMENT NO. 0706515096, IN COOK COUNTY, ILLINOIS (PIN # 01-32-302-047), ALONG WITH THEIR RESPECTIVE LESSEES, EMPLOYEES, AGENTS, INVITEES, VISITORS AND GUESTS (HEREINAFTER CUMULATIVELY REFERENCED AS "GRANTEE"). NOTWITHSTANDING THE FOREGOING, THIS GRANT IS NOT INTENDED IN ANY WAY AS A PUBLIC DEDICATION.

GRANTEE ACKNOWLEDGES THE PROPERTY DEPICTED ON THIS FINAL PLAT OF SUBDIVISION MAY BE DEVELOPED IN PHASES. AT THE TIME OF DEVELOPMENT FOR EACH PHASE, GRANTOR SHALL DESIGN, INSTALL, KEEP, AND MAINTAIN THE CROSS-ACCESS EASEMENT IDENTIFIED ON THIS FINAL PLAT OF SUBDIVISION IN GOOD ORDER AND REPAIR AND IMPROVED WITH AN ASPHALT, CONCRETE, OR SIMILAR HARD SURFACE OF SUFFICENT LOAD BEARING STRENGTH SO AS TO ACCOMMODATE VEHICULAR TRAFFIC AT GRANTOR'S SOLE COST AND EXPENSE. NO OBSTRUCTIONS OR BARRIERS SHALL BE ERECTED ON OR ABOUT THE CROSS-ACCESS EASEMENT, EXCEPT AS MAY BE REQUIRED WITH RESPECT TO THE PERIODIC MAINTENANCE, REPAIR OR REPLACEMENT OF THE SURFACE THEREOF WITHIN GRANTOR'S SOLE DISCRETION.

GRANTEE SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS GRANTOR, ITS LENDER, MANAGERS, MEMBERS, AGENTS, AND LESSEES FROM AND AGAINST ANY AND ALL CLAIMS, DEMANDS, DAMAGES, LIABILITIES, LOSSES, JUDGMENTS, COSTS AND EXPENSES ARISING OUT OF GRANTEE'S USE OF THE CROSS ACCESS EASEMENT ON THE GRANTOR PROPERTY, OR ANY OF ITS RESPECTIVE EMPLOYEES, AGENTS, LESSEES, LICENSEES, GUESTS, OR INVITEES, EXCEPT AS TO THE EXTENT CAUSED BY THE NEGLIGENCE OR WILLFUL MISCONDUCT OF THE GRANTOR OR ITS EMPLOYEES, AGENTS, LESSEES, LICENSEES, GUESTS OR INVITEES.

THE CROSS-ACCESS EASEMENT SHALL BECOME EFFECTIVE SIMULTANEOUSLY WITH THE RECORDING OF THIS PLAT OF SUBDIVISION.

SIGN EASEMENT PROVISIONS

A PERMANENT AND NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED FOR AND GRANTED TO THE VILLAGE OF HOFFMAN ESTATES, ILLINOIS ("GRANTEE"), AND ITS RESPECTIVE SUCCESSORS AND ASSIGNS, WITHIN THE AREAS SO DESIGNATED ON THIS PLAT AND MARKED "SIGN EASEMENT" TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE, INSPECT, MAINTAIN AND OPERATE UNDERGROUND AND ABOVE GROUND FACILITIES RELATED TO THE EXISTING SIGNAGE AND FUTURE SIGNAGE TO BE LOCATED ON THE EASEMENT AREA, AND LINES IN, UNDER, ACROSS, ALONG, AND UPON THE SURFACE OF THE SIGN EASEMENT INCLUDING WITHOUT LIMITATION SIGNAGE STRUCTURE, CONTROL VAULTS, PIPING, WATER LINES, VALVES, STORM LINES, ELECTRICAL CONDUIT, ELECTRICAL CONTROLS AND ALL NECESSARY FACILITIES APPURTENANT THERETO, TOGETHER WITH THE RIGHT OF ACCESS THERETO FOR THE PERSONNEL AND EQUIPMENT NECESSARY AND REQUIRED FOR SUCH USES AND PURPOSES, AND TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF THE EASEMENT AREA TO SERVE IMPROVEMENTS THEREON. TOGETHER WITH THE RIGHT TO CUT, TRIM, OR REMOVE TREES, BUSHES, AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENTAL TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE EASEMENT AREA FOR ALL SUCH PURPOSES. OBSTRUCTIONS, INCLUDING FENCE BASE FOUNDATIONS, SHALL NOT BE PLACE IN CONFLICT OVER GRANTEE'S FACILITIES OR IN, UPON, OR OVER THE PROPERTY WITHIN SAID EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF THE GRANTEE. SAID EASEMENT MAY BE USED BY THE GRANTEE FOR LANDSCAPING AND SUPPORTING EQUIPMENT, GARDENS, WALKWAYS, AND SCREENING EXCEPT AS OTHERWISE DESIGNATED ON THIS PLAT. IN CONNECTION WITH THE OPERATION OF, MAINTENANCE, AND REPAIR OF THE EXISTING OR FUTURE SIGNAGE LOCATED ON THE EASEMENT AREA, GRANTEE SHALL, AT ITS SOLE COST AND EXPENSE, BE RESPONSIBLE FOR MAINTAINING THE SIGNAGE IN A COMMERCIALLY REASONABLE CONDITION. THE FOREGOING OBLIGATION SHALL INCLUDE, BUT NOT BE LIMITED TO, GRANTEE'S PERFORMANCE OF ALL MAINTENANCE, REPAIR, STAINING, PAINTING, REMOVAL OR REPLACEMENT OF SIGNAGE AND ANY COMPONENT THERETO, INCLUDING LIGHTING. IN CONNECTION WITH THE MAINTENANCE OF THE EASEMENT AREA, NOT INCLUDING SIGNAGE, GRANTEE, ITS SUCCESSORS AND ASSIGNS SHALL, AT ITS SOLE COST AND EXPENSE, BE RESPONSIBLE FOR INSTALLING, MAINTAINING, PLANTING, INSPECTING, REMOVING AND REPLACING ANY MULCH, STONE, TREES, SHRUBS, BUSHES, GRASS, PLANTS, GROUNDCOVERS AND OTHER FORMS OF VEGETATION AND LANDSCAPING FEATURES. THE GRADES OF THE SUBDIVIDED PROPERTY APPROVED BY THE VILLAGE ENGINEER SHALL NOT BE ALTERED IN ANY MANNER BY THE INSTALLATION OF ANY OF THE FACILITIES OF SAID GRANTEE SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF OR WITH THE SURFACE DRAINAGE THEREON. THE PROVISIONS AND RIGHTS GRANTED HEREIN ARE EXPLICITLY CONDITIONED UPON AND SUBJECT TO THOSE RIGHTS AND REQUIREMENTS APPLICABLE TO THE GRANTEE AS SET FORTH IN THE SEARS BUSINESS PARK DECLARATION OF PROTECTIVE COVENANTS RECORDED WITH THE COOK COUNTY RECORDER OF DEEDS ON MARCH 8, 1991 AS DOCUMENT NO. 91105432, AS AMENDED. THE GRANTEE MAY AT ANY TIME IN ITS SOLE DISCRETION SURRENDER, RELEASE, OR DEED THIS EASEMENT TO THE THEN FEE OWNER OF THE EASEMENT PROPERTY.

BLANKET WATER MAIN EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED BY AND GRANTED TO THE VILLAGE OF HOFFMAN ESTATES OVER LOTS 1, 2, AND 3 OF THIS PLAT, TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN WATER MAINS, WITH ALL NECESSARY MANHOLES, WATER VALVES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THE SUBDIVISION AND OTHER PROPERTY WITH WATER SERVICE AND THE RIGHT TO ENTER UPON THE LOT AT ALL TIMES TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN WITHIN SAID EASEMENT AREA SAID WATER VALVES AND OTHER EQUIPMENT.

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF _____)

I, _____, COUNTY CLERK OF COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE SUBJECT PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE SUBJECT PLAT.

GIVEN UNDER MY HAND AND SEAL AT _____, _____ COUNTY, ILLINOIS THIS _____ DAY OF _____, A.D., 20_____.

BY: _____
COUNTY CLERK

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF _____)

THIS INSTRUMENT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS. THIS

_____ DAY OF _____, A.D., _____AT _____ O'CLOCK ____M. AND RECORDED

AS DOCUMENT NO. _____.

BY: _____
COUNTY RECORDER

DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT 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 SUBDIVISION.

DATED THIS _____ DAY OF _____, 20___.

_____ _____
IL REGISTERED PROFESSIONAL ENGINEER OWNER

_____ BY: _____
STATE REGISTRATION NUMBER

ITS:_____
_____
REGISTRATION EXPIRATION DATE BY: _____

ITS: _____

SURVEYOR'S DESIGNATION OF RECORDING

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, EDWARD J. MURRAY, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, HEREBY DESIGNATE THE VILLAGE CLERK OF HOFFMAN ESTATES TO RECORD A CERTAIN PLAT OF SUBDIVISION KNOWN AS PRAIRIE STONE APARTMENTS - HOFFMAN ESTATES WITH THE COOK COUNTY RECORDER OF DEEDS OR REGISTRAR OF TITLES. THIS DESIGNATION IS GRANTED UNDER THE RIGHT TO DESIGNATE SUCH RECORDING UNDER 765 ILCS 205/2.

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

_____
EDWARD J. MURRAY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-4037
MY LICENSE EXPIRES ON NOVEMBER 30, 2026.
V3 COMPANIES OF ILLINOIS, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2027.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, EDWARD J. MURRAY, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 4037 HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOT 4A5G1A IN THE FINAL PLAT OF RESUBDIVISION OF LOT 4A5G1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 31 AND SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 6, 2007 AS DOCUMENT NO. 0706515096, IN COOK COUNTY, ILLINOIS, ALSO DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 4A5G1B, IN THE SAID RESUBDIVISION ON LOT 4A5G1; THENCE SOUTH 10 DEGREES 45 MINUTES 02 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 4A5G1B, 706.31 FEET TO THE NORTH LINE OF THE NORTHWEST TOLLWAY (I-90); THENCE NORTH 79 DEGREES 49 MINUTES 07 SECONDS WEST, ALONG SAID NORTH LINE, 17.94 FEET; THENCE NORTH 79 DEGREES 14 MINUTES 58 SECONDS WEST, ALONG SAID NORTH LINE, 1129.77 FEET TO THE EASTERLY LINE OF BEVERLY ROAD; THENCE NORTH 02 DEGREES 57 MINUTES 22 SECONDS WEST, ALONG SAID EASTERLY LINE, 380.18 FEET; THENCE CONTINUING ALONG THE EASTERLY LINE OF SAID BEVERLY ROAD, NORTH 89 DEGREES 25 MINUTES 55 SECONDS WEST, 23.19 FEET; THENCE CONTINUING ALONG THE WESTERLY LINE OF BEVERLY ROAD, NORTH 00 DEGREES 31 MINUTES 46 SECONDS EAST, 405.35 FEET; THENCE NORTH 50 DEGREES 03 MINUTES 38 SECONDS EAST, 131.45 FEET TO THE SOUTHERLY LINE OF PRAIRIE STONE PARKWAY; THENCE ALONG A NON-TANGENT CURVE CONCAVE SOUTHERLY, BEING THE SOUTHERLY LINE OF SAID PRAIRIE STONE PARKWAY, HAVING A RADIUS OF 640.00 FEET, AN ARC LENGTH OF 185.68 FEET, A CHORD BEARING OF SOUTH 74 DEGREES 16 MINUTES 02 SECONDS EAST, AN CHORD DISTANCE OF 185.03 FEET; THENCE SOUTH 65 DEGREES 57 MINUTES 21 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID PRAIRIE STONE PARKWAY, 357.01 FEET; THENCE ALONG A TANGENT CURVE, CONCAVE NORTHERLY, BEING THE SOUTHERLY LINE OF SAID PRAIRIE STONE PARKWAY, HAVING A RADIUS OF 2460.00 FEET, AN ARC LENGTH OF 722.69 FEET, A CHORD BEARING OF SOUTH 74 DEGREES 22 MINUTES 19 SECONDS EAST, A CHORD DISTANCE OF 720.10 FEET, TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THIS LAND IS WITHIN THE CORPORATE LIMITS OF A MUNICIPALITY WHICH HAS AUTHORIZED A COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AS NOW OR HEREAFTER AMENDED.

I FURTHER CERTIFY THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. PERMANENT MONUMENTS WILL BE SET AT ALL LOT CORNERS, EXCEPT WHERE CONCRETE MONUMENTS ARE INDICATED.

I FURTHER CERTIFY THAT THE ABOVE DESCRIBED AREA IS IN AN AREA OF MINIMAL FLOOD HAZARD (ZONE X, UNSHADED), AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF THE VILLAGE OF HOFFMAN ESTATES, COOK COUNTY, ILLINOIS (COMMUNITY PANEL NO. 17031C0153K) EFFECTIVE DATE 01/23/2026.

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

PROFESSIONAL LAND SURVEYOR
EDWARD J. MURRAY
4037
WOODRIDGE, ILLINOIS
STATE OF ILLINOIS

_____
EDWARD J. MURRAY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-4037
MY LICENSE EXPIRES ON NOVEMBER 30, 2026.
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2027.
emurray@v3co.com

Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
WB Hoffman Estates GP LLC
1110 Jorie Boulevard - Suite 300
Oak Brook, IL 60523
630-230-5602

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1.	03/18/26	REVISED PER CLIENT COMMENT			
2.	04/02/26	REVISED PER CLIENT COMMENT - LOT NUMBERS			
3.	05/01/26	REVISED PER COMMENT			
4.	05/06/26	REVISED CROSS ACCESS EASEMENT PER COMMENT			
5.	05/06/26	REVISED PER COMMENT			

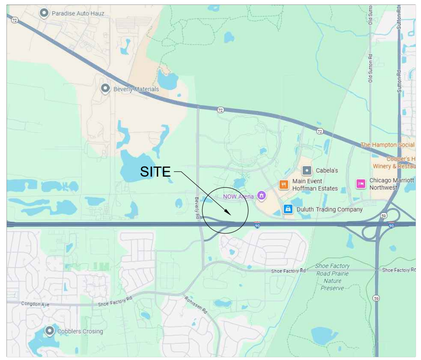
FINAL PLAT OF SUBDIVISION

PRAIRIE STONE APARTMENTS - HOFFMAN ESTATES

DRAFTING COMPLETED: 03/11/26	DRAWN BY: EJM/SPK	PROJECT MANAGER: SAK	
FIELD WORK COMPLETED: N/A	CHECKED BY: EJM	SCALE: 1" = N/A	

Project No: 9255P15.WB
Group No: VP04.2
SHEET NO. 2 of 2

EXHIBIT "D"



VICINITY MAP
NOT TO SCALE

PIN:
01-32-302-047-0000

PLAT OF EASEMENT
FOR
PRAIRIE STONE APARTMENTS
HOFFMAN ESTATES, IL

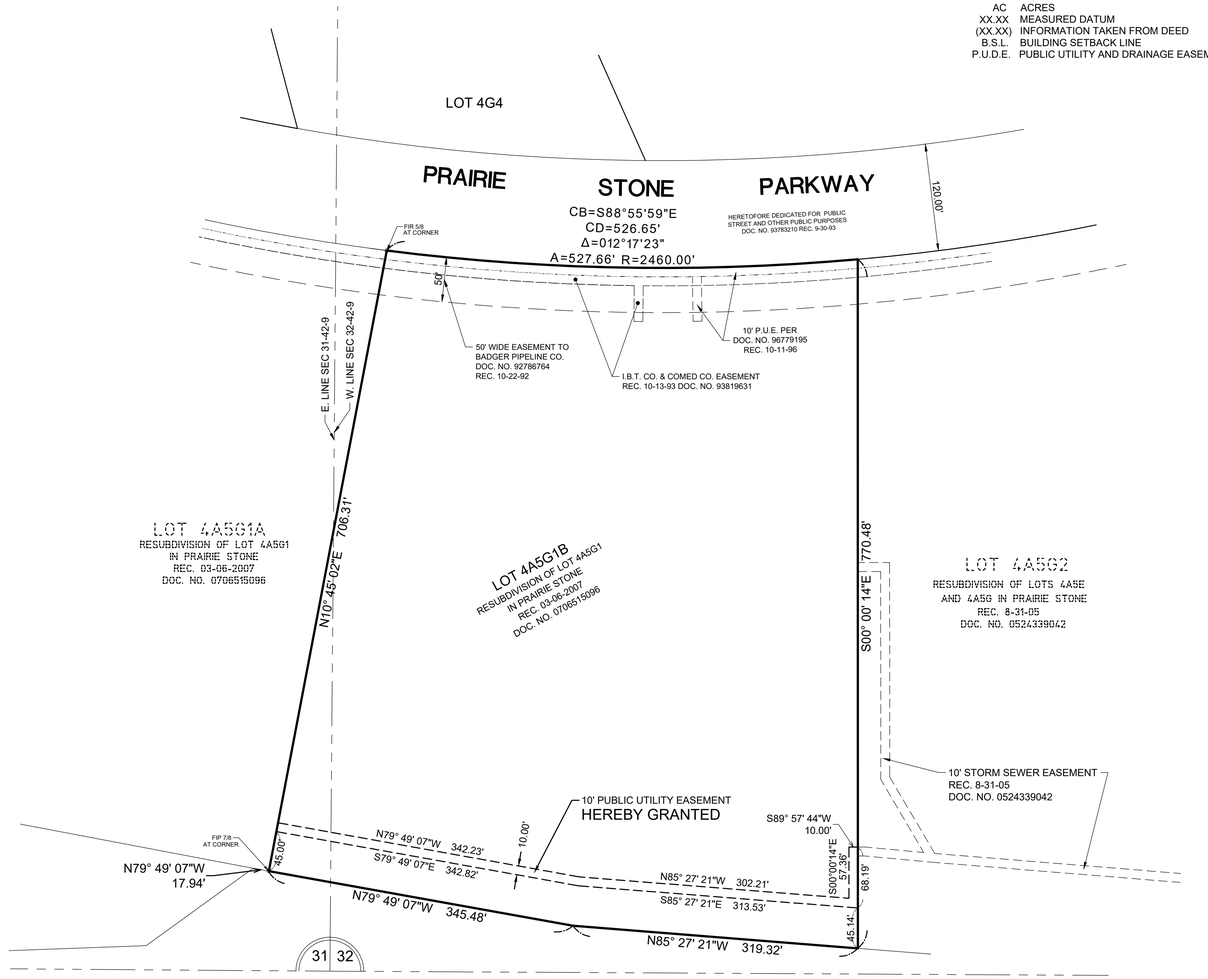
PART OF THE SOUTHEAST 1/4 OF SECTION 31 AND SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ABBREVIATIONS

N	NORTH
S	SOUTH
E	EAST
W	WEST
CB	CHORD BEARING
A	ARC LENGTH
R	RADIUS
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
(1234)	ADDRESS
SF	SQUARE FEET
AC	ACRES
XX.XX	MEASURED DATUM
(XX.XX)	INFORMATION TAKEN FROM DEED
B.S.L.	BUILDING SETBACK LINE
P.U.D.E.	PUBLIC UTILITY AND DRAINAGE EASEMENT

LEGEND

3 2 / 10 11	SECTION CORNER
	PROPERTY LINE
	EXISTING RIGHT-OF-WAY LINE
	PROPOSED RIGHT-OF-WAY LINE
	PROPOSED LOT LINE
	FUTURE LOT LINE
	CENTERLINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	BUILDING SETBACK LINE
	SECTION LINE
	QUARTER SECTION LINE
FBD	FOUND BRASS DISC
FIR	FOUND IRON ROD
FRS	FOUND RAILROAD SPIKE
FPK	FOUND PK NAIL
FIP	FOUND IRON PIPE
FIB	FOUND IRON BAR
	SET CONCRETE MONUMENT
SPK	SET PK NAIL
SIP	SET IRON PIPE



BASIS OF BEARINGS

ASSUMED THE EAST LINE OF BEVERLY ROAD TO BE: N 00° 31' 46" E

ASSUMED MERIDIAN

GRAPHIC SCALE

80' 0 40' 80' 160' 320'

1" = 80'

LEGAL DESCRIPTION:

LOT 4A5G1B IN THE FINAL PLAT OF RESUBDIVISION OF LOT 4A5G1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 31 AND SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 6, 2007 AS DOCUMENT NO. 0706515096, IN COOK COUNTY, ILLINOIS.

OWNERS CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT _____, IS THE HOLDER OF RECORD TITLE TO THE PROPERTY SHOWN AND DESCRIBED ON THE PLAT, AND HAS CAUSED THE SAME TO BE PLATTED AS SHOWN FOR THE USES AND PURPOSES THEREIN SET FORTH AND DO HEREBY ACKNOWLEDGE THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

DATED AT _____, THIS ____ DAY OF _____ A.D., 20___

BY: _____ ATTEST: _____

TITLE: _____ TITLE: _____

NOTARY CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

_____, (TITLE) _____

AND

_____, (TITLE) _____

OF_____ WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHO ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE OF OWNERSHIP, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT IN THEIR CAPACITY FOR THE USES AND PURPOSES THEREIN SET FORTH AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION. GIVEN UNDER MY HAND AND NOTARIAL SEAL

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

BY: _____
NOTARY PUBLIC

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

APPROVED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF HOFFMAN ESTATES, COOK AND KANE COUNTIES, ILLINOIS,

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

SIGNED _____
VILLAGE PRESIDENT

ATTEST _____
VILLAGE CLERK

NOTES

1. ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. ARC DISTANCES ARE ALONG ALL CURVES.

VILLAGE TREASURER CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____, COLLECTOR FOR THE VILLAGE OF HOFFMAN ESTATES, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF, THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

DATED AT HOFFMAN ESTATES, COOK AND KANE COUNTIES, IL

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

_____
VILLAGE TREASURER

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF _____)

THIS INSTRUMENT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS. THIS _____ DAY OF _____, A.D., _____AT _____ O'CLOCK ____.M. AND RECORDED

AS DOCUMENT NO. _____.

BY: _____
COUNTY RECORDER

PUBLIC UTILITY EASEMENT PROVISIONS

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

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, EDWARD J. MURRAY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE PLAT HEREON DRAWN WAS PREPARED AT AND UNDER MY DIRECTION. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS 12TH DAY OF MARCH, A.D., 2026.

_____
EDWARD J. MURRAY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-4037
MY LICENSE EXPIRES ON NOVEMBER 30, 2026.
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2027.
emurray@v3co.com

PROFESSIONAL LAND SURVEYOR — EDWARD J. MURRAY — 4037 — WOODRIDGE, ILLINOIS — STATE OF ILLINOIS

Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
WB Hoffman Estates GP LLC
1110 Jorie Boulevard - Suite 300
Oak Brook, IL 60523
630-230-5602

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

PLAT OF EASEMENT
PRAIRIE STONE APARTMENTS - HOFFMAN ESTATES

DRAFTING COMPLETED:	03/11/26	DRAWN BY: SPK	PROJECT MANAGER: SAK
FIELD WORK COMPLETED:	N/A	CHECKED BY: EJM	SCALE: 1" = 80'

Project No: 9255P15.WB
Group No: VP10.1
SHEET NO. 1 of 1

PLAN COMMISSION STAFF REPORT

Meeting Date: 5/6/2026
From: James Donahue, Senior Planner
PLN25-0047
Public Hearing

Special Use for a Planned Development & Preliminary and Final Plat of Subdivision for Prairie Stone Apartments located at 5555 Prairie Stone Parkway
Plat of Easement for the property located at 5435 Prairie Stone Parkway

REQUEST SUMMARY

WB Hoffman Estates GP LLC (Willow Bridge), applicant and contractor purchaser, is seeking approvals for a multiphase Class A apartment development known as Prairie Stone Apartments, located at the southeast corner of Bevely Road and Prairie Stone Parkway.

Phase 1 consists of 280 apartment units situated on the southern portion of the subject property. Development plans for Phase 1 are included for review and approval as part of this request.

Phase 2 is planned to include 300 apartment units in a wrap-style building at the northeast corner of the subject property. Final development plans for Phase 2 have not yet been completed. Prior to commencement of Phase 2, the applicant will be required to obtain an amendment to the Planned Development approval, subject to review by the Plan Commission and Village Board.

Location:	5555 Prairie Stone Parkway
Property Owner / Applicant:	Gompers-Lewis II LLC / WB Hoffman Estates GP LLC
Property Size:	22 Acres
Zoning / Land Use:	B-3 Business District / Vacant
Adjacent Properties:	North: O-5 Office - Salvation Army Headquarters West: O-3 Office - Life Changers Church South: Jane Adams Tollway (I-90) East: B-3 Business - Vacant

BACKGROUND / ANALYSIS

The subject property is a 22 acre site located at the southeast corner of Beverly Road and Prairie Stone Parkway. The property is zoned B-3 Business District and is currently vacant.

In 2021, the Village Board adapted the Western Area Plan (encompassing the area west of Bartlett Road and north of I-90), which established a conceptual framework for a

diverse mix of uses — with an emphasis on muliti-family residential, retail, entertainment and recreation uses centered on the Arena and Village Green properties. Central to achieving a vibrant, sustainable activity node will be the introduction of high-density, Class A multi-family apartments with walkable connectivity to surrounding uses. The subject property occupies a strategic location directly across from the Village Green and west of the Arena.

In 2023, Gompers-Lewis II, LLC acquired the property and entered into a Pre-Development Agreement with the Village, memorializing the shared intent to develop the site as a multiphase residential project comprising over 580 Class A apartments. This agreement was structured as a short-term instrument, set to expire upon the Village's granting of Planned Development approval.WB Hoffman Estates GP LLC (Willow Bridge), as applicant and contract purchaser, is seeking the following approvals:

1. **Special Use for a Planned Development:** Approval of a Special Use for a Planned Development authorizing the development and use of the subject property as a multiphase multi-family Planned Development, including concurrent approval of development plans for Phase 1, consisting of 280 apartment units.
2. **Preliminary and Final Plat of Subdivision:** Replatting the existing single lot into 3 new lots — Lot 1 designated for stormwater detention, Lot 2 comprising Phase 1 of the Planned Development, and Lot 3 comprising Phase 2 of the Planned Development.
3. **Plat of Easement**: Establishing of a Storm Sewer Easement over and across the property immediately east of the subject property at 5435 Prairie Stone Parkway, through which a storm sewer will be constructed to convey a portion of the stormwater runoff westward to the Prairie Stone Central Wetlands serving the broader Prairie Stone development.

PLANNED DEVELOPMENT PROCESS

Planned Developments for multi-family dwellings are permitted as a Special Use in the B-3 zoning district, pursuant to Section 9-1-18A of the Municipal Code. Phase 1 development plans are included for review and consideration as part of the current request; Phase 2 approval is not being sought at this time. Prior to commencing construction on Phase 2, the applicant will be required to obtain Village approval of an amendment to the Planned Development, including review by the Plan Commission and Village Board. Per the applicant's petition, Phase 2 is anticipated to proceed in 2029.

PROJECT SUMMARY - PHASE 1

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. Phase 1 will consist of 280 units spread across 10 buildings located on the southern half of the property and will consist of a mix of efficiency units (40), 1-bedroom units (156), and 2-bedroom units (84). Phase 1 will include an outdoor pool and clubhouse. Amenities within the clubhouse will include a game room, great room, covered patio, fitness center, yoga room, conference room, and workrooms. The buildings include a mix of brick/stone material, siding, board and batten and a shingle roof. It is anticipated

construction of Phase 1 will commence in the summer of 2026, move-ins will begin in August 2027, and construction will be completed in 2028.



SITE PLAN



Access & Traffic: The proposed plan identifies two points of access into the site via Beverly Road and Prairie Stone Parkway. Access from Beverly Road will be right-in-right-out only and align with the existing curb cut on the west side of the street, while the access on Prairie Stone Parkway will be full access and align with the existing median cut. The petitioner provided a detailed traffic study which studied capacity, new trip generation, and queuing for the existing intersections and concluded that the existing roadway system, the proposed access drives, and the proposed internal intersections have sufficient reserve capacity to accommodate the traffic that would be generated by the proposed development.

Access for future Phase 2 and for the 10 acre property immediately east of the site would be via shared access off Prairie Stone Parkway. Cross access between all properties is shown on the plat of subdivision and would be expanded to include the 10 acre property when it develops.

Pedestrian and Bike Accommodations: The plans identify significant pedestrian sidewalks internal to Phase 1 of the property connecting all buildings throughout the site as well as to Beverly Road and Prairie Stone Parkway. The plans identify a 10-foot wide multipurpose sidepath along the property's entire Praire Stone Parkway frontage that will provide a crossing on Beverly Road to connect into the recently completed path system along Beverly Road that extends south to Beacon Pointe Drive.

Parking: Phase 1 parking will consist of 383 surface parking spaces and 64 tuck-under garage parking spaces, totaling 447 parking spaces — a ratio of 1.6 spaces per unit and 1.22 spaces per bedroom. Staff considers this ratio sufficient to meet anticipated demand based on several factors, including the Traffic and Parking Study submitted by the applicant and reviewed by Village Engineering Division, which indicates that demand for the development will be 420 spaces. Additionally, comparable apartment developments previously approved by the Village, and occupancy data collected at the Seasons apartments, where the supplied ratio of 1.9 spaces per unit (1.6 spaces per bedroom) substantially exceeded observed average demand of 0.98 spaces per unit (0.63 per bedroom). EV capable parking accommodations will be provided throughout the site in compliance with Illinois state law and the Municipal Code.

Engineering: Existing utilities near the site will be utilized for the development. The Engineering Division has reviewed the proposed engineering, grading, utility, and erosion control plans and found that the plans are acceptable per the Planned Development requirements. As part of the final permit submittal, engineering comments from 4/3/26 shall be incorporated into the final engineering design. This has been added as a condition of approval.

Landscaping: The proposed landscape plan incorporates many trees, shrubs and perennials into the site design. Existing trees along the streetscape on Prairie Stone Parkway and Beverly Road will be preserved as part of the development with additional landscape being added throughout the site. Existing tollway plantings will not be touched and will remain in place to provide additional screening.

School and Park Donations: The proposed development is subject to school and park donation requirements as per Section 10-9-2 of the Municipal Code. Based on the size of the development, the petitioner will be paying cash-in-lieu of land for both the school and park donation requirement. The cash donation amounts are noted in the conditions of approval.

Signage: The Petitioner is proposing two monument signs (one at each main entrance) and a permanent leasing sign near the clubhouse/office building. These signs will be internally illuminated. Temporary feather signs at the main entrances and the corner of Beverly Road and Prairie Stone Parkway are proposed as per the exhibit submitted as part of the Planned Development. A building permit must be issued for each sign prior to construction.

PLAT OF SUBDIVISION

The property would be formally re-subdivided, as outlined in the attached Plat of Subdivision. The plat identifies the existing stormwater basin as a stand-alone lot and

Phase 1 and Phase 2 as separate lots. Existing utilities within previously dedicated easements will be accessed for use on the site. A blanket water main easement is being dedicated on the entire site. The plat meets the Municipal Code requirements. Cross access benefiting all properties (Lots 1–3) is shown on the plat of subdivision and would be expanded to include the 10 acre property when it develops. A condition of approval has been added that the plat shall be updated in conformance with Village Corporation Counsel review prior to Village Board consideration of this request.

PLAT OF EASEMENT

As part of the development of Phase 1, a storm sewer to serve the property will be extended across the adjacent 10-acre property, which is under the same ownership as the subject property. Because the storm sewer serves multiple properties, the Village requires it to be covered with a Storm Sewer Easement. The plat dedicates the required easements and meets the Municipal Code requirements. A condition of approval has been added that the plat shall be updated in conformance with Village Corporation Counsel review prior to Village Board consideration of this request.

PHASE 2

Phase 2 is currently planned to be a “wrap style” development and will be located on the northeast quadrant of the Subject Property. A “wrap style” development references a specific architectural design in multi-family real estate construction where residential units are built in a square or U-shape around a central, above-ground parking garage. This design makes parking more convenient for residents by allowing them to park on the same level as their unit and is popular as an efficient use of land. Like Phase 1, Phase 2 would also be nicely amenitized, including an outdoor pool and landscaped courtyard located internal to the development and a fitness center located at the complex’s main entrance.

The applicant anticipates construction of Phase 2 to commence in 2029. Development plans for Phase 2 shall require approval by the Village via an amendment to the Planned Development approval. This request would be considered by the Plan Commission with final approval required by the Village Board.

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 - PC Findings and Recommendations Summary.
2. Recommend to the Village Board approval of a Special Use for a Planned Development for Prairie Stone Apartments located at 5555 Prairie Stone Parkway, subject to conditions A-L included in Exhibit B - PC Findings & Recommendations Summary.
3. Recommend to the Village Board approval of a Preliminary and Final Plat of Subdivision for Prairie Stone Apartments located at 5555 Prairie Stone Parkway, subject to condition A included in Exhibit B - PC Findings & Recommendations Summary.

4. Recommend to the Village Board approval of a Plat of Easement for the property located at 5435 Prairie Stone Parkway, subject to conditions A-B included in Exhibit B - PC Findings & Recommendations Summary.

ATTACHMENTS

1. PC Staff Report
2. PC Findings and Recommendations Summary - PS Apartments
3. Location Map - Prairie Stone Apartments
4. Supporting Documents - Prairie Stone Apartments

VILLAGE OF HOFFMAN ESTATES
PZE APPLICATION SUMMARY

APPLICATION INFORMATION	
Project Number:	PLN25-0047
Project Name:	Prairie Stone Apartments
Application Date:	11/26/2025
Staff Contact:	James Donahue

PROJECT TYPE
Special Use for a Planned Development; Plats of Subdivision and Easement

SITE INFORMATION	
Property Address:	5555 & 5435 PRAIRIE STONE PKWY
All included PINs:	01-31-401-002-0000; 01-32-302-047-0000

PROJECT CONTACTS	
Applicant:	Willow Bridge
Owner:	GOMPERS LEWIS II LLC

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

PETITION TO THE VILLAGE OF HOFFMAN ESTATES FOR LAND USE ENTITLEMENTS

THE UNDERSIGNED Petitioner, WB Hoffman Estates GP LLC ("**Petitioner**" or "**Willow Bridge**"), respectfully petitions the Village of Hoffman Estates ("**Village**") for i) approval of a Preliminary Plat of Subdivision ("**Plat of Subdivision**"); ii) approval of a Special Use Permit for a Planned Development ("**Special Use**"); iii) approval of a Planned Development and associated deviations ("**Planned Development**"); and iv) 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 Gompers-Lewis II LLC, an Illinois limited liability company having an address at 6140 Joliet Road, Countryside, IL 60525 ("**Owner**").

2. Petitioner is WB Hoffman Estates GP LLC, a Delaware limited liability company having an office address at 1110 Jorie Boulevard, Ste 300 Oak Brook, IL 60523.

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

4. The Subject Property consists of approximately 22 acres of real property located at the southeast corner of Prairie Stone Parkway and Beverly Road.

5. The Subject Property has a common address of 5555 Prairie Stone Parkway, Hoffman Estates, IL 60192.

6. The Subject Property has remained vacant and underutilized in its current configuration since its annexation to the Village in 1978.

7. Petitioner seeks to reposition and redevelop the Subject Property with a residential multi-family community to be commonly known as Prairie Stone ("**Prairie Stone**").

8. Prairie Stone will consist of two different phases of development.

9. Phase 1 will consist of 280 "garden style" units spread across 10 buildings located on the south half of the Subject Property ("**Phase 1**").

10. Phase 2 will consist of 302 "wrap style" units located on the northeast quadrant of the Subject Property ("**Phase 2**").

11. The Subject Property is currently zoned "B-3" Business District.

12. Section 9-1-18A(E)(2) of Village Code authorizes special uses for planned developments in the "B-3" Business District.

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

a. North: "O-5" Office District consisting of The Salvation Army Central Territory Headquarters.

b. East: "B-3" Business District consisting of NOW Arena.

c. South: Bound by I-90.

d. West: "O-3" Office and Research Tollway District consisting of Life Changers International Church.

14. 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 developer is Willow Bridge. Since Willow Bridge's inception in 1965, Willow Bridge (previously known as Lincoln Property Company's residential division) has created, managed, and stewarded exceptional residential communities across America. Having built over 200,000 apartments to date, Petitioner is one of the nation's most respected full service residential property companies, currently operating a successful portfolio of over 220,000 units across 75 markets. 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 Prairie Stone Parkway and Beverly Road. The Subject Property has remained vacant and underutilized in its current configuration since its annexation to the Village in 1978. Petitioner now seeks Village approval to reposition and redevelop the Subject Property with residential uses to be commonly known as Prairie Stone.

The proposed 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 "Office Retail Mixed Use," which designation was consistent with the Subject

Property's positioning 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 office corridor as a result of the Covid-19 pandemic, which changes effectively rendered use of the Subject Property for office/retail/mixed use obsolete. Since Covid-19, there have been national challenges for filling office space and developing properties zoned for office use. The Subject Property is no exception. Despite the changing market dynamics, the proposed development of Prairie Stone 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 Class A rental apartments, labeling the potential for

this housing type as "significant." Importantly, the Residential Market Analysis finds that "in the Hoffman Estates Market Area (which extends both north and south of I-90 from IL-25 east to I-294, recently introduced Class A/luxury apartment development has been well received in various municipalities. The Village of Hoffman Estates, however, has yet to capture its share of market-wide Class A apartment demand simply because of the lack of new construction supply within its boundaries." Notably, 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."

In addition to the Village's planning documents and market trends, Petitioner's success in other nearby communities, where residences leased very quickly, further demonstrates the current and future demand for upscale, highly amenitized apartment living along interstate corridors close to employment opportunities. This includes Petitioner's prior development of Domain CityGate, a 285-unit residential multi-family community located along the I-88 corridor in Naperville that was developed by Petitioner in 2022. Domain CityGate has seen tremendous success and was awarded the prestigious NAIOP award for Multifamily Development of the Year in 2023 – an award recognizing its excellence in design, amenities, and community integration. Like Domain CityGate, the proposed Prairie Stone community will offer a broad appeal to a variety of demographics, including young professionals and employees transitioning to the community.

The Prairie Stone community will assist in fulfilling the needs and gaps in the market via the conversion of otherwise vacant property to a vibrant residential multi-family community targeting a variety of tenants, including some of the fastest growing housing segments of our

population. Petitioner's target market will consist of empty nester couples looking to downsize and simplify and young professionals. Typical residents are anticipated to range in age with a concentration in the 25 to 35 and 50 to 65 age groups. Petitioner's residents are typically renters by choice and therefore have an income that is capable of qualifying for a mortgage but choose to rent for lifestyle. Incomes will be reviewed to ensure that the resident will qualify and will typically range between $70,000 per year and $110,000 per year. Most of Petitioner's residents hold post high school degrees and or education certifications and are employed in a variety of professional positions across various industries.

It is anticipated that the Prairie Stone community will develop in two phases. Phase 1 will consist of 280 "garden style" units spread across 10 buildings located on the southern half of the Subject Property. Phase 1 will consist of a mix of efficiency units (40), 1-bedroom units (156), and 2-bedroom units (84). Parking for this phase will consist of 412 surface parking spaces and 64 tuck-under garage parking spaces, for a total of 476 parking spaces. Phase 1 will include an outdoor pool and clubhouse. Amenities within the clubhouse will include a game room, great room, covered patio, fitness center, yoga room, conference room, and work rooms. It is anticipated construction of Phase 1 will commence in June of 2026, move-ins will begin in August of 2027, and construction will be completed in 2028.

Phase 2 will consist of 302 "wrap style" units and will be located on the northeast quadrant of the Subject Property. A "wrap style" development references a specific architectural design in multi-family real estate construction where residential units are built in a square or U-shape around a central, above-ground parking garage. This design makes parking more convenient for residents by allowing them to park on the same level as their unit and is popular as an efficient use of land. Further, by providing elevator and parking garage access on each floor, it promotes safety within

the community. Phase 2 will consist of a mix of 1-bedroom units (40), 2-bedroom units (180), and 3-bedroom units (82). The parking garage located internal to the site will contain 456 parking spaces. An additional 10 surface level guest parking spaces will also be provided, for a total of 466 parking spaces. Like Phase 1, Phase 2 will also be nicely amenitized, including an outdoor pool and landscaped courtyard located internal to the development and a fitness center located at the complex's main entrance. It is anticipated that construction of Phase 2 will commence in June of 2029 and will be completed in February of 2031.

The proposed Prairie Stone community will utilize architecture that is compatible with the surrounding area, helping elevate the energy and vibrancy of the I-90 corridor. 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 lap siding and board & batten.

The proposed development will logically transition between the surrounding uses, including the higher intensity office park to the north, the NOW Arena to the east, and the Life Changers International Church to the west. Further, the proposed community will help support the existing office, commercial, and retail uses in the area, including those located in the office park to the north and at the intersection of IL Route 59 and IL Route 72. The future residents will also benefit from the development's proximity to shopping districts, recreational amenities, and employment centers. Within a 1-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. On a broader scale, the Subject Property is conveniently located in close proximity to key transportation corridors, including the I-90 and IL Route 59 interchange,

offering easy access to the greater Chicagoland area and providing convenience for commuting residents.

Access to the development will include a right-in/right-out driveway on Beverly Road, a full access driveway on Prairie Stone Parkway that aligns with a median break for the existing Salvation Army office driveway to the north, and a future right-in/right-out driveway on Prairie Stone Parkway.

Prairie Stone's stormwater management needs will be served by the existing stormwater detention basin located on the northwest quadrant of the Subject Property. 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 be formed for the community to ensure its proper function and sustained aesthetic appeal.

Landscape treatments will be utilized throughout Prairie Stone 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 on the perimeter of the community to screen the development from the adjacent uses and to create the feel of a residential enclave.

ZONING REQUESTS AND STANDARDS

1. Approval of a Plat of Subdivision.

Petitioner has submitted herewith a Plat of Subdivision for the Subject 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. To the contrary, the proposed development is consistent with the planning documents and reports adopted by the Village. The Village's Comprehensive Plan designates the future use of the Subject Property as "Office Retail Mixed Use," which designation was consistent with the Subject Property's positioning 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 office corridor as a result of the Covid-19 pandemic, which changes effectively rendered use of the Subject Property for office/retail/mixed use obsolete. Since Covid-19, there have been national challenges for filling office space and developing properties zoned for office use. The Subject Property is no exception. Despite the changing market dynamics, the proposed development of Prairie Stone 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 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 Class A rental apartments, labeling the potential for this housing type as "significant." Importantly, the Residential Market Analysis finds that "in the Hoffman Estates Market Area (which extends both north and south of I-90 from IL-25 east to I-294, recently introduced Class A/luxury apartment development has been well received in various municipalities. The Village of Hoffman Estates, however, has yet to capture its share of market-wide Class A apartment demand simply because of the lack of new construction supply within its boundaries." Notably, 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."

The Prairie Stone community will assist in fulfilling the needs and gaps in the market via the conversion of otherwise vacant property to a vibrant residential multi-family community targeting a variety of tenants, including some of the fastest growing housing segments of our population. Petitioner's target market will consist of empty nester couples looking to downsize and simplify and young professionals. Typical residents are anticipated to range in age with a

concentration in the 25 to 35 and 50 to 65 age groups. Petitioner's residents are typically renters by choice and therefore have an income that is capable of qualifying for a mortgage but choose to rent for lifestyle. Incomes will be reviewed to ensure that the resident will qualify and will typically range between $70,000 per year and $110,000 per year. Most of Petitioner's residents hold post high school degrees and or education certifications and are employed in a variety of professional positions across various industries.

As noted, the Subject Property has remained vacant and underutilized in its current condition since its annexation in 1978. Unlike the historical vacancy 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 office park to the north, the Life Changers International Church to the west, and NOW Arena to the east. Further, the proposed community will help support the existing office, commercial, and retail uses in the area, including those located in the office park to the north and at the intersection of IL Route 59 and IL Route 72. 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 will it substantially diminish and impair property values within the neighborhood. As previously noted, the Subject Property has remained vacant and underutilized in its current condition since its annexation in 1978. Unlike the historical vacancy of the Subject Property, the proposed development will logically transition between the surrounding uses, including the higher intensity office park to the north, the NOW

Arena to the east, and the Life Changers International Church to the west. Further, the proposed community will help support the existing office, commercial, and retail uses in the area, including those located in the office park to the north and at the intersection of IL Route 59 and IL Route 72. 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.

In addition to the development's support of the local commercial/retail uses, Petitioner has taken care to strategically incorporate significant landscaping treatments along the perimeter of the Subject Property's to screen the development from the adjacent uses. To further enhance the visual appeal of the community, additional landscaping will be incorporated throughout Prairie Stone, including a mix of parkway trees, shade trees, and shrubs.

The proposed Prairie Stone community will also utilize architecture that is compatible with the surrounding area, helping elevate the energy and vibrancy of the I-90 corridor. 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 lap siding and board & batten.

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, vacant, and highly visible property located along an important Village corridor, and the proposed requests will facilitate development the Subject Property for its highest and best use.

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 Prairie Stone 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-3" Business District. However, the Subject Property has remained vacant and underutilized in this configuration and since its annexation to the Village in 1978. Petitioner now seeks Village approval to reposition the Subject Property for its highest and best use with a residential multi-family community to be commonly known as Prairie Stone.

As previously noted, the Prairie Stone community will assist in fulfilling the needs and gaps in the market via the conversion of otherwise vacant property to a vibrant residential multi-family community targeting a variety of tenants, including some of the fastest growing housing segments of our population. Petitioner's target market will consist of empty nester couples looking to downsize and simplify and young professionals. Typical residents are anticipated to range in age with a concentration in the 25 to 35 and 50 to 65 age groups. Petitioner's residents are typically renters by choice and therefore have an income that is capable of qualifying for a mortgage but choose to rent for lifestyle. Incomes will be reviewed to ensure that the resident will qualify and will typically range between $70,000 per year and $110,000 per year. Most of Petitioner's residents hold post high school degrees and or education certifications and are employed in a variety of professional positions across various industries.

The proposed development will also logically transition between the surrounding uses, including the higher intensity office park to the north, the NOW Arena to the east, and the Life Changers International Church to the west. Further, the proposed community will help support the existing office, commercial, and retail uses in the area, including those located in the office park to the north and at the intersection of IL Route 59 and IL Route 72. The future residents will also benefit from the development's proximity to shopping districts, recreational amenities, and

employment centers. Within a 1-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. On a broader scale, the Subject Property is conveniently located in close proximity to key transportation corridors, including the I-90 and IL Route 59 interchange, offering easy access to the greater Chicagoland area and providing convenience for commuting residents.

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. Prairie Stone's stormwater management needs will be served by the existing stormwater detention basin located on the northwest quadrant of the Subject Property. 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 be formed for the community to ensure its proper function and sustained aesthetic appeal.

Access to the development will include a right-in/right-out driveway on Beverly Road, a full access driveway on Prairie Stone Parkway that aligns with a median break for the existing Salvation Army office driveway to the north, and a right-in/right-out driveway on Prairie Stone Parkway. A private, internal roadway network will provide circulation within the Prairie Stone community and will be owned and maintained by the HOA for its ensured maintenance.

Adequate parking will be provided throughout the community. In Phase 1, parking will

consist of 412 surface parking spaces and 64 tuck-under garage parking spaces, for a total of 476 spaces in compliance with Village Code. In Phase 2, parking will consist of a central parking garage that will be located internal to the site and will contain 456 parking spaces. An additional 10 surface level guest parking spaces will also be provided, for a total of 466 parking spaces in compliance with Village Code.

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, access to the development will include a right-in/right-out driveway on Beverly Road, a full access driveway on Prairie Stone Parkway that aligns with a median break for the existing Salvation Army office driveway to the north, and a right-in/right-out driveway on Prairie Stone Parkway. A private, internal roadway network will provide circulation within the Prairie Stone community and will be owned and maintained by the HOA for its ensured maintenance. Further, Petitioner retained V3 Companies to conduct a traffic study to ensure the proposed community does not significantly impact the existing traffic patterns in the area.

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. As mentioned, in Phase 1, parking will consist of 412 surface parking spaces and 64 tuck-under garage parking spaces, for a total of 476 spaces. In Phase 2, parking will consist of a central parking garage that will be located internal to the site and will contain 456 parking spaces. An additional 10 surface level guest parking spaces will also be provided, for a total of 466 parking spaces.

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 will 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 "Office Retail Mixed Use," which designation was consistent with the Subject Property's positioning 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 surrounding area as a result of the Covid-19 pandemic, which changes effectively rendered use of the Subject Property for office/retail/mixed use 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 Class A rental apartments, labeling the potential for this housing type as "significant." Importantly, the Residential Market Analysis finds that "in the Hoffman Estates Market Area (which extends both north and south of I-90 from IL-25 east to I-294, recently introduced Class A/luxury apartment development has been well received in various municipalities. The Village of Hoffman Estates, however, has yet to capture its share of market-wide Class A apartment demand simply because of the lack of new construction supply within its boundaries." Notably, 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."

The Prairie Stone community will assist in fulfilling the needs and gaps in the market via the conversion of otherwise vacant property to a vibrant residential multi-family community targeting a variety of tenants, including some of the fastest growing housing segments of our population. Petitioner's target market will consist of empty nester couples looking to downsize and simplify and young professionals. Typical residents are anticipated to range in age with a

concentration in the 25 to 35 and 50 to 65 age groups. Petitioner's residents are typically renters by choice and therefore have an income that is capable of qualifying for a mortgage but choose to rent for lifestyle. Incomes will be reviewed to ensure that the resident will qualify and will typically range between $70,000 per year and $110,000 per year. Most of Petitioner's residents hold post high school degrees and or education certifications and are employed in a variety of professional positions across various industries.

3. <u>Approval of a Planned Development.</u>

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-3" Business District. Section 9-1-18A(E)(1) authorizes special uses for planned developments in the "B-3" 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 vacancy, 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 on the northwest quadrant of the development, significant landscaping treatments along the perimeter of the Subject Property to provide a buffer between the development and the adjacent uses, adequate room for on-site resident and guest parking, optimal configuration of the proposed apartment buildings, and significant amenity features in both Phase 1 and Phase 2.

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 Subject Property has remained vacant since its annexation in 1978. Petitioner now seeks Village approval to reposition and redevelop the Subject Property with a residential multi-family community to be commonly known as Prairie Stone.

The proposed development will logically transition between the surrounding uses, including the higher intensity office park to the north, the NOW Arena to the east, and the Life Changers International Church to the west. Further, the proposed community will help support the existing office, commercial, and retail uses in the area, including those located in the office park to the north and at the intersection of IL Route 59 and IL Route 72. The future residents will also benefit from the development's proximity to shopping districts, recreational amenities, and employment centers. Within a 1-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. On a broader scale, the Subject Property is conveniently located in close proximity to key transportation corridors, including the I-90 and IL Route 59 interchange, offering easy access to the greater Chicagoland area and providing convenience for commuting residents.

It is anticipated that the Prairie Stone community will develop in two phases. Phase 1 will consist of 280 "garden style" units spread across 10 buildings located on the southern half of the Subject Property. Phase 1 will consist of a mix of efficiency units (40), 1-bedroom units (156),

and 2-bedroom units (84). Parking for this phase will consist of 412 surface parking spaces and 64 tuck-under garage parking spaces, for a total of 476 spaces in compliance with Village Code. Phase 1 will include an outdoor pool and clubhouse. Amenities within the clubhouse will include a game room, great room, covered patio, fitness center, yoga room, conference room, and work rooms. It is anticipated construction of Phase 1 will commence in June of 2026, move-ins will begin in August of 2027, and construction will be completed in 2028.

Phase 2 will consist of 302 "wrap style" units and will be located on the northeast quadrant of the Subject Property. Phase 2 will consist of a mix of 1-bedroom units (40), 2-bedroom units (180), and 3-bedroom units (82). For Phase 2, a central parking garage will be located internal to the site and will contain 456 parking spaces. An additional 10 surface level guest parking spaces will also be provided, for a total of 466 parking spaces in compliance with Village Code. Like Phase 1, Phase 2 will also be highly amenitized, including an outdoor pool and landscaped courtyard located internal to the development and a fitness center located at the complex's main entrance. It is anticipated that construction of Phase 2 will commence in June of 2029 and be completed in February of 2031.

Prairie Stone's stormwater management needs will be served by the existing stormwater detention basin located on the northwest quadrant of the Subject Property. Landscape treatments will be utilized throughout Prairie Stone 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 on the perimeter of the community 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.

Prairie Stone 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 vacant, such that there are minimal desirable topography, vegetation, or geological features located at the site. 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, Prairie Stone will be served by the existing stormwater detention basin located on the northwest quadrant of the Subject Property. 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 be formed for the community to ensure its proper function and sustained aesthetic appeal.

In addition, landscape treatments will be utilized throughout Prairie Stone 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 on the perimeter of the community 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. It is anticipated that the Prairie Stone community will develop in two phases. Phase 1 will consist of 280 "garden style" units spread across 10 buildings located on the southern half of the Subject Property. Phase 1 will

consist of a mix of efficiency units (40), 1-bedroom units (156), and 2-bedroom units (84). Parking for this phase will consist of 412 surface parking spaces and 64 tuck-under garage parking spaces, for a total of 476 spaces in compliance with Village Code. Phase 1 will include an outdoor pool and highly amenitized clubhouse. Amenities within the clubhouse will include a game room, great room, covered patio, fitness center, yoga room, conference room, and work rooms.

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The proposed Prairie Stone community will utilize architecture that is compatible with the surrounding area, helping elevate the energy and vibrancy of the I-90 corridor. 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 lap siding and board & batten.

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 has remained vacant. Unlike this historical vacancy of the Subject Property, Prairie Stone has been designed to incorporate open green space and

vegetative features. Specifically, Prairie Stone will be served by the existing stormwater detention basin located on the northwest quadrant of the Subject Property. 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 be formed for the community to ensure its proper function and sustained aesthetic appeal.

In addition, landscape treatments will be utilized throughout Prairie Stone 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 on the perimeter of the community 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. As noted, the Subject Property has remained vacant and underutilized since its annexation in 1978. Petitioner now seeks to develop the Subject Property with its highest and best use as a residential multi-family community.

The proposed development is consistent with the planning documents and reports adopted by the Village. The Village's Comprehensive Plan designates the future use of the Subject Property as "Office Retail Mixed Use," which designation was consistent with the Subject Property's positioning 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 office corridor as a result of the Covid-19 pandemic, which changes effectively rendered use of the Subject Property for

office/retail/mixed use obsolete. Since Covid-19, there have been national challenges for filling office space and developing properties zoned for office use. The Subject Property is no exception. Despite the changing market dynamics, the proposed development of Prairie Stone 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 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 Class A rental apartments, labeling the potential for this housing type as "significant." Importantly, the Residential Market Analysis finds that "in the Hoffman Estates Market Area (which extends both north and south of I-90 from IL-25 east to I-294, recently introduced Class A/luxury apartment development has been well received in various municipalities. The Village of Hoffman Estates, however, has yet to capture its share of market-wide Class A apartment demand simply because of the lack of new construction supply within its boundaries." Notably, 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

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The Prairie Stone community will assist in fulfilling the needs and gaps in the market via the conversion of otherwise vacant property to a vibrant residential multi-family community targeting a variety of tenants, including some of the fastest growing housing segments of our population. Petitioner's target market will consist of empty nester couples looking to downsize and simplify and young professionals. Typical residents are anticipated to range in age with a concentration in the 25 to 35 and 50 to 65 age groups. Petitioner's residents are typically renters by choice and therefore have an income that is capable of qualifying for a mortgage but choose to rent for lifestyle. Incomes will be reviewed to ensure that the resident will qualify and will typically range between $70,000 per year and $110,000 per year. Most of Petitioner's residents hold post high school degrees and or education certifications and are employed in a variety of professional positions across various industries..

As noted, the Subject Property has remained vacant and underutilized in its current condition since its annexation in 1978. Unlike the historical vacancy 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 office park to the north, the Life Changers International Church to the west, and NOW Arena to the east. Further, the proposed community will help support the existing office, commercial, and retail uses in the area, including those located in the office park to the north and at the intersection of IL Route 59 and IL Route 72. 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 "Office Retail Mixed Use," which designation was consistent with the Subject Property's positioning 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 surrounding area as a result of the Covid-19 pandemic, which changes effectively rendered use of the Subject Property for office/retail/mixed use 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 Class A rental apartments, labeling the potential for this housing type as "significant." Importantly, the Residential Market Analysis finds that "in the Hoffman Estates Market Area (which extends both north and south of I-90 from IL-25 east to I-294, recently introduced Class A/luxury apartment development has been well received in various municipalities. The Village of Hoffman Estates, however, has yet to capture its share of market-wide Class A apartment demand simply because of the lack of new construction supply within its boundaries." Notably, 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."

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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 Plat of Subdivision; ii) approval of a Special Use; iii) approval of a Planned Development; and iv) 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 for the Subject Property as depicted on the development plans submitted herewith.

RESPECTFULLY SUBMITTED this 17th day of March, 2026.

PETITIONER:

WB Hoffman Estates GP LLC

Eric M. Prechtel

Attorney for Petitioner

EXHIBIT "A"

Legal Description

LOT 4A5G1A IN THE FINAL PLAT OF RESUBDIVISION OF LOT 4A5G1, BEING A SUBDIVISION OF THESOUTHEAST QUARTER OF SECTION 31 AND THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 6, 2007 AS DOCUMENT NO. 0706515096, IN COOK COUNTY, ILLINOIS.

PIN: 01-31-401-002-0000

COMMON ADDRESS: 5900 Prairie Stone Parkway, Hoffman Estates, IL 60192



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



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



B1- BRICK
MANUFACTURER:
ACME BRICK

COLOR:
ASHTON ANTIQUE

OR SIMILAR



P1- PAINT
MANUFACTURER:
SHERWIN WILLIAMS

COLOR:
PEPPERCORN
SW 7674

BUILDING TRIM, WINDOW TRIM, DOORS, DOOR TRIM, RAILINGS



P2- PAINT
MANUFACTURER:
SHERWIN WILLIAMS

COLOR:
ON THE ROCKS
SW 7671

SIDING



P3- PAINT
MANUFACTURER:
SHERWIN WILLIAMS

COLOR:
GAUNTLET GRAY
SW 7019

SIDING
BOARD & BATTEN



P4- PAINT
MANUFACTURER:
SHERWIN WILLIAMS

COLOR:
PURE WHITE
SW 7005

SIDING
BOARD & BATTEN



P5- PAINT
MANUFACTURER:
SHERWIN WILLIAMS

COLOR:
OLYMPUS WHITE
SW 6253



P6- PAINT
MANUFACTURER:
SHERWIN WILLIAMS

COLOR:
CAMELBACK
SW 6122



R1- ROOF
MANUFACTURER:
OWENS CORNING

COLOR:
PEPPERCORN

CONCRETE ROOF TILE

R2- METAL ROOF
MANUFACTURER:
BERRIDGE

COLOR:
SHASTA WHITE

W1- WINDOWS
MANUFACTURER:
PLY-GEM

COLOR:
WHITE



D1- DOWNSPOUTS
MANUFACTURER:
SENOX

COLOR:
TUXEDO GRAY

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PRAIRIE STONE APARTMENTS SCHEMATIC ELEVATIONS

Hoffman Estates, Illinois

25117/ 03.13.2026
WILLOW BRIDGE



SOUTH ELEVATION

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



EAST ELEVATION

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



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MANUFACTURER:
ACME BRICK

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OR SIMILAR



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BUILDING TRIM, WINDOW TRIM, DOORS, DOOR TRIM, RAILINGS



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COLOR:
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D1- DOWNSPOUTS
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SENOX

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PRAIRIE STONE APARTMENTS SCHEMATIC ELEVATIONS

Hoffman Estates, Illinois

25117/ 03.13.2026
WILLOW BRIDGE



NORTH ELEVATION SCALE: 3/16" = 1'-0"



SOUTH ELEVATION SCALE: 3/16" = 1'-0"



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MANUFACTURER:
ACME BRICK

COLOR:
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OR SIMILAR



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COLOR:
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D1- DOWNSPOUTS
MANUFACTURER:
SENOX

COLOR:
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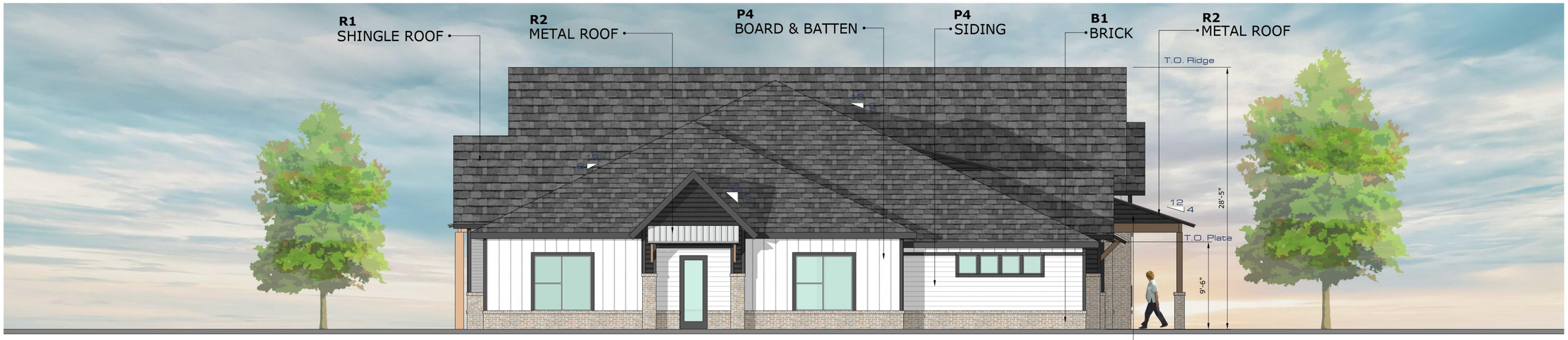
PRAIRIE STONE APARTMENTS LEASING/CLUBHOUSE SCHEMATIC ELEVATIONS

Hoffman Estates, Illinois

25117/ 03.13.2026
WILLOW BRIDGE



WEST ELEVATION SCALE: 3/16" = 1'-0"



EAST ELEVATION SCALE: 3/16" = 1'-0"



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SW 7674



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SENOX

COLOR:
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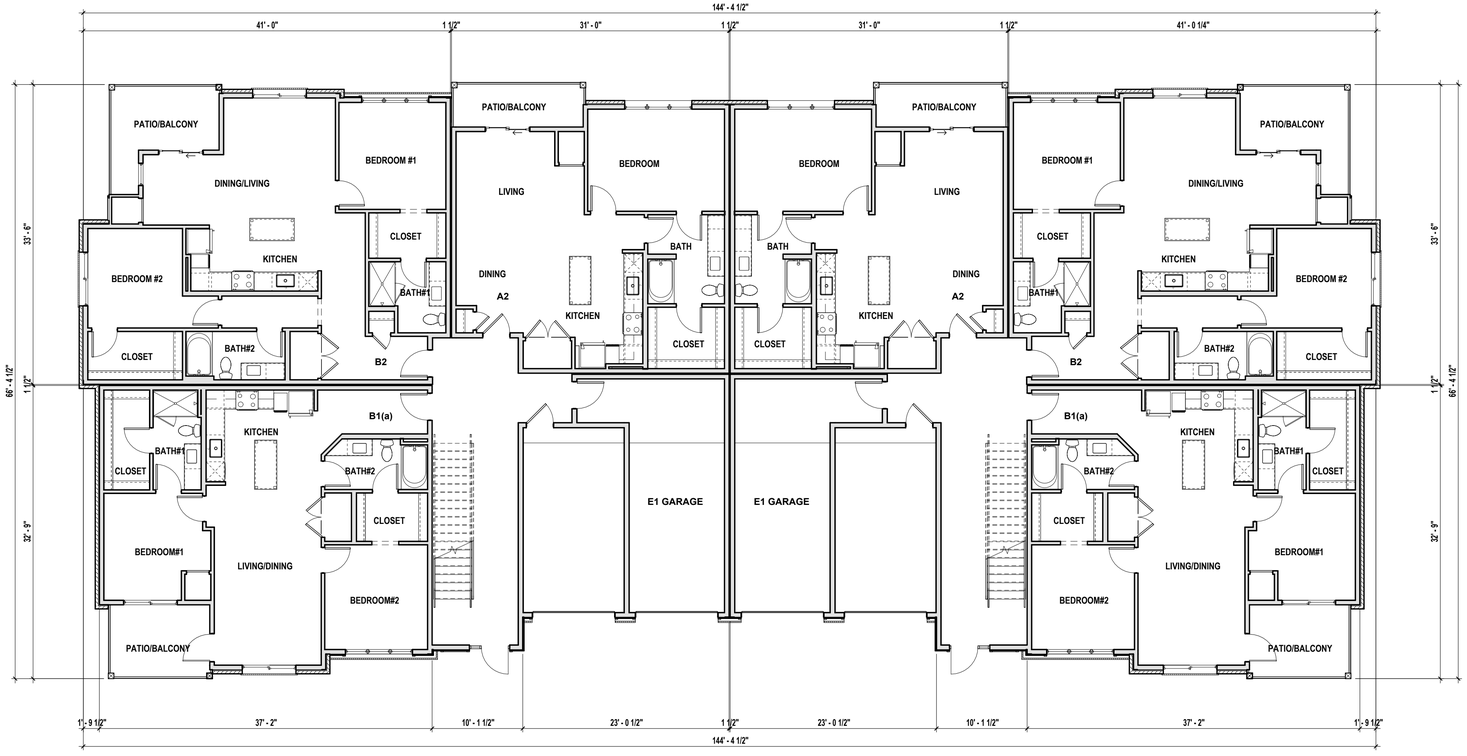
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PRAIRIE STONE APARTMENTS LEASING/CLUBHOUSE SCHEMATIC ELEVATIONS

Hoffman Estates, Illinois

25117/ 03.13.2026
WILLOW BRIDGE



1 BUILDING A - LEVEL 1

1/8" = 1'-0"

PLAN LEGEND:

- FE — FIRE EXTINGUISHERS
- X — DOOR KEY
- X — WINDOW KEY
- C.J. — CONTROL JOINT FLOOR CEILING & WALLS
- PH — PANIC HARDWARE
- STAINED CONCRETE
- F.D. — FLOOR DRAINS: MUST BE FIRE PROTECTED AT FIRE RATED PENETRATIONS
- SLOPED CONCRETE AT 1ST FLOOR AND SLOPED TRUSSES AT UPPER FLOORS
- E.M. — METER LOCATIONS
- 1 HOUR FIRE BARRIER
- HVAC CONDENSER UNITS REFER TO MEP
- A — 22" X 30" THRU ATTIC ACCESS LOCKABLE.
- B — 48" X 48" THRU ATTIC ACCESS LOCKABLE.
- BUILDING ORIENTATION

CORRIDOR WALL FINISH

- E.S. EXTERIOR SHEATHING - REFER TO A7-11
- F.C.S. FIBER CEMENT SIDING - REFER TO A 7-11

GENERAL NOTES:

- WALL MOUNTED SERVICE EQUIPMENT AND SERVICE LINES TO BE PAINTED TO MATCH BUILDING. REFER TO SPECIFICATIONS.
- GENERAL CONTRACTOR TO ENSURE CONTROL/EXPANSION JOINTS IN ARCHITECTURAL FINISH ARE COORDINATED WITH STRUCTURAL LOCATIONS. REFER TO MANUFACTURER FOR SPECIFIC REQUIREMENTS PERTAINING TO MATERIALS USED.
- COORDINATE WITH INTERIOR DESIGNER FOR INTERIOR FINISHES
- ALL DIMENSIONS ARE FROM FRAMING U.N.O.
- REFER TO A0-20 FOR UNIT TABULATION

REVISIONS

PRAIRIE STONE APARTMENTS

APARTMENT UNITS IN HOFFMAN ESTATES, IL

REVIEW PRINTS NOT TO BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION

HEDK ARCHITECTS
4595 EXCEL PKWY ADDISON, TX 75001
214.520.8878
hedk.com

DATE
01/13/2026

PROJECT
25117

SHEET NUMBER
A3-11

BLDG 'A' - LVL#1

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PLAN LEGEND:

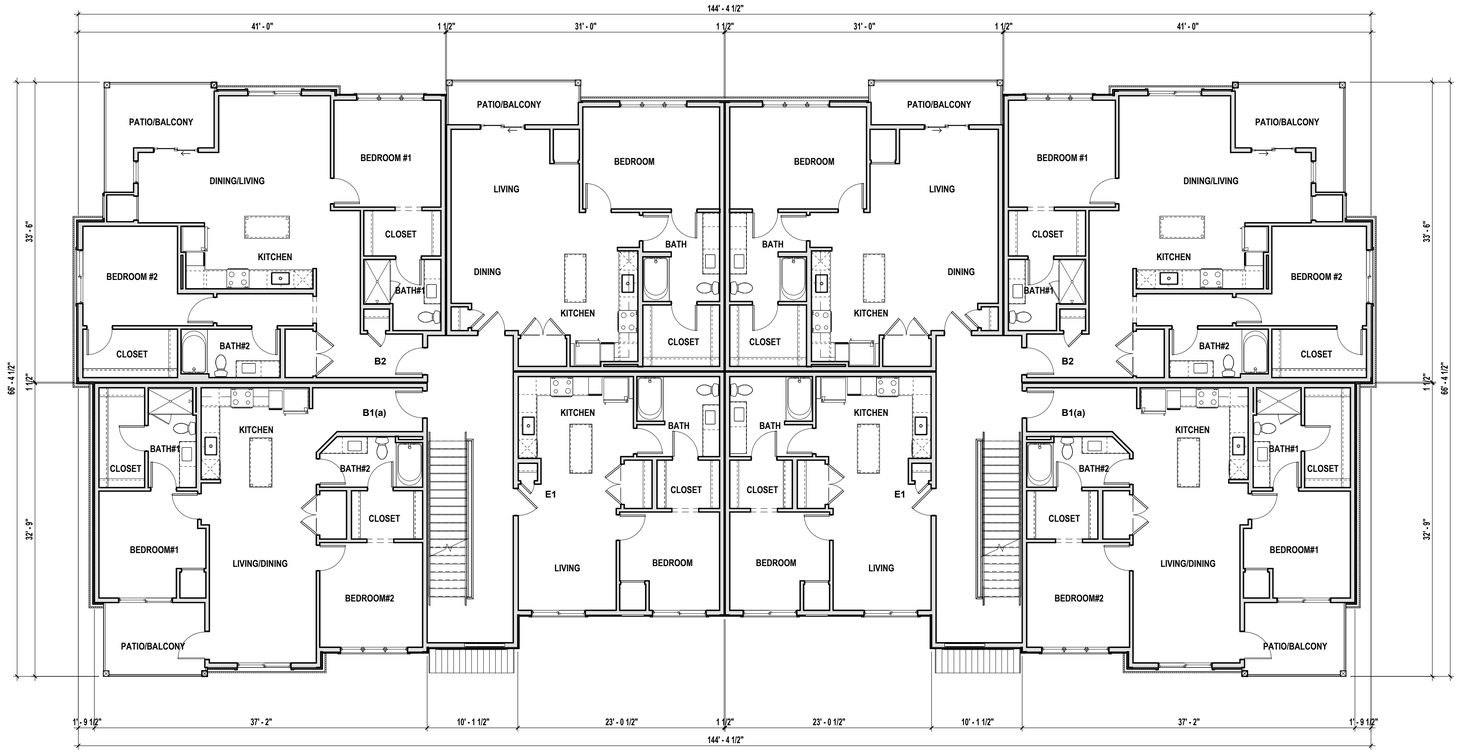
FE	FIRE EXTINGUISHERS	E.M.	METER LOCATIONS
X	DOOR KEY		1 HOUR FIRE BARRIER
X	WINDOW KEY		HVAC CONDENSER UNITS REFER TO MEP
C.J.	CONTROL JOINT FLOOR CEILING & WALLS	A	22" X 30" THRU ATTIC ACCESS LOCKABLE
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	STAINED CONCRETE		
F.D.	FLOOR DRAINS MUST BE FIRE PROTECTED AT FIRE RATED PENETRATIONS		BUILDING ORIENTATION
	SLOPED CONCRETE AT 1ST FLOOR AND SLOPED TRUSSES AT UPPER FLOORS		

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1 BUILDING A - LEVEL 2
1/8" = 1'-0"

REVISIONS

PRAIRIE STONE APARTMENTS

APARTMENT UNITS IN HOFFMAN ESTATES, IL

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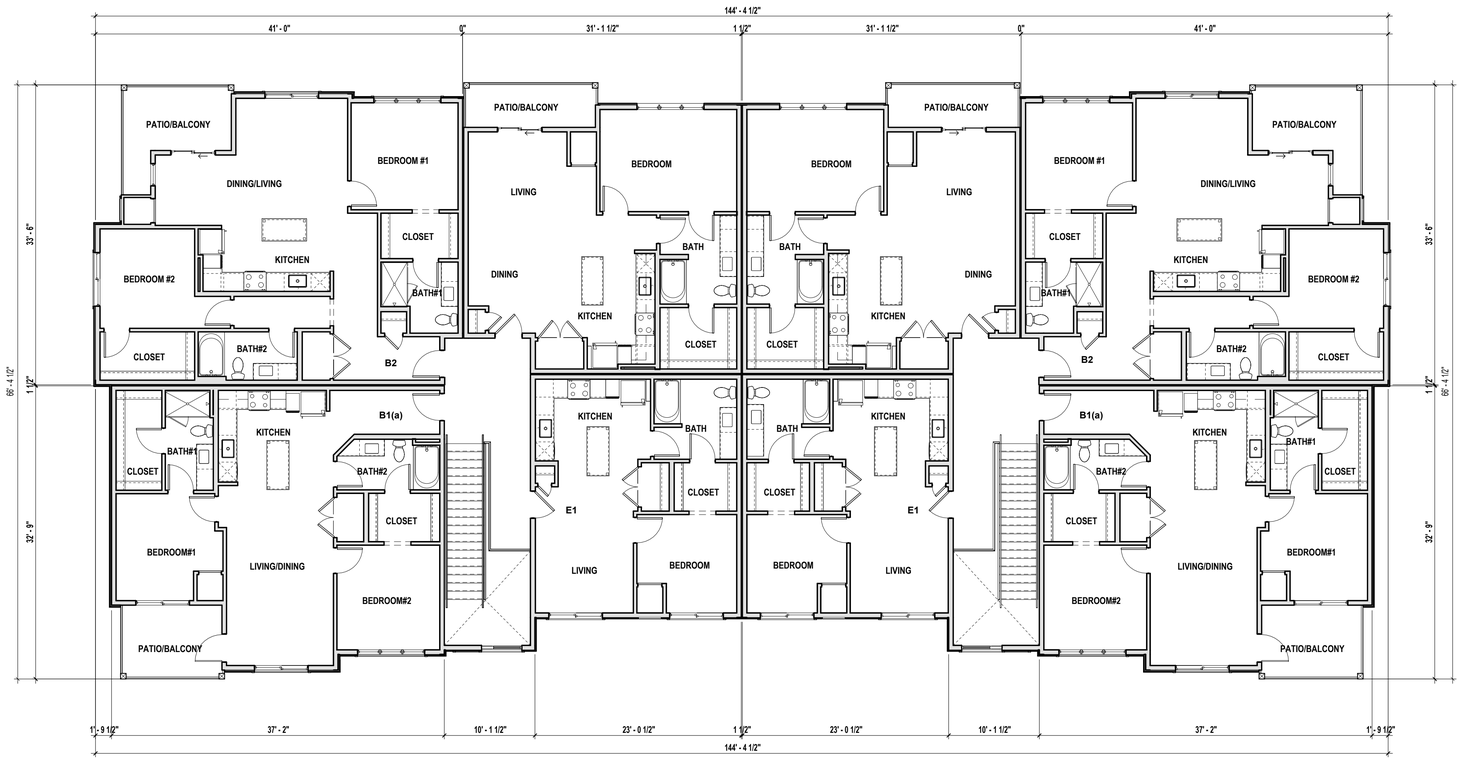
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1 BUILDING A - LEVEL 3
1/8" = 1'-0"

REVISIONS

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APARTMENT UNITS IN HOFFMAN ESTATES, IL

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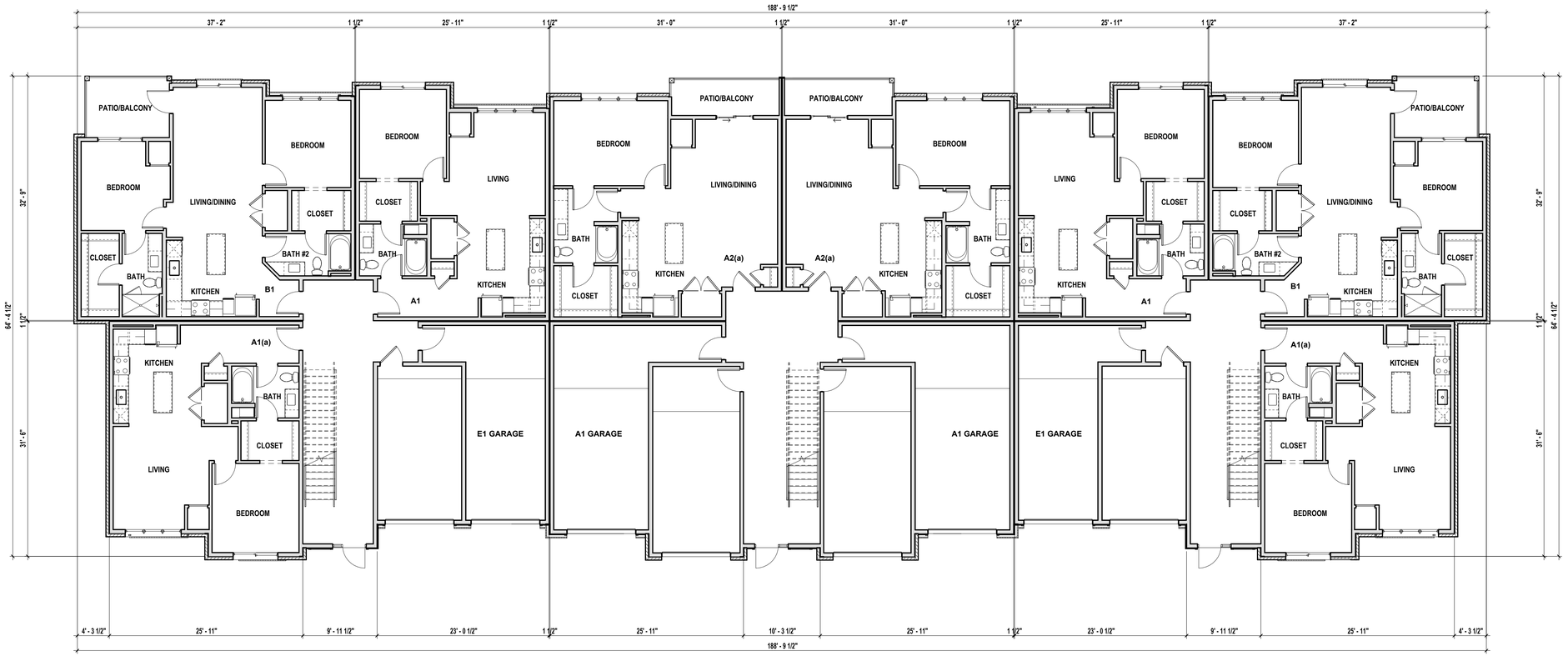
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25117

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1 BUILDING B - LEVEL 1

1/8" = 1'-0"

PLAN LEGEND:

- FE — FIRE EXTINGUISHERS
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- X — WINDOW KEY
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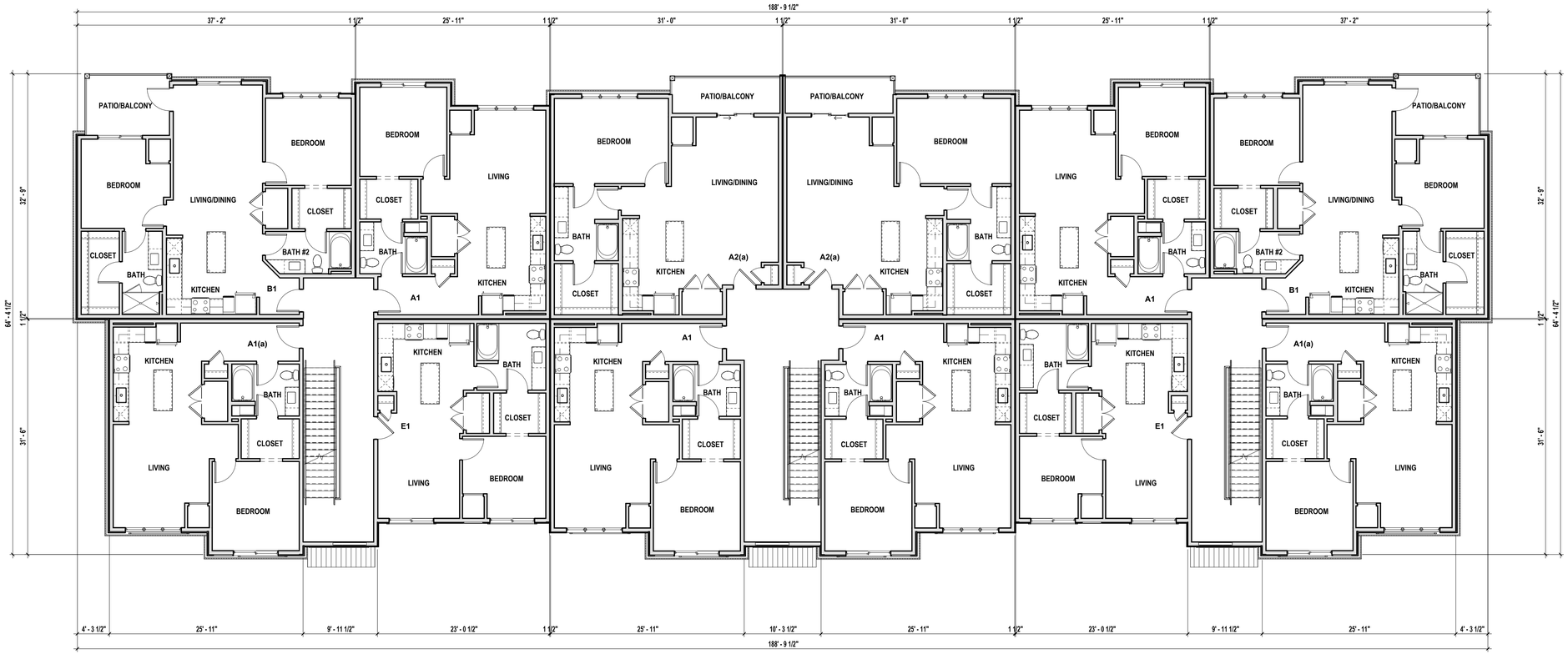
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1 BUILDING B - LEVEL 2
1/8" = 1'-0"

REVISIONS

PRAIRIE STONE APARTMENTS

APARTMENT UNITS IN HOFFMAN ESTATES, IL

REVIEW PRINTS NOT TO BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION

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PROJECT
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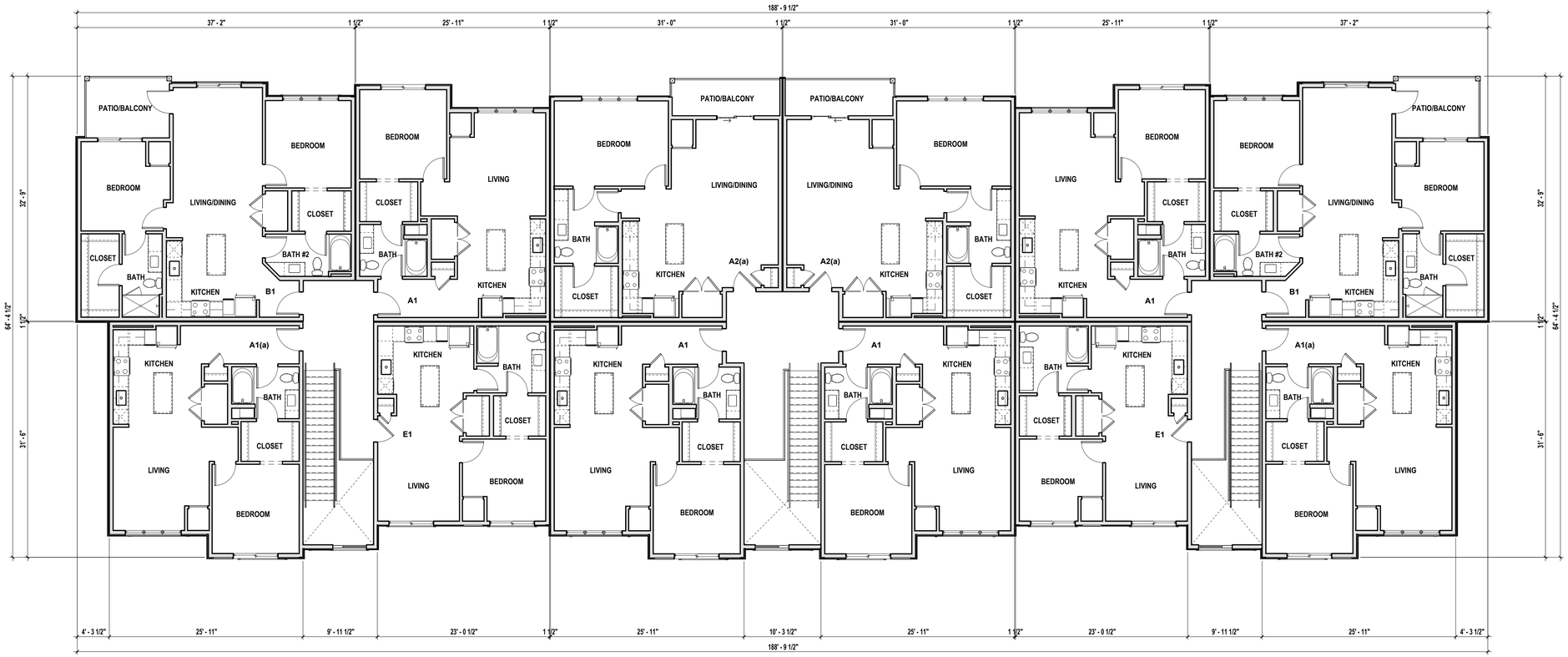
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1/8" = 1'-0"

REVISIONS

PRAIRIE STONE APARTMENTS

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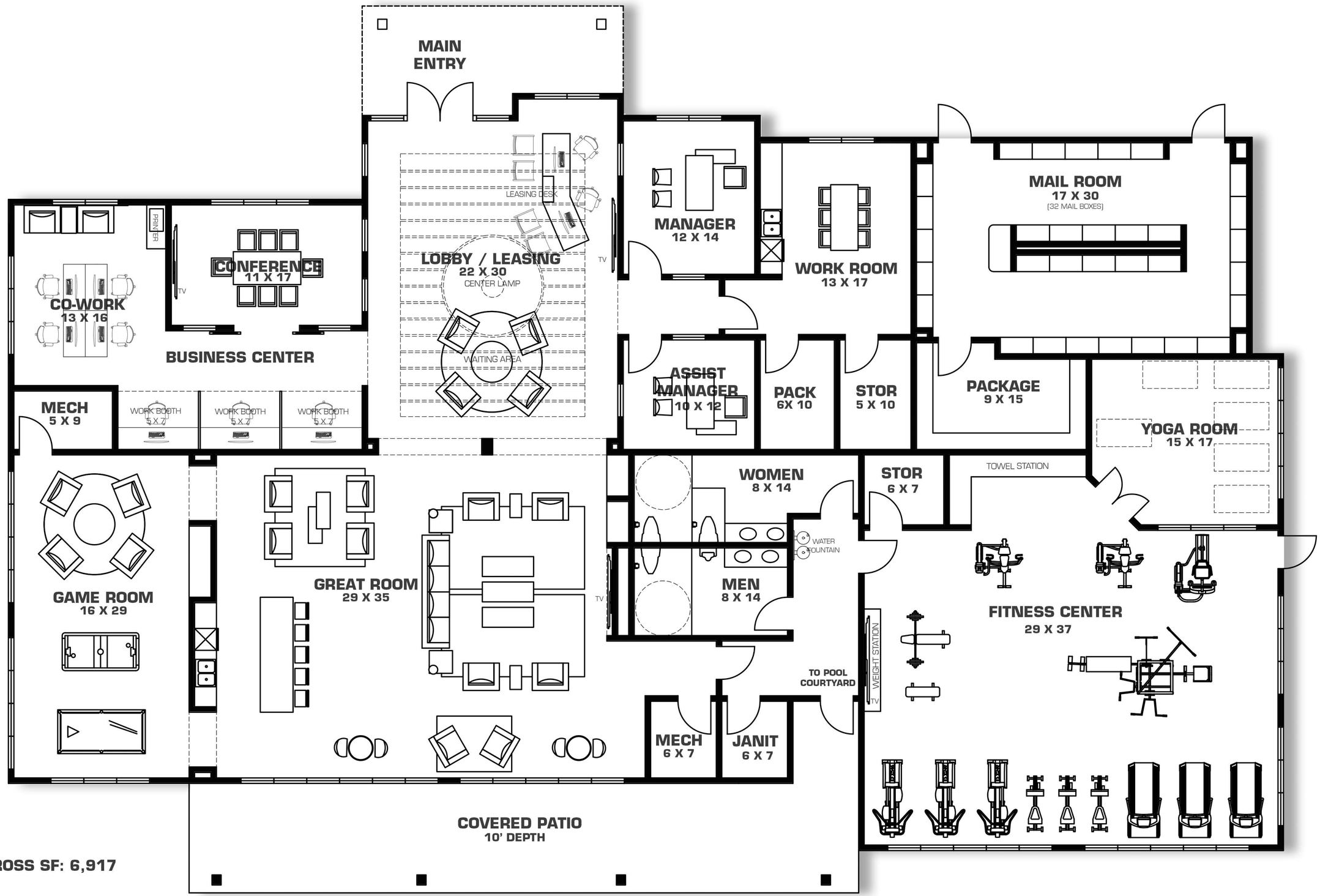
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TOTAL GROSS SF: 6,917

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PRAIRIE STONE APARTMENTS SCHEMATIC CLUB PLAN

Hoffman Estates, Illinois

SCALE 1/4"= 1'-0"

25117/ 10.01.2025
Willow Bridge

PRELIMINARY ENGINEERING PLANS
FOR

PRAIRIE STONE APARTMENT

5555 PRAIRIE STONE PARKWAY
HOFFMAN ESTATES, ILLINOIS

PROJECT TEAM

OWNER/DEVELOPER

WB Hoffman Estates GP LLC
1110 Jorie Boulevard, Suite 300
Oak Brook, Illinois 60523
630 572 6661
Contact: Joe Segobiano

ENGINEER

V3 Companies, Ltd.
7325 Janes Avenue
Woodridge, Illinois 60517
630 724 9200
Project Manager: Steven Kranenborg; P.E.
skanenborg@v3co.com
Project Engineer: Matt Gulzeit; P.E.
mgulzeit@v3co.com

ARCHITECT

HEDK Architects
4595 Excel Parkway
Addison, Texas 75001
214 520 8878 x102
Contact: Erik Earnshaw

BENCHMARKS

SOURCE: PRAIRIE STONE PERMANENT CONTROL MONUMENTS

STATION DESIGNATION: CONTROL MONUMENT 4
ESTABLISHED BY: SDI CONSULTANTS
DATE: N/A

ELEVATION: 856.50 (PUBLISHED AND HELD)
DATUM: U.S.G.S.
DESCRIPTION: 2 1/2" BRONZE DISK IN 48" LONG X 6" DIA. PRECAST REINFORCED CONCRETE MONUMENT LABELED "PRAIRIE STONE (SDI CONSULTANTS, LTD)"

STATION DESIGNATION: CONTROL MONUMENT 5
ESTABLISHED BY: SDI CONSULTANTS
DATE: N/A

ELEVATION: 856.93 (PUBLISHED AND HELD)
DATUM: U.S.G.S.
DESCRIPTION: 2 1/2" BRONZE DISK IN 48" LONG X 6" DIA. PRECAST REINFORCED CONCRETE MONUMENT LABELED "PRAIRIE STONE (SDI CONSULTANTS, LTD)"

SITE:

STATION DESIGNATION: SBM#1
ESTABLISHED BY: V3 COMPANIES
DATE: 10-21-25

ELEVATION: 852.64 (MEASURED)
DATUM: U.S.G.S.
DESCRIPTION: SW ARROW BOLT ON FIRE HYDRANT AT SOUTHEAST CORNER OF PRAIRIE STONE PARKWAY AND BEVERLY ROAD INTERSECTION.

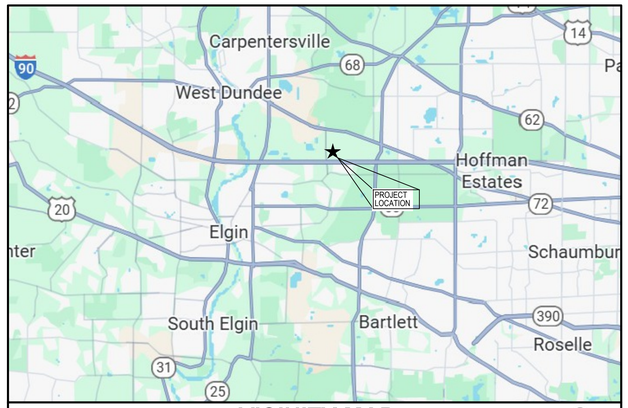
STATION DESIGNATION: SBM#2
ESTABLISHED BY: V3 COMPANIES
DATE: 10-21-25

ELEVATION: 858.68 (MEASURED)
DATUM: U.S.G.S.
DESCRIPTION: SE ARROW BOLT ON FIRE HYDRANT, 1 ST HYDRANT WEST OF THE NORTHEAST CORNER OF SITE.

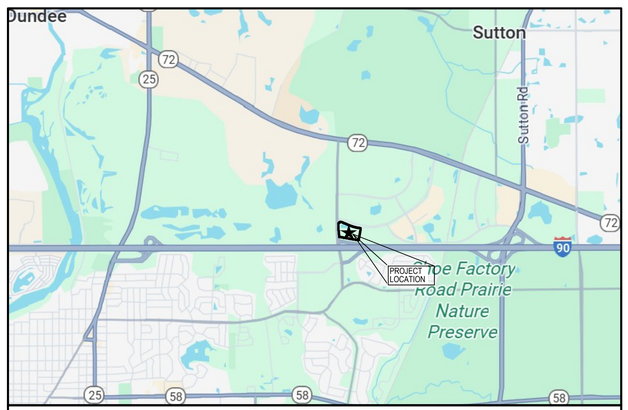
THE ELEVATIONS ABOVE WERE KNOWN TO BE ACCURATE AT THE TIME THEY WERE ESTABLISHED. V3 DOES NOT CERTIFY TO THE ACCURACY THEREAFTER, NOR ASSUMES RESPONSIBILITY FOR THE MIS-USE OR MIS-INTERPRETATION OF THE INFORMATION SHOWN HEREON.

IT IS ADVISED THAT ALL OF THE ABOVE ELEVATIONS BE CHECKED BETWEEN EACH OTHER AND VERIFY A MINIMUM OF 3 SURROUNDING UTILITY RIM ELEVATIONS AND ANY ADJACENT BUILDING FINISHED FLOOR OR TOP OF FOUNDATION ELEVATIONS SHOWN HEREON PRIOR TO USE OR COMMENCEMENT OF ANY CONSTRUCTION OR OTHER WORK.

PERSONS USING THIS INFORMATION ARE TO CONTACT V3 IMMEDIATELY WITH ANY DISCREPANCIES FOUND PRIOR TO THE START OF ANY WORK.



VICINITY MAP
NO SCALE



LOCATION MAP
NO SCALE

INDEX

CIVIL ENGINEERING PLANS

C0.0	TITLE SHEET
C2.0	EXISTING CONDITIONS PLAN
C2.1	DEMOLTION PLAN
C3.0	OVERALL SITE PLAN
C3.1-C3.4	LAYOUT AND PAVING PLAN - AREA 1 TO AREA 4
C4.1-C4.4	GRADING PLAN - AREA 1 TO AREA 4
C5.1-C5.4	UTILITY PLAN - AREA 1 TO AREA 4
C5.5	OFFSITE STORM SEWER EXTENTION

SUPPORTING DOCUMENTS

1 of 1	BOUNDARY AND TOPOGRAPHIC SURVEY
1 of 6	TREE SURVEY
1 of 1	PHOTOMETRIC PLAN
EX 1	FIRE TRUCK EXHIBIT
EX 2	HYDRANT COVERAGE EXHIBIT
EX 3	PED ACCESS EXHIBIT

Call Before You Dig
JULIE ILLINOIS ONE-CALL SYSTEM
800.892.0123
Joint Utility Locating Information for Excavators
Call 48 hours before you dig

PRAIRIE STONE APARTMENT
S04
HOFFMAN ESTATES, ILLINOIS

WB Hoffman Estates GP LLC
1110 Jorie Boulevard, Suite 300
Oak Brook, Illinois 60523
630 572 6661

REVISIONS

NO.	DATE	DESCRIPTION
1	02/23/26	REVISED PER VILLAGE COMMENTS
2	03/13/26	REVISED PER VILLAGE COMMENTS

ORIGINAL ISSUE DATE: 11/20/2025

V3 COMPANIES
7325 Janes Avenue
Woodridge, IL 60517
630 724 9200 phone
www.v3co.com

FOR REVIEW ONLY

DATE:	PM: SAK
DESIGNED BY: MG	DRAWN BY: NRS

PROJECT NO.: 9255P15.WB S04

SCALE/NORTH:

1 1/2 0 1
1" = 1'

TITLE SHEET

C0.0

NOTES

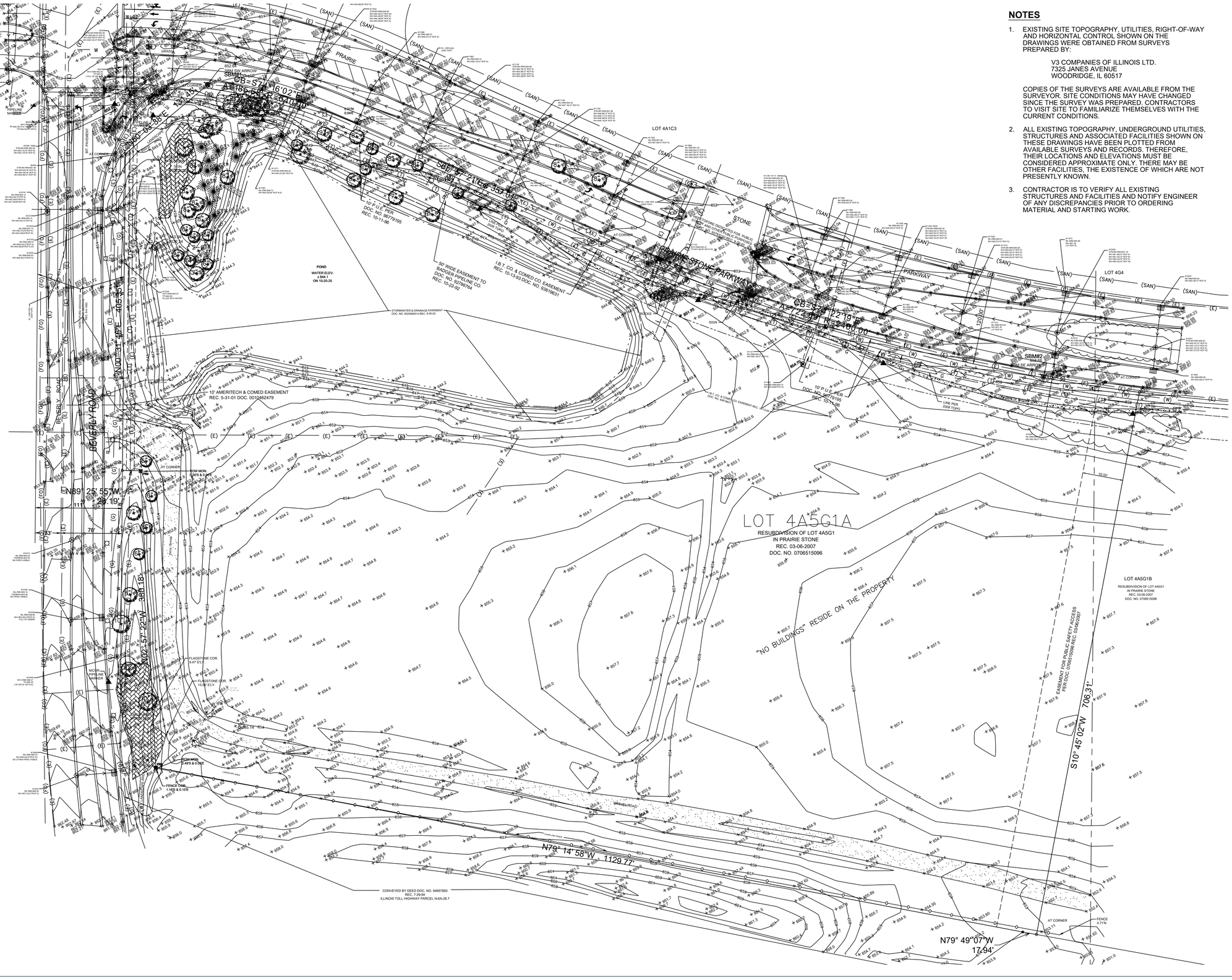
1. EXISTING SITE TOPOGRAPHY, UTILITIES, RIGHT-OF-WAY AND HORIZONTAL CONTROL SHOWN ON THE DRAWINGS WERE OBTAINED FROM SURVEYS PREPARED BY:

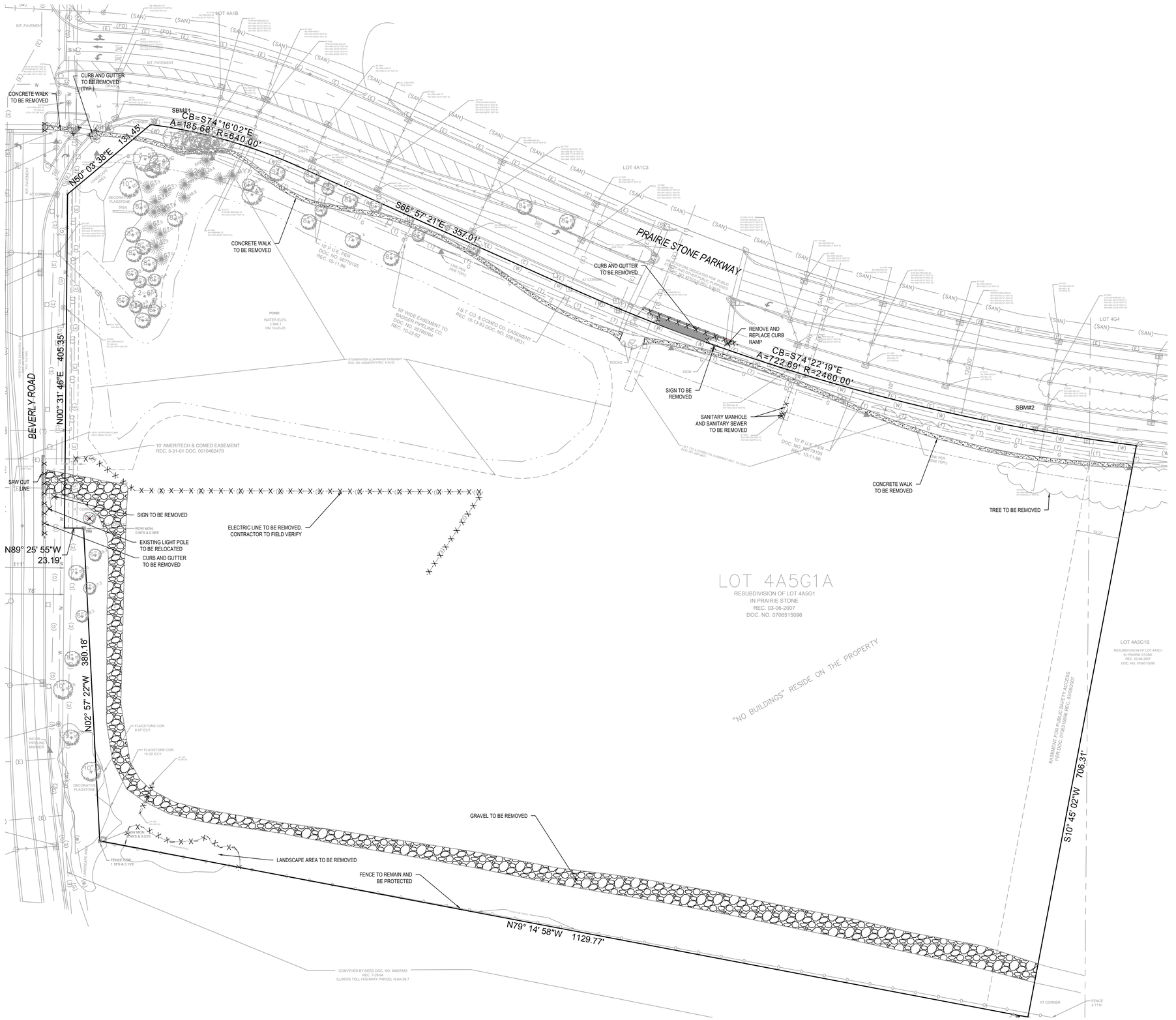
   V3 COMPANIES OF ILLINOIS LTD.
   7325 JANES AVENUE
   WOODRIDGE, IL 60517

   COPIES OF THE SURVEYS ARE AVAILABLE FROM THE SURVEYOR. SITE CONDITIONS MAY HAVE CHANGED SINCE THE SURVEY WAS PREPARED. CONTRACTORS TO VISIT SITE TO FAMILIARIZE THEMSELVES WITH THE CURRENT CONDITIONS.

2. ALL EXISTING TOPOGRAPHY, UNDERGROUND UTILITIES, STRUCTURES AND ASSOCIATED FACILITIES SHOWN ON THESE DRAWINGS HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS. THEREFORE, THEIR LOCATIONS AND ELEVATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER FACILITIES, THE EXISTENCE OF WHICH ARE NOT PRESENTLY KNOWN.

3. CONTRACTOR IS TO VERIFY ALL EXISTING STRUCTURES AND FACILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL AND STARTING WORK.


LOT 4A5G1A
RESUBDIVISION OF LOT 4A5G1
IN PRAIRIE STONE
REC. 03-06-2007
DOC. NO. 0706515096
LOT 4A1C3
LOT 4G4
LOT 4A5G1B
RESUBDIVISION OF LOT 4A5G1
IN PRAIRIE STONE
REC. 03-06-2007
DOC. NO. 0706515096
PRAIRIE STONE PARKWAY
BEVERLY ROAD
PRAIRIE
PARKWAY
POND
WATER ELEV.
± 844.1
ON 10-20-25
SBM #1
SBM #2
SEE ARROW
"NO BUILDINGS" RESIDE ON THE PROPERTY
EASEMENT FOR PUBLIC SAFETY ACCESS
PER DOC. 0706515096 REC. 03/06/2007
S10° 45' 02"W 706.31'
N79° 14' 58"W 1129.77'
N79° 49' 07"W
17.94'
N89° 25' 55"W
29.19'
N00° 34' 05"E 405.52'
N00° 11' 49"E 1322.30'
S89° 57' 22"E 353.
S68° 57' 02"E 1240.00'
10' P.U.E. PER
DOC. NO. 9677195
REC. 10-11-96
10' AMERITECH & COMED EASEMENT
REC. 5-31-01 DOC. 0015462479
50' WIDE EASEMENT TO
BANNER PIPELINE CO
DOC. NO. 92786764
REC. 10-22-92
I.B.T. CO. & COMED CO. EASEMENT
REC. 10-13-93 DOC. NO. 93819631
STORMWATER & DRAINAGE EASEMENT
DOC. NO. 0020060214 REC. 9-30-02
CON/EYED BY DEED DOC. NO. 84667383
REC. 7-29-94
ILLINOIS TOLL HIGHWAY PARCEL N-6A-28.7
FLAGSTONE COR.
0.47' ELY.
FLAGSTONE COR.
15.00' ELY.
NICOR GAS LINE MARKER
FENCE CORNER
1.16S & 0.15E
FENCE CORNER
1.49S & 0.26E
AT CORNER
FENCE
4.77N
LINE PER
2008 TOPO
LANDSCAPED MEDIAN
SBM SW ARROW
ELEV. 847.11
SBM #3
SEE ARROW
ELEV. 847.15
SBM #4
SEE ARROW
ELEV. 847.15
SBM #5
SEE ARROW
ELEV. 847.15
SBM #6
SEE ARROW
ELEV. 847.15
SBM #7
SEE ARROW
ELEV. 847.15
SBM #8
SEE ARROW
ELEV. 847.15
SBM



DEMOLITION NOTES

1. THE EXTENT OF DEMOLITION WORK IS AS GENERALLY SHOWN ON THE CONSTRUCTION DOCUMENTS. SPECIFIC DEMOLITION PROCESSES OR PROCEDURES FOR DEMOLITION AND STRUCTURAL CONSIDERATIONS ARE THE RESPONSIBILITY OF OTHERS. DEMOLITION INCLUDES, BUT IS NOT LIMITED TO, REMOVAL AND DISPOSAL OFFSITE OF THE FOLLOWING ITEMS:
   - SIDEWALK AND ON-SITE PAVEMENT
   - BUILDINGS, FOUNDATIONS, AND SUPPORTING WALLS AND SLABS
   - UTILITIES
   - CONSTRUCTION DEBRIS
2. ALL PAVEMENT TO BE REMOVED ADJACENT TO PAVEMENT THAT IS TO REMAIN SHALL BE SAWCUT FULL DEPTH AT THE EDGES PRIOR TO REMOVAL TO OBTAIN A "CLEAN" JOINT WHERE IT ABUTS NEW CURB OR PAVEMENT.
3. CONTRACTOR MUST RECEIVE APPROVAL FROM CIVIL ENGINEER AND GEOTECHNICAL ENGINEER FOR THE MATERIAL TYPE AND USE IF CONTRACTOR DESIRES TO REUSE DEMOLISHED SITE PAVEMENT AS STRUCTURAL FILL.
4. STRUCTURES TO BE DEMOLISHED SHALL BE VACATED AND DISCONTINUED FROM USE PRIOR TO START OF WORK. OWNER ASSUMES NO RESPONSIBILITY FOR ACTUAL CONDITION OF STRUCTURES TO BE DEMOLISHED. CONDITIONS EXISTING AT TIME OF INSPECTION FOR BIDDING PURPOSES WILL BE MAINTAINED BY OWNER IN SO FAR AS PRACTICABLE. HOWEVER, VARIATIONS WITHIN THE STRUCTURES MAY OCCUR BY OWNER'S REMOVAL AND SALVAGE OPERATIONS PRIOR TO START OF DEMOLITION WORK.
5. ITEMS OF SALVAGEABLE VALUE TO CONTRACTOR MAY BE REMOVED AS WORK PROGRESSES AND AS APPROVED BY THE OWNER. SALVAGED ITEMS MUST BE TRANSPORTED FROM THE SITE AS THEY ARE REMOVED. STORAGE OR SALE OF REMOVED ITEMS ON SITE WILL NOT BE PERMITTED.
6. CONDUCT DEMOLITION OPERATIONS AND REMOVAL OF DEBRIS IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT FACILITIES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF BUILDINGS, PAVEMENTS AND UTILITIES TO REMAIN FROM ANY DAMAGE AND SHALL BE RESPONSIBLE FOR REPAIRING THE SAME.
8. EXISTING UTILITIES, WHICH DO NOT SOLEY SERVICE STRUCTURES BEING DEMOLISHED, ARE TO BE KEPT IN SERVICE AND PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS. CONTRACTOR SHALL ARRANGE FOR SHUT-OFF OF UTILITIES SERVING STRUCTURES TO BE DEMOLISHED. CONTRACTOR IS RESPONSIBLE FOR TURNING OFF, DISCONNECTING, AND SEALING INDICATED UTILITIES BEFORE STARTING DEMOLITION OPERATIONS.
9. EXISTING UTILITIES TO BE ABANDONED ARE TO BE CAPPED AT BOTH ENDS AND FILLED WITH FA-1 OR APPROVED EQUAL. ALL UNDERGROUND UTILITIES TO BE REMOVED ARE TO HAVE THEIR TRENCHES BACKFILLED WITH ENGINEERED FILL OR SELECT EXCAVATED MATERIAL, AS APPROVED BY THE GEOTECHNICAL ENGINEER, TO 95% OF MODIFIED PROCTOR DENSITY.
10. ALL PRIVATE UTILITIES (ELECTRIC, CABLE, TELEPHONE, FIBER OPTIC, GAS) SHALL BE REMOVED AND RELOCATED PER THE UTILITY OWNER AND THE LOCAL MUNICIPALITY'S REQUIREMENTS.
11. CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UNDERGROUND AND OVERHEAD UTILITIES DURING CONSTRUCTION. UTILITY PROTECTION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY OWNER AND THE GOVERNING MUNICIPALITY. DAMAGED CABLES/CONDUITS SHALL BE REPLACED IMMEDIATELY. ALL EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. ALL DAMAGED STRUCTURES SHALL BE REPLACED IN-KIND AND THEIR REPLACEMENT COST SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
12. REMOVAL, ABANDOMENT, AND RELOCATION OF EXISTING UTILITIES SHALL BE COMPLETED AS GENERALLY DEPICTED ON THESE PLANS. CONTRACTOR TO COORDINATE RELOCATIONS WITH THE UTILITY OWNER. CONTRACTOR SHALL MINIMIZE DISRUPTION OF SERVICE AND SHALL WORK WITH UTILITY OWNER TO MAINTAIN AN ACCEPTABLE LEVEL OF SERVICE.
13. USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO MINIMIZE DUST AND DIRT FROM RISING AND SCATTERING IN THE AIR. COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
14. DEMOLITION DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER.
15. COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION TO THE FINAL LINES AND GRADES SHOWN ON THE CONTRACT DOCUMENTS. BACKFILL MATERIAL SHALL BE IDOT APPROVED AGGREGATE (CA-6) OR APPROVED EQUAL.
16. SEE LANDSCAPE PLANS FOR INFORMATION ON LANDSCAPE AND TREE PROTECTION, PRESERVATION, AND REMOVAL.
17. EXISTING MONITORING WELLS ARE TO BE REMOVED AS NECESSARY AND SEALED BY STATE LICENSED WELL DRILLER PER ILLINOIS DEPARTMENT OF PUBLIC HEALTH REQUIREMENTS AND/OR LOCAL/COUNTY REQUIREMENTS. (COOK COUNTY ONLY: CONTRACTOR TO COORDINATE WITH THE COOK COUNTY HEALTH DEPARTMENT (708-492-2000) FOR DIRECTION AND REQUIRED SEALING REPORT DOCUMENTATION).
18. THESE DRAWINGS DO NOT INCLUDE THE REMOVAL OF UNDERGROUND STORAGE TANKS. SHOULD UNDERGROUND STORAGE TANKS BE ENCOUNTERED, CONTRACTOR TO CONTACT OWNER AND ENGINEER TO DETERMINE RESPONSIBILITY FOR ANY ENVIRONMENTAL REMEDIATION OR REMOVAL WORK AS NECESSARY. ANY REMOVAL OF UNDERGROUND STORAGE TANKS MUST BE IN CONFORMANCE WITH LOCAL AND STATE STANDARDS.

LEGEND

	EXISTING	PROPOSED
DEMOLITION		
REMOVAL		-XXXXXXXXXXXXXXXXXXXX-
AREA OF REMOVAL		
ASPHALT PAVEMENT REMOVAL (FULL DEPTH)		
STRUCTURE/TREE TO BE REMOVED		
SAWCUT LINE		
PROPOSED GRAVEL CONSTRUCTION ENTRANCE; SEE 02/C4.1 FOR DETAIL		
PERMIT POSTING AREA, MOT STAGING AREA		
CONCRETE TO BE REMOVED (FULL DEPTH)		
GRAVEL TO BE REMOVED		
PROPERTY BOUNDARY		
LIMITS OF DISTURBANCE		CLL
TREE PROTECTION FENCING SEE 04/C4.08 FOR DETAIL		XX
SILT FENCE		SF

PROJECT:

PRAIRIE STONE APARTMENT

S04

HOFFMAN ESTATES, ILLINOIS

CLIENT:

WB Hoffman Estates GP LLC
1110 Jorie Boulevard, Suite 300
Oak Brook, Illinois 60523
630 572 6661

REVISIONS

ORIGINAL ISSUE DATE: 11/20/2025

NO.	DATE	DESCRIPTION
1	02-03-26	REVISED PER VILLAGE COMMENTS
2	03-13-26	REVISED PER VILLAGE COMMENTS

V3 COMPANIES
7325 Janes Avenue
Woodridge, IL 60517
630 724 9200 phone
www.v3co.com

SEALS:

FOR REVIEW ONLY

DATE:	PM: SAK
DESIGNED BY: MG	DRAWN BY: NRS
PROJECT NO.: 9255P15.WB S04	

SCALE/NORTH:

60 30 0 60
1" = 60'

TITLE:

DEMOLITION PLAN

DRAWING NO.

C2.1

PARKING SUMMARY

STANDARD SPACES	= 371
ADA SPACES	= 12
GARAGE SPACES	= 64
TOTAL SPACES	= 447
TOTAL UNITS	= 280

PROJECT:

PRAIRIE STONE APARTMENT

S04

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PROJECT NO: 9255P15.WB S04

SCALE/NORTH:

60 30 0 60
1" = 60'

TITLE:

OVERALL SITE PLAN

DRAWING NO.

C3.0



SITE NOTES

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2. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED YELLOW UNLESS OTHERWISE NOTED.
3. BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
4. ALL CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.

LEGEND

		EXISTING	PROPOSED
PAVEMENT	CURB & GUTTER		
	REVERSE CURB & GUTTER		
	DEPRESSED CURB & GUTTER		

ROAD STRUCTURE

HEAVY DUTY HMA PAVEMENT
- 1 1/2" HOT MIX ASPHALT SURFACE COURSE, MIX D, N50
- 3" HOT MIX ASPHALT BINDER COURSE, IL-19, N50
- 10" AGGREGATE BASE COURSE, CA-6

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MULTI USE PATHWAY
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CONCRETE PAVEMENT
- 8" P.C. CONCRETE PAVEMENT (UNREINFORCED)
- 6" AGGREGATE BASE COURSE, CA-6

CONCRETE SIDEWALK
- 5" P.C. CONCRETE PAVEMENT
- 4" AGGREGATE BASE COURSE, CA-6

PERMEABLE PAVEMENT
- 3.125" CONCRETE PAVER
- 2" AGREGATE BASE COURSE. CA-16
- 6" AGGREGATE BASE COURSE, CA-7
- 12" AGGREGATE BASE COURSE, CA1

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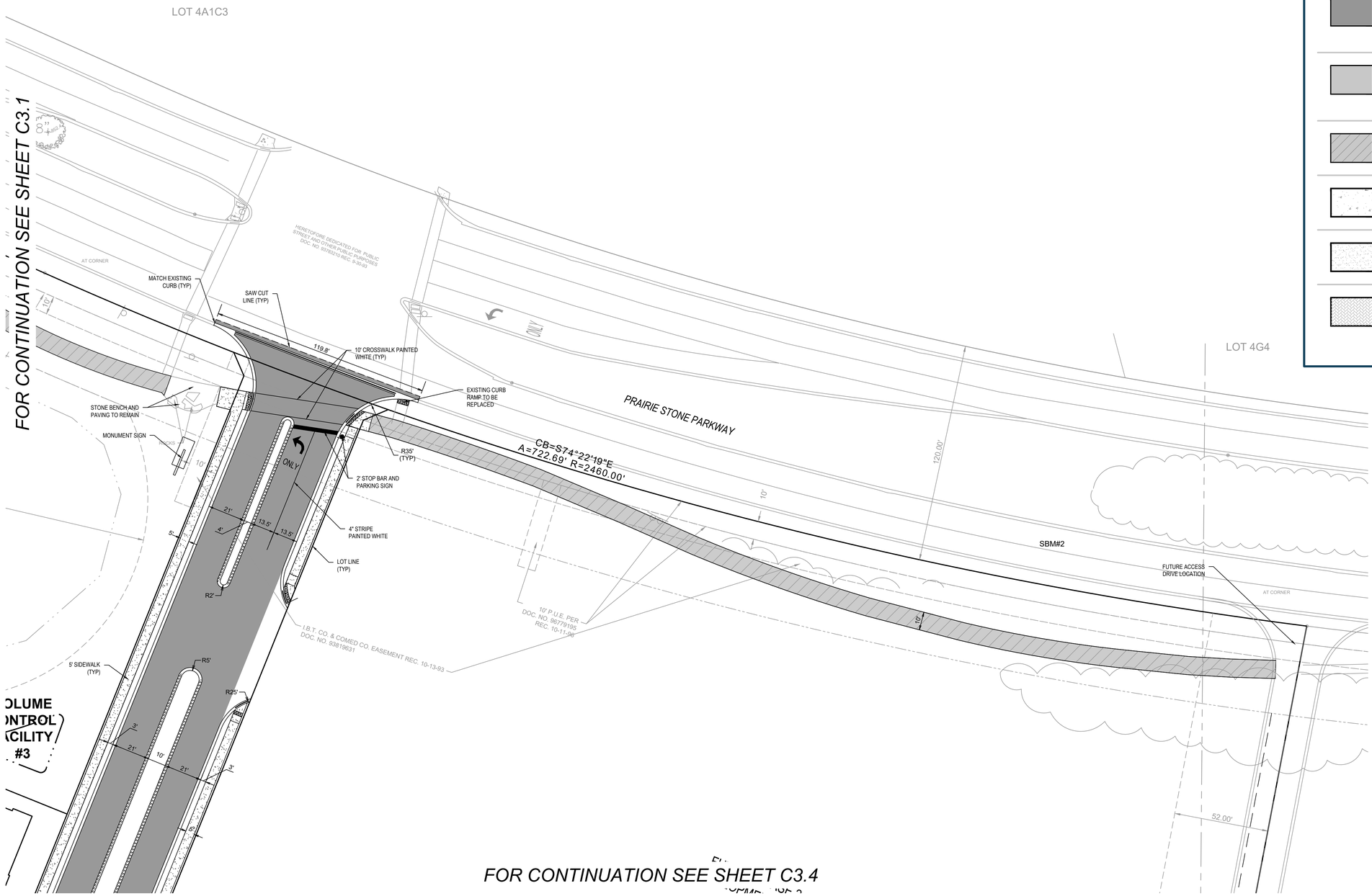
SCALE/NORTH:

30 15 0 30

1" = 30'

LAYOUT AND PAVING PLAN - AREA 1

C3.1



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LEGEND

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	REVERSE CURB & GUTTER		
	DEPRESSED CURB & GUTTER		

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- 3.125" CONCRETE PAVER
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S04

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SCALE/NORTH:

30 15 0 30
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LAYOUT AND PAVING PLAN - AREA 2

C3.2



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30 15 0 30
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LAYOUT AND PAVING PLAN - AREA 3

C3.3

FOR CONTINUATION SEE SHEET C3.2

FOR CONTINUATION SEE SHEET C3.3

FUTURE PHASE 2
DEVELOPMENT AREA

LEASING OFFICE SIGN

TRASH ENCLOSURE

VOLUME CONTROL FACILITY #6

VOLUME CONTROL FACILITY #5

ACCESSIBLE PARKING SIGN AND PARKING STALL (TYP.)

PROPOSED RETAINING WALL

DEPRESSED CURB (TYP.)

FUTURE ACCESS DRIVE

EASEMENT FOR PUBLIC SAFETY ACCESS PER DOC. 0706515068 REC. 03/09/2007

AT CORNER

FENCE 4.77'N

LOT
RESUBDIV
IN F
RE
DOC.

52.00'

706.31'

S10° 45' 02"W

1129.77'

58"W

SITE NOTES

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SCALE/NORTH:

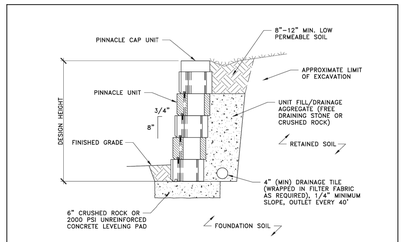
30 15 0 30
1" = 30'

LAYOUT AND PAVING PLAN - AREA 4

C3.4

GRADING NOTES

1. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
2. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. SUBTRACT TOPSOIL THICKNESS OR PAVEMENT SECTION TO ESTABLISH SUBGRADE ELEVATIONS.
3. PROVIDE 1.50% CROSS SLOPE AND 4.00% MAXIMUM LONGITUDINAL SLOPE ON ALL SIDEWALKS AND PEDESTRIAN PATHS UNLESS OTHERWISE INDICATED. PLEASE NOTE THAT THE ILLINOIS ACCESSIBILITY CODE REQUIRES A MAXIMUM CONSTRUCTED CROSS SLOPE OF 2.00% AND LONGITUDINAL SLOPE OF 5.00%. (REVISE FOR CITY OF CHICAGO PROJECTS)



TYPICAL GRAVITY WALL SECTION

PINNACLE UNIT 3/4" SETBACK

FOR CONTINUATION SEE SHEET C4.2

FOR CONTINUATION SEE SHEET C4.3

PRAIRIE STONE APARTMENT

S04

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SCALE/NORTH:

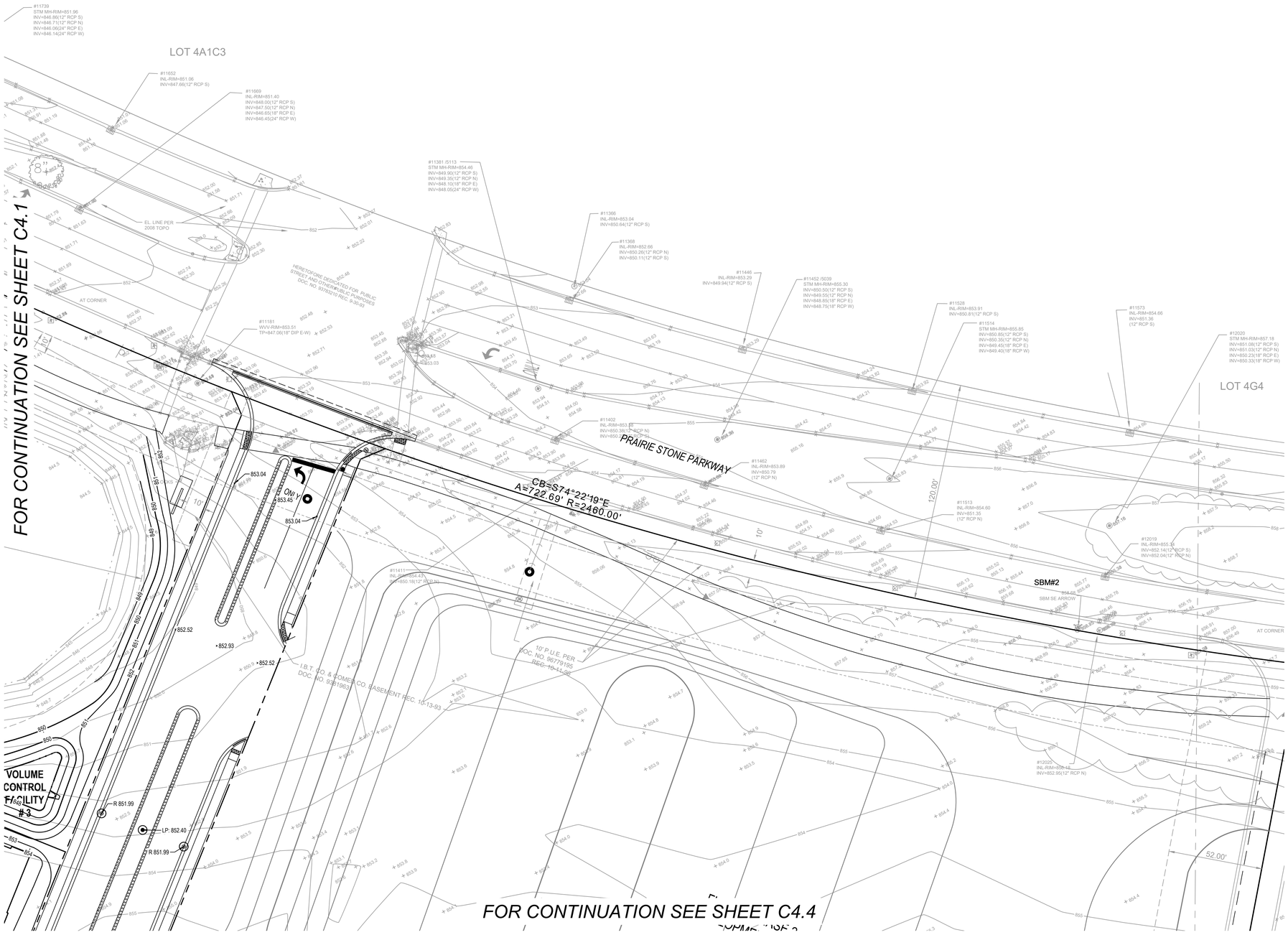
30 15 0 30
1" = 30'

GRADING PLAN - AREA 1

C4.1

GRADING NOTES

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SCALE/NORTH:

30 15 0 30
1" = 30'

GRADING PLAN - AREA 2

C4.2



GRADING NOTES

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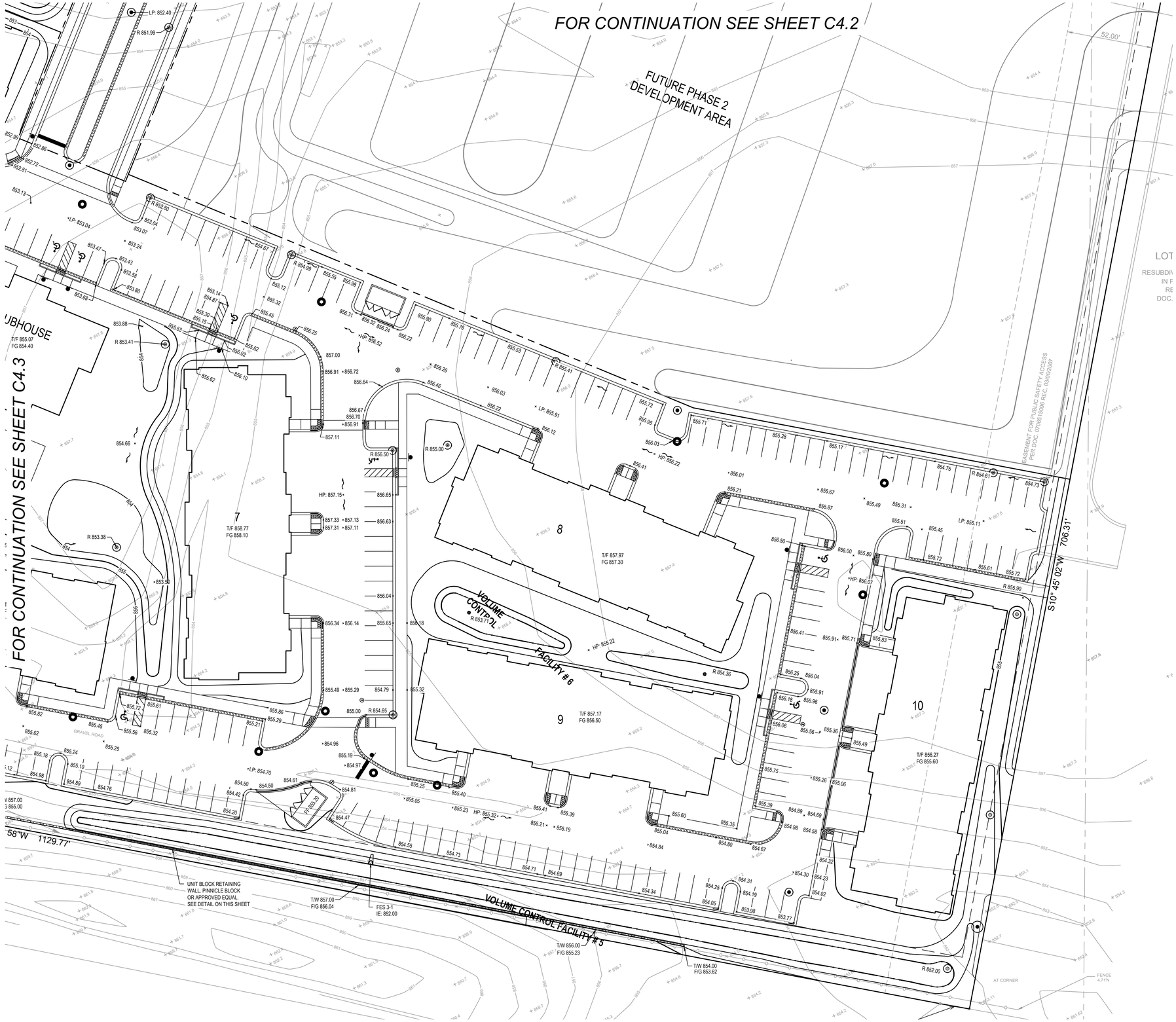
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DESIGNED BY: MG	DRAWN BY: NRS
PROJECT NO: 9255P15.WB S04	

SCALE/NORTH:

1" = 1'

GRADING PLAN - AREA 3

C4.3



GRADING NOTES

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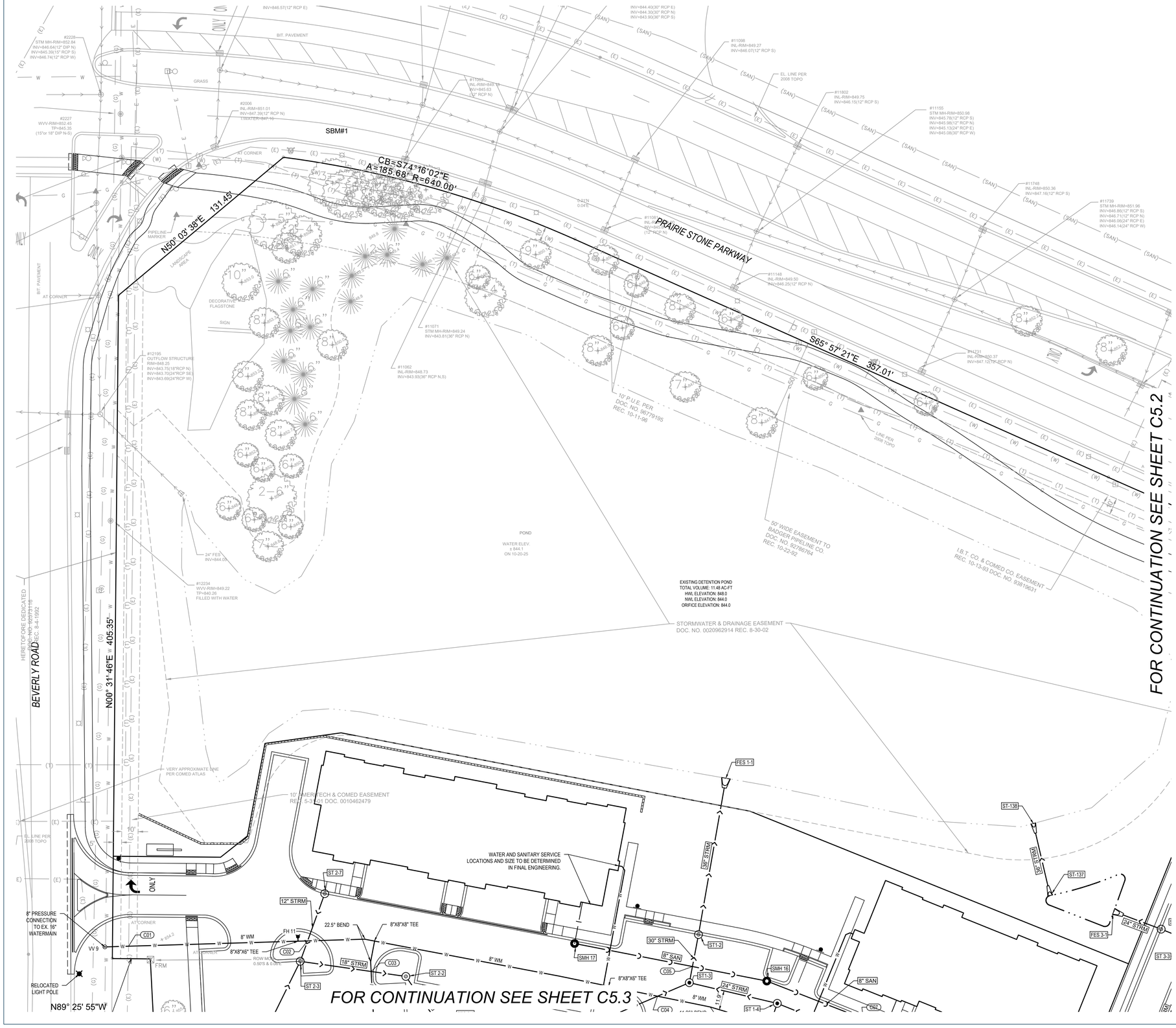
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DATE:	PM: SAK
DESIGNED BY: MG	DRAWN BY: NRS
PROJECT NO: 9255P15.WB S04	
SCALE/NORTH:	

1" = 1'

GRADING PLAN - AREA 4

C4.4



UTILITY NOTES

1. CONTRACTOR TO FIELD VERIFY LOCATION, INVERT, AND SIZE OF ALL EXISTING UTILITIES PRIOR TO ORDERING MATERIALS OR BEGINNING UTILITY WORK. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
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4. LIGHT POLES SHOWN FOR COORDINATION OR LOCATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE PLANS BY SITE LIGHTING CONSULTANT FOR SITE LIGHTING INFORMATION.

PRAIRIE STONE APARTMENT

S04

HOFFMAN ESTATES, ILLINOIS

WB Hoffman Estates GP LLC
1110 Jorie Boulevard, Suite 300
Oak Brook, Illinois 60523
630 572 6661

REVISIONS

ORIGINAL ISSUE DATE: 11/20/2025

NO.	DATE	DESCRIPTION
1	02-03-26	REVISED PER VILLAGE COMMENTS
2	03-13-26	REVISED PER VILLAGE COMMENTS

V3 COMPANIES
7325 Janes Avenue
Woodridge, IL 60517
630 724 9200 phone
www.v3co.com

FOR REVIEW ONLY

DATE:
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DESIGNED BY: MG
DRAWN BY: NRS
PROJECT NO.: 9255P15.WB S04
SCALE/NORTH:

30 15 0 30
1" = 30'

UTILITY PLAN - AREA 1

C5.1

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1A1C3

LOT 4A1C3

LOT 4G4

FOR CONTINUATION SEE SHEET C5.1

FOR CONTINUATION SEE SHEET C5.4

#11652 INL-RIM=851.06 INV=847.66(12" RCP S)

#11669 INL-RIM=851.40 INV=848.00(12" RCP S) INV=847.50(12" RCP N) INV=846.65(18" RCP E) INV=846.45(24" RCP W)

#11381 /5113 STM MH-RIM=854.46 INV=849.90(12" RCP S) INV=849.35(12" RCP N) INV=848.10(18" RCP E) INV=848.05(24" RCP W)

#11366 INL-RIM=853.04 INV=850.64(12" RCP S)

#11368 INL-RIM=852.66 INV=850.26(12" RCP N) INV=850.11(12" RCP S)

#11446 INL-RIM=853.29 INV=849.94(12" RCP S)

#11452 /5039 STM MH-RIM=855.30 INV=850.50(12" RCP S) INV=849.55(12" RCP N) INV=848.85(18" RCP E) INV=848.75(18" RCP W)

#11528 INL-RIM=853.91 INV=850.81(12" RCP S)

#11514 STM MH-RIM=855.85 INV=850.85(12" RCP S) INV=850.35(12" RCP N) INV=849.45(18" RCP E) INV=849.40(18" RCP W)

#11573 INL-RIM=854.66 INV=851.36 (12" RCP S)

#12020 STM MH-RIM=857.18 INV=851.08(12" RCP S) INV=851.03(12" RCP N) INV=850.23(18" RCP E) INV=850.33(18" RCP W)

#11181 WVV-RIM=853.51 TP=847.06(18" DIP E-W)

#11402 INL-RIM=853.38 INV=850.38(12" RCP N) INV=850.

#11462 INL-RIM=853.89 INV=850.79 (12" RCP N)

#11513 INL-RIM=854.60 INV=851.35 (12" RCP N)

#12019 INL-RIM=855.34 INV=852.14(12" RCP S) INV=852.04(12" RCP N)

#11411 INL-RIM=854.43 INV=850.18(12" RCP N)

#12022 INL-RIM=855.14 INV=852.95(12" RCP N)

EL. LINE PER 2008 TOPO

HERETOFORE DEDICATED FOR PUBLIC STREET AND OTHER PUBLIC PURPOSES DOC. NO. 93760319 REC. 9-30-93

I.B.T. CO. & COMED CO. EASEMENT REC. 10-13-93 DOC. NO. 93819631

10' P.U.E. PER DOC. NO. 96778195 REC. 10-11-96

PRAIRIE STONE PARKWAY

8" PRESSURE CONNECTION TO EX. 16" WATERMAIN

CB=S74°22'19"E A=722.69' R=2460.00'

C12 C13 C14 C15

ONLY

SMH 2

SMH 1

8" SAN

CONNECT TO EXISTING 8" SANITARY SEWER EX. IE: 843.95±

8" WM

8"X8"X6" TEE

ST 3-2 ST 3-3 ST 3-8

12" STORM

24" STORM

ROCKS

10'

120.00'

SBM#2

AT CORNER

52.00'

LINE PER 2008 TOPO

V3 COMPANIES
7325 Janes Avenue
Woodridge, IL 60517
630 724 9200 phone
www.v3co.com

PRAIRIE STONE APARTMENT

S04

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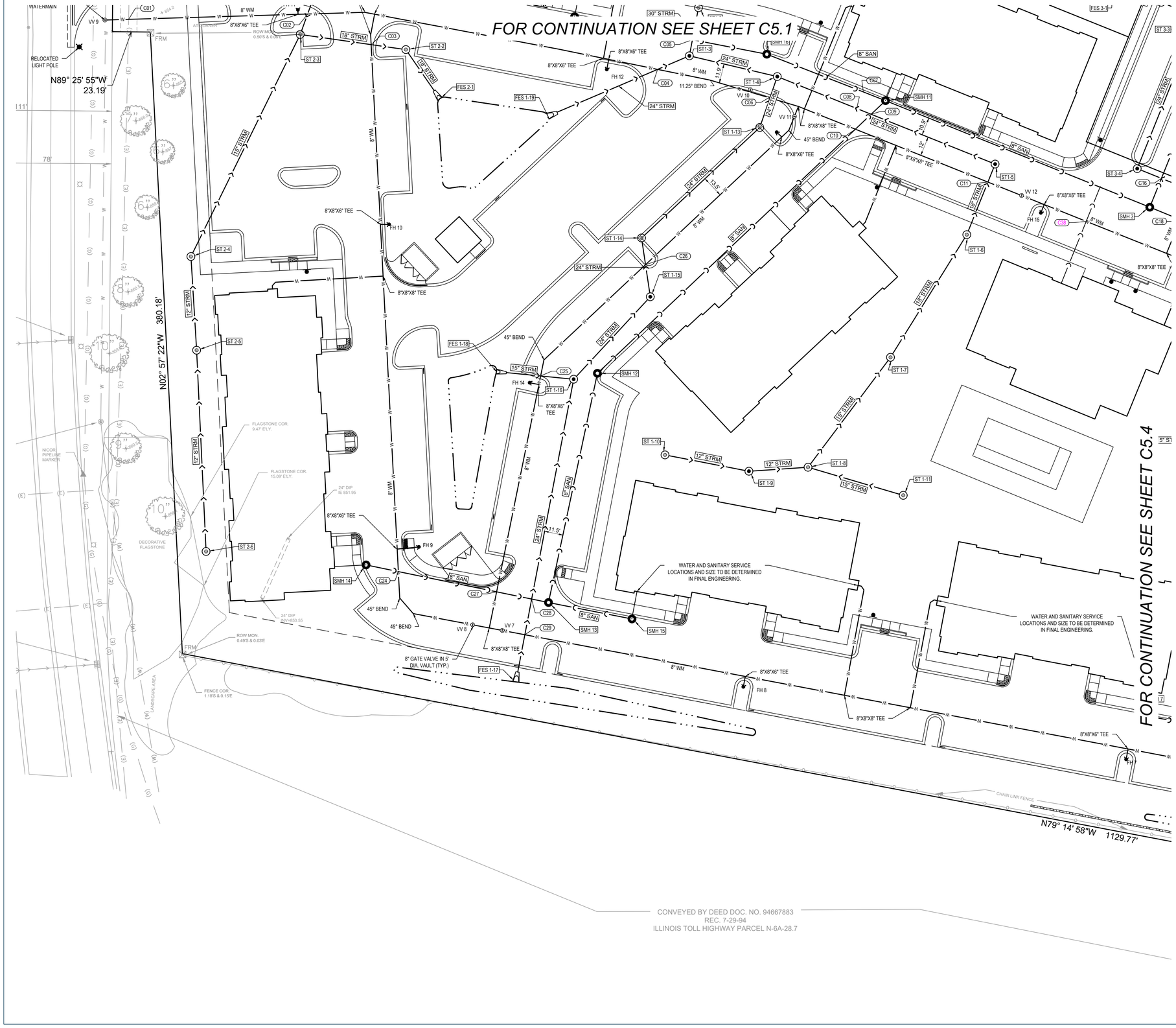
SCALE/NORTH:

40 20 0 40

1" = 40'

UTILITY PLAN - AREA 2

C5.2



UTILITY NOTES

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PROJECT N0255P15.WB S04

SCALE/NORTH:

30 15 0 30

1" = 30'

UTILITY PLAN - AREA 3

C5.3

FOR CONTINUATION SEE SHEET C5.2

FOR CONTINUATION SEE SHEET C5.3

UTILITY NOTES

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PROJECT NO: 255P15.WB S04

SCALE/NORTH:

30 15 0 30

1" = 30'

UTILITY PLAN - AREA 4

C5.4

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LOT 4A5G1B
RESUBDIVISION OF LOT 4A5G1
IN PRAIRIE STONE
REC. 03-06-2007
DOC. NO. 0706515096

4A5G1
LOTS 4A5E & 4A5G
RIE STONE
08-31-05
0524339042

PROPOSED
LOT 4A5G1B

EASEMENT FOR PUBLIC SAFETY ACCESS
PER DOC. 0706515096 REC. 03/06/2007

ST 4-26
ST 4-24
24" STRM
24" STRM
706.31'
S10° 45' 02"W
ST 4-23
ST 4-22
30" STRM
30" STRM
S 10°45'02" W
STRM
30" STRM
ST 4-4
30" STRM
ST 4-3
30" STRM
50'
50'
ST 4-1
30" STRM
30" STRM
ST 4-2

ER AND SANITARY SERVICE
ATIONS AND SIZE TO BE
ERMINED IN FINAL
INEERING.

FOR CONTINUATION SEE SHEET C5.4

AT CORNER
FENCE
4.71'N

REMOVE AND REPLACE EXISTING 24" STORM SEWER WITH PROPOSED 30" SEWER. PAVEMENT REMOVAL AND REPLACEMENT REQUIRED FOR UPSIZING THE PROPOSED SEWER SHALL BE PROVIDED.

EXISTING STORM SEWER EASEMENT

L30
N 0°00'14" W
770.48'
L29
L28
L27
L26
L25
L22
L23
L3
103.33'
81.80'
319.32'
401.12'
N 85°27'21" W
94'
7" W
31
32
RESUB
IN
DO

PRAIRIE STONE APARTMENT
S04
HOFFMAN ESTATES, ILLINOIS

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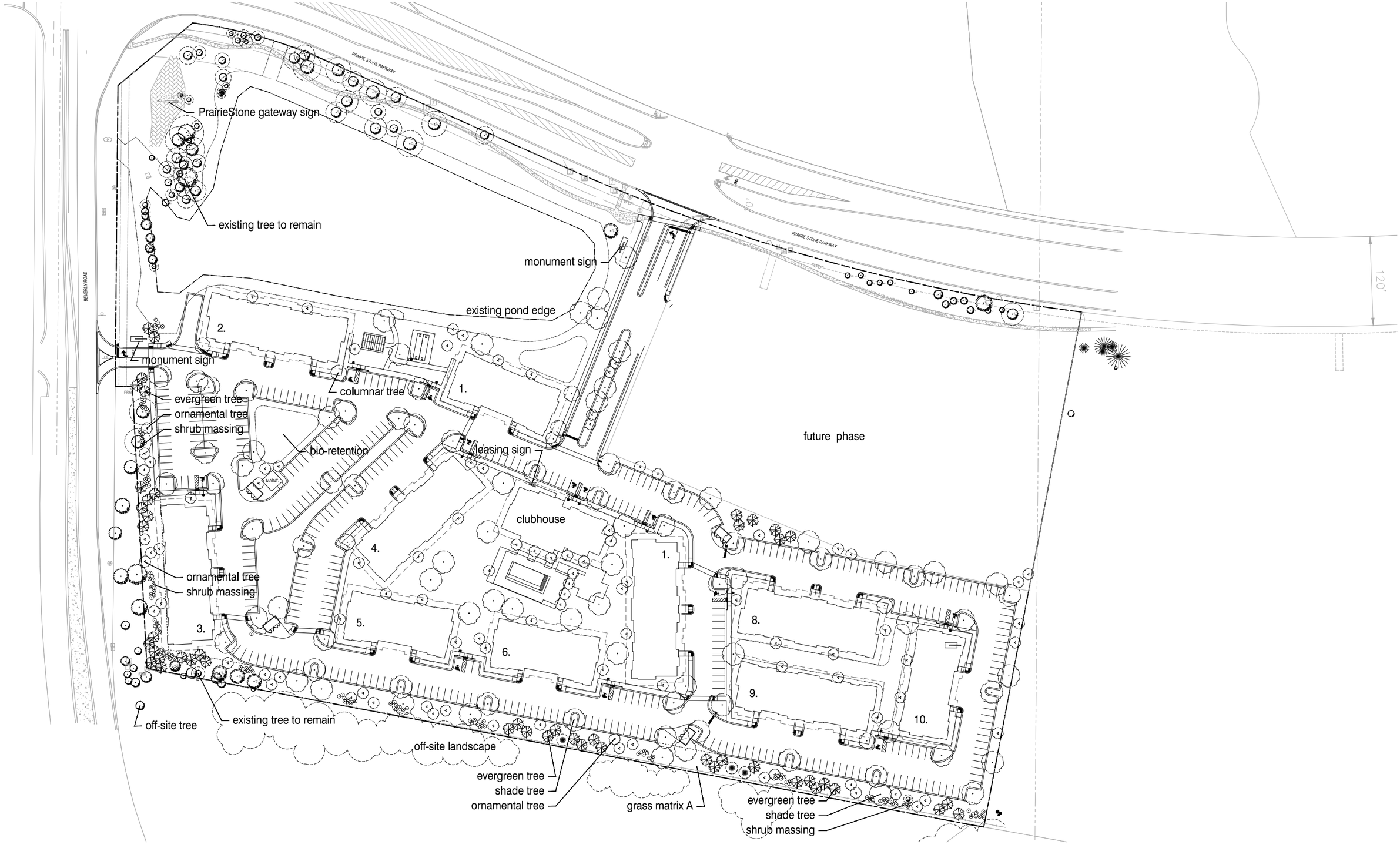
FOR REVIEW ONLY

DATE:
PM: SAK
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DRAWN BY: NRS
PROJECT NO: 255P15.WB S04
SCALE/NORTH:

30 15 0 30
1" = 30'

OFFSITE STORM SEWER EXTENSION

C5.5



Willow Bridge Property

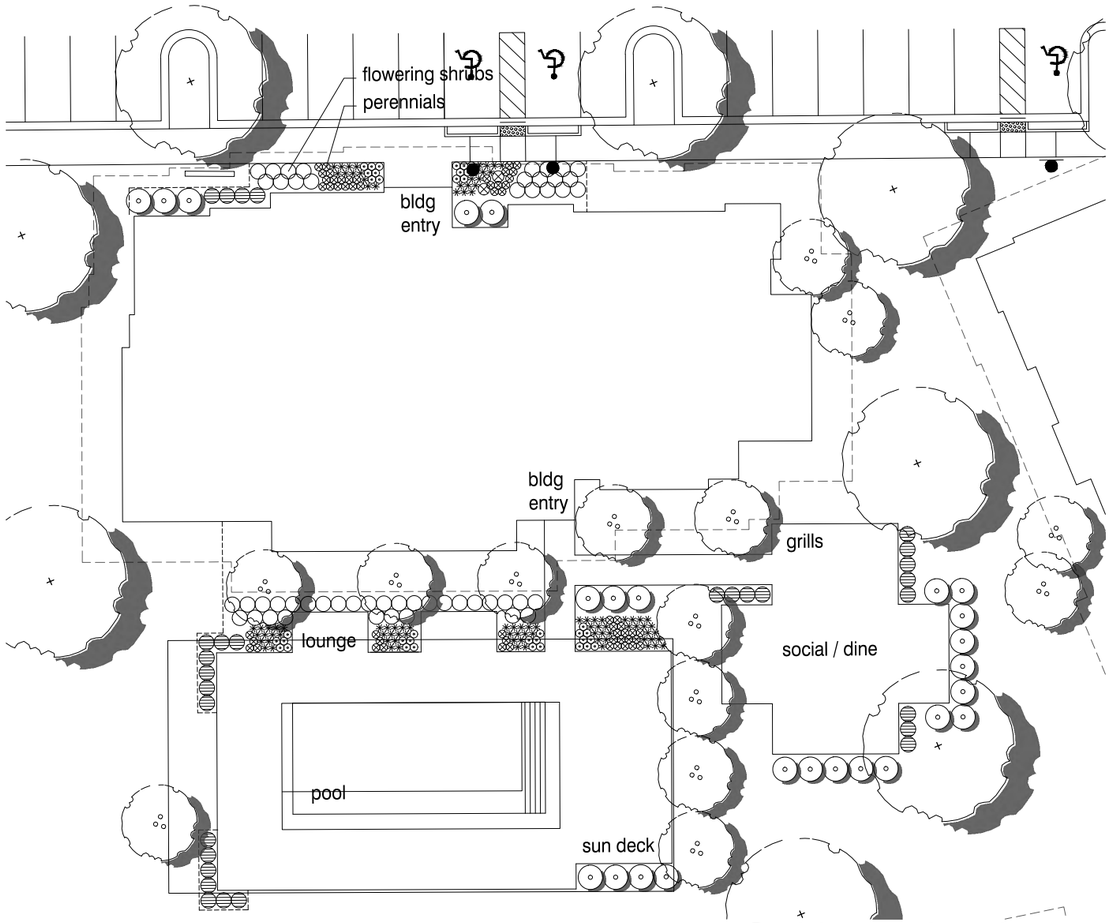
HKM Prairie Stone Residential Hoffman Estaes, Illinois

Architecture Planning Landscape Architecture

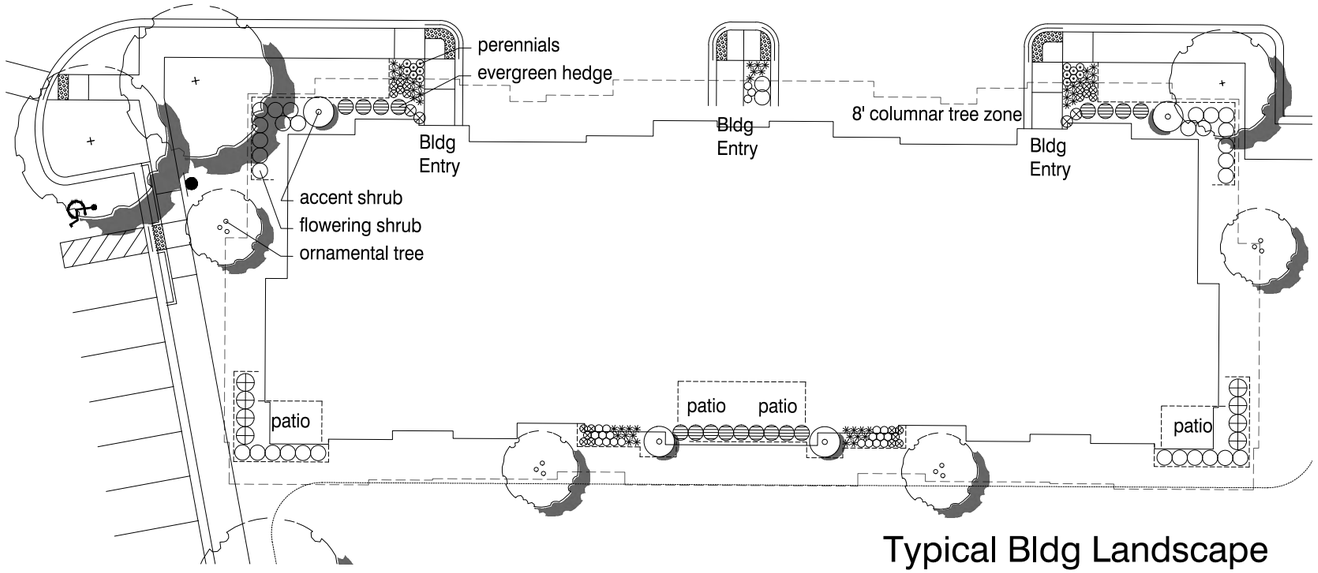
Preliminary Landscape Layout

© 2026.02.04

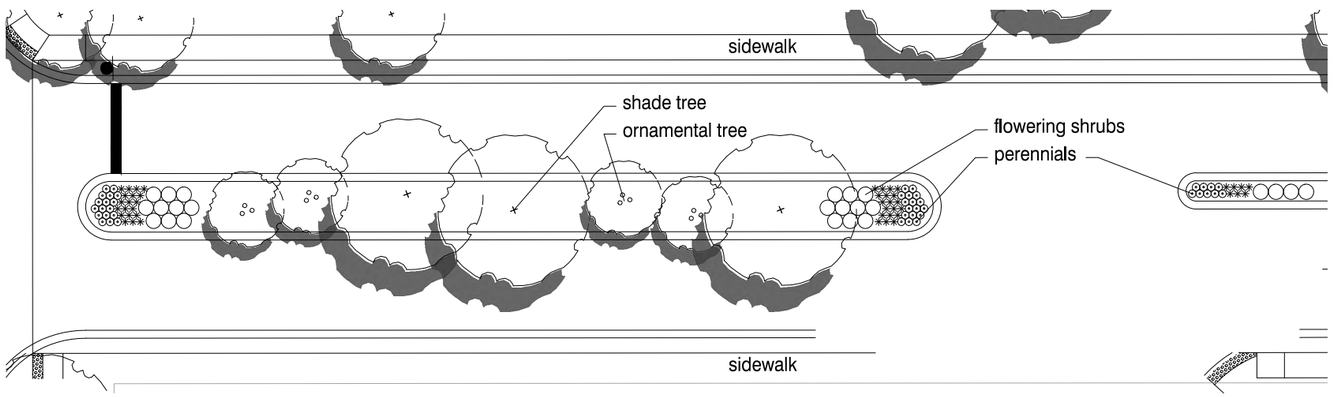
0 60' 120' 240'



Clubhouse Landscape



Typical Bldg Landscape



Prairie Stone Pkwy Entry Drive

Preliminary Plant Material List

Trees sym	Botanic Name	Common Name	Size
AM	Acer x freemanii 'Marmo'	Marmo Maple	3" BB
AP	Aesculus pavia	Red Buckeye	3" BB
AC	Amelanchier canadensis	Shadblow Serviceberry	MS 10' ht. BB
CC	Crataegus virdis 'Winter King'	Winter King Hawthorn	MS 8-10' ht. BB
CO	Celtis occidentalus 'Chicagoland'	Chicagoland Hackberry	3" BB
CM	Cornus mas 'Golden Glory'	Cornelian Cherry Dogwood	5' ht. BB
GT	Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	3" BB
GB	Ginkgo biloba 'Maygar'	Columnar Ginkgo	3" BB
LS	Liquidambar styraciflua 'Moraine'	Moraine Sweet-gum	3" BB
MR	Malus 'Red Jewel'	Red Jewel Crabapple	MS 8' ht. BB
MD	Malus 'Donald Wyman'	Donald Wyman Crabapple	MS 8' ht. BB
PA	Picea abies	Norway Spruce	8-12' Ht. BB
PG	Picea glauca 'Densata'	Black Hills Spruce	8-12' Ht. BB
QB	Quercus bicolor	Swamp White Oak	2.5" BB
QC	Quercus 'Crimschmidt'	Columnar Hybrid Oak	2.5" BB
QI	Quercus imbricaria	Shingle Oak	2.5" BB
UM	Ulmus davidiana 'Morton'	Morton Elm	3" BB

Shrubs sym	Botanic Name	Common Name	Size
AA	Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry	24" BB
BG	Buxus 'Glencoe'	Chicagoland Green Boxwood	18" BB
CO	Cornus sericea 'Bergeson's Compact'	Peking Cotoneaster	30" BB
CA	Cotoneaster acutifolius	Peking Cotoneaster	30" BB
DS	Diervilla sessilifolia 'Butterfly'	Southern Bush-honeysuckle	24" BB
HA	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	18" BB
HT	Hydrangea paniculata 'Tardiva'	Tardiva Hydrangea	3' BB
IV	Itea virginica 'Morton'	Morton Sweetspire	18" BB
RA	Rhus aromatica 'Gro Low'	Gro Low Sumac	18" BB
RG	Rhus glabra	Smooth Sumac	36" BB
SG	Spiraea japonica 'Gold Flame'	Gold Flame Spirea	18" BB
SK	Syringa pubescens 'Miss Kim'	Miss Kim Lilac	30" BB
TT	Taxus x media 'Densiformis'	Dense Yew	30" BB
VA	Viburnum trilobum 'JN Select'	Redwing Cranberrybush Vib.	3' BB
VD	Viburnum dentatum "Autumn Jazz'	Autumn Jazz Viburnum	3' BB
VJ	Viburnum x 'Juddii'	Judd Viburnum	3' BB

Perennials sym	Botanic Name	Common Name	Size
amd	Astilbe 'Maggie Daley'	Maggie Daley Astilbe	#1 Cont.
asb	Allium 'Summer Beauty'	Summer Beauty Onion	#1 Cont.
bap	Baptisia australis	Blue Wild Indigo	#2 Cont.
cak	Calamagrostis x acutiflora 'K.Foerster'	Karl Foerster F. Reed Grass	#2 Cont.
cvz	Coreopsis verticillata 'Zagreb'	Zagreb Tickseed	#1 Cont.
epm	Echinacea PP#18546	Pixie Meadowbrite Coneflower	#1 Cont.
ewh	Echinacea purpurea 'PW White'	PowWow White Coneflower	#1 Cont.
eup	Euphorbia polychroma 'Bonfire'	Bonfire Cushion Spurge	#1 Cont.
gao	Galium oderatum	Sweet Woodruff	#1 Cont.
gmf	Geranium sanguineum 'Max Frei'	Max Frei Bloody Crainsbill	#1 Cont.
hhr	Hemerocallis 'Happy Returns'	Repeating Yellow Daylilly	#1 Cont.
hse	Hosta siebolda 'Elegans'	Elegans Hosta	#2 Cont.
lis	Liriope spicata	Lilyturf	#1 Cont.
mas	Matteuccia struthiopteris	Ostrich Fern	#1 Cont.
nsc	Nepeta x faassenii 'Cat's Meow'	Cat's Meow Catmint	#1 Cont.
pad	Perovski atriplicifolia 'Denim 'n Lace'	Russian Sage	#2 Cont.
ptg	Pachysandra terminalis 'Green Carpet'	Japanese Spurge	#4 pots
rud	Rudbeckia x American Gold Rush	A. Gold Rush Black-eyed Susan	#1 Cont.
sea	Seslaria autumnalis	Autumn Moor Grass	#1 Cont.
srf	Solidago rugosa 'Fireworks'	Fireworks Goldenrod	#1 Cont.
ssc	Schizachyrium s. 'Standing Ovation'	Standing Ovation L. Bluestem	#2 Cont.
sca	Sedum 'Carl'	Carl Autumn Stonecrop	#1 Cont.

Matrix A - Non mow Fescue	(8 - 10 lbs per 1000 sf)	100%
Aruba Slender Red Fescue		.20
Audubon Creeping Red Fescue		.20
Marco Polo Sheep Fescue		.15
J5 Chewings Fescue		.15
K2 Chewings Fescue		.10
Rescue 911 Hard Fescue		.10
Reliant IV Hard Fescue		.10

Willow Bridge Property

HKM Prairie Stone Residential Hoffman Estaes, Illinois

Architecture Planning Landscape Architecture

Preliminary Landscape Details

© 2026.02.04

0 15' 30' 60'

Prairie Stone Apartments (≥3" Trees & Bat Habitat)
data collected by V3 Companies Ltd. Daniel Jablonski (IL-9636A)

6-Nov-25

Condition:
Excellent (1), Good (2), Fair (3), Fair to Poor (4), Poor (5), Dead (6)

Count	Tag #	DBH (inches)	DBH-alt	Species Name*	Common Name	Condition: Excellent (1), Good (2), Fair (3), Fair to Poor (4), Poor (5), Dead (6)	Bat Habitat Tree	Species	Removal
1	045	11	11	*Ulmus spp.*	Elm Cultivar	2	No	C	Remove Lot 3
2	046	14	14	*Acer rubrum*	Red Maple	2	No	B	Remove Lot 3
3	047	15	15	*Tilia americana*	American Basswood	2	No	B	
4	048	3x2	3	*Malus spp.*	Apple Cultivar	3	No	B	
5	049	3x7	3	*Malus spp.*	Apple Cultivar	2	No	B	
6	050	9x2	9	*Malus spp.*	Apple Cultivar	3	No	B	
7	051	4x7	4	*Crataegus spp.*	Hawthorn Cultivar	2	No	B	
8	052	4x7	4	*Crataegus spp.*	Hawthorn Cultivar	2	No	B	
9	053	4x6	4	*Crataegus spp.*	Hawthorn Cultivar	2	No	B	
10	054	4x6	4	*Crataegus spp.*	Hawthorn Cultivar	2	No	B	
11	055	5x4	5	*Crataegus spp.*	Hawthorn Cultivar	2	No	B	
12	056	3x6	3	*Malus spp.*	Apple Cultivar	1	No	B	
13	057	3x5	3	*Malus spp.*	Apple Cultivar	1	No	B	
14	058	3x7	3	*Malus spp.*	Apple Cultivar	1	No	B	
15	059	3x5	3	*Malus spp.*	Apple Cultivar	1	No	B	
16	060	3x7	3	*Malus spp.*	Apple Cultivar	2	No	B	
17	061	3x4	3	*Malus spp.*	Apple Cultivar	2	No	B	
18	062	12	12	*Celtis occidentalis*	Common Hackberry	2	No	B	
19	063	17	17	*Celtis occidentalis*	Common Hackberry	2	No	B	
20	064	14	14	*Celtis occidentalis*	Common Hackberry	2	No	B	
21	065	10	10	*Quercus rubra*	Northern Red Oak	2	No	A	
22	066	11	11	*Celtis occidentalis*	Common Hackberry	2	No	B	
23	067	18	18	*Tilia americana*	American Basswood	2	No	B	
24	068	15	15	*Tilia americana*	American Basswood	2	No	B	
25	069	18	18	*Quercus rubra*	Northern Red Oak	2	No	A	
26	070	14	14	*Quercus rubra*	Northern Red Oak	2	No	A	
27	071	15	15	*Quercus rubra*	Northern Red Oak	2	No	A	
28	072	14	14	*Quercus rubra*	Northern Red Oak	2	No	A	
29	073	17	17	*Quercus rubra*	Northern Red Oak	2	No	A	
30	074	19	19	*Quercus rubra*	Northern Red Oak	2	No	A	
31	075	14	14	*Quercus rubra*	Northern Red Oak	3	No	A	
32	076	15	15	*Quercus rubra*	Northern Red Oak	2	No	A	
33	077	9	9	*Populus tremuloides*	Quaking Aspen	5	No	C	
34	078	6	6	*Populus tremuloides*	Quaking Aspen	4	No	C	
35	079	8	8	*Populus tremuloides*	Quaking Aspen	4	No	C	
36	080	8	8	*Populus tremuloides*	Quaking Aspen	4	No	C	
37	081	6	6	*Ulmus spp.*	Elm Cultivar	2	No	C	
38	082	10	10	*Populus tremuloides*	Quaking Aspen	4	No	C	
39	083	9	9	*Populus tremuloides*	Quaking Aspen	3	No	C	
40	084	12	12	*Populus tremuloides*	Quaking Aspen	4	No	C	
41	085	11	11	*Populus tremuloides*	Quaking Aspen	4	No	C	
42	086	5	5	*Populus tremuloides*	Quaking Aspen	3	No	C	
43	087	5	5	*Populus tremuloides*	Quaking Aspen	2	No	C	
44	088	5	5	*Populus tremuloides*	Quaking Aspen	2	No	C	
45	089	4	4	*Populus tremuloides*	Quaking Aspen	3	No	C	
46	090	5	5	*Populus tremuloides*	Quaking Aspen	2	No	C	
47	091	6	6	*Platanus occidentalis*	American Sycamore	2	No	B	
48	092	5	5	*Juniperus virginiana*	Eastern Red-Cedar	1	No	B	
49	093	7	7	*Fraxinus pennsylvanica*	Green Ash	3	No	C	
50	094	23	23	*Tilia americana*	American Basswood	2	No	B	
51	095	7	7	*Larix spp.*	Tamarck Cultivar	4	No	B	
52	096	18	18	*Gymnocladus dioicus*	Kentucky Coffee Tree	2	No	A	
53	097	17	17	*Fraxinus pennsylvanica*	Green Ash	4	No	C	
54	098	12	12	*Gymnocladus dioicus*	Kentucky Coffee Tree	2	No	A	
55	099	12	12	*Gymnocladus dioicus*	Kentucky Coffee Tree	2	No	A	
56	100	14	14	*Gymnocladus dioicus*	Kentucky Coffee Tree	2	No	A	
57	101	3x2	3	*Morus alba*	White Mulberry	4	No	C	
58	102	11	11	*Gymnocladus dioicus*	Kentucky Coffee Tree	2	No	A	
59	103	9	9	*Gymnocladus dioicus*	Kentucky Coffee Tree	3	No	A	
60	104	11x2	11	*Gymnocladus dioicus*	Kentucky Coffee Tree	2	No	A	
61	105	14	14	*Tilia americana*	American Basswood	2	No	B	
62	106	13	13	*Tilia americana*	American Basswood	2	No	B	
63	107	12	12	*Gymnocladus dioicus*	Kentucky Coffee Tree	2	No	B	
64	108	8	8	*Gymnocladus dioicus*	Kentucky Coffee Tree	3	No	A	
65	109	10	10	*Gymnocladus dioicus*	Kentucky Coffee Tree	3	No	A	
66	110	4x3	4	*Alnus glutinosa*	European Alder	3	No	C	
67	111	7	7	*Alnus glutinosa*	European Alder	2	No	C	
68	112	4x2	4	*Alnus glutinosa*	European Alder	3	No	C	
69	113	4x2	4	*Alnus glutinosa*	European Alder	3	No	C	
70	114	6x4	6	*Alnus glutinosa*	European Alder	3	No	C	
71	115	5x2	5	*Alnus glutinosa*	European Alder	2	No	C	
72	116	5x2	5	*Alnus glutinosa*	European Alder	2	No	C	
73	117	6	6	*Alnus glutinosa*	European Alder	2	No	C	
74	118	5x2	5	*Alnus glutinosa*	European Alder	2	No	C	
75	119	6	6	*Alnus glutinosa*	European Alder	2	No	C	
76	120	13	13	*Salix fragilis*	Crack Willow	4	No	C	Remove
77	121	21	21	Acer X freemanii	Freeman's Maple	2	No	B	Remove
78	122	18	18	*Fraxinus pennsylvanica*	Green Ash	4	No	C	
79	123	18	18	*Acer X freemanii*	Freeman's Maple	2	No	B	
80	139	6x4	6	*Morus alba*	White Mulberry	3	No	C	
81	140	4	4	*Prunus serotina*	Black Cherry	4	No	C	
82	142	6x2	6	*Morus alba*	White Mulberry	3	No	C	Remove
83	143	6x3	6	*Morus alba*	White Mulberry	3	No	C	
84	144	9	9	*Alnus glutinosa*	European Alder	3	No	C	
85	145	6x2	6	*Alnus glutinosa*	European Alder	3	No	C	
86	146	8x2	8	*Morus alba*	White Mulberry	3	No	C	
87	148	8x4	8	*Alnus glutinosa*	European Alder	2	No	C	
88	149	14	14	*Morus alba*	White Mulberry	3	No	C	Remove
89	150	8x2	8	*Alnus glutinosa*	European Alder	3	No	C	
90	152	22	22	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
91	153	23	23	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
92	154	14x2	14	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
93	155	9	9	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
94	156	13	13	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
95	157	6	6	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
96	158	12	12	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
97	159	9	9	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
98	160	11	11	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
99	161	15	15	*Populus deltoides*	Eastern Cottonwood	2	No	C	Remove
100	162	9	9	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
101	163	3	3	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
102	164	12x2	12	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
103	165	4	4	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
104	166	14	14	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
105	167	8	8	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
106	168	7	7	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
107	169	4	4	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
108	170	4	4	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
109	171	11	11	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
110	172	8	8	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
111	173	11x2	11	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
112	174	6	6	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
113	175	9	9	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
114	176	5	5	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
115	177	10	10	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
116	178	11	11	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
117	179	10	10	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
118	180	6x2	6	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
119	181	12	12	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
120	182	6x2	6	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
121	183	9	9	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
122	184	14	14	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
123	185	6	6	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
124	186	3x2	3	Pyrus calleryana	Ornamental Pear	3	No	B	Remove
125	187	12x2	12	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
126	188	4x2	4	*Acer negundo*	Ash-Leaf Maple	4	No	C	Remove
127	189	12	12	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
128	190	11x2	11	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
129	191	10x2	10	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
130	192	12	12	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
131	193	9x2	9	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
132	194	12	12	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
133	195	12	12	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
134	196	8	8	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
135	197	10	10	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
136	198	8	8	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
137	199	11	11	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
138	200	7	7	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
139	201	10	10	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
140	202	3x3	3	*Populus deltoides*	Eastern Cottonwood	4	No	C	Remove
141	203	9x2	9	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
142	204	3	3	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
143	205	8	8	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
144	206	5x2	5	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
145	207	6	6	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
146	208	6	6	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
147	209	10	10	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
148	210	4	4	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
149	211	7	7	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
150	212	9	9	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
151	213	5x2	5	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
152	214	7	7	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
153	215	5	5	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
154	216	5	5	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
155	217	6	6	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
156	218	7	7	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
157	219	5x2	5	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
158	220	9	9	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
159	221	5x2	5	*Populus deltoides*	Eastern Cottonwood	4	No	C	Remove
160	222	7x3	7	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
161	223	5	5	*Populus deltoides*	Eastern Cottonwood	4	No	C	Remove
162	224	6x2	6	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
163	225	10x2	10	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
164	226	7x3	7	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
165	227	13	13	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
166	228	6	6	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
167	229	11	11	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
168	230	5x4	5	*Salix fragilis*	Crack Willow	3	No	C	Remove
169	231	12	12	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
170	232	4x2	4	*Morus alba*	White Mulberry	3	No	C	Remove
171	233	8x2	8	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
172	234	3x2	3	*Pyrus calleryana*	Ornamental Pear	3	No	B	Remove
173	235	5	5	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
174	236	11x3	11	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
175	237	7	7	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
176	238	7	7	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
177	239	5x2	5	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
178	240	10	10	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
179	241	5	5	*Ulmus pumila*	Siberian Elm	3	No	C	Remove
180	242	14	14	*Salix fragilis*	Crack Willow	3	No	C	Remove
181	243	13x2	13	*Salix fragilis*	Crack Willow	3	No	C	Remove
182	244	3	3	*Alnus glutinosa*	European Alder	2	No	C	
183	245	5x3	5	*Alnus glutinosa*	European Alder	2	No	C	Remove
184	246	7x3	7	*Morus alba*	White Mulberry	3	No	C	Remove
185	247	7x3	7	*Morus alba*	White Mulberry	3	No	C	Remove
186	248	3	3	*Gleditsia triacanthos*	Honey-Locust	2	No	B	
187	249	4	4	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
188	250	11x2	11	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
189	251	12	12	*Populus deltoides*	Eastern Cottonwood	3	No	C	
190	252	9x3	9	*Populus deltoides*	Eastern Cottonwood	3	No	C	
191	253	3x3	3	*Pyrus calleryana*	Ornamental Pear	3	No	B	Remove
192	254	10	10	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
193	255	7	7	*Robinia pseudoacacia*	Black Locust	3	No	C	Remove
194	256	8x2	8	*Robinia pseudoacacia*	Black Locust	3	No	C	Remove
195	257	5x2	5	*Robinia pseudoacacia*	Black Locust	3	No	C	Remove
196	258	7x2	7	*Robinia pseudoacacia*	Black Locust	3	No	C	Remove
197	259	12	12	*Robinia pseudoacacia*	Black Locust	3	No	C	Remove
198	260	5x2	5	*Robinia pseudoacacia*	Black Locust	3	No	C	Remove
199	261	13	13	*Robinia pseudoacacia*	Black Locust	3	No	C	Remove
200	262	4	4	*Robinia pseudoacacia*	Black Locust	3	No	C	Remove
201	263	9x2	9	*Robinia pseudoacacia*	Black Locust	3	No	C	Remove
202	264	6	6	*Robinia pseudoacacia*	Black Locust	3	No	C	Remove
203	265	4	4	*Robinia pseudoacacia*	Black Locust	3	No	C	Remove
204	266	7x4	7	*Acer negundo*	Ash-Leaf Maple	3	No	C	Remove
205	267	7x3	7	*Acer negundo*	Ash-Leaf Maple	3	No	C	Remove
206	268	6x2	6	*Robinia pseudoacacia*	Black Locust	3	No	C	Remove
207	269	10x2	10	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
208	270	9x2	9	*Robinia pseudoacacia*	Black Locust	3	No	C	Remove
209	271	8	8	*Juniperus virginiana*	Eastern Red-Cedar	2	No	B	
210	272	12	12	*Populus deltoides*	Eastern Cottonwood	2	No	C	Remove
211	273	13	13	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
212	274	10x2	10	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
213	275	5	5	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
214	276	6	6	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
215	277	4	4	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
216	278	7x2	7	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
217	279	4	4	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
218	280	4x2	4	*Juniperus virginiana*	Eastern Red-Cedar	2	No	B	Remove
219	281	8	8	*Juniperus virginiana*	Eastern Red-Cedar	2	No	B	Remove
220	282	4x2	4	*Juniperus virginiana*	Eastern Red-Cedar	3	No	B	Remove
221	283	4	4	*Juniperus virginiana*	Eastern Red-Cedar	3	No	B	Remove
222	284	5	5	*Juniperus virginiana*	Eastern Red-Cedar	3	No	B	Remove
223	285	7	7	*Juniperus virginiana*	Eastern Red-Cedar	3	No	B	Remove
224	286	5	5	*Juniperus virginiana*	Eastern Red-Cedar	3	No	B	Remove
225	287	5	5	*Juniperus virginiana*	Eastern Red-Cedar	3	No	B	Remove
226	288	8	8	*Juniperus virginiana*	Eastern Red-Cedar	3	No	B	
227	289	5	5	*Juniperus virginiana*	Eastern Red-Cedar	3	No	B	Remove
228	290	6	6	*Juniperus virginiana*	Eastern Red-Cedar	3	No	B	Remove
229	291	8	8	*Juniperus virginiana*	Eastern Red-Cedar	3	No	B	
230	292	8	8	*Juniperus virginiana*	Eastern Red-Cedar	3	No	B	Remove
231	293	11x2	11	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
232	294	9	9	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
233	295	4	4	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
234	296	4	4	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
235	297	11	11	*Populus deltoides*	Eastern Cottonwood	2	No	C	Remove
236	298	13	13	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
237	299	6	6	*Juniperus virginiana*	Eastern Red-Cedar	3	No	B	Remove
238	300	4	4	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
239	301	13x3	13	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
240	302	5	5	*Juniperus virginiana*	Eastern Red-Cedar	3	No	B	Remove
241	303	5	5	*Juniperus virginiana*	Eastern Red-Cedar	4	No	B	Remove
242	304	5	5	*Juniperus virginiana*	Eastern Red-Cedar	4	No	B	Remove
243	305	6	6	*Celtis occidentalis*	Common Hackberry	2	No	B	
244	306	5	5	*Juniperus virginiana*	Eastern Red-Cedar	3	No	B	Remove
245	310	3x6	3	*Pyrus calleryana*	Ornamental Pear	3	No	B	Remove
246	311	9	9	*Populus deltoides*	Eastern Cottonwood	2	No	C	Remove
247	312	7	7	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
248	313	5	5	*Populus deltoides*	Eastern Cottonwood	2	No	C	Remove
249	314	7	7	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
250	315	7	7	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
251	316	6x2	6	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
252	317	6	6	*Populus deltoides*	Eastern Cottonwood	4	No	C	Remove
253	318	6x2	6	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
254	319	7x7	7	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
255	320	12	12	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
256	321	12	12	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove
257	322	9x3	9	*Salix fragilis*	Crack Willow	3	No	C	Remove
258	323	4	4	*Salix matsudana*	Corkscrew Willow	3	No	C	Remove
259	324	4x2	4	*Salix matsudana*	Corkscrew Willow	3	No	C	Remove
260	332	13	13	*Pseudotsuga menziesii*	Douglas Fir	3	No	B	Remove Lot 3
261	333	14	14	*Pseudotsuga menziesii*	Douglas Fir	3	No	B	Remove Lot 3
262	334	15	15	*Pseudotsuga menziesii*	Douglas Fir	3	No	B	Remove Lot 3
263	335	10	10	*Pseudotsuga menziesii*	Douglas Fir	3	No	B	Remove Lot 3
264	336	12	12	*Pseudotsuga menziesii*	Douglas Fir	3	No	B	Remove Lot 3
265	337	15	15	*Pseudotsuga menziesii*	Douglas Fir	3	No	B	Remove Lot 3
266	338	16	16	*Pseudotsuga menziesii*	Douglas Fir	3	No	B	Remove Lot 3
267	339	15	15	*Pseudotsuga menziesii*	Douglas Fir	4	No	B	Remove Lot 3
268	340	13	13	*Pseudotsuga menziesii*	Douglas Fir	3	No	B	Remove Lot 3
269	341	14	14	*Pseudotsuga menziesii*	Douglas Fir	3	No	B	Remove Lot 3
270	342	8x5	8	*Tilia americana*	American Basswood	2	No	B	Remove Lot 3
271	343	4	4	*Pyrus calleryana*	Ornamental Pear	3	No	B	Remove Lot 3
272	344	6x5	6	*Malus spp.*	Apple Cultivar	3	No	B	Remove Lot 3
273	345	3	3	*Pyrus calleryana*	Ornamental Pear	3	No	B	Remove Lot 3
274	346	4x4	4	*Malus spp.*	Apple Cultivar	3	No	B	Remove Lot 3
275	348	10x3	10	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove Lot 3
276	349	15x2	15	*Populus deltoides*	Eastern Cottonwood	2	No	C	Remove Lot 3
277	350	5	5	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove Lot 3
278	351	11x2	11	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove Lot 3
279	352	14	14	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove Lot 3
280	353	4x9	4	*Crataegus spp.*	Hawthorn Cultivar	2	No	B	Remove Lot 3
281	354	4	4	*Crataegus spp.*	Hawthorn Cultivar	2	No	B	Remove Lot 3
282	355	6	6	*Malus spp.*	Apple Cultivar	2	No	B	Remove Lot 3
283	356	19	19	*Populus deltoides*	Eastern Cottonwood	3	No	C	Remove Lot 3
284	357	7	7	*Malus spp.*	Apple Cultivar	3	No	B	Remove Lot 3
285	358	3x2	3	*Malus spp.*	Apple Cultivar	3	No	B	Remove Lot 3
286	359	3x6	3	*Crataegus spp.*	Hawthorn Cultivar	3	No	B	Remove Lot 3
287	360	4x5	4	*Crataegus spp.*	Hawthorn Cultivar	3	No	B	Remove Lot 3
288	361	4	4	*Ulmus pumila*	Siberian Elm	3	No	C	Remove Lot 3
289	362	3x6	3	*Crataegus spp.*	Hawthorn Cultivar	3	No	B	Remove Lot 3
290	363	4x5	4	*Crataegus spp.*	Hawthorn Cultivar	3	No	B	Remove Lot 3
291	364	4x6	4	*Crataegus spp.*	Hawthorn Cultivar	3	No	B	Remove Lot 3
292	365	5x4	5	*Crataegus spp.*	Hawthorn Cultivar	3	No	B	Remove Lot 3
293	366	5x4	5	*Crataegus spp.*	Hawthorn Cultivar	3	No	B	Remove Lot 3
294	367	5x2	5	*Malus spp.*	Apple Cultivar	2	No	B	Remove Lot 3
295	368	3	3	*Ulmus pumila*	Siberian Elm	3	No	C	Remove Lot 3
296	369	5	5	*Malus spp.*	Apple Cultivar	3	No	B	Remove Lot 3
297	370	5x2	5	*Malus spp.*	Apple Cultivar	3	No	B	Remove Lot 3
298	371	3	3	*Malus spp.*	Apple Cultivar	3	No	B	Remove Lot 3
299	372	5	5	*Ulmus pumila*	Siberian Elm	3	No	C	Remove Lot 3
300	373	6	6	*Malus spp.*	Apple Cultivar	3	No	B	Remove Lot 3
301	374	8	8	*Malus spp.*	Apple Cultivar	3	No	B	Remove Lot 3
302	375	5x2	5	*Malus spp.*	Apple Cultivar	3	No	B	Remove Lot 3
303	376	11	11	*Populus deltoides*	Eastern Cottonwood	2	No	C	Remove Lot 3
304	377	5	5	*Malus spp.*	Apple Cultivar	3	No	B	Remove Lot 3
305	378	3x2	3	*Malus spp.*	Apple Cultivar	3	No	B	Remove Lot 3
306	379	3x2	3	*Malus spp.*	Apple Cultivar	3	No	B	Remove Lot 3
307	380	5x3	5	*Malus spp.*	Apple Cultivar	3	No	B	Remove Lot 3
308	381	15	15	*Populus



Willow Bridge Property

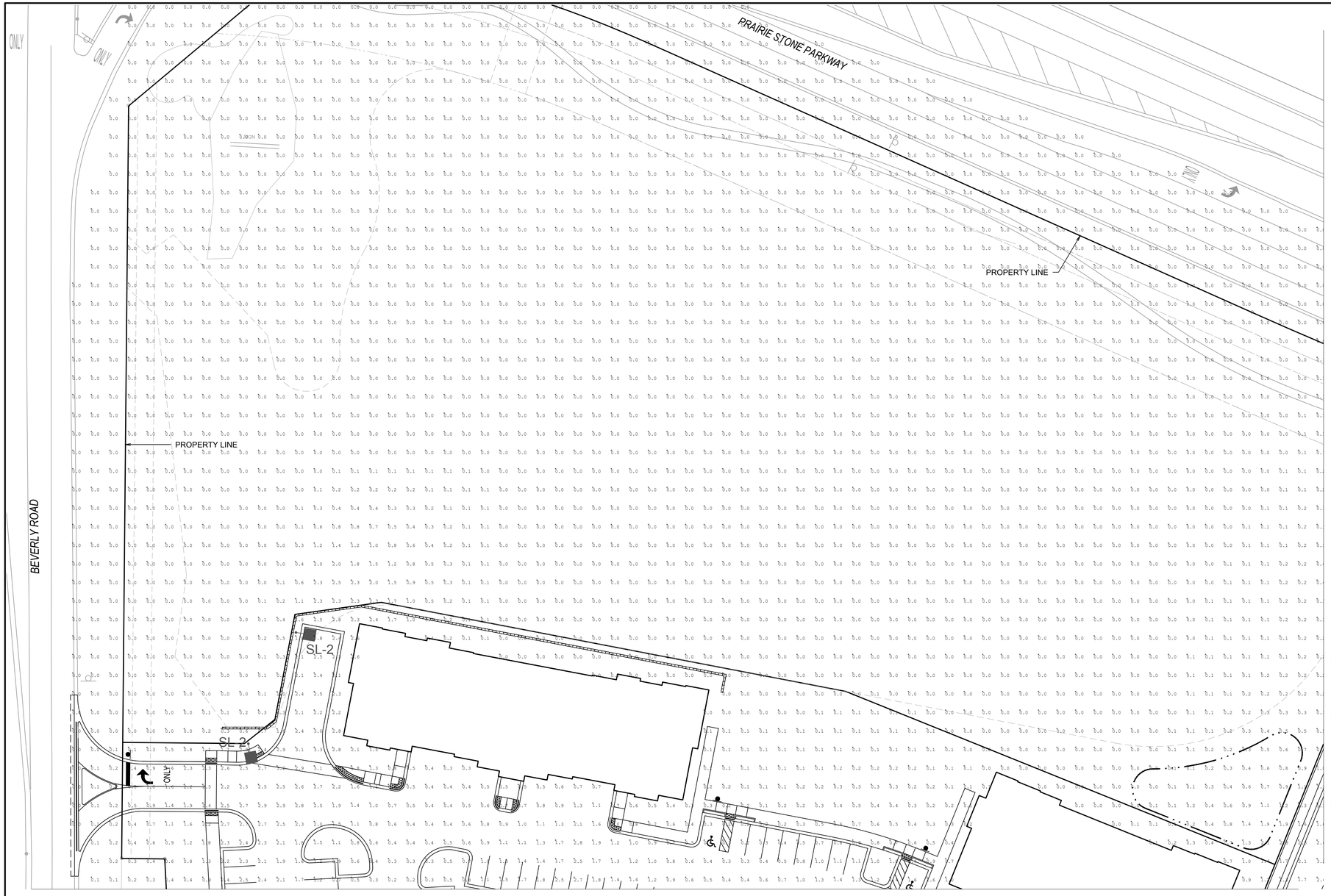
HKM Prairie Stone Residential Hoffman Estaes, Illinois

Architecture Planning Landscape Architecture

Tree Preservation Plan

0 60' 120' 240'

© 2026.02.04



FOR CONTINUATION SEE SHEET P1.2

FOR CONTINUATION SEE SHEET P1.1

Project		Catalog #		Type	
Prepared by		Notes		Date	



Streetworks

GLAN Galleon II

Area / Site Luminaire

Product Certifications & Features

Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 3
- Energy and Performance Data page 5
- Control Options page 17

Product Specifications

OPTICS
- 23 patented AccuLED high efficiency roadway and area optical distributions
- 3 shielding options for spill light control; available factory-installed or as field-installed accessory

ELECTRICAL
- 120–277V, 240–480V, 347V, and 480V; 50/60Hz
- Standard 0-10V dimming
- 10kV and 20kV surge protection options with series or parallel MOV configuration
- -40°C to 40°C ambient temperature operating range. Optional 50°C high ambient (HA) configuration

PHYSICAL CHARACTERISTICS
- Die-cast aluminum housing and heat sink
- Three housing sizes, using 1 to 5 light squares
- Arms are factory installed, enabling closed-housing installation
- All arms suitable for round or square pole installation
- All arms provide clearance for multiple fixture mounting options
- Housing finished in 5-stage super 70DC polyester powder coat paint, 2.5 mil nominal thickness
- 5 standard color options: RAL and custom colors also available. Additional charges and lead time apply
- Coastal Construction (CC) option salt-spray tested to 5,000 hours per ASTM B117, achieving a scribe rating of 9 per ASTM D1654

CONTROLS
- Optional Field Adjustable Dimming Control (FADC) module allows for manual adjustment of lumen output and power usage; factory preset to highest output setting makes a single SKU to cover multiple field applications

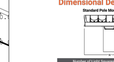
COMPLIANCE
- Meets ANSI C136.25 for IP66 Optical enclosure rating
- Meets ANSI C136.31 for 3G luminaire vibration. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all installations
- Meets ANSI C136.15 for luminaire field identification label standard
- Meets ANSI C136.22 internal label standard
- Safety listing – Wet Location UL 1598
- 5,000 hours per ASTM B117, with a scribe rating of 7 per ASTM D1654 for standard color finishes
- 3,000 hours per ASTM B117 for black fine enamel, with mounting options less than 50° of tilt
- Coastal Construction (CC) option salt-spray tested to 5,000 hours per ASTM B117, achieving a scribe rating of 9 per ASTM D1654
- DLC and DLC Premium listed– visit designlights.org to confirm listed variations
- BAA domestic preference option meets BAA requirements. See DOMESTIC PREFERENCES website or consult the CLS Domestic Preferences team for more information
- FHWA and FTA agencies are utilizing their BAA rules to meet Buy America requirements. Fixtures with this designation are manufactured in the US and utilize a BAA CCT5 exemption rule for compliance. To ensure your project requirements, options and options meet BAA Domestic Preference Requirements, submit this catalog number to Cooper Lighting Quotation team for validation by our Engineering and Manufacturing teams. Please refer to DOMESTIC PREFERENCES website or consult the CLS Domestic Preferences team for more information. Components shipped separately may be separately analyzed under domestic preference requirements.

TYPICAL APPLICATIONS
- Outdoor, Parking Lots, Walkways, Roadways, Building Areas

WARRANTY
- Five-year limited warranty. Consult website for details. www.cooperlighting.com/legal

Dimensional Details

Standard Pole Mount Arm





Pole Drilling Pattern
Type "H"



Number of Light Squares	Width "A"	Housing Length "B"	Weight with Standard or 12ft Arm	EPA: Standard or 12ft Arm
1–4	16"	23"	29 lb	0.95
5–6	21"	23"	35 lb	0.95
7–9	22"	28-1/8"	48 lb	1.1

NOTE: For arm selection requirements and additional fine art, see Mounting Details section.

COOPER Lighting Solutions
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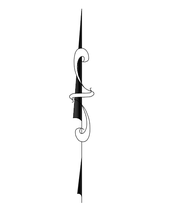
P3DSNSTSCN page 1
September 08, 2020 8:42 AM

CALCULATED LIGHTING LEVELS (FOOT CANDLES)					
	AVERAGE	MAX	MIN	AVG/MIN	MAX/MIN
PARKING LOT AREA	1.43	4.0	0.2	7.15	20.00

SITE LIGHTING FIXTURE SCHEDULE							
SYMBOL	DESCRIPTION	QUANTITY	LLF	COLOR	MOUNTING	CONFIG.	CATALOG NO. & NOTES
SL-1	COOPER LIGHTING, GALLEON II, LUMINAIRE PACKAGE SA3B, TYPE IV WIDE DISTRIBUTION	6	0.90	3000K	27'-0" POLE, 27'-3" MOUNTING HEIGHT	2 FIXTURE @ 180 DEG.	GLAN-SA3B-730-U-T4W
SL-2	COOPER LIGHTING, GALLEON II, LUMINAIRE PACKAGE SA5B, TYPE IV WIDE DISTRIBUTION WITH HOUSESIDE SHIELD	23	0.90	3000K	27'-0" POLE, 27'-3" MOUNTING HEIGHT	1 FIXTURE	GLAN-SA5B-730-U-T4W-HSS

NOTES:

1. THE LIGHT POLE LOCATIONS ON THIS PLAN SHOW THE RECOMMENDED PLACEMENT. ADJUSTMENTS TO THESE LOCATIONS MAY BE REQUIRED TO ACCOMMODATE SITE CONDITIONS.
2. PAVEMENT CALCULATION AREAS ARE TAKEN WITHIN THE LIMITS OF PAVEMENT AREAS IDENTIFIED ON THIS PLAN.
3. THE PHOTOMETRIC PLAN WAS PREPARED CONSIDERING THE FIXTURES IN THE SCHEDULE ON THIS SHEET.



NO.	DATE	REVISIONS DESCRIPTION

ORIGINAL ISSUE DATE: 10/XX/2025 DESCRIPTION

PROJECT NO: 9255P15.WB
PROJECT MANAGER: MJR
DESIGNED BY: AM
DRAWN BY: AM

PHOTOMETRIC PLAN - AREA 1

PRAIRIE STONE APARTMENTS

HOFFMAN ESTATES ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.
P1.0

NOTES:

1. SEE SHEET P1.0 FOR LEGENDS AND NOTES

FOR CONTINUATION SEE SHEET P1.0

PRAIRIE STONE PARKWAY

PROPERTY LINE

ONLY

SL

SL-1

SL-2

SBM#2

FOR CONTINUATION SEE SHEET P1.3

GRAPHIC SCALE

30 15 0 30

1" = 30'

REVISIONS			
NO.	DATE	DESCRIPTION	

ORIGINAL ISSUE DATE: 10/XX/2025

PROJECT NO: 9255P15.WB

PROJECT MANAGER: MJR

DESIGNED BY: AM

DRAWN BY: AM

PHOTOMETRIC PLAN - AREA 2

PRAIRIE STONE APARTMENTS

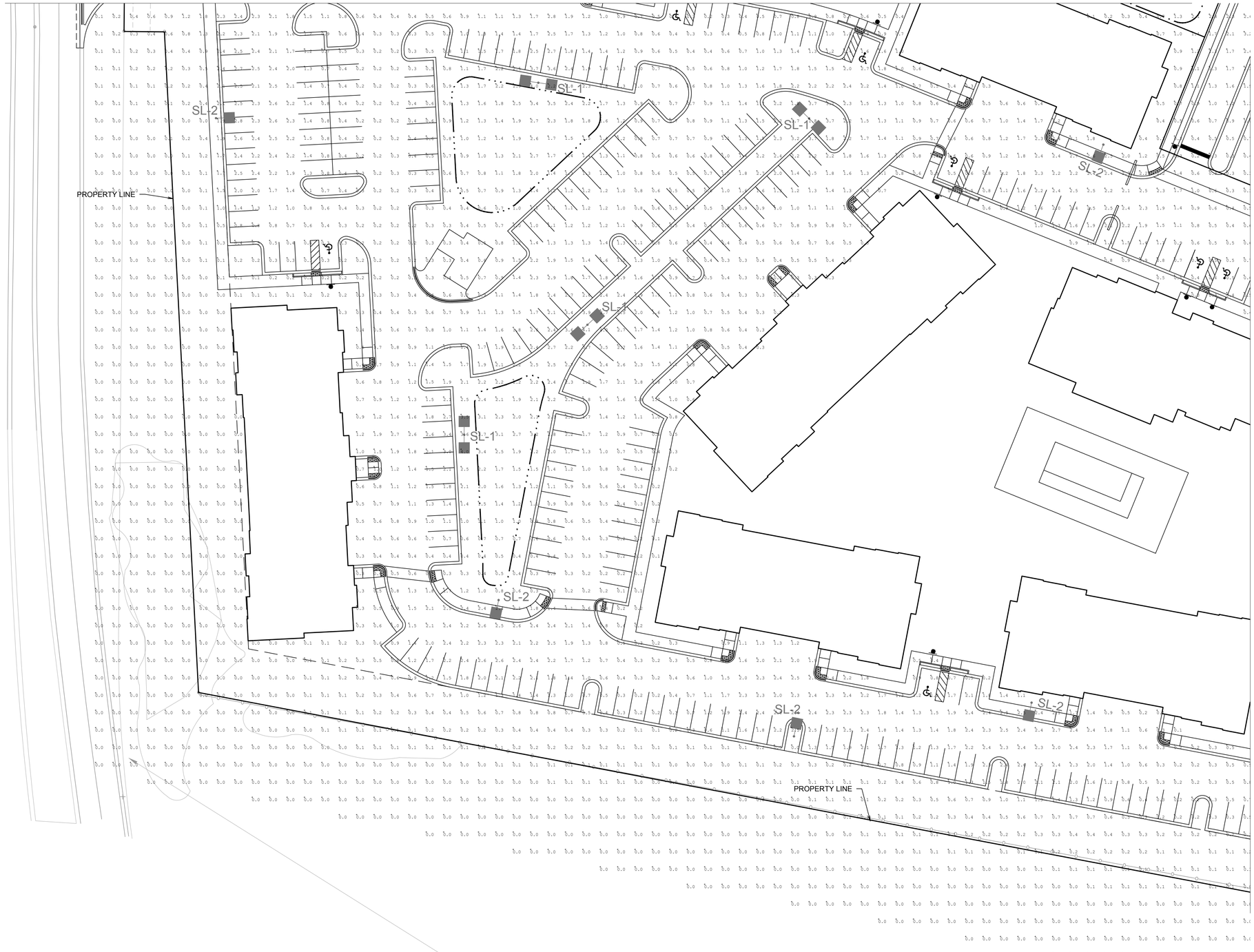
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7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.

P1.1

FOR CONTINUATION SEE SHEET P1.0



NOTES:

1. SEE SHEET P1.0 FOR LEGENDS AND NOTES

FOR CONTINUATION SEE SHEET P1.3

GRAPHIC SCALE

30 15 0 30

1" = 30'

REVISIONS			
NO.	DATE	DESCRIPTION	

ORIGINAL ISSUE DATE: 10/XX/2025

NO.	DATE	DESCRIPTION

PROJECT NO: 9255P15.WB
PROJECT MANAGER: MJR
DESIGNED BY: AM
DRAWN BY: AM

PHOTOMETRIC PLAN - AREA 3

PRAIRIE STONE APARTMENTS

HOFFMAN ESTATES ILLINOIS

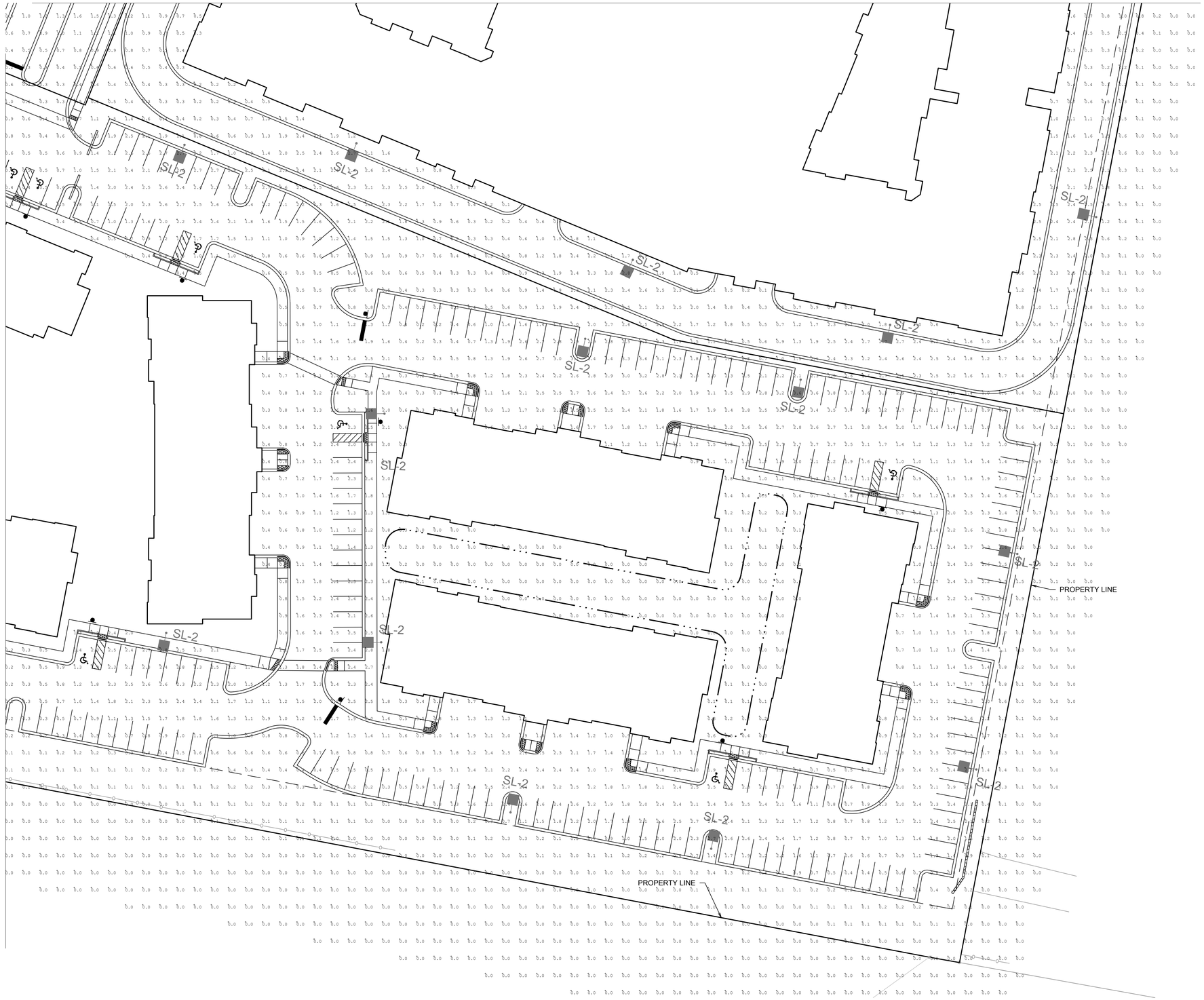
7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.

P1.2

FOR CONTINUATION SEE SHEET P1.1

FOR CONTINUATION SEE SHEET P1.2



NOTES:

1. SEE SHEET P1.0 FOR LEGENDS AND NOTES

GRAPHIC SCALE

30 15 0 30

1" = 30'

REVISIONS

NO.	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 10/XX/2025

NO.	DATE	DESCRIPTION

PROJECT NO: 9255P15.WB
PROJECT MANAGER: MJR
DESIGNED BY: AM
DRAWN BY: AM

PHOTOMETRIC PLAN - AREA 4

PRAIRIE STONE APARTMENTS

HOFFMAN ESTATES ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.

P1.3

A ILLUMINATED MONUMENT SIGN, DOUBLE SIDED - QTY. 1 SIGN TYPE MON-01

Quantity: 1
Total Sq. Ft.: 48 sq. ft. per side
Cabinet: Routed Aluminum, painted TBD
Push Thru Letters: 3/4" Clear Acrylic (1/2" proud of face)
Push Thru Color: White faces, clear edges
Illumination: White LED's
Base: Stone to match building, TBD

Survey Required | Colors to be Determined | Digital Artwork Required — EMAIL AI, EPS or CDR FILE TO: smidget@omegasignchicago.com

ACTUAL
NAME/GRAPHICS TBD





NIGHT VIEW

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ELECTRICAL NOTES
Sign company DOES NOT provide Primary Electrical to Sign.
Power to the Sign must be done by a licensed electrical contractor or licensed electrician.

Each Sign Must Have:
1. A minimum of One(1) dedicated 120V 20A circuit.
2. Junction box installed within Six(6) feet of Sign.
3. Three Wire: Line, Ground, and Neutral.

OMEGA Sign & Lighting Inc.
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Prairie Stone Apartments

Hoffman Estates, IL

Date	1/29/26
Acct. Executive	Dan Schumann
Page No.	A_MON-01_001
Revision Number	Date
(Rev. 1)	
(Rev. 2)	
(Rev. 3)	
(Rev. 4)	
(Rev. 5)	
Drawn By	P. Kossow
Drawing Scale	3/4" = 1'-0"

For Design Intent Only
SQC # 251251-05

PERMIT INFO
Sign Sq. Ft.
No. of Lamps/LEDs
Total Wattage
No. of Power Supplies
Total Amperage
Ext. 20 Amp Toggle Switch w/Rubber Boot

Signature mm/dd/yy
Cust. Approval Date

Signature mm/dd/yy
Landlord Approval Date

B ILLUMINATED MONUMENT SIGN, DOUBLE SIDED - QTY. 1 SIGN TYPE MON-02

Quantity: 1
Total Sq. Ft.: 11.25 sq. ft. per side
Cabinet: Routed Aluminum, painted TBD
Push Thru Letters: 3/4" Clear Acrylic (1/2" proud of face)
Push Thru Color: Vinyl on faces TBD, clear edges
Illumination: White LED's
Base Cap: Aluminum, painted TBD
Base: Aluminum, Thin Brick veneer to match Clubhouse Brick, TBD

Survey Required | Colors to be Determined | Digital Artwork Required (EMAIL AI, EPS or CDR FILE TO: bridget@omegasignchicago.com)

ACTUAL
NAME/GRAPHICS TBD





CLUBHOUSE

NIGHT VIEW

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Prairie Stone Apartments

Hoffman Estates, IL

Date	1/29/26
Acct. Executive	Dan Schumann
Page No.	A_MON-02_001
Revision Number	Date
(Rev. 1)	
(Rev. 2)	
(Rev. 3)	
(Rev. 4)	
(Rev. 5)	
Drawn By	P. Kossow
Drawing Scale	3/4" = 1'-0"

****For Design Intent Only****
SQC # 251251-05

PERMIT INFO
Sign Sq. Ft.
No. of Lamps/LEDs
Total Wattage
No. of Power Supplies
Total Amperage
Ext. 20 Amp Toggle Switch w/Rubber Boot

Signature mm/dd/yy
Cust. Approval Date

Signature mm/dd/yy
Landlord Approval Date

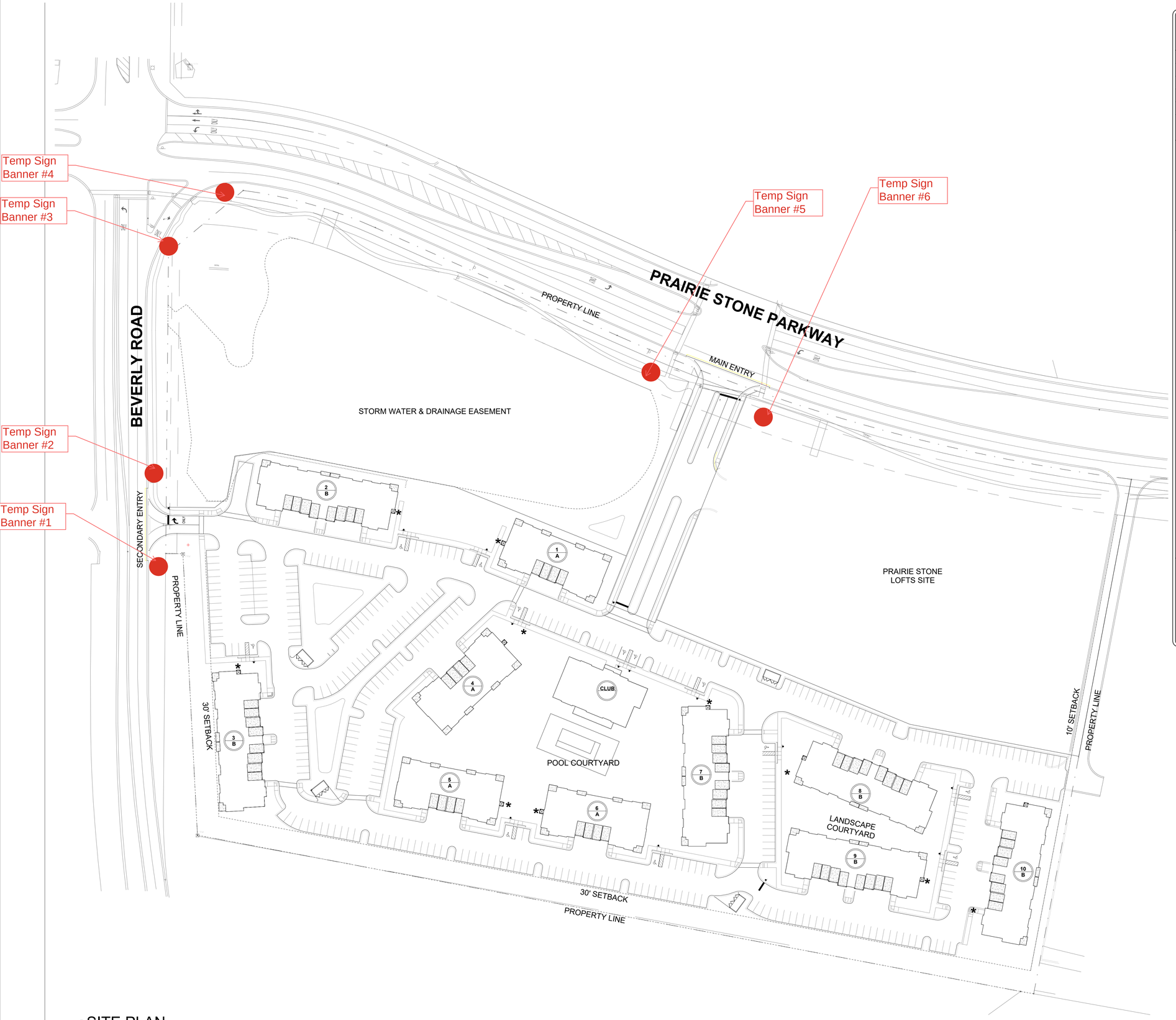
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ELECTRICAL NOTES
Sign company DOES NOT provide Primary Electrical to Sign. Power to the Sign must be done by a licensed electrical contractor or licensed electrician.

Each Sign Must Have:
1. A minimum of One(1) dedicated 120V 20A circuit.
2. Junction box installed within Six(6) feet of Sign.
3. Three Wire: Line, Ground, and Neutral.

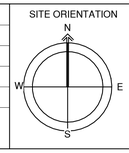


1 SITE PLAN
1" = 60'-0"

SITE LEGEND:

PROVIDED PARKING TABULATION	
SURFACE PARKING	371
ACCESSIBLE PARKING	12
GARAGE	64
TOTAL PARKING:	**447**

SITE ORIENTATION

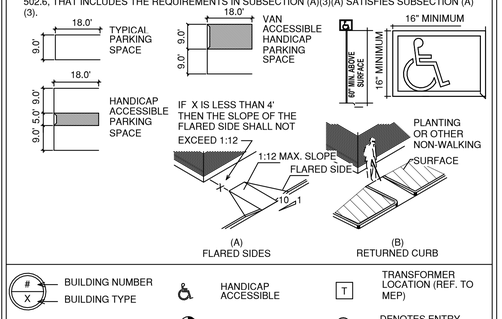


SITE NOTES
1. LEGAL DESCRIPTION:_____ ACRES
2. SEE CIVIL ENGINEER'S DRAWINGS FOR EASEMENTS, GRADING, DRAINAGE, DIMENSION CONTROL, AND UTILITY DRAWINGS.
3. SEE MECHANICAL AND ELECTRICAL ENGINEER'S DRAWINGS FOR ELECTRICAL TRANSFORMERS AND HVAC COMPRESSOR LOCATIONS.
4. SEE LANDSCAPE DRAWINGS FOR FINE GRADING, SIDEWALKS, PLANTING, RETAINING WALL LOCATIONS, FENCING MATERIAL AND LOCATION, HANDICAP PARKING SPACES DESIGN.
5. THE ARCHITECTS SITE PLAN IS DIAGRAMATIC AND SHOULD BE USED FOR REFERENCE. CONFIRM ALL BOUNDARY, SETBACK, AND PARKING INFORMATION IS CONSISTENT WITH THE CIVIL ENGINEER PRIOR TO CONSTRUCTION. NOTIFY THE ARCHITECT SHOULD A DISCREPANCY EXIST.

PLEASE ENSURE THE FOLLOWING IS INCORPORATED INTO THE PAVED ACCESSIBLE PARKING SPACES:

(A) PAVED ACCESSIBLE PARKING SPACE MUST INCLUDE:
(1) THE INTERNATIONAL SYMBOL OF ACCESSIBILITY ﬁISAﬂ MUST BE PAINTED CONSPICUOUSLY ON THE SURFACE IN A COLOR THAT CONTRASTS WITH THE
(2) THE WORDS ﬁNO PARKINGﬂ PAINTED ON ANY ACCESS AISLE ADJACENT TO THE PARKING SPACE
  (A) IN ALL CAPITAL LETTERS.
  (B) WITH A LETTER HEIGHT OF AT LEAST 12ﬂ, AND A STROKE WIDTH OF AT LEAST 2ﬂ.
  (C) CENTERED WITHIN EACH ACCESS AISLE ADJACENT TO THE PARKING SPACES
(3) A SIGN IDENTIFYING THE CONSEQUENCES OF PARKING ILLEGALLY IN A PAVED ACCESSIBLE PARKING SPACE. THE SIGN MUST:
  (A) AT A MINIMUM STATE ﬁVIOLATORS SUBJECT TO FINE AND TOWINGﬂ IN A LETTER HEIGHT OF AT LEAST ONE INCH
  (B) BE MOUNTED ON A POLE, POST, WALL, OR FREESTANDING BOARD.
  (C) BE NO MORE THAN 8ﬂ BELOW A SIGN REQUIRED BY TEXAS ACCESSIBILITY STANDARDS, 502.6; AND
  (D) BE INSTALLED SO THAT THE BOTTOM EDGE OF THE SIGN IS NO LOWER THAN AND NO HIGHER THAN 80ﬂ ABOVE GROUND LEVEL.

(B) A PARKING SPACE IDENTIFICATION SIGN THAT COMPLIES WITH TEXAS ACCESSIBILITY STANDARDS,
502.6, THAT INCLUDES THE REQUIREMENTS IN SUBSECTION (A)(3)(A) SATISFIES SUBSECTION (A)(3).



BUILDING NUMBER / BUILDING TYPE
EM ELECTRICAL METER
FSRR FIRE SPRINKLER ROOM LOCATION
ACCESSIBLE ROUTE
HANDICAP ACCESSIBLE
BUILDING ORIENTATION
TRASH
TRANSFORMER LOCATION (REF. TO MEP)
DENOTES ENTRY LOCATION
HVAC CONDENSER LOCATION

REVISIONS

PRAIRIE STONE APARTMENTS
APARTMENT UNITS IN HOFFMAN ESTATES, IL

REVIEW PRINTS NOT TO BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION

HEDK ARCHITECTS
4595 EXCEL PKWY ADDISON, TX 75001
214.520.8878
hedk.com

DATE
03/06/2026

PROJECT
25117

SHEET NUMBER
A1- 01a

SITE PLAN

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Temporary Signage Example

Signage shown is for reference to illustrate proposed size and dimensions. Final colors and sign content will be determined prior to production.



COLORS:

- PMS 7477 C
- PMS 7747 C
- PMS 7498 C

SIGN CROSS SECTION:

Elevate Sign Group

PROJECT MANAGER:

Elevate Sign Group
1120 N. Ridge Avenue
Lombard, IL 60148
www.elevatesigngroup.com

SUBMITTED TO:

City Gate Apartments

UNDERWRITERS LABORATORIES LISTED ELECTRIC SIGN

ISA MEMBER

AGREEMENT:

The intent of this drawing is to show a conceptual representation of the proposed signage. Due to variations in printing, fabrication, painting, substrates and finishes, the final product may differ from drawing. Superimposed drawings are intended to show orientation and location of the proposed signage. It may not be to exact scale, color swatches or chips can be provided if requested by customer. If colors are not specified a close match will be provided and determined by the project manager.

Accepted: By signing this document you, the customer, accept that the above proposed signage specifications, colors, spelling and conditions are sadisfactory and authorize Elevate Sign Group Ltd to do the work as specified.

ACCEPTED BY:

Name and Title:

Signature:

Date

Landlord Signature:

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TRAFFIC IMPACT STUDY

REPORT FOR:

Prairie Stone Apartments and Lofts



BEVERLY ROAD AND PRAIRIE STONE PARKWAY
HOFFMAN ESTATES, ILLINOIS

PREPARED BY:

V3 Companies
7325 Janes Avenue
Woodridge, Illinois 60517

V3 Project No. 9255P15.WB

November 20, 2025

TABLE OF CONTENTS

I. INTRODUCTION 1
II. PROJECT CONDITIONS 4
Land Uses 4
Roadway System 4
Roadway Descriptions 4
Intersection Descriptions 4
Traffic Volumes 8
Proposed Development 8
Land Use Development 8
Roadway Development 8
III. TRAFFIC FORECASTS 10
Project Traffic Volumes 10
Trip Generation 10
Trip Distribution and Assignment 11
Background Traffic Volumes 12
Future Traffic Volumes 13
IV. TRAFFIC ANALYSIS 17
Auxiliary Lane Analysis 17
Capacity Analysis 17
Existing Scenario 19
Background Scenario 19
Future with Project Scenario 19
Queue Length Analysis 20
Proposed Lane Configuration 21
VI. CONCLUSIONS 23

FIGURES

Figure 1: Site Location Map 2
Figure 2: Conceptual Site Plan 3
Figure 3: Land Use Map 6
Figure 4: Existing Lane Configuration 7
Figure 5: Existing Traffic Volumes 9
Figure 6: New Project Traffic Volume 14
Figure 7: Background Traffic Volume 15
Figure 8: Future with Project Traffic Volume 16
Figure 9: Proposed Lane Configuration 22

TABLES

Table 1: Trip Generation 11
Table 2: Trip Distribution 12
Table 3: CMAP Growth Rates 12
Table 4: Level of Service Definitions for Signalized and Unsignalized Intersections 18
Table 5: Capacity Analysis of Signalized Intersections 18
Table 6: Capacity Analysis of Unsignalized Intersections 19
Table 7: 95th Percentile Queue Lengths 21

APPENDICES

Appendix A	Existing Traffic Counts
Appendix B	CMAP Correspondence
Appendix C	Auxiliary Lane Analysis
Appendix D	Capacity Analysis Worksheets – 2025 Existing
Appendix E	Capacity Analysis Worksheets – 2032 Background
Appendix F	Capacity Analysis Worksheets – 2032 Future with Project
Appendix G	ITE Trip Generation Manual Excerpts

I. INTRODUCTION

V3 Companies has been retained by Willow Bridge to conduct a traffic impact study for a proposed multifamily residential development located at the southeast corner of Beverly Road and Prairie Stone Parkway in the Village of Hoffman Estates, Illinois. The site is generally bounded by Prairie Stone Parkway to the north, Beverly Road to the west, Interstate 90 to the south, and a vacant lot and the NOW Arena to the east. A location map is included as Figure 1.

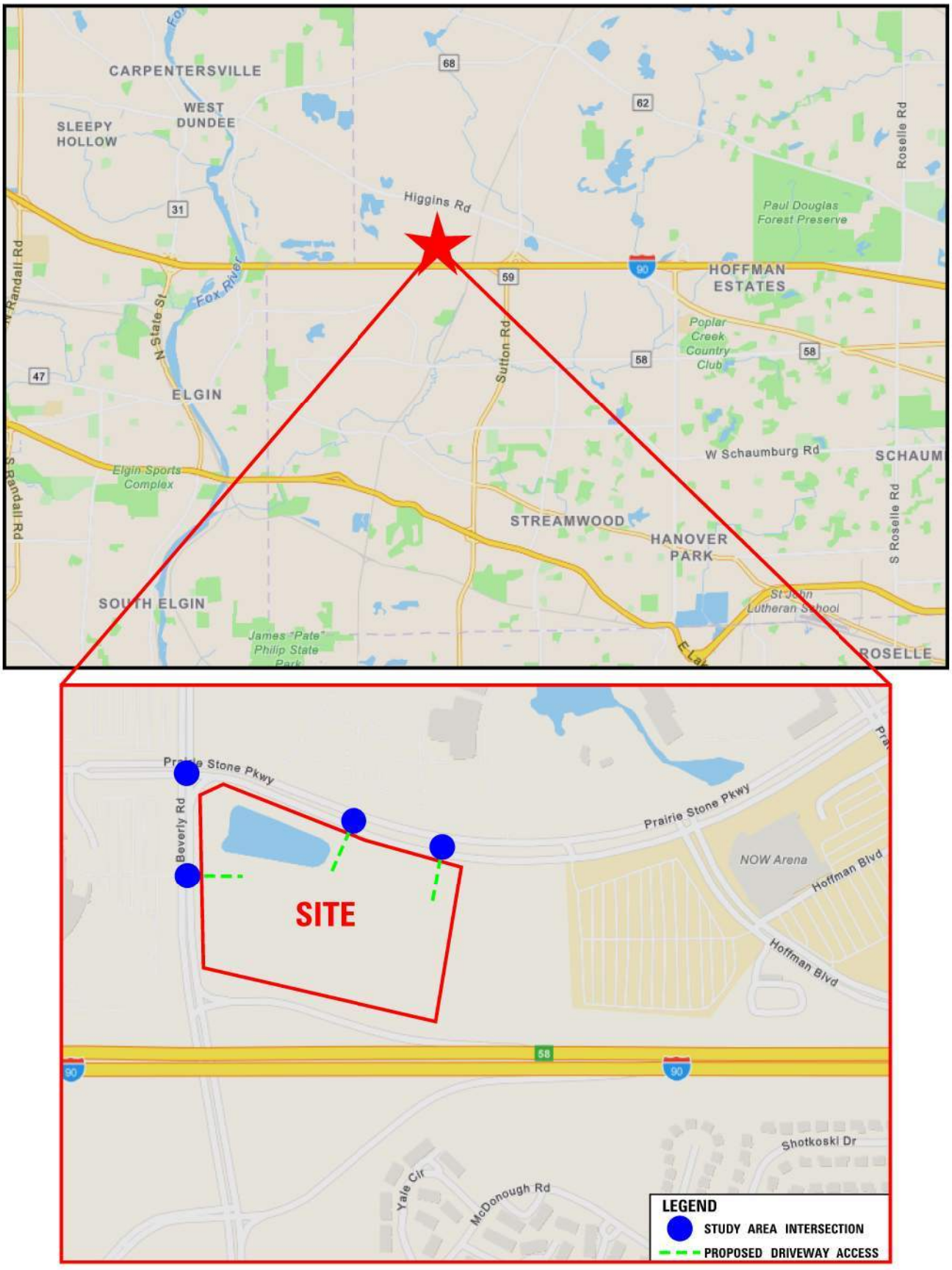
The proposed development consists of ten three-story apartment buildings and a four-story apartment building offering a total of 582 dwelling units. The three-story buildings will feature studio, one bedroom, and two bedroom apartments, while the four-story building will provide a mix of studio and up to four bedroom apartments. The proposed access plan includes a right-in/right-out driveway on Beverly Road, a full access driveway on Prairie Stone Parkway that aligns with a median break for the existing Salvation Army office driveway, and a right-in/right-out driveway on Prairie Stone Parkway. Figure 2 illustrates the proposed site plan with driveway locations and distances between driveways and intersections.

The purpose of this study is to evaluate the potential traffic impacts of the proposed multifamily development. Traffic estimates are projected to 2032, which is five years beyond the potential build out in 2027, based on traffic projections from CMAP.

The study area includes the following intersections as well as the proposed driveways to the site.

- Beverly Road and Prairie Stone Parkway (signalized)
- Prairie Stone Parkway and Main Entrance Driveway (unsignalized)
- Beverly Road and Beverly RIRO Driveway (unsignalized)
- Prairie Stone Parkway and Prairie Stone RIRO Driveway (unsignalized)

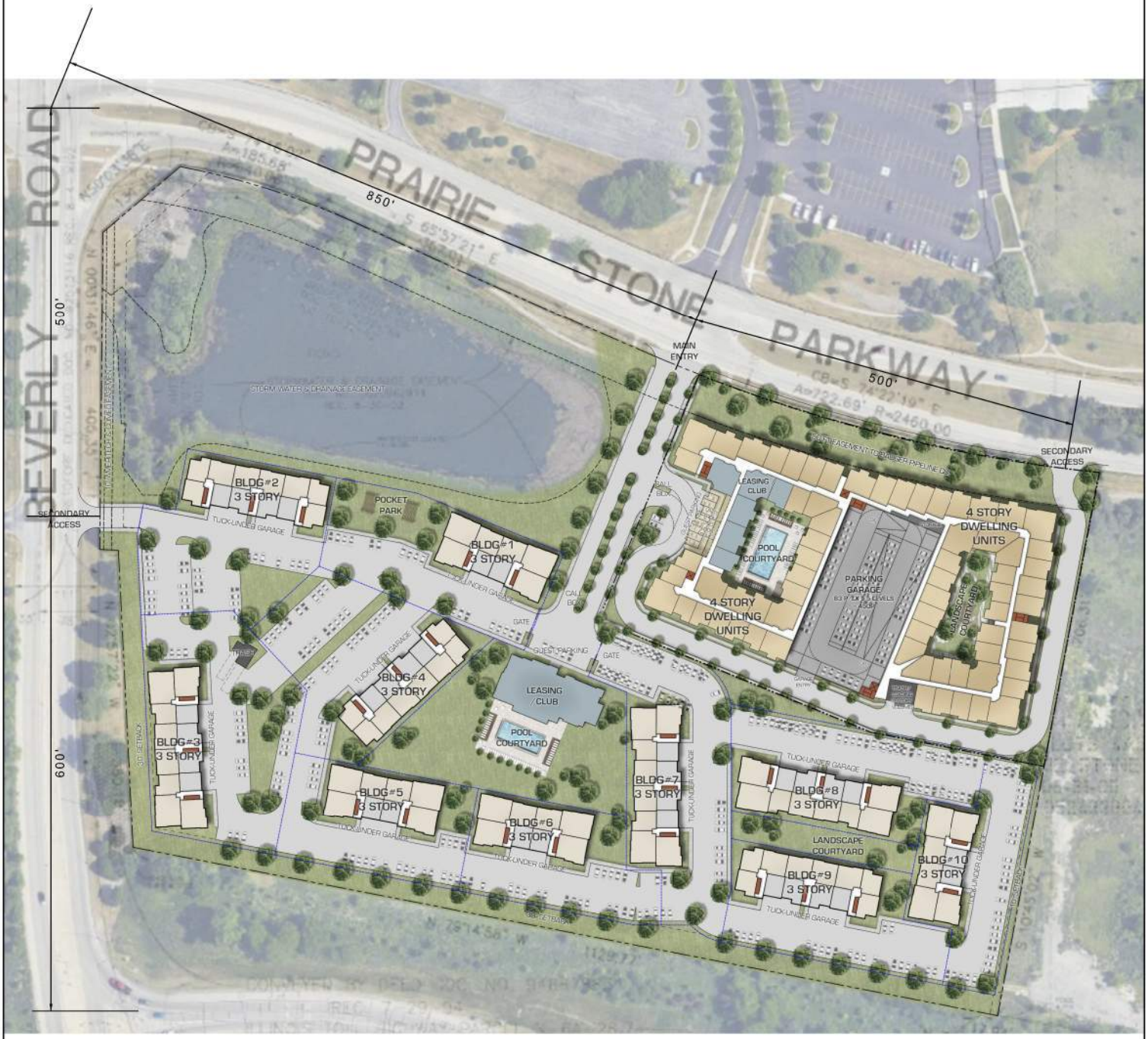
This report includes a description of existing conditions, data collection and capacity analysis, evaluation of data, turn lane warrant analysis, and conclusions.



PRAIRIE STONE APARTMENTS AND LOFTS

FIGURE 1
SITE LOCATION MAP

HOFFMAN ESTATES ILLINOIS



NOT TO SCALE

PRAIRIE STONE APARTMENTS AND LOFTS

FIGURE 2
CONCEPTUAL SITE PLAN

HOFFMAN ESTATES ILLINOIS

II. PROJECT CONDITIONS

Land Uses

The land uses near the project site primarily consist of corporate offices, retail uses, the NOW Arena, and undeveloped land. The surrounding land uses are illustrated in Figure 3.

Roadway System

The characteristics of the roadways in the vicinity of the site are presented below. The existing lane configurations in the study area are illustrated in Figure 4.

Roadway Descriptions

Beverly Road is a north/south roadway classified as a minor arterial with a posted speed limit of 40 mph adjacent to the proposed development. Beverly Road provides two travel lanes in each direction with left turn lanes accessing nearby driveways and roadways. A raised median separates travel lanes south of the proposed development while the median north of the development is striped. Beverly Road is under the jurisdiction of the Village of Hoffman Estates. The average daily traffic (ADT) volume on Beverly Road was 6,700 vehicles per day in 2022 based on the IDOT database. Pedestrian facilities exist on the west side of Beverly Road while none are provided on the east side.

Prairie Stone Parkway is an east/west roadway classified as a minor collector with a posted speed of 35 mph adjacent to the proposed development. Prairie Stone Parkway consists of a five-lane boulevard section that includes left turn lanes at intersections and driveways. A large, landscaped median separates eastbound and westbound traffic with pedestrian crossings provided at intersections. Prairie Stone Parkway is under the jurisdiction of the Village of Hoffman Estates. The average daily traffic (ADT) volume on Prairie Stone Parkway was 2,600 vehicles per day in 2022 based on the IDOT database. A sidewalk is provided along the entire site frontage on the south side of Prairie Stone Parkway and on the north side east of the Salvation Army office driveway.

Intersection Descriptions

Beverly Road and Prairie Stone Parkway is an uncoordinated, fully-actuated signalized intersection. The northbound approach of Beverly Road consists of one left turn lane, two through lanes, and a channelized right turn lane while the southbound approach consists of one left turn lane, one through lane, and one through/right turn lane. The eastbound approach of Prairie Stone Parkway consists of one left turn lane, one through lane, and one right turn lane while the westbound approach consists of one left turn lane, one through lane, and one through/right turn lane. All approaches operate with a protected/permitted left turn movement. Pedestrian crosswalks with APS buttons are available at the south and west legs of the intersection.

Prairie Stone Parkway and Salvation Army Driveway is a minor leg stop-controlled t-intersection with the southbound approach of the Salvation Army Driveway signed as the stop approach. The eastbound approach of Prairie Stone Parkway consists of one left turn lane and two through lanes while the westbound approach consists of one left turn lane, one through lane, and one shared through/right turn lane. The westbound left turn is currently

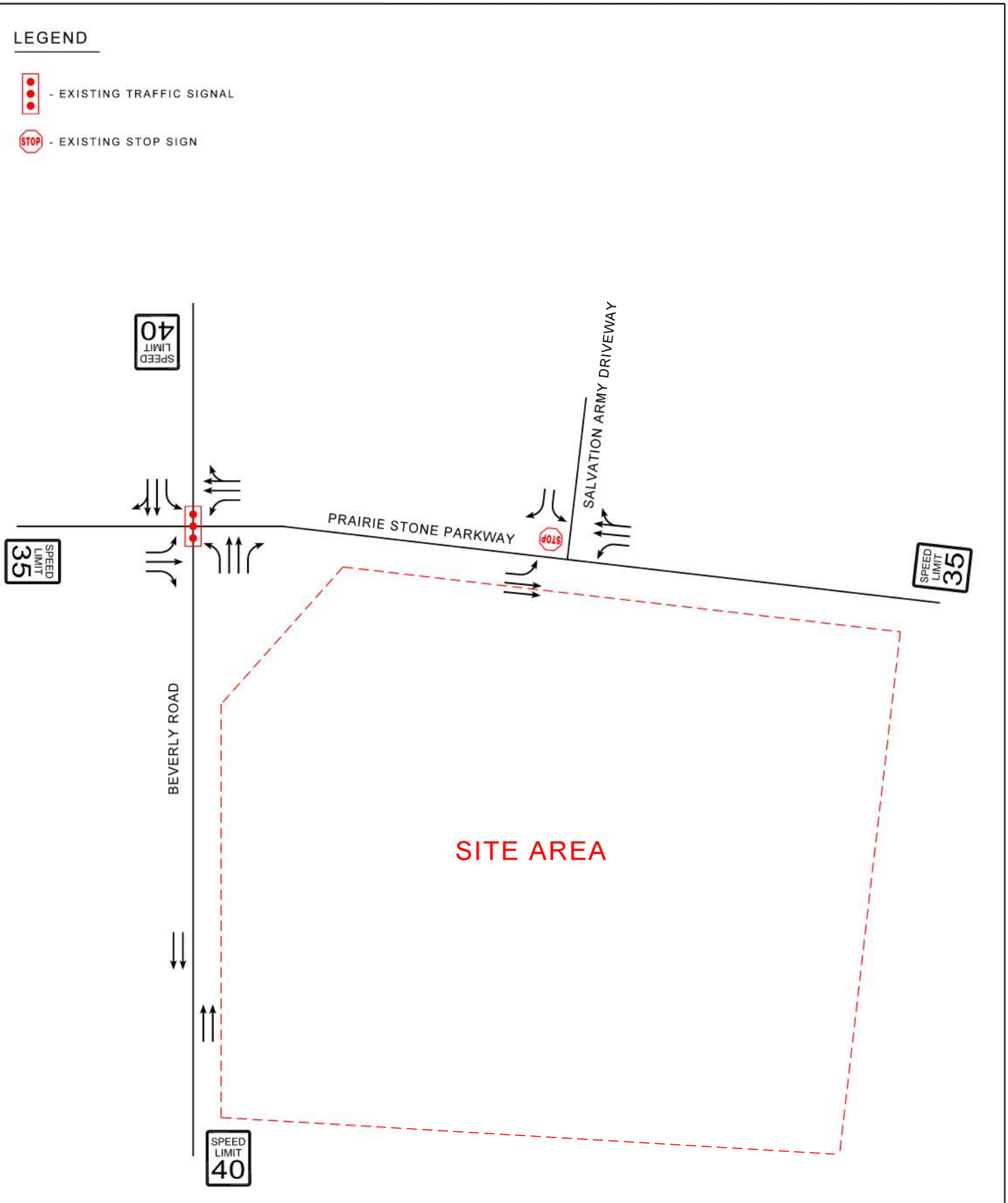
used for westbound-to-eastbound U-turns. Both the eastbound and westbound approaches of Prairie Stone Parkway have channelized left turn lanes due to the large, landscaped median separating traffic. The southbound approach of the Salvation Army Driveway consists of one left turn lane and one right turn lane. As part of the site plan, the existing driveway stub on the south leg of the t-intersection will be extended to access the site.



PRAIRIE STONE APARTMENTS AND LOFTS

FIGURE 3
LAND USE MAP

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PRAIRIE STONE APARTMENTS AND LOFTS

FIGURE 4
EXISTING LANE CONFIGURATION

HOFFMAN ESTATES ILLINOIS

Traffic Volumes

To assist in the evaluation of the traffic impact on the roadway system resulting from the proposed development, existing vehicular volumes were collected at the study area intersections.

Existing traffic counts were collected on Wednesday, October 29th, 2025. The weekday am peak period traffic counts were collected from 7:00 am to 9:00 am and the weekday pm peak period traffic counts were collected from 4:00 pm to 6:00 pm. The time periods of the traffic counts were selected to coincide with the typical peak hours of the arterial/collector roadways like Beverly Road and Prairie Stone Parkway, as well as the typical peak hours when residents would travel to and from work. It should be noted that there was no event specifically scheduled on October 29 at the adjacent NOW Arena.

The weekday am peak hour occurs between 7:30 am – 8:30 am and the weekday pm peak hour occurs between 4:30 pm – 5:30 pm. The existing peak hour volumes at the study area intersections are illustrated in Figure 5. A summary of the traffic volumes collected in fifteen-minute increments is provided in Appendix A.

Proposed Development

Land Use Development

It is our understating that there are no known development plans within the immediate study area that are likely to alter traffic patterns in the near future. It should be noted that the property to the east of the proposed apartment complex may be developed in the future, along with other vacant lots in the Prairie Stone complex. Currently, there are no specific development plans for these sites.

Roadway Development

It is our understanding that there are no other known planned roadway developments that will impact traffic patterns in the study area.

The proposed access plan includes a right-in/right-out driveway on Beverly Road, a full access driveway on Prairie Stone Parkway that aligns with the existing Salvation Army driveway, and a right-in/right-out driveway on Prairie Stone Parkway to the east of the full access driveway.

LEGEND

- AM PEAK HOUR
(##)- PM PEAK HOUR

AM PEAK HOUR: 7:30 AM - 8:30 AM
PM PEAK HOUR: 4:30 PM - 5:30 PM



PRAIRIE STONE APARTMENTS AND LOFTS

FIGURE 5
EXISTING TRAFFIC VOLUMES

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III. TRAFFIC FORECASTS

Project Traffic Volumes

Trip Generation

The proposed site plan consists of ten three-story apartment buildings and one four-story apartment building. The three-story apartment buildings will provide 280 dwelling units and the four-story building will provide 302 dwelling units, for a total of 582 dwelling units. Project traffic is estimated using the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11th Edition*. The following land use categories are used to determine project traffic:

Multifamily Housing (Low-Rise) (ITE Land Use Code 220) – Low-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have two or three floors (levels). Various configurations fit this description, including walkup apartment, mansion apartment, and stacked townhouse.

- A walkup apartment typically is two or three floors in height with dwelling units that are accessed by a single or multiple entrances with stairways and hallways.
- A mansion apartment is a single structure that contains several apartments within what appears to be a single-family dwelling unit.
- A fourplex is a single two-story structure with two matching dwelling units on the ground and second floors. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.
- A stacked townhouse is designed to match the external appearance of a townhouse. But, unlike a townhouse dwelling unit that only shares walls with an adjoining unit, the stacked townhouse units share both floors and walls. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.

Multifamily Housing (Mid-Rise) (ITE Land Use Code 221) – Mid-rise multifamily housing includes apartments and condominiums located in a building that has between four and 10 floors of living space. Access to individual dwelling units is through an outside building entrance, a lobby, elevator, and a set of hallways.

Both the Multifamily Housing (Low-Rise) and Multifamily Housing (Mid-Rise) land use categories include subcategories relating to proximity to rail transit. Since the proposed apartment complex is not within a half-mile of a rail transit station, the “Not Close to Rail Transit” subcategory is selected.

The *Trip Generation Manual, 11th Edition* assigns trip generation estimates based on a regression equation for each peak period and an independent variable. In this case, the number of dwelling units is the applicable independent variable for both multifamily housing land use codes. The weekday am and weekday pm peak hour trip generation equations are selected for weekday, peak hour of adjacent street traffic for one hour from 7 am to 9 am and 4 pm to 6 pm.

Trip generation is estimated based on the operational areas, which are summarized in Table 1.

Table 1: Trip Generation

LUC	LAND USE	SIZE		Weekday AM Peak			Weekday PM Peak		
				In	Out	Total	In	Out	Total
220	Multifamily Housing (Low-Rise)	280	Dwelling Units	26	84	110	89	52	141
221	Multifamily Housing (Mid-Rise)	302	Dwelling Units	28	93	121	72	46	118
			TOTAL:	**54**	**177**	**231**	**161**	**98**	**259**

Overall, 231 and 259 total new trips are estimated to be generated during the weekday am and weekday pm peak hours, respectively.

Pages from the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11th Edition* are included in Appendix G for reference.

Trip Distribution and Assignment

The direction from which traffic approaches and departs a site is a function of numerous variables, including location of residences, location of employment centers, location of commercial/retail centers, available roadway systems, location and number of access points, and level of congestion on adjacent road systems.

The new trips generated by the apartment complex will be assigned to the site driveways and local roadway network based on a trip distribution of these trips. The assignment of traffic to the driveways will likely follow a similar distribution to the existing condition, with adjustments made to account for access to local and interstate roadway networks.

Traffic is primarily assigned to Beverly Road due to it being an arterial street accessing the I-90 interstate and other local roadways. To the south, Beverly Road has a partial interchange with an on-ramp to eastbound I-90 and an off-ramp from westbound I-90. With I-90 providing access to Chicago and O'Hare Airport to the east, it is assumed that a majority of traffic will be using I-90 for commuting. Southbound Beverly Road can also be used to access Elgin and the surrounding area via Shoe Factory Road. To the north, Beverly Road accesses Higgins Road, a Strategic Regional Arterial roadway which provides access to employment and retail areas to the west in the Dundee/Carpentersville region. Lower volumes are assigned to Prairie Stone Parkway east of the proposed development which provides access to eastbound Hoffman Boulevard and Higgins Road, which in turn provides access to retail and employment centers in Hoffman Estates and Schaumburg. Prairie Stone Parkway can also be

used to access a full interchange east of the site at I-90 and Sutton Road. The overall trip distribution is summarized in Table 2 and illustrated in Figure 6.

Table 2: Trip Distribution

Cordon Location	Distribution
Beverly Road - South of Prairie Stone Parkway	50%
Beverly Road - North of Prairie Stone Parkway	25%
Prairie Stone Parkway - East of Salvation Army Driveway	25%

The assignment of traffic to the driveways was determined based on each driveway's ease of access to local and interstate roadways. The proposed access plan includes a right-in/right-out driveway on Beverly Road, a full-access driveway on Prairie Stone Parkway aligned with the existing Salvation Army Driveway, and a right-in/right-out driveway on Prairie Stone Parkway east of the full-access driveway. It is assumed that most traffic exiting westbound I-90 will access the site via the Beverly Road right-in/right-out driveway, with a smaller portion using the full-access driveway on Prairie Stone Parkway. The majority of traffic from the north and east of the site is expected to use the full-access driveway due to the landscaped median separating Prairie Stone Parkway. A small portion of residents in the four-story building may use the right-in/right-out driveway on Prairie Stone Parkway to access the site instead of the full-access driveway. It is projected that 75 percent of site traffic exiting the site will use the full-access driveway on Prairie Stone Parkway. The full-access driveway is the only site driveway that permits left turns, which can be used to access I-90. The remaining portion of outbound traffic will use the right-in/right-out driveways to access local and regional roadways. The distribution and assignment of proposed trips is illustrated in Figure 6.

2032 Background Traffic Volumes

Background traffic volumes are estimated for the year 2032 which is five years beyond the anticipated build out in 2027. These volumes account for future non-project-related growth in the area. The AADT for the study area roadways were obtained from the IDOT database. A summary of the CMAP growth rates is provided in Table 3. CMAP correspondence is provided in Appendix B.

Table 3: CMAP Growth Rates

Street	AADT		Total Growth from Count Year to 2050	Compounded Yearly Rate	Total Growth from 2025 to 2032	Total Growth from 2025 to 2050
	Existing AADT (Year)	2050 Proj.				
Beverly Road north of Interstate 90	6,700 (2022)	7,100	6.0%	0.2%	1.5%	5.3%
Prairie Stone Parkway east of Beverly Road	2,600 (2022)	2,750	5.8%	0.2%	1.4%	5.1%

Overall, the CMAP projections indicate that there will be minimal overall growth in traffic along the study area roadways around the proposed development. For the purpose of this study, a uniform total growth factor of 1.5 percent is applied to all movements throughout the study area to accommodate non-project related growth.

The 2032 background traffic volumes are illustrated in Figure 7.

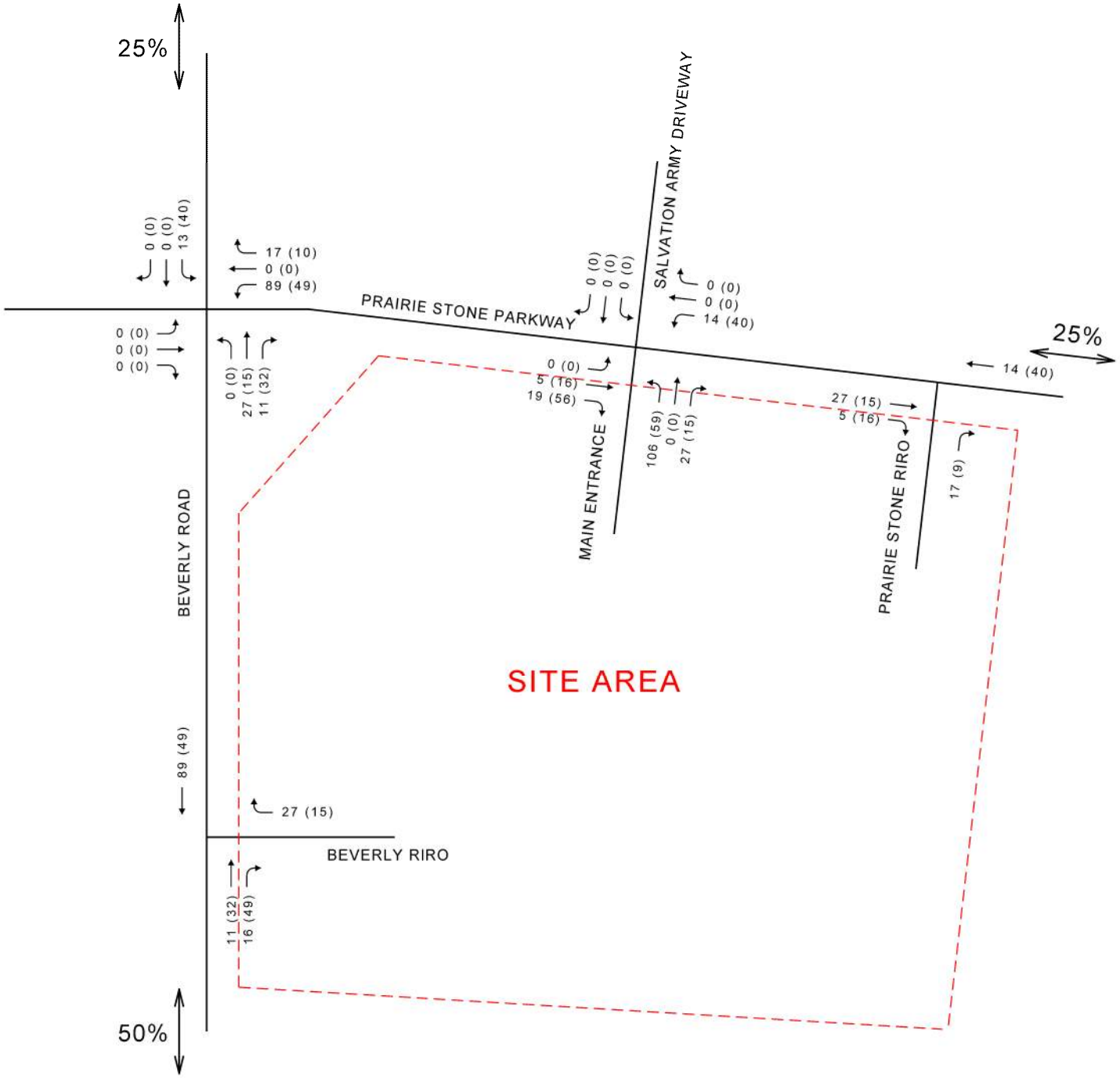
2032 Future with Project Traffic Volumes

The total project trips are added to the background volume to obtain the future with project traffic volumes for the study area intersections. Future with project traffic volumes are depicted in Figure 8.

LEGEND

- AM PEAK HOUR
(##)- PM PEAK HOUR

AM PEAK HOUR: 7:30 AM - 8:30 AM
PM PEAK HOUR: 4:30 PM - 5:30 PM



PRAIRIE STONE APARTMENTS AND LOFTS

FIGURE 6
NEW PROJECT TRAFFIC VOLUMES

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LEGEND

- AM PEAK HOUR
(##)- PM PEAK HOUR

AM PEAK HOUR: 7:30 AM - 8:30 AM
PM PEAK HOUR: 4:30 PM - 5:30 PM

NOTE:

2032 BACKGROUND TRAFFIC VOLUME = EXISTING TRAFFIC VOLUME + CMAP GROWTH PROJECTIONS TO 2032

(FIGURE 5)



PRAIRIE STONE APARTMENTS AND LOFTS

FIGURE 7 BACKGROUND TRAFFIC VOLUMES

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LEGEND

- AM PEAK HOUR
(##)- PM PEAK HOUR

AM PEAK HOUR: 7:30 AM - 8:30 AM
PM PEAK HOUR: 4:30 PM - 5:30 PM

NOTE:

2032 FUTURE WITH PROJECT TRAFFIC VOLUME = 2032 BACKGROUND TRAFFIC VOLUME (FIGURE 7) + PROJECT TRAFFIC VOLUME (FIGURE 6)



PRAIRIE STONE APARTMENTS AND LOFTS

FIGURE 8
FUTURE WITH PROJECT TRAFFIC VOLUMES

HOFFMAN ESTATES ILLINOIS

IV. TRAFFIC ANALYSIS

Auxiliary Lane Analysis

This study evaluated whether additional auxiliary lanes are warranted at the study area intersections. The warrant analysis follows the methodology detailed in IDOT's *Bureau of Design and Environmental Manual* (BDE). Warrants are determined based on factors such as through volume, opposing volume, and percentage of turning vehicles. Different warrants are used for left and right turn lanes and include factors such as design speed. For this study, no left turn lane warrants were conducted since the only driveway allowing left turns is the full access on Prairie Stone Parkway which already has a westbound left turn lane. Worksheets displaying all right turn lane warrants are included in Appendix C.

Overall, it is found that none of the site driveways meet the warrants defined by IDOT for a right turn lane. The proposed site driveways do not have right-turning volumes exceeding 150 vehicles per hour. BDE Figure 36-3.B is not met due to the low right-turning volumes in comparison to the design hourly volumes on the roadways near the site. No dedicated right turn lanes exist at any of the other unsignalized driveways or intersections near the site.

Capacity Analysis

The operation of a facility is evaluated based on level of service (LOS) calculations obtained by analytical methods defined in the Transportation Research Board's *Highway Capacity Manual (HCM), 7th Edition*. The concept of LOS is defined as a quality measure describing operational conditions within a traffic stream, generally in terms of such service measures as speed and travel time, freedom to maneuver, traffic interruptions, and comfort and convenience.

There are six LOS letter designations, from A to F, with LOS A representing the best operating conditions and LOS F the worst. There are six LOS letter designations, from A to F, with LOS A representing the best operating conditions and LOS F the worst. These letter grades represent the quality of traffic flow and operational conditions on the roadway. LOS A indicates free-flow traffic with minimal delays and optimal driving conditions, while LOS F reflects congested conditions characterized by significant delays and breakdowns in traffic flow. Each level provides a standardized way to evaluate and communicate roadway performance. LOS A through LOS D are below capacity and typically acceptable operations for most jurisdictions while LOS E signifies near saturation and capacity and LOS F is oversaturated and over capacity.

The LOS of an intersection is based on the average control delay per vehicle. For a signalized intersection, the delay is calculated for each lane group and then aggregated for each approach and for the intersection as a whole. Generally, the LOS is reported for the intersection as a whole. For an unsignalized intersection, the delay is only calculated and reported for each minor movement. An overall intersection LOS is not calculated.

There are different LOS criteria for signalized and unsignalized intersections primarily due to driver perceptions of transportation facilities. The perception is that a signalized intersection is expected to carry higher traffic volumes

and experience a greater average delay than an unsignalized intersection. The LOS criteria for signalized and unsignalized intersections are provided in Table 4.

Table 4: Level of Service Definitions for Signalized and Unsignalized Intersections

Level of Service	Signalized Intersection Control Delay (seconds/vehicle)	Unsignalized Intersection Control Delay (seconds/vehicle)
A	≤ 10	≤ 10.0
B	> 10.0 and ≤ 20.0	> 10.0 and ≤ 15.0
C	> 20.0 and ≤ 35.0	> 15.0 and ≤ 25.0
D	> 35.0 and ≤ 55.0	> 25.0 and ≤ 35.0
E	> 55.0 and ≤ 80.0	> 35.0 and ≤ 50.0
F	> 80.0	> 50.0

Source: National Academies of Sciences, Engineering, and Medicine. 2022. *Highway Capacity Manual 7th Edition: A Guide for Multimodal Mobility Analysis*. Washington, DC: The National Academies Press.

The study area includes the existing signalized intersection of Beverly Road and Prairie Stone Parkway and proposed connections on Beverly Road and Prairie Stone Parkway. Capacity analysis was performed with Synchro 12. Models were created for the weekday am, weekday pm, and Saturday midday peak hours for the existing, 2031 background, and 2031 future with project scenarios.

The capacity analysis results at the signalized intersections are summarized in Table 5 and at the unsignalized intersections in Table 6. The traffic signal timing plans were obtained from videos captured during the traffic counts and utilized for this analysis. Supporting capacity analysis worksheets are provided in Appendices E, F, and G, respectively.

Table 5: Capacity Analysis of Signalized Intersections

Intersection	Peak Hour	Scenario	Eastbound		Westbound		Northbound		Southbound		Intersection	
			Delay (sec)	LOS	Delay (sec)	LOS	Delay (sec)	LOS	Delay (sec)	LOS	Delay (sec)	LOS
Beverly Road & Prairie Stone Parkway	Weekday AM	Existing (2025)	23.7	C	28.3	C	3.5	A	7.2	A	7.2	A
		Background (2032)	23.7	C	28.4	C	3.6	A	7.3	A	7.2	A
		Future with Project (2032)	26.5	C	28.4	C	6.2	A	10.3	B	11.3	B
	Weekday PM	Existing (2025)	6.6	A	19.8	B	6.8	A	8.7	A	10.4	B
		Background (2032)	6.6	A	20.0	C	6.8	A	8.8	A	10.5	B
		Future with Project (2032)	6.6	A	21.8	C	8.2	A	8.5	A	11.8	B

Table 6: Capacity Analysis of Unsignalized Intersections

Intersection / Approach	Weekday AM						Weekday PM					
	Existing		Background		Future w/ Project		Existing		Background		Future w/ Project	
	Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS
Prairie Stone Parkway & Salvation Army Driveway/Main Entrance (Two-Way Stop Controlled)												
EB Left	7.6	A	7.6	A	7.6	A	7.7	A	7.7	A	7.7	A
WB Left	8.5	A	8.5	A	7.9	A	8.2	A	8.2	A	7.9	A
SB Left	11.4	B	11.5	B	12.9	B	10.9	B	11.0	B	13.1	B
SB Right	8.7	A	8.7	A	8.7	A	9.1	A	9.1	A	9.1	A
NB Left	-	-	-	-	17.1	C	-	-	-	-	14.2	B
NB Thru/Right	-	-	-	-	9.2	A	-	-	-	-	9.1	A
Beverly Road & Beverly RIRO Driveway (One-Way Stop Controlled)												
WB Right	-	-	-	-	10.8	B	-	-	-	-	10.3	B
Prairie Stone Parkway & Prairie Stone RIRO Driveway (One-Way Stop Controlled)												
NB Right	-	-	-	-	9.6	A	-	-	-	-	9.5	A

Existing Scenario

Based on the analysis results at the signalized intersection of Beverly Road and Prairie Stone Parkway, all approaches operate at an LOS C or better during both the weekday am and weekday pm peak hours. The overall intersection operates at an LOS A during the weekday am peak hour and an LOS B during the weekday pm peak hour.

All movements at the unsignalized intersection of Prairie Stone Parkway and the Salvation Army Driveway operate adequately with an LOS B or better.

Background Scenario

For the 2032 background scenario, delays tend to increase minimally at the signalized intersection of Beverly Road and Prairie Stone Parkway. The addition of background traffic results in similar delay times for each approach and the overall intersection across both peak hours.

All movements at the unsignalized intersection of Prairie Stone Parkway and the Salvation Army Driveway continue to operate adequately.

Future with Project Scenario

Delays again tend to slightly increase with the addition of project-related traffic for the weekday am and weekday pm peak hours. Based on the projected analysis, all approaches at the signalized intersection of Beverly Road and Prairie Stone Parkway continue to operate at an LOS C or better during both the weekday am and weekday pm peak hours. The overall intersection continues to operate at an LOS B or better across both peak hours.

All movements at the existing and proposed unsignalized intersections are projected to operate adequately during both the weekday am and weekday pm peak hours. All approaches at the Main Entrance driveway for the site operate at an LOS C or better across both peak hours, and all approaches at the two proposed right-in/right-out driveways operate at an LOS B or better across both peak hours.

Queue Length Analysis

A queue length analysis was conducted at each of the study area intersections. A summary of this analysis is provided in Table 7. This data is comprised of the 95th percentile queue output from the Synchro analysis.

For the existing, background, and future with project scenarios, all left and right turning queue lengths do not exceed the provided storage lengths. Most queues are limited to approximately one to three vehicles (25 to 75 feet). With the addition of project-related traffic, the westbound left turn lane at Beverly Road and Prairie Stone Parkway experiences queue lengths of 121 feet and 168 feet during the weekday am and weekday pm peak hours which can be adequately accommodated in the existing 195 feet of storage.

No queuing issues are anticipated at any of the unsignalized intersections.

Proposed storage and taper lengths are included in Table 7. It should be noted that the storage lane lengths for the proposed site driveways were estimated from the proposed site plan and are based on the distance to the nearest site drive lane.

It is concluded that no additional queue storage mitigation is required at any of the intersections and site driveways.

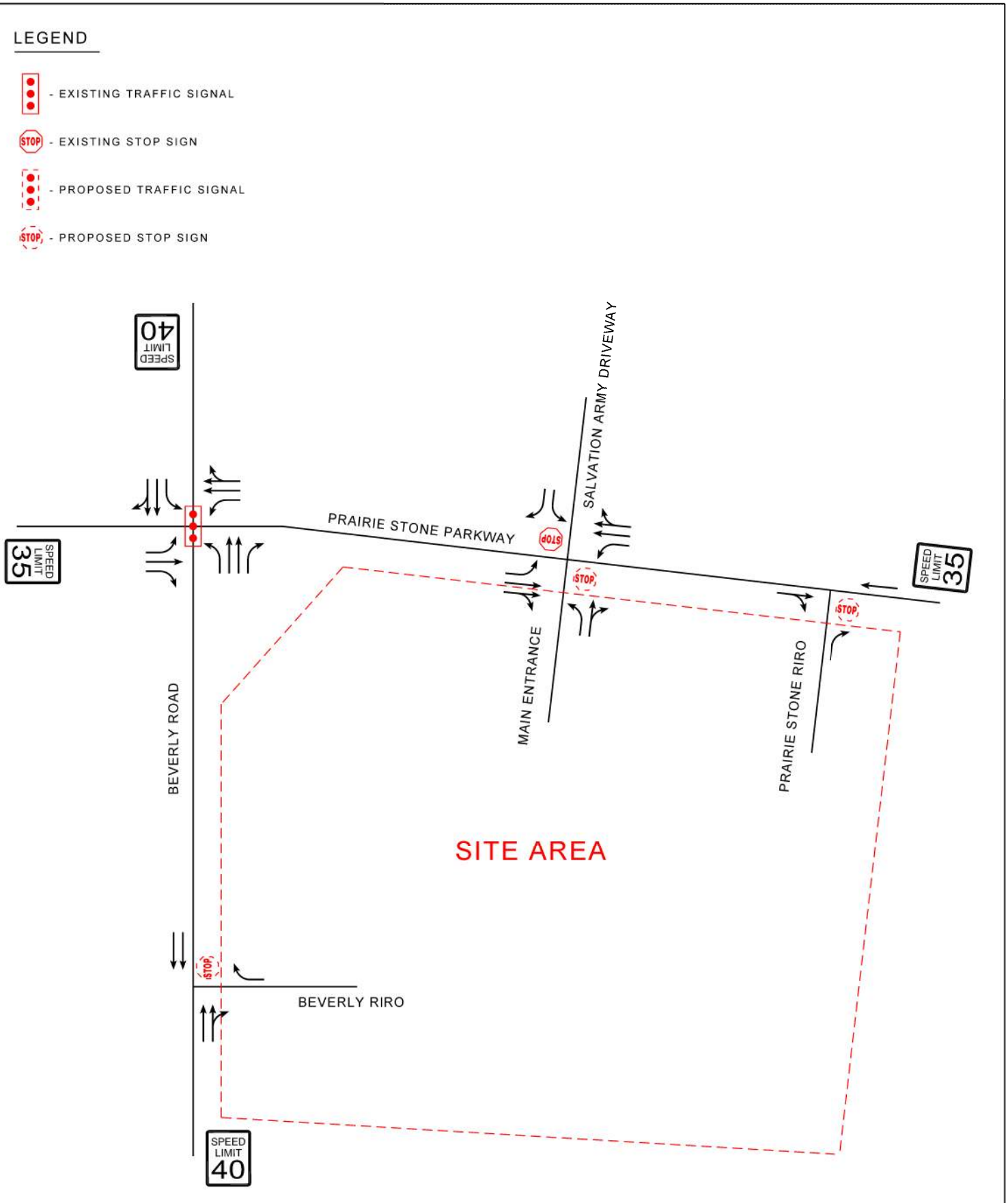
Proposed Lane Configuration

Based on the auxiliary lane, capacity, and queue length analysis, it is recommended that no geometric changes are needed at any of the existing study area intersections. The proposed lane configuration is illustrated in Figure 9.

Table 7: 95th Percentile Queue Lengths

Intersection	Peak Hour	Scenario	Eastbound		Westbound		Northbound		Southbound	
			Left	Right	Left	Right	Left	Right	Left	Right
Beverly Road & Prairie Stone Parkway	Weekday AM	Existing (2025)	36	0	50	11	30	30	9	75
		Background (2032)	36	0	51	11	30	30	9	77
		Future with Project (2032)	36	0	121	15	32	31	15	81
	Weekday PM	Existing (2025)	10	0	136	0	5	31	4	80
		Background (2032)	10	0	138	0	5	32	4	81
		Future with Project (2032)	10	0	168	0	5	39	23	81
	Storage		135	135	195	-	285	90	135	-
	Taper		130	*	140	-	160	-	195	-
Prairie Stone Parkway & Salvation Army Driveway/Main Entrance	Weekday AM	Existing (2025)	5	-	0	-	-	-	0	0
		Background (2032)	5	-	0	-	-	-	0	0
		Future with Project (2032)	5	-	0	-	33	3	0	0
	Weekday PM	Existing (2025)	0	-	0	-	-	-	5	5
		Background (2032)	0	-	0	-	-	-	5	5
		Future with Project (2032)	0	-	25	-	13	3	5	5
	Storage		275	-	200	-	150	150	200	200
	Taper		125	-	140	-	*	*	*	*
Beverly Road & Beverly RIRO Driveway	Weekday AM	Existing (2025)	-	-	-	-	-	-	-	-
		Background (2032)	-	-	-	-	-	-	-	-
		Future with Project (2032)	-	-	-	3	-	-	-	-
	Weekday PM	Existing (2025)	-	-	-	-	-	-	-	-
		Background (2032)	-	-	-	-	-	-	-	-
		Future with Project (2032)	-	-	-	3	-	-	-	-
	Storage		-	-	-	150	-	-	-	-
	Taper		-	-	-	*	-	-	-	-
Prairie Stone Parkway & Prairie Stone RIRO Driveway	Weekday AM	Existing (2025)	-	-	-	-	-	-	-	-
		Background (2032)	-	-	-	-	-	-	-	-
		Future with Project (2032)	-	-	-	-	-	3	-	-
	Weekday PM	Existing (2025)	-	-	-	-	-	-	-	-
		Background (2032)	-	-	-	-	-	-	-	-
		Future with Project (2032)	-	-	-	-	-	0	-	-
	Storage							150		
	Taper							*		

Notes:
1. All values in feet
*2. * Denotes trap right turn lane.*



PRAIRIE STONE APARTMENTS AND LOFTS

FIGURE 9 PROPOSED LANE CONFIGURATION

HOFFMAN ESTATES ILLINOIS

VI. CONCLUSIONS

The purpose of this study is to evaluate the potential traffic impacts of a proposed multifamily residential development located at the southeast corner of Beverly Road and Prairie Stone Parkway in Hoffman Estates, Illinois. The proposed development consists of ten three-story apartment buildings and a four-story apartment building, offering a total of 582 dwelling units.

The proposed access plan includes a right-in/right-out driveway on Beverly Road, a full access driveway on Prairie Stone Parkway that aligns with a median break for the existing Salvation Army office driveway, and a right-in/right-out driveway on Prairie Stone Parkway.

Traffic estimates are projected to 2032, which is five years beyond the anticipated build out in 2027, utilizing growth rates from CMAP that projected traffic volumes to 2050. The study area includes the existing signalized intersection of Beverly Road and Prairie Stone Parkway and the existing unsignalized intersection of Prairie Stone Parkway and the Salvation Army driveway. The study area also includes the two proposed right-in/right-out driveways on Beverly Road and on Prairie Stone Parkway.

It is estimated that the proposed residential development will generate 231 new trips during the weekday am peak hour and 259 new trips during the weekday pm peak hour.

This study evaluated whether additional auxiliary right turn lanes are warranted at the study area intersections. Auxiliary left turn lanes were not evaluated since the only driveway allowing left turns is the full access on Prairie Stone Parkway which already has a westbound left turn lane. Overall, it is found that none of the site driveways meet the warrants defined by IDOT for a right turn lane due to the relatively low amount of right turns into the site.

Based on the capacity analysis results at the signalized intersection of Beverly Road and Prairie Stone Parkway, the overall intersection is projected to operate at LOS B or better during both the weekday am and weekday pm peak hours for the existing, 2032 background, and 2032 future with project scenarios. Additionally, all approaches are projected to operate at LOS C or better for all analysis scenarios.

The results of the capacity analysis for the unsignalized intersections during the existing, 2032 background, and 2032 future with project scenarios are projected to operate with low delays during the weekday peak hours with all movements operating at LOS C or better.

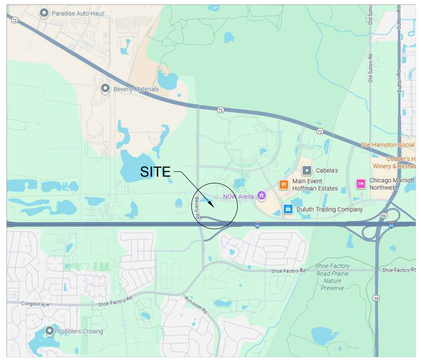
Additionally, a 95th percentile queue analysis was conducted at each of the study area intersections. For the existing, background, and future with project scenarios, all left and right turning queue lengths do not exceed the provided storage lengths. With the addition of project-related traffic, the westbound left turn lane at Beverly Road and Prairie Stone Parkway experiences queue lengths of 121 feet and 168 feet during the weekday am and weekday pm peak hours which can be adequately stored in the existing 195 feet of storage.

FINAL PLAT OF SUBDIVISION
FOR
PRAIRIE STONE APARTMENTS
HOFFMAN ESTATES, IL

PART OF THE SOUTHEAST 1/4 OF SECTION 31 AND SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

MAIL TO:
VILLAGE OF HOFFMAN ESTATES
1900 HASSELL ROAD,
HOFFMAN ESTATES, IL 60195
847-882-9100

TAX BILLS SHALL BE SENT TO:
GOMPERS-LEWIS II LLC
6140 JOLIET ROAD
COUNTRYSIDE, IL 60525



VICINITY MAP
NOT TO SCALE

PIN:
01-31-401-002-0000

LEGAL DESCRIPTION:
LOT 4A5G1A IN THE FINAL PLAT OF RESUBDIVISION OF LOT 4A5G1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 31 AND SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 6, 2007 AS DOCUMENT NO. 0706515096, IN COOK COUNTY, ILLINOIS.

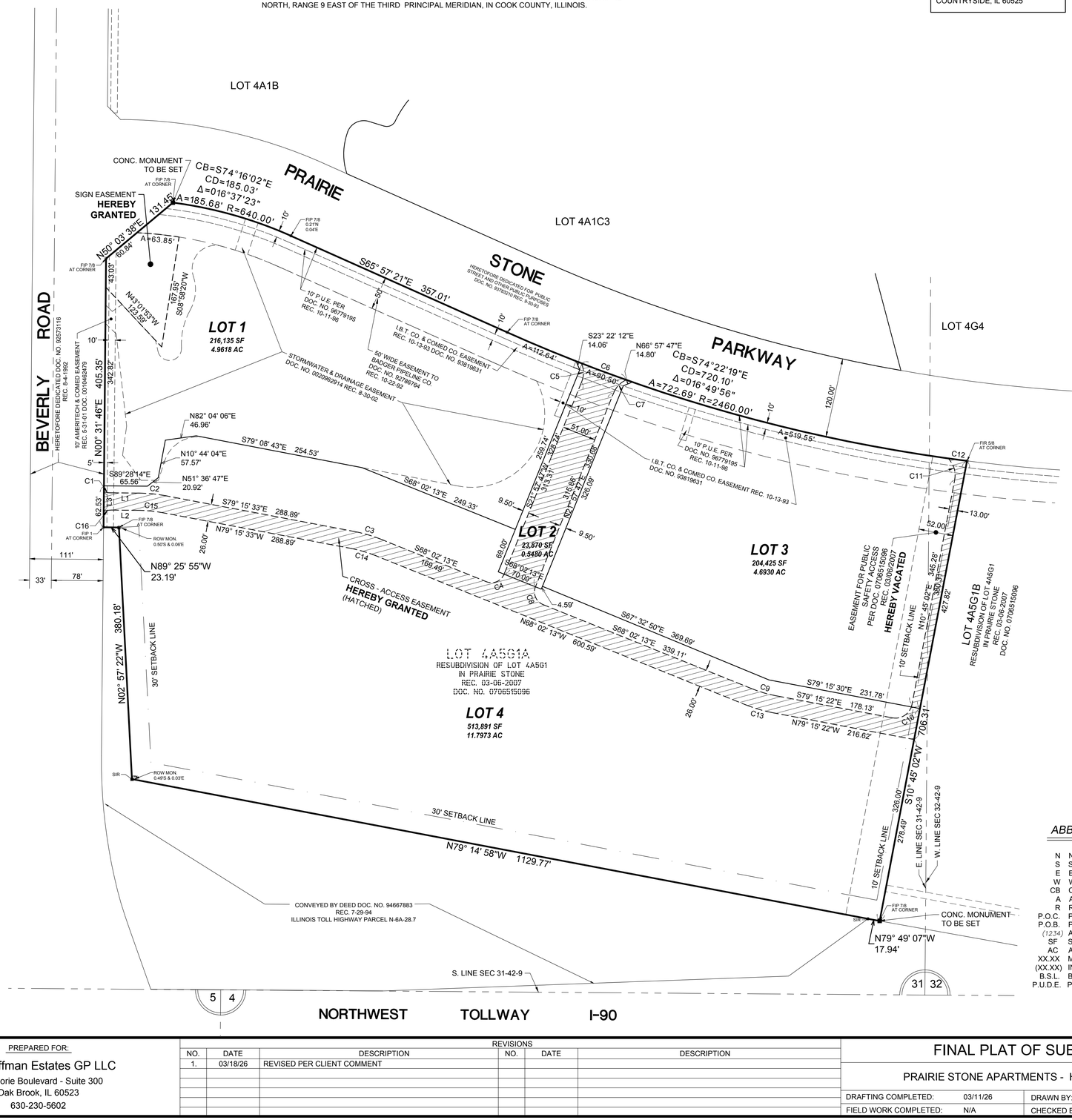
OWNER
Gompers-Lewis II LLC
6140 Joliet Road
Countryside, IL 60525

DEVELOPER
WB Hoffman Estates GP LLC
1110 Jorie Boulevard, Suite 300
Oakbrook, IL 60523
630-572-6661
Contact: Joe Segobiano

SURVEYOR
V3 Companies, Ltd. 7325 Janes Avenue Woodridge, Illinois 60517
630 724 9200
Project Manager: Edward Murray
emurray@v3co.com

AREA

958,322 SQ. FT.
22.0000 ACRES



GRAPHIC SCALE
80' 0 40' 80' 160' 320'
1" = 80'

BASIS OF BEARINGS

ASSUMED THE EAST LINE OF BEVERLY ROAD TO BE: N 00° 31' 46" E

ASSUMED MERIDIAN

CURVE TABLE			
CURVE	CHORD BEARING	RADIUS	LENGTH
C1	S 80°43'29" E	35.50	10.84
C2	S 84°21'53" E	226.50	40.37
C3	S 73°38'53" E	226.50	44.36
C4	N 66°57'47" E	20.50	32.20
C5	N 00°53'41" W	35.50	28.32
C6	S 69°37'17" E	2460.00	71.89
C7	S 44°10'43" W	35.50	27.53
C8	S 23°02'13" E	20.50	32.20
C9	S 73°38'47" E	198.50	38.87
C10	N 55°44'50" E	25.50	40.05
C11	N 17°16'12" W	35.50	34.72
C12	S 82°27'13" E	2460.00	28.71
C13	N 73°38'47" W	224.50	43.96
C14	N 73°38'53" W	200.50	39.27
C15	N 84°21'53" W	200.50	35.73
C16	S 80°44'47" W	35.50	12.12

LINE TABLE		
LINE	ANGLE	DISTANCE
L1	S 89° 28' 14" E	42.52
L2	N 89° 28' 14" W	41.30
L3	N 00° 31' 46" E	29.69

NOTES

1. ONCE THE PLAT SHOWN HEREON IS RECORDED AND UPON COMPLETION OF CONSTRUCTION, 5/8" IRON RODS WITH PLASTIC CAPS SHALL BE SET AT ALL LOT CORNERS AND CHANGES IN GEOMETRY, UNLESS SHOWN OTHERWISE.
2. ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. ARC DISTANCES ARE ALONG ALL CURVES.
3. PLAT CONFORMS TO ALL REQUIREMENTS OF SECTION 10-6-3 OF THE HOFFMAN ESTATES MUNICIPAL CODE.

ABBREVIATIONS

N	NORTH
S	SOUTH
E	EAST
W	WEST
CB	CHORD BEARING
A	ARC LENGTH
R	RADIUS
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
(1234)	ADDRESS
SF	SQUARE FEET
AC	ACRES
XX.XX	MEASURED DATUM
(XX.XX)	INFORMATION TAKEN FROM DEED
B.S.L.	BUILDING SETBACK LINE
P.U.D.E.	PUBLIC UTILITY AND DRAINAGE EASEMENT

LEGEND

31 / T41N	SECTION CORNER
	PROPERTY LINE
	EXISTING RIGHT-OF-WAY LINE
	PROPOSED RIGHT-OF-WAY LINE
	PROPOSED LOT LINE
	FUTURE LOT LINE
	CENTERLINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	BUILDING SETBACK LINE
	SECTION LINE
	QUARTER SECTION LINE
FBD	FOUND BRASS DISC
FIR	FOUND IRON ROD
FRS	FOUND RAILROAD SPIKE
FPK	FOUND PK NAIL
FIP	FOUND IRON PIPE
FIB	FOUND IRON BAR
FBM	FOUND BRASS MONUMENT
TP	SET TRAVERSE POINT
	SET CONCRETE MONUMENT
SPK	SET PK NAIL
SIP	SET IRON PIPE

Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
WB Hoffman Estates GP LLC
1110 Jorie Boulevard - Suite 300
Oak Brook, IL 60523
630-230-5602

REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1.	03/18/26	REVISED PER CLIENT COMMENT			

FINAL PLAT OF SUBDIVISION
PRAIRIE STONE APARTMENTS - HOFFMAN ESTATES

DRAFTING COMPLETED:	03/11/26	DRAWN BY: EJM/SPK	PROJECT MANAGER: SAK
FIELD WORK COMPLETED:	N/A	CHECKED BY: EJM	SCALE: 1" = 80'

Project No: 9255P15.WB
Group No: VP04.2
SHEET NO. 1 of 2

I:\9Z\9255\9255P15.WB\Drawings\ACAD\SY\VP04.2-PNL9255P15WB_R1.dwg, 3/18/2026 8:11:02 AM, emurray

FINAL PLAT OF SUBDIVISION
FOR
PRAIRIE STONE APARTMENTS
HOFFMAN ESTATES, IL

PART OF THE SOUTHEAST 1/4 OF SECTION 31 AND SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN:
01-31-401-002-0000

OWNERS CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT GOMPERS-LEWIS II LLC, IS THE HOLDER OF RECORD TITLE TO THE PROPERTY SHOWN AND DESCRIBED ON THE PLAT, AND HAS CAUSED THE SAME TO BE PLATTED AS SHOWN FOR THE USES AND PURPOSES THEREIN SET FORTH AND DO HEREBY ACKNOWLEDGE THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THE HEREIN ABOVE DESCRIBED OWNER ALSO CERTIFIES THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF SCHOOL DISTRICT U-46 AND ELGIN COMMUNITY COLLEGE DISTRICT 509.

DATED AT _____, THIS ____ DAY OF _____ A.D., 20___

BY: _____ ATTEST: _____

TITLE: _____ TITLE: _____

NOTARY CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

_____, (TITLE) _____

AND

_____, (TITLE) _____

OF_____ WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHO ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE OF OWNERSHIP, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT IN THEIR CAPACITY FOR THE USES AND PURPOSES THEREIN SET FORTH AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION. GIVEN UNDER MY HAND AND NOTARIAL SEAL

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

BY: _____
NOTARY PUBLIC

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF HOFFMAN ESTATES, COOK AND KANE COUNTIES, ILLINOIS,

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

SIGNED _____
CHAIRMAN

ATTEST _____
SECRETARY

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

APPROVED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF HOFFMAN ESTATES, COOK AND KANE COUNTIES, ILLINOIS,

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

SIGNED _____
VILLAGE PRESIDENT

ATTEST _____
VILLAGE CLERK

VILLAGE TREASURER CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____, COLLECTOR FOR THE VILLAGE OF HOFFMAN ESTATES, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF, THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

DATED AT HOFFMAN ESTATES, COOK AND KANE COUNTIES, IL

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

_____
VILLAGE TREASURER

CROSS - ACCESS EASEMENT PROVISIONS

A PERPETUAL NON-EXCLUSIVE CROSS-ACCESS EASEMENT FOR PEDESTRIAN AND VEHICULAR ACCESS ONLY IS HEREBY GRANTED OVER AND ACROSS THOSE PORTIONS OF LOT 2 AND LOT 4 MARKED AND IDENTIFIED AS "CROSS-ACCESS EASEMENT" ON THIS FINAL PLAT OF SUBDIVISION. IN CONNECTION WITH THOSE PORTIONS OF THE CROSS-ACCESS EASEMENT LOCATED ON LOT 2, THE CROSS-ACCESS EASEMENT GRANTED HEREBY SHALL RUN ONLY TO THE BENEFIT OF LOT 1 , LOT 3, AND LOT 4 AS DEPICTED ON THIS FINAL PLAT OF SUBDIVISION AND TO THE PROPERTY KNOWN AS LOT 4A5G1B IN THE FINAL PLAT OF RESUBDIVISION OF LOT 4A5G1, RECORDED MARCH 6, 2007 AS DOCUMENT NO. 0706515096, IN COOK COUNTY, ILLINOIS (PIN # 01-32-302-047) ("LOT 2 GRANTEES"); IN CONNECTION WITH THOSE PORTIONS OF THE CROSS-ACCESS EASEMENT LOCATED ON LOT 4, THE CROSS-ACCESS EASEMENT GRANTED HEREBY SHALL RUN ONLY TO THE BENEFIT OF LOT 1 , LOT 2, AND LOT 3 AS DEPICTED ON THIS FINAL PLAT OF SUBDIVISION AND TO THE PROPERTY KNOWN AS LOT 4A5G1B IN THE FINAL PLAT OF RESUBDIVISION OF LOT 4A5G1, RECORDED MARCH 6, 2007 AS DOCUMENT NO. 0706515096, IN COOK COUNTY, ILLINOIS (PIN # 01-32-302-047) ("LOT 4 GRANTEES"); ALONG WITH LOT 2 GRANTEES' AND LOT 4 GRANTEES' LESSEES, EMPLOYEES, AGENTS, INVITEES, VISITORS AND GUESTS (HEREINAFTER CUMULATIVELY REFERENCED AS "GRANTEE"). NOTWITHSTANDING THE FOREGOING, THIS GRANT IS NOT INTENDED IN ANY WAY AS A PUBLIC DEDICATION.

GRANTEE ACKNOWLEDGES THE PROPERTY DEPICTED ON THIS FINAL PLAT OF SUBDIVISION MAY BE DEVELOPED IN PHASES. AT THE TIME OF DEVELOPMENT FOR EACH PHASE, GRANTOR SHALL DESIGN, INSTALL, KEEP, AND MAINTAIN THE CROSS-ACCESS EASEMENT IDENTIFIED ON THIS FINAL PLAT OF SUBDIVISION IN GOOD ORDER AND REPAIR AND IMPROVED WITH AN ASPHALT, CONCRETE, OR SIMILAR HARD SURFACE OF SUFFICENT LOAD BEARING STRENGTH SO AS TO ACCOMMODATE VEHICULAR TRAFFIC AT GRANTOR'S SOLE COST AND EXPENSE. NO OBSTRUCTIONS OR BARRIERS SHALL BE ERECTED ON OR ABOUT THE CROSS-ACCESS EASEMENT, EXCEPT AS MAY BE REQUIRED WITH RESPECT TO THE PERIODIC MAINTENANCE, REPAIR OR REPLACEMENT OF THE SURFACE THEREOF WITHIN GRANTOR'S SOLE DISCRETION.

GRANTEE SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS GRANTOR, ITS LENDER, MANAGERS, MEMBERS, AGENTS, AND LESSEES FROM AND AGAINST ANY AND ALL CLAIMS, DEMANDS, DAMAGES, LIABILITIES, LOSSES, JUDGMENTS, COSTS AND EXPENSES ARISING OUT OF GRANTEE'S USE OF THE CROSS ACCESS EASEMENT ON THE GRANTOR PROPERTY, OR ANY OF ITS RESPECTIVE EMPLOYEES, AGENTS, LESSEES, LICENSEES, GUESTS, OR INVITEES, EXCEPT AS TO THE EXTENT CAUSED BY THE NEGLIGENCE OR WILLFUL MISCONDUCT OF THE GRANTOR OR ITS EMPLOYEES, AGENTS, LESSEES, LICENSEES, GUESTS OR INVITEES.

THE CROSS-ACCESS EASEMENT SHALL BECOME EFFECTIVE SIMULTANEOUSLY WITH THE RECORDING OF THIS PLAT OF SUBDIVISION.

SIGN EASEMENT PROVISIONS

A PERMANENT AND NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED FOR AND GRANTED TO THE VILLAGE OF HOFFMAN ESTATES, ILLINOIS ("GRANTEE"), AND ITS RESPECTIVE SUCCESSORS AND ASSIGNS, WITHIN THE AREAS SO DESIGNATED ON THIS PLAT AND MARKED "SIGN EASEMENT" TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE, INSPECT, MAINTAIN AND OPERATE UNDERGROUND AND ABOVE GROUND FACILITIES RELATED TO THE EXISTING SIGNAGE OR FUTURE SIGNAGE TO BE LOCATED ON THE EASEMENT AREA, AND LINES IN, UNDER, ACROSS, ALONG, AND UPON THE SURFACE OF THE SIGN EASEMENT INCLUDING WITHOUT LIMITATION SIGNAGE STRUCTURE, , ELECTRICAL CONDUIT, ELECTRICAL CONTROLS AND ALL NECESSARY FACILITIES APPURTENANT THERETO, TOGETHER WITH THE RIGHT OF ACCESS THERETO FOR THE PERSONNEL AND EQUIPMENT NECESSARY AND REQUIRED FOR SUCH USES AND PURPOSES, AND TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF THE EASEMENT AREA TO SERVE IMPROVEMENTS THEREON. TOGETHER WITH THE RIGHT TO CUT, TRIM, OR REMOVE TREES, BUSHES, AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENTAL TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE EASEMENT AREA FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACE IN CONFLICT OVER GRANTEE'S FACILITIES OR IN, UPON, OR OVER THE PROPERTY WITHIN SAID EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF THE GRANTEE. SAID EASEMENT MAY BE USED BY THE GRANTEE FOR LANDSCAPING AND SUPPORTING EQUIPMENT, GARDENS, WALKWAYS, AND SCREENING EXCEPT AS OTHERWISE DESIGNATED ON THIS PLAT. IN CONNECTION WITH THE OPERATION OF, MAINTENANCE, AND REPAIR OF THE EXISTING OR FUTURE SIGNAGE LOCATED ON THE EASEMENT AREA, GRANTEE SHALL, AT ITS SOLE COST AND EXPENSE, BE RESPONSIBLE FOR MAINTAINING THE SIGNAGE IN A FIRST-CLASS CONDITION. THE FOREGOING OBLIGATION SHALL INCLUDE, BUT NOT BE LIMITED TO, GRANTEE'S PERFORMANCE OF ALL MAINTENANCE, REPAIR, STAINING, PAINTING, REMOVAL OR REPLACEMENT OF SIGNAGE AND ANY COMPONENT THERETO, INCLUDING LIGHTING. IN CONNECTION WITH THE MAINTENANCE OF THE EASEMENT AREA, NOT INCLUDING SIGNAGE, GRANTEE, ITS SUCCESSORS AND ASSIGNS SHALL, AT ITS SOLE COST AND EXPENSE, BE RESPONSIBLE FOR INSTALLING, MAINTAINING, PLANTING, INSPECTING, REMOVING AND REPLACING ANY MULCH, STONE, TREES, SHRUBS, BUSHES, GRASS, PLANTS, GROUNDCOVERS AND OTHER FORMS OF VEGETATION AND LANDSCAPING FEATURES. THE GRADES OF THE SUBDIVIDED PROPERTY APPROVED BY THE VILLAGE ENGINEER SHALL NOT BE ALTERED IN ANY MANNER BY THE INSTALLATION OF ANY OF THE FACILITIES OF SAID GRANTEE SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF OR WITH THE SURFACE DRAINAGE THEREON. THE PROVISIONS AND RIGHTS GRANTED HEREIN ARE EXPLICITLY CONDITIONED UP AND SUBJECT TO THOSE RIGHTS AND REQUIREMENTS SET FORTH IN THE SEARS BUSINESS PARK DECLARATION OF PROTECTIVE COVENANTS RECORDED WITH THE COOK COUNTY RECORDER OF DEEDS ON MARCH 8, 1991 AS DOCUMENT NO. 91105432, AS AMENDED.

BLANKET WATER MAIN EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED BY AND GRANTED TO THE VILLAGE OF HOFFMAN ESTATES OVER LOTS 1, 2, 3, AND 4 OF THIS PLAT, TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN WATER MAINS, WITH ALL NECESSARY MANHOLES, WATER VALVES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THE SUBDIVISION AND OTHER PROPERTY WITH WATER SERVICE AND THE RIGHT TO ENTER UPON THE LOT AT ALL TIMES TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN WITHIN SAID EASEMENT AREA SAID WATER VALVES AND OTHER EQUIPMENT.

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF _____)

I, _____, COUNTY CLERK OF COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE SUBJECT PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE SUBJECT PLAT.

GIVEN UNDER MY HAND AND SEAL AT _____, _____ COUNTY, ILLINOIS THIS _____ DAY OF _____, A.D., 20____.

BY: _____
COUNTY CLERK

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF _____)

THIS INSTRUMENT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS. THIS

_____ DAY OF _____, A.D., ____AT _____ O'CLOCK ____.M. AND RECORDED

AS DOCUMENT NO. _____.

BY: _____
COUNTY RECORDER

DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT 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 SUBDIVISION.

DATED THIS _____ DAY OF _____, 20___.

_____ _____
IL REGISTERED PROFESSIONAL ENGINEER OWNER

_____ BY: _____
STATE REGISTRATION NUMBER

ITS:_____
_____
REGISTRATION EXPIRATION DATE BY: _____

ITS: _____

SURVEYOR'S DESIGNATION OF RECORDING

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, EDWARD J. MURRAY, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, HEREBY DESIGNATE THE VILLAGE CLERK OF HOFFMAN ESTATES TO RECORD A CERTAIN PLAT OF SUBDIVISION KNOWN AS PRAIRIE STONE APARTMENTS - HOFFMAN ESTATES WITH THE COOK COUNTY RECORDER OF DEEDS OR REGISTRAR OF TITLES. THIS DESIGNATION IS GRANTED UNDER THE RIGHT TO DESIGNATE SUCH RECORDING UNDER 765 ILCS 205/2.

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

_____
EDWARD J. MURRAY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-4037
MY LICENSE EXPIRES ON NOVEMBER 30, 2026.
V3 COMPANIES OF ILLINOIS, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2027.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, EDWARD J. MURRAY, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 4037 HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOT 4A5G1A IN THE FINAL PLAT OF RESUBDIVISION OF LOT 4A5G1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 31 AND SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 6, 2007 AS DOCUMENT NO. 0706515096, IN COOK COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THIS LAND IS WITHIN THE CORPORATE LIMITS OF A MUNICIPALITY WHICH HAS AUTHORIZED A COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AS NOW OR HEREAFTER AMENDED.

I FURTHER CERTIFY THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. PERMANENT MONUMENTS WILL BE SET AT ALL LOT CORNERS, EXCEPT WHERE CONCRETE MONUMENTS ARE INDICATED.

I FURTHER CERTIFY THAT THE ABOVE DESCRIBED AREA IS IN AN AREA OF MINIMAL FLOOD HAZARD (ZONE X), AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF THE VILLAGE OF HOFFMAN ESTATES, COOK COUNTY, ILLINOIS (COMMUNITY PANEL NO. 17031C0155J) EFFECTIVE DATE 08/19/2008.

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

_____
EDWARD J. MURRAY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-4037
MY LICENSE EXPIRES ON NOVEMBER 30, 2026.
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2027.
emurray@v3co.com

PROFESSIONAL LAND SURVEYOR
EDWARD J. MURRAY
4037
WOODRIDGE, ILLINOIS
STATE OF ILLINOIS

Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
WB Hoffman Estates GP LLC
1110 Jorie Boulevard - Suite 300
Oak Brook, IL 60523
630-230-5602

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1.	03/18/26	REVISED PER CLIENT COMMENT			

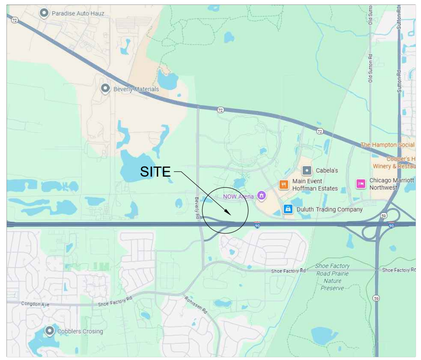
FINAL PLAT OF SUBDIVISION

PRAIRIE STONE APARTMENTS - HOFFMAN ESTATES

DRAFTING COMPLETED: 03/11/26	DRAWN BY: EJM/SPK	PROJECT MANAGER: SAK	
FIELD WORK COMPLETED: N/A	CHECKED BY: EJM	SCALE: 1" = N/A	

Project No: 9255P15.WB
Group No: VP04.2
SHEET NO. 2 of 2

K:\1992\9255\9255P15.WB\Drawings\ACAD\SYV\VP04.2\FNL9255P15WB_R1.dwg, 3/18/2026 8:11:37 AM, emurray



VICINITY MAP
NOT TO SCALE

PIN:
01-32-302-047-0000

PLAT OF EASEMENT
FOR
PRAIRIE STONE APARTMENTS
HOFFMAN ESTATES, IL

PART OF THE SOUTHEAST 1/4 OF SECTION 31 AND SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LEGAL DESCRIPTION:

LOT 4A5G1B IN THE FINAL PLAT OF RESUBDIVISION OF LOT 4A5G1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 31 AND SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 6, 2007 AS DOCUMENT NO. 0706515096, IN COOK COUNTY, ILLINOIS.

OWNERS CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT _____, IS THE HOLDER OF RECORD TITLE TO THE PROPERTY SHOWN AND DESCRIBED ON THE PLAT, AND HAS CAUSED THE SAME TO BE PLATTED AS SHOWN FOR THE USES AND PURPOSES THEREIN SET FORTH AND DO HEREBY ACKNOWLEDGE THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

DATED AT _____, THIS ____ DAY OF _____ A.D., 20___

BY: _____ ATTEST: _____

TITLE: _____ TITLE: _____

NOTARY CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

_____, (TITLE) _____

AND

_____, (TITLE) _____

OF_____ WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHO ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE OF OWNERSHIP, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT IN THEIR CAPACITY FOR THE USES AND PURPOSES THEREIN SET FORTH AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION. GIVEN UNDER MY HAND AND NOTARIAL SEAL

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

BY: _____
NOTARY PUBLIC

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

APPROVED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF HOFFMAN ESTATES, COOK AND KANE COUNTIES, ILLINOIS,

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

SIGNED _____
VILLAGE PRESIDENT

ATTEST _____
VILLAGE CLERK

NOTES

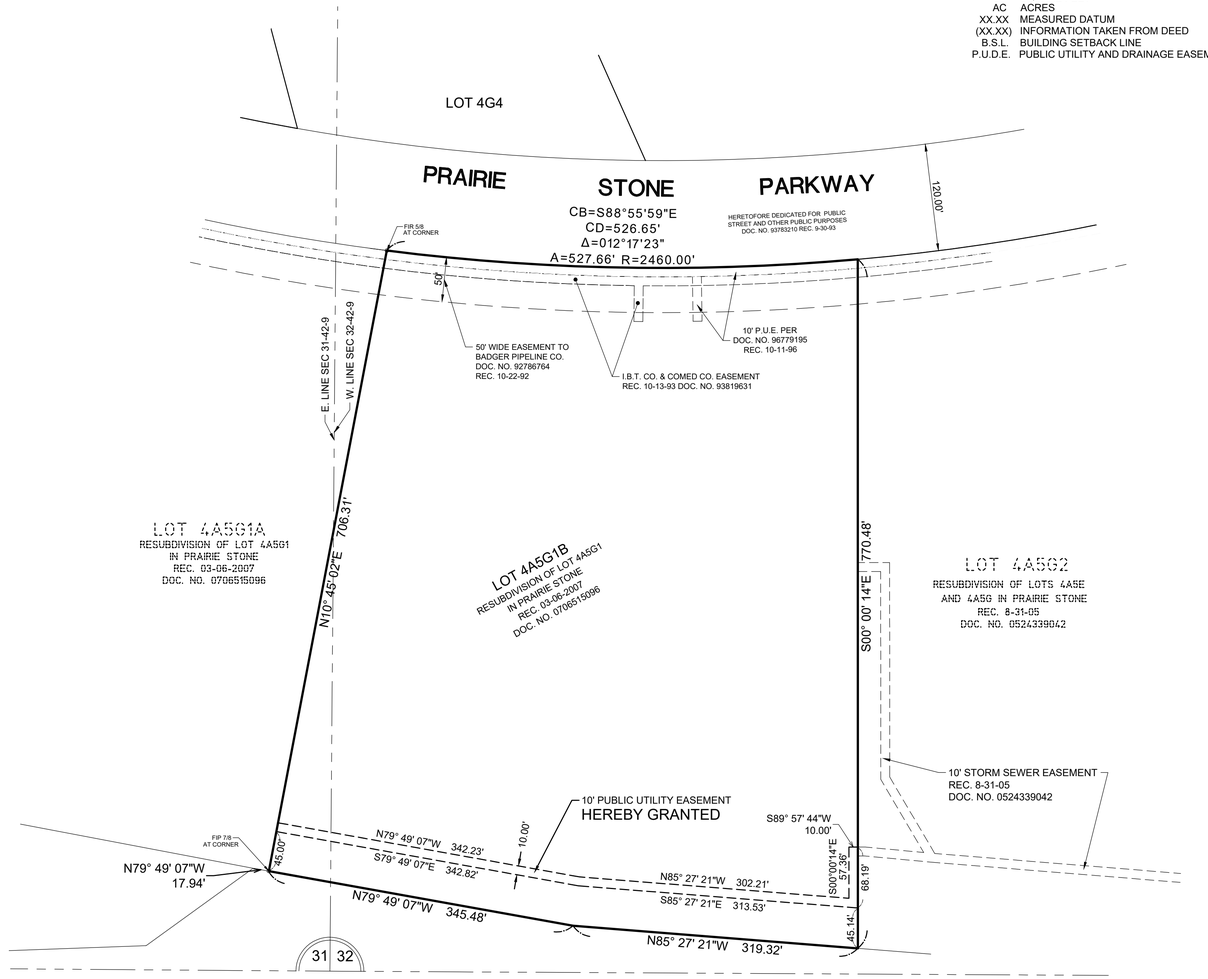
1. ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. ARC DISTANCES ARE ALONG ALL CURVES.

ABBREVIATIONS

N	NORTH
S	SOUTH
E	EAST
W	WEST
CB	CHORD BEARING
A	ARC LENGTH
R	RADIUS
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
(1234)	ADDRESS
SF	SQUARE FEET
AC	ACRES
XX.XX	MEASURED DATUM
(XX.XX)	INFORMATION TAKEN FROM DEED
B.S.L.	BUILDING SETBACK LINE
P.U.D.E.	PUBLIC UTILITY AND DRAINAGE EASEMENT

LEGEND

3 2 / 10 11	SECTION CORNER
	PROPERTY LINE
	EXISTING RIGHT-OF-WAY LINE
	PROPOSED RIGHT-OF-WAY LINE
	PROPOSED LOT LINE
	FUTURE LOT LINE
	CENTERLINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	BUILDING SETBACK LINE
	SECTION LINE
	QUARTER SECTION LINE
FBD	FOUND BRASS DISC
FIR	FOUND IRON ROD
FRS	FOUND RAILROAD SPIKE
FPK	FOUND PK NAIL
FIP	FOUND IRON PIPE
FIB	FOUND IRON BAR
	SET CONCRETE MONUMENT
SPK	SET PK NAIL
SIP	SET IRON PIPE



BASIS OF BEARINGS

ASSUMED THE EAST LINE OF BEVERLY ROAD TO BE: N 00° 31' 46" E

ASSUMED MERIDIAN

GRAPHIC SCALE

80' 0 40' 80' 160' 320'

1" = 80'

PUBLIC UTILITY EASEMENT PROVISIONS

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

VILLAGE TREASURER CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____, COLLECTOR FOR THE VILLAGE OF HOFFMAN ESTATES, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF, THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

DATED AT HOFFMAN ESTATES, COOK AND KANE COUNTIES, IL

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

_____
VILLAGE TREASURER

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF _____)

THIS INSTRUMENT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS. THIS _____ DAY OF _____, A.D., _____AT _____ O'CLOCK ____.M. AND RECORDED

AS DOCUMENT NO. _____.

BY: _____
COUNTY RECORDER

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, EDWARD J. MURRAY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE PLAT HEREON DRAWN WAS PREPARED AT AND UNDER MY DIRECTION. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS 12TH DAY OF MARCH, A.D., 2026.

_____
EDWARD J. MURRAY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-4037
MY LICENSE EXPIRES ON NOVEMBER 30, 2026.
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2027.
emurray@v3co.com

PROFESSIONAL LAND SURVEYOR EDWARD J. MURRAY 4037 WOODRIDGE, ILLINOIS STATE OF ILLINOIS

Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
WB Hoffman Estates GP LLC
1110 Jorie Boulevard - Suite 300
Oak Brook, IL 60523
630-230-5602

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

PLAT OF EASEMENT
PRAIRIE STONE APARTMENTS - HOFFMAN ESTATES

DRAFTING COMPLETED:	03/11/26	DRAWN BY: SPK	PROJECT MANAGER: SAK
FIELD WORK COMPLETED:	N/A	CHECKED BY: EJM	SCALE: 1" = 80'

Project No: 9255P15.WB
Group No: VP10.1
SHEET NO. 1 of 1

AGENDA ITEM REPORT

Village Board of Trustees
May 18, 2026
ITEM 8A

REQUEST: An approval of an Ordinance Amending Section 8-3-22, Number of Licenses, Of Article 3, Alcoholic Liquors, of the Hoffman Estates Municipal Code.

FROM: Patty Richter, Village Clerk

ITEM TYPE: Ordinance - Village Board

REQUEST SUMMARY

Decrease Class A by 1 - Cantaritto's Taqueria & Bar

FINANCIAL IMPACT

N/A

RECOMMENDATION

N/A

ATTACHMENTS

1. 8-3-22 (05-18-26)

ORDINANCE NO. _____- 2026

VILLAGE OF HOFFMAN ESTATES

**AN ORDINANCE AMENDING SECTION 8-3-22,
NUMBER OF LICENSES, OF ARTICLE 3, ALCOHOLIC LIQUORS,
OF THE HOFFMAN ESTATES MUNICIPAL CODE**

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

Section 1: That Section 8-3-22, NUMBER OF LICENSES, of the Hoffman Estates Municipal Code be and the same is hereby amended to read as follows:

> The number of licenses issued to persons for the sale of alcoholic liquors by the Village of Hoffman Estates shall be limited to sixty six (66) Class "A" licenses, two (2) Class "AA" licenses, three (3) Class "AC" license, thirteen (13) Class "B" licenses, unlimited Class "C" licenses, three (3) Class "D" licenses, two (2) Class "DD" licenses, one (1) Class "DJ" license, zero (0) Class "F" licenses, one (1) Class "G" license, unlimited Class "H" licenses, zero (0) Class "I" licenses, thirteen (13) Class "LC" licenses, eleven (11) Class "J" licenses, and zero (0) Class "P" license.

Section 2: That any person, firm or corporation violating any of the provisions of this Ordinance shall be subject to a fine of not less than Ten Dollars ($10.00) nor more than Five Hundred Dollars ($500.00) for each offense, and a separate offense shall be deemed committed on each day during or on which a violation occurs or continues.

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

Section 4: That 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

_____
Village President

ATTEST:

_____
Village Clerk

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

AGENDA ITEM REPORT

Village Board of Trustees
May 18, 2026
ITEM 8B

REQUEST: Approval of an ordinance to amend the FY2025 Budget as a result of the completed financial audit.

FROM: Rachel Musiala, Finance Director

ITEM TYPE: Ordinance - Village Board

REQUEST SUMMARY

As it relates to the Village's annual operating budget, it is probable that certain revenue and expenditure accounts will come in either under or over budget during the course of any fiscal year. What is important, however, is to ensure that expenditures do not exceed the budget at the department/fund level.

Several factors can necessitate a budget adjustment. Certain actions taken by the Village Board to approve contracts or expenditures must be realigned with the budget ordinance that serves as the Village's legal spending authority. Also, new programs and purchases obligating budget resources also require an amendment to the budget ordinance. In addition to the above factors, during the course of the annual audit, it becomes necessary to adjust certain revenue and expenditure accounts for events unforeseen at the time the original budget ordinance was adopted.

A final year-end budget adjustment is necessary to reflect these changes. All the budget adjustments needed are detailed on the attached budget adjustment request forms. The ordinance is also attached for review.

FINANCIAL IMPACT

In each case where an adjustment was needed to the Village's budget, adequate revenues or unallocated fund equity were available to absorb the adjustment.

RECOMMENDATION

Request approval of an ordinance to amend the 2025 Budget as a result of the completed financial audit and to close out the fiscal year.

ATTACHMENTS

1. Budgetord-amend (5-18-26)
2. Year End Budget Adjustments 25

ORDINANCE NO. _____ - 2026

VILLAGE OF HOFFMAN ESTATES

AN ORDINANCE AUTHORIZING
AMENDMENTS TO THE 2025 BUDGET ORDINANCE

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

Section 1: That pursuant to authority granted by the statutes of the State of Illinois, there is hereby an amendment to the budget ordinance in an amount not in excess of the aggregate of additional revenues or fund reserves available to the Village. The sums of money hereinafter itemized for each of the respective corporate objects specified hereby increase or decrease the amounts included in the original budget ordinance, Ordinance No. 5127-2024 dated December 2, 2024. The appropriate sums shall be received from sources other than the tax levy. The respective sums of money, together with the resulting adjustments and changes in the budget are set out in Section 2 of this Ordinance.

Section 2:

Village of Hoffman Estates
2025 Budget Amendment

			Current Budget	Change	Revised Budget
		Revenue Budget Revisions			
General Fund					
01000010-3105	100-0000-31050	Home Rule Sales Tax	5,200,000	689,500	5,889,500
CDBG Fund					
04000012-3305	204-0000-33050	CDBG Grant Revenue	157,600	84,000	241,600
Fund 04	Fund 204	Decrease to Fund Balance		36,000	
Higgins-Hassell TIF					
72000017-3802	222-0000-38020	Note Proceeds	-	612,000	612,000
Fund 72	Fund 222	Decrease to Fund Balance		350,000	
Road Improvement Fund					
29000018-3904	404-0000-39040	Transfer from CDBG	-	120,000	120,000
Insurance Fund					
Fund 46	Fund 601	Decrease to Fund Balance		26,000	
Police Pension Fund					
50000015-3602	701-0000-36020	Gain on Sale of Investment	100,000	145,000	245,000
Fire Pension Fund					
51000015-3601	702-0000-36010	Interest Income	850,000	260,000	1,110,000

2019 Capital Project Fund					
64000016-3701	414-0000-37010	Reimbursements	-	47,500	47,500
Water & Sewer Fund					
40400013-3425	501-0000-34250	Water Charges	24,360,520	850,000	25,210,520
40400015-3601	501-0000-36010	Interest Income	250,000	440,000	690,000
2024 G.O. Debt Service Fund					
70000018-3901	307-0000-39010	Transfer from General	385,030	500	385,530
TOTAL REVENUES				3,660,500	

Expenditure Budget Revisions

			Current Budget	Change	Revised Budget
General Fund					
01101220-4104	100-1012-41040	Salaries & Wages, FT (GG Admin)	890,700	86,000	976,700
01101324-4567	100-1013-45670	Outside Legal Fees	185,000	603,000	788,000
01616427-4870	100-6500-48700	Transfer to 2024 GODS	385,030	500	385,530
CDBG Fund					
04000027-4829	204-0000-48290	Transfer to Road Improvement	-	120,000	120,000
Higgins-Hassell TIF					
72000025-4610	222-0000-46100	Other Capital Expenditures	-	612,000	612,000
72000026-4702	222-0000-47020	Principal Expense	-	350,000	350,000
Road Improvement Fund					
Fund 29	Fund 404	Increase to Fund Balance		120,000	
Insurance Fund					
46700024-4554	601-7000-45540	Workers Comp Claims	600,000	26,000	626,000
Police Pension Fund					
50000021-4507	701-0000-42070	Retirement Pensions	7,968,730	145,000	8,113,730
Fire Pension Fund					
51000021-4207	702-0000-42070	Retirement Pensions	6,753,830	107,000	6,860,830

51000024-4574	702-0000-45740	Trustee Fees	100,000	153,000	253,000
2019 Capital Project Fund					
64000024-4542	414-0000-45420	Other Contractual Services	-	47,500	47,500
Water & Sewer Fund					
40406724-4540	501-4067-45400	JAWA Expense	9,200,000	530,000	9,730,000
40407325-4609	501-4073-46090	Water System Improvements	2,945,000	280,000	3,225,000
40406728-4901	501-4067-49010	Water Cost Allocation	1,097,480	150,000	1,247,480
40407028-4901	501-4070-49010	Water Cost Allocation	560,410	165,000	725,410
40406824-4507	501-4068-45070	Professional Services	22,000	165,000	187,000
2024 G.O. Debt Service Fund					
70000026-4543	307-0000-45430	Paying Agent Fees	-	500	500
TOTAL EXPENDITURES					3,660,500

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

Section 4: That 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	_____	_____	_____	_____
Mayor William D. McLeod	_____	_____	_____	_____

APPROVED THIS _____ DAY OF _____, 2026

_____
Village President

ATTEST:

_____
Village Clerk

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

VILLAGE OF HOFFMAN ESTATES
REQUEST FORM FOR BUDGET ADJUSTMENTS

FUND: **General Fund** FISCAL YEAR: **2025**

DEPARTMENT: **General Government**

PROGRAM:

Increase in Expenditures:

Account No.	*Account Title*	*Amount*	*Current Annual Budget*	*Annual Budget After Adjustment*
100-1012-41040	Salaries & Wages FT	$ 86,000	$ 890,700	$ 976,700
100-1013-45670	Outside Legal Fees	$ 603,000	$ 185,000	$ 788,000

Decrease in Expenditures/Fund Balance or Increase in Revenues:

100-0000-31050	Home Rule Sales Tax	$ 689,000	$ 5,200,000	$ 5,889,000

Reasons for Adjustment Request:
GIS position added.

Unforeseen settlement agreement payments and overall increase in legal fees:

Pardilla	$ 200,000
Gentle Dental	$ 291,527
PSEBA	$ 56,250

Approval Requested By: _____ Date: _____

Approved by Department Head: _____ Date: _____

Finance Department Approval: Rachel Musiala Date: 5/14/2026

5/14/2026

VILLAGE OF HOFFMAN ESTATES
REQUEST FORM FOR BUDGET ADJUSTMENTS

FUND: **CDBG Fund** FISCAL YEAR: **2025**

DEPARTMENT:

PROGRAM:

Increase in Expenditures:

Account No.	*Account Title*	*Amount*	*Current Annual Budget*	*Annual Budget After Adjustment*
204-0000-48290	Transfer to Road Improve Fund	$ 120,000	$ -	$ 120,000

Decrease in Expenditures/Fund Balance or Increase in Revenues:

Fund 204	Decrease in Fund Balance	$ (36,000)		
204-0000-33050	CDBG Grant Revenue	$ 84,000	$ 157,600	$ 241,600
404-0000-39040	Transfer from CDBG	$ 120,000	$ -	$ 120,000
Fund 404	Increase to Fund Balance			

Reasons for Adjustment Request:

Funding for part of road project.

Approval Requested By: _____ Date: _____

Approved by Department Head: _____ Date: _____

Finance Department Approval: Rachel Musiala Date: 5/14/2026

5/14/2026

VILLAGE OF HOFFMAN ESTATES
REQUEST FORM FOR BUDGET ADJUSTMENTS

FUND: **Higgins/Hassell TIF Fund** FISCAL YEAR: **2025**

DEPARTMENT:

PROGRAM:

Increase in Expenditures:

Account No.	*Account Title*	*Amount*	*Current Annual Budget*	*Annual Budget After Adjustment*
222-0000-46100	Other Capital Expend	$ 612,000	$ -	$ 612,000
222-0000-47020	Principal Expense	$ 350,000	$ -	$ 350,000

Decrease in Expenditures/Fund Balance or Increase in Revenues:

222-0000-38020	Note Proceeds	$ 612,000	$ -	$ 612,000
Fund 222	Decrease in Fund Balance	$ (350,000)		

Reasons for Adjustment Request:

Issuance of TIF note and payment on those notes from TIF property taxes.

Approval Requested By: _____ Date: _____

Approved by Department Head: _____ Date: _____

Finance Department Approval: Rachel Musiala Date: 5/14/2026

5/14/2026

VILLAGE OF HOFFMAN ESTATES
REQUEST FORM FOR BUDGET ADJUSTMENTS

FUND: **2024 G.O. Debt Service Fund** FISCAL YEAR: **2025**

DEPARTMENT:

PROGRAM:

Increase in Expenditures:

Account No.	*Account Title*	*Amount*	*Current Annual Budget*	*Annual Budget After Adjustment*
307-0000-45430	Paying Agent Fees	$ 500	$ -	$ 500

Decrease in Expenditures/Fund Balance or Increase in Revenues:

307-0000-39010	Transfer from General	$ 500	$ 385,030	$ 385,530
100-6500-48700	Transfer to 2024 GODS	$ 500	$ 385,030	$ 385,530
100-0000-31050	Home Rule Sales Tax	$ 500	$ 5,200,000	$ 5,200,500

Reasons for Adjustment Request:

Missing budget for bond paying agent annual fee.

Approval Requested By: _____ Date: _____

Approved by Department Head: _____ Date: _____

Finance Department Approval: Rachel Musiala Date: 5/14/2026

5/14/2026

VILLAGE OF HOFFMAN ESTATES
REQUEST FORM FOR BUDGET ADJUSTMENTS

FUND: **2019 Capital Project Fund** FISCAL YEAR: **2025**

DEPARTMENT:

PROGRAM:

Increase in Expenditures:

Account No.	*Account Title*	*Amount*	*Current Annual Budget*	*Annual Budget After Adjustment*
414-0000-45420	Other Contractual Services	$ 47,500	$ -	$ 47,500

Decrease in Expenditures/Fund Balance or Increase in Revenues:

414-0000-37010	Reimbursements	$ 47,500	$ -	$ 47,500

Reasons for Adjustment Request:

Street light expenses offset by ComEd rebate.

Approval Requested By: _____ Date: _____

Approved by Department Head: _____ Date: _____

Finance Department Approval: Rachel Musiala Date: 5/14/2026

5/14/2026

VILLAGE OF HOFFMAN ESTATES
REQUEST FORM FOR BUDGET ADJUSTMENTS

FUND: **Water & Sewer Fund** FISCAL YEAR: **2025**

DEPARTMENT:

PROGRAM:

Increase in Expenditures:

Account No.	*Account Title*	*Amount*	*Current Annual Budget*	*Annual Budget After Adjustment*
501-4067-45400	JAWA Expense	$ 530,000	$ 9,200,000	$ 9,730,000
501-4073-46090	Water System Improvements	$ 280,000	$ 2,945,000	$ 3,225,000
501-4067-49010	Water Cost Allocation	$ 150,000	$ 1,097,480	$ 1,247,480
501-4070-49010	Water Cost Allocation	$ 165,000	$ 560,410	$ 725,410
501-4068-45070	Professional Services	$ 165,000	$ 22,000	$ 187,000

Decrease in Expenditures/Fund Balance or Increase in Revenues:

501-0000-34250	Water Charges	$ 850,000	$ 24,360,520	$ 25,210,520
501-0000-36010	Interest Income	$ 440,000	$ 250,000	$ 690,000

Reasons for Adjustment Request:

Higher expenses for the water fund due to projects from prior years as well as increased water supply cost due to JAWA capital funding.

Approval Requested By: _____ Date: _____

Approved by Department Head: _____ Date: _____

Finance Department Approval: Rachel Musiala Date: 5/14/2026

5/14/2026

VILLAGE OF HOFFMAN ESTATES
REQUEST FORM FOR BUDGET ADJUSTMENTS

FUND: **Insurance Fund** FISCAL YEAR: **2025**

DEPARTMENT:

PROGRAM:

Increase in Expenditures:

Account No.	*Account Title*	*Amount*	*Current Annual Budget*	*Annual Budget After Adjustment*
601-7000-45540	Workers Comp Claims	$ 26,000	$ 600,000	$ 626,000

Decrease in Expenditures/Fund Balance or Increase in Revenues:

Fund 601	Decrease in Fund Balance	$ (26,000)		

Reasons for Adjustment Request:

Higher than anticipated workers compensation claims.

Approval Requested By: _____ Date: _____

Approved by Department Head: _____ Date: _____

Finance Department Approval: Rachel Musiala Date: 5/14/2026

5/14/2026

VILLAGE OF HOFFMAN ESTATES
REQUEST FORM FOR BUDGET ADJUSTMENTS

FUND: **Police Pension Fund** FISCAL YEAR: **2025**

DEPARTMENT:

PROGRAM:

Increase in Expenditures:

Account No.	*Account Title*	*Amount*	*Current Annual Budget*	*Annual Budget After Adjustment*
701-0000-42070	Retirement Pensions	$ 145,000	$ 7,968,730	$ 8,113,730

Decrease in Expenditures/Fund Balance or Increase in Revenues:

701-0000-36020	Gain on Sale of Investment	$ 145,000	$ 100,000	$ 245,000

Reasons for Adjustment Request:

Pension increases due to new pensioners.

Approval Requested By: _____ Date: _____

Approved by Department Head: _____ Date: _____

Finance Department Approval: Rachel Musiala Date: 5/14/2026

5/14/2026

VILLAGE OF HOFFMAN ESTATES
REQUEST FORM FOR BUDGET ADJUSTMENTS

FUND: **Fire Pension Fund** FISCAL YEAR: **2025**

DEPARTMENT:

PROGRAM:

Increase in Expenditures:

Account No.	*Account Title*	*Amount*	*Current Annual Budget*	*Annual Budget After Adjustment*
702-0000-45740	Trustee Fees	$ 153,000	$ 100,000	$ 253,000
702-0000-42070	Retirement Pensions	$ 107,000	$ 6,753,830	$ 6,860,830

Decrease in Expenditures/Fund Balance or Increase in Revenues:

702-0000-36010	Interest Income	$ 260,000	$ 850,000	$ 1,110,000

Reasons for Adjustment Request:

Monthly trustee expenses unknown at the time of the budget due to new pooling.

Retirement pensions increased due to new retirements.

Approval Requested By: _____ Date: _____

Approved by Department Head: _____ Date: _____

Finance Department Approval: Rachel Musiala Date: 5/14/2026

5/14/2026