AGENDA

Public Works & Utilities Committee

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

June 22, 2026 | **Council Chambers** | **7:00 PM**

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

2. **APPROVAL OF MINUTES**

   A. Public Works & Utilities Committee 06-01-2026

3. **PUBLIC COMMENT**

4. **NEW BUSINESS**

   A. Public Works Department Space Needs Study Discussion

   B. Discussion of National Pollutant Discharge Elimination System (NPDES) General Permit ILR40 for Discharge from Small Municipal Separate Storm Sewer Systems (MS4)

   C. Review of Treatment Options for the Exterior of the Sunderlage House

   D. Approval of a resolution to award contract to Bolder Contractors, LLC of Cary, IL (low bid), for the Hampton Road Lift Station Improvements Project in an amount not to exceed $1,990,457.31.

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**

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.

Village of Hoffman Estates

PUBLIC WORKS & UTILITIES COMMITTEE

June 1, 2026

MEETING MINUTES

1. Roll call

Members in Attendance:	**Anna Newell, Chair** **Karen Mills, Vice Chair** **Gary Stanton, Trustee** **Karen Arnet, Trustee** **Gary Pilafas, Trustee** **Pat Kinnane, Trustee** **William McLeod, Mayor**
Management Team Members in Attendance:	**Eric Palm, Village Manager** **Dan O'Malley, Deputy Village Manager** **Jana Dickson, Asst. Corporation Counsel** **Jon Pape, Asst. Village Manager** **Alan Wax, Fire Chief** **Rachel Musiala, Finance Director** **Cathy Doczekalski, Director of HRM** **Al Wenderski, Director of Eng.** **Joe Nebel, PW Director** **Darek Raszka, Director of IT** **John Bending, Deputy Chief of Police** **Monica Saavedra, HHS Director** **Tiffany Cuevas, Admin. Intern** **Missy Brito, Communications Mgr.** **Jennifer Horn, Director of Trans & Eng.** **Sonia Zala, Senior Trans. Engineer** **Patty Richter, Village Clerk** **Ric Signorella, Multimedia Prod. Manager**

The Public Works and Utilities meeting was called to order at 7:01 p.m.

2. APPROVAL OF MINUTES

Motion by Trustee Arnet, seconded by Trustee Stanton, to approve the Public Works & Utilities Committee Meeting minutes from April 27, 2026. Voice vote taken. All ayes. Motion carried.

3. PUBLIC COMMENTS

4. NEW BUSINESS

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

An item summary sheet from Joe Nebel and Kevin McGraw was presented to Committee.

Mr. Nebel advised that the Village has five message signs and all five are being replaced due to age.

Motion by Trustee Kinnane, seconded by Trustee Stanton, to authorize the purchase of five portable message signs from Federal Contracts Company, Tampa, FL, in the amount of $90,253.62. Voice vote taken. All ayes. Motion carried.

B. Approval of a Resolution authorizing the purchase of vehicle up-fitting from Lindco Equipment, Merrillville, IN, in an amount not to exceed $447,102.

An item summary sheet from Joe Nebel and Kevin McGraw was presented to Committee.

Mr. Nebel indicated that the scheduled replacement of two heavy-duty dump trucks used for snow and ice control operations requires the up-fitting.

Motion by Trustee Arnet, seconded by Trustee Stanton, to authorize the purchase of vehicle up-fitting from Lindco Equipment, Merrillville, IN, in an amount not to exceed $447,102. Voice vote taken. All ayes. Motion carried.

C. Approval of a Resolution authorizing an agreement with Moltree Mechanical LLC, Wonder Lake, IL, for construction services to remove and replace Village Hall electric fin tube heating system components in an amount not to exceed $96,515.

An item summary sheet from Joe Nebel and William Lynch was presented to Committee.

Mr. Nebel advised that the building's electric fin tube heating system is original to the building and has exceeded its anticipated service life.

Motion by Trustee Stanton, seconded by Trustee Kinnane, to authorize an agreement with Moltree Mechanical LLC, Wonder Lake, IL, for construction services to remove and replace Village Hall electric fin tube heating system components in an amount not to exceed $96,515. Voice vote taken. All ayes. Motion carried.

D. Approval of a Resolution authorizing an agreement with Ciorba Group Inc., Chicago, IL, for construction engineering and administration for the replacement of Hampton Road lift station in an amount not to exceed $202,226.32.

An item summary sheet from Ryan Christensen and Joe Nebel was presented to Committee.

Mr. Nebel reported that this lift station at 1885 Hampton Road was constructed in 1961. Due to age, current condition and long-term needs for its service area, this lift station has been identified for replacement.

Motion by Trustee Mills, seconded by Mayor McLeod, to authorize an agreement with Ciorba Group Inc., Chicago, IL, for construction engineering and administration for the replacement of the Hampton Road lift station in an amount not to exceed $202,226.32. Voice vote taken. All ayes. Motion carried.

E. Approval of a Resolution authorizing a change order with A Lamp Concrete Contractors, Inc. for the Village Hall parking lot project in the amount of $136,127.

An item summary sheet from Sonia Zala and Alan Wenderski was presented to Committee.

Motion by Mayor McLeod, seconded by Trustee Pilafas, to authorize a change order with A Lamp Concrete Contractors, Inc. for the Village Hall parking lot project in the amount of $136,127. Voice vote taken. All ayes. Motion carried.

5. REPORTS

A. Public Works Department Monthly Report

The Public Works Department Monthly Report was received and filed.

Trustee Newell read a letter from the Nunda Township Road District expressing their thanks for the Village's Public Works Department assistance during a recent flooding of Nunda homes and key infrastructure.

B. Engineering Department Monthly Report

The Engineering Department Monthly Report was received and filed.

6. PRESIDENT'S REPORT

7. ITEMS IN REVIEW

8. OTHER

9. ADJOURNMENT

Motion by Trustee Kinnane, seconded by Mayor McLeod, to adjourn the meeting at 7:10 p.m. Voice vote taken. All ayes. Motion carried.

Minutes submitted by:

_____ _____

Debbie Schoop, Executive Asst. Date

AGENDA ITEM REPORT

Public Works & Utilities Committee
June 22, 2026
ITEM 4A

REQUEST: Public Works Department Space Needs Study Discussion

FROM: Joseph Nebel, Public Works Director
Bryan Ackerlund, Assistant Director of Public Works
Aaron Howe, Assistant to the Director of Public Works

ITEM TYPE: Discussion - Committee

REQUEST SUMMARY

The Department of Public Works recently completed a Space Needs Study evaluating the Department's existing facilities, current and future space needs, and long-term facility planning options. The study was initiated to provide the Village with a planning document to guide future decisions regarding the continued use, improvement, expansion, or potential consolidation of Public Works facilities.

The Department is currently housed primarily at the Public Works Center at 2305 Pembroke Avenue and the Fleet Services Facility at 2405 Pembroke Avenue. Both facilities were constructed in 1989/90 and have been maintained and adapted over time to support changing service demands. Although the buildings remain functional, their age, layout, storage capacity, yard space, circulation patterns, and site constraints warranted a more comprehensive review of existing conditions and future needs.

A Request for Proposals was issued in February 2025 seeking qualified consultants to complete the study. Proposals were reviewed based on relevant experience, project approach, methodology, references, schedule, and cost, with representatives from Public Works, Planning, and the Village Manager's Office participating in the review process. Following that evaluation, Kluber Architects & Engineers was selected to complete the study.

Kluber's work included review of existing building and site conditions, staff interviews, evaluation of current and projected staffing and equipment needs, analysis of operational adjacencies, and consideration of future space requirements. Kluber also coordinated tours of recently constructed Public Works facilities in Aurora, Elk Grove Village, and Buffalo Grove to provide Village representatives with examples of current municipal facility design, layout, storage, circulation, and site planning considerations.

The completed report includes an assessment of existing conditions, analysis of current and future space needs, conceptual planning information, and preliminary cost and schedule considerations. The report is attached for Committee review and discussion.

FINANCIAL IMPACT

There is no financial impact resulting from this discussion item.

RECOMMENDATION

No formal action is requested at this time. Based on feedback from the Village Board, Staff can incorporate any facility upgrades or replacements in our long term capital planning.

ATTACHMENTS

1. Hoffman Estates PW Space Needs Study - Final Report

SPACE NEEDS STUDY

Public Works Space Needs Study

SUBMITTED TO:

VILLAGE OF HOFFMAN ESTATES PUBLIC WORKS

2305 Pembroke Avenue

Hoffman Estates, Illinois 60169

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April 2, 2026

Mr. Joseph Nebel
Director of Public Works
Village of Hoffman Estates
2305 Pembroke Avenue
Hoffman Estates, Illinois 60169

Re: Village of Hoffman Estates Public Works Department Space Needs
Space Needs Study Deliverable
Kluber Project No. 1623

The Kluber team has enjoyed the opportunity to work with the representatives from the Village of Hoffman Estates for the space needs and concept development of the Public Works and Fleet Maintenance facilities. The design solution includes programmatic information that considers future employee projections and existing and future fleet and apparatus quantity. The solution incorporates all fleet and apparatus under one roof and accommodates additional fleet and apparatus projections through fiscal year 2045 in the design solution as requested by the Village of Hoffman Estates team.

The analysis indicates a need for approximately 150,000 square feet of interior/enclosed space needed, including approximately 13,000 square feet of mezzanine, and spread across the primary public works building and the fleet maintenance building. The solution incorporates all Public Works needs identified during the data gathering process.

The study document has been grouped into several sections as described below:

Executive Summary
A high-level summary of findings for this study including answers to common project design, implementation and cost questions can be found in this section.

Assessment of Existing Facilities
This section provides a summary of existing space sizes and uses and a narrative of our findings on the condition of your existing facilities. In general, the facilities are well-maintained, but engineered systems equipment is aging and in need of replacement. Fixtures and finishes are dated and, in some cases, worn and in need of replacement. Due to the age of the original construction, several accessibility issues were noted.

Space Needs
This document is the collective result of meetings with Division leaders and select staff to discuss the physical space needs of the 20-year space needs for the building project. The document identifies the different types of spaces needed, sizes, quantities, and descriptions for each group.

Site Development Plans
We have created three site concept plans, one for the Public Works Building site, one for the Fleet Maintenance Building site and one for a new combined building incorporating Public Works and Fleet Maintenance on a potential new site. These images include information on the various objectives and issues associated with modifications to each building's site.

Preliminary Space Plans
These plans reflect the programmed spaces identified in the Space Needs section and are arranged to show relative adjacencies and indicate where remodeling is proposed and where new additions are proposed.

Next Steps:

Schematic Design
Following the Space Needs Study, our team looks forward to proceeding, with the Village's permission, into Schematic Design. This phase includes the development of more detailed floor plans, selected interior elevations, exterior elevations, site plans and three-dimensional imagery of the buildings' exteriors. This information will include architectural, structural, mechanical, electrical, plumbing, and civil engineering portions of the project.

Sincerely,

Clayton Haldeman, AIA, NCARB, LEED AP
Project Manager
chaldeman@kluberinc.com

Executive Summary

Overview of the key issues and recommendations.



EXECUTIVE SUMMARY

Overview

This Space Needs Assessment examines the space needs for the Village of Hoffman Estates Public Works Facility located at 2305 Pembroke Avenue and Fleet Maintenance Facility located at 2405 Pembroke Avenue, to adequately accommodate operations of these facilities over the next 20 years. The data compiled during this study has been compared to the extensive Kluber Inc. public works project experience database and other similar municipal agencies in northern Illinois. The results of the study show that approximately 150,000 square feet of enclosed building area is needed to accommodate all operations for Public Works and Fleet Maintenance through 2045 and take into account anticipated growth of both staff and fleet during that time period.

Key Project Questions

Prior to executing a building project of this size, we have identified and addressed eleven key questions that need to be considered, based upon our experience:

1. **Will the existing sites support the operational needs of the next 20 years?**
   Yes. Operations can be expanded on the existing Village-owned sites. However, consolidating operations of the existing separate Public Works and Fleet Maintenance sites onto one of those existing parcels has been determined to be infeasible due to acreage and stormwater management limitations of each site.

   For this reason, our design solution presented here-in incorporates additions and renovations on each current site with the Fleet Maintenance operations remaining at 2405 Pembroke Avenue and Public Works Operations remaining at 2305 Pembroke Avenue. Refer to the Section entitled “Option 1 – Expand Existing Facilities” for more information.

   We have also determined that once the 20-year expansion plan on the two existing sites is completed, there will be no further ability to effectively expand operations on these same sites without adjacent parcel acquisition.

2. **Will the existing sites accommodate the parking requirements for operations, staff and visitors?**
   Yes, for the next 20 years. Any additional parking needs after the 20-year projection would require creative parking arrangements, such as lease agreements with adjacent property owners or adjacent building site acquisition.
   The current Fleet Maintenance site has sufficient room for vehicle staging and staff parking after existing materials storage bins on this site are relocated as shown on the proposed east parcel of the Public Works site.
   Additional public works staff parking is proposed to be on the north side of the proposed Public Works East Addition. Please refer to the section entitled “Option 1 – Expand Existing Facilities” for more information.

3. **Will the existing sites continue be able to accommodate outdoor buildings such as a salt structure, materials storage bins, dry pads and a fueling station with room to navigate around those structures?**
   Yes. The design solution for the existing sites can accommodate the outdoor building storage needs. We are proposing to keep the existing salt structure at the Fleet Maintenance site located at 2405 Pembroke Avenue.
   For the expanded existing Public Works site, we are proposing twelve (12) new, 16.5 foot x 28 foot deep x 12 feet high covered materials storage bins for stone, mulch, sand, etc. This will allow the storage bin areas to be removed from the existing Fleet Maintenance site to free up space for vehicle staging scheduled for repair or maintenance.
   The Public Works site will also accommodate two new spoils dry pads that will be constructed in accordance with IEPA requirements for “hot soils”. We are proposing two pads: one that is 39’x42’ and one that is 31’x42’. These pad areas will be designed with concrete “push walls” that are 8 feet in height. These site components are being contemplated for the central portion of the new vacant east parcel just east of the current Public Works building as indicated in the section entitled, “Option 1 – Expand Existing Facilities” for more information. Creation of these pads will allow removal of similar, but non-compliant facilities at the current Fleet Maintenance site.

4. **Can the current sites accommodate stormwater management requirements associated with the proposed expansion and modifications?**

Yes. The existing Fleet Maintenance site will see no additional increase in site impervious surfaces, and no additional stormwater management is contemplated on this site.

For the Public Works sites, we are proposing construction of a new stormwater detention basin to accommodate additional impervious surfaces at the far east end of the parcel immediately east of the Public Works site, which was recently acquired by the Village. The basin is proposed to be located outside the flood plain to avoid compensatory floodwater capacity requirements. The basin is also sectioned into two separate areas to avoid impacting an existing force main running through the eastern portion of the newly acquired site.

5. **Can the proposed expansions and remodeling of the existing buildings be phased to permit current operations to continue during the construction?**

Yes. We anticipate phased construction of the project as follows:

Phase 1: Construct the proposed Public Works east building addition and all east site amenities on the newly acquired parcel to the east of the existing Public Works site. This will require the temporary closure of the southeast vehicle access point to the existing fleet garage. The addition will contain new modern shop spaces and fleet garage storage space for vehicles and equipment.

This phase also contemplates a modest administrative addition to the building at the northwest corner, as well as complete interior remodeling of existing administrative areas within the Public Works building. This will require administrative staff to be relocated to on-site (or adjacent site) temporary office facilities for the duration of this phase of the construction.

Upon completion of this Phase, vehicle storage and shop space areas will be immediately opened and operations will commence out of those areas. Administration will also move back into and begin operating out of their newly expanded and remodeled areas.

Phase 2: Renovate and expand the existing (now vacated) shop spaces at the southwest end of the existing Public Works building for an expanded lunch/training room, toilet rooms and other shared staff support areas.

Construction of modest additions and remodeling to the existing Fleet Maintenance building, as well as demolition of existing materials storage bins and spoils pad on the existing Fleet Maintenance site will also be performed in this phase. During this time, temporary accommodations will need to be made for staff lockers and lunchroom, as well as for temporary access to parts and administrative areas.

Upon completion of this phase Fleet Maintenance operations will immediately return to “normal” with expanded functionality.

Phase 3: The last phase of the work includes the interior renovation of the existing employee support areas. The former meeting room area will be converted to Supervisor offices and a new Storm Response Operations center. This phase will also include renovations and modernizations of the locker rooms, as well as a new fitness room for employees.

It should be noted that during remodeling of and additions to the existing buildings, mechanical and electrical systems, which are well past their expected median service life, would be replaced as building areas are remodeled, system upgrades such as a new generator and new mechanical units that also serve areas outside the area currently being remodeled will have to be closely coordinated so that shut-downs and swap-outs create the least amount of disruption and down time.

6. **Can Public Works and Fleet Maintenance operations be consolidated on one of the existing sites with the addition of the newly acquired land parcel to the east of the current Public Works building, even if a multi-story solution is considered?**

No. The current Public Works and Fleet Maintenance operations cannot fit solely on one of the currently-owned sites. The shapes of the current sites and the limited acreage of each is not sufficient for efficient operations without additional adjacent parcel acquisition(s). Construction of a second floor over any portion of the existing building would require demolition of existing roof construction. Please note that the parcel “grade elevations” between adjacent parcels varies and the construction of a combined facility with one floor level would be difficult. For these reasons, this option has been ruled out.

7. **Would a 2-story solution for expanding the existing Public Works facility be a feasible option?**

A multi-story solution is infeasible in that only the Administrative areas square footage can reasonably be placed on a second floor, which will not significantly reduce the overall building footprint needed. Not all of the needed Shop space would fit under the Administrative area; some shop space would still have to be split off into the new garage space. This would also have reduced the available space for storage mezzanine above the shops and further complicated phasing of the construction.

8. **Did assessment of the existing buildings and sites identify any significant concerns?**

Yes. Although the existing building envelopes for the Public Works and Fleet Maintenance facilities are generally in good condition, the existing roof and engineered building systems at both facilities are approaching the end of their useful lives and need to be replaced.

The roofing, skylight, mechanical, electrical and plumbing systems are most in need of replacement within the next five years. Existing building finishes and cabinets have a dated appearance, and many are worn and are also in need of repair, improvement or replacement.

Any future building addition and renovation project should contemplate the repair, replacement or modernization of these components during a renovation or addition project to restore optimum operational efficiency to these systems. This recommendation allows for new engineered systems equipment to be sized and designed to accommodate the proposed layouts and configurations of new and renovated building areas, as well as to account for increased insulating values of new roofing systems to be installed. Please refer to “Assessment of Existing Facilities” following this section for more detailed information.

9. **Would a new consolidated facility on a new site increase operational efficiency and lessen operational disruption during construction?**

Yes. Although this option is more expensive in terms of hard construction costs, it would have zero effect on daily operations. The “soft” costs of temporary relocations, operational adjustments and minor disruptions associated with additions to and remodeling of existing facilities must be considered when making the decision of whether to build new. Additionally, identification of a buildable parcel of land or existing large structure that may meet the needs of Public Works and Fleet Maintenance that allows for easy access to arterial roadways and is not cost-prohibitive. For your consideration, we have included an option for a new consolidated facility and have provided building and site layout diagrams illustrating this option.

10. **How many acres of land would be needed to accommodate a 150,000 square foot building for consolidated operations, including all site amenities and stormwater management components?**

As a point of reference, the Kluber team currently has a 120,000 square foot public works project under construction for the United City of Yorkville. This project is being constructed on 12.75 Acres of land and contemplates similar site amenities, but stormwater management for the project is accommodated off-site. That project includes Fleet Maintenance, a fuel station with canopy, salt structure and covered materials storage and dry pad areas. The project also includes a brine making building, and both public and staff parking. The parcel is part of a Planned Unit Development (PUD) that included an off-site regional stormwater detention basin.

For your proposed project size and assuming stormwater management will need to be accounted for on-site, we would recommend a parcel no smaller than approximately 15 acres to accommodate your needs over the next 20-years.

11. **What is the total project cost for additions and renovations on the existing site vs. acquiring a new parcel of land and constructing a new consolidated public works facility assuming a 2027 construction start?**

Please see the section entitled “Preliminary Estimate of Probable Construction Costs” for more information on 2027 on construction and project costs. The project costs for Options 1 & 2 are noted in this section and are given in 2027 dollars. We recommend inflating the provided costs by 3% per year for projects commencing after 2027.

With respect to Option 2, it should also be noted that various factors can influence the value of a property suitable for siting a public works facility. Among them are: availability of site utilities, extent of prior site development, existence of current structures on the site, levels of soil contamination, and existing zoning. It is in consideration of these currently undetermined factors that we have indicated that the costs presented for this option do not include the costs of land acquisition.

Assessment of Existing Facilities

High-level overview of the condition of the existing Public Works Facility, Fleet Maintenance Facility.

Also includes observations on accessory structures and outdoor facilities. Comments in spreadsheets are observations from facility walkthroughs as well as comments and concerns about the existing facilities expressed during programming sessions.



CURRENT STATE ASSESSMENT

Overview

The following highlights our team's observations about the current state of the Hoffman Estates Public Works Facility and Fleet Maintenance Facility, including the Storage Warehouse on the Fleet Maintenance building site. This report documents the findings of research performed, in conjunction with a visual, non-destructive, cursory survey of the construction and engineered systems of the building. Testing or operation of systems and equipment was not performed as part of this survey. This report describes the physical condition of the building, systems and equipment with respect to the building's current use.
Service life of equipment as defined by ASHRAE is as follows: "Service life is a function of the time when equipment is replaced. Replacement may be for any reason, including, but not limited to, failure, general obsolescence, reduced reliability, excessive maintenance cost, and changes system requirements." Units that have exceeded their expected median service life are recommended to be replaced. Units that are nearing the end of their expected median service life are recommended to be replaced when they reach or before the end of their expected median service life.

- Boilers: 22 years
- Chillers: 23 years
- Constant Volume Air Handling Units: 40 years
- Gas-fired water heater: 11 years
- Variable air volume boxes: 20 years

Existing Public Works Facility

Structural Components

Foundations: The foundation system is cast-in-place concrete walls and strip footings beneath load-bearing walls, with piers and spread footings at column locations. Slabs-on-grade are 6 inches thick with two layers of welded wire fabric reinforcing in vehicle garage area; 5 inches thick with one layer of welded wire fabric elsewhere. Slabs are sloped to internal trench drains in vehicle garage area.
Superstructure: Vertical structure is a combination of load-bearing concrete masonry and steel columns. Openings in walls are supported by steel lintels. Horizontal structure is a combination of steel beams and steel bar joists. Bar joists in vehicle garage area are deep long-span type, either 40 inches or 48 inches deep, depending on the span length. Elevated floor slabs are 1½ inch fluted steel deck with 2½ inches of concrete, reinforced with one layer of welded wire fabric. Roof decking is 1½ inch steel, fluted.

Building Envelope

Roofing systems: The roof system is a single-ply rock-ballasted EPDM roof membrane over two layers of 2-inch thick polyisocyanurate insulation. The exiting system is currently beyond its expected useful life of 20 to 30 years. Complete replacement, including thicker roofing insulation compliant with current energy codes is recommended.

Exterior Walls: Exterior walls are brick masonry veneer. Original construction drawings and specifications indicate the airspace behind the brick veneer is insulated with 1½ inch thick foil-faced polyisocyanurate insulation having a minimum aged thermal resistance of R-10.8 for the specified thickness.

Window/Door Systems: Windows are original to the building and are insulated glass in 2 inch thick aluminum frames. Exterior doors are aluminum storefront, or steel door and frame, depending on location.

Interior Elements

Interior Floors: The floors are concrete with various finishes, including carpet, rubber, fluid-applied and vinyl composition tile. Finishes in most areas are showing expected wear for their age.

Interior Walls: Interior walls consist mostly of concrete masonry, with some steel-framed gypsum board walls in the administration areas. Walls generally have painted finishes. Heads of openings in masonry walls are supported by steel lintels. Some partitions in the Administration are constructed of glass block and have a dated appearance.

Casework/Cabinetry: Cabinets are custom, plastic-laminated wood, with plastic-laminated wood counters. All are dated and show expected wear for their age. There are isolated areas of damage and/or delamination to surfaces.

Window/Door Systems: The interior doors are predominantly painted steel in painted steel frames. Interior windows are either float glass or wired glass in painted steel frames.

Interior Stairs: The interior stairs are concrete-filled steel pans supported by painted steel stringers.

CURRENT STATE ASSESSMENT - continued

Existing Public Works Facility - continued

Accessibility
Because of the age of the building, there are numerous accessibility issues throughout. The Americans with Disability Act was signed into law in July of 1990, which (just barely) post-dates the completion and issuance of the original construction documents for this building, and formal compliance regulations were not published until 1991. Most of the issues are related to clearances around doors, while countertop and sink heights are also an issue, as well as clearances around and heights of toilets and drinking fountains. These issues must be corrected during the process of remodeling.

Mechanical Systems
HVAC Systems: The building is served by hot water and chilled water hydronic systems. The hot water for this system is provided by two natural gas fired, high efficiency, condensing boilers located in north mechanical room. The boilers were manufactured in late 2014 and early 2015. They will reach the end of their expected median service life in early 2037. The boilers are at 50% of their useful life. The air-cooled chiller is located on the south exterior of the building. The chiller was manufactured in 2013. It will reach the end of its median service life in 2036 and are at 43% of it's expected useful life left. The building system is controlled by an automated logic building automation system.

The administration wing is heated, cooled and ventilated by three air handling units. The air-handling units are located in the north, center, and south mechanical rooms they condition those sections of the administration areas respectively. These units provide heat and cooling with hot-water and chilled-water coils respectively. These units are original to the building and are near the end of their median service life of 40 years. These units will reach the end of their median service life in 2028 and have 5% of their useful life left. These units each have a humidifier associated with them. The humidifiers were manufactured in 2022 and are expected to each the end of their median service life in 2037. They have 73% of the expected useful life left. Air is distributed to variable air volume (VAV) boxes located throughout the building to provide control between the different zones. The variable air volume boxes name plates could not be accessed but are assumed to be original to the building. The units have exceeded their expected median service life of 20 years. Additional heat is provided by perimeter fin tube, cabinet unit heaters, and unit heaters located throughout the administration area of the building. There is a separate mini-split heat pump to provide supplemental cooling for the server room. This unit was manufactured in 2015. This unit will reach the end of its expected median service life in 2032. The unit has 35% of its expected useful life left.

The vehicle garage is heated by ten gas-fired infrared heaters. A gas detection system is installed to prevent buildup of carbon monoxide and nitrogen dioxide, which are byproducts of gasoline- and diesel-powered vehicles running in the space. There are six roof mounted exhaust fans which pull air from down low in the space along with three gas-fired makeup air units to replenish the air being exhausted. These units are tied into the gas detection system. It was noted that the makeup air units and exhaust fans were running at the time of our visit despite the gas detection system being in a normal state. There are four additional roof-mounted exhaust fans which pull air in from the roof level. These exhaust fans are interlocked with motorized dampers attached to the louvers on the south side of the garage. These fans provide ventilation to the space in the summer months.

Plumbing Systems: The plumbing fixtures are in good condition. The building's domestic hot water is provided by a gas fired tank type heater. The water heater was manufactured in 2015. The unit has reached the end of its expected median service life of 11 years. The water heater does not have an expansion tank. There is an air compressor located in the south mechanical room. The Village of Hoffman Estates supplies the building with water. There is a triple basin for the garage. The building's sanitary discharges to the Village of Hoffman Estates sanitary sewer system.

Fire Protection Systems: The building is fully sprinkled with a wet pipe sprinkler system. The system consists of 2 zones, one for the office area and one for the vehicle garage area.

CURRENT STATE ASSESSMENT - continued

Existing Public Works Facility – continued

Electrical Systems

Power: The public works center building is fed from a pad-mounted utility transformer located at the south exterior of the building. An underground secondary service lateral feeds the interior meter and main distribution panel located in the nearby electrical room. The electrical service is a 600 ampere, 480Y/277 volt, 3 phase, 4 wire system with a Square D QED circuit breaker style main distribution panelboard.

480/277V panelboards supply building lighting and HVAC equipment. Transformers are located throughout the facility to create a 120/208 volt distribution system to power equipment and receptacles. Many branch circuit panelboards do not have proper circuit directories which will make maintenance, troubleshooting, and renovation difficult.

The facility is supplied with receptacles throughout. Coverage appears to be adequate. Many shops were supplied with multi-outlet assemblies. Special receptacles for welders and other equipment were observed.

The building is served by an Onan natural gas generator set located in the fleet garage atop the fluids room mezzanine. This optional, standby generator is rated for 60kW/75kVA. A 3-pole, 125 ampere transfer switch is located in the main electrical room. This generator serves select lighting, emergency lighting, exit signs, fire alarm panel, select overhead garage doors and select receptacles. The generator set is original to the building and nearing the end of its median service life (20-30 years). Replacement of this generator should be considered. A new ground-mounted, diesel fueled generator set sized to supply the entire building service is recommended at the time of replacement for this building type.

Lighting: Office area lighting consists of existing linear fluorescent troffers which the ballasts have been bypassed for LED lamps. New high bay luminaires were installed in the main fleet garage. Shops have ballast-bypassed LED lamps in existing linear fluorescent strip style luminaires.

Fire Alarm: The building is protected by a Silent Knight IntelliKnight Model 5808 analog, addressable fire alarm system. This includes notification appliances throughout, manual pull stations, and duct smoke detectors. A remote annunciator panel is located at the main entrance vestibule. This fire alarm control panel has been discontinued by the manufacturer.

Existing Fleet Maintenance Facility

Structural Components

Foundations: The foundation system is cast-in-place concrete walls and strip footings beneath load-bearing walls, with piers and spread footings at column locations. Slabs-on-grade are 6 inches thick with two layers of welded wire fabric reinforcing in vehicle garage area; 5 inches thick with one layer of welded wire fabric elsewhere. Slabs are sloped to internal trench drains in vehicle garage area.

Superstructure: Vertical structure is a combination of load-bearing concrete masonry and steel columns. Openings in walls are supported by steel lintels. Horizontal structure is a combination of steel beams and steel bar joists. Bar joists in vehicle garage area are deep long-span type, either 40 inches or 48 inches deep, depending on the span length. Elevated floor slabs are 1½ inch fluted steel deck with 2½ inches of concrete, reinforced with one layer of welded wire fabric. Roof decking is 1½ inch steel, fluted.

Building Envelope

Roofing Systems: The roof system is a single-ply rock-ballasted EPDM roof membrane over two layers of 2-inch thick polyisocyanurate insulation. The exiting system is currently beyond its expected useful life of 20 to 30 years. Complete replacement, including thicker roofing insulation compliant with current energy codes is recommended.

Exterior Walls: Exterior walls are brick masonry veneer. Original construction drawings and specifications indicate the airspace behind the brick veneer is insulated with 1½ inch thick foil-faced polyisocyanurate insulation having a minimum aged thermal resistance of R-10.8 for the specified thickness.

Window/Door Systems: Windows are original to the building and are insulated glass in 2 inch thick aluminum frames. The doors are aluminum storefront, or steel door and frame, depending on location. There are 16’-0” high sectional overhead doors serving the maintenance bays.

Interior Stairs: The interior stairs are concrete-filled steel pans supported by painted steel stringers.

Accessibility: Because of the age of the building, there are numerous accessibility issues throughout. The Americans with Disability Act was signed into law in July of 1990, which (just barely) post-dates the completion and issuance of the original construction documents for this building, and formal compliance regulations were not published until 1991. Most of the issues are related to clearances around doors, while countertop and sink heights are also an issue, as well as clearances around and heights of toilets and drinking fountains. These issues must be corrected during the process of remodeling.

Existing Fleet Maintenance Facility – continued

Mechanical Systems

HVAC Systems: : The hot water for the building is provided by two gas-fired boilers. The boilers were manufactured in 2018 and will reach the end of their median service life in 2040. The boilers have 64% of their expected useful life left. There are two base mounted pumps for the heating water system.

The maintenance bay spaces are heated and cooled by two constant volume air handling units with hot water heating coils and direct-expansion (DX) cooling. The associated condensing unit is located on the roof. Rooms that are not served by the two air handling units located on the second-floor mechanical room are heated by hot water unit heaters. There are 14 exhaust fans located on the roof that provide exhaust for the building and the various shops.
The maintenance bays area is heated by gas-fired infrared heaters. A gas detection system is installed to prevent buildup of carbon monoxide and nitrogen dioxide. There are two exhaust fans with motorized dampers. A makeup air unit provides additional heat with a hot water coil and make up air to the garage. The exhaust fans and makeup air unit are tied into the gas detection system. Additional exhaust is provided by hose reels for vehicle exhaust.

Plumbing Systems: The plumbing fixtures are in good condition. The building's domestic hot water is provided by a gas fired tank type heater. The water heater is manufactured in 2022 and will reach the end of its median service life in 2033. The water heater has 64% of its expected useful life left The water heater does not have an expansion tank. There are two air compressors located on the second-floor mechanical room. The compressors have associated air dryers. One is manufactured in 2016 and the other is manufactured in 2018. They will reach the end of their expected median service life in 2031 and 2033 and have 33% and 46% of their expected useful life left respectively. The Village of Hoffman Estates supplies the building with water. There are two triple basins, one for the garage and one for the wash bay. The building's sanitary discharges to the Village of Hoffman Estates sanitary sewer system.

Fire Protection Systems: The building is fully sprinkled with a wet pipe sprinkler system. The system consists of two zones, one for the shop area and one for the maintenance bays area.

Electrical Systems

Power: The fleet maintenance building is fed from a pad-mounted utility transformer located at the south exterior of the building. An underground secondary service lateral feeds the interior meter and main distribution panel located in the nearby electrical mezzanine. The electrical service is a 1000 ampere, 208Y/120 volt, 3 phase, 4 wire system with a Square D QED circuit breaker style main distribution panelboard.

The facility is supplied with receptacles throughout. Coverage appears to be adequate. Special receptacles for welders and other equipment were observed.

The building is served by an Onan diesel generator set located in a dedicated generator room located on the mezzanine. This optional, standby generator is rated for 150kW/187.5kVA. The generator is original to the building (1991) and is exceeding it's median service life of 25 years. The generator feeds two transfer switches. Both are 3-pole, 225 ampere transfer switch is located in the main electrical room. This generator serves HVAC equipment, hoists, select lighting, fire alarm panel, fuel station, salt dome, and select receptacles. A ground-mounted, diesel-fueled, full-building exterior generator set should be considered at time of replacement.

Lighting: Office area lighting consists of existing linear fluorescent troffers which the ballasts have been bypassed for LED lamps. New high bay luminaires were installed in the main maintenance garage. Shops have ballast-bypassed LED lamps in existing linear fluorescent strip style luminaires.

Fire Alarm: The building is protected by a Notifier NFW-100X analog, addressable fire alarm system. This includes notification appliances throughout, manual pull stations, and duct smoke detectors. A remote annunciator panel is located at the main entrance vestibule. This fire alarm control panel has been discontinued by the manufacturer.

Site Considerations

Site Components

Topography/Drainage: Topography of the ground around the buildings appears to be adequately pitched for positive drainage away from the buildings. No evidence of ground or surface water infiltrating the buildings was observed. The trees and grass are well maintained. Pavement shows moderate wear, with isolated areas of more severe deterioration at edges and locations of heavier equipment traffic.

Parking: Current parking at the Public Works Building satisfies zoning requirements, (97 spaces total, including 4 accessible spaces) but additional parking is needed to accommodate the needs for current and future staff as well as visitor parking. Expansion of parking will be challenging, as available space for parking on site at the Public Works Building is maximized.

Site Improvements: The spoils pad at the Fleet Maintenance site does not meet current environmental requirements for drainage/collection of spoils runoff and prevention of runoff from entering public waterways. As part of the recommendations for new/remodeled facilities, removal of this pad and development of a new, fully-compliant spoils pad east of the existing Public Works Facility is contemplated.

Existing Space Summary

Village of Hoffman Estates - Public Works and Fleet Maintenance Facilities

Location	Hoffman Estates, Illinois					NSF numbers in RED are actual square footages of rooms that are not perfect rectangles
		Current				
Tag	Space Name	Qty	Length	Width	NSF	Kluber and User Comments / Concerns on Current Conditions
A - Public Work Building - Administration						
A1	Existing Director of PW Office	1	12' 9"	20' 7"	262	Current space and desking configuration is good; some physical file space can be removed; keep small meeting table
A2	Existing SCADA Room	1	14' 4"	7' 4"	105	Current location is ideal for Water & Sewer Supt, but accessing this room through Water & Sewer Supt. Office is not desirable; SCADA equipment needs to remain a separate network from the Village network;
A3	Existing Water & Sewer Supt. Office	1	14' 4"	13' 4"	191	Currently has U-shaped desking - would prefer to keep that arrangement; paper filing storage can be reduced; SCADA equipment can only be accessed through this room - this ideal for Water & Sewer Supt. but inconvenient for others and disruptive for Water & Sewer Supt.; glass block is outdated and no longer desirable.
A4	Existing Asst. Director Office	1	14' 4"	12' 7"	180	Deeper office is needed, with desking arrangement opposite from current arrangement; no additional file space is needed; glass block is outdated and no longer desirable.
A5	Existing Conference Room	1	14' 4"	19' 0"	272	Currently seats 8 people at central table, though not as comfortably as staff would prefer; existing size and video display work well for meetings smaller than 8 people; staff would ideally would have a larger conference room available; current location near entrance to admin is not ideal when sensitive meetings are taking place; glass block is outdated and no longer desirable.
A6	Existing Waiting Area	1	14' 2"	12' 2"	172	Current walk-through gate does not provide enough of a barrier - security concern.
A7	Existing Open Office	1	26' 3"	42' 2"	987	Cubicles in this area do not currently provide enough privacy for admins, but maintaining visual site lines to front desk and lobby is necessary - a challenging (though not impossible) balance; current filing space is larger than needed; current worksurface area in cubicles is good; no need for additional files in this area beyond what is currently contained within admin cubicles.
A8	Existing Streets Supt. Office	1	13' 1"	8' 0"	105	Currently has L-shape desking - would prefer U-shaped desk; paper filing storage can be reduced; office does not have windows to exterior - this should be remedied.
A9	Existing Asst. to PW Director Office	1	11' 11"	12' 1"	144	Going forward, this position or some similar position will need to be allowed for.

Existing Space Summary

Village of Hoffman Estates - Public Works and Fleet Maintenance Facilities

Location	Hoffman Estates, Illinois					NSF numbers in RED are actual square footages of rooms that are not perfect rectangles
			Current			
Tag	Space Name	Qty	Length	Width	NSF	Kluber and User Comments / Concerns on Current Conditions
A - Public Work Building - Administration						
A10	Existing Facilities Supt. Office	1	20' 6"	8' 9"	179	Very long and narrow - proportions of this space are not good for office use.
A11	Existing Kitchenette	1	6' 7"	10' 5"	69	Small counter with limited space; casework and counter has outdated appearance; location directly opposite restrooms is undesirable.
A12	Existing Men's Toilet Room	1	5' 7"	7' 4"	41	Location opposite kitchenette is undesirable; not ADA-compliant; finishes and fixtures are outdated; an additional single-user men's restroom is desired.
A13	Existing Women's Toilet	1	5' 7"	6' 5"	36	Location opposite kitchenette is undesirable; not ADA-compliant; finishes and fixtures are outdated.
A14	Existing Supply Room	1	5' 7"	4' 6"	18	Too small
A15	Existing Workroom	1	12' 5"	8' 0"	99	Too small; one space combining copy/work area and office supplies storage would be preferred.
A16	Existing Dead File Storage	1	12' 5"	15' 6"	192	Current space is adequately sized; can be cleared out of some files; primary use is personnel files.
A17	Visitors Lobby	1	14' 0"	27' 0"	378	Currently serves multi-purpose use: 1) access to admin area for both visitors and staff, 2) access through building to vehicle garage; 3) access between administration and employee support areas; this arrangement is not acceptable and reduces security; this space also ends up being used as temporary storage/staging for bulk deliveries and event materials. Though multi-functional, the space is not effectively functional.
	Subtotal				3,430	

Existing Space Summary

Village of Hoffman Estates - Public Works and Fleet Maintenance Facilities

Location	Hoffman Estates, Illinois					NSF numbers in RED are actual square footages of rooms that are not perfect rectangles
		Current				
Tag	Space Name	Qty	Length	Width	NSF	Kluber and User Comments / Concerns on Current Conditions
B - Public Works Building - Employee Support						
B1	Existing Women's Toilet Room	1	11' 2"	12' 8"	189	2 toilets ; 2 lavatories; (1) 2-person wash sink
B2	Existing Women's Lockers	1	7' 6"	12' 8"	95	Lockers are too small.
B3	Existing Women's Shower /Changing	1	7' 10"	6' 6"	51	Currently used for storage; not adequately sized for future needs.
B4	Existing Men's Toilet Room	1	22' 0"	16' 6"	436	Finishes and fixtures are outdated and in need of refresh.
B5	Existing Men's Locker Room	1	30' 4"	25' 6"	746	Lockers are too small and too few.
B6	Existing Men's Showers / Drying Area	1	11' 4"	6' 6"	74	2 men's showers currently; not adequate for current or future staff needs
B7	Existing Training / Lunch Room	1	40' 9"	27' 10"	1,134	Current size is not adequate for all-staff meetings
B8	Existing Employee Lobby	1	35' 10"	13' 0"	466	Keep this function; time clocks; computer kiosks; meeting space to speak with contractor coming in; this space actually works well, but existing rubber flooring is not desirable.
	Subtotal				3,191	
C - Public Works Building - Vehicle Garage						
C1	Existing Vehicle Garage	1	255' 0"	158' 5"	39,935	Narrow aisles and parking spaces; not large enough to accommodate all vehicles that need to be stored inside; at least 50% additional space is anticipated by staff to meet storage needs. Existing garage has 30 pull-in/ back-out of stalls and 15 pull-through stalls and can park approximately 60 vehicles,
C - Public Works Building - Vehicle Garage Mezzanine						
C2	Existing Mech. Equip. Platform	1	12' 8"	10' 8"	135	

Existing Space Summary

Village of Hoffman Estates - Public Works and Fleet Maintenance Facilities

Location	Hoffman Estates, Illinois					NSF numbers in RED are actual square footages of rooms that are not perfect rectangles
			Current			
Tag	Space Name	Qty	Length	Width	NSF	Kluber and User Comments / Concerns on Current Conditions
D - Public Works Building - Shops						
D1	Existing Supervisors' Shared Office	1	12' 9"	26' 9"	341	shared by 3 Supervisors; little to no privacy but good collaboration
D2	Existing Supervisors' Shared Office	1	17' 5"	8' 10"	154	shared by 2 Supervisors; little to no privacy but good collaboration
D3	Existing EOC	1	17' 6"	17' 7"	287	Good collaborative space but much too small to accommodate storm response operations like snow and high wind events.
D4	Existing Strom Sewer Storage	1	10' 6"	8' 5"	88	Traffic Ops - Storm Sewer storage;
D5	Existing Customer Service Storage	1	10' 6"	7' 0"	74	Customer Service storage
D6	Existing Traffic Ops Storage	1	10' 6"	7' 0"	74	Traffic Ops storage; pavement tools;
D7	Existing Forestry Storage	1	10' 6"	11' 5"	120	Forestry tools and storage;
D8	Existing Meter Storage	1	33' 1"	16' 6"	546	Customer Service storage (90%); also Underground storage; misc. storage
D9	Existing Operations & Maint. Storage	1	33' 1"	17' 4"	558	Water &Sewer
D10	Existing Water Meter Shop	1	26' 1"	19' 9"	515	Customer Service; currently has testing bench and equipment that is no longer used and is obsolete;
D11	Existing Forestry Shop	1	26' 1"	20' 5"	477	Forestry shares space here; 3 desks;
D12	Existing Former Welding Room	1	14' 4"	7' 0"	100	Used for Water &Sewer storage
D13	Existing Water Operations Shop	1	28' 6"	26' 8"	645	Water &Sewer
D14	Existing Utility Fabrication Shop	1	14' 8"	26' 8"	391	Sign Shop storage of finished and raw materials
D15	Existing Uttley Sign Shop	1	22' 4"	26' 8"	596	Traffic ops MIIs desks
D16	Carpentry Shop (50)	1	20' 11"	26' 8"	558	Customer service; currently 1 desk and large central table; A/C and heat currently - would be nice to have in future; additional space for a few sheets of plywood and 4-6 mailbox posts and mailboxes would be nice;
	Subtotal				5,524	

Existing Space Summary

Village of Hoffman Estates - Public Works and Fleet Maintenance Facilities

Location	Hoffman Estates, Illinois					NSF numbers in RED are actual square footages of rooms that are not perfect rectangles
		Current				
Tag	Space Name	Qty	Length	Width	NSF	Kluber and User Comments / Concerns on Current Conditions
E - Public Works Building - Facility Services						
F1	Existing Mechanical Room	1	12' 2"	24' 6"	308	AHU for admin area
F2	Existing Vestibule	1	9' 0"	6' 4"	57	Vestibule from existing Visitors Lobby to Existing Vehicle Garage; remains as is
F3	Existing Entry Vestibule	1	12' 11"	7' 6"	97	Vestibule to existing Visitors Lobby
F4	Existing Janitor Closet	1	5' 0"	10' 0"	50	
F5	Existing Mechanical Room	1	25' 0"	10' 0"	308	
F6	Existing Storage	1	17' 6"	7' 10"	108	Currently used to house materials and equipment for village/seasonal events
F7	Existing Entry Vestibule	1	15' 2"	13' 0"	197	Vestibule to existing Employee Lobby
F8	Existing Vestibule	1	9' 0"	6' 4"	57	
F9	Existing Mechanical/Electrical Room	1	16' 0"	10' 2"	163	
F10	Existing Boiler Room	1	17' 4"	10' 2"	176	
F11	Existing Trash Room/Paint room	1	12' 0"	10' 0"	120	
	Subtotal				1,641	
	Public Works Building Totals					
	Total Net SF:				**53,721**	
	Overall Walls and Circ. Factor:			**7.41%**	**3,980**	
	Total Gross SF:				**57,701**	

Existing Space Summary

Village of Hoffman Estates - Public Works and Fleet Maintenance Facilities

Location	Hoffman Estates, Illinois					NSF numbers in RED are actual square footages of rooms that are not perfect rectangles
			Current			
Tag	Space Name	Qty	Length	Width	NSF	Kluber and User Comments / Concerns on Current Conditions
F - Fleet Maintenance Building						
E1	Existing Vestibule (101)	1	8' 4"	7' 6"	63	employee entrance; not much traffic; relocated as part of locker room expansion
E2	Existing Mechanics' Lunch Room (104)	1	16' 4"	16' 6"	302	current size is adequate but needs space for full-size refrigerator; relocated as part of locker room expansion
E3	Existing Exterior Access Toilet (105)	1	9' 2"	9' 0"	83	primarily used by PD when dropping off/picking up vehicles
E4	Existing Men's Lockers / Shower (106)	1	13' 0"	7' 6"	135	currently not large enough
E5	Existing Men's Toilet Room (107)	1	21' 10"	10' 0"	255	needs space
E6	Existing Women's Lockers /Shower (108)	1	11' 8"	9' 10"	99	adequate for current and future needs
E7	Existing Women's Toilet Room (109)	1	11' 2"	9' 10"	148	adequate for current and future needs
E8	Existing Training Room (110)	1	15' 6"	13' 10"	191	adequate for current and future needs
E9	Existing Auto Parts Storage (111)	1	33' 8"	31' 4"	826	adequate for current and future needs; reorganization required with Auto Parts Office and Auto Parts Counter for better workflow
E10	Existing Pump Room (112)	1	14' 8"	21' 8"	259	Bulk fluids storage; rated enclosure
E11	Existing Waste Fluids Storage (112A)	1	8' 2"	6' 6"	53	rated enclosure
E12	Existing Receiving (113)	1	14' 8"	21' 8"	318	
E13	Existing Auto Parts Office (114)	1	21' 8"	14' 2"	307	adequate for current and future needs; reorganization required with Auto Parts Storage and Auto Parts Counter for better workflow
E14	Existing Auto Parts Counter (115)	1	14' 0"	8' 7"	120	adequate for current and future needs; reorganization required with Auto Parts Storage and Auto Parts Office for better workflow

Existing Space Summary

Village of Hoffman Estates - Public Works

Location	Hoffman Estates, Illinois					NSF numbers in RED are actual square footages of rooms that are not perfect rectangles
			Current			
Tag	Space Name	Qty	Length	Width	NSF	Kluber and User Comments / Concerns on Current Conditions
F - Fleet Maintenance Building						
E15	Existing Fleet Supervisor Office (116)	1	14' 6"	12' 6"	181	adequate for current and future needs; location is optimal; needs to maintain visual control of Vehicle Maintenance area
E16	Existing Tire Shop (117)	1	28' 2"	19' 4"	545	
E17	Existing Vehicle Maintenance (118)	1	77' 8"	74' 8"	5,799	Bays are adequately sized though could be wider than the current 18'-0"; pull-through design works well operationally; there is a need for additional bays for upfitting, as expressed below
E18	Existing Tool Room (119)	1	17' 2"	17' 2"	284	shop storage; adequately sized
E19	Existing Battery Room (120)	1	7' 10"	8' 0"	63	adequately sized; storage for batteries; current location is good
E20	Existing Hydraulic & Heavy Tire Room (121)	1	54' 0"	29' 4"	1,412	metal fabrication area; drill press; currently used for vehicle upfit;
E21	Existing Janitor Closet (122)	1	7' 0"	3' 6"	25	no changes needed
E22	Existing Welding (Upfit) Bay (124)	1	35' 4"	38' 0"	1,343	
E23	Existing Loader Storage Bay (125)	1	18' 0"	36' 6"	657	could be used for upfit if loader was moved
E24	Existing Wash Bay (126)	1	74' 2"	20' 0"	1,483	Has undercarriage wash system; bay is too narrow to accommodate automated wash features or elevated catwalks along both sides of bay to facilitate cleaning of truck beds and tops of vehicles.
	Subtotal				14,951	
	Walls and Circulation Factor			**16%**	2,427	
					17,378	

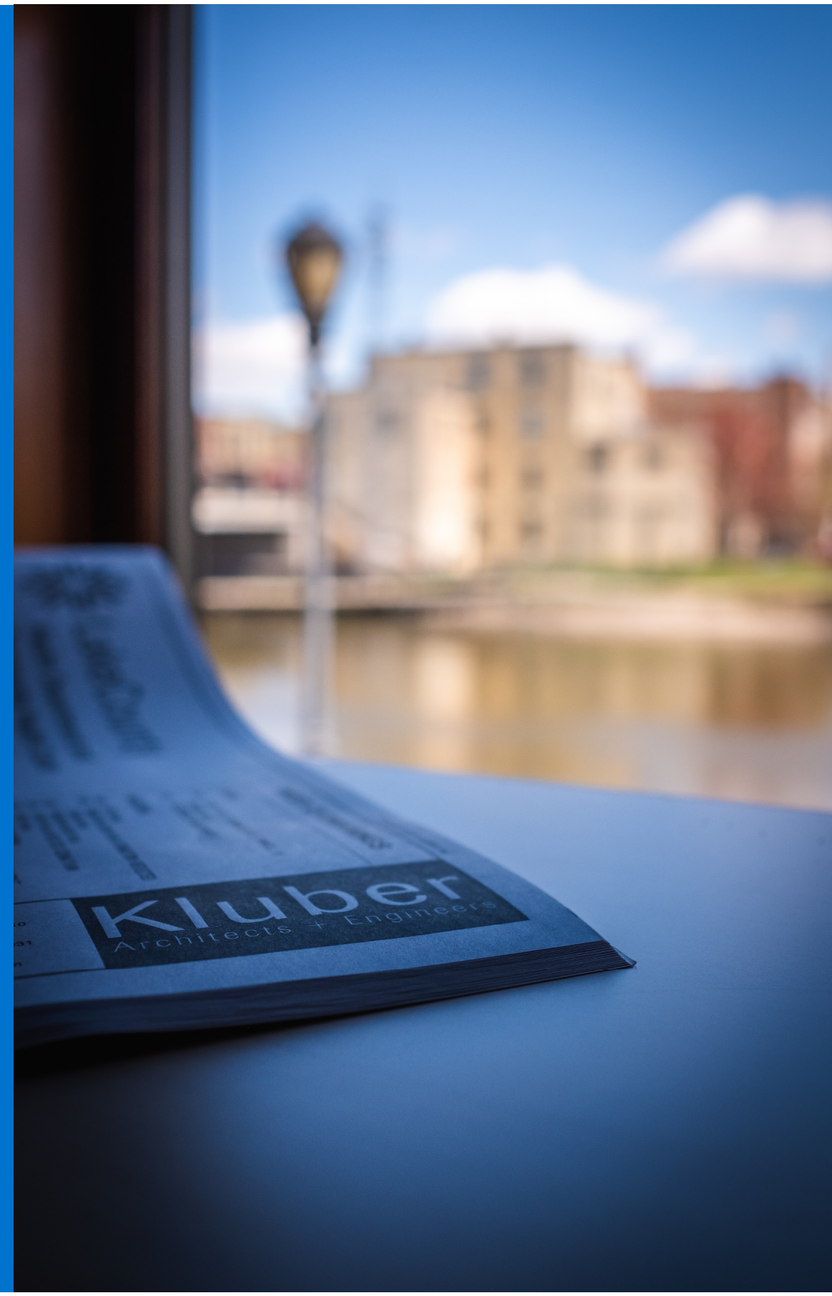
	Facility Building Totals (both Public Works and Fleet Maintenance Sites)			
	Total Net SF:		**68,672**	
	Overall Walls and Circ. Factor:	**9.33%**	**6,407**	
	Total Gross SF:		**75,079**	

	Total PW Mezzanine Square Footage:	**135**	

Option 1 – Expand Existing Facilities

Space Needs Summary, Proposed Site Development, Space Plans and Phasing Plan

Expansions to and remodeling of existing public works and fleet maintenance facilities.
Comments on spreadsheets reflect discussions during programming sessions and decisions made during those sessions.



Space Needs Summary - Option 1 - Expand/Remodel Existing

Village of Hoffman Estates - Public Works and Fleet Maintenance Facilities

Location	Hoffman Estates, Illinois					NSF numbers in RED are actual square footages of rooms that are not perfect rectangles
		Proposed				
Tag	Space Name	Qty	Length	Width	NSF	Programming Session Notes
A - Public Works Building - Administration						
A1	Director of PW Office	1	14' 0"	22' 0"	308	U-shaped desking configuration; keep small meeting table; large wall-mounted monitor, associated with meeting table; couch; overhead and undercounter storage at desk; no freestanding bookcases or file cabinets are needed; window to exterior.
A2	SCADA Room	1	10' 0"	10' 0"	100	Requires dedicated access without going through Water & Sewer Supt. Office, but, ideally, should remain proximal to A3 - Water & Sewer Supt. Office
A3	Water & Sewer Supt. Office	1	12' 0"	22' 0"	264	U-shaped desking; separate bookcase needed for standards manuals and emergency response manuals; small meeting table (3) people; large wall-mounted display associated with table; window to exterior.
A4	Asst. Director Office	1	14' 6"	20' 6"	297	Officing arrangement should be a hybrid between director and superintendents; meeting table for 4-5 people; large monitor associated with meeting table; being directly adjacent to director would be beneficial; U-shaped desking arrangement; with one side having upper cabinets/shelves; no additional file space is needed; separate bookcase not needed - can store materials in upper and lower cabinets in workstation area; 3 display monitors at workstation; window to exterior.
A5	Conference Room	1	14' 0"	24' 0"	336	Provide seating for 8 people at central table; keep tucked back further into Admin space (more private); credenza type storage; display for video-conferencing; windows to exterior preferred but not mandatory.
A6	Waiting	1	20' 6"	9' 0"	185	Security for admin staff is top priority; provide contiguous counter with no glass above and no walk-through gate; open, more welcoming; service counter, not permanently staffed; admin workstations should be able to see service counter; rolling security gate/shutter desired; should be immediately adjacent to a single-user public restroom (see E18, below).
A7	Open Office	1	57' 0"	22' 6"	1,283	Admin cubicles should have more privacy than current; keep current cubicle partition heights; sit-to-stand worksurfaces; less filing space needed; current worksurface area is good but should not be less than current; allow for (4) total cubicle spaces in admin area plus (2) additional counter type spaces for "touchdown" type work; no need for additional files in this area beyond what is currently contained within admin cubicles; GIS office (cubicle) could possibly happen in the future - it would be one of the 4 cubicles planned for this space; no Engineering offices would be located in PW
A8	Streets Supt. Office	1	12' 0"	22' 0"	264	Small meeting table (3) people; large wall-mounted display associated with table; U-shaped desking arrangement ; provide separate enclosed bookcase for standards manuals and emergency response manuals; 3 monitors at workstation; ability to cast to monitor above meeting table; window to exterior.

Space Needs Summary - Option 1 - Expand/Remodel Existing

Village of Hoffman Estates - Public Works and Fleet Maintenance Facilities

Location	Hoffman Estates, Illinois					NSF numbers in RED are actual square footages of rooms that are not perfect rectangles
		Proposed				
Tag	Space Name	Qty	Length	Width	NSF	Programming Session Notes
A - Public Works Building - Administration						
A9	Asst. to PW Director Office	1	12' 0"	22' 0"	264	2 monitors on desktop; sit-to-stand worksurface; 3-person meeting table against wall with display above; flexibility is key for this space; U-shaped configuration for workstation; bookcase not needed but for flexibility space should be allocated.
A10	Facilities Supt. Office	1	12' 0"	22' 0"	264	Would like ability to cast to larger display on wall; keep arrangement same as other superintendents; L-shaped desk desired now but allow room for U-shaped to make office flexible; meeting table against wall under display; need secure storage for building keys (approx. 200 keys); (1) 2-drawer lateral file is only file storage needed (could be located under worksurfaces).
A11	Admin Break Area	1	20' 0"	13' 0"	260	Room with seating for 4 people; combined with kitchenette; counters, sink, fridge, microwave, coffee maker.
A12	Single-User Restrooms	3	8' 0"	7' 0"	168	Total of 3 single-user toilets desired; move away from immediate proximity to kitchenette and office areas;
A13	Workroom	1	20' 6"	16' 0"	328	Combined space fore copy/work area and office supplies storage; space for plotter, printer, paper cutter; center island (4'x6') with storage below; mailbox cubbies - plan for 20; additional counter and upper cabinets storage; VOHE to determine amount of file storage needed; need space for some temporary bulk storage of materials associated with Asst to Director responsibilities;
A14	Dead File Storage	1	15' 6"	12' 6"	194	Match size of Existing Dead File Storage room.
A15	Reception	1	12' 0"	6' 0"	72	Visitor's Lobby arrangement should be such that staff does not have to traverse the lobby to get to other areas of the building (as is the current arrangement). Adjacent to open office. Open office cubes man the reception counter.
A16	Large Conference Room	1	28' 0"	16' 0"	448	Seating for 16 at central table; plenty of room around perimeter; additional seating not needed; direct access from lobby as well as access from Admin suite; credenza type storage; display for video-conferencing; windows to the exterior
	Subtotal				5,035	
	Circulation Factor			**37%**	1,849	
					6,884	

Space Needs Summary - Option 1 - Expand/Remodel Existing

Village of Hoffman Estates - Public Works and Fleet Maintenance Facilities

Location	Hoffman Estates, Illinois					NSF numbers in RED are actual square footages of rooms that are not perfect rectangles
		Proposed				
Tag	Space Name	Qty	Length	Width	NSF	Programming Session Notes
B - Public Works Building - Employee Support						
B1	Women's Toilet Room	1	21' 0"	10' 6"	221	2 toilets ; 2 lavatories; (1) 2-person wash sink
B2	Women's Lockers	1	21' 6"	12' 6"	269	(10) 2'x2'x6' lockers;
B3	Women's Shower /Changing	1	10' 0"	8' 0"	80	1 ADA needed
B4	Men's Toilet Room	1	33' 0"	13' 0"	429	4 toilets; 4 urinals; (2) 2-person wash sinks; 4 lavatories
B5	Men's Locker Room	1	33' 0"	33' 0"	1,089	Preferably adjacent to the heavy gear locker room; (75) 2'x2'x6' lockers
B6	Men's Shower/Changing Room	4	10' 0"	8' 0"	320	4 private shower/changing rooms desired.
B7	Training / Lunch Room	1	68' 0"	36' 6"	2,482	size for 80 persons in lecture format; dividable into separate 2/3-1/3 spaces;
B8	Existing Employee Lobby	1	35' 10"	13' 0"	466	Keep this function; time clocks; computer kiosks; meeting space to speak with contractor coming in
B9	Outdoor Patio	0				See G5 under Oudoor Facilities, below
B10	Kitchen / Vending	1	18' 0"	16' 0"	288	adjacent to 1/3 piece of Lunch/Training; space for wall seating; 2 refrigerators, 2 vending machines; 4 microwaves; 2 sinks; 1 range;
B11	Wash Down	1	10' 0"	12' 0"	120	Recessed floor drain with open floor grid. Tiled walls, drywall ceiling, with hot/cold hose connection and hooks on walls for hanging gear
B12	Laundry	1	10' 6"	10' 0"	105	Space for one residential washer and one residential electric dryer. (1) laundry sink
B13	Boot Drying	1	10' 6"	10' 6"	110	separate space near hose down room but not in hose down with (3)48 pair vertical boot drying rack systems
B14	Training Storage	1	18' 0"	10' 0"	180	Training table and chair storage with chair carts sized to accommodate all training/lunchroom tables and chairs.
B15	A/V Storage Room	1	8' 0"	8' 0"	64	(1) A/V rack to support training room A/V equipment. Ventilated rack.

Space Needs Summary - Option 1 - Expand/Remodel Existing

Village of Hoffman Estates - Public Works and Fleet Maintenance Facilities

Location	Hoffman Estates, Illinois					NSF numbers in RED are actual square footages of rooms that are not perfect rectangles
		Proposed				
Tag	Space Name	Qty	Length	Width	NSF	Programming Session Notes
B - Public Works Building - Employee Support						
B16	Lactation Room	1	12' 0"	10' 0"	120	adjacent to women's locker room. Dedicated room with sink and under counter fridge. Recliner and side table with privacy lockset with "in use" indicator.
B17	Fitness Room	1	28' 0"	16' 0"	448	includes free weights, cardio, mat area, and wall mirrors.
B18	Heavy Gear Lockers	1	21' 0"	27' 0"	567	(40) 2'x2' deep open lockers (no doors); adjacent to hose down area;
	Subtotal				7,358	
	Circulation Factor			**20%**	1,454	
					8,812	
C - Public Works Building - Vehicle Garage						
C1	Existing Vehicle Garage	1	255' 0"	158' 5"	**40,527**	Maintain current garage area and current parking stall arrangement.
C2	Vehicle Garage Expansion	1	326' 0"	103' 0"	**42,343**	Expansion allows indoor storage of entire PW fleet. Need 106 Parking stalls of varied size (69 diagonal 14' stalls, 37 perpendicular 10'-6" wide stalls)
					82,870	
C - Public Work Building - Vehicle Garage Mezzanine						
C3	Existing Mech. Equip. Platform	1	12' 8"	10' 8"	135	Maintain as is.
C4	Expanded Garage Mezzanine	1	173' 0"	108' 0"	**12,860**	Located above shops adjacent to existing garage area; used for seasonal item storage, as well as additional storage for shop areas.
					12,995	

Space Needs Summary - Option 1 - Expand/Remodel Existing

Village of Hoffman Estates - Public Works and Fleet Maintenance Facilities

Location	Hoffman Estates, Illinois					NSF numbers in RED are actual square footages of rooms that are not perfect rectangles
		Proposed				
Tag	Space Name	Qty	Length	Width	NSF	Programming Session Notes
D - Public Works Building - Shops						
D1	Carpentry Shop	1	20' 0"	36' 0"	720	Customer service; currently 1 desk and large central table; A/C and heat currently - would be nice to have in future; space for a few sheets of plywood and 4-6 mailbox posts and mailboxes would be nice;
D2	Supervisors Private Office	5	13' 0"	12' 6"	813	Adjacent to Storm Response Operations. One for each Division: Water & Sewer, Underground Construction, Customer Service, Traffic Operations, Forestry.
D3	Storm Response Operations	1	38' 6"	17' 6"	674	Currently in EOC; space for magnetic boards; (6) 55" displays would be minimum need for snow operations; all plowing vehicles have GPS on board; 2 supervisors, each with 20 drivers; room could also be used for a meeting; room would also be used for storm damage response; table for 20 people
D4	Customer Service Shop	1	30' 0"	15' 0"	450	3 Divisions: Water Meter, Fast Action, Locators. 8 Staff. Fast needs to be near other supervisors, they collaborate with Water and sewer frequently. Also need to be near line staff. Like idea of offices around a collaborative space. Storage required for meters, sand blaster, locator equipment, box, hydrometers, irrigation.
D5	Customer Service Shared Office	1	15' 0"	10' 0"	150	Desks for (3)MII's. 3 total 5' desks. Adjacent to Customer Service Shop and Water & Sewer Office.
D6	Sign Shop Office	1	14' 6"	16' 0"	232	(1)Large computer desk for sign design. (2) Large File Cabinets needed. Air conditioned and Humidity controlled.
D7	Sign Shop Fabrication	1	20' 0"	36' 0"	720	Plotter, air adjustable backlit fabrication worktable, cutting and weeding table, storage of rolled print materials. Air conditioned and Humidity controlled.
D8	Sign Shop Storage	1	14' 6"	22' 0"	319	Storage of blanks and finished signs. Sign posts stored in garage space. Sign Shop and Storage should be adjacent to the garage and open into garage.
D9	Water & Sewer Operations Shop	1	36' 0"	36' 0"	1,296	Storage of radios, electrical items, sump pump, dehumidifier, small generator, parts for larger generators. Want OH Door to outside. 3 phase power desired.
D10	Water & Sewer Shared Office	1	20' 0"	15' 0"	300	Desks for (3)MII's & (3)MIII's. 6 total 5' desks

Space Needs Summary - Option 1 - Expand/Remodel Existing

Village of Hoffman Estates - Public Works and Fleet Maintenance Facilities

Location	Hoffman Estates, Illinois					NSF numbers in RED are actual square footages of rooms that are not perfect rectangles
		Proposed				
Tag	Space Name	Qty	Length	Width	NSF	Programming Session Notes
D - Public Works Building - Shops						
D11	Underground Construction Shop	1	36' 0"	52' 0"	1,872	Storage of water meters, brass, copper, trash pumps, hand tools. Need workstation to take apart hydrant. Racks for storage, space to pull in 3 trucks. Overhead door access to garage desired.
D12	Underground Construction Shared Office	1	15' 0"	11' 6"	173	Desks for (2)MII's & (1)MIII's. 3 total 5' desks
D13	Traffic Operations Shop	1	36' 0"	36' 0"	1,296	Pavement, Streetlights, and Storm sewer. Should be adjacent to Sign Shop. Storm Sewer Storage: chainsaws, cutoff saws, Pole Pruners, safety gear, fittings, bolts, chainsaw repair, lumber, concrete, backhoe implements, mini skid steer accessories. Pavement Storage: Paint machine, access to water line to fill truck. Street Light Storage: Lights, testing equipment, fixtures, spools of wire, dust bowl, street light banners, cameras, helical bases, seasonal lights, seasonal banners. Should be adjacent to a Mud Room
D14	Traffic Operations Shared Office	1	16' 0"	10' 0"	160	Desks for (3)MII's. 3 total 5' desks
D15	Forestry Shop	1	36' 0"	36' 0"	1,296	Need storage for tools: Chainsaws, shovels, rakes, cleaning supplies, wheelbarrows. Desire space for a workbench. Charging space for tools. Seed and matting. Many things like chippers and tractors stored at NOW Arena, desire is for this to be consolidated.
D16	Forestry Shared Office	1	16' 0"	10' 0"	160	Desks for (2)MII's & (1) future. 3 total 5' desks.
						Note: Shop areas should have outside access if not air-conditioned
	Subtotal				10,631	
	Circulation Factor			**38%**	4,087	
					14,718	

Space Needs Summary - Option 1 - Expand/Remodel Existing

Village of Hoffman Estates - Public Works and Fleet Maintenance Facilities

Location	Hoffman Estates, Illinois					NSF numbers in RED are actual square footages of rooms that are not perfect rectangles
		Proposed				
Tag	Space Name	Qty	Length	Width	NSF	Programming Session Notes
E - Public Works Building - Facility Services						
E1	Existing Mechanical Room	1	12' 2"	24' 6"	308	AHU for admin area; remains as is
E2	Existing Vestibule	1	9' 0"	6' 4"	57	vestibule from existing Visitors Lobby to Existing Vehicle Garage; remains as is
E3	Existing Entry Vestibule	1	12' 11"	7' 6"	97	vestibule to existing Visitors Lobby; remains as is
E4	Existing Janitor Closet	1	5' 0"	10' 0"	50	
E5	Existing Mechanical Room	1	25' 0"	10' 0"	308	
E6	Existing Storage	1	17' 6"	7' 10"	108	currently used to house materials and equipment for village/seasonal events
E7	Existing Entry Vestibule	1	15' 2"	13' 0"	197	
E8	Existing Vestibule	1	9' 0"	6' 4"	57	
E9	Existing Mechanical/Electrical Room	1	16' 0"	10' 2"	163	
E10	Existing Boiler Room	1	17' 4"	10' 2"	176	
E11	Existing Trash Room/paint room	1	12' 0"	10' 0"	120	
E12	Men's Public Restrooms	1	34' 0"	10' 6"	357	
E13	Women's Public Restrooms	1	26' 0"	13' 0"	338	
E14	Elevator	1	12' 0"	10' 0"	120	
E15	Elevator Equipment	0				Not needed; anticipating machine-roomless (MRL) type elevator.
E16	Access Stairway	2	36' 0"	15' 0"	1,080	1 stairway includes exterior access vestibule.
E17	Electrical Room	1	36' 0"	10' 0"	360	
E18	Single-User Restrooms	3	8' 0"	7' 0"	168	1 adjacent to E19 Entry Vestibule and A6 Waiting; 2 near D - Shops areas
E19	Entry Vestibule	1	12' 0"	7' 6"	90	New controlled entry to Administration area.
	Subtotal				**4,154**	
	Public Works Building Totals					
	Total Net SF:				**110,048**	
	Overall Walls and Circ. Factor:			**6.72%**	**7,390**	
	Total Gross SF:				**117,438**	

Space Needs Summary - Option 1 - Expand/Remodel Existing

Village of Hoffman Estates - Public Works and Fleet Maintenance Facilities

Location	Hoffman Estates, Illinois					NSF numbers in RED are actual square footages of rooms that are not perfect rectangles
		Proposed				
Tag	Space Name	Qty	Length	Width	NSF	Programming Session Notes
F - Fleet Maintenance Building						
F1	Vestibule	1	8' 6"	8' 0"	68	Will remain as employee entrance; relocated as part of locker room expansion
F2	New Mechanics' Lunch Room	1	31' 6"	15' 0"	473	Relocated and increased in size as part of locker room expansion
F3	Existing Exterior Access Toilet	1	9' 2"	9' 0"	83	Will remain as used currently.
F4	Expanded Men's Lockers	1	17' 6"	11' 0"	193	Enlarged to meet staffing requirements, replacing existing lockers with larger ones.
F5	Expanded Men's Toilet Room	1	31' 6"	10' 0"	315	Enlarged to meet staffing requirements.
F6	Existing Women's Lockers /Shower	1	11' 8"	9' 10"	99	Adequate for current and future needs, existing lockers will be replaced with larger ones.
F7	Existing Women's Toilet Room	1	11' 2"	9' 10"	148	Adequate for current and future needs
F8	Existing Training Room	1	15' 6"	13' 10"	191	Adequate for current and future needs
F9	Existing Auto Parts Storage	1	33' 8"	31' 4"	826	Adequate for current and future needs; reorganization required with Auto Parts Office and Auto Parts Counter for better workflow
F10	Existing Pump Room	1	14' 8"	21' 8"	259	Bulk fluids storage; rated enclosure
F11	Existing Waste Fluids Storage	1	8' 2"	6' 6"	53	rated enclosure
F12	Existing Receiving	1	14' 8"	21' 8"	318	
F13	Auto Parts Curator	1	14' 0"	12' 6"	175	Arranged to provide better control over parts counter and parts storage area.
F14	Expanded Auto Parts Counter	1	29' 0"	8' 7"	249	Expanded to provide additional computer stations and better workflow for mechanics needing parts.
F15	Existing Fleet Supervisor Office (116)	1	14' 6"	12' 6"	181	Adequate for current and future needs; location is optimal; needs to maintain visual control of Vehicle Maintenance area.
F16	Expanded Light Tire Storage and Receiving	1	34' 0"	18' 0"	612	Additional storage and receiving area gained to improve
F17	Existing Vehicle Maintenance	1	77' 8"	74' 8"	5,799	Bays are adequately sized; pull-through design works well operationally; there is a need for additional bays for upfitting, as expressed below
F18	Existing Tool Room	1	17' 2"	17' 2"	284	shop storage; adequately sized
F19	Existing Battery Room	1	7' 10"	8' 0"	63	adequately sized; storage for batteries; current location is good
F20	Existing Hydraulic & Heavy Tire Room	1	54' 0"	29' 4"	1,412	metal fabrication area; drill press; currently used for vehicle upfit;
F21	Existing Janitor Closet	1	7' 0"	3' 6"	25	no changes needed
F22	Existing Welding (Upfit) Bay	1	35' 4"	38' 0"	1,343	
F23	Existing Loader Storage Bay	1	18' 0"	36' 6"	657	
F24	Existing Wash Bay	1	74' 2"	20' 0"	1,483	Has undercarriage wash system; bay is narrow, but adequate for manual washing

Space Needs Summary - Option 1 - Expand/Remodel Existing

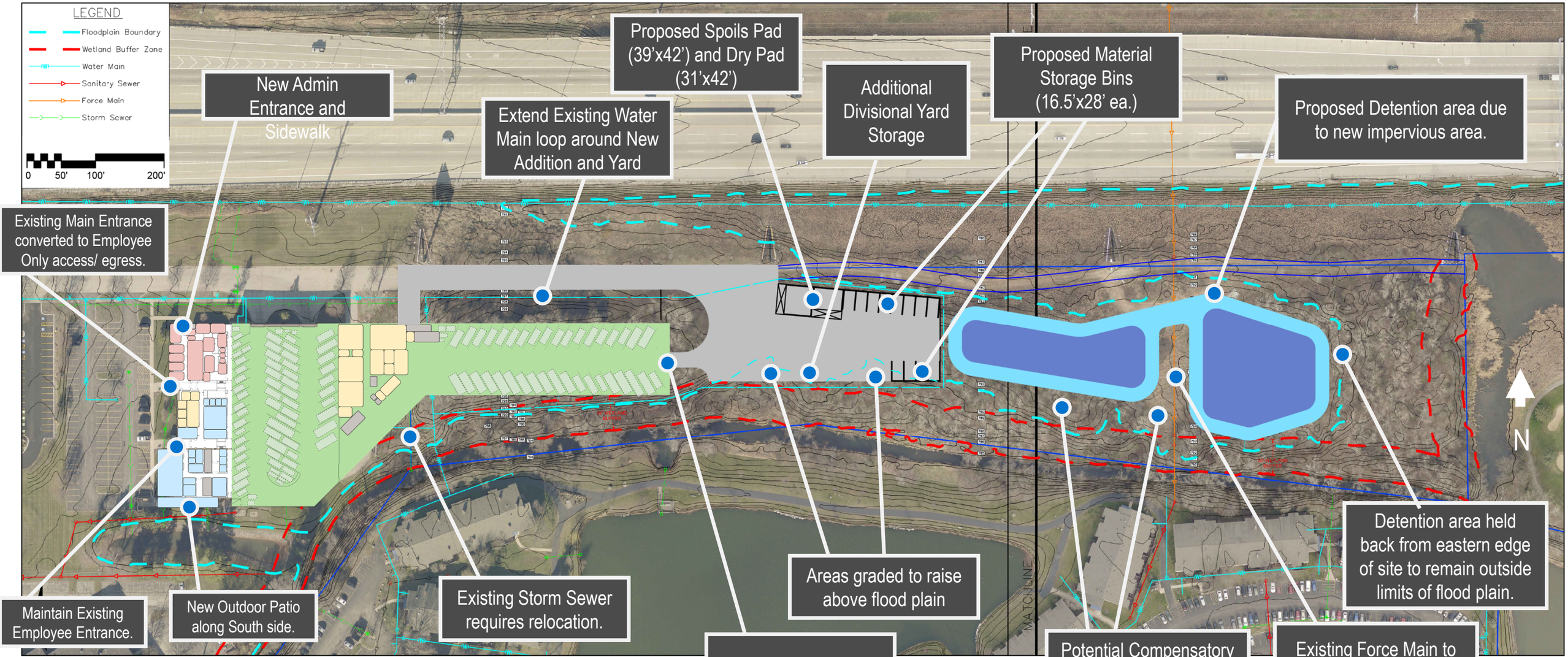
Village of Hoffman Estates - Public Works and Fleet Maintenance Facilities

Location	Hoffman Estates, Illinois					NSF numbers in RED are actual square footages of rooms that are not perfect rectangles
		Proposed				
Tag	Space Name	Qty	Length	Width	NSF	Programming Session Notes
F - Fleet Maintenance Building						
F25	New Upfit Bay	1	38' 0"	24' 0"	912	Desired to handle volume of upfit jobs and to provide 2 bays per mechanic.
F26	New Upfit and Storage Bay	1	38' 0"	24' 0"	912	Desired to handle volume of upfit jobs and to provide 2 bays per mechanic.
F27	New Mezzanine	1	38' 0"	24' 0"	912	Storage space primarily for components removed from police vehicles during upfits.
F28	New Uniform Storage	1	12' 6"	9' 6"	119	Dedicated storage room desired near locker rooms for uniform supplier to deliver new uniforms. Moving existing uniform storage rack areas out of existing locker rooms allows recapture of that space for locker rooms.
F29	Expanded Men's Showers	1	10' 6"	9' 0"	95	Expanded to provide 2 showers and associated drying area.
F30	New Restroom	1	9' 6"	7' 6"	71	Convenience restroom for drop-ins waiting for vehicles.
F31	New Waiting Area	1	19' 0"	9' 6"	181	For drop-ins to enter and wait; keeps drop-ins from entering maintenance bays; allows waiting area to be monitored by Supervisor.
	Subtotal				18,511	
	Walls and Circulation Factor			**19%**	3,526	
					22,037	

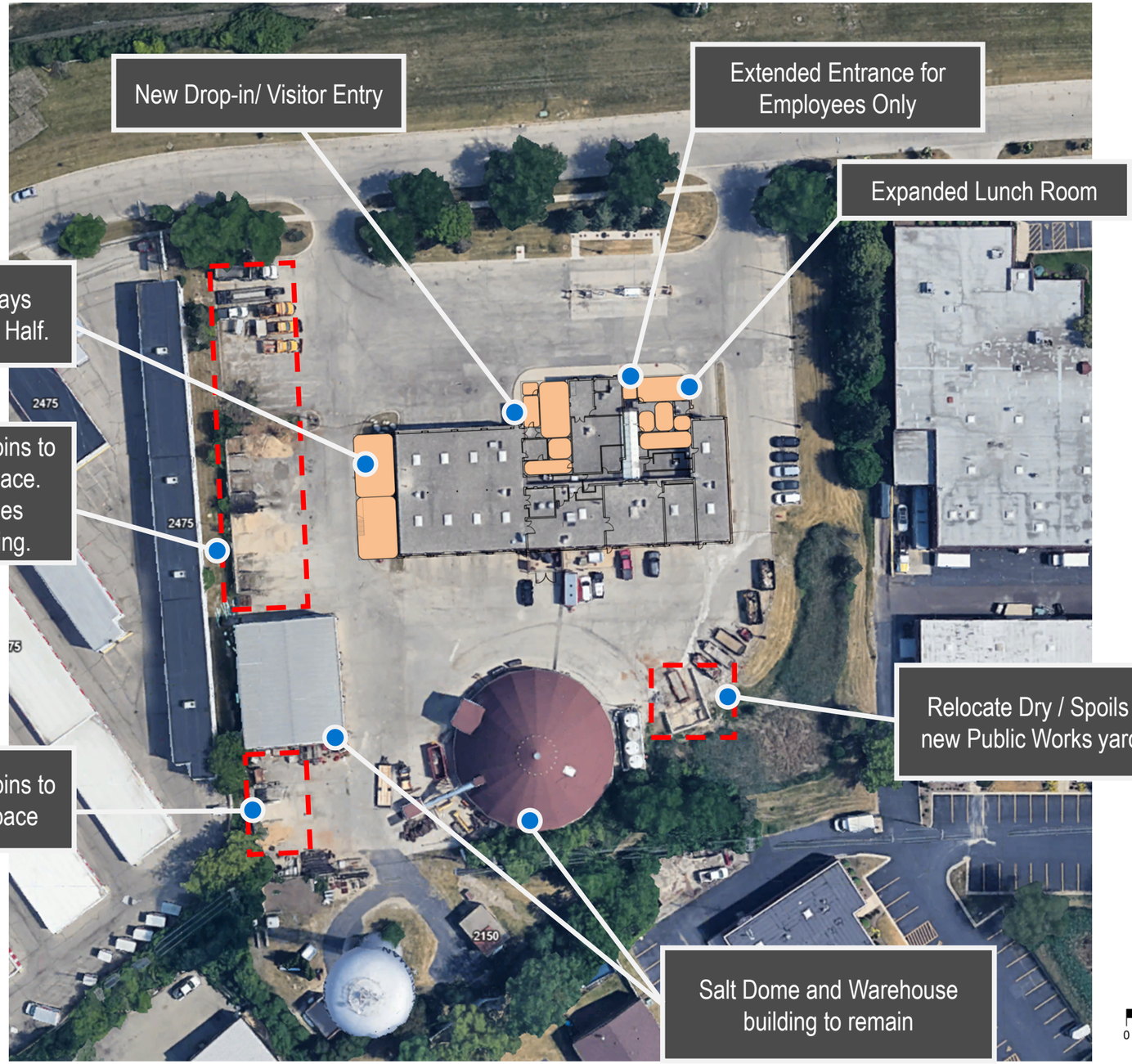
	Facility Building Totals (both Public Works and Fleet Maintenance Sites)			
	Total Net SF:		**128,559**	
	Overall Walls and Circ. Factor:	**8.49%**	**10,916**	
	Total Gross SF:		**139,475**	

	Total Mezzanine Square Footage:		**12,995**	Includes C3 Existing Mech. Equip. Platform and C4 Expanded Garage Mezzanine.

Public Works Option 1 - Site Plan



Fleet Maintenance Option 1 - Site Plan



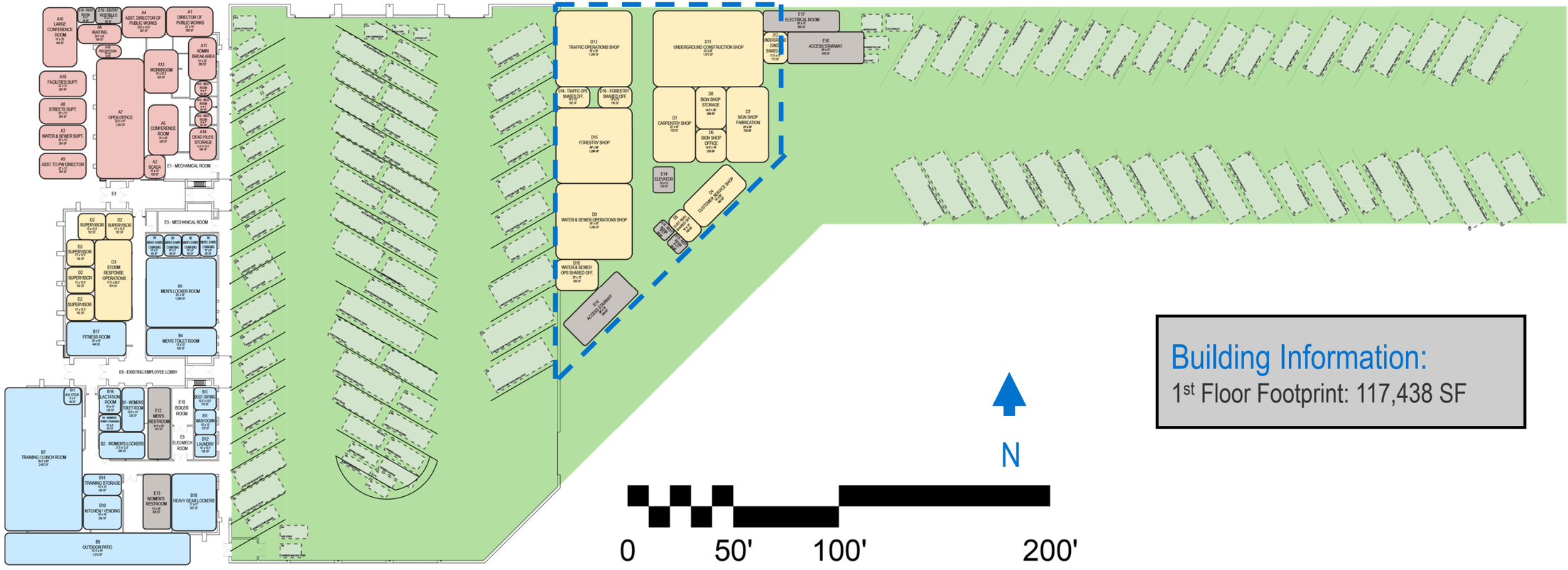
Public Works Option 1 - Space Plan

Admin – 6,884 SF

Shops – 14,718 SF

Mezzanine Footprint: 12,995 SF

Fleet Garage – 84,460 SF



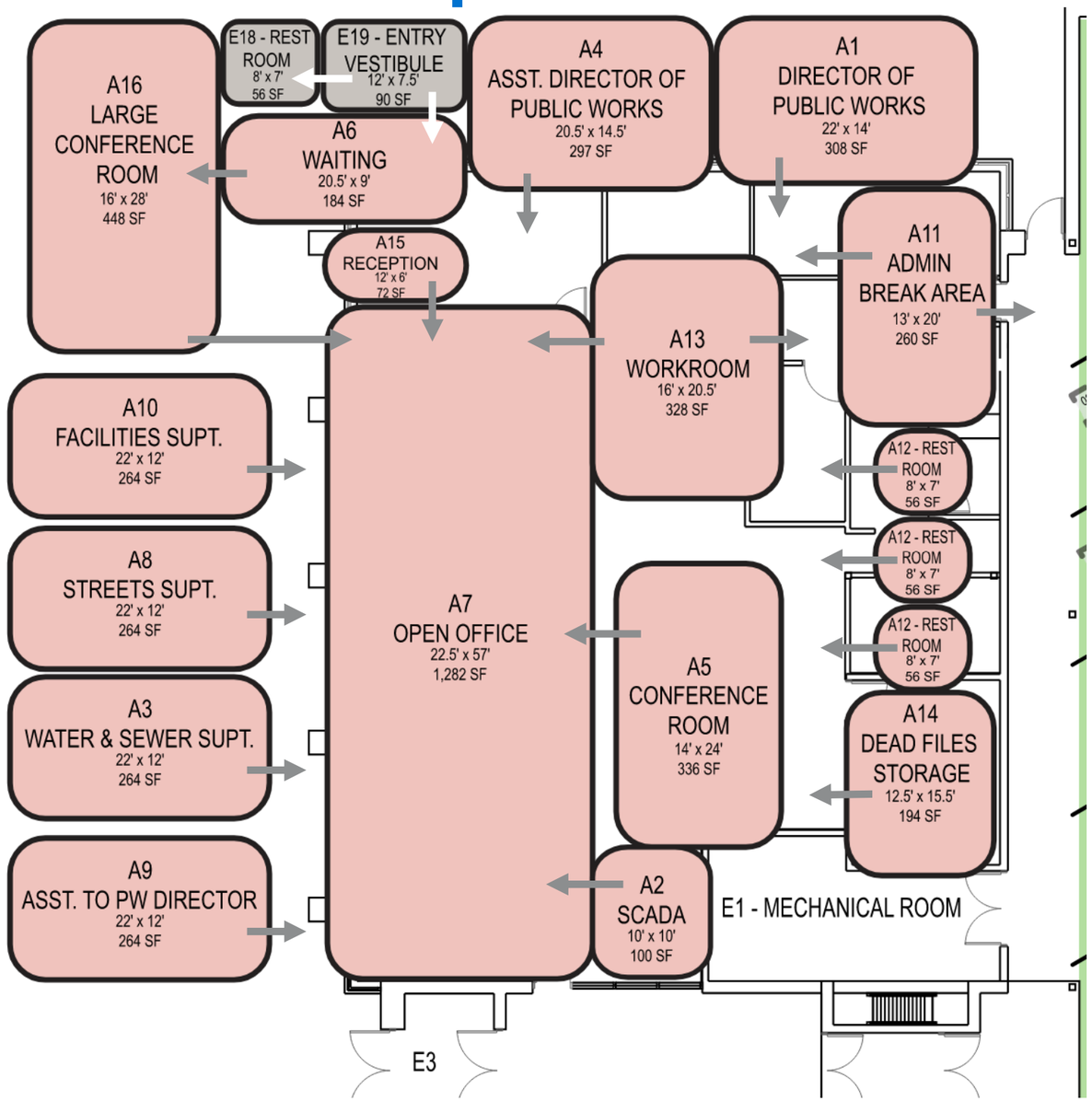
Building Information:

1st Floor Footprint: 117,438 SF

Employee Support – 8,812 SF

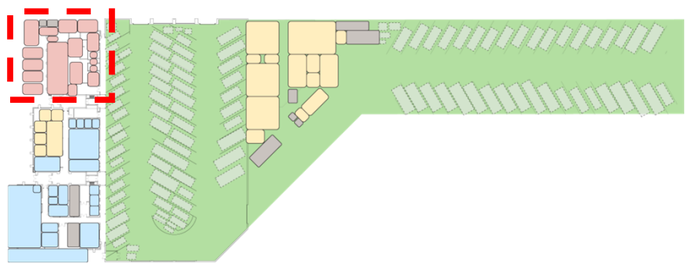
Option 1 - Administration Space Plan

- New Public Entrance to the North to prevent Public traffic from entering the center of the building and having access to the employee areas.
- A single user restroom is provided off the main lobby for guests, so they do not have to fully enter the building to access the restroom.
- A16 the Large Conference Room can be accessed from the waiting area or the open office, with controlled access, so vendors or public can meet with Public Works personnel without access to the workspace.
- The reception area serves as a control point for guests.
- The offices and primary functions of the administrative areas open to the open office.



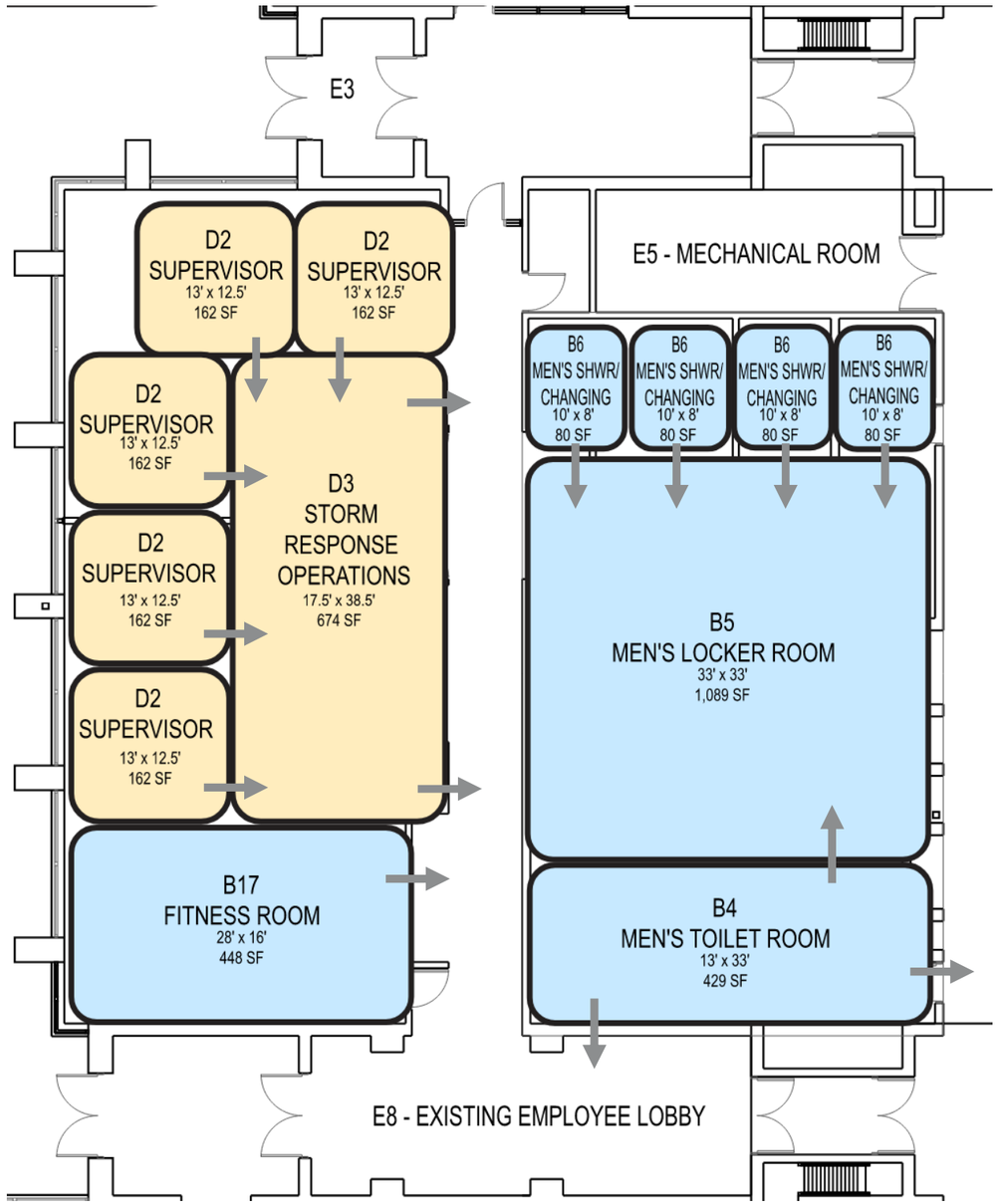
- The staff restrooms and Administrative Break area are off of the secondary corridor to provide some acoustic separation from the open office.
- Existing wall lines are for reference only, and do not indicate that a visible wall will be kept.
- E1 is planned to be preserved for new mechanical systems and maintain the existing roof access stair.

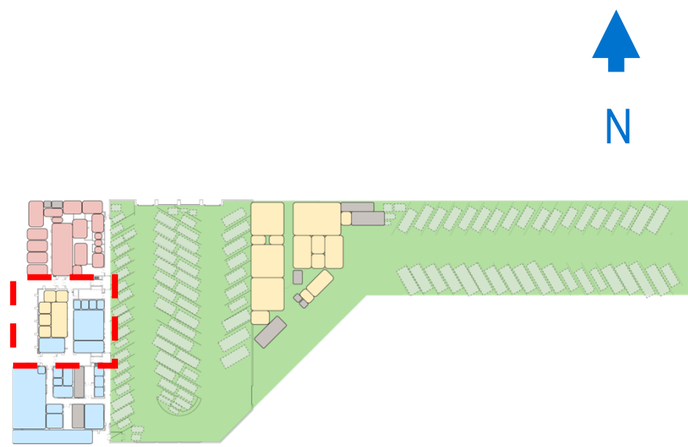
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Option 1 - Shop Offices and Employee Support Space Plan

- E3 will continue to serve as an option for employee entry.
- E5 is planned to be preserved for new mechanical systems.
- New individual enclosed offices are proposed for the Supervisors(D2).
- D3 will have two access points off the hallway, and all the D2 offices will open into this space. It will serve as Storm Response Operations on applicable occasions, but the space will also serve as a collaboration hub for the supervisors on a day-to-day basis.
- Locker rooms, Shower/Changing rooms and Toilet areas will be renovated and upgraded. These spaces will be accessible primarily through the garage and off of E8 the Existing Employee Lobby.
- A new Fitness Room(B17) is proposed for staff use.

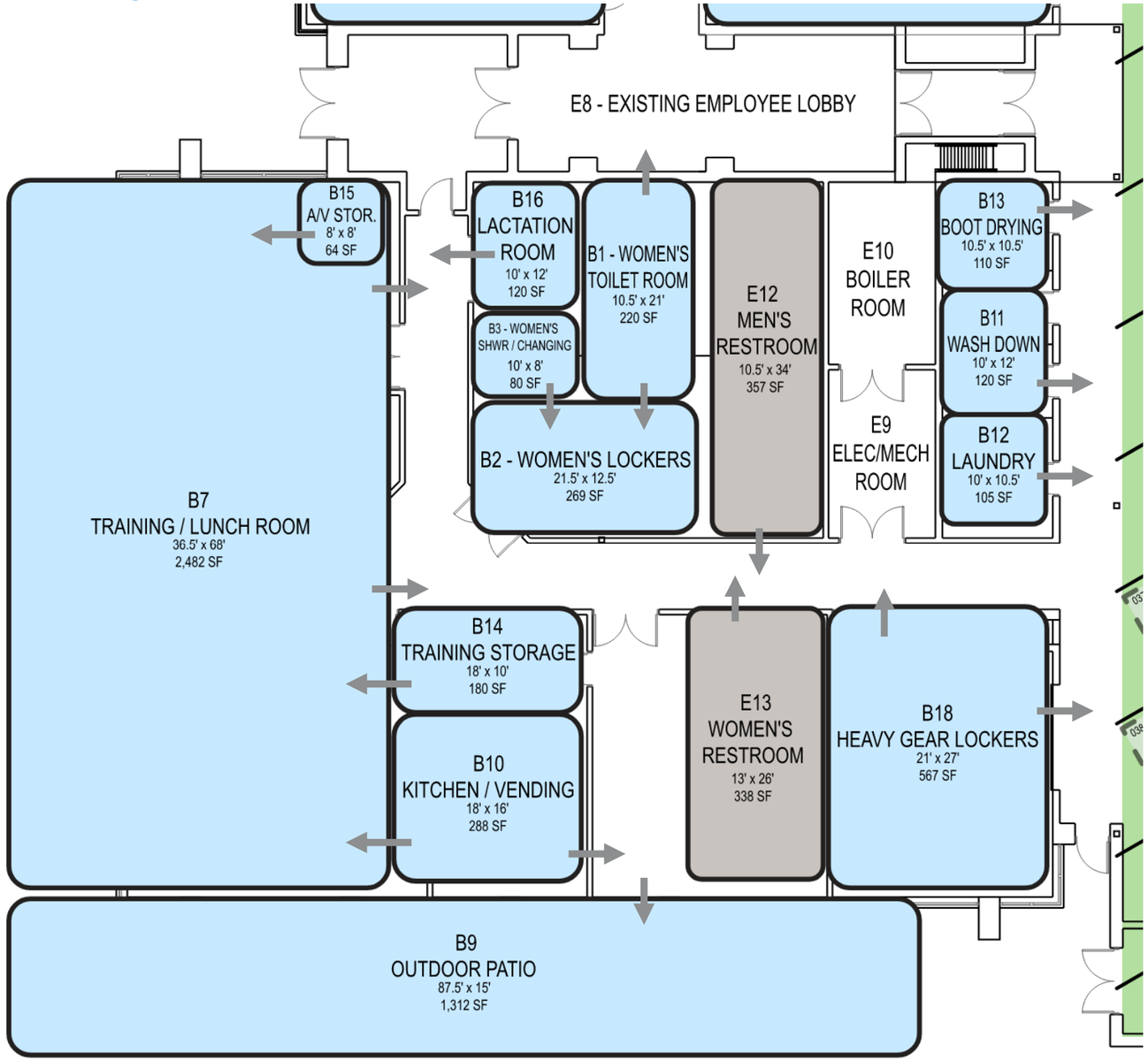




Kluber
Architects + Engineers

Option 1 - Employee Support Space Plan

- B1 the Women's toilet room will be accessed off E8 the Existing Employee Lobby, so both the men's and women's Locker room spaces can be accessed off the same corridor.
- B7 Training/ Lunch Room is the primary feature of this area, with connections to B15 A/V Storage, B14 Training Storage and B10 Kitchen/ Vending.
- To serve any outside trainings as well as serve the Public Works staff on a normal day, E12 and E13 provide restrooms for the training room that are not connected to employee locker room spaces.
- B13 Boot Drying, B11 Wash Down, B12 Laundry, and B18 Heavy Gear Lockers are located to be easily accessed from the garage for keeping mess contained.



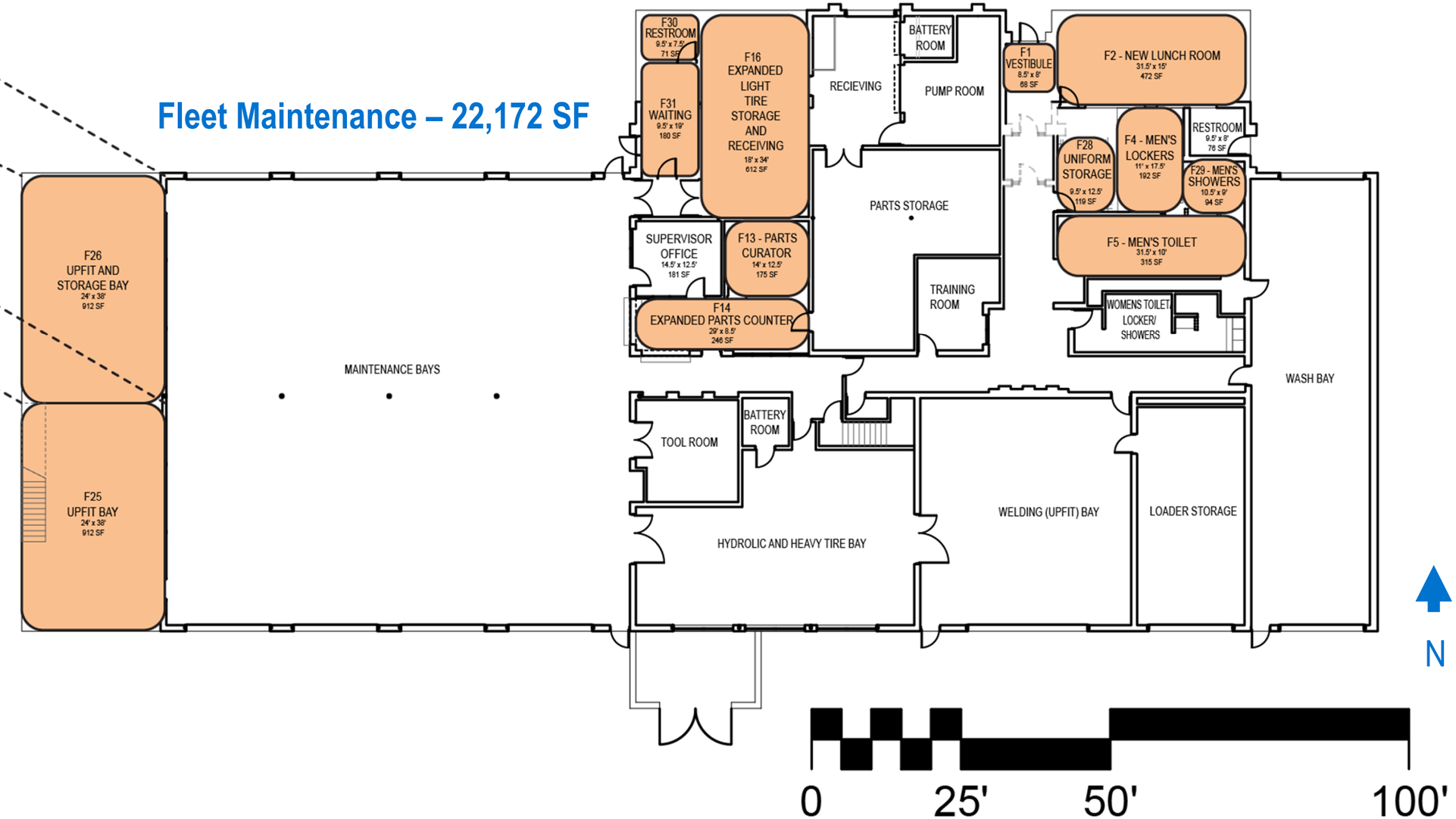
Option 1 – Shop Space Plan

- Most Shops can be accessed through the center corridor of the shops, or via the Garage to the East and West.
- Shared offices can be accessed through their respective shops.
- An elevator (E14) and two staircases(E16) are provided to access the mezzanine above.
- Two individual user restrooms(E18) are available in the shop core, so employees to not have to cross the entire garage to use the restroom.



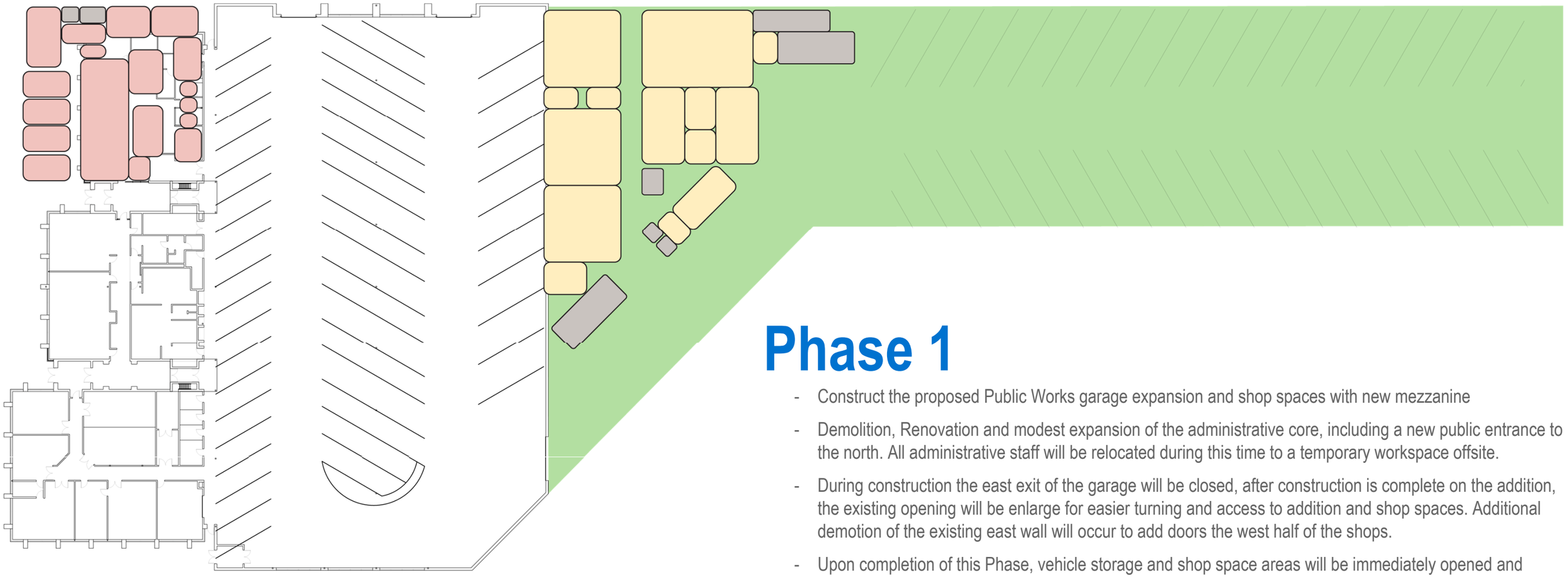
Option 1 - Fleet Maintenance Preliminary Space Plan

Fleet Maintenance – 22,172 SF



- A modest expansion of the North Façade allows for expanded Employee support spaces, such as locker rooms and Lunch Room. As well as a new visitor entrance sequence at F31 Waiting.
- Renovation of F13 and F14 in the parts area allows for the Curator to have their own office and expanded functionality at the parts counter.
- F25, F26, and F27 Expand the existing garage to the west for Village vehicle upfitting.

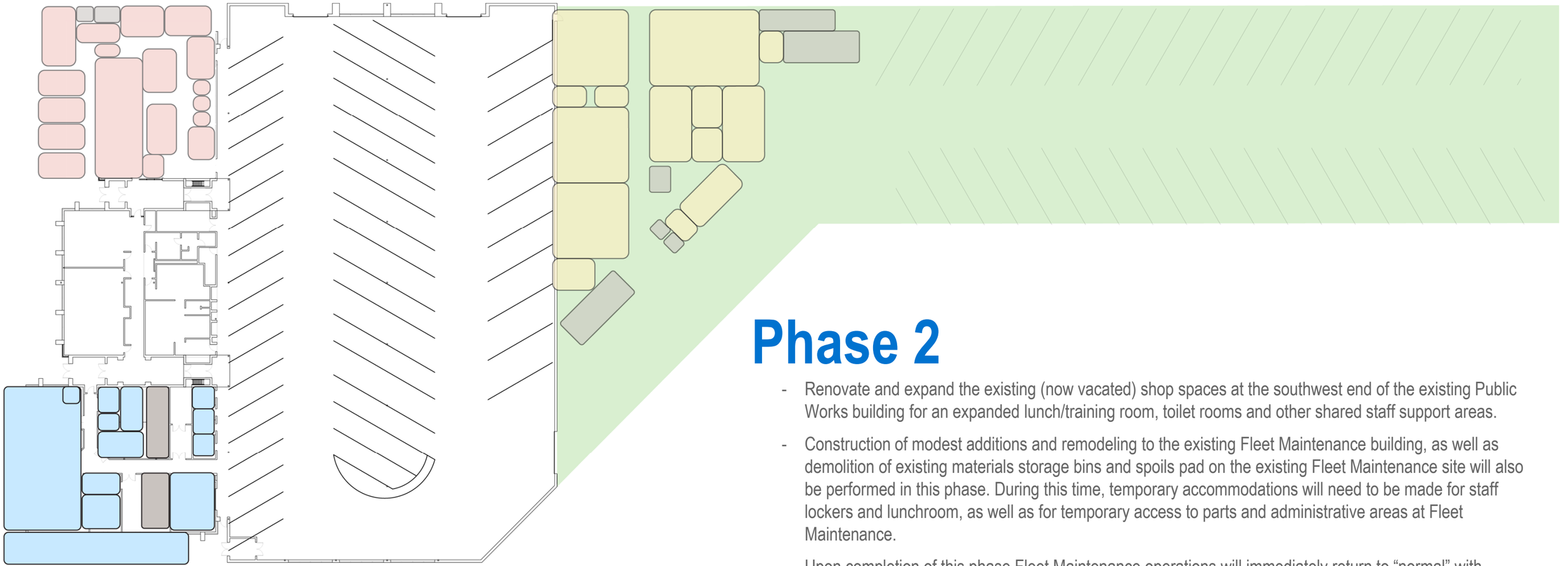
Option 1 - Proposed Phasing Plan



Phase 1

- Construct the proposed Public Works garage expansion and shop spaces with new mezzanine
- Demolition, Renovation and modest expansion of the administrative core, including a new public entrance to the north. All administrative staff will be relocated during this time to a temporary workspace offsite.
- During construction the east exit of the garage will be closed, after construction is complete on the addition, the existing opening will be enlarge for easier turning and access to addition and shop spaces. Additional demotion of the existing east wall will occur to add doors the west half of the shops.
- Upon completion of this Phase, vehicle storage and shop space areas will be immediately opened and operations will commence out of those areas. Administration will also move back into and begin operating out of their newly expanded and remodeled areas.

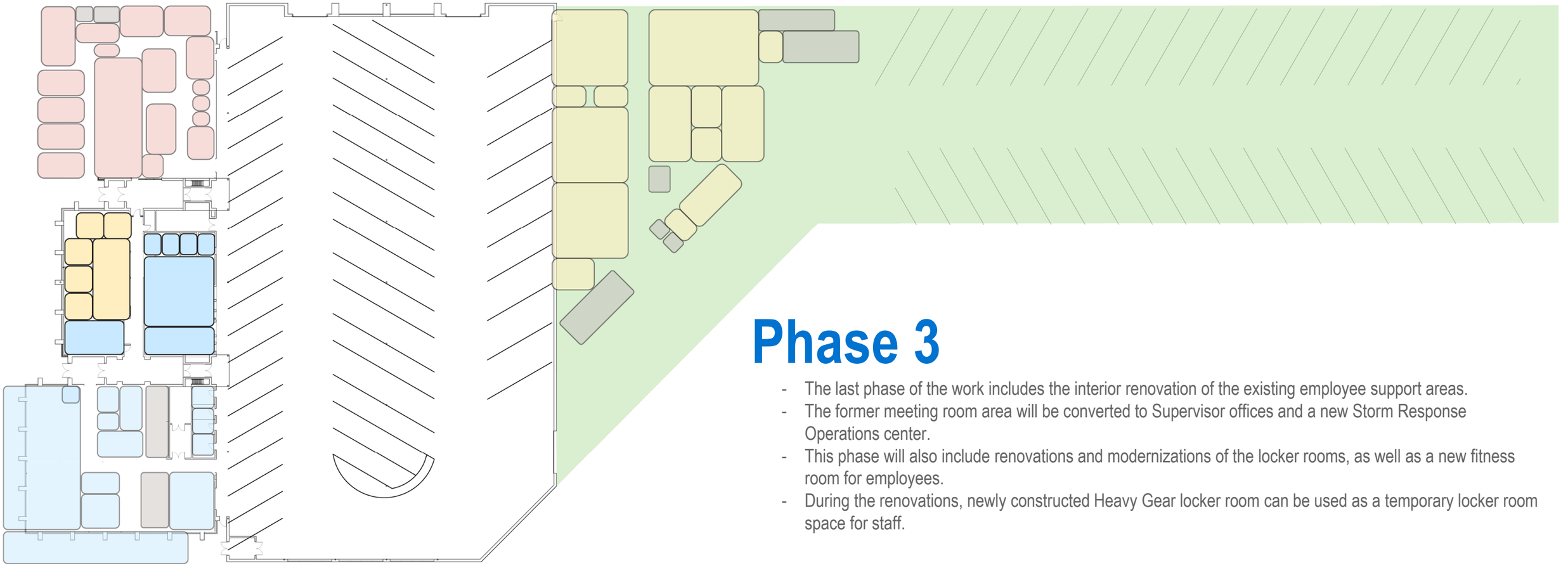
Option 1 - Proposed Phasing Plan



Phase 2

- Renovate and expand the existing (now vacated) shop spaces at the southwest end of the existing Public Works building for an expanded lunch/training room, toilet rooms and other shared staff support areas.
- Construction of modest additions and remodeling to the existing Fleet Maintenance building, as well as demolition of existing materials storage bins and spoils pad on the existing Fleet Maintenance site will also be performed in this phase. During this time, temporary accommodations will need to be made for staff lockers and lunchroom, as well as for temporary access to parts and administrative areas at Fleet Maintenance.
- Upon completion of this phase Fleet Maintenance operations will immediately return to “normal” with expanded functionality.

Option 1 - Proposed Phasing Plan



Phase 3

- The last phase of the work includes the interior renovation of the existing employee support areas.
- The former meeting room area will be converted to Supervisor offices and a new Storm Response Operations center.
- This phase will also include renovations and modernizations of the locker rooms, as well as a new fitness room for employees.
- During the renovations, newly constructed Heavy Gear locker room can be used as a temporary locker room space for staff.

Option 2 – Consolidated New Facility

Space Needs Summary, Proposed Site Development and Space Plans

New building on an unidentified, theoretical site. Comments on spreadsheets reflect discussions during programming sessions and decisions made during those sessions.



Space Needs Summary - Option 2 - New Facility on New Site

Village of Hoffman Estates - New Consilidated Public Works Facility

Location	Hoffman Estates, Illinois					
		Proposed				
Tag	Space Name	Qty	Length	Width	NSF	Programming Session Notes
A - Public Works Building - Administration						
A1	Director of PW Office	1	14' 0"	20' 0"	280	U-shaped desking configuration; keep small meeting table; large wall-mounted monitor, associated with meeting table; couch; overhead and undercounter storage at desk; no freestanding bookcases or file cabinets are needed; window to exterior.
A2	SCADA Room	1	10' 0"	10' 0"	100	Requires dedicated access without going through Water & Sewer Supt. Office, but, ideally, should remain proximal to A3 - Water & Sewer Supt. Office
A3	Water & Sewer Supt. Office	1	12' 0"	22' 0"	264	Keep U-shaped desking; separate bookcase needed for standards manuals and emergency response manuals; small meeting table (3) people; large wall-mounted display associated with table; window to exterior.
A4	Asst. Director Office	1	14' 0"	20' 0"	280	Officing arrangement should be a hybrid between director and superintendents; meeting table for 4-5 people; large monitor associated with meeting table; being directly adjacent to director would be beneficial; U-shaped desking arrangement; with one side having upper cabinets/shelves; no additional file space is needed; separate bookcase not needed - can store materials in upper and lower cabinets in workstation area; 3 display monitors at workstation; window to exterior.
A5	Conference Room	1	14' 0"	24' 0"	336	Provide seating for 8 people at central table; keep tucked back further into Admin space (more private); credenza type storage; display for video-conferencing; windows to exterior preferred but not mandatory.
A6	Waiting	1	14' 0"	12' 0"	168	Security for admin staff is top priority; provide contiguous counter with no glass above and no walk-through gate; open, more welcoming; service counter, not permanently staffed; admin workstations should be able to see service counter; rolling security gate/shutter desired.
A7	Open Office	1	40' 0"	26' 0"	1,040	Admin cubicles should have more privacy than current; keep current cubicle partition heights; sit-to-stand worksurfaces; less filing space needed; current worksurface area is good but should not be less than current; allow for (4) total cubicle spaces in admin area plus (2) additional counter type spaces for "touchdown" type work; no need for additional files in this area beyond what is currently contained within admin cubicles; GIS office (cubicle) could possibly happen in the future - it would be one of the 4 cubicles planned for this space; no Engineering offices would be located in PW
A8	Streets Supt. Office	1	12' 0"	22' 0"	264	Small meeting table (3) people; large wall-mounted display associated with table; U-shaped desking arrangement ; provide separate enclosed bookcase for standards manuals and emergency response manuals; 3 monitors at workstation; ability to cast to monitor above meeting table; window to exterior.

Space Needs Summary - Option 2 - New Facility on New Site

Village of Hoffman Estates - New Consilidated Public Works Facility

Location	Hoffman Estates, Illinois					
		Proposed				
Tag	Space Name	Qty	Length	Width	NSF	Programming Session Notes
A - Public Works Building - Administration						
A9	Asst. to PW Director Office	1	12' 0"	22' 0"	264	2 monitors on desktop; sit-to-stand worksurface; 3-person meeting table against wall with display above; flexibility is key for this space; U-shaped configuration for workstation; bookcase not needed but for flexibility space should be allocated.
A10	Facilities Supt. Office	1	12' 0"	22' 0"	264	Would like ability to cast to larger display on wall; keep arrangement same as other superintendents; L-shaped desk desired now but allow room for U-shaped to make office flexible; meeting table against wall under display; need secure storage for building keys (approx. 200 keys); (1) 2-drawer lateral file is only file storage needed (could be located under worksurfaces).
A11	Admin Break Area	1	16' 0"	15' 0"	240	Room with seating for 4 people; combined with kitchenette; counters, sink, fridge, microwave, coffee maker.
A12	Single-User Restrooms	3	8' 0"	7' 0"	168	Total of 3 single-user toilets desired; move away from immediate proximity to kitchenette and office areas;
A13	Workroom	1	18' 0"	16' 0"	288	Combined space fore copy/work area and office supplies storage; space for plotter, printer, paper cutter; center island (4'x6') with storage below; mailbox cubbies - plan for 20; additional counter and upper cabinets storage; VOHE to determine amount of file storage needed; need space for some temporary bulk storage of materials associated with Asst to Director responsibilities;
A14	Dead File Storage	1	12' 0"	15' 0"	180	Match size of Existing Dead File Storage room.
A15	Reception	1	12' 0"	6' 0"	72	Visitor's Lobby arrangement should be such that staff does not have to traverse the lobby to get to other areas of the building (as is the current arrangement). Adjacent to open office. Open office cubes man the reception counter.
A16	Large Conference Room	1	28' 0"	16' 0"	448	Seating for 16 at central table; plenty of room around perimeter; additional seating not needed; direct access from lobby as well as access from Admin suite; credenza type storage; display for video-conferencing; windows to the exterior
	Subtotal				4,656	
	Circulation Factor			**39%**	1,824	
					6,480	

Space Needs Summary - Option 2 - New Facility on New Site

Village of Hoffman Estates - New Consilidated Public Works Facility

Location	Hoffman Estates, Illinois					
		Proposed				
Tag	Space Name	Qty	Length	Width	NSF	Programming Session Notes
B - Public Works Building - Employee Support						
B1	Women's Toilet Room	1	26' 0"	12' 0"	312	2 toilets ; 2 lavatories; (1) 2-person wash sink
B2	Women's Lockers	1	16' 0"	12' 0"	192	(10) 2'x2'x6' lockers;
B3	Women's Shower /Changing	1	10' 0"	8' 0"	80	1 ADA needed
B4	Men's Toilet Room	1	36' 0"	16' 0"	576	4 toilets; 4 urinals; (2) 2-person wash sinks; 4 lavatories
B5	Men's Locker Room	1	36' 0"	30' 0"	1,080	Preferably adjacent to the heavy gear locker room; (75) 2'x2'x6' lockers
B6	Men's Shower/Changing Room	4	10' 0"	8' 0"	320	4 private shower/changing rooms desired.
B7	Training / Lunch Room	1	76' 0"	38' 0"	2,888	size for 80 persons in lecture format; dividable into separate 2/3-1/3 spaces;
B8	Existing Employee Lobby	1	35' 10"	13' 0"	466	Keep this function; time clocks; computer kiosks; meeting space to speak with contractor coming in
B9	Outdoor Patio					See G7, under Outdoor Facilities below.
B10	Kitchen / Vending	1	18' 0"	16' 0"	288	adjacent to 1/3 piece of Lunch/Training; space for wall seating; 2 refrigerators, 2 vending machines; 4 microwaves; 2 sinks; 1 range;
B11	Wash Down	1	12' 0"	12' 0"	144	Recessed floor drain with open floor grid. Tiled walls, drywall ceiling, with hot/cold hose connection and hooks on walls for hanging gear
B12	Laundry	1	12' 0"	6' 0"	72	Space for one residential washer and one residential electric dryer. (1) laundry sink
B13	Boot Drying	1	12' 0"	8' 0"	96	separate space near hose down room but not in hose down with (3)48 pair vertical boot drying rack systems
B14	Training Storage	1	16' 0"	16' 0"	256	Training table and chair storage with chair carts sized to accommodate all training/lunchroom tables and chairs.
B15	A/V Storage Room	1	8' 0"	8' 0"	64	(1) A/V rack to support training room A/V equipment. Ventilated rack.

Space Needs Summary - Option 2 - New Facility on New Site

Village of Hoffman Estates - New Consilidated Public Works Facility

Location	Hoffman Estates, Illinois					
		Proposed				
Tag	Space Name	Qty	Length	Width	NSF	Programming Session Notes
B - Public Works Building - Employee Support						
B16	Quiet/Phone Room	1	15' 0"	11' 6"	173	Employee quiet room for extended shift use or personal phone calls. (1) recliner and side table with wall mounted TV. Privacy Lockset with "in use" indicator; no bunk room required, continue current hotel program when required.
B17	Lactation Room	1	15' 0"	11' 6"	173	adjacent to women's locker room. Dedicated room with sink and under counter fridge. Recliner and side table with privacy lockset with "in use" indicator.
B18	Fitness Room	1	30' 0"	20' 0"	600	includes free weights, cardio, mat area, and wall mirrors.
B19	Heavy Gear Lockers	1	27' 0"	27' 0"	729	(40) 2'x2' deep open lockers (no doors); adjacent to hose down area;
	Subtotal				8,509	
	Circulation Factor			**38%**	3,263	
					11,772	
C - Public Works Building - Vehicle Garage						
C1	Vehicle Garage	1	410' 0"	206' 0"	84,460	Garage area capable of housing all vehicles desired to be stored inside in heated space.
					84,460	
C - Public Works Building - Vehicle Garage Mezzanine						
C2	Garage Mezzanine	1	408' 0"	36' 0"	14,688	Mezzanine above vehicle parking row immediately adjacent to Shop areas.
					14,688	

Space Needs Summary - Option 2 - New Facility on New Site

Village of Hoffman Estates - New Consilidated Public Works Facility

Location	Hoffman Estates, Illinois					
		Proposed				
Tag	Space Name	Qty	Length	Width	NSF	Programming Session Notes
D - Public Works Building - Shops						
D1	Carpentry Shop	1	30' 0"	26' 0"	780	Customer service; currently 1 desk and large central table; A/C and heat currently - would be nice to have in future; space for a few sheets of plywood and 4-6 mailbox posts and mailboxes would be nice;
D2	Supervisors Private Office	5	14' 0"	12' 0"	840	Adjacent to Storm Response Operations. One for each Division: Water & Sewer, Underground Construction, Customer Service, Traffic Operations, Forestry.
D3	Storm Response Operations	1	32' 0"	16' 0"	512	Currently in EOC; space for magnetic boards; (6) 55" displays would be minimum need for snow operations; all plowing vehicles have GPS on board; 2 supervisors, each with 20 drivers; room could also be used for a meeting; room would also be used for storm damage response; table for 20 people
D4	Customer Service Shop	1	30' 0"	22' 0"	660	3 Divisions: Water Meter, Fast Action, Locators. 8 Staff. Fast needs to be near other supervisors, they collaborate with Water and sewer frequently. Also need to be near line staff. Like idea of offices around a collaborative space. Storage required for meters, sand blaster, locator equipment, box, hydrometers, irrigation.
D5	Customer Service Shared Office	1	16' 0"	10' 0"	160	Desks for (3)MII's. 3 total 5' desks. Adjacent to Customer Service Shop and Water & Sewer Office.
D6	Sign Shop Office	1	17' 0"	13' 6"	230	(1)Large computer desk for sign design. (2) Large File Cabinets needed. Air conditioned and Humidity controlled.
D7	Sign Shop Fabrication	1	30' 0"	24' 0"	720	Plotter, air adjustable backlit fabrication worktable, cutting and weeding table, storage of rolled print materials. Air conditioned and Humidity controlled.
D8	Sign Shop Storage	1	17' 0"	15' 6"	264	Storage of blanks and finished signs. Sign posts stored in garage space. Sign Shop and Storage should be adjacent to the garage and open into garage.
D9	Water & Sewer Operations Shop	1	36' 0"	36' 0"	1,296	Storage of radios, electrical items, sump pump, dehumidifier, small generator, parts for larger generators. Want OH Door to outside. 3 phase power desired.

Space Needs Summary - Option 2 - New Facility on New Site

Village of Hoffman Estates - New Consilidated Public Works Facility

Location	Hoffman Estates, Illinois					
		Proposed				
Tag	Space Name	Qty	Length	Width	NSF	Programming Session Notes
D - Public Works Building - Shops						
D10	Water & Sewer Shared Office	1	16' 0"	15' 0"	240	Desks for (3)MII's & (3)MIII's. 6 total 5' desks
D11	Underground Construction Shop	1	52' 0"	36' 0"	1,872	Storage of water meters, brass, copper, trash pumps, hand tools. Need workstation to take apart hydrant. Racks for storage, space to pull in 3 trucks. Overhead door access to garage desired.
D12	Underground Construction Shared Office	1	16' 0"	10' 0"	160	Desks for (2)MII's & (1)MIII's. 3 total 5' desks
D13	Traffic Operations Shop	1	36' 0"	36' 0"	1,296	Pavement, Streetlights, and Storm sewer. Should be adjacent to Sign Shop. Storm Sewer Storage: chainsaws, cutoff saws, Pole Pruners, safety gear, fittings, bolts, chainsaw repair, lumber, concrete, backhoe implements, mini skid steer accessories. Pavement Storage: Paint machine, access to water line to fill truck. Street Light Storage: Lights, testing equipment, fixtures, spools of wire, dust bowl, street light banners, cameras, helical bases, seasonal lights, seasonal banners. Should be adjacent to a Mud Room
D14	Traffic Operations Shared Office	1	16' 0"	10' 0"	160	Desks for (3)MII's. 3 total 5' desks
D15	Forestry Shop	1	36' 0"	36' 0"	1,296	Need storage for tools: Chainsaws, shovels, rakes, cleaning supplies, wheelbarrows. Desire space for a workbench. Charging space for tools. Seed and matting. Many things like chippers and tractors stored at NOW Arena, desire is for this to be consolidated.
D16	Forestry Shared Office	1	16' 0"	10' 0"	160	Desks for (2)MII's & (1) future. 3 total 5' desks.
						Note: Shop areas should have outside access if not A/C
	Subtotal				10,646	
	Circulation Factor			**37%**	3,940	
					14,586	

Space Needs Summary - Option 2 - New Facility on New Site

Village of Hoffman Estates - New Consilidated Public Works Facility

Location	Hoffman Estates, Illinois					
		Proposed				
Tag	Space Name	Qty	Length	Width	NSF	Programming Session Notes
E - Public Works Building - Facility Services						
E1	Public Entry Vestibule	2	12' 0"	7' 6"	180	One entry for public works administration area; one entry for fleet maintenance areas.
E2	Janitor Closets	2	7' 6"	4' 0"	60	
E3	Employee Entry Vestibules	2	12' 0"	7' 6"	180	
E4	Public Restrooms	2	24' 0"	15' 0"	720	
E5	Elevator	1	12' 0"	10' 0"	120	Machine room not needed; anticipating machine-roomless (MRL) type elevator.
E6	Access Stairway	2	26' 0"	10' 0"	520	
E7	Single-User Restrooms	2	8' 0"	7' 0"	112	One for public adjacent to each public entry vestibule E1.
E8	Electrical Room	1	20' 0"	15' 0"	300	
E9	Mechanical Room	1	35' 0"	34' 0"	1,190	Boilers, pumps, domestic water heaters, controllers
E10	MDF/Server Room	1	15' 0"	12' 0"	180	
E11	Sprinkler Room	1	24' 0"	12' 0"	288	
	Subtotal				**3,850**	

Space Needs Summary - Option 2 - New Facility on New Site

Village of Hoffman Estates - New Consilidated Public Works Facility

Location	Hoffman Estates, Illinois					
		Proposed				
Tag	Space Name	Qty	Length	Width	NSF	Programming Session Notes
F - Public Works Building - Fleet Maintenance						
F1	Vestibule	0				See E1, above
F2	Mechanics' Lunchroom	0				Mechanics will use B7 Lunch/Training Room, above
F3	Exterior Access Toilet	0				Not needed
F4	Men's Lockers	1	17' 6"	11' 0"	193	
F5	Men's Toilet Room	1	31' 6"	10' 0"	315	
F6	Women's Lockers /Shower	1	14' 6"	10' 0"	145	Adequate for current and future needs, existing lockers will be replaced with larger ones.
F7	Women's Toilet Room	1	11' 0"	10' 0"	110	Adequate for current and future needs
F8	Training Room	1	11' 0"	10' 0"	110	Dedicated training room is needed for mechanics, due to nature and frequency of training; also used as meeting room.
F9	Auto Parts Storage	1	31' 6"	31' 0"	977	
F10	Pump Room	1	21' 0"	16' 6"	347	Bulk fluids storage; rated enclosure
F11	Waste Fluids Storage	1	8' 0"	6' 6"	52	Rated enclosure
F12	Receiving	1	22' 0"	14' 0"	308	
F13	Auto Parts Curator	1	15' 0"	14' 6"	218	Arranged to provide better control over parts counter and parts storage area.
F14	Auto Parts Counter	1	28' 6"	16' 0"	456	Provide additional computer stations for mechanics needing parts.
F15	Fleet Supervisor Office	1	14' 6"	12' 6"	181	Needs to maintain visual control of Vehicle Maintenance Bays.
F16	Light Tire Storage and Receiving	1	30' 0"	21' 0"	630	Additional storage and receiving area gained to improve
F17	Vehicle Maintenance Bays	4	78' 0"	24' 0"	7,488	(4) tandem bays (8 vehicle service locations) ; increased width of bays allows for better circulation around vehicles and permits more storage on floor between vehicles; one end of each tandem by opens into fleet garage.
F18	Tool Room	1	20' 0"	14' 6"	290	
F19	Battery Room	1	8' 0"	8' 0"	64	
F20	Hydraulic & Heavy Tire Room	1	59' 6"	29' 6"	1,755	Metal fabrication area; drill press; other equipment and material storage
F21	Janitor Closet	0				See E2, above

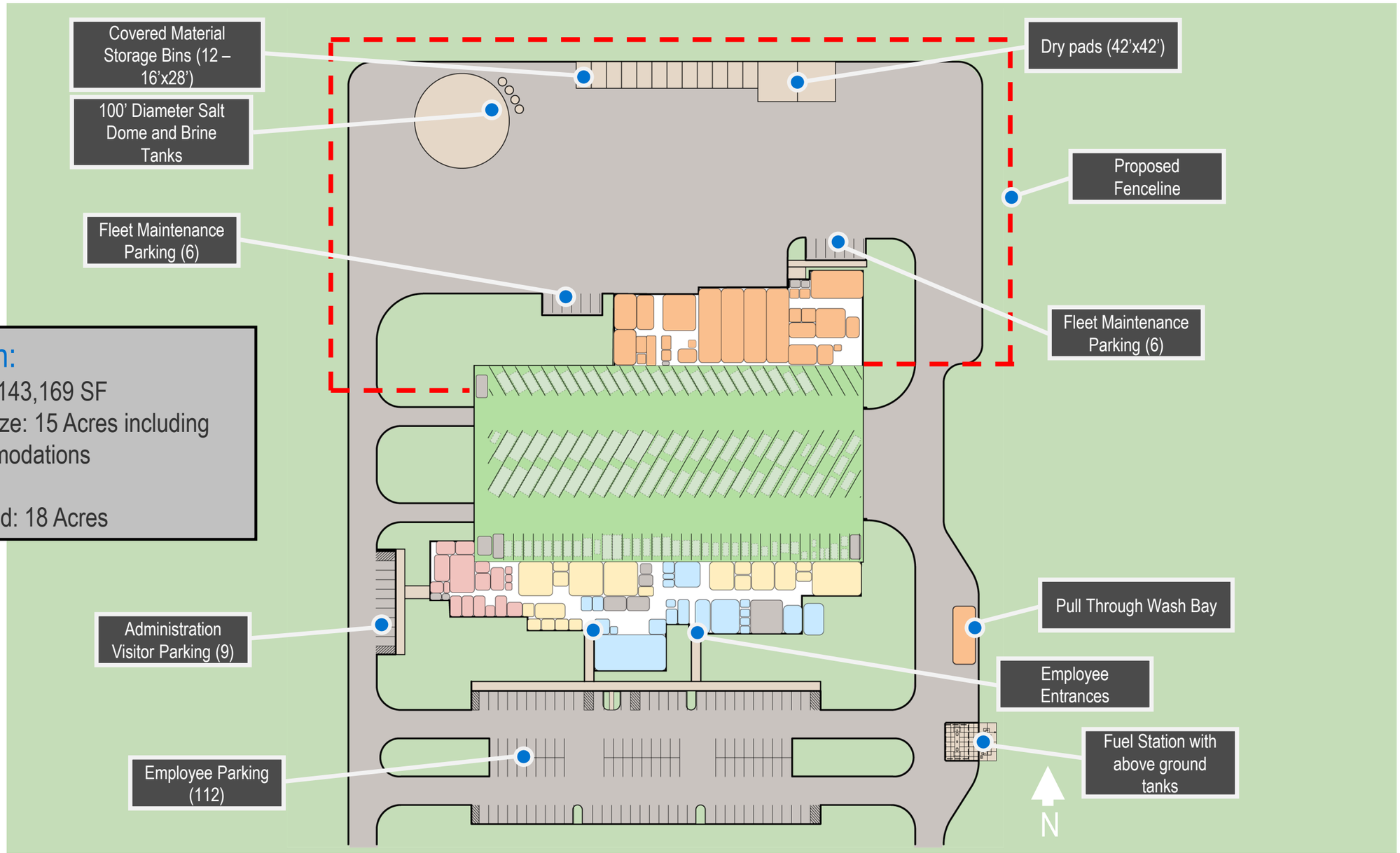
Space Needs Summary - Option 2 - New Facility on New Site

Village of Hoffman Estates - New Consilidated Public Works Facility

Location	Hoffman Estates, Illinois					
		Proposed				
Tag	Space Name	Qty	Length	Width	NSF	Programming Session Notes
F - Public Works Building - Fleet Maintenance						
F22	Welding (Upfit) Bay	1	38' 0"	35' 0"	1,330	
F23	Loader Storage Bay	1	36' 6"	18' 0"	657	This storage location is most proximal to salt dome and is secured behind perimeter fence.
F24	Wash Bay	0				Separate building, see G - Outdoor Facilities
F25	Upfit Bay	1	36' 0"	24' 0"	864	Desired to handle volume of upfit jobs and to provide 2 bays per mechanic.
F26	Upfit and Storage Bay	1	36' 0"	24' 0"	864	Desired to handle volume of upfit jobs and to provide 2 bays per mechanic.
F27	Mezzanine	1	36' 0"	24' 0"	864	Storage space primarily for components removed from police vehicles during upfit.
F28	Uniform Storage	1	11' 0"	10' 0"	110	Dedicated storage room desired near locker rooms for uniform supplier to deliver new uniforms. Moving existing uniform storage rack areas out of existing locker rooms allows recapture of that space for locker rooms.
F29	Men's Showers	1	10' 6"	9' 0"	95	Expanded to provide 2 showers and associated drying area.
F30	Restroom	0				Convenience restroom for drop-ins waiting for vehicles; see E7, above
F31	Waiting	1	10' 0"	9' 6"	95	For drop-ins to enter and wait; keeps drop-ins from entering maintenance bays; allows waiting area to be monitored by Supervisor.
	Subtotal				17,654	Does not include F27 Mezzanine square footage
	Walls and Circulation Factor			**25%**	4,367	
					22,021	
	Public Works Building Totals					
	Total Net Floor Square Footage:				**129,775**	Does not include C2 Garage Mezzanine or F27 Fleet Maintenance Mezzanine square footage.
	Overall Walls and Circ. Factor:			**10.32%**	**13,394**	
	Total Gross SF:				**143,169**	

	Total Mezzanine Square Footage:		**15,552**	Includes C2 Garage Mezzanine and F27 Fleet Maintenance Mezzanine.

Option 2 - Site Plan



Site Information:

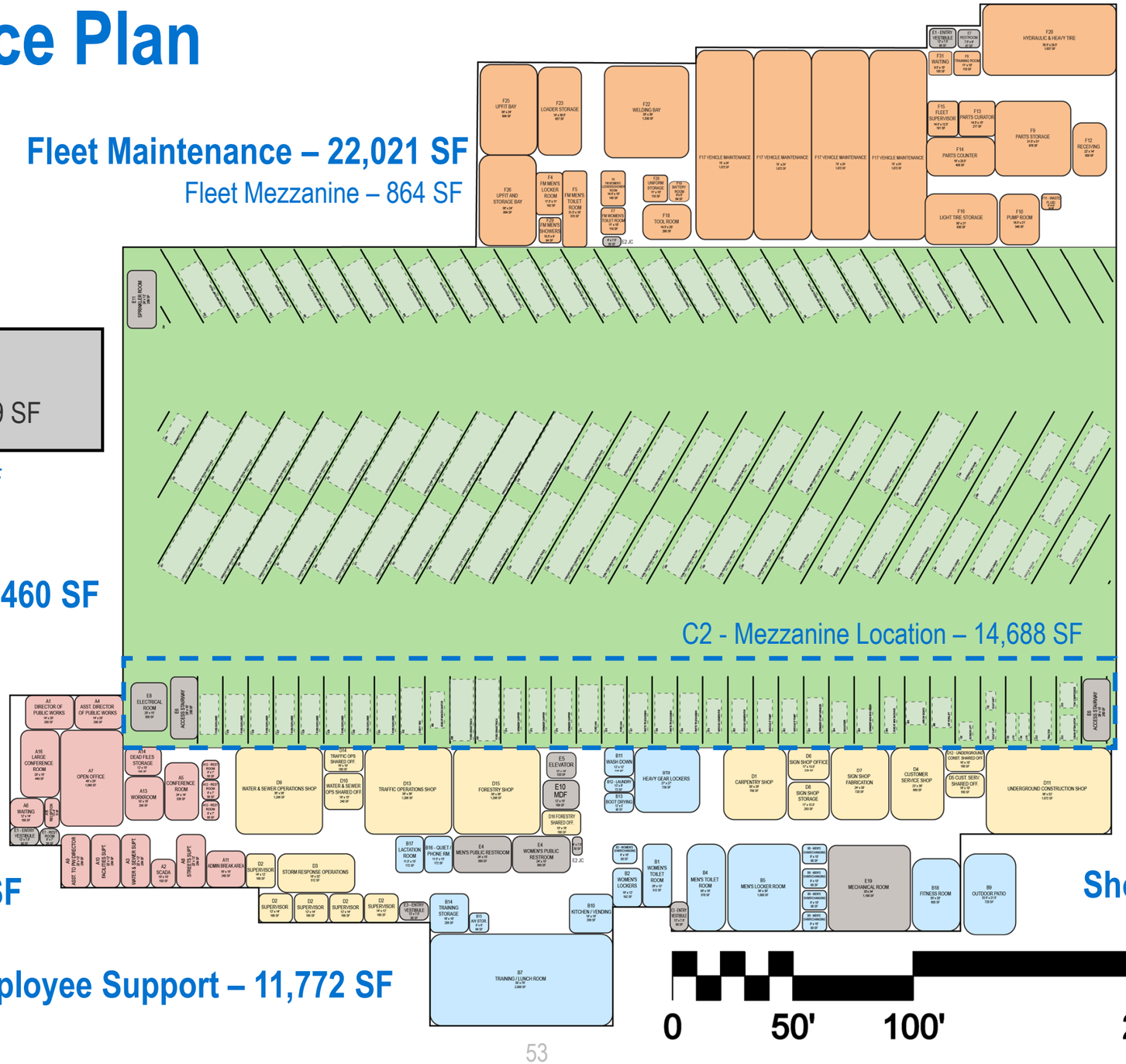
1st Floor Footprint: 143,169 SF
Proposed Parcel Size: 15 Acres including stormwater accommodations

Total Recommended: 18 Acres

Option 2 - Space Plan

Fleet Maintenance – 22,021 SF

Fleet Mezzanine – 864 SF



Building Information:

1st Floor Footprint: 143,169 SF

Mezzanine Footprint: 15,552 SF

Fleet Garage – 84,460 SF

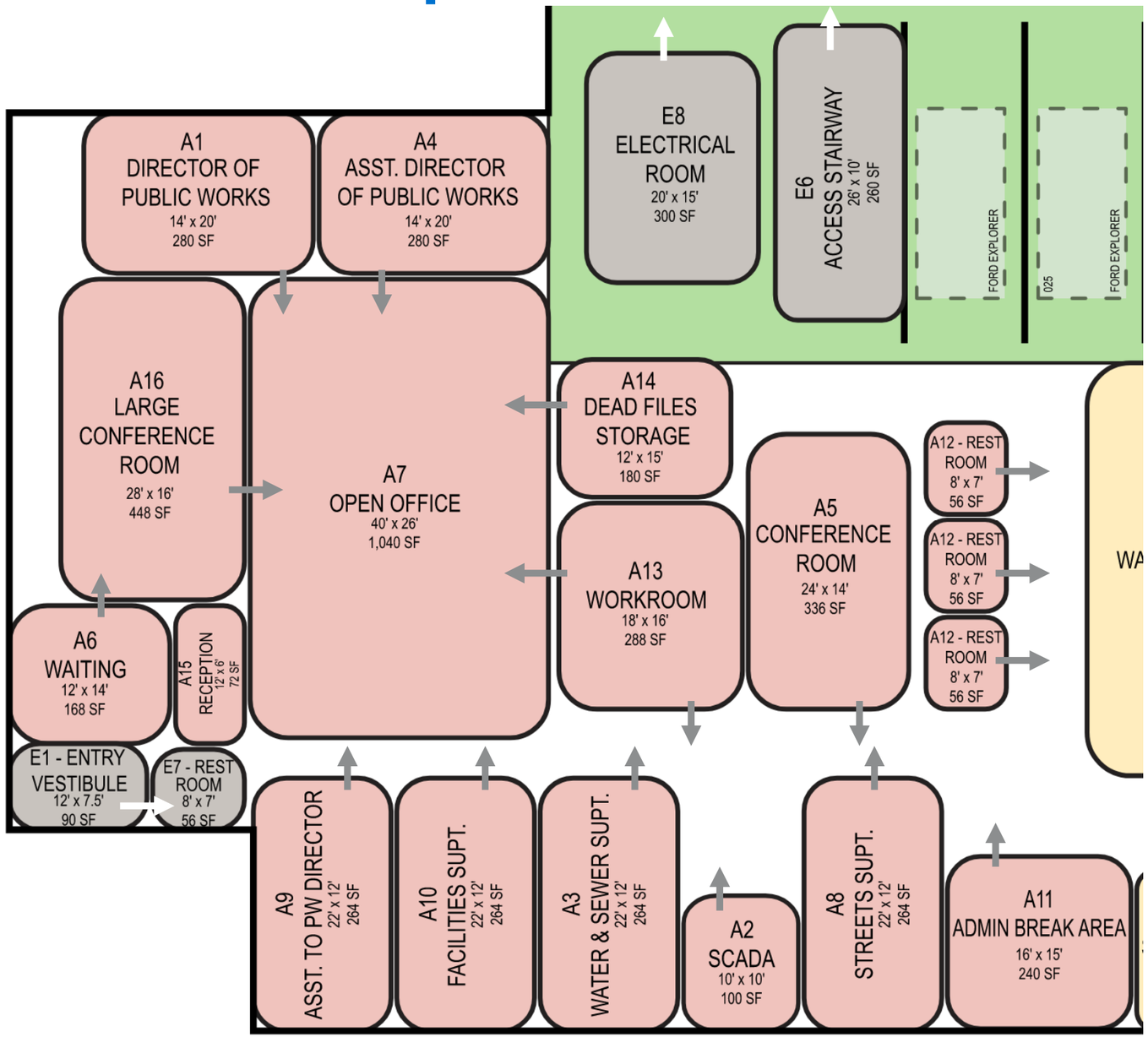
Admin – 6,480 SF

Employee Support – 11,772 SF

Shops – 14,586 SF

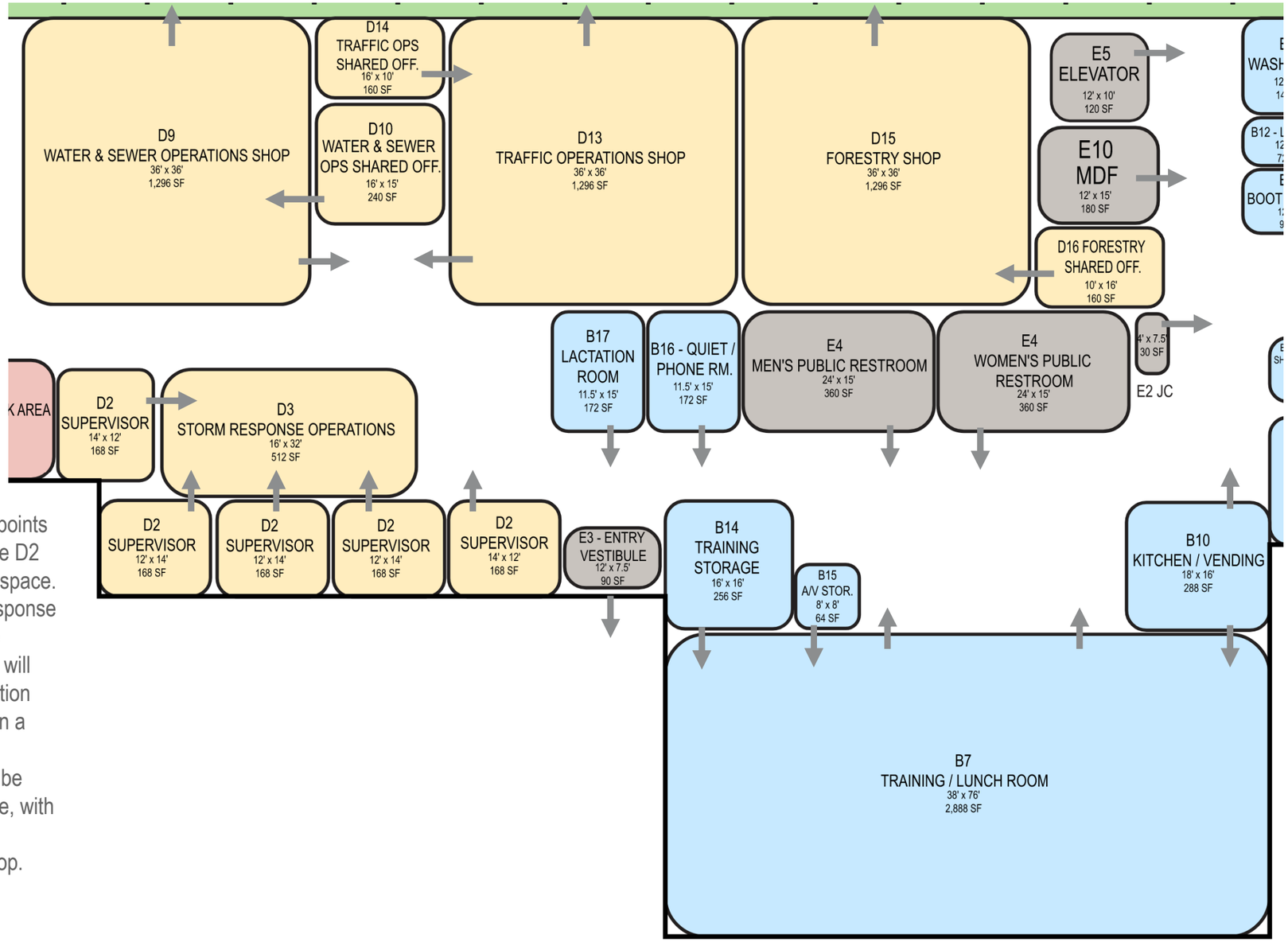
Option 2 - Administration Space Plan

- Public Entrance to the West to prevent Public traffic from entering the center of the building and having access to the employee areas. Separate visitor parking is available directly west of this location.
- A single user restroom is provided off the main lobby for guests, so they do not have to fully enter the building to access the restroom.
- A16 the Large Conference Room can be accessed from the waiting area or the open office, with controlled access, so vendors or public can meet with Public Works personnel without access to the workspace.
- The reception area serves as a control point for guests.
- Offices all have exterior walls providing opportunities for all to have windows.



Kluber Architects + Engineers

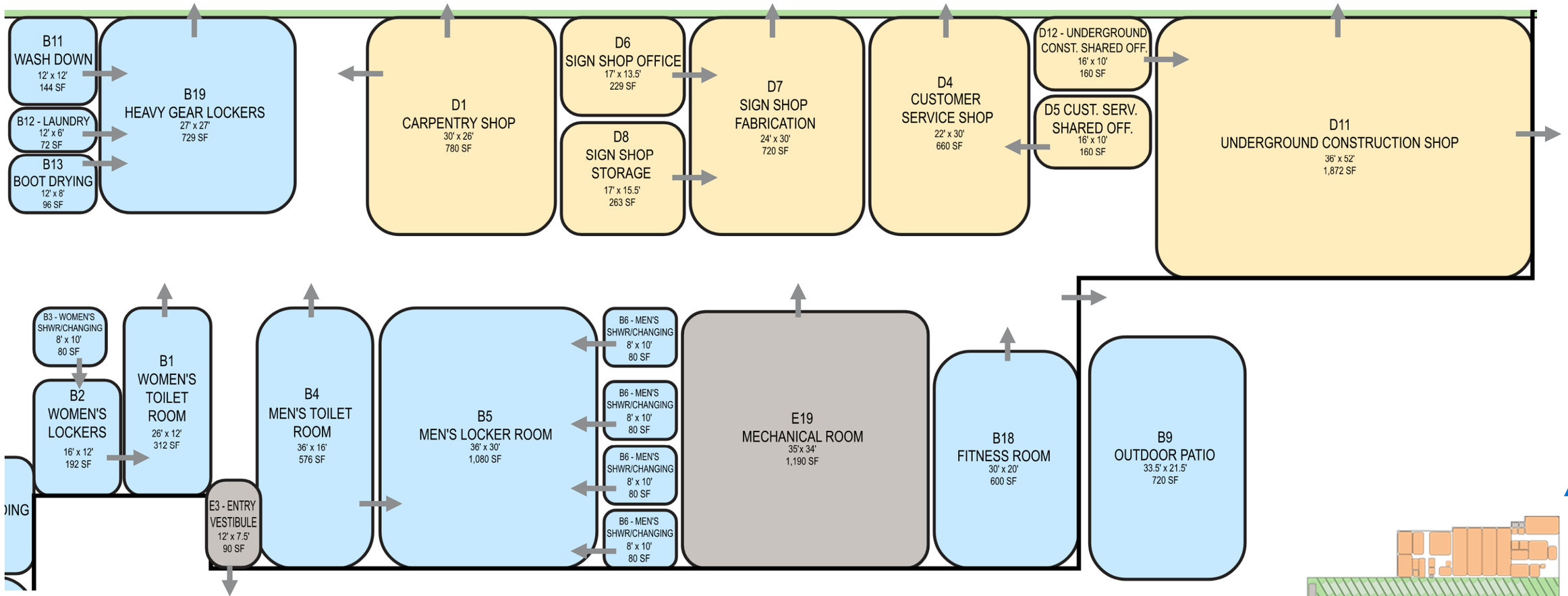
Option 2 - Shop Offices and Employee Support Space Plan



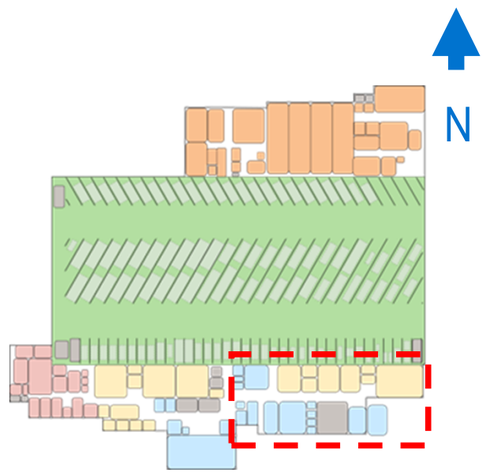
- The Training room is centrally located in the building, with necessary amenities adjacent(B10, B14, B15)
- E4 Public Restrooms are facilities available for large crowds and outside agencies, so guests do not have to access employee locker room spaces to use the restroom.
- E5 Elevator is provided near the center of the building, to allow access to the mezzanine and provides potential for second floor administrative expansion.

- D3 will have two access points off the hallway, and all the D2 offices will open into this space. It will serve as Storm Response Operations on applicable occasions, but the space will also serve as a collaboration hub for the supervisors on a day-to-day basis.
- The Shops will generally be accessed from the garage, with the Shared Offices being accessed through the shop.

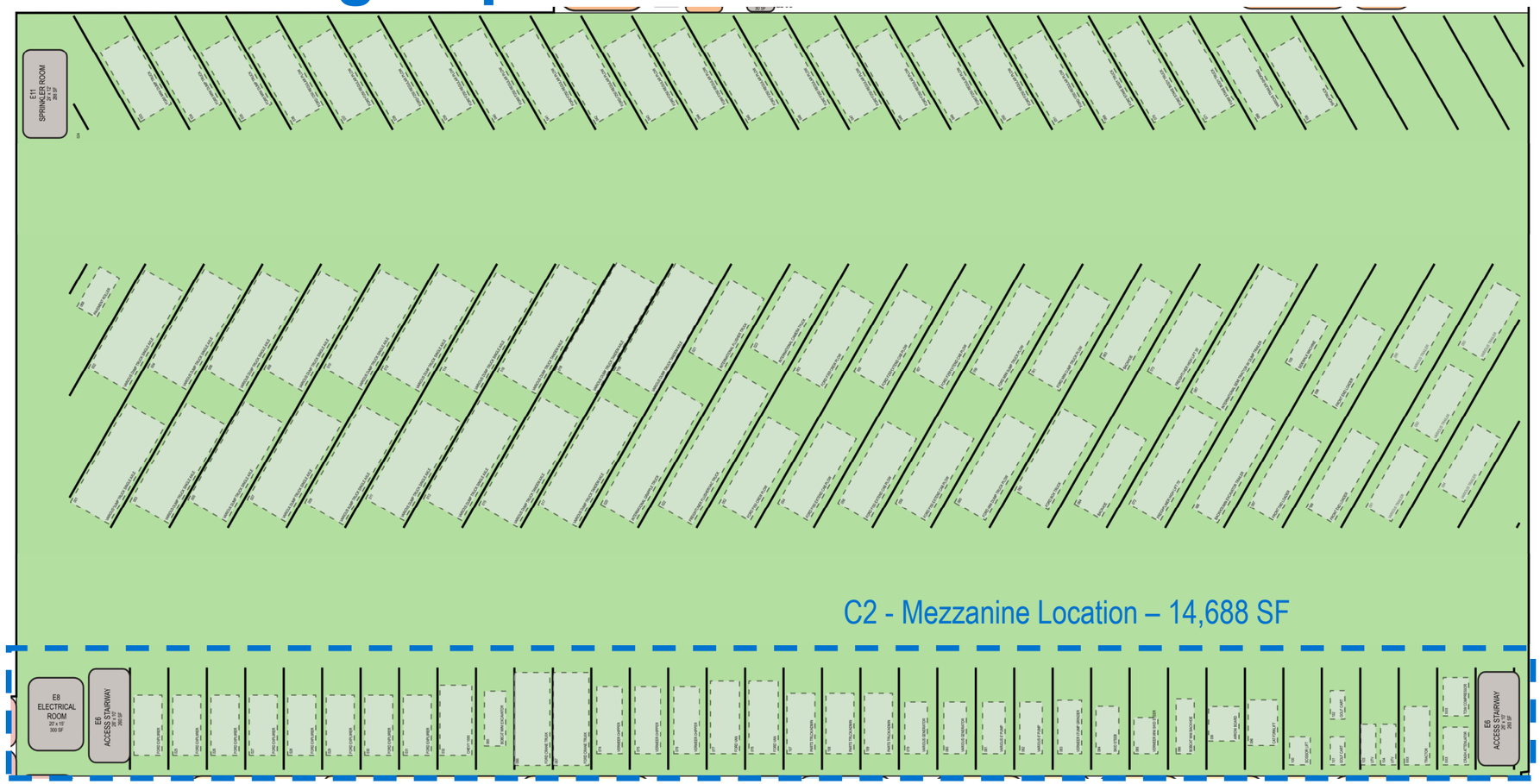
Option 2 - Shop Offices and Employee Support Space Plan

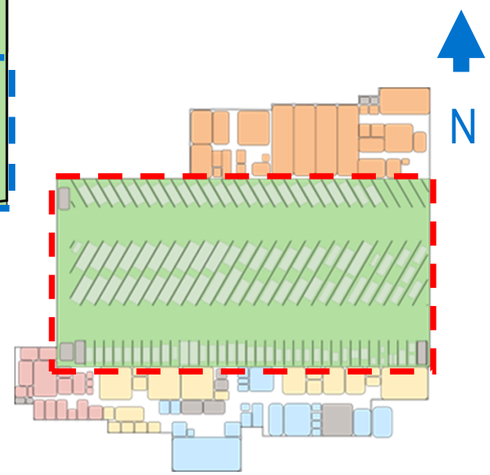


- Locker Rooms are centrally located in the building.
- Heavy Gear Lockers are accessed off the garage, with the Wash Down, Laundry and Boot drying being accessed from the Gear Locker Room for convenience.
- A large mechanical room for ample service space and building service storage.
- A Fitness Room and Outdoor Patio are provided for employee use.



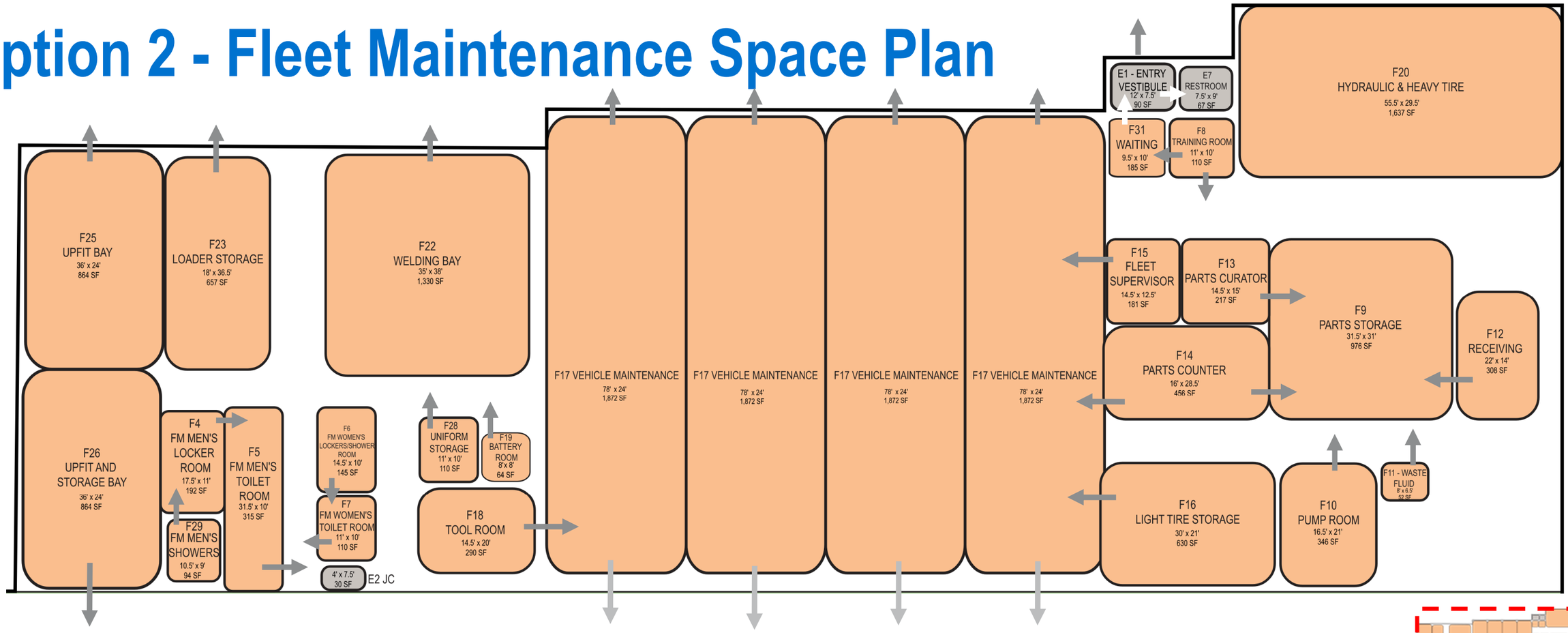
Option 2 - Garage Space Plan





- Dual lane drive through garage.
- South side has mezzanine with two access stairs.

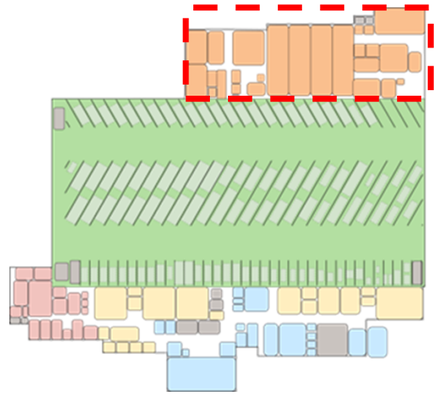
Option 2 - Fleet Maintenance Space Plan



- Upfit bays separated from maintenance bays to avoid dust and debris.
- Separate Fleet Maintenance locker rooms provided due to uniforms and nature of work. Uniform Storage provided for continued third party service.

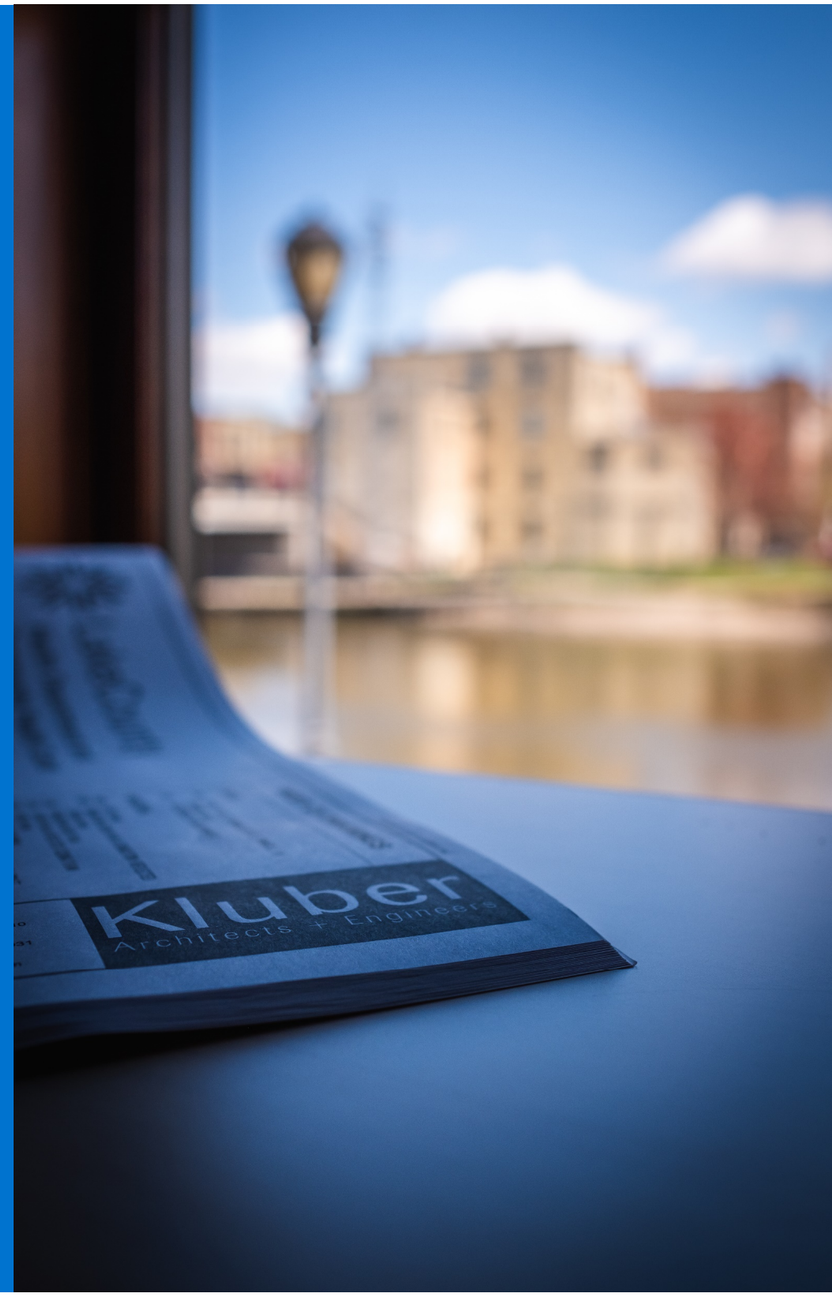
- Vehicle Maintenance bays pull head-in to the side of the main fleet garage. Overhead doors between Fleet Maintenance and the Fleet Garage provide the ability to pull through vehicles after service and prevent a dead end if the vehicle to the North is still in service.

- Fleet Maintenance administrative spaces to the East are similar in configuration to the existing layout, as preferred by the team.



Space Needs Comparison Summary

Side-by-side comparison of major project areas for each Option presented, together with a listing of major areas as they currently exist, for reference purposes.



Space Needs Comparison Summary

Location	Hoffman Estates, Illinois	Current Facilities	Expand/Remodel Existing Facilities	New Consolidated Facility
Tag	Program Area Name			
A	Administration	3,430	5,035	4,656
B	Employee Support	3,191	7,358	8,509
C	Fleet Garage	39,935	82,870	84,460
D	Shops	5,524	10,631	10,646
E	Building Services	1,641	4,154	3,562
F	Fleet Maintenance	14,951	18,511	17,654
Subtotal Net Floor Square Footage		**68,672**	**128,559**	**129,487**
Walls and Circulation		**6,407**	**10,916**	**13,394**
Total Gross Floor Square Footage		**75,079**	**139,475**	**142,881**
Total Mezzanine Square Footage		**135**	**12,995**	**14,688**

Preliminary Opinion of Probable Costs

Sub Heading

Caption



Preliminary Opinion of Probable Costs - Public Works - Option 1: Expand Existing Facilities

Project : Village of Hoffman Estates - Public Works Department Space Needs Study
Owner: Village of Hoffman Estates
Date: 2/2/2026
Proj. No.: 1623
Est. By: CDH/CJH/SKF

Item	Description	Total SF	Cost Range Per SF			Budget Range		
A	Building Construction: Public Works Building							
1a	Building Costs (A - PW Administration Areas - Addition)	3,316	$ 207	to	$ 221	$ 687,000	to	$ 733,000
1b	Building Costs (A - PW Administration Areas - Remodeling)	3,568	$ 149	to	$ 164	$ 532,000	to	$ 586,000
2a	Building Costs (B - PW Employee Support Areas - Addition)	852	$ 251	to	$ 270	$ 214,000	to	$ 231,000
2b	Building Costs (B - PW Employee Support Areas - Remodeling)	7,542	$ 156	to	$ 170	$ 1,177,000	to	$ 1,283,000
3a	Building Costs (C - PW Vehicle Garage - Addition)	42,343	$ 205	to	$ 224	$ 8,681,000	to	$ 9,485,000
3b	Building Costs (C - PW Vehicle Garage - Mezzanine Addition)	12,860	$ 105	to	$ 124	$ 1,351,000	to	$ 1,595,000
4a	Building Costs (D - PW Shop Areas - Addition)	13,016	$ 218	to	$ 237	$ 2,838,000	to	$ 3,085,000
4b	Building Costs (D - PW Shop Areas - Remodeling)	1,702	$ 150	to	$ 169	$ 256,000	to	$ 288,000
5a	Building Costs (E - PW Building Services Areas - Additions)	1,702	$ 200	to	$ 219	$ 341,000	to	$ 373,000
5b	Building Costs (E - PW Building Services Areas - Remodeling)	695	$ 175	to	$ 194	$ 122,000	to	$ 135,000
6	Building Costs (PW - Existing Areas Deferred Maintenance)	42,168	$ 42	to	$ 61	$ 1,772,000	to	$ 2,573,000
B	Sub-Total Public Works Building Construction Cost					$ 16,199,000	to	$ 17,794,000

Preliminary Opinion of Probable Costs - Public Works - Option 1: Expand Existing Facilities

Project : Village of Hoffman Estates - Public Works Department Space Needs Study
Owner: Village of Hoffman Estates
Date: 2/2/2026
Proj. No.: 1623
Est. By: CDH/CJH/SKF

Item	Description	Total SF	Cost Range Per SF			Budget Range		
B	Sub-Total Public Works Building Construction Cost					$ 16,199,000	to	$ 17,794,000
C	Building Construction: Fleet Maintenance Building							
1a	Building Costs (F - FM Admin and Receiving - Addition)	440	$ 207	to	$ 221	$ 92,000	to	$ 98,000
1b	Building Costs (F - FM Admin and Receiving - Remodeling)	1,179	$ 149	to	$ 164	$ 176,000	to	$ 194,000
1c	Building Costs (F - FM Employee Support - Addition)	646	$ 251	to	$ 270	$ 163,000	to	$ 175,000
1d	Building Costs (F - FM Employee Support - Remodeling)	1,235	$ 156	to	$ 170	$ 193,000	to	$ 210,000
1e	Building Costs (F - FM Maintenance Bay - Addition)	1,782	$ 315	to	$ 331	$ 562,000	to	$ 590,000
1f	Building Costs (F - FM Maintenance Bay - Mezzanine)	912	$ 105	to	$ 124	$ 96,000	to	$ 114,000
2	Building Costs (FM - Existing Areas Deferred Maintenance)	14,931	$ 42	to	$ 61	$ 628,000	to	$ 911,000
D	Sub-Total Fleet Maintenance Building Construction Cost					$ 1,910,000	to	$ 2,292,000
E	Sub-Total Public Works and Fleet Maintenance Building Construction Cost					$ 18,109,000	to	$ 20,086,000

Preliminary Opinion of Probable Costs - Public Works - Option 1: Expand Existing Facilities

Project : Village of Hoffman Estates - Public Works Department Space Needs Study
Owner: Village of Hoffman Estates
Date: 2/2/2026
Proj. No.: 1623
Est. By: CDH/CJH/SKF

Item	Description	Total SF	Cost Range Per SF			Budget Range		
E	Sub-Total Public Works and Fleet Maintenance Building Construction Cost					$ 18,109,000	to	$ 20,086,000
F	Site Development: Public Works Building							
1	PW Site Improvements (Allowance)	Allow				$ 4,100,000	to	$ 4,300,000
2	PW Accessory Structures - Material Storage (Allowance) - 12 Bins with roof	Allow				$ 665,000	to	$ 775,000
3	PW Accessory Structures - Outdoor Patio	1,313	$ 105	to	$ 124	$ 138,000	to	$ 163,000
4	PW Spoils and Dry Pads (Allowance)	Allow				$ 120,000	to	$ 130,000
G	Sub-Total Public Works Site Development Cost					$ 5,023,000		$ 5,368,000
H	Site Development: Fleet Maintenance Building							
1	FM Site Improvements (Allowance)	Allow				$ 200,000	to	$ 300,000
J	Sub-Total Fleet Maintenance Site Development Cost					$ 200,000		$ 300,000
K	Sub-Total Public Works and Fleet Maintenance Site Development Cost					$ 5,223,000	to	$ 5,668,000
L	Sub-Total Project Construction Cost (Lines E+K)					$ 23,332,000	to	$ 25,754,000

Preliminary Opinion of Probable Costs - Public Works - Option 1: Expand Existing Facilities

Project : Village of Hoffman Estates - Public Works Department Space Needs Study
Owner: Village of Hoffman Estates
Date: 2/2/2026
Proj. No.: 1623
Est. By: CDH/CJH/SKF

Item	Description	Total SF	Cost Range Per SF	Budget Range
L	Sub-Total Project Construction Cost (Lines E+K)			$ 23,332,000 to $ 25,754,000
M	Design Contingency (10% of Line L)			$ 2,334,000 to $ 2,576,000
N	Sub-Total Project Construction Cost with Design Contingency			$ 25,666,000 to $ 28,330,000
P	Construction Contingency (5% of Line N)			$ 1,284,000 to $ 1,417,000
Q	Sub-Total Project Construction Cost with Construction Contingency			$ 26,950,000 to $ 29,747,000
R	Fixtures, Furniture and Equipment (8% of Line N)			$ 2,054,000 to $ 2,267,000
S	Administrative Expenses (3% of Line N)			$ 770,000 to $ 850,000
T	A/E Fees (Allowance, Including Consultants)			$ 2,054,000 to $ 2,267,000
U	Total Soft Costs (Lines R+S+T)			$ 4,878,000 to $ 5,384,000
V	Total Project Budget			$ 31,828,000 to $ 35,131,000

Preliminary Opinion of Probable Costs - Public Works - Option 2: New Facility on New Site

Project : Village of Hoffman Estates - Public Works Department Space Needs Study
Owner: Village of Hoffman Estates
Date: 2/2/2026
Proj. No.: 1623
Est. By: CDH

Item	Description	Total SF	Cost Range Per SF			Budget Range		
A	New Building Construction:							
1	Building Costs (A - Administration Areas)	6,480	$ 207	to	$ 226	$ 1,342,000	to	$ 1,465,000
2	Building Costs (B - Employee Support Areas)	11,772	$ 251	to	$ 270	$ 2,955,000	to	$ 3,179,000
3	Building Costs (C - Fleet Garage)	84,460	$ 198	to	$ 212	$ 16,724,000	to	$ 17,906,000
4	Building Costs (C - Fleet Garage Mezzanine)	15,552	$ 105	to	$ 124	$ 1,633,000	to	$ 1,929,000
5	Building Costs (D - Shops)	14,586	$ 218	to	$ 237	$ 3,180,000	to	$ 3,457,000
7	Building Costs (E - Building Services)	3,562	$ 180	to	$ 193	$ 642,000	to	$ 688,000
6	Building Costs (F - Fleet Maintenance)	22,021	$ 315	to	$ 331	$ 6,937,000	to	$ 7,289,000
B	Sub-Total New Construction Cost					$ 33,413,000	to	$ 35,913,000

Preliminary Opinion of Probable Costs - Public Works - Option 2: New Facility on New Site

Project : Village of Hoffman Estates - Public Works Department Space Needs Study
Owner: Village of Hoffman Estates
Date: 2/2/2026
Proj. No.: 1623
Est. By: CDH

Item	Description	Total SF	Cost Range Per SF			Budget Range		
B	Sub-Total New Construction Cost					$ 33,413,000	to	$ 35,913,000
C	Site Development:							
1	Site Improvements (Allowance)*	Allow	$ 4,700,000	to	$ 5,000,000	$ 4,700,000	to	$ 5,000,000
2	Accessory Structures - Fuel Station (Allowance)	Allow	$ 415,000	to	$ 445,000	$ 415,000	to	$ 445,000
3	Accessory Structures - Salt Structure and Brine Tanks (Allowance)	Allow	$ 950,000	to	$ 995,000	$ 950,000	to	$ 995,000
4	Accessory Structures - Material Storage (Allowance) - 12 bins with roof	Allow	$ 665,000	to	$ 775,000	$ 665,000	to	$ 775,000
5	Accessory Structures - Wash Bay	1,968	$ 312	to	$ 326	$ 615,000	to	$ 642,000
6	Accessory Structures - Outdoor Patio	720	$ 105	to	$ 124	$ 76,000	to	$ 90,000
7	Spoils and Dry Pads	Allow	$ 120,000	to	$ 130,000	$ 120,000	to	$ 130,000
D	Sub-Total Site Development Cost					$ 7,541,000	to	$ 8,077,000
E	Sub-Total Project Construction Cost					$ 40,954,000	to	$ 43,990,000

Preliminary Opinion of Probable Costs - Public Works - Option 2: New Facility on New Site

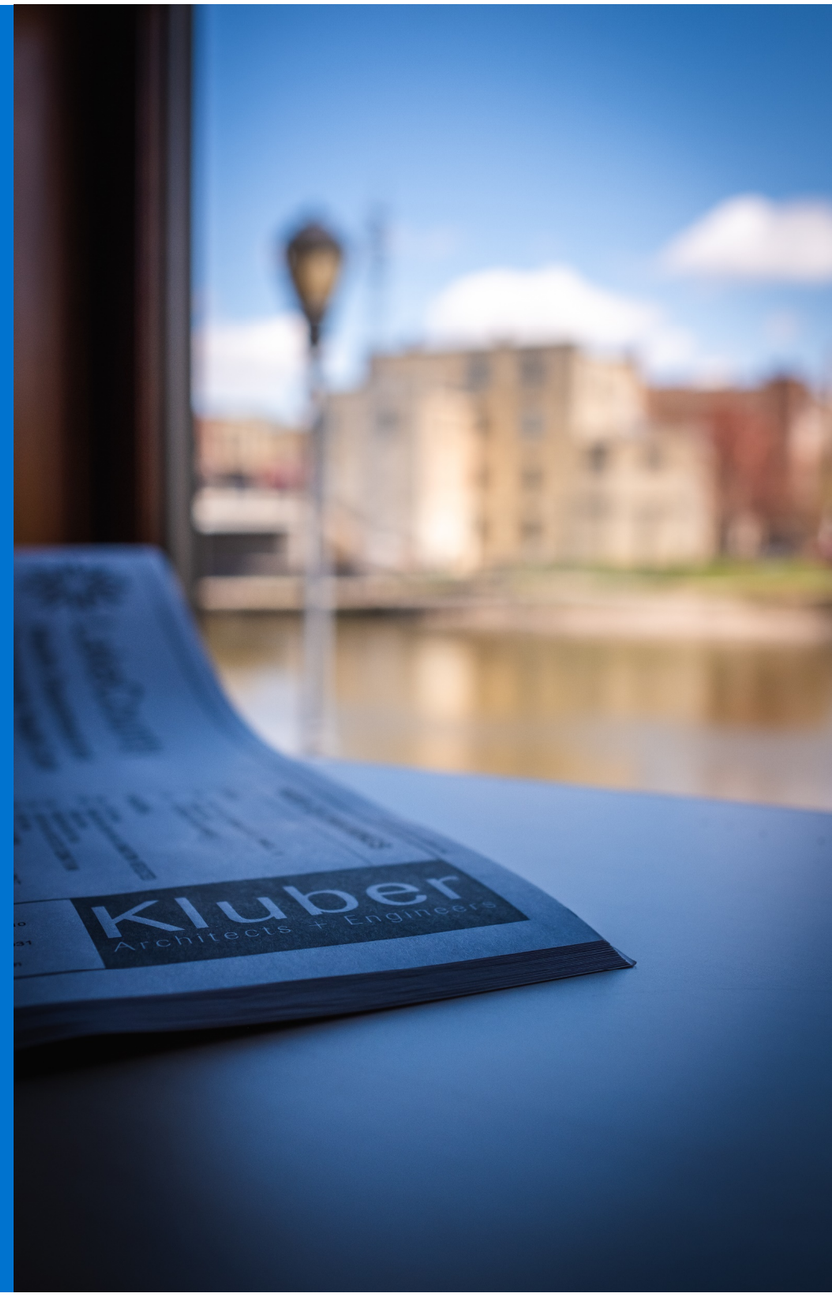
Project : Village of Hoffman Estates - Public Works Department Space Needs Study
Owner: Village of Hoffman Estates
Date: 2/2/2026
Proj. No.: 1623
Est. By: CDH

Item	Description	Total SF	Cost Range Per SF	Budget Range
E	Sub-Total Project Construction Cost			$ 40,954,000 to $ 43,990,000
F	Design Contingency (5% of Line E)			$ 2,048,000 to $ 2,200,000
G	Sub-Total Construction Cost with Design Contingency			$ 43,002,000 to $ 46,190,000
H	Construction Contingency (10% of Line G)			$ 4,301,000 to $ 4,619,000
J	Sub-Total Construction Cost with Const. Contingency			$ 47,303,000 to $ 50,809,000
K	Fixtures, Furniture and Equipment (5% of Line G)			$ 2,151,000 to $ 2,310,000
L	Administrative Expenses & Utility Connection Fees (2% of Line G)			$ 861,000 to $ 924,000
M	A/E Fees (Allowance, Including consultants)			$ 3,441,000 to $ 3,696,000
N	Total Soft Costs (Lines K+L+M)**			$ 6,453,000 to $ 6,930,000
P	Total Project Budget Including Soft Costs			$ 53,756,000 to $ 57,739,000

* Assumes good soil conditions on site and no environmental remediation. Excess soil to stay on site.
** Does not include land acquisition costs.

Appendix

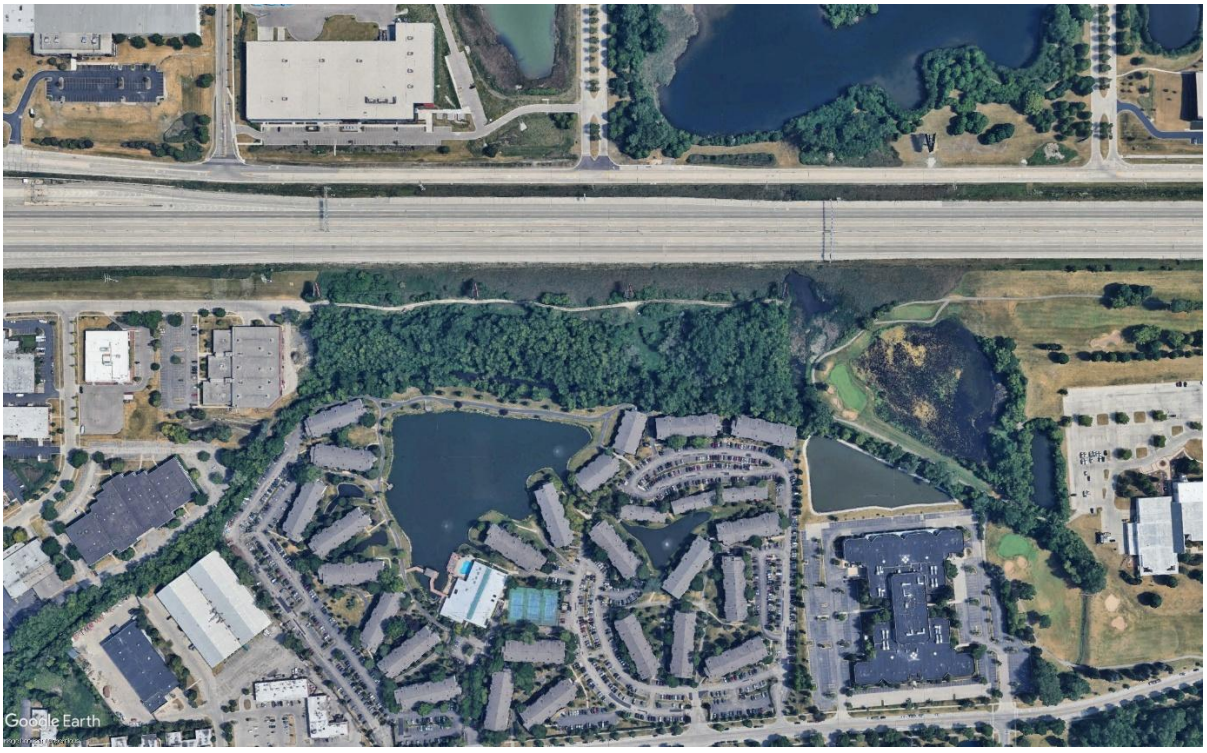
Due diligence report on newly acquired parcel to the east of existing Public Works Building property.



VILLAGE OF HOFFMAN ESTATES

PUBLIC WORKS DUE DILLIGENCE STUDY

2205 & 2295 PEMBROKE AVENUE



BY: MELANIE CAROLLO

ENGINEERING DUE DILINGENCE STUDY

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INTRODUCTION

The Village of Hoffman Estates is investigating the properties of 2205 and 2295 Pembroke Avenue as a potential location for the expansion of the existing Public Work property located directly to the west at 2305 Pembroke Avenue. The scope of the work is undetermined and will be investigated further by the architect's feasibility study. The purpose of this study is to compile information on the area and determine the buildable area on the properties, as well as any significant obstacles or general information needed to build on the site.

EXISTING CONDITIONS

GENERAL SITE INFO

The site under investigation is approximately 10.19 Acres. The site is currently heavily wooded with the East Brach of Polar Creek running directly through the southern portion of the site. Located on the eastern half of the site, an existing 10" Village sanitary force main cuts north south through the site.

A hotel development was proposed on the site in 2007 that did not get developed. The record plans for this development are included in Appendix G. The plan includes the approximate topography and floodplain elevation at that time for reference. As well as showing how they designed the property to function given numerous site restrictions.

ZONING

The property is zoned as M1 – Manufacturing District. The proposed use of this property will likely fall under Municipal, which is considered a special use for M1 zoning. However, this use is highly likely to be supported and approved. The M1 district permits a maximum building height of 45 feet and a front yard setback along the western property line of 30 feet. Should the building be an addition spanning the property line between 2205 Pembroke Avenue and the existing public works building, the properties will need to be replatted and consolidated. Otherwise, the south side yard building setback would be 50 feet. The maximum floor area ratio is 1.5. Per discussions with planning a landscape buffer from the properties to the south would be ideal to maintain. This will likely easily be maintained by staying outside the heavily wooded and vegetated 50-foot wetland buffer zone.

FLOODPLAIN

Both the existing Public Works site and the area to the east being investigated for feasibility to build on are encumbered by floodplain. Within Appendix A the FIRMETTE for property is included. This shows the approximate floodplain boundary and the cross-section elevations. In Appendix B, the flood profile is included, which provides a more detailed view of the 100-year flood elevations. Along the west property line of the site the base flood elevation (BFE) is around 789.8 and continues to rise to 790.6 at the east property line. Conservatively in the Exhibits in Appendix F, the elevation 790.0 is used on the west side of the site and 791.0 is used to the east side of the site to show the floodplain boundary.

WETLAND

The south portion of site contains a riverine wetland that will likely be under the US Army Core of Engineer's (USACE) jurisdiction due to being connected to the East Branch of Poplar Creek. An additional wetland also likely under the jurisdiction of USACE is shown along the east property line consisting of a freshwater pond and freshwater emergent wetland. These wetlands were determined from the US Fish and Wildlife Services Wetland Mapper and can be found in Appendix C. The typical buffer required for a riverine wetland can range depending on the quality of the wetland that will be determined by a specialist. This property will require a wetland determination to get the exact boundary and buffer. Keep in mind these determinations must be completed during the growing season, which is typically from April to October.

A 50' wetland buffer is approximated within the exhibit in Appendix F. This boundary can be used for determining the buildable area within the parcel. The buffer aligns closely with the floodplain boundary, and it should be assumed for the early planning stages that nothing may be built within the buffer unless buffer averaging and wetland mitigation will be a part of the plans. Further investigation into the wetlands should be anticipated in the schematic design phase prior to progressing further.

SOIL TYPE

Per USGS NRCS soil survey, approximately 60% of the site is silty clay loam and 37% is Muskego and Houghton mucks. The 37% of mucks is the most concerning and is shown in yellow in Appendix D. This area is concentrated on the northern portion of the site and is likely concentrated within the area within floodplain. These are typically weak organic soils not suitable for building on. Soil borings should be obtained within the schematic design phase to help determine the boundary of these soils and depths.

Note in Appendix H which includes the force main plans for the property, it notes “EXIST PEAT” in the cross section. This is an indication of bad organic soils in the area as well.

TOPOGRAPHY

This site has a steeper slope along the south property line heading downward towards the East Branch of Poplar Creek. A large portion of the area with steep slopes will not be constructable due to being in floodplain. The elevations above the BFE for the site range from 790-800. The high points of the site are in the middle of the west side of the site. There are several mounds throughout the middle of the site going from west to east. Further east, the mounds only reach an elevation of 795 to 797. For reference, the existing public works building is approximately located at an elevation of 793 with the grade at Pembroke Avenue being around 790 at the northwest corner of the site.

EASEMENTS

On the northern portion of the site, north of the gravel drive, there are 4 individual easements for 4 billboards located along the I-90 right-of-way. The gravel drive was originally placed as a temporary access drive for the billboards within the easement. Temporary access will need to be maintained to the billboards and any scope planned for the site should not inhibit access to these billboards. Appendix I includes record plans for the temporary access drive that may or may not have been built per plan. No record drawings of the final built condition are available. Note that temporary access may need to be further negotiated as it currently does not appear to be covered within the easement agreement.

A 20-foot easement for the existing force main is located within the property. This easement is shown in Appendix G marked up on the record force main plans. This easement goes through the entirety of the property from north to south following for force main. The Village will require 15 feet horizontal clearance from the force main easement to any structures.

Along the southern property line near Poplar Creek, there is a 10-foot easement for the Village fiber optic line. This appears to be located within the floodplain and wetland buffer boundary and will not be impacted by the proposed scope. Appendix J includes an exhibit showing the easement for the fiber.

RECORD DOCUMENTS

Minimal records are available for the property, but the existing public works site has a record MWRD permit. Important sheets from the record permit can be found in Appendix E. The record permit shows that there is no existing detention provided for the public works site. The existing pond to the south of the building is a compensatory storage basin and contains no volume for detention. The document also shows the sanitary structure directly to the south of the building is a waste oil storage tank.

Record documents are included in Appendix H for the force main that cuts through the property. Exhibit 2 in Appendix F shows the force main location for reference.

Additionally, record plan documents for the temporary access gravel drive through the property can be found in Appendix I.

PROPOSED CONDITIONS

BUILDABLE AREA

The building area of the site is limited by significant elevation changes, flood plain, and wetland. An exhibit that can be found in Appendix F that shows the boundaries for the floodplain and the wetland buffer. It should be assumed that all buildable area must remain outside these areas. Setting structures further outside those zones will be important as there must be room to provide grade changes for the freeboards described further in the grading section. Should the development areas encroach into the floodplain compensatory storage will be required to be. Therefore, it should be assumed that from the flood boundary, the building will need around 25 feet of buffer to reach the elevations required for the finish floor elevation. The topography of the site is already at about a 4:1 slope coming up from the creek area. Once outside the floodplain, this may be steepened to a maximum of a 3:1 slope.

The soil conditions may also be a consideration for the buildable area. Refer to the soil type section for descriptions of areas of concern. A Geotech report will better define these soils and the exact areas and depths impacted.

Note watermain is located to the east of the existing public work building and should this area be developed, the main and potentially hydrants servicing this building may be required to be relocated. The watermain is shown in cyan on the Exhibits in Appendix F.

GRADING

The finish floor elevations of any new facility will be dictated by a couple items. The first item being access to any new facilities would likely be coming off Pembroke and the grade change achievable from extending Pembroke Avenue would be dictating the finish floor elevation. The existing grade at the end of Pembroke at the northwest corner of the site is around 790. The next more restrictive item would be having the finish floor above the BFE ranging from 789.8-790.6 with at least 18 inches of freeboard. Additionally, there must be a surface overflow for the site that provides a minimum of 18 inches of freeboard from the finish floor elevation. Note this must be kept entirely on the surface and no oversized pipes for the 100-year storm will be accepted.

Ideally the building should be put as high as possible without having to place fill within the floodplain. This will allow the area to drain better to the proposed detention facility that will then be discharged into the creek. Given the western area is naturally the highest, it will be best to concentrate the structures to the west and place any stormwater detention or equipment yards to the east.

UTILITY CONNECTIONS

STORM

The storm sewer will not have a direct connection but will instead discharge into the East Branch of Poplar Creek via a discharge pipe within the slopes. This discharge will provide plenty of depth to accommodate the stormwater detention and site drainage.

SANITARY

There are two options concerning the sanitary sewer:

1. Connect into the existing public work service downstream of the oil tank noted on the record drawings in Appendix E.
2. Coordinate with Village ongoing effort to replace the force main in this area and extend the gravity sewer further north into the property. The timing for this effort is currently undetermined but should be discussed as the design progresses.

WATER

A water connection is available along the west property line of the site. This 10” watermain would require a pressure connection for the new building service. Per the Village GIS information, the main is notes as ductile iron. Refer to Appendix F to see the available water main.

STORMWATER DETENTION

Site detention for the property would likely be located in the eastern portion of the site and discharge directly into the creek. Due to the discharge location likely being below the BFE, a 0.00 cfs release rate must be utilized when designing the stormwater detention. The basin must have enough volume to contain the entirety of the stormwater volume without discharging any amount of rainfall as it must be assumed that the discharge location will be blocked with water due to being within the floodplain. This condition will require a substantially larger detention basin compared to a typical development.

Detention may need to be located in the location of the existing Village force main. This determination must be made early on to coordinate the effort of relocating the force main with the Village's ongoing effort to replace the force main. However, per Appendix H the force main elevation should not exceed 787, which is likely below the outlet elevation for the detention basin. Therefore, the force main may be able to remain below the basin if encased and protected per MWRD requirements.

As stated previously, there is no detention currently provided for the existing public works building. Should this area be redeveloped, all new detention would now be required for the property. The areas that would now require detention would be anything that the MWRD would not consider maintenance. Non-maintenance areas would include areas changing from pavement to building, new impervious areas being developed, and significant changes in grading or drainage patterns any part of the site. All such changes would be considered development and have detention requirements associated with it if the total development area exceeds 0.50 acres.

For early design purposes, a storage of 0.75 acre-feet/acre of development is recommended. The development area will also include the detention basin area.

VOLUME CONTROL

While volume control is typically found at the bottom of a surface detention basin, when possible, this will likely not be feasible for this site. Volume control must be located a minimum of 18 inches above the seasonal high ground water table. Due to being adjacent to flood plain, this elevation is likely high and will be constrictive for the site. It is recommended to obtain a geotechnical study early in the schematic design phase to determine the feasibility as well as the approximate elevation volume control may be placed at.

Options for volume control may include items such as permeable pavers, rain gardens, bioswales, or an underground stone infiltration facility. These facilities must be sized for 1

inch of volume control per acre of impervious area installed on the site. The volume for any impervious area installed on the existing Public Works site since 2013, including new impervious area with the project would also need to be included in this requirement as it was not previously required under previous ordinances with the MWRD.

The volume required will be calculated by dividing the total square footage of impervious area proposed by 12 to get the required volume in cubic feet. Note any existing impervious area that is being maintained to match existing conditions does not need volume control provided for it.

All new impervious area as part of the areas considered development for the existing public works site will also require volume control. This requirement is triggered when there is 0.10 acres of new impervious installed on the site. Similar to the detention acreage trigger, if work on the site is done in conjunction with the adjacent property, the total property holdings new impervious acreage will be utilized.

FLOOD PLAIN AND COMPENSATORY STORAGE

Given the site has floodplain, consideration must be given for the finish floor elevations. If the building is developed outside of the floodplain, 18 inches of freeboard must be maintained from the BFE and any onsite overland flow paths. The lowest finished floor elevation would be 792.50.

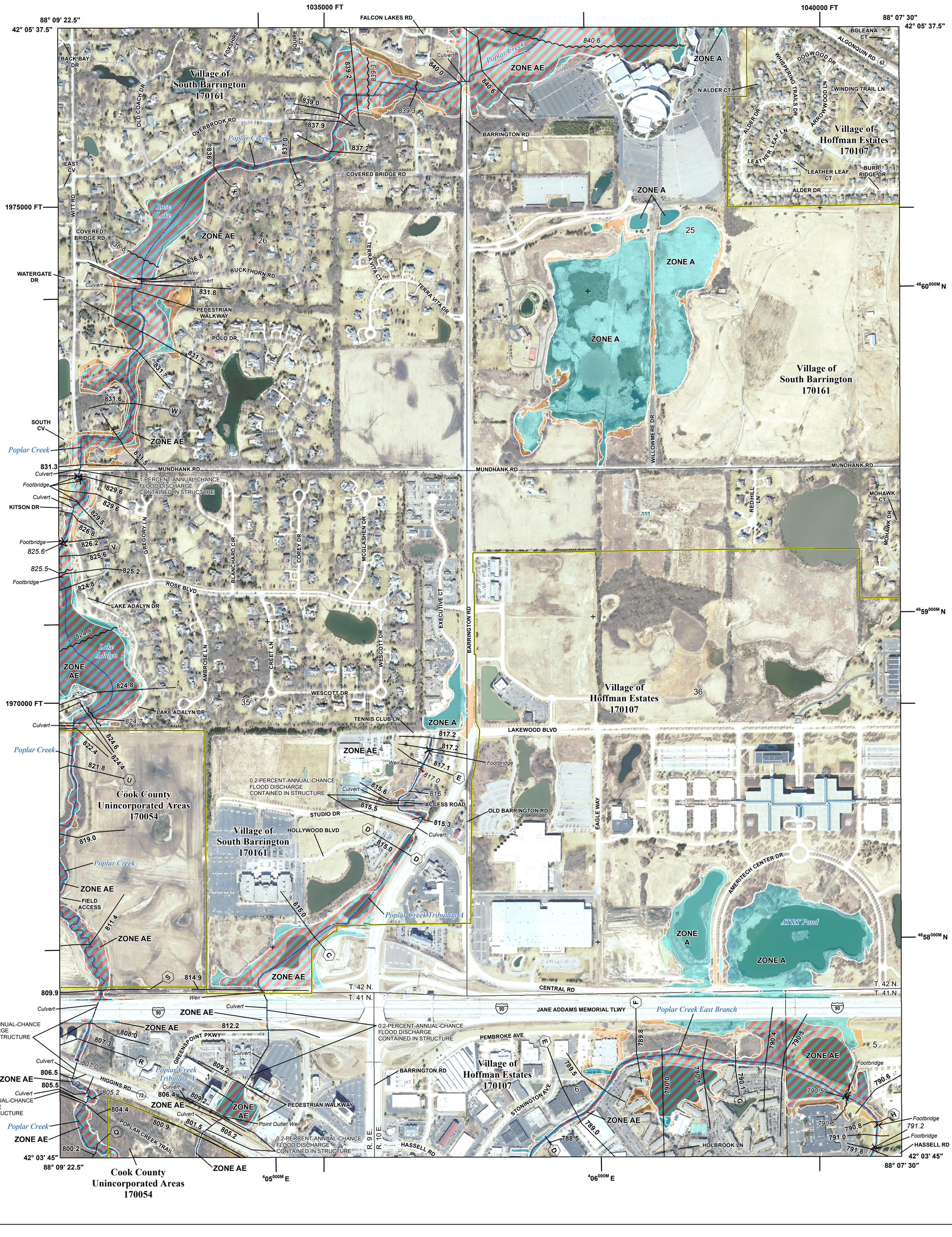
If a building is constructed on fill within the floodplain, Village code requires that the finish floor elevation of the building be a minimum of two and a half feet higher than the BFE. This would require the elevation to be at a minimum 793.50.

Compensatory storage is defined by the MWRD as “An excavated volume of storage used to offset the loss of existing flood storage capacity when fill or structures are placed within the floodplain.” Should this project begin to encroach on the floodplain and require fill to be placed to achieve the grades needed for the development, a volume equivalent to 1.5 times the flood storage volume lost below the BFE will be required. The 1.5 times amount is a requirement of the Village of Hoffman Estates and will govern over MWRD’s required amount of 1.1 times. Note storage replacement must be done at similar elevations to the storage that was filled. It is likely this project will only impact storage between the 10-year and 100-year flood elevations. Therefore, compensatory storage will need to be provided between those elevations as well.

The area to the east of the property will likely be optimal for compensatory storage. This storage can be provided by expanding the existing flood plain boundary or enlarging the proposed detention basin.

APPENDIX

APPENDIX A – FIRMETTE



FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT HTTPS://MSC.FEMA.GOV

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee See Notes *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Dam, Jetty, or Weir
- Levee, Dike or Floodwall

OTHER FEATURES
- A 718.7 / 717.5 Cross Sections with 1% Annual Chance Water Surface Elevation (BFE)
- 12 Coastal Transect
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature
- 512 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary

NOTES TO USERS

For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with this FIRM, including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Mapping and Insurance eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Flood Map Service Center website at https://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website.

Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM Index. These may be ordered directly from the Flood Map Service Center at the number listed above.

For community and countywide map dates refer to the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

Base map information shown on this FIRM was provided in digital format by the Cook County Board of Commissioners. This information was derived from digital orthoimagery at a spatial resolution of 0.5 foot from aerial photography dated 2019.

ILLINOIS
Illinois State Water Survey
PRAIRIE RESEARCH INSTITUTE

SCALE

N

Map Projection:
State Plane Illinois East; FIPS 1201; North American Datum 1983 HARN; Transverse Mercator Projection; Vertical Datum: NAVD88

1 inch = 500 feet 1:6,000

0 500 1,000 2,000 feet

0 125 250 500 meters

PANEL LOCATOR

*PANEL NOT PRINTED

FEMA

National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

COOK COUNTY, ILLINOIS
and Incorporated Areas

PANEL 159 OF 832

FEMA

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
COOK COUNTY	170054	0159	K
HOFFMAN ESTATES, VILLAGE OF	170107	0159	K
SOUTH BARRINGTON, VILLAGE OF	170161	0159	K

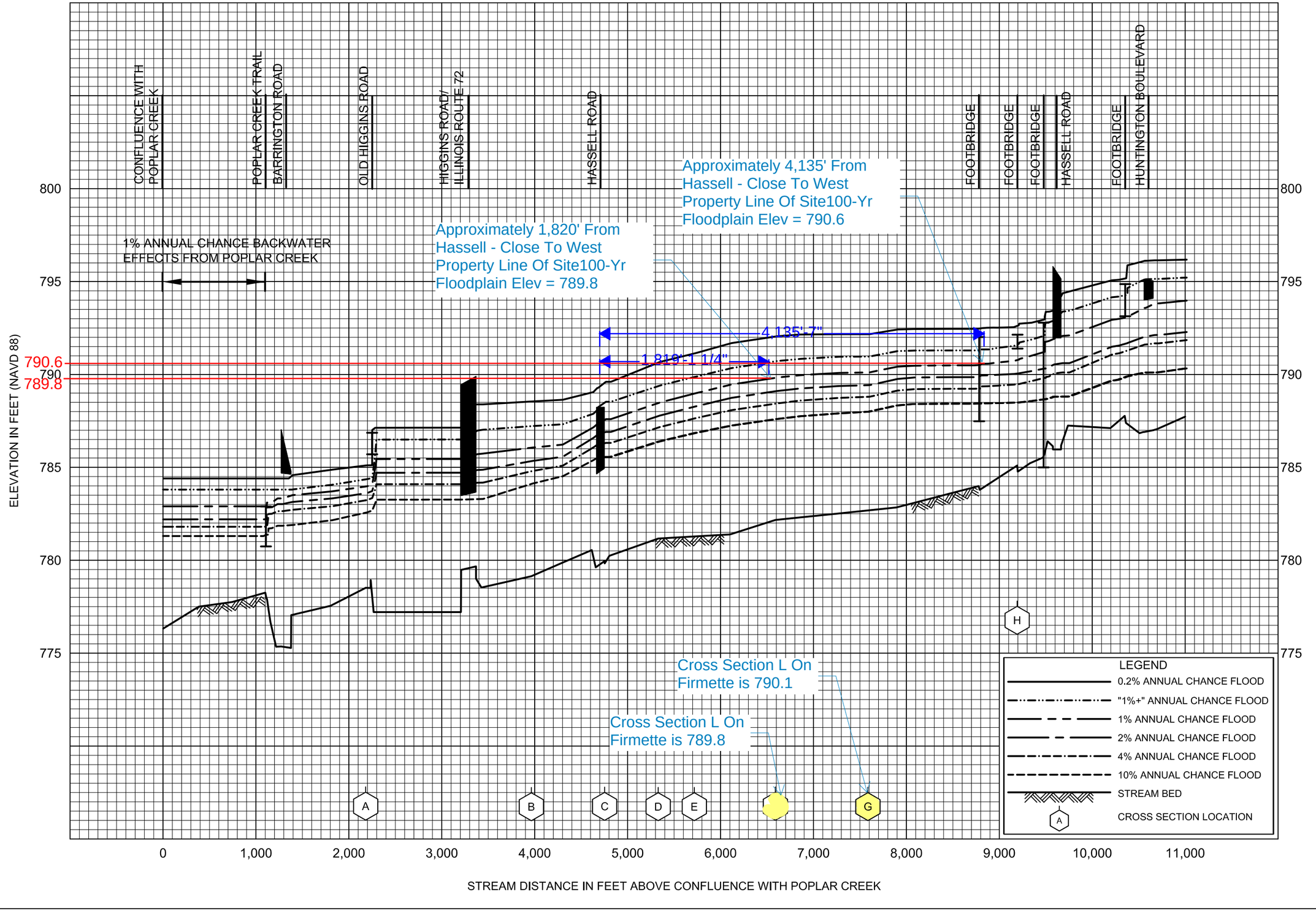
PRELIMINARY
9/22/2021

VERSION NUMBER
2.6.3.6

MAP NUMBER
17031C0159K

MAP REVISED

APPRENDIX B – FLOOD PROFILE



FLOOD PROFILES

POPLAR CREEK EAST BRANCH

FEDERAL EMERGENCY MANAGEMENT AGENCY

COOK COUNTY, IL

AND INCORPORATED AREAS

275P

APPENDIX C – WETLAND MAP

U.S. Fish and Wildlife Service
National Wetlands Inventory

Wetland Map



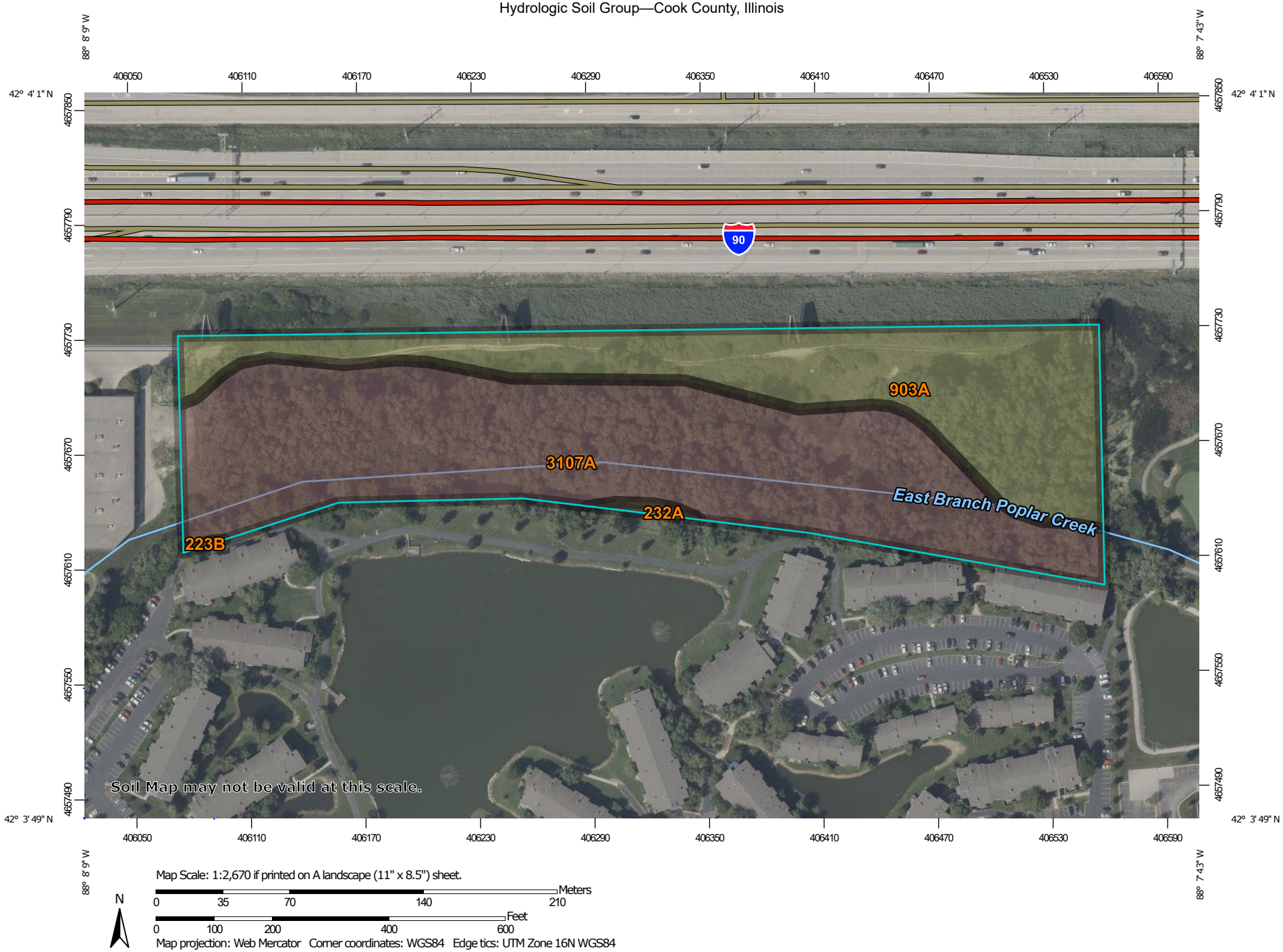
September 12, 2025

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

APPENDIX D – NRCS SOIL SURVEY



Map Scale: 1:2,670 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 35 70 140 210

Feet
0 100 200 400 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

Soil Rating Polygons

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Cook County, Illinois
Survey Area Data: Version 18, Aug 21, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 1, 2023—Sep 1, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
223B	Varna silt loam, 2 to 4 percent slopes	C	0.0	0.1%
232A	Ashkum silty clay loam, 0 to 2 percent slopes	C/D	0.1	0.4%
903A	Muskego and Houghton mucks, 0 to 2 percent slopes	C/D	4.6	37.1%
3107A	Sawmill silty clay loam, heavy till plain, 0 to 2 percent slopes, frequently flooded	B/D	7.7	62.4%
Totals for Area of Interest			**12.4**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

APPENDIX E – RECORD MARKUP OF MWRD PERMIT 1989-0018

DETENTION REVIEW SHEET

MAR 10 1989

A. PROJECT

Permit No. 89 0018 Date Received 03/07/89

Name of Project VILLAGE OF HOFFMAN ESTATES - PUBLIC WORKS CENTER (LANDSCAPING)

Location HOFFMAN ESTATES.

B. Basic Information

1. Total Project Area 4.83 Acres
2. Impervious Area: (a) Existing — ; (b) New 3.1 Ac.
3. Runoff Coefficient —
4. Project is: Residential — ; Non-Residential ✓
5. Project is in flood plain area ..... yes/no ✓
6. Building Connections are proposed under this permit ..... yes/no ✓
7. Detention is required for the project covered by this permit ..... yes/no ✓
8. Detention is provided under this permit ..... yes/no ✓
9. Detention criteria: MSD — ; Other LOCAL GOVERNEMENT.

The Requirement is now less than 3 acres. This is no longer applicable.

C. Non-Applicability

Detention requirements are not applicable for the reason(s) indicated:

1. Project is in combined sewer area ..... —
2. Total contiguous ownership is less than 5 acres ..... ✓
3. Remaining developable ownership as of 1/1/72 is less than 5 acres .
4. Project is single family, residential and area is less than 10 acres .....
5. Project consists of an outlet sewer only and no connections are proposed .....
6. Project consists of sewer rehabilitation work only .....
7. Buildings existing and currently served by septic system .....
8. No new impervious area proposed .....
9. Other _____ ..... N/A

D. Relation with Other Projects

1. Detention required for this project is provided by existing/proposed detention facilities ..... —
Facilities are covered by Permit No. _____

MSD Permit No. 89-0018

D. Relation with Other Projects

2. Detention facilities provided under this permit are intended to serve other areas ..... If so, contributing area is _____ acres.

3. Project covered by permit receives drainage from another area and the flow is bypassed .....

4. This project is part of a previous development that exceeded five/ten acres and for which detention has been previously provided in full or in part .....

5. This project is part of a total contiguous land holding that exceeds five/ten acres and for which no detention has been provided .....

6. This project is part of an area previously encumbered for detention .....

N/A

E. Design Summary

	MSD Requirements	Project Design
1. Drainage area for which detention is provided under this permit	xxxx	acre
2. Detention requirements for area above	ac.ft.	ac.ft.
3. Detention requirements for this project	ac.ft.	ac.ft.
4. Release rate for drainage area (1) above	cfs	cfs
5. Bypass rate, if any	cfs	cfs
6. Total discharge	cfs	cfs
	N/A	N/A

F. Method of Detention

1. Method of Storage: Roof___, Ground____, Parking Lot___, Pond____, Other____

2. Method of Control: Roof Restrictor _____, Weir____.
Pipe Outlet ___, Size N/A, Length_____,

Restrictor/Orifice_____, Size_____, Edge Type_____

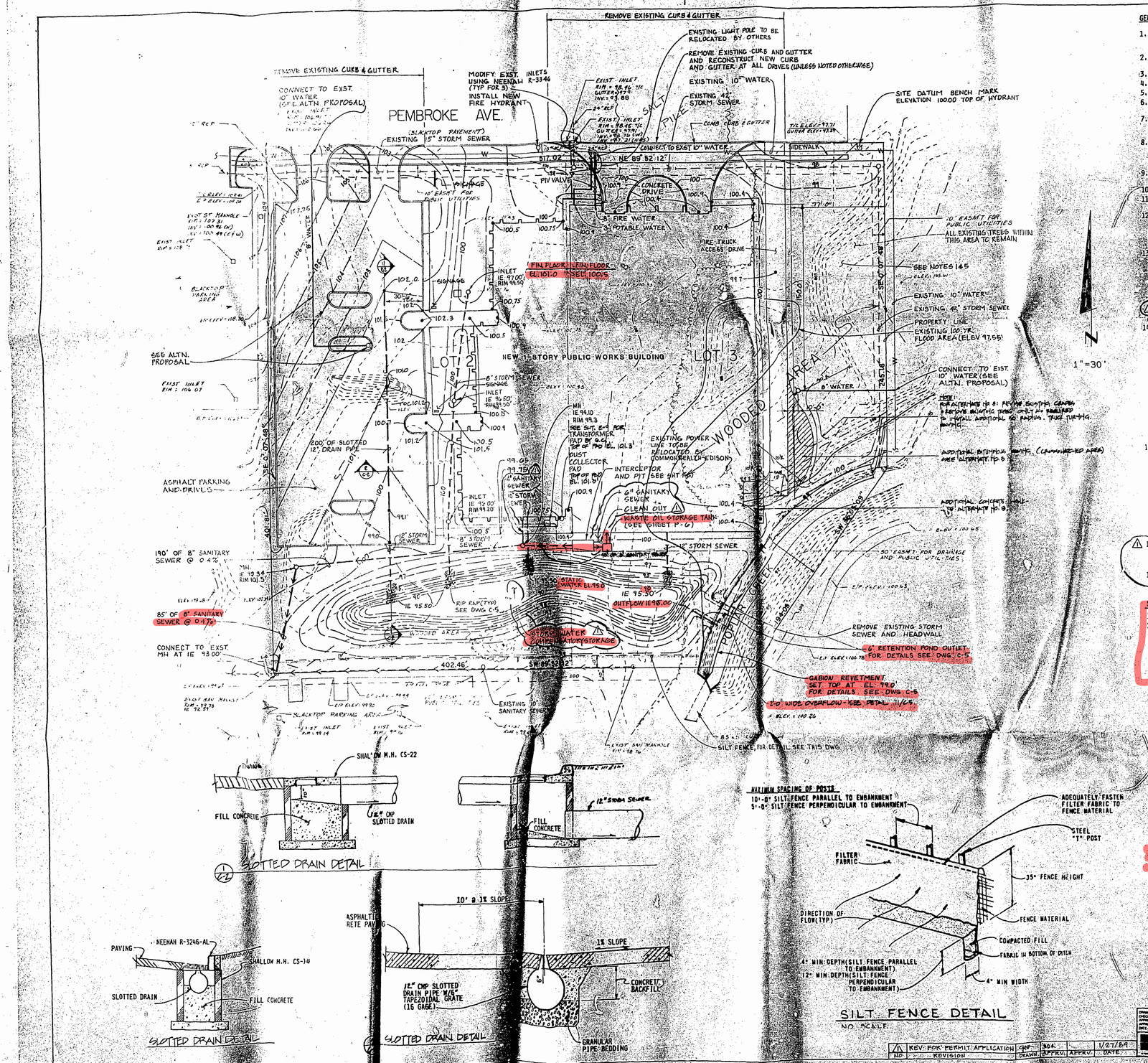
No detention provided for the site.

G. Other Comments

PE=16

Reviewed: AD Date 3/7/89 Checked _____ Date _____

LSS-72-09-01 Rev.2/27/81



GENERAL NOTES:

1. THE METROPOLITAN SANITARY DISTRICT SEWER PERMIT SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF WORK. (TEL 780-4055).
2. CONTRACTOR SHALL TAKE SPECIAL PRECAUTION TO PREVENT DEBRIS AND SEDIMENT FROM BEING WASHED INTO DOWNSTREAM SEWERS.
3. FOR SEWER CONSTRUCTION BEDDING REQUIREMENTS REFER TO SPECIFICATIONS.
4. ELEVATION DATUM IS USGS.
5. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER.
6. ALL DOWNSPOUTS SHALL DISCHARGE TO THE STORM SEWER. THERE ARE NO FOOTING DRAINS.
7. SHEETING IS CONSIDERED INCIDENTAL TO OTHER CONSTRUCTION OPERATIONS AND WILL NOT BE PAID FOR UNLESS LEFT IN PLACE AT ENGINEERS DIRECTION (SEE SPECIFICATIONS).
8. LOCATION OF UTILITY MAINS SHOWN ON PLAN DRAWINGS ARE APPROXIMATE AND FOR GENERAL INFORMATION ONLY. PUBLICITY SERVICE CONNECTIONS ARE NOT SHOWN ON DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR OBTAINING EXACT LOCATIONS OF EXISTING UTILITIES FROM UTILITY COMPANIES.
9. SEE SPECIFICATIONS FOR MINIMUM VERTICAL AND HORIZONTAL CLEARANCES BETWEEN WATER MAINS AND SEWERS.
10. SEE SPECIFICATIONS FOR REQUIRED SEWER PIPE JOINTS.
11. "BAND-SEAL" OR SIMILAR COUPLINGS SHALL BE USED FOR THE CONNECTION OF SANITARY SEWER PIPE OF DISSIMILAR MATERIALS PER SPECIFICATIONS.
12. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, DO THE FOLLOWING: WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "LANTERN RING" OR SIMILAR COUPLING TO HOLD IT FIRMLY IN PLACE.
13. ALL SANITARY AND STORM SEWER PIPE JOINTS SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:

PIPE MATERIAL	JOINT SPECIFICATION
RCP	ASTM C443
VCP-JOINT	ASTM C425
COLLAR	ASTM D1784
DIP	ANSI A21.11
PVC (GASKET)	ASTM-D3212

14. NEW SEWER PARALLELING WATER MAIN:
    A. WHERE WATER MAIN PARALLELING NEW SEWER IS LESS THAN 10' HORIZONTALLY FROM SEWER NOTIFY ENGINEER.
    B. OBTAIN AUTHORIZATION FROM ENGINEER TO RELOCATE SEWER TO OBTAIN 10' OF HORIZONTAL SEPARATION IF POSSIBLE. IF IMPOSSIBLE TO RELOCATE SEWER, BOTTOM OF WATER MAIN SHALL BE AT LEAST 18" ABOVE TOP OF SEWER, AND IN A SEPARATE TRENCH OR ON UNDISTURBED SHELF TO ONE SIDE OF SEWER.
    C. IF IMPOSSIBLE TO MAINTAIN REQUIRED CLEARANCE, SEWER SHALL BE CONSTRUCTED OF MECHANICAL JOINT DUCTILE IRON PIPE.
        1. HORIZONTAL SEPARATION OF AT LEAST TWO FEET MUST BE PROVIDED.
        2. PRESSURE TEST SEWER AT 30 PSI FOR ONE HOUR TO ASSURE WATERTIGHTNESS BEFORE BACKFILLING.
        3. MAXIMUM ALLOWABLE LEAKAGE SHALL BE 0.5 GALLON PER HOUR PER 1,000 FEET PER INCH DIAMETER.
15. NEW SEWER CROSSING WATER MAIN:
    A. NOTIFY ENGINEER IF:
        1. NEW SEWER CROSSES OVER WATER MAIN.
        2. SEWER CROSSES UNDER WATER MAIN AND VERTICAL CLEARANCE IS LESS THAN 18" BETWEEN OUTSIDES OF PIPES.
    B. IF VERTICAL CLEARANCE IS LESS THAN 18" OR IF SEWER CROSSES OVER WATER MAIN, CONSTRUCT SEWER OF MECHANICAL JOINT DUCTILE IRON PIPE FOR A MINIMUM OF 10' ON EACH SIDE OF WATER MAIN. ARRANGE CROSSING SO THAT SEWER JOINTS ARE EQUIDISTANT AND AS FAR AS POSSIBLE FROM WATER MAIN JOINTS. REMOVE FENCES WHERE REQUIRED TO ACCOMPLISH SEWER CONSTRUCTION OPERATIONS. REPLACE FENCE WITH LIKE CONSTRUCTION USING NEW MATERIAL.
16. ALL SANITARY, AND STORM IN COMBINED SEWER AREAS, SEWER CONSTRUCTION REQUIRES STONE BEDDING 1/4" TO 3/4" IN SIZE, WITH A MINIMUM THICKNESS EQUAL TO 1/4 THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INCHES.
17. ALL SANITARY MANHOLES, AND STORM MANHOLES IN COMBINED SEWER AREAS, SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES.

STORMWATER COMPENSATOR STORAGE NOTES

1. GRADE POND TO GENERAL SHAPE AND SIZE AS SHOWN.
2. PROVIDE THE FOLLOWING MINIMUM SURFACE AREAS.

CONTOUR	AREA FT²
99	4,800
98	10,500
97	15,000
99	24,000

Does not appear to provide storm water detention. This is only compensatory storage equal to approximately 1.67 acre-ft at elevation 97.55.

LEGEND:

- EXISTING CONTOUR
- EXISTING SANITARY SEWER
- EXISTING WATER
- EXISTING STORM SEWER
- NEW SANITARY SEWER
- NEW WATER
- NEW STORM SEWER
- NEW SLOTTED DRAIN PIPE
- NEW CONTOUR
- NEW FIRE HYDRANT
- NEW SPOT ELEVATION
- NEW GAS

NOTES:

1. DO NOT DISTURB WOODED AREA WHERE REGRADING OF SITE IS NOT REQUIRED.
2. BUILDING FLOOR ELEVATION 101.00' (USGS DATUM = 793.20').
3. USGS DATUM 792.20' = 100.00' SITE DATUM.
4. 100-YEAR FLOOD LEVEL = 97.55' SITE DATUM.
5. CLEAR AND REMOVE ALL EXISTING TREES AND STRUCTURES IN ACCORDANCE WITH THE SPECIFICATION UNLESS OTHERWISE NOTED.

Translates to 789.75 being used for the 100-year flood plain elevation.

ROBERT D REISENAUER 62-35455 REGISTERED PROFESSIONAL ENGINEER ILLINOIS

OFFICE COPY REVISED ©

True copy of plans on file with Metropolitan Sanitary District of Greater Chicago Sewerage Permit 89 0018

NO	REVISION	DRAWN	APPRV.	APPRV.	DATE
1	REV. FOR PERMIT APPLICATION	GHP	BOA		1/27/89

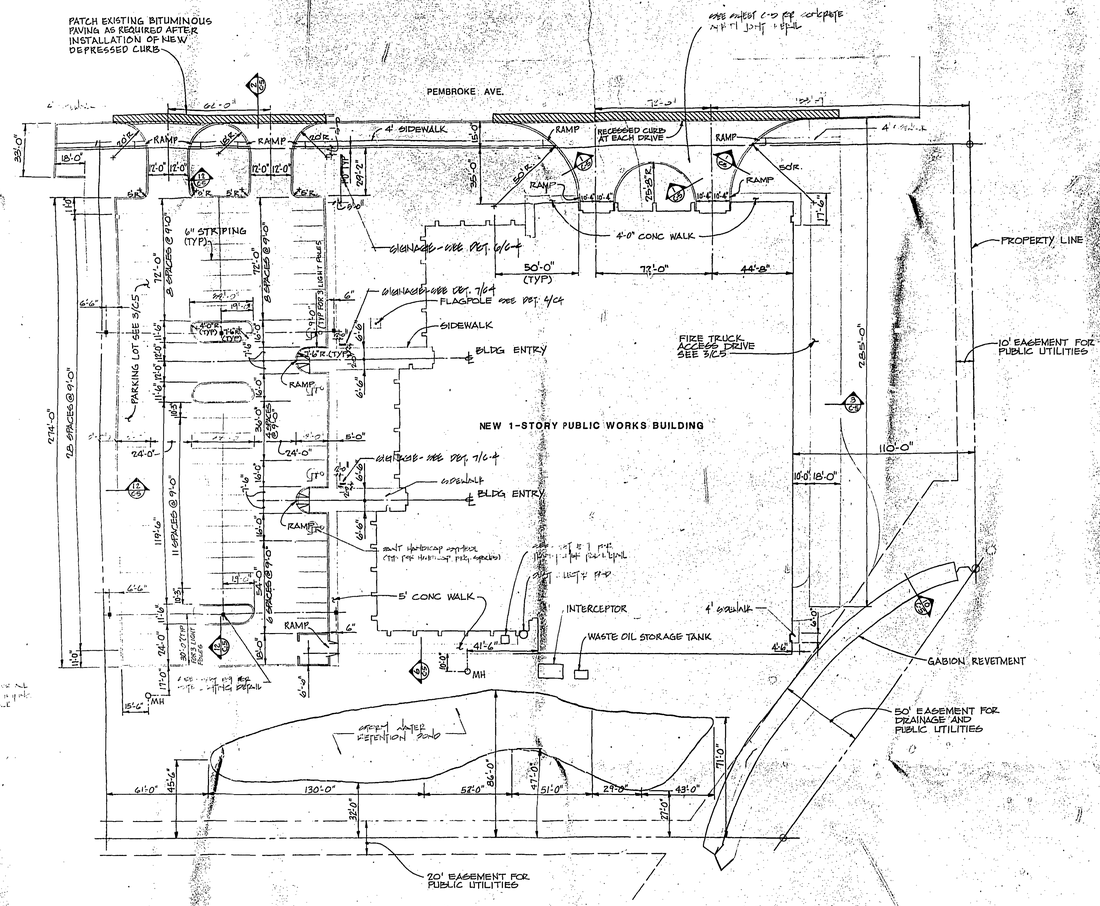
Drawn: GHP Date: 1-30-89
Approved: B.O.A.
Approved: R.F.B.
Drawing: P-1/C-2

Scale: 1" = 30'-0"
No: 9917-C2
Rev: 1

PREPARED BY STANLEY CONSULTANTS

VILLAGE OF HOFFMAN ESTATES
PUBLIC WORKS FACILITY
SITE GRADING AND UTILITIES PLAN

C-2



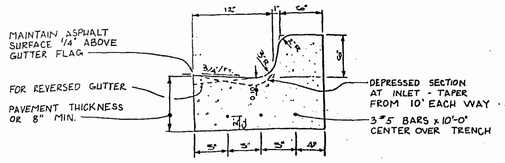
SITE DEVELOPMENT PLAN

1" = 30'-0"

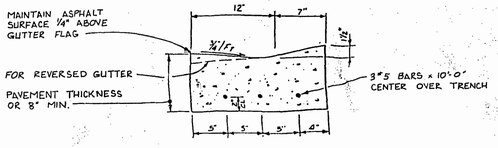
890618

Drawn M. GRAVES	SCALE 1" = 30'-0"		
Checked	NO. 9917-C3	REV 0	VILLAGE OF HOFFMAN ESTATES PUBLIC WORKS FACILITY
Approved			SITE DEVELOPMENT PLAN
Approved			C-3
Date 3/13/89			

PREPARED BY
STANLEY CONSULTANTS
INTERNATIONAL CONSULTANTS IN ENGINEERING, ARCHITECTURE, PLANNING AND MANAGEMENT



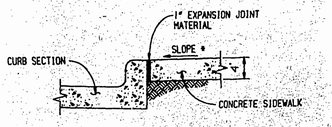
(1/C5) STANDARD CURB AND GUTTER



(2/C5) DEPRESSED CURB FOR DRIVEWAYS

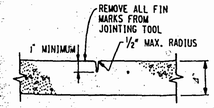
CONCRETE CURB AND GUTTER DETAILS

USE ALONG PEMBROKE AVENUE. PAVE INTEGRAIL WITH CONCRETE DRIVE.



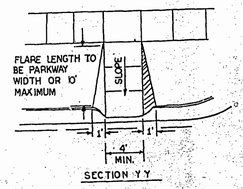
(5/C5) SIDEWALK ABUTTING CURB & GUTTER

* NORMAL SIDEWALK CROSS SLOPE IS 1/4" PER FOOT

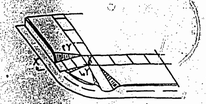


(6/C5) HAND TOOLED SIDEWALK CONTROL JOINT

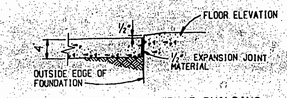
PROVIDE AT '-' SPACING EQUAL TO SIDEWALK WIDTH, MAXIMUM OF 10'.



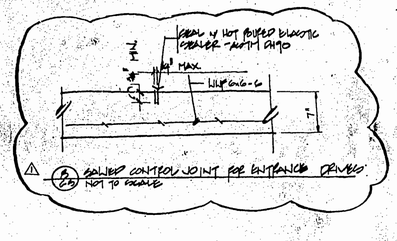
SECTION Y Y



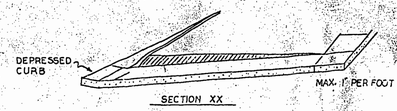
NOTE: SIDEWALK RAMPS SHALL BE PROVIDED AT ALL PLACES WHERE SIDEWALKS MEET CURB.



(7/C5) SIDEWALK APPROACH SLAB AT BUILDING

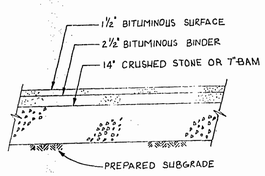


⚠ (5/C5) SAWED CONTROL JOINT FOR ENTRANCE DRIVES NOT TO SCALE



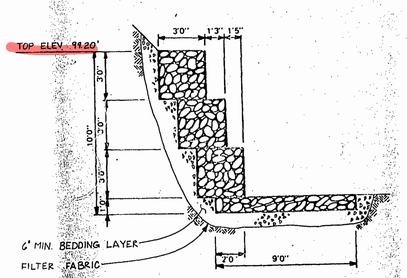
SECTION XX

(1/C5) SIDEWALK RAMPS FOR THE HANDICAPPED

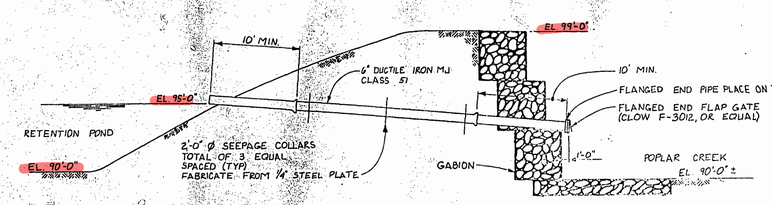


(3/C5) TYPICAL ASPHALT PAVEMENT SECTION

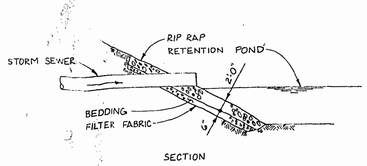
REQUIRED FOR PARKING LOT AND DRIVES



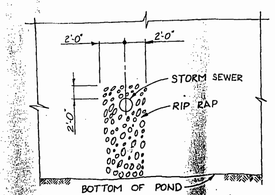
(10/C5) GABION REVETMENT DETAIL



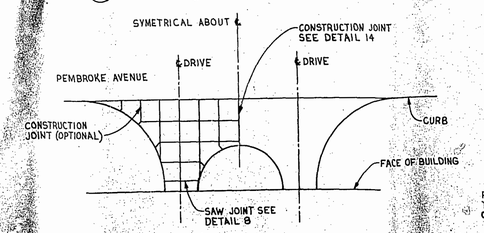
(11/C5) RETENTION POND OUTLET DETAIL



SECTION

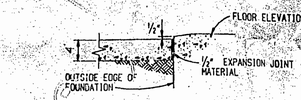


(4/C5) STORM SEWER RIP RAP DETAILS

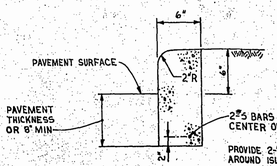


(14/C5) CONSTRUCTION JOINT FOR ENTRANCE DRIVE

(13/C5) CONCRETE DRIVE CONTROL JOINTS



(7/C5) SIDEWALK APPROACH SLAB AT BUILDING



(12/C5) BARRIER CURB

BENNETT D. REICHHELD
62-35455
REGISTERED PROFESSIONAL ENGINEER
ILLINOIS

890018

NO.	REVISION	DRAWN	APPRV.	APPRV.	DATE
1	REV. FOR PERMIT APPLICATION	CHW	BDR		1/27/89

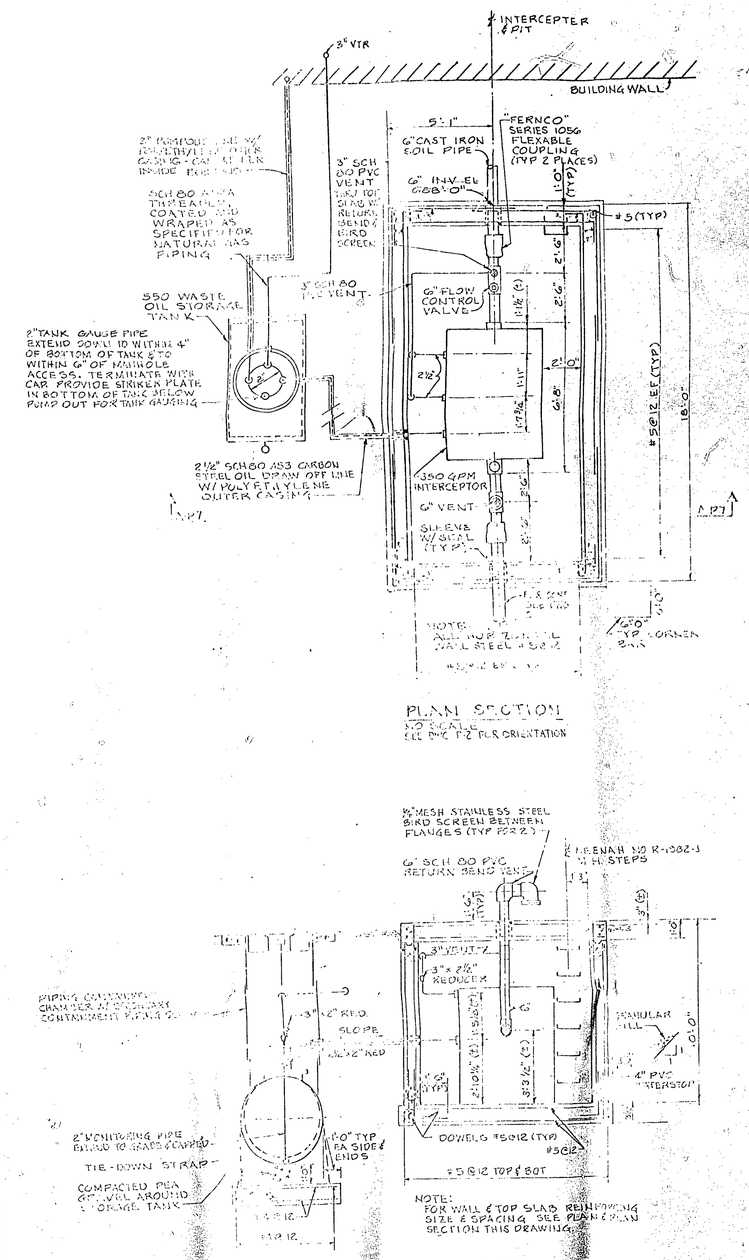
DRAWN	CHW
CHECKED	BDR
APPROVED	BDR
DATE	1/27/89
SCALE 3/32"=1'	
NO. 9917-C5	REV. 1

PREPARED BY STANLEY CONSULTANTS

VILLAGE OF HOFFMAN ESTATES
PUBLIC WORKS FACILITY

SITE DETAILS

C-5



DRAWN	M. CHAVES	SCALE AS NOTED	
CHECKED		NO. 9917-P6	REV. 0
APPROVED			
DATE			

PREPARED BY STANLEY CONSULTANTS

VILLAGE OF HOFFMAN ESTATES
PUBLIC WORKS FACILITY
DETAILS

890018

P-6

NATIONAL SURVEY SERVICE, INC.

Plat of Survey

SURVEY NO. N-109252 — STAKE — DATE APRIL 9, 1985 — REVISED APRIL 16, 1985

LOTS 2 AND 3 IN BARRINGTON SQUARE INDUSTRIAL CENTER UNIT #1 A SUBDIVISION OF PART OF FRACTIONAL SECTION 6, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 20, 1970 AS DOCUMENT No. 21323708, IN COOK COUNTY, ILLINOIS.

AREA = 198482.3 SQ.FT. OR 4.556 ACRES

KNOWN AS: STONINGTON AVE., HOFFMAN ESTATES, ILLINOIS.

SURVEY FOR: BARRINGTON SQUARE PARTNERS

TOLL RD.

PEMBROKE AVE. (BLACKTOP PAVEMENT) COMBINATION OF CURB AND GUTTER

CROSS NOTCH 16.00 NORTH & 2.00' WEST OF FACE OF CURB IN ST. MANHOLE

CROSS NOTCH FOUND 0.01' SOUTH & 0.01' WEST OF CORNER OF CONC. WALK 0.33' SOUTH & 0.31' EAST

FIRE HYDRANT

EASTERLY TERMINUS OF PEMBROKE AVE.

ST. MANHOLE

S. 89° 52' 13" W. 517.02'

35.00' RECORD

1' CONC. WALK

30 FT. EASEMENT FOR PUBLIC UTILITIES

CONC. CURB

90° 00' 00"

90° 00' 00"

NE. CORNER OF LOT 1 IS 7.5' SOUTH & 8.5' WEST

LIGHT POLE W/3 DIR. CONC. BASE

BLACKTOP PARKING AREA

LIGHT POLE W/3 DIR. CONC. BASE

7.5' WEST

S. 0° 02' 48" E. 401.81'

STONINGTON AVE.

LOT 1

LOT 2

VACANT

LOT 3

LOT 4

VACANT

IRON PIPE FOUND 102.56' SOUTH & 0.82' EAST

30 FT. EASEMENT FOR PUBLIC UTILITIES

245.18'

S. 0° 07' 48" E.

IRON PIPE FOUND 27.93' SOUTH & 0.80' WEST OF CORNER

13" PIPE

ST. MANHOLE

IRON PIPE AT CORNER

NE. CORNER OF CONC. WALK 1.63' W. & 1.44' NO.

POWER POLE

TOP OF CREEK

CONC. HEADWALL

WATER

CREEK

FOR DRAINAGE AND PUBLIC UTILITIES

194.05'

S. 58° 00' 09" W.

DRIVEWAY

8" BLACKTOP

15.0' SUBGRADE

12" RCP

CONC. HEADWALL

TELEPHONE PEDESTAL

POWER POLE

HOODED AREA

OVERHEAD WIRES

POWER POLE

S. 89° 52' 13" W. 402.46'

20 FT. EASEMENT FOR PUBLIC UTILITIES

HOODED AREA

CROSS NOTCH AT CORNER

CROSS NOTCH FOUND 0.02' SOUTH & 0.01' WEST OF CONC. MONUMENT

(TO HASSELL RD.)

IRON PIPE AT CORNER

BLACKTOP PARKING AREA

15" PIPE

CONC. HEADWALL

WATER

SOFT EASEMENT

POPLAR

(TO ROHLWING RD.)

* EASEMENT FOR PUBLIC UTILITIES BY THE PLAT OF SUBDIVISION RECORDED NOV. 20, 1970 AS DOC. # 21323708

COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THE DECLARATION OF RESTRICTIONS RECORDED FEB. 4, 1972 AS DOC. # 21798344 FOR SET BACK LINES, LOT SIZE, DOCK LOADING, PARKING FACILITIES, CONSTRUCTION OF BUILDINGS, LANDSCAPING, FENCES, SIGNS.

OFFICE COPY

True copy of plans on file with Metropolitan Sanitary District of Greater Chicago Sewerage Permit ~~89 0018~~

IMPORTANT

NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASUREMENTS UPON THIS PLAT.

DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF THUS 4.57 MEANS 4 FEET AND 57/100 FEET, OR IN FEET AND INCHES. THUS 4.46 13/16

FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN ON SURVEY PLAT, REFER TO YOUR ABSTRACT, DEED, CONTRACT AND LOCAL BUILDING LINE REGULATIONS. WE RECOMMEND THAT THE MOST RESTRICTIVE LINES BE USED IN PLACEMENT OF BUILDING.

CONTRACTORS AND BUILDERS SHOULD BE NOTIFIED TO CAREFULLY TEST AND COMPARE, ON THE GROUND, THE POINTS, MEASUREMENTS, ETC. AS NOTED ON THIS PLAT, WITH THE STAKES, POINTS ETC. GIVEN ON THE PROPERTY BEFORE BUILDING ON THE SAME, AND AT ONCE REPORT ANY SEEMING OR APPARENT DIFFERENCE BETWEEN THE SAME SO THE SURVEYORS THAT MISUNDERSTANDING OR DISPLACEMENT OF POINTS MAY BE CORRECTED BEFORE DAMAGE IS DONE.

UTILITY DATA OTHER THAN PHYSICAL EVIDENCE VISIBLE ON THE GROUND IS SHOWN AS PER RECORDS OBTAINED FROM PRIVATE AND PUBLIC SOURCES AS INDICATED AND SHOULD BE ASSUMED TO BE APPROXIMATE.

TO: TICOR TITLE INSURANCE COMPANY OF CALIFORNIA

IT: AMERICAN NATIONAL BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 1, 1985 AND KNOWN AS TRUST # 63718

AND TO: INRYCO, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY OF WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1962.

MAXIMUM POSITIONAL TOLERANCE OF CORNERS IS: 0.26 FT.

THIS SURVEY REFLECTS QUESTIONS OF TITLE OR TITLE COMMITMENT CONDITIONS AS NOTED HEREON.

CHICAGO, ILLINOIS, APRIL 16, 1985

Nicholas Raimondi

ILLINOIS REGISTERED LAND SURVEYOR NO. 1624

NICHOLAS RAIMONDI — ILLINOIS — LAND SURVEYOR — No. 1624 — CHICAGO, ILL.

SURVEY No. N-109252 — REVISED STAKE — DATE: APRIL 9, 1985 — APRIL 16, 1985

State of Illinois, } ss.
County of Cook, }

We Hereby Certify that we have surveyed the above described property in accordance with official records and that the above plat is a true representation of said survey. Dimensions are corrected to a temperature of 62° Fahrenheit.

NATIONAL SURVEY SERVICE, INC.
ENGINEERS AND LAND SURVEYORS
126 W. GRAND AVE. | 312-644-3450 | CHICAGO, ILL. 60610

BY Nicholas Raimondi ILLINOIS REGISTERED LAND SURVEYOR No. 1624

SCALE 1 IN. = 30 FT. DRAWN BY: KP

N W S

APPENDIX F – EXHIBITS 1 & 2

LEGEND

- Floodplain Boundary
- Wetland Buffer Zone
- Water Main
- Sanitary Sewer
- Force Main
- Storm Sewer

MATCHLINE

APPROXIMATE 100-YEAR FLOODPLAIN BOUNDARY

APPROXIMATE WETLAND BUFFER

MATCHLINE

N

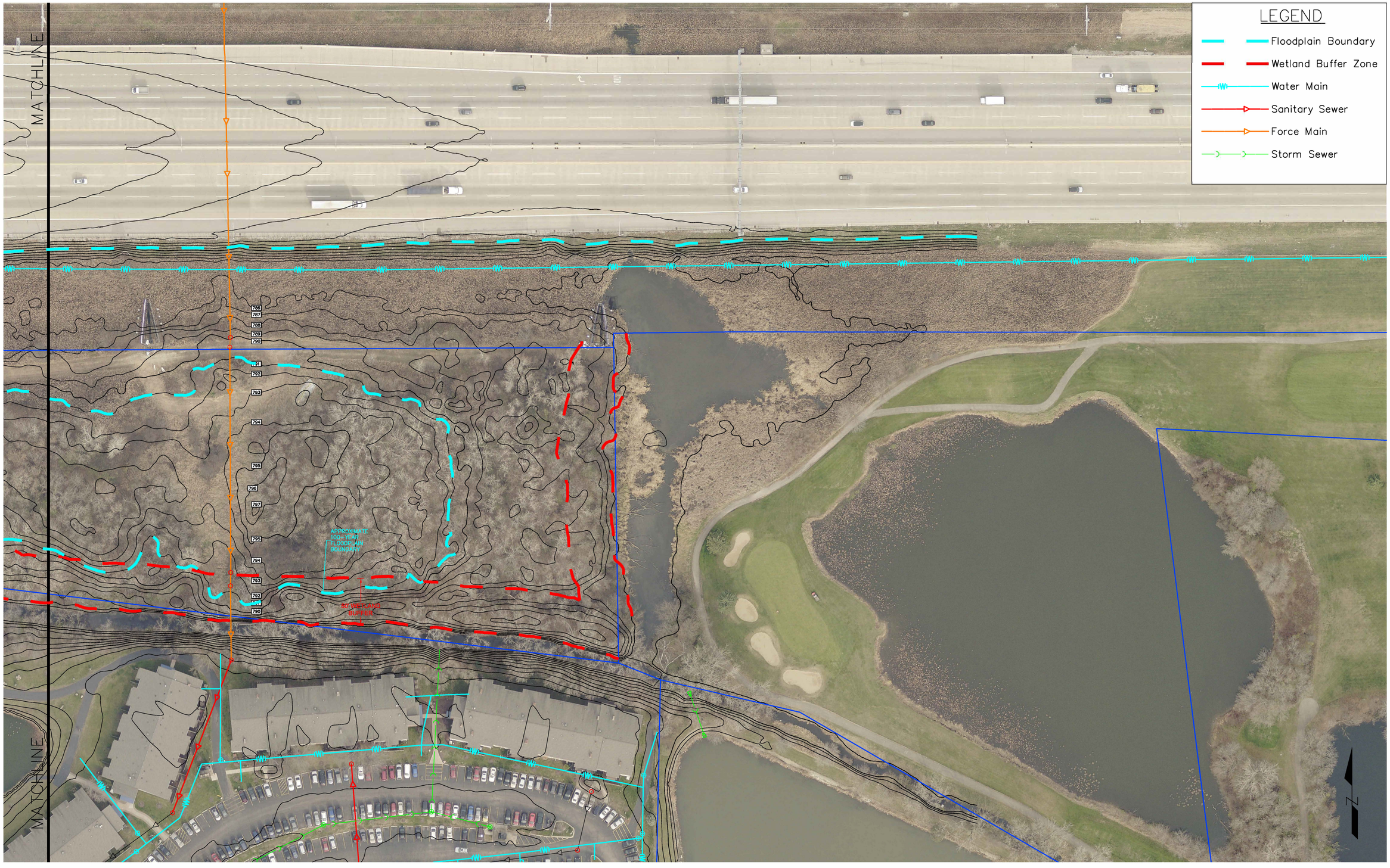
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	DRAWN – MRC	REVISED –
	CHECKED –	REVISED –
	DATE – 08/09/2025	REVISED –

VILLAGE OF HOFFMAN ESTATES
1900 Hassell Road, Hoffman Estates, IL 60169
Phone Number: 847 252-5800

PW DUE DILIGENCE STUDY EXHIBITS

SCALE: 1" = 50'

SHEET NO. 1 OF 2 SHEETS



FILE NAME = PW DUE DILIGENCE STUDY EXHIBITS.dwg		DESIGNED – MRC	REVISED –
		DRAWN – MRC	REVISED –
		CHECKED –	REVISED –
		DATE – 08/09/2025	REVISED –

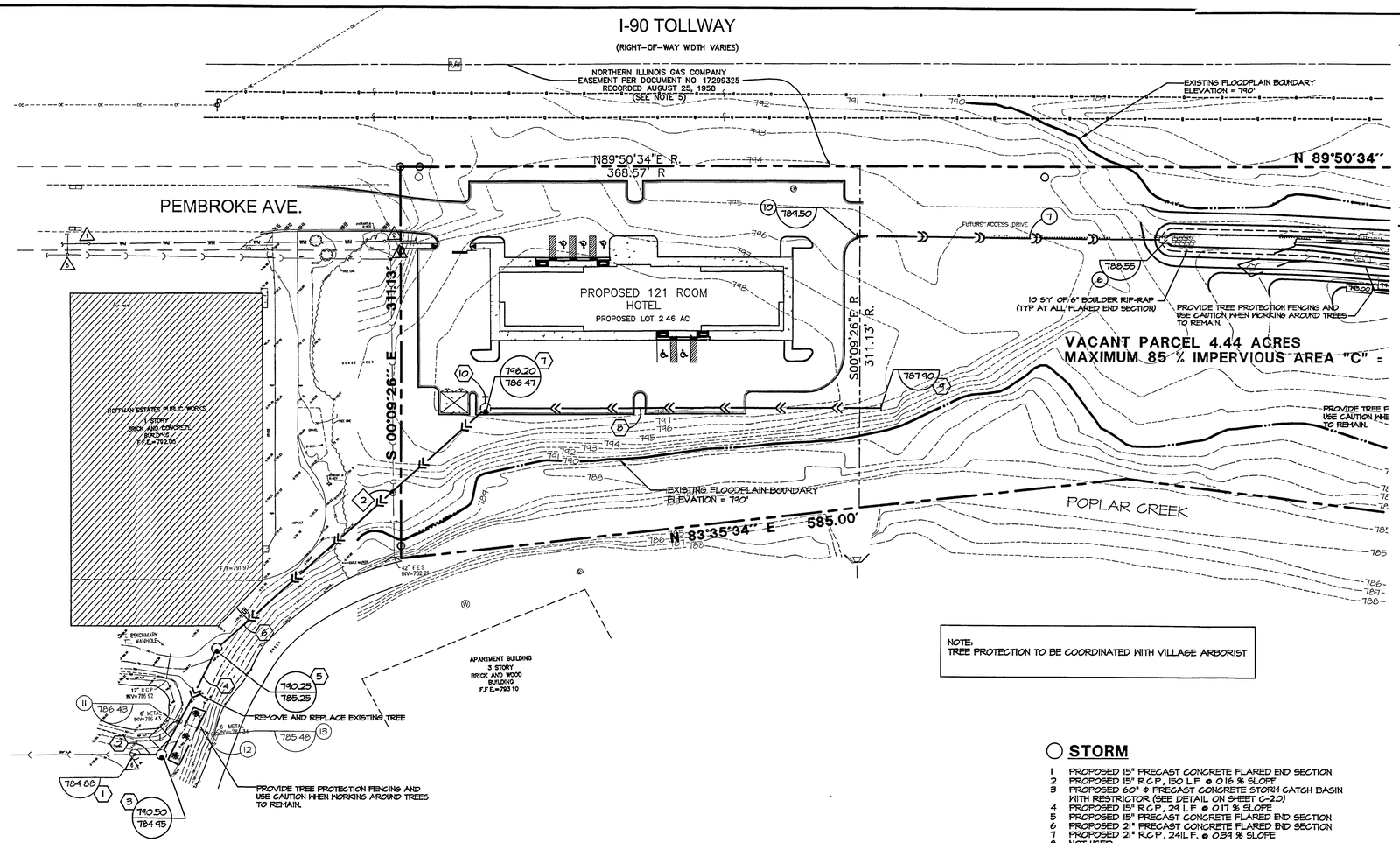
VILLAGE OF HOFFMAN ESTATES
1900 Hassell Road, Hoffman Estates, IL 60169
Phone Number: 847 252-5800

PW DUE DILIGENCE STUDY EXHIBITS

SCALE: 1" = 50'

SHEET NO. 2 OF 2 SHEETS

APPENDIX G – HOTEL RECORD PLANS



NOTE:
TREE PROTECTION TO BE COORDINATED WITH VILLAGE ARBORIST

GRADING LEGEND

- EXISTING GRADE POINT
- PROPOSED GRADE POINT
- PROPOSED RIM ELEVATION
- PROPOSED INVERT ELEVATION
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- TC TOP OF CURB ELEVATION
- TP TOP OF PAVEMENT ELEVATION
- G GRADE ELEVATION
- FL FLOW LINE ELEVATION
- TW TOP OF WALL ELEVATION
- BW BOTTOM OF WALL ELEVATION
- FF FINISH FLOOR ELEVATION
- EXISITING MANHOLE
- PROPOSED MANHOLE
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- EXISTING INLET (CURB)
- PROPOSED CATCH BASIN WITH RESTRICTOR
- PROPOSED INLET
- EXISTING WATER VAULT W/ VALVE
- PROPOSED WATER VAULT W/VALVE
- EXISTING B-BOX
- PROPOSED B-BOX
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- OVERLAND FLOW ARROW
- 100 YEAR OVERLAND FLOW ROUTE

○ STORM

1. PROPOSED 15" PRECAST CONCRETE FLARED END SECTION
2. PROPOSED 15" R.C.P., 150 L.F. @ 0.16 % SLOPE
3. PROPOSED 60" ø PRECAST CONCRETE STORM CATCH BASIN WITH RESTRICTOR (SEE DETAIL ON SHEET C-2.0)
4. PROPOSED 15" R.C.P., 24 L.F. @ 0.17 % SLOPE
5. PROPOSED 15" PRECAST CONCRETE FLARED END SECTION
6. PROPOSED 21" PRECAST CONCRETE FLARED END SECTION
7. PROPOSED 21" R.C.P., 241L.F. @ 0.34 % SLOPE
8. NOT USED
9. NOT USED
10. PLUG AND BLOCK STUB FOR FUTURE CONNECTION
11. EXISTING 6" METAL PIPE, INVERT TO REMAIN
12. ADJUST EXISTING 6" STORM SEWER, 40 L.F. @ 2.40% SLOPE
13. EXISTING 6" METAL PIPE INVERT TO BE ADJUSTED

⬡ SANITARY

1. CORE DRILL NEW 10" OPENING INTO EXISTING SANITARY MANHOLE. PROVIDE RUBBER BOOT AND CONNECT NEW 10" PVC (S.D.R. 26) SANITARY SEWER. REBUILD CONCRETE BENCH
2. PROPOSED 10" ø PVC S.D.R. 26, 23 L.F. @ 0.35% SLOPE
3. PROPOSED 48" ø PRECAST CONCRETE SANITARY MANHOLE
4. PROPOSED 10" ø PVC S.D.R. 26, 91 L.F. @ 0.30% SLOPE
5. PROPOSED 48" ø PRECAST CONCRETE SANITARY MANHOLE
6. PROPOSED 10" ø PVC S.D.R. 26, 286 L.F. @ 0.48% SLOPE
7. PROPOSED 48" ø PRECAST CONCRETE SANITARY MANHOLE
8. PROPOSED 8" ø PVC S.D.R. 26, 318 L.F. @ 0.45% SLOPE
9. PLUG AND BLOCK PROPOSED 8" SANITARY SEWER FOR
10. PROPOSED 8" PVC SDR 26 STUB, 5 L.F. @ 0.50% SLOPE
PLUG AND BLOCK END FOR FUTURE CONNECTION

◇ PIPE CROSSING INFO

1. GRADE = 784.50'
BOTTOM OF STORM PIPE= 786.38'
TOP OF SANITARY SEWER = 785.82'
2. GRADE = 792.80'
BOTTOM OF SANITARY SEWER = 786.05'
TOP OF STORM PIPE = 785.45'

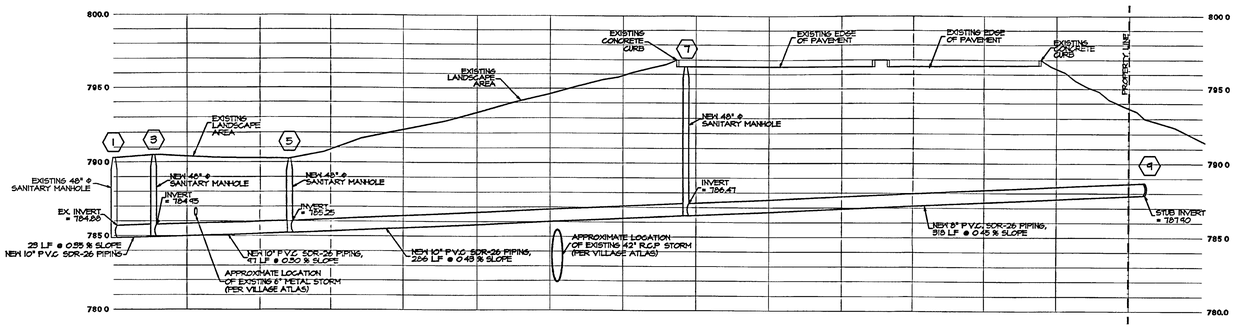
NOTE: CONTRACTOR TO VERIFY INVERT CONNECTION ELEVATION FOR ALL PROPOSED SEWER CONNECTION PRIOR TO CONSTRUCTION AND TO CONTACT ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED

ALL R.C.P. PIPE SHALL BE CONSTRUCTED PER ASTM C-76 WITH O-RING JOINTS CONSTRUCTED PER ASTM C-443

ALL DISTURBED AREAS OFF-SITE MUST BE IMPROVED WITH A STAND OF GRASS. THIS MEANS THAT THE AREA WITHIN THE LIMITS OF CONSTRUCTION AND GRADING ON LOTS 2 AND 3 MUST BE SEEDED WITH GRASS. OTHER NATIVE SPECIES MAY BE PROPOSED, PARTICULARLY AS AN EROSION CONTROL MEASURE AROUND THE DETENTION AREA.

ANY TREES THAT REQUIRE REMOVING AND REPLACEMENT ON THE PUBLIC WORKS PROPERTY SHALL BE REPLACED WITH AN SIZE AND SPECIES OF TREE REMOVED PER THE SATIFACTION OF THE OWNER

ALL DISTURBED AREAS ON THE PUBLIC WORKS PROPERTY TO BE RESTORED WITH SOD



HORIZONTAL SCALE 1" = 50'-0"
VERTICAL SCALE 1" = 50'-0"

UTILITY LEGEND

- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING COMBINATION SEWER
- PROPOSED COMBINATION SEWER
- EXISITNG WATER MAIN
- PROPOSED WATER MAIN
- EXISTING WATER SERVICE
- PROPOSED WATER SERVICE
- EXISTING ELECTIRC SERVICE
- PROPOSED ELECTRIC SERVICE
- EXISTING GAS SERVICE
- PROPOSED GAS SERVICE
- EXISTING TELEPHONE SERVICE
- PROPOSED TELEPHONE SERVICE
- PROPOSED DRAINTILE
- PROPOSED FIRE SERVICE

NORTH

00 25 50 100 200

SCALE 1" = 50'

REVISIONS	DATE	BY
REVISIONS PER VILLAGE COMMENTS	4-25-07	EGS
REVISIONS PER VILLAGE COMMENTS	10-19-07	RAS
REVISIONS PER NOOLPERT DESIGN	11-02-07	RAS
REVISIONS PER VILLAGE COMMENTS	11-26-07	VE

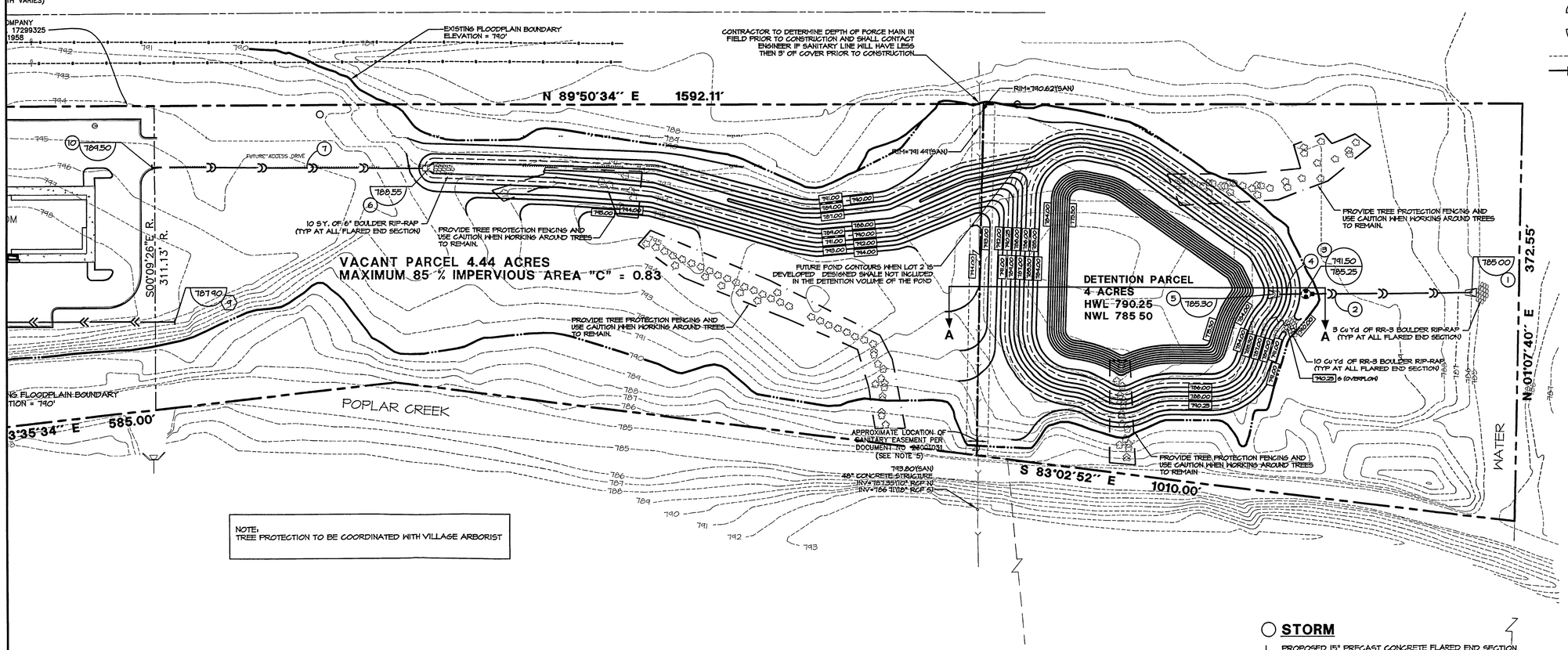
W-T CIVIL ENGINEERING, LLC.
CIVIL AND STRUCTURAL ENGINEERS
2675 Pratum Avenue
Hoffman Estates, Illinois 60192
PH (224) 293-8333 FAX (224) 293-8341
www.wtengineering.com
IL License No 184-003492 Exp 04/30/09

STONEGATE 11 ACRES
HOFFMAN ESTATES, ILLINOIS

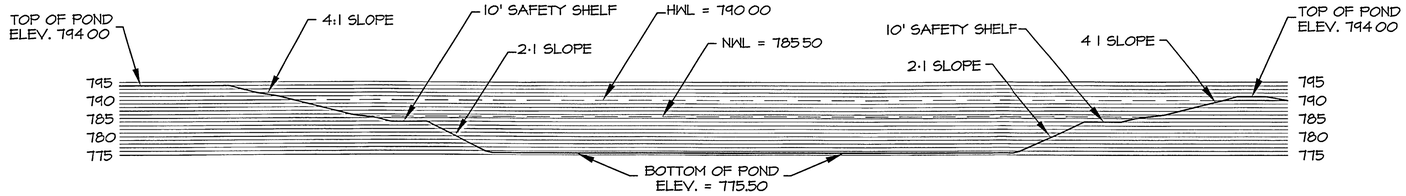
GRADING AND UTILITY PLAN (WEST SIDE)

DATE	8-21-07
SCALE	1" = 50'
DRAWN	RAS
CHECK	REH
JOB	CE07148
SHEET	C-1.0
	1 OF 4

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NOTE,
TREE PROTECTION TO BE COORDINATED WITH VILLAGE ARBORIST



SECTION A-A

HORIZONTAL SCALE 1" = 20'-0"
VERTICAL SCALE 1" = 20'-0"

NOTE CONTRACTOR TO VERIFY INVERT CONNECTION ELEVATION FOR ALL PROPOSED SEWER CONNECTION PRIOR TO CONSTRUCTION AND TO CONTACT ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED

ALL R.C.P. PIPE SHALL BE CONSTRUCTED PER ASTM C-76 WITH O-RING JOINTS CONSTRUCTED PER ASTM C-443

ALL DISTURBED AREAS OFF-SITE MUST BE IMPROVED WITH A STAND OF GRASS. THIS MEANS THAT THE AREA WITHIN THE LIMITS OF CONSTRUCTION AND GRADING ON LOTS 2 AND 3 MUST BE SEEDED WITH GRASS. OTHER NATIVE SPECIES MAY BE PROPOSED, PARTICULARLY AS AN EROSION CONTROL MEASURE AROUND THE DETENTION AREA

ANY TREES THAT REQUIRE REMOVING AND REPLACEMENT ON THE PUBLIC WORKS PROPERTY SHALL BE REPLACED WITH AN SIZE AND SPECIES OF TREE REMOVED PER THE SATIFACTION OF THE OWNER.

ALL DISTURBED AREAS ON THE PUBLIC WORKS PROPERTY TO BE RESTORED WITH SOD

GRADING LEGEND

- EXISTING GRADE POINT
- PROPOSED GRADE POINT
- PROPOSED RIM ELEVATION
- PROPOSED INVERT ELEVATION
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
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- BW BOTTOM OF WALL ELEVATION
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- EXISITING MANHOLE
- PROPOSED MANHOLE
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
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- PROPOSED CATCH BASIN WITH RESTRICTOR
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- EXISTING WATER VAULT W/ VALVE
- PROPOSED WATER VAULT W/VALVE
- EXISTING B-BOX
- PROPOSED B-BOX
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- OVERLAND FLOW ARROW
- 100 YEAR OVERLAND FLOW ROUTE

UTILITY LEGEND

- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING COMBINATION SEWER
- PROPOSED COMBINATION SEWER
- WM EXISITNG WATER MAIN
- WM PROPOSED WATER MAIN
- WS EXISTING WATER SERVICE
- WS PROPOSED WATER SERVICE
- ELECT EXISTING ELECTIRC SERVICE
- ELECT PROPOSED ELECTRIC SERVICE
- GAS EXISTING GAS SERVICE
- GAS PROPOSED GAS SERVICE
- TELE EXISTING TELEPHONE SERVICE
- TELE PROPOSED TELEPHONE SERVICE
- PROPOSED DRAINTILE
- FS PROPOSED FIRE SERVICE

STORM

1 PROPOSED 15" PRECAST CONCRETE FLARED END SECTION
2 PROPOSED 15" R.C.P., 150 L.F. @ 0.16 % SLOPE
3 PROPOSED 60" Φ PRECAST CONCRETE STORM CATCH BASIN WITH RESTRICTOR (SEE DETAIL ON SHEET C-2.0)
4 PROPOSED 15" R.C.P., 29 L.F. @ 0.11 % SLOPE
5 PROPOSED 15" PRECAST CONCRETE FLARED END SECTION
6 PROPOSED 21" PRECAST CONCRETE FLARED END SECTION
7 PROPOSED 21" R.C.P., 241L.F @ 0.39 % SLOPE
8 NOT USED
9 NOT USED
10 PLUG AND BLOCK STUB FOR FUTURE CONNECTION
11 EXISTING 6" METAL PIPE, INVERT TO REMAIN
12 ADJUST EXISTING 6" STORM SEWER, 40 L.F. @ 2.40% SLOPE
13 EXISTING 6" METAL PIPE INVERT TO BE ADJUSTED

SANITARY

1 CORE DRILL NEW 10" OPENING INTO EXISTING SANITARY MANHOLE PROVIDE RUBBER BOOT AND CONNECT NEW 10" PVC (S.D.R. 26) SANITARY SEWER. REBUILD CONCRETE BENCH
2 PROPOSED 10" Φ PVC S.D.R. 26, 23 L.F @ 0.35% SLOPE
3 PROPOSED 48" Φ PRECAST CONCRETE SANITARY MANHOLE
4 PROPOSED 10" Φ PVC S.D.R. 26, 47 L.F @ 0.30% SLOPE
5 PROPOSED 48" Φ PRECAST CONCRETE SANITARY MANHOLE
6 PROPOSED 10" Φ PVC S.D.R. 26, 286 L.F @ 0.43% SLOPE
7 PROPOSED 48" Φ PRECAST CONCRETE SANITARY MANHOLE
8 PROPOSED 8" Φ PVC S.D.R. 26, 318 L.F @ 0.45% SLOPE
9 PLUG AND BLOCK PROPOSED 8" SANITARY SEWER FOR
10 PROPOSED 8" PVC SDR 26 STUB, 5 L.F @ 0.50% SLOPE PLUG AND BLOCK END FOR FUTURE CONNECTION.

PIPE CROSSING INFO

1 GRADE = 789.50'
BOTTOM OF STORM PIPE= 786.38'
TOP OF SANITARY SEWER = 785.82'

2 GRADE = 792.80'
BOTTOM OF SANITARY SEWER = 786.05'
TOP OF STORM PIPE = 785.45'

NORTH

00 25 50 100 200

SCALE 1" = 50'

REVISIONS	DATE	BY
REVISIONS PER VILLAGE COMMENTS	4-25-07	EGS
REVISIONS PER VILLAGE COMMENTS	10-19-07	RAS
REVISIONS PER NOOLPERT DESIGN	11-02-07	RAS
REVISIONS PER VILLAGE COMMENTS	11-08-07	VE

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IL License No. 184-005492 Exp. 04/30/09

STONEGATE 11 ACRES
HOFFMAN ESTATES, ILLINOIS

GRADING AND UTILITY PLAN (EAST SIDE)

DATE 8-21-07
SCALE 1" = 50'
DRAWN RAS
CHECK REH
JOB CE07148
SHEET
C-1.1
2 OF 4

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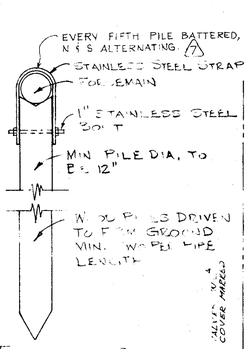
APPENDIX H – FORCE MAIN RECORD PLANS

(10) NOTE:

INSTALLATION BET 2+75' & 4+22' - ALL UNSUITABLE MATERIAL SHALL BE UNDERCUT & REMOVED. BACKFILL WITH SIZE 3" ROCK UP TO 4" BELOW THE BOTTOM OF PIPE. FROM THIS POINT UP TO THE SPRINGLINE OF THE PIPE USE STONE BEDDING 1/4" TO 3/4" IN SIZE.

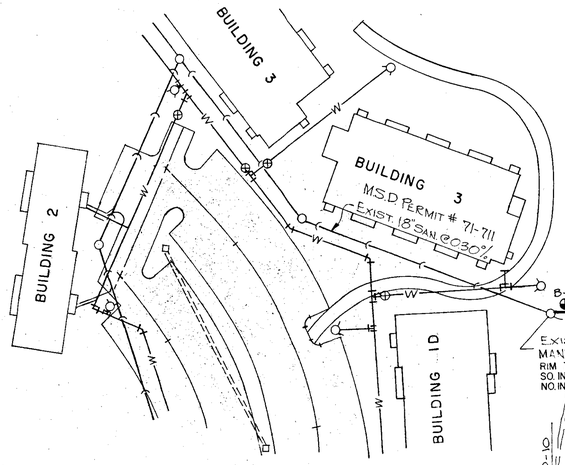
FOR INSTALLATION UNDER CREEK-IF CASING USED, SUPPORT CASING ON 4" TO 6" CONCRETE SLAB. ANCHOR CASING TO SLAB AT THREE POINTS WITH REINFORCEMENT RODS.

NOTE:
ALL RESTORATION & SITE CLEAN-UP TO BE INCLUDED IN CONTRACTORS UNIT PRICES FOR SANITARY SEWER AND WATERMAIN.
ALL FENCES REMOVED TO BE REPLACED TO EQUAL OR BETTER CONDITION. THIS WORK TO BE CONSIDERED INCIDENTAL.



TYPICAL FORCEMAIN SUPPORTS

X INDICATES PILE LOCATION



NOTE: ALL STEEL CASING PIPE TO BE SEALED AND BULKHEADED WATERTIGHT AS PER TOLLWAY SPECIFICATIONS.

AS BUILT FOR PLAN ONLY

SCALE: 1" = 50'

LOCAL BENCH MARKS FIELD BOOK
1975 AUG -6 AM 8:27
WEST SANI. DIST. OF GRT. CHGO.

AS BUILT PLANS
THESE PLANS HAVE BEEN REVISED TO SHOW FINAL LOCATIONS AND MEASUREMENTS
CONTRACTOR:
REVISED: 6/27/75
CHECKED:

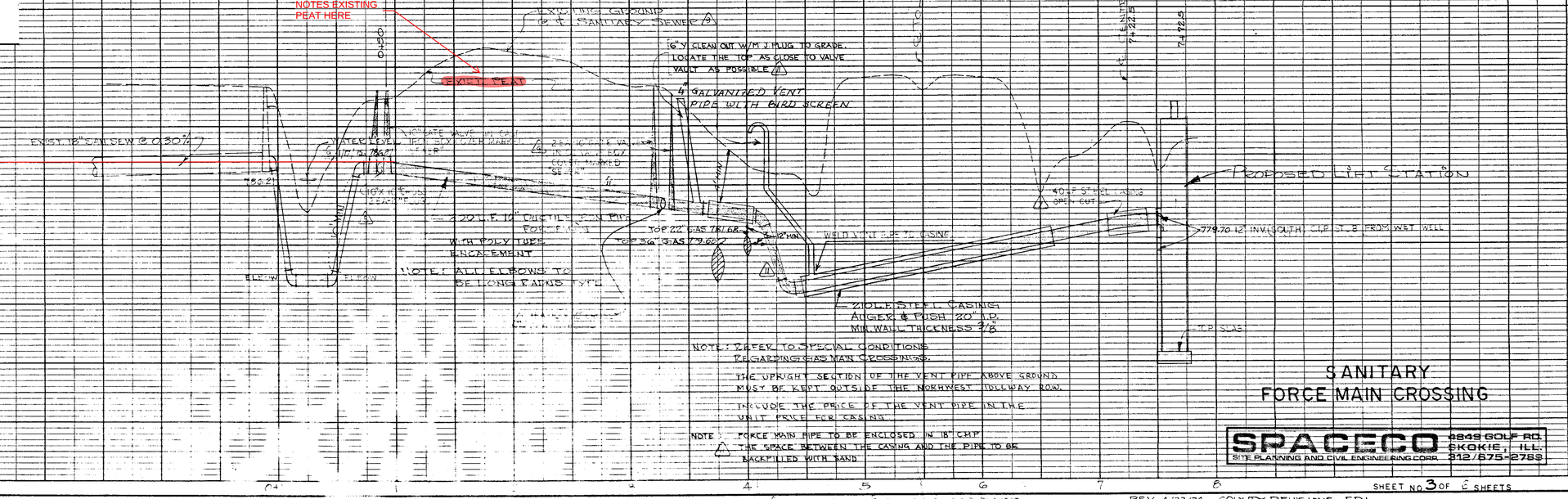
NOTE: STEEL SHEET LIFT STATION EXCAVATION PER ENGINEER'S INSPECTION AND APPROVAL.

(7) THE PAVEMENT ON CENTRAL ROAD SHALL BE CUT BY THE SAW CUT METHOD. THE WORK SHALL BE DONE IN TWO STAGES AND AT NO TIME THE ROAD WILL BE ENTIRELY CLOSED FOR TRAFFIC.

NOTE TO CONTRACTOR
A MINOR RELOCATION OF CENTRAL ROAD IS ANTICIPATED AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION START.

SPECIAL PROVISIONS FOR CONSTRUCTION WITHIN THE ILLINOIS STATE TOLL HIGHWAY RIGHT-OF-WAY

1. TEMPORARY FENCE TO BE INSTALLED AROUND JACKING AND RECEIVING PIT AREAS BEFORE CONSTRUCTION BEGINS.
2. WATER FLOW IN TOLLWAY DITCHES TO BE MAINTAINED DURING CONSTRUCTION.
3. ALL EXCAVATIONS BE SHORED ADEQUATELY.
4. JACKING AND BORING OPERATIONS ON TOLL HIGHWAY AUTHORITY PROPERTY SHALL BE DONE IN ACCORDANCE WITH SECTION 706 OF STANDARD SPECIFICATIONS OF THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY 1971 EDITION.
5. ALL DISTURBED SURFACES SHALL BE RESTORED TO ORIGINAL CONDITION.
6. THE CONTRACTOR SHALL NOTIFY THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY IN WRITING AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF WORK.



SANITARY FORCE MAIN CROSSING

SPACECO — SITE PLANNING AND CIVIL ENGINEERING CORP. — 8849 GOLF RD. SKOKIE, ILL. 312/675-2788

SHEET NO. 3 OF 6 SHEETS

REV. 4/23/74 COUNTY REVISIONS, F.R.L.
REV 3/4/74

PFIZER 8502
INDUSTRIAL PARK, HOFFMAN ESTATES ILL.

PLAN: SURVEYED, PLOTTED, QUANTITIES CHECKED, NOTE BOOK, NO. 235, BY: T.W. R.L.L., DATE: 4-12-72, 4-20-72, RT. OF WAY CHECKED

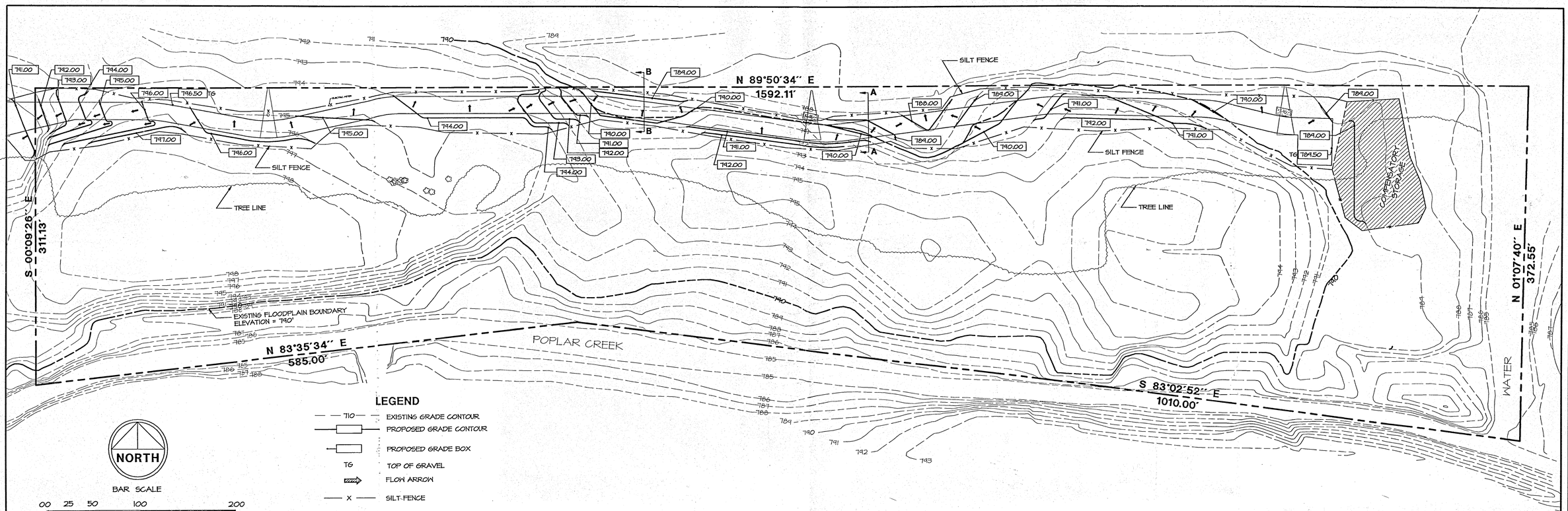
PROFILE: SURVEYED, PLOTTED, QUANTITIES CHECKED, NOTE BOOK, NO., B. M.s NOTED, STRUCTURE NOTATNS CHKD., BY, DATE

NO. 42-931

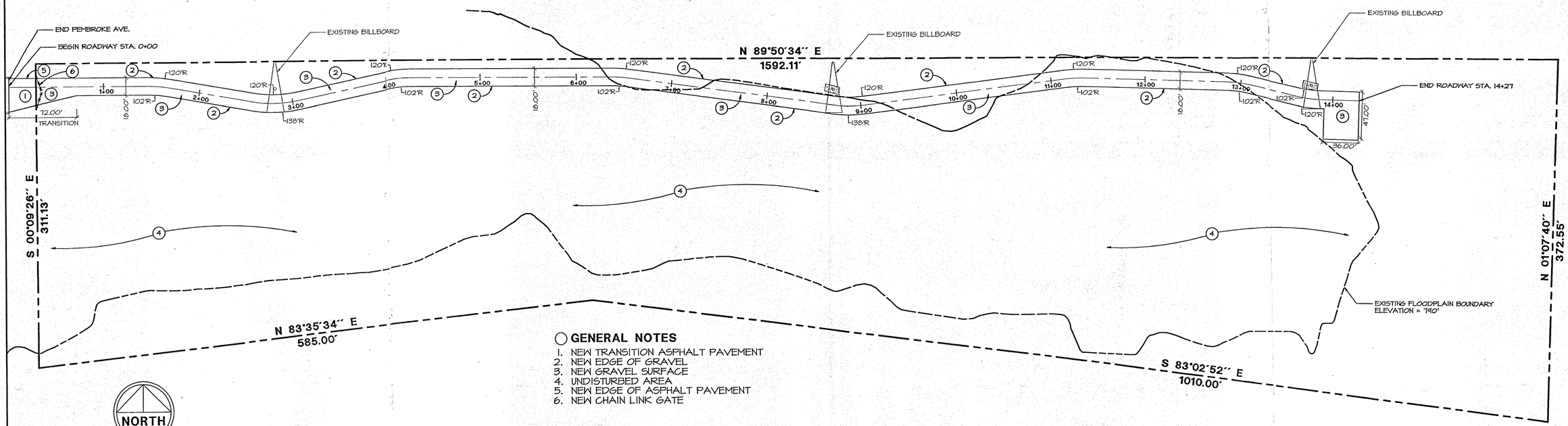
PLATE 1-PLAN-PROFILE O. P. B. & R. E.
MADE AND PRINTED IN U.S.A.
CHARLES BRUNING COMPANY

(9) REV. 6/27/75 (5) REV. 4/24/74 K & B REQUEST
(8) REV. 5/13/75 (4) REV. 3/24/74 K & B AGGREVOLT
(1) REV. 5-8-74 (3) REV. 10-28-71

APPENDIX I – TEMPORARY ACCESS DRIVE RECORD PLANS



DRIVEWAY GRADING PLAN



GENERAL NOTES

1. NEW TRANSITION ASPHALT PAVEMENT
2. NEW EDGE OF GRAVEL
3. NEW GRAVEL SURFACE
4. UNDISTURBED AREA
5. NEW EDGE OF ASPHALT PAVEMENT
6. NEW CHAIN LINK GATE

DRIVEWAY DEVELOPMENT PLAN

REVISIONS	DATE	BY
REVISED PER OWNER	5/1/00	JG
REVISED PER OWNER	2/7/01	JG
REVISED PER VILLAGE	4/27/01	JG

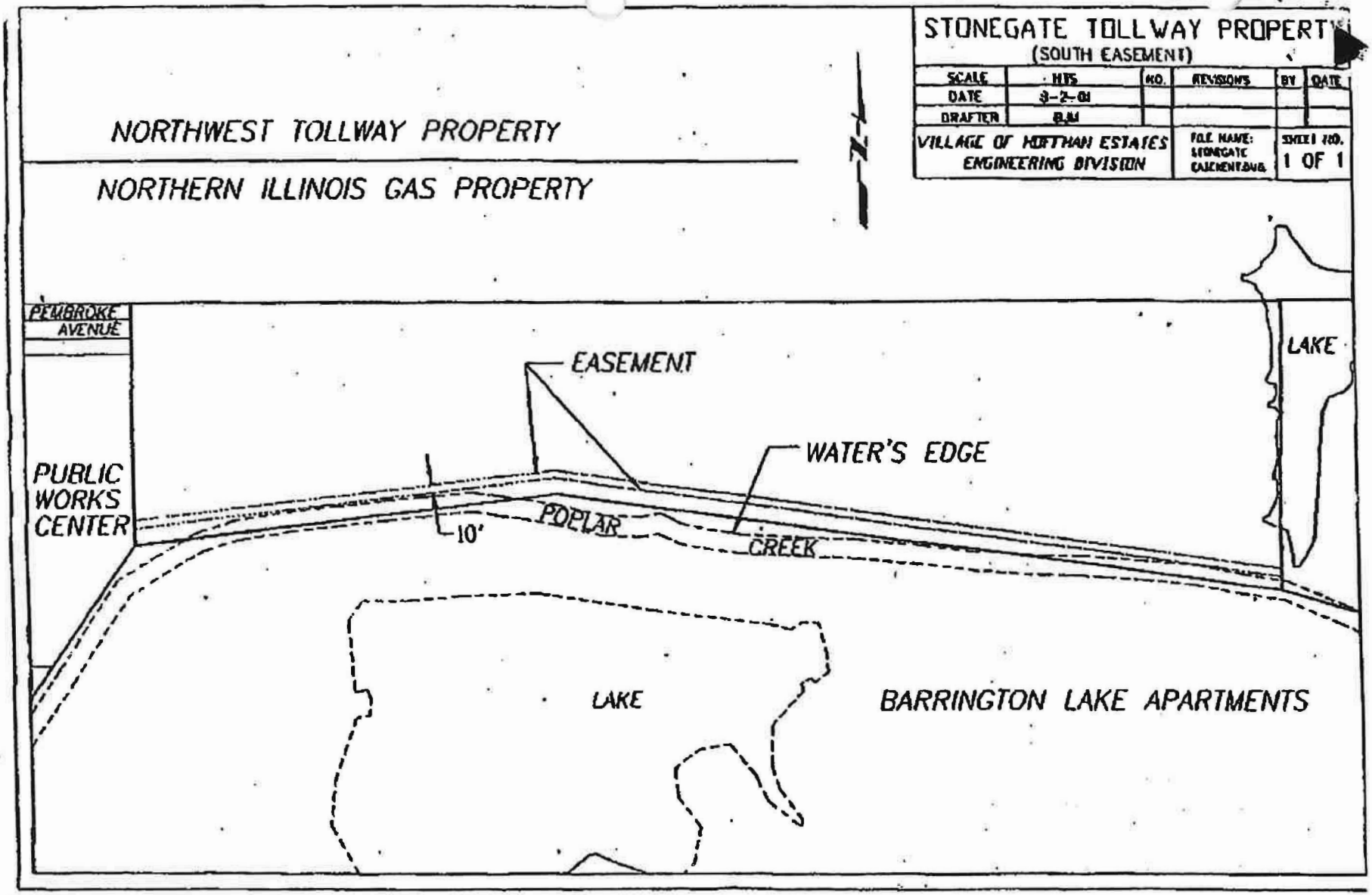
W-T ENGINEERING, INC.
CONSULTING ENGINEERS
39 EAST SCULLY DRIVE
SCHAUMBURG, ILLINOIS 60193
ph. (847)895-3640
fax. (847)895-9985

STONEGATE PROPERTIES
TEMPORARY ACCESS DRIVE
HOFFMAN ESTATES, ILLINOIS

DRIVEWAY GRADING AND DEVELOPMENT PLAN

DATE : 4-28-99
SCALE : 1" = 50'
DRAWN : JSG
CHECK : DLH
JOB : 099012
SHEET
C-1

APPENDIX J – FIBER OPTIC EASEMENT


STONEGATE TOLLWAY PROPERTY
(SOUTH EASEMENT)
SCALE
HTS
NO.
REVISIONS
BY
DATE
DATE
3-2-01
DRAFTER
VILLAGE OF HOFFMAN ESTATES
ENGINEERING DIVISION
FILE NAME:
STONEGATE
EASEMENT.DWG
SHEET NO.
1 OF 1
NORTHWEST TOLLWAY PROPERTY
NORTHERN ILLINOIS GAS PROPERTY
PEMBROKE
AVENUE
PUBLIC
WORKS
CENTER
EASEMENT
WATER'S EDGE
10'
POPLAR
CREEK
LAKE
LAKE
BARRINGTON LAKE APARTMENTS

00206818 99

AGENDA ITEM REPORT

Public Works & Utilities Committee
June 22, 2026
ITEM 4B

REQUEST:

Discussion of National Pollutant Discharge Elimination System (NPDES) General Permit ILR40 for Discharge from Small Municipal Separate Storm Sewer Systems (MS4)

FROM: Alan Wenderski, Director of Engineering
Oscar Gomez, Civil Engineer II

ITEM TYPE: Discussion - Committee

REQUEST SUMMARY

In compliance with the provisions of the Illinois Environmental Protection Act (IEPA), the Illinois Pollution Control Board Rules and Regulations and the Federal Clean Water Act, the Village has obtained a permit from the IEPA which authorizes certain discharges to the Village's storm sewer system. The permit is renewable each year and generally is revised on a 5-year schedule. The permit requires the Village to develop, implement, and enforce a stormwater management program designed to protect water quality and prevent and reduce pollution from the storm sewer system to the maximum extent practicable. The Village's Stormwater Management Plan, along with the Notice of Intent (NOI) and Annual Facilities Inspection Reports are designed to provide the IEPA and the residents of Hoffman Estates with an understanding of the measures the Village employs to ensure public health and safety by reducing pollution into receiving waters. This is achieved through the implementation of six minimum control measures and related best management practices (BMPs) for each. One such BMP is holding a public meeting to review the Plan and allowing public comment and input to the Plan for possible future revisions/improvements in the control measures used by the Village. The permit outlines six general control measures for the Village to implement through various BMPs. The six control measures are listed below:

- Public Education and Outreach
- Public Involvement/Participation
- Illicit Discharge Detection and Elimination
- Construction Site Storm Water Runoff Control
- Post-Construction Storm Water Management in New Development and Redevelopment
- Pollution Prevention/Good Housekeeping for Municipal Operations.

Attached to this memorandum to enhance discussion on this topic is the Village's Annual Facilities Inspection Report for 2025 and the Village's Stormwater Management Plan.

The Village's Stormwater Management Plan, NOI, and Annual Facility Inspection Reports are always available for public review and comment on the Village website: https://www.hoffmanestates.org/government/departments/development_services/stormwater_floodplain_management.php.

The Illinois NPDES permit is scheduled for revision every five years. Revisions typically include more comprehensive and restrictive requirements for permittees to follow. The current permit was issued on July 5, 2025, with an effective date of August 1, 2025. Implementation of the new requirements will be phased in throughout the term of the permit, as required within the permit conditions. The Village is contracted with Baxter & Woodman to provide guidance on the new permit requirements and assist in developing a plan for implementation.

FINANCIAL IMPACT
None

RECOMMENDATION
For discussion purposes. Public comment welcome.

ATTACHMENTS
1. 2025-26 MS4 Annual Report
2. Stormwater Management Plan
3. MS4 General Stormwater Permit August 2025

Illinois Environmental Protection Agency

2520 West Iles Avenue • P.O. Box 19276 • Springfield • Illinois • 62794-9276 • (217) 782-3397

Division of Water Pollution Control
ANNUAL FACILITY INSPECTION REPORT
for NPDES Permit for Storm Water Discharges from Separate Storm Sewer Systems (MS4)

This fillable form may be completed online, a copy saved locally, printed and signed before it is submitted to the Compliance Assurance Section at the above address. Complete each section of this report.

Report Period: From March, 2025 To March, 2026

Permit No. ILR40 0210

MS4 OPERATOR INFORMATION: (As it appears on the current permit)

Name: Village of Hoffman Estates Mailing Address 1: 1900 Hassell Road

Mailing Address 2: County: Cook

City: Hoffman Estates State: IL Zip: 60169 Telephone: 847-252-5802

Contact Person: Alan Wenderski Email Address: alan.wenderski@vohe.org
(Person responsible for Annual Report)

Name(s) of governmental entity(ies) in which MS4 is located: (As it appears on the current permit)

Village of Hoffman Estates Cook County

THE FOLLOWING ITEMS MUST BE ADDRESSED.

A. Changes to best management practices (check appropriate BMP change(s) and attach information regarding change(s) to BMP and measurable goals.)

1. Public Education and Outreach ☐
2. Public Participation/Involvement ☐
3. Illicit Discharge Detection & Elimination ☐
4. Construction Site Runoff Control ☐
5. Post-Construction Runoff Control ☐
6. Pollution Prevention/Good Housekeeping ☐

B. Attach the status of compliance with permit conditions, an assessment of the appropriateness of your identified best management practices and progress towards achieving the statutory goal of reducing the discharge of pollutants to the MEP, and your identified measurable goals for each of the minimum control measures.

C. Attach results of information collected and analyzed, including monitoring data, if any during the reporting period.

D. Attach a summary of the storm water activities you plan to undertake during the next reporting cycle (including an implementation schedule.)

E. Attach notice that you are relying on another government entity to satisfy some of your permit obligations (if applicable).

F. Attach a list of construction projects that your entity has paid for during the reporting period.

Any person who knowingly makes a false, fictitious, or fraudulent material statement, orally or in writing, to the Illinois EPA commits a Class 4 felony. A second or subsequent offense after conviction is a Class 3 felony. (415 ILCS 5/44(h))

Owner Signature: Date: 5/29/26

Alan Wenderski Director of Engineering

Printed Name: Title:

EMAIL COMPLETED FORM TO: epa.ms4annualinsp@illinois.gov

or Mail to: ILLINOIS ENVIRONMENTAL PROTECTION AGENCY
WATER POLLUTION CONTROL
COMPLIANCE ASSURANCE SECTION #19
2520 WEST ILES AVENUE
POST OFFICE BOX 19276
SPRINGFIELD, ILLINOIS 62794-9276

IL 532 2585
WPC 691 Rev 4/25

This Agency is authorized to require this information under Section 4 and Title X of the Environmental Protection Act (415 ILCS 5/4, 5/39). Failure to disclose this information may result in: a civil penalty of not to exceed $50,000 for the violation and an additional civil penalty of not to exceed $10,000 for each day during which the violation continues (415 ILCS 5/42) and may also prevent this form from being processed and could result in your application being denied. This form has been approved by the Forms Management Center.

VILLAGE OF HOFFMAN ESTATES, ILLINOIS
2025 IEPA ANNUAL FACILITY INSPECTION REPORT

NPDES PERMIT FOR STORMWATER DISCHARGES
FROM MUNICIPAL SEPARATE STORM SEWER SYSTEMS (MS4)
MARCH 2025 – MARCH 2026 REPORTING PERIOD

A. CHANGES TO BEST MANAGEMENT PRACTICES (BMPs)

There have been no changes to the BMPs in the Village's Notice of Intent (NOI) for the reporting period.

B. STATUS OF COMPLIANCE WITH PERMIT CONDITIONS

The Village of Hoffman Estates is committed to the implementation of BMPs to meet the requirements of the NPDES Phase II Stormwater Program. At this time, most of the measurable goals have been met or exceeded. In particular, these goals are noted for all site development construction projects.

The Village has implemented numerous BMPs in compliance with the goals outlined in the Village's 2021 NOI. The following is a status report on each of the BMPs and the activities that were taken during the March 2025 through March 2026 reporting period. The status or progress summary for each of the six minimum control measures in the MS4 Permit are provided below.

BMP A1: Distributed Paper Material

Measurable Goal(s): Publish one stormwater pollution prevention related article annually in the Village-wide newsletter.

Milestones: Publish one stormwater pollution prevention related article annually.

Status: The Village publishes a newsletter that is mailed directly to residents and businesses in the Village. The Village continued publishing stormwater quality articles within the newsletter during the reporting period.

In the July 2025 edition of the resident newsletter, one article was published related to stormwater education and management: "Drainage Advice from the Engineering Division". Another article, "Ten facts about storm water" was published in September 2025 and detailed stormwater collection and contamination prevention.

The Village also maintains electronic copies of its stormwater quality articles online for residents to view at any time.

BMP A3: Public Service Announcement

Measurable Goals: Twice per year, announce residential and commercial waste and recycling management opportunities through the Village website and newsletter.

Milestones: Twice per year, announce residential and commercial waste and recycling management opportunities online and through the newsletter.

BMP Status: The Village publishes a newsletter that is mailed directly to residents and businesses. The Village published notices of recycling and waste management opportunities throughout the reporting period. This includes information about the brush pick-up program published in March and September; the brush drop-off program published in May, July, and September; the large recycling event to collect electronics, documents for shredding, drugs/sharps, light bulbs, batteries, and other items; and the holiday light recycling program. These articles, and others, remind readers of the proper disposal or recycling options that are available.

In 2025, electronics were collected throughout the reporting period, and the single-day recycling event held in August each year. Additionally, documents were collected for shredding. These opportunities are supported by regular notifications from the Village to residents throughout the year.

The Village utilizes the services of the Solid Waste Agency of Northern Cook County (SWANCC) to accept household hazardous materials from residents and businesses. Various events occur throughout the year to provide drop-off locations or information about permanent SWANCC facilities that provide appropriate disposal sites for these materials.

The Village regularly updates its website by posting copies of the latest resident newsletters, as well as an archive of older editions. Information within the newsletter includes content provided by the Sustainability Commission, Public Works Department, Engineering, and Code Enforcement. Upcoming recycling events are also announced on the Village's homepage.

BMP A4: Community Events

Measurable Goals: The Village improvement day will be held annually to help decrease environmental and stormwater pollution.

Milestones: Continue to host an annual Improvement Day event.

BMP Status: The Village's Public Works Department conducts weekly right-of-way checks along major roadways to minimize illegal dumping and ensure materials are disposed of correctly. This weekly effort is conducted by department staff, removing debris from the Village Hall and Police Department and Golf Road, Higgins Road, Roselle Road, Algonquin Road, and Huntington Boulevard rights-of-way. The Forestry division also collects refuse at mowing sites and debris that has gathered in areas snow-fenced by the Village. Public Works also holds an annual ROW clean-up effort, assigning staff to specific locations to address targeted areas.

BMP B1: Public Panel

Measurable Goals: Hold one meeting every 18 months to discuss the NOI. MS4 inspection report, the Village's Stormwater Management Plan, and the stormwater-related activities and projects the Village has recently completed.

Milestones: The Stormwater Management Committee will meet, at minimum, once every 18 months.

BMP Status: During the August 2024 meeting of the Public Works and Utilities Commission, a discussion was held on NPDES general permit ILR40 for discharge from small municipal MS4s. The meeting included an opportunity for public comment.

BMP B7: Other Public Involvement

Measurable Goals: The Village will inform residents and businesses the contact number to report stormwater related issues.

Milestones: Inform residents and businesses of the existing contact number.

BMP Status: The Village publishes a newsletter that is mailed directly to residents and businesses bi-monthly. The newsletter includes the contact number to report illegal dumping and spills within the stormwater quality article published during the reporting period.

One article was published during this reporting period that requested residents and businesses help in keeping stormwater pollution at a minimum and how to report issues or concerns. The article, "Ten facts about stormwater", was published in September 2024. This article discusses water conservation tips and the efforts that the Village makes to keep debris and chemicals out of the stormwater system, with help from residents and businesses.

The Village also maintains electronic copies of its stormwater quality articles online for residents to view at any time. The Public Works Department also has a webpage outlining its storm sewer

maintenance responsibilities where readers are encouraged to use the contact number to report any violations or contaminants.

BMP C1: Storm Sewer Atlas

Measurable Goals: Annually review the storm sewer map with respect to Village projects and new developments that have occurred and update, as needed.

Milestones: Review the storm sewer map and update, as needed.

BMP Status: The Village has an existing storm sewer map that is updated routinely in a GIS system. Both Public Works and GIS employees monitor, maintain, and verify the accuracy of the storm sewer system map, which allows detailed information to be incorporated during site development and other Village projects.

BMP C2: Regulatory Control Program

Measurable Goals: Enforce the Village Code to regulate discharges into the storm sewer system.

Milestones: Continue to enforce the Village Code for illicit discharges.

BMP Status: The Village continues to enforce its Code, prohibiting non-stormwater discharges into the storm sewer system.

BMP C3/C7: Detection/Elimination Prioritization Plan

Measurable Goals: Continually inspect and monitor outfalls and discharges for the detection and elimination of illicit discharges.

Milestone: Continue to inspect and monitor for illicit discharges.

BMP Status: The Village's Public Works Department performs monthly inspections of outfalls and creeks to monitor for illicit discharge. Inspection results are recorded and maintained for historical reference.

BMP C9: Public Notification

Measurable Goals: The Village will inform residents and businesses annually of the contact number to report illegal dumping or illicit discharges.

Milestone: Inform residents and businesses of the contact number.

BMP Status: The public is encouraged to report any deficiencies, blockages, or illicit discharges through the Village-wide newsletter, social media channels, and the Village website. Homeowners are

encouraged to report any possible code violation and/or contamination that may have occurred.

BMP C10: Other Illicit Discharge Controls

Measurable Goals: Annually review the streets considered for reconstruction and indicate on the construction plans which inlet structures are to receive stencils (or equivalent) messages.

Milestone: Continue the program to stencil inlets during road reconstruction.

BMP Status: The Village's road reconstruction program requires that all new storm drain grates shall be Neenah R-3278-A with barred style curb box, or approved equivalent. with the message "DUMP NO WASTE, DRAINS TO WATERWAY" displayed. For the 2024/25 road reconstruction program, 52 new B6 frame and grates and 11 new M3-12 frame and grates, a total of 67 grates, were installed at various street locations.

BMP D1/D2/D4/D6: Regulatory Control Program, Erosion and Sediment Control BMPs, Site Plan Review Procedures, and Site Inspection/Enforcement Procedures

Measurable Goals: Continually enforce the Village Code and the Engineering Development Standards Manual by requiring erosion and sediment control BMPs and inspecting construction sites.

Milestone: Review site plans for appropriate BMPs, inspect construction sites for proper installation and maintenance of BMPs, and respond to complaints accordingly.

BMP Status: The Village requires erosion and sediment control BMPs for all projects. The Village reviews site plans and inspects construction sites to ensure conformance with Village Ordinance 10-3-13: the Village requires erosion and sediment control BMP designs prior to construction. The Village reviews plans for approval.

BMP E2/E3/E4/E5/E6: Regulatory Control Program, Long-term Operation and Maintenance Procedures, Pre-construction Review of BMP Designs, Site Inspections During Construction, and Post-construction Inspections

Measurable Goals: Continually enforce the Village Code and the Engineering Development Standards Manual to prevent stormwater pollution resulting from post-construction runoff.

Milestone: Review site plans for appropriate BMPs, inspect construction sites for substantial conformance with the approved site plans, and ensure long-term maintenance of the BMPs.

BMP Status: Per Ordinance 10-3-13, the Village requires erosion and sediment control (ESC) BMP designs prior to construction. The Village

reviews the ESC plans for approval. New detention basin designs and BMPs are incorporated, depending on site conditions, to lessen polluted runoff from exiting the site. Construction sites are inspected during and after construction for conformance.

BMP F1: Employee Training Program

Measurable Goals: Annually provide Village employees with seminars or workshops for stormwater pollution prevention for municipal operations and illicit discharge detection and elimination. Other training occurs less formally in an on-the-job fashion.

Milestone: Continue stormwater pollution prevention training for Village employees.

BMP Status: The Public Works Department currently conducts regular employee training, including new employee orientation, to prevent or reduce stormwater pollution from municipal activities. Employee training for material handling, storage, inspection, and maintenance is also utilized by the Village to help prevent and reduce stormwater pollution.

Public Works conducted its annual Hazardous Material Awareness Training, inclusive of MSDS review and GHS Hazard Information training for all employees in MONTH YEAR. In addition, annual staff training on winter road salt and deicing applications was completed before the snow season began.

The Village also participates in DuPage River Salt Creek Workgroup (DRSCW) workshops, training opportunities, special meetings, and educational activities for additional staff development opportunities.

BMP F2: Inspection and Maintenance Program

Measurable Goals: Continually inspect and maintain the storm sewer system.

Milestone: Continue conducting formal inspection and maintenance.

BMP Status: The Public Works Department has a formal Standard Operating Procedure in place for drainage system maintenance that is followed semi-annually, or more frequently after major storm events. Currently, the storm sewer inspection and maintenance program is conducted on various inlets and outfalls at various locations each year based on inspection logs. Regular inspection and maintenance is designed to reduce pollutant runoff from municipal facilities and as a product of municipal operations. Employee training for material handling, storage, inspection, and maintenance is also an important component in preventing stormwater pollution.

BMP F3: Municipal Operations – Stormwater Control

Measurable Goals: Continue the street sweeping program; continue offering seasonal curbside yard waste and leaf collection weekly.

Milestone: Continue current programs.

BMP Status: The Public Works Department oversees the street sweeping program, which conducts four Village-wide sweeps, typically in May, June, August, and October/November, and two partial sweeps, as needed.

The Village continues to offer seasonal curbside yard waste and leaf collection through the Village's waste management provider. Spring and fall branch pick-up programs are also offered annually through the Public Works Department. These services are advertised through the Village newsletter.

C. INFORMATION AND DATA COLLECTION RESULTS

The Village of Hoffman Estates participates in the DuPage River Salt Creek Workgroup and supports its water quality monitoring program, which meets the MS4 permit objectives and requirements. The DRSCW reports containing monitoring data that was collected and analyzed for Salt Creek, including reducing chloride impairments from deicing measures, can be reviewed under the attachment for Section C. The Village is also a participating member of the Upper Salt Creek Watershed Planning Council with the Northwest Municipal Conference.

Various agencies have water quality monitoring data for Poplar Creek, including the Fox River Study Group (FRSG), Poplar Creek Watershed Planning Council, IEPA, Forest Preserves of Cook County, Illinois State Water Survey, and Metropolitan Water Reclamation District of Chicago's Watershed Management Ordinance (WMO).

In accordance with ILR40 V.A.2.b.x, the FRSG satisfies the monitoring requirements for the portion of the community located within the Fox River Watershed. The FRSG has developed the Fox River Implementation Plan (FRIP) to take the place of a traditional TMDL for dissolved oxygen and nuisance algae in the Fox River. The FRSG coordinates with the IEPA on the efforts described in the FRIP.

The Village is committed to participating in the FRSG and supporting its efforts and those developed by the Poplar Creek Watershed Planning Council through the Northwest Municipal Conference.

D. SUMMARY OF NEXT REPORTING PERIOD STORMWATER ACTIVITIES

The activities mentioned below are based upon the existing 2021 NOI document and are subject to change when the new permit is issued, The Village's annual report for 2025-2026 will reflect changes made for the new permit.

A summary of the stormwater activities planned by the Village during the next reporting cycle is presented below:

BMP A1: Distributed Paper Material

Measurable Goals: Publish one stormwater pollution prevention related article annually in the Village-wide newsletter.

Milestone: Publish one stormwater pollution prevention related article annually.

BMP A3: Public Service Announcement

Measurable Goals: Twice per year, announce residential and commercial waste and recycling management opportunities through the Village website and newsletter.

Milestone: Twice per year, announce residential and commercial waste and recycling management opportunities.

BMP A4: Community Event

Measurable Goals: The Village Improvement Day will be held annually to help decrease environmental and stormwater pollution.

Milestones: Continue to host Improvement Day annually.

BMP B1: Public Panel

Measurable Goals: Hold one meeting annually to discuss the NOI, MS4 annual inspection report, Village's Stormwater Management Plan, and stormwater-related activities and projects.

Milestone: The Stormwater Management Committee will meet, as needed.

BMP B7: Other Public Involvement

Measurable Goals: The Village will inform residents and businesses twice per year of the existence of a contact number to report stormwater-related issues.

Milestone: Inform residents and businesses of the existence of a contact number to report stormwater-related issues.

BMP C1: Stormwater Atlas

Measurable Goals: Annually review the stormwater map with respect to Village projects and new developments that have occurred and update, as needed.

Milestone: Review the stormwater map and update, as needed.

BMP C2: Regulatory Control Program

Measurable Goals: Enforce the Village Code to regulate discharges into the storm sewer system.

Milestone: Continue to enforce the Village Code for illicit discharges.

BMP C3: Detection/Elimination Prioritization Plan

Measurable Goals: Continually inspect and monitor outfalls and discharges for the detection and elimination of illicit discharges.

Milestone: Continue to inspect and monitor for illicit discharges.

BMP C7: Visual Dry Weather Screening

Measurable Goals: Continually inspect and monitor outfalls and discharges for the detection and elimination of illicit discharges.

Milestone: Continue to inspect and monitor for illicit discharges.

BMP C9: Public Notification

Measurable Goals: Inform residents and businesses annually of the existence of a contact number to report illegal dumping or illicit discharges.

Milestone: Inform residents and businesses of the existence of a contact number to report illegal dumping or illicit discharges.

BMP C10: Other Illicit Discharge Controls

Measurable Goals: Annually review the streets considered for construction in the Street Project and indicate on the plans which inlet structures are to receive stenciled (or equivalent) messages.

Milestone: Continue program to stencil inlets (and/or equivalent by replacing frame and grates) within the Street Project.

BMP D1/D2/D4/D6: Regulatory Control Program, Erosion and Sediment Control BMPs, Site Plan Review Procedures, and Site Inspection/Enforcement Procedures

Measurable Goals: Continually enforce the Village Code and Engineering Development Standards Manual by requiring erosion and sediment control BMPs and inspection construction sites.

Milestone: Review site plans for appropriate BMPs, inspect construction sites for proper installation and maintenance of BMPs, and respond to complaints.

BMP E2/E3/E4/E5/E6: Regulatory Control Program, Long-term Operations and Maintenance Procedures, Pre-construction Review of BMP Designs, Site Inspections During Construction, and Post-construction Inspections

Measurable Goals: Continually enforce the Village Code and the Engineering Development Standards Manual to prevent stormwater pollution resulting from post-construction runoff.

Milestone: Review site plans for appropriate BMPs, inspect construction sites for substantial conformance with the approved site plans, and ensure long-term maintenance of the BMPs.

BMP F1: Employee Training Program

Measurable Goals: Annually provide Village employees with seminars or workshops for stormwater pollution prevention for municipal operations and illicit discharge detection and elimination. Other training occurs less formally in an on-the-job fashion.

Milestone: Continue stormwater pollution prevention training for Village employees.

BMP F2: Inspection and Maintenance Program

Measurable Goals: Continually inspect and maintain the storm sewer system.

Milestone: Continue conducting formal inspection and maintenance of the storm sewer system.

BMP F3: Municipal Operations Stormwater Control

Measurable Goals: Continue the street sweeping program. Continue offering seasonal curbside yard waste and leaf collection.

Milestones: Continue current programs with the current schedule.

E. NOTICE OF RELIANCE ON ANOTHER GOVERNMENT ENTITY

The Village of Hoffman Estates relies on the Metropolitan Water Reclamation District of Chicago to enforce the Cook County Watershed Management Ordinance.

F. CONSTRUCTION PROJECTS DURING REPORTING

The following construction project(s), which have a disturbed area greater than one acre, were active during the reporting period:

- 2025 Street Revitalization Project #1
- 2025 Street Revitalization Project #2
- Hassell Road Resurfacing

DRSCW ILR40 Activities
March 2025– March 2026

PART I. COVERAGE UNDER GENERAL PERMITS ILR40

Not applicable to the work of the DRSCW.

PART II. NOTICE OF INTENT (NOI) REQUIREMENTS

Not applicable to the work of the DRSCW.

PART III. SPECIAL CONDITIONS

Not applicable to the work of the DRSCW.

PART IV. STORM WATER MANAGEMENT PROGRAMS

A. Requirements

Not applicable to the work of the DRSCW.

B. Minimum Control Measure

1. Public Education and Outreach on Stormwater Impacts

DRSCW outreach activities for the reporting year ending March 31, 2026 included:

- The DRSCW and Salt Smart websites were updated and maintained during the reporting period and periodically updated with presentations and material (www.drscw.org).
- Public information available on the websites includes:
  - Chloride Fact Sheets aimed at mayors and managers, public works staff, commercial operators, and homeowners.
  - Model Salt Storage and Handling Ordinances and Policies.
  - Model Facilities Plan for Snow and Ice Control.
  - A fact sheet summarizing alternative deicing products.
  - Information of effective operating parameters for commonly used anti-icing compounds.
  - Parking lots chloride application rate guidance example sheet and aide memoire.
  - A brochure on coal tar sealants as a source of Polycyclic Aromatic Hydrocarbons (PAHs) aimed at homeowners (produced by the University of New Hampshire Stormwater Center).

- Fact sheets summarizing the presence of Hydrilla in Ginger Creek and steps to keep the invasive week from spreading.
- Detailed reports on the biological, physicaland chemical conditions of area waterways.

Technical Presentations

Workgroup meetings: The Workgroup hosts bimonthly meetings where technical presentations are made on a variety of water quality topics and surface water management subjects. The audience consists of mainly stormwater and wastewater professionals but the public is welcome to attend. Presentations made during the period March 1, 2025 to March 31, 2026 are listed below. Selected presentations are made available on the DRSCW website and upon request. Technical presentations have also been approved by the IEPA as CEUs for the Wastewater Operator and Drinking Water Operator Certifications.

April 30, 2025 – Emerging Contaminants in Our Environment. Presenter: Sarah Zack, Great Lakes Contaminant Specialist, Illinois-Indiana Sea Grant.

June 25, 2025 – 2021 Salt Creek Bioassessment. Presenter: Ed Rankin, Senior Research Associate, Midwest Biodiversity Institute.

August 27, 2025 – Environmental DNA metabarcoding for whole community inventories of vertebrates in rivers of the midwestern United States. Presenter: Sophie Picq, eDNA Research Scientist / Head of the Biomolecular Clean Laboratory, Field Museum of Natural History.

October 29, 2025 – How Can Salt Smart Assist with Chloride Related Permit Obligations. Presenter: Hanna Miller, Watershed Project Manager, The Conservation Foundation.

October 29, 2025 – DRSCW Special Conditions Projects Phase 2. Presenter: Alex Handel, Watershed Scientist, The Conservation Foundation.

December 3, 2025 – Lower East Branch DuPage River Stream Restoration Project. Presenter: Deanna Doohaluk, The Conservation Foundation.

Other Water Quality Presentations or Workshops by the DRSCW

June 3, 2025– Tour of Fullersburg Woods Dam Removal and Stream Restoration Project,
La Grange League of Women Voters and Salt Creek Watershed Network. Presenters: Deanna Doohaluk and Stephen McCracken, The Conservation Foundation.

June 13, 2025 – Tour of Fullersburg Woods Dam Removal and Stream Restoration Project, The Conservation Foundation Staff and Board Retreat. Presenters: Deanna Doohaluk and Stephen McCracken, The Conservation Foundation.

October 7, 2025 – Illinois Institute of Technology Presentation and round table discussion with students on water quality and surface water management. Presenter: Stephen McCracken, The Conservation Foundation.

October 8, 2025 – Fox River Ecosystem Partnership (FREP) Noon Network– field tour of Fullersburg Dam removal in Oakbrook, DuPage County. Presenters: Erik Neidy, DuPage County Forest Preserve District, Deanna Doohaluk, Stephen McCracken, DuPage River/Salt Creek Work Group, Tim Pollowy, Hey and Associates, Inc.

October 23, 2025 – IPRA Recognized Project Presentation, Master Plan at Fullersburg Woods. Virtual. Presenter: Stephen McCracken (filling in for Eric Neidy, Forest Preserve District of DuPage County). The Conservation Foundation.

January 30, 2026 – Update on NARPs. IWEA Governmental Affairs Workshop. Presenters: Rick Manner, Urbana & Champaign Sanitary District and Stephen McCracken, The Conservation Foundation.

February 22-25, 2026 – Partnership for River Restoration and Science in the Upper Midwest (PRRSUM) – Plenary Session. Presenter: Stephen McCracken, The Conservation Foundation.

March 25, 2026 – Stream Restoration as a Tool for Meeting Waste Water Permit Compliance. FS North Central Division Rivers and Stream Technical Committee. Rock Island, IL. Presenter: Stephen McCracken, The Conservation Foundation.

2. Public Involvement and Participation **–** No Activities

3. Illicit Discharge Detection and Elimination – No Activities

4. Construction Site Storm Water Runoff Control - No Activities

5. Post-Construction Storm Water Management in New Development and Redevelopment - No Activities

6. Pollution Prevention/Good Housekeeping for Municipal Operations – No Activities



Chloride Questionnaires

The DRSCW has worked to track adoption of sensible salting BMPs in the program area since 2007. This is done as ambient chloride concentration monitoring; and while the ultimate indicator of success, it has proven an imperfect metric for tracking efficiency trends in winter salt use. Tracking target BMP adoption in the program area allows the DRSCW to evaluate the success of the chloride management workshops. Historically the public roads and parking lots/sidewalks workshops have covered the following practices:

- Winter weather tracking and planning
- Behavior of commonly used deicing compounds
- Product and chemical alternatives
- Equipment calibration training
- Application rates
- Equipment and salt application advancements
- Salt usage, storage and deicing best management practices
- Example salt use policies and management plans

The questionnaires also help identify topics for future workshops and form suppositions about salt use per unit of service expended inside the program area relative to 2006 levels. Questionnaires were distributed in 2007, 2010, 2012, 2014, 2016, and 2018. They were sent to approximately 80 municipal highway operations and public works agencies. A questionnaire for winter 2025/6 has been generated and is under review. It is now due to be issued in May/June 2026.

Chloride Reduction Workshops

During the reporting period March 1, 2025 to March 31, 2026, nine (9) chloride reduction workshops were held. The workshops were held in person as well as in a webinar format allowing the groups to collaborate and host the workshops jointly. The workgroup staff for the DRSCW, LDRWC, Lower Des Plains Watershed Group (LDWG) and Chicago Area Waterways Chloride Workgroup (CAWCW) collaborated with staff from Lake County Stormwater Management and Health Dept. to coordinate the workshops. Registration was made available to agencies over a wide area of Illinois resulting in staff attending from Cook, DuPage, Kane, Kendall, Lake, McHenry and Will Counties. A list of attendees of the Public Roads Deicing Workshop (by County) is included in Attachment 1 and attendees of the Parking Lots & Sidewalks Deicing Workshop (by County) is included in Attachment 2.

The 2025 in-person Public Roads Winter Best Practices Workshops were held on Sept. 16, Sept. 23, and Sept. 30, 2025. Public Roads webinars were held on Sept. 25, Oct. 7, and Nov. 12. Staff from The Conservation Foundation were engaged to present the material. A registration fee was required per person for the in-person workshops and per agency in order to view each webinar. The webinar links were shareable within an agency. A survey was provided at the end of each webinar to those who had signed in asking for the number of attendees from each agency and

for an evaluation of the workshop. Evaluation surveys were also provided at the in-person workshops. The survey results indicated that a minimum of 1005 persons attended the six 2025 Public Roads workshops. Certificates of attendance were provided to those who requested them. A link to the *Minnesota Snow and Ice Control: Field Book for Snowplow Operators* was provided to each registrant.

The Parking Lots and Sidewalks Winter Best Practices Workshop were held on Oct. 2, Oct. 14, and Nov. 13, 2025, all in a webinar format. The Workshops were presented by staff from The Conservation Foundation through the Salt Smart Collaborative. The follow-up surveys provided an opportunity to provide an evaluation of the webinars. Survey results indicated that there was a minimum of 268 persons who attended the Workshops. Certificates of attendance were provided to those who requested them. A link was sent to each registrant for the *Illinois Winter Maintenance Manual for Parking Lots and Sidewalks* developed by the Salt Smart Collaborative (developed in part by a Section 319 Grant issued by IEPA.

Additionally, three Spreader Calibration Workshops for Force America equipment were held on Nov. 4 (Lake County DOT), Nov. 5 (Cook County DOTH), and Nov. 6 (DuPage DOT). Twenty-four agencies attended the workshops on November 5 and 6, 2025. A list of attendees of the Calibration Workshops (by workshop) is included in Attachment 3.

Ambient Impact Monitoring

DRSCW's Chloride Education and Reduction Program has performed an in-depth analysis to detect trends in chloride loading within the water quality data collected since the beginning of program efforts.

The goal of the analysis is to gauge the impact, if any, of the chloride education program on chloride loadings and concentrations generated from DRSCW water quality data collected from 2009 to present. Such an analysis is challenging due to the influences of other variables that dictate the magnitude of chloride impact on water quality data, principally winter weather (see Figure 1 to Figure 6). Analysis is needed to account for this inherent variability to as great a degree as possible. To help accomplish this the DRSCW purchased 17 years of weather data (snow and ice precipitation data for numerous locations) from Weather Command / Murray and Trettel, Inc. For each site where winter chloride concentration data was available the analysis steps were:

- Calculation of estimated chloride concentration from winter conductivity data
- Calculation of a warm weather regression value from summer concentration data and summer conductivity measures
- Calculation of estimated chloride summer concentrations
- Creation of loading data (in pounds per day) from the estimated concentration data using USGS flow data

- Identification of ice events from the weather command data and "replacement" of such events with loadings observed under snow events with the same accumulation
- Graphing of loading and concentration data for each site

This analysis has been completed and phase one results have been produced. The report was completed in 2024. Study results indicate that chloride concentrations have decreased over the study period in almost all DRSCW stream monitoring locations in both warm and cold weather conditions. The study suggests that the education and reduction efforts, the resulting community chloride application rate reductions, and enhanced community salt management best management practices (BMPs) have resulted in lower local chloride concentrations over the past decade. However, as Figure 1 to Figure 6 show, weather is still the largest determinant of instream chloride concentrations.

When chlorides are present in elevated concentrations in rivers, they harm aquatic invertebrates, fish, and aquatic and terrestrial plants. High chloride concentrations in stormwater corrode structures like bridges, increasing maintenance costs; and chlorides are very difficult to remove from water through treatment. In the DRSCW watersheds, the main source of elevated chlorides in the rivers is from winter deicing applications. In an effort to understand and track chloride levels in the watershed, year-round conductivity monitoring is carried out.

Ambient monitoring of conductivity is carried out at six (6) locations (5 sites monitored by the DRSCW and 1 site monitored by MWRD). All conductivity sites were originally installed to collect continuous DO and are situated for that effort rather than for chlorides. The DRSCW chloride sites are positioned in the upper and lower sections of each watershed (Map 1).

The upstream Salt Creek chloride site (Busse Woods) is at the upstream-most point of the Lower Salt Creek watershed (this site isn't placed further upstream as it was selected to measure DO upstream of the watershed's POTWs). MWRD did not conduct ambient winter conductivity monitoring at the Salt Creek at Busse Woods site in 2021. The site was taken over by DRSCW for conductivity monitoring during the winter of 2022.

Conductivity concentrations are used to calculate chloride concentrations based on a linear relationship established by the DRSCW. Calculated annual chloride concentrations for the winter months from 2008-2025 for six (6) sites are depicted in Figure 1 to Figure 6. The Daily Max represents the highest chloride daily value calculated from that year's winter season. The Winter Average is the average of all measurements from the winter season. The Four-Day Average is the maximum value of the year's four-day averages. Also shown are seasonal totals for winter snow and ice data. This data is generated from data supplied by a contract with Weather Command/ Murray and Trettel, Inc. The data is specific to the areas proximate to the relative conductivity monitoring site. Weather data during the winter seasons of 2008-09, 2009-10, and 2010-11 are less complete than more recent years. During those early years, weather data was not collected

at every target city during every event. Winter precipitation during those years is likely underreported from actual snow/icefall.

Measuring Chloride Concentration in Street Sweeping Debris

Analysis of data collected in previous years has shown a high-level of heterogeneity in results. This variation was found not just between samples, but between samples and their corresponding duplicates.

The results, sample collection, and laboratory methodologies were reviewed with experts from the Cold Climate Stormwater Center of Excellence (of which the DRSCW is a participating member). Data collection will recommence in 2026.

Illinois RiverWatch Chloride Watchers Program

Illinois RiverWatch is a statewide biological monitoring program that provides volunteers a hands-on opportunity to become stewards of our local waterways by monitoring stream habitat and water quality. Winter Chloride Watcher volunteers collect and test water samples from local waterways for chloride on a monthly basis between November and May.

The Conservation Foundation partnered with the Illinois RiverWatch Network (RiverWatch) to expand RiverWatch's Winter Chloride Watchers program in Northeast Illinois for the 2025-2026 winter season. Inclusive of both The Conservation Foundation and RiverWatch, 179 volunteers submitted 1,480 chloride results from 261 sites across 24 counties in IL. Within the DuPage River and Salt Creek Watersheds, over 600 samples were collected from the East and West Branches of the DuPage River, Salt Creek, and their respective tributaries.

Figure 1. Calculated Chloride Concentrations - Winter Months (2009-2025) for Salt Creek at Busse Woods Main Dam. Data was not collected in 2021.

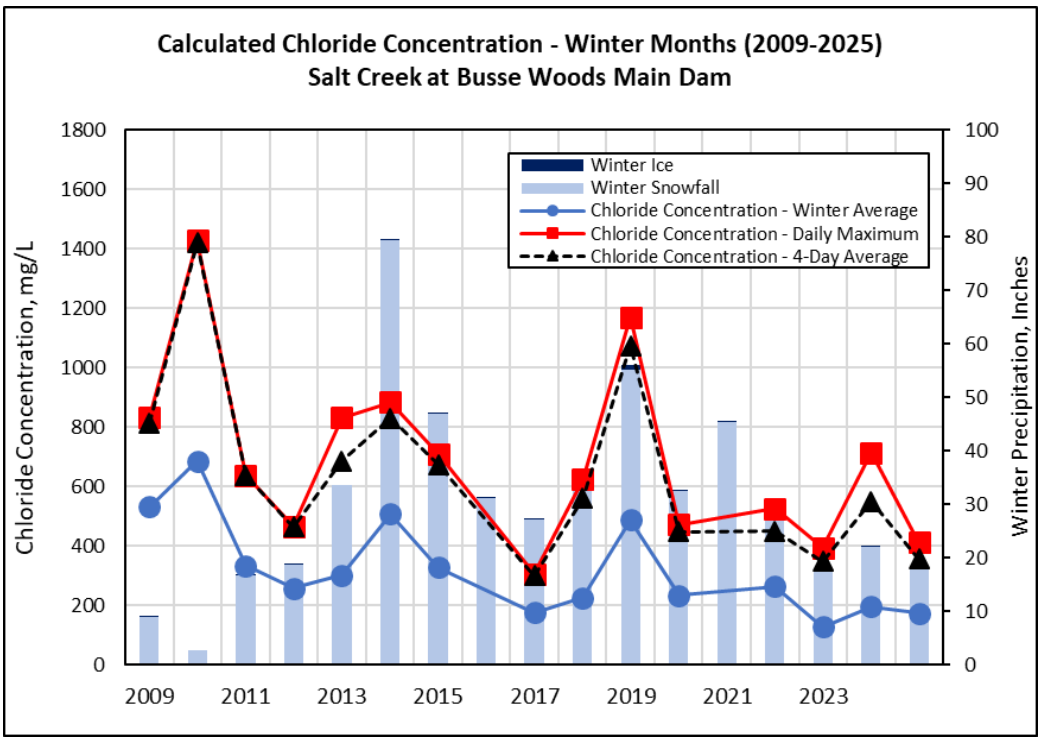


Figure 2. Calculated Chloride Concentrations - Winter Months (2008-2025) for Salt Creek at Wolf Road

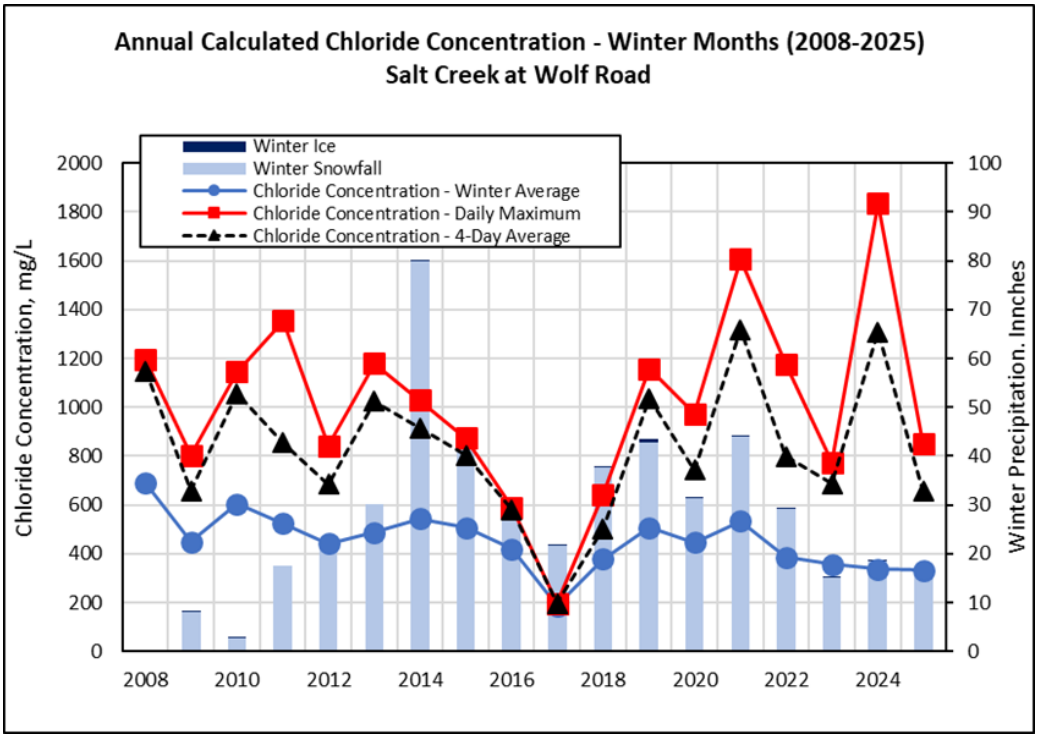


Figure 3. Calculated Chloride Concentrations - Winter Months (2008-2025) for the East Branch DuPage River at Army Trail Road

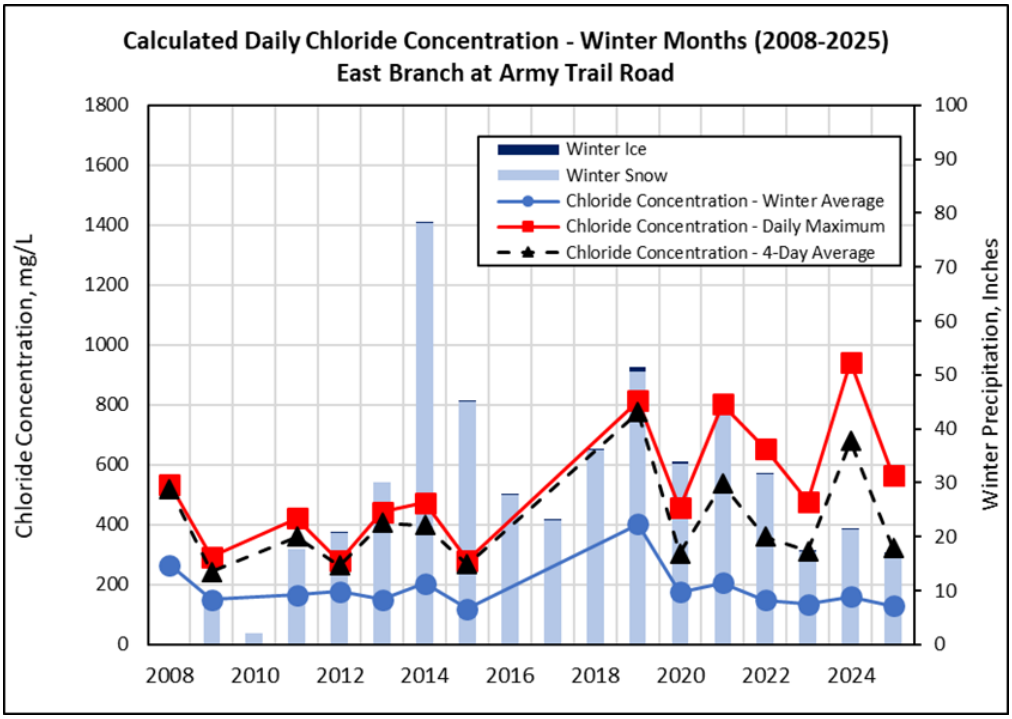


Figure 4. Calculated Chloride Concentrations - Winter Months (2008-2025) for the East Branch DuPage River at Hobson Road

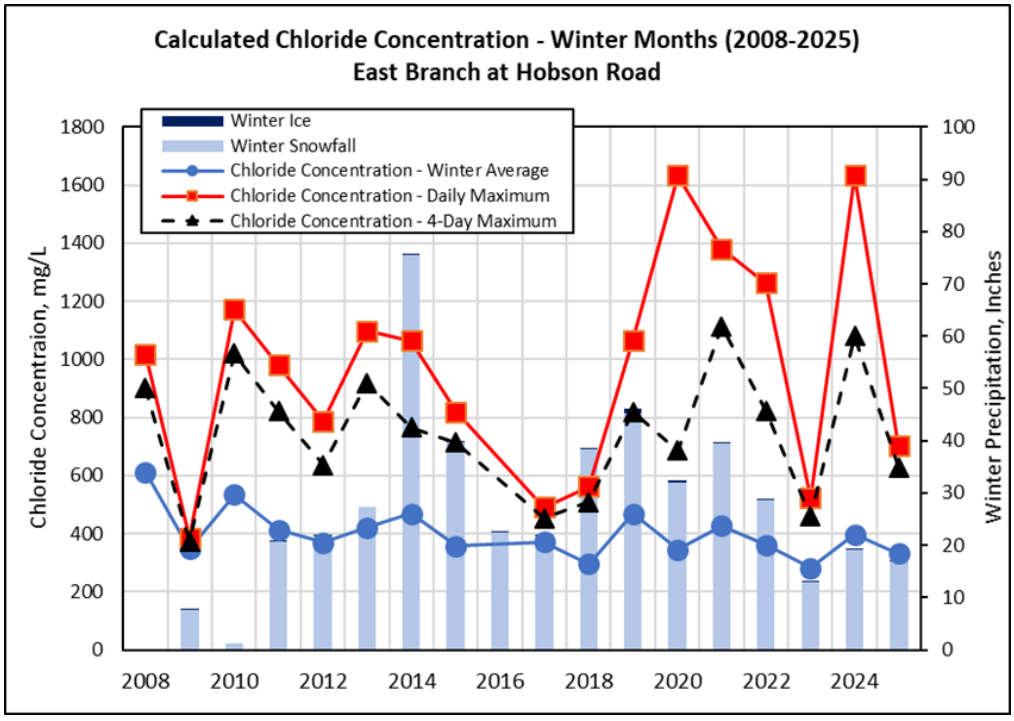


Figure 5. Calculated Chloride Concentrations - Winter Months (2008-2025) for the West Branch DuPage River at Arlington Drive

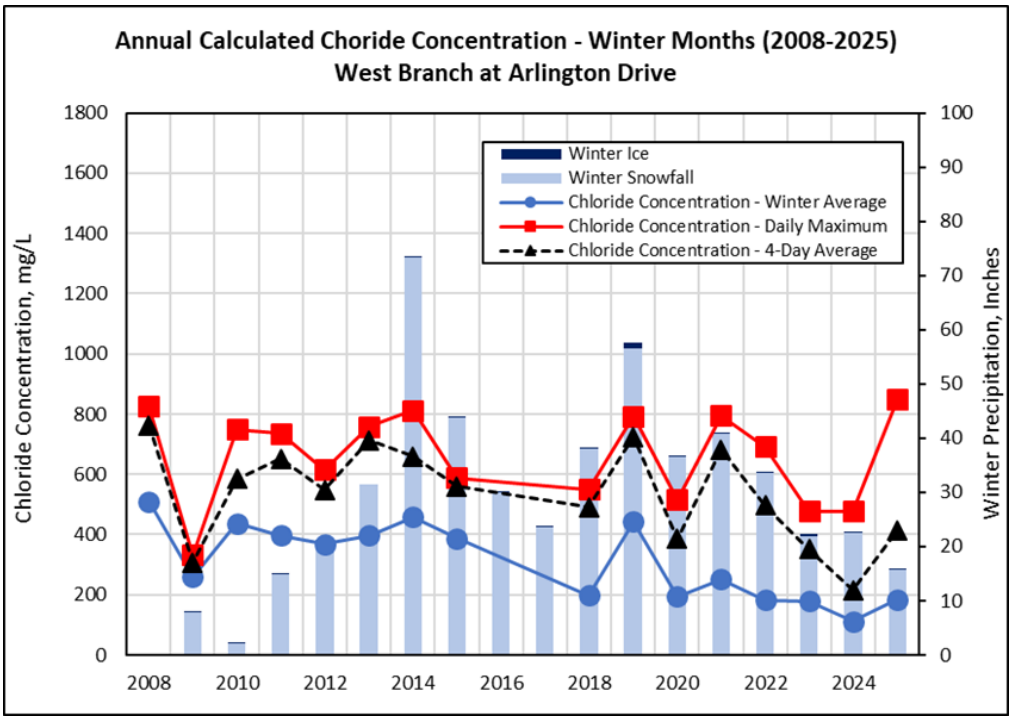
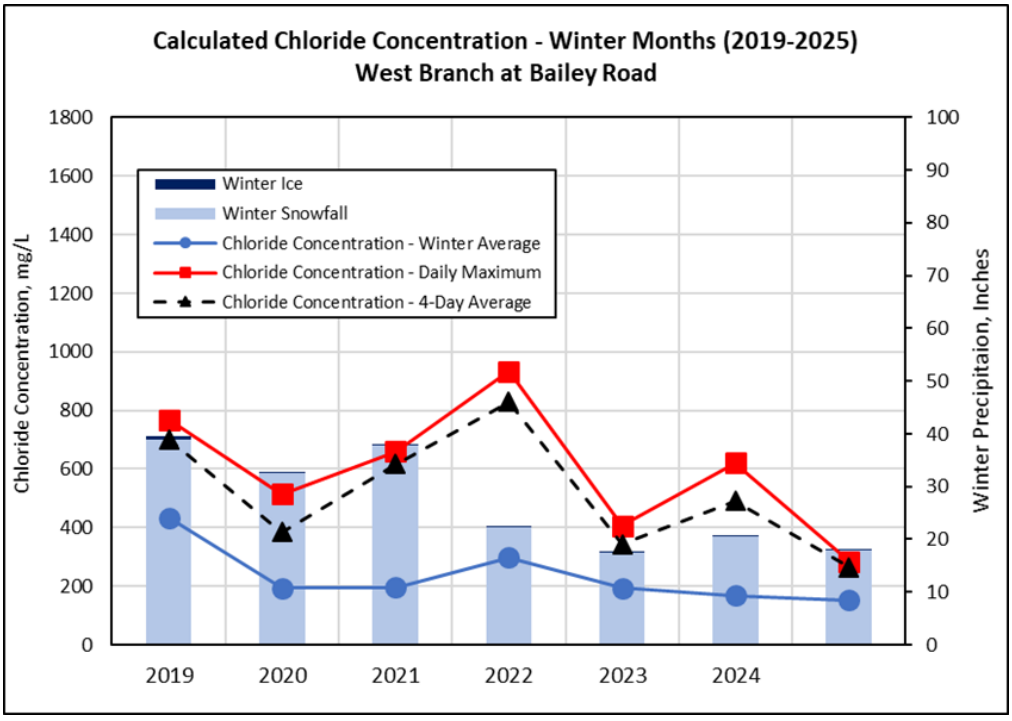


Figure 6. Calculated Chloride Concentrations - Winter Months (2019-2025) for the West Branch DuPage River at Bailey Road



C. Qualifying State, Country or Local Program

Not applicable to the work of the DRSCW.

D. Sharing Responsibility

This report outlines the activities conducted by the DRSCW on behalf of its' members related to the implementation of the ILR40 permit. It is the responsibility of the individual ILR40 permit holders to utilize this information to fulfill the reporting requirements outlined in Part V.C. of the permit.

E. Reviewing and Updating Stormwater Management Programs

Not applicable to the work of the DRSCW.

PART V. MONITORING, RECORDKEEPING, AND REPORTING

A. Monitoring

The ILR40 permit states that permit holders "must develop and implement a monitoring and assessment program to evaluate the effectiveness of the BMPs being implemented to reduce pollutant loadings and water quality impacts". The DRSCW monitoring program meets the following monitoring objectives and requirements outlined in the permit:

- Measuring pollutants over time (Part V. A. 2. b. ii)
- Sediment monitoring (Part V. A. 2. b. iii)
- Assessing physical and habitat characteristics such as stream bank erosion caused by storm water discharges ((Part V. A. 2. b. vi)
- Collaborative watershed-scape monitoring (Part V. A. 2. b. x)
- Ambient monitoring of total suspended solids, total nitrogen, total phosphorus, fecal coliform, chlorides, and oil and grease (Part V. A. 2. c.)

The DRSCW water quality monitoring program is made up of four components: 1) Bioassessment; 2) Continuous DO monitoring; 3) Expanded DO monitoring, and 3) Continuous Chloride Monitoring. Components 1-3 are discussed below and component 4 was discussed in the previous section of this report.

BIOASSESSMENT

Overview and Sampling Plan

A biological and water quality survey, or "biosurvey", is an interdisciplinary monitoring effort coordinated on a waterbody specific or watershed scale. This may involve a relatively simple setting focusing on one or two small streams, one or two principal stressors, and a handful of sampling sites or a much more complex effort including entire drainage basins, multiple and overlapping stressors, and tens of sites. The DRSCW bioassessment is the latter. The DRSCW bioassessment program began in 2007 with sampling in the West Branch DuPage River, East Branch DuPage River and Salt Creek watersheds. From 2009-2016, each watershed was sampled on a 3-year rotation beginning with the West Branch DuPage River watershed in 2006. Beginning in 2017, the watersheds were sampled in a four-year rotation to allow time for the report writing and program assessment. As of 2023, the DRSCW watersheds will be sampled on a six-year rotation. The bioassessment program functions under a quality assurance plan agreed on with the Illinois Environmental Protection Agency (http://drscw.org/wp/bioassessment/). Table 1 details the bioassessment sampling dates for each DRSCW watershed.

Table 1. Bioassessment sampling dates for the DRSCW watershed

Watershed	Sampling Completed (year)	Sampling Scheduled (year)
East Branch DuPage River	2007, 2011, 2014, 2019, 2023	2029
West Branch DuPage River	2007, 2009, 2012, 2015, 2020	2027
Salt Creek	2007, 2010, 2013, 2016, 2021	2025

The DRSCW bioassessment program utilizes standardized biological, chemical, and physical monitoring and assessment techniques employed to meet three major objectives:

1) determine the extent to which biological assemblages are impaired (using IEPA guidelines);
2) determine the categorical stressors and sources that are associated with those impairments; and,
3) add to the broader databases for the DuPage River and Salt Creek watersheds to track and understand changes through time in response to abatement actions or other influences.

The data collected under the bioassessment is processed, evaluated, and synthesized as a biological and water quality assessment of aquatic life use status. These assessments are directly comparable to previously conducted bioassessments such that trends in status can be examined and causes and sources of impairment can be confirmed, amended, or removed. A final report containing a summary of major findings and recommendations for future monitoring, follow-up investigations, and any immediate actions that are needed to resolve readily diagnosed impairments is prepared following each bioassessment. The bioassessment reports are posted at http://drscw.org/wp/bioassessment/. It is not the role of the bioassessments to identify

specific remedial actions on a site specific or watershed basis. However, the baseline data provided by the bioassessments contributes to the Integrated Priority System that was developed to help determine and prioritize remedial projects (http://drscw.org/wp/project-identification-and-prioritization-system/).

Sampling sites for the bioassessment were determined systematically using a geometric design supplemented by the bracketing of features likely to exude an influence over stream resource quality, such as CSOs, dams and wastewater outfalls. The geometric site selection process starts at the downstream terminus or "pour point" of the watershed (Level 1 site), then continues by deriving each subsequent "panel" at descending intervals of one-half the drainage area (D.A.) of the preceding level. Thus, the drainage area of each successive level decreases geometrically. This results in in seven drainage area levels in each of the three watersheds, starting at the largest (150 sq. mi) and continuing through successive panels of 75, 38, 19, 9, 5 and 2 sq. mi. Targeted sites are then added to fill gaps left by the geometric design and assure complete spatial coverage in order to capture all significant pollution gradients including reaches that are impacted by wastewater treatment plants (WWTPs), major stormwater sources, combined sewer overflows (CSOs) and dams. The number of sampling sites by method/protocol and watershed are listed in Table 2.

Table 2. Number of sampling sites in the DRSCW project area.

Method/Protocol	West Branch DuPage River (2020)	East Branch DuPage River (2023)	Salt Creek (2025)	Reference Sites (2006-2025)	Total Sites
Biological sampling					
Fish	42	46*	64*	13	166
Macroinvertebrates	42	45*	64*	13	165
QHEI	42	46*	64*	13	166
Water Column Chemical/Physical Sampling					
Nutrients**	42	39	59	6	144
Water Quality Metals	30	22	34	6	92
Water Quality Organics	18	11	17	6	52
Sediment Sampling	23	15	27	6	71

*Includes sites sampled as part of pre-project monitoring for the physical projects.

**Also included indicators or organic enrichment and ionic strength, total suspended solids (TSS), DO, pH and temperature. Also, in 2019, 2020 and 2023, chlorophyll A was included as a nutrient parameter.

Representativeness – Reference Sites

Data is collected from selected regional reference sites in northeastern Illinois preferably to include existing Illinois EPA and Illinois DNR reference sites, potentially being supplemented with other sites that meet the Illinois EPA criteria for reference conditions. One purpose of this data

will be to index the biological methods used in this study that are different from Illinois EPA and/or DNR to the reference condition and biological index calibration as defined by Illinois EPA. In addition, the current Illinois EPA reference network does not yet include smaller headwater streams. Hence reference data is needed to accomplish an assessment of that data. Presently thirteen (13) reference sites have been established.

The bioassessment sampling includes four (4) sampling methods/protocols: biological sampling, Qualitative Habitat Evaluation Index (QHEI), water column chemical/physical parameter sampling and sediment chemistry. The biological sampling includes two assemblages: fish and macroinvertebrates.

The Macroinvertebrate Fish, Habitat and Water Chemistry sampling results presented in this report summarize the findings for the mainstem reaches of the East Branch DuPage River from the 2025 bioassessment. A list of the sampling sites included in the 2025 Salt Creek bioassessment is provided in Table 3 and a map of the 2025 Salt Creek bioassessment sites can be found in Map 2. Detailed analysis of all results for the East Branch DuPage River, the West Branch DuPage River, and Salt Creek, and their tributaries and can be found at http://drscw.org/wp/bioassessment/.

The fish and macroinvertebrate results are presented as Illinois EPA Index of Biotic Integrity (IBI) scores. IBI is an evaluation of a waterbody's biological community in a manner that allows the identification, classification and ranking of water pollution and other stressors. IBIs allow the statistical association of various anthropogenic influences on a waterbody with the observed biological activity in said waterbody and in turn the evaluation of management interventions in a process of adaptive management. Chemical testing of water samples produces only a snapshot of chemical concentrations while an IBI allows an evaluation of the net impact of chemical, physical and flow variables on a biological community structure. Dr. James Karr formulated the IBI concept in 1981.



Table 3. 2025 Salt Creek Bioassessment Sampling Sites

Site ID	RIVER	Latitude	Longitude	Biological Sampling	QHEI	Demand/ Nutriets	Metals	Water Organics	Sediment	Sulfate	Oil and Grease
SC01	Tributary to Salt Creek	42.143664	-88.078158	1	1	2					
SC02	Tributary to Salt Creek	42.11327	-88.082431	1	1	2					
SC03	Salt Creek	42.108005	-88.083462	1	1	2					
SC04	Salt Creek	42.110637	-88.062385	1	1	4					
SC05	Tributary to Salt Creek	42.12518	-88.039411	1	1	2					
SC06	Tributary to Salt Creek	42.116387	-88.012306	1	1	2					
SC07	Salt Creek	42.077084	-88.053031	1	1	4	4				
SC08	Triburary to Salt Creek	42.067958	-88.019216	1	1	4					
SC11	Tributary to Salt Creek	42.028369	-88.055516	1	1	4					
SC12	Tributary to Salt Creek	42.025566	-88.063601	1	1	2					
SC13	Tributary to Salt Creek	42.015691	-88.054162	1	1	2					
SC14	Tributary to Salt Creek	42.017338	-88.045095	1	1	4	4				
SC15	Salt Creek	42.051095	-88.008992	1	1	6	4		1	1	1
SC16	Spring Brook	41.971781	-87.998034	1	1	6	4		1	1	1
SC17	Spring Brook	41.967116	-88.046834	1	1	4					
SC18	Spring Brook	41.958246	-88.06508	1	1	4					
SC20	Tributary to Meacham Creek	41.988298	-88.054429	1	1	2					
SC21	Spring Brook	41.97324	-88.079282	1	1	2	2	1	1		
SC22	Westwood Creek	41.93982	-87.992964	1	1	4		1	1		
SC23	Salt Creek	41.936938	-87.984234	1	1	9	6	1	1		
SC24	Addison Creek	41.946217	-87.926124	1	1	2					
SC25	Tributary to Addison Creek	41.937825	-87.939885	1	1	2					
SC26	Addison Creek	41.928711	-87.910687	1	1	4					
SC27	Addison Creek	41.898963	-87.883344	1	1	4	4				
SC28	Addison Creek	41.861162	-87.867743	1	1	6	4		1	1	1
SC29	Salt Creek	41.818297	-87.833708	1	1	12	6	1	1	1	1
SC30	Ginger Creek	41.837873	-87.970817	1	1	2					
SC31	Ginger Creek	41.839376	-87.953247	1	1	4					
SC32	Oakbrook Creek	41.85377	-87.948831	1	1	2					
SC33	Sugar Creek	41.872959	-87.959728	1	1	4					
SC34	Salt Creek	41.951765	-87.986441	1	1	9	6	1	1		
SC35	Salt Creek	41.944091	-87.981079	1	1	9	6	1	1		
SC35A	Salt Creek	41.941279	-87.983363	1	1	6					
SC35B	Salt Creek	41.94112	-87.983	1	1						
SC36	Oak Brook	41.850896	-87.958463	1	1	2					
SC37	Salt Creek	41.885162	-87.959927	1	1	9	3	1	1		
SC38	Salt Creek	41.890375	-87.964024	1	1	9	6	1	1		
SC39	Salt Creek	41.919985	-87.972745	1	1	9	6	1	1		
SC40	Salt Creek	41.962745	-87.98439	1	1	9	6	1	1		
SC41	Salt Creek	41.970302	-87.988175	1	1	9	6	1	1		
SC42	Salt Creek	41.991326	-87.994485	1	1	6	4		1		
SC43	Salt Creek	42.011973	-88.00092	1	1	6	4	1	1	1	1
SC44	Salt Creek	42.01602	-88.000508	1	1	6	4	1	1		
SC45	Tributary to Salt Creek	42.084211	-88.019856	1	1	4	4	1	1		
SC46	Spring Brook	41.966727	-88.077424	1	1	2	2	1	1		
SC47	Spring Brook	41.963342	-88.031508	1	1	6	4	1	1		
SC48	Addison Creek	41.872732	-87.868775	1	1	6	4		1		
SC49	Salt Creek	41.825756	-87.900036	1	1	9	6	1	1	1	1
SC50	Salt Creek	42.021262	-88.004911	1	1	6	4		1		
SC51	Salt Creek	41.875767	-87.95799	1	1	9	6		1	1	1
SC52	Salt Creek	41.820328	-87.926117	1	1	9	6		1		
SC53	Salt Creek	41.825544	-87.931557	1	1	9	6		1		
SC53A	Salt Creek	41.82112	-87.9286	1	1						
SC54	Salt Creek	41.845607	-87.851945	1	1	12	6		1		
SC55	Salt Creek	41.84763	-87.936374	1	1	6	6				
SC56	Salt Creek	41.832606	-87.941979	1	1	6	6				
SC56A	Salt Creek	41.8306	-87.940435	1	1						
SC56B	Salt Creek	41.830287	-87.931866	1	1						
SC56C	Salt Creek	41.82849	-87.93059	1	1						
SC57	Salt Creek	41.873713	-87.95526	1	1	9	6				
SC59	Salt Creek	41.82608	-87.91459	1	1	12	6				
SC60	Salt Creek	41.82595	-87.88617	1	1	12	6				
SCBR	Salt Creek	41.864686	-87.95073			6					
SCFW	Salt Creek	41.82115	-87.927989			6					

MACROINVERTEBRATES

Methodology

The macroinvertebrate assemblage is sampled using the Illinois EPA (IEPA) multi-habitat method (IEPA 2005). Laboratory procedures followed the IEPA (2005) methodology for processing multi-habitat samples by producing a 300-organism subsample with a scan and pre-pick of large and/or rare taxa from a gridded tray. Taxonomic resolution is performed to the lowest practicable resolution for the common macroinvertebrate assemblage groups such as mayflies, stoneflies, caddisflies, midges, and crustaceans, which goes beyond the genus level requirement of IEPA (2005). However, calculation of the macroinvertebrate IBI followed IEPA methods in using genera as the lowest level of taxonomy for mIBI calculation and scoring.

Results

At the time of this report, only the mIBIs for the portions of Salt Creek within the footprints of the Fullersburg Woods Dam Removal and Stream Restoration Project and the Preserve at Oak Meadow Dam Removal and Stream Restoration Project were available. The mIBIs for the remaining portions of Salt Creek will be included in the 2026 DRSCW MS4 activities report.

Macroinvertebrate assemblage conditions within the two project footprints were primarily in the fair range with one site in Oak Meadows in the good range Figure 7).

Figure 7. Macroinvertebrate IBI scores in Salt Creek in 2007, 2010, 2013, 2014, 2016, 2021, and 2025* in relation to municipal POTW WWTP (top X- axis) Table 4) discharges and dams (bottom X-axis) (Table 5). For the 2025 data, only mIBIs for the Salt Creek project footprints are shown.

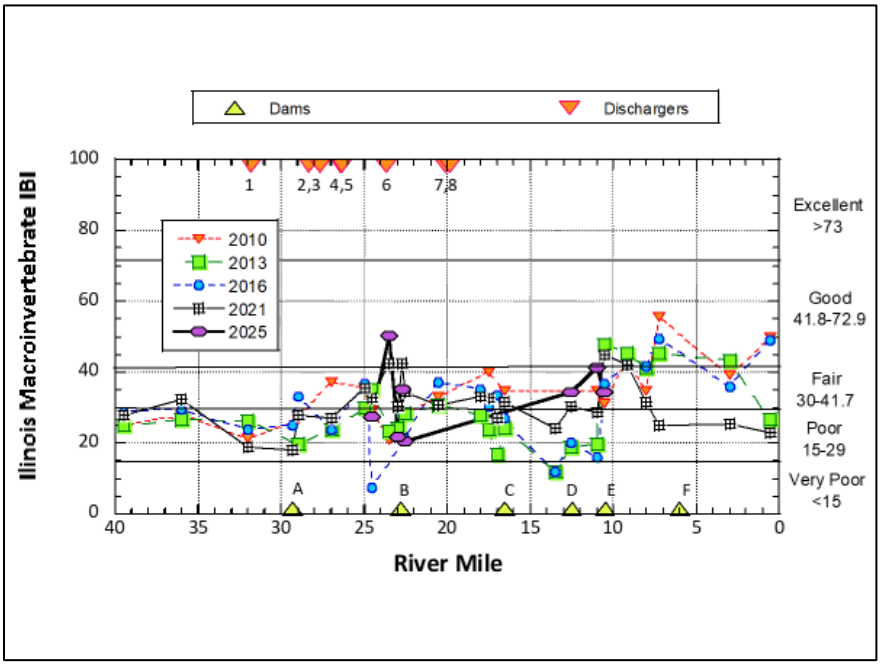


Table 4. Key to POTW dischargers on the Salt Creek IBI, QHEI, and water chemistry figures

Figure Reference	WWTP Discharge
1	MWRDGC Egan WRP
2	Itasca STP
3	Wood Dale North STP
4	Wood Dale South STP
5	Addison North STP
6	Addison South - Larocca STP
7	Salt Creek Sanitary District
8	Elmhurst WWTP

Table 5. Key to dams on the dam included on the Salt Creek IBI, QHEI, and water chemistry figures

Figure Reference	Name of Dam
A	Busse Woods Dam
B	Oak Meadows Dam (removed in 2016)
C	Graham Center Dam
D	Old Oak Brook Dam
E	Fullersburg Woods (Graue Mill) Dam (removed in 2023)
F	Possum Hollow Woods Dam

FISH

Methodology

Methods for the collection of fish at wadeable sites was performed using a tow-barge or longline pulsed D.C. electrofishing apparatus (MBI 2006b). A Wisconsin DNR battery powered backpack electrofishing unit was used as an alternative to the long line in the smallest streams (Ohio EPA 1989). A three-person crew carried out the sampling protocol for each type of wading equipment sampling in an upstream direction. Sampling effort was indexed to linear distance and ranged from 150-200 meters in length. Non-wadeable sites were sampled with a raft-mounted pulsed D.C. electrofishing device in a downstream direction (MBI 2007). Sampling effort was indexed to lineal distance over 0.5 km. Sampling was conducted during a June 15-October 15 seasonal index period.

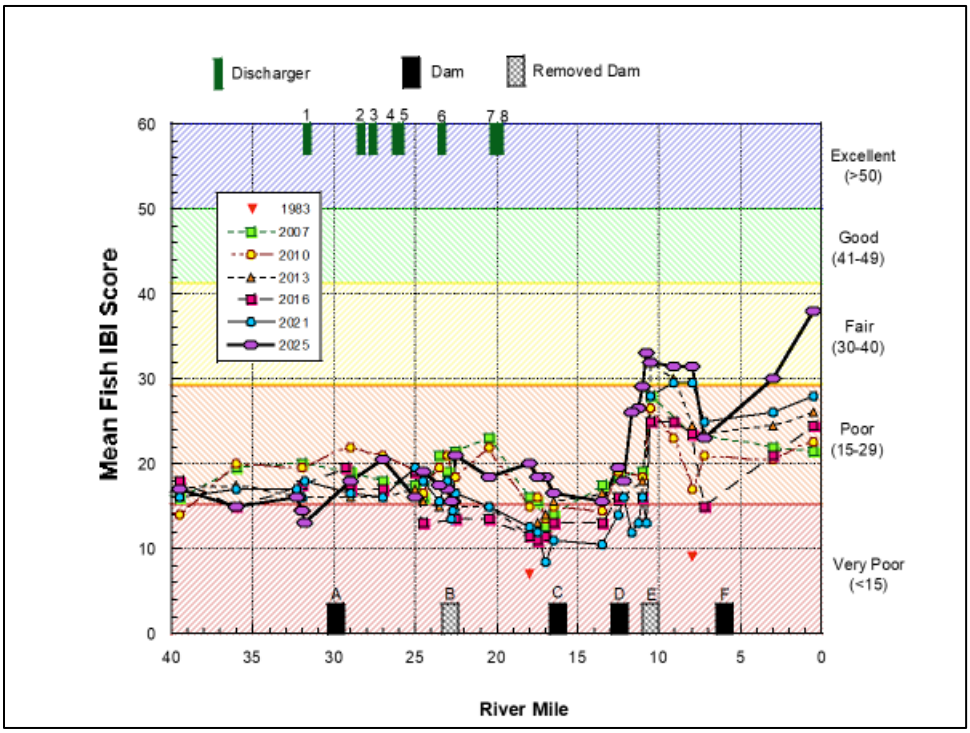
Samples from each site were processed by enumerating and recording weights by species and by life stage (y-o-y, juvenile, and adult). All captured fish were immediately placed in a live well, bucket, or live net for processing. Water was replaced and/or aerated regularly to maintain adequate D.O. levels in the water and to minimize mortality. Fish not retained for voucher or other purposes were released back into the water after they had been identified to species,

examined for external anomalies, and weighed either individually or in batches. While the majority of captured fish were identified to species in the field, any uncertainty about the field identification required their preservation for later laboratory identification. Identification was made to the species level at a minimum and to the sub-specific level if necessary. Vouchers were deposited and verified at The Ohio State University Museum of Biodiversity (OSUMB) in Columbus, OH.

Results

Fish assemblage conditions throughout the Salt Creek watershed a in the poor and fair ranges (Figure 8.).

Figure 8. Fish IBI scores in Salt Creek in 1983, 2007, 2010, 2013, 2014, 2016, 2021, and 2025 in relation to municipal POTW WWTP (top X- axis) Table 4) discharges and dams (bottom X-axis) (Table 5)



Habitat

Methodology

Physical habitat was evaluated using the Qualitative Habitat Evaluation Index (QHEI) developed by the Ohio EPA for streams and rivers in Ohio (Rankin 1989, 1995; Ohio EPA 2006b) and as modified by MBI for specific attributes. Attributes of habitat are scored based on the overall importance of each to the maintenance of viable, diverse, and functional aquatic faunas. The type(s) and quality of substrates, amount and quality of instream cover, channel morphology, extent and quality of riparian vegetation, pool, run, and riffle development and quality, and

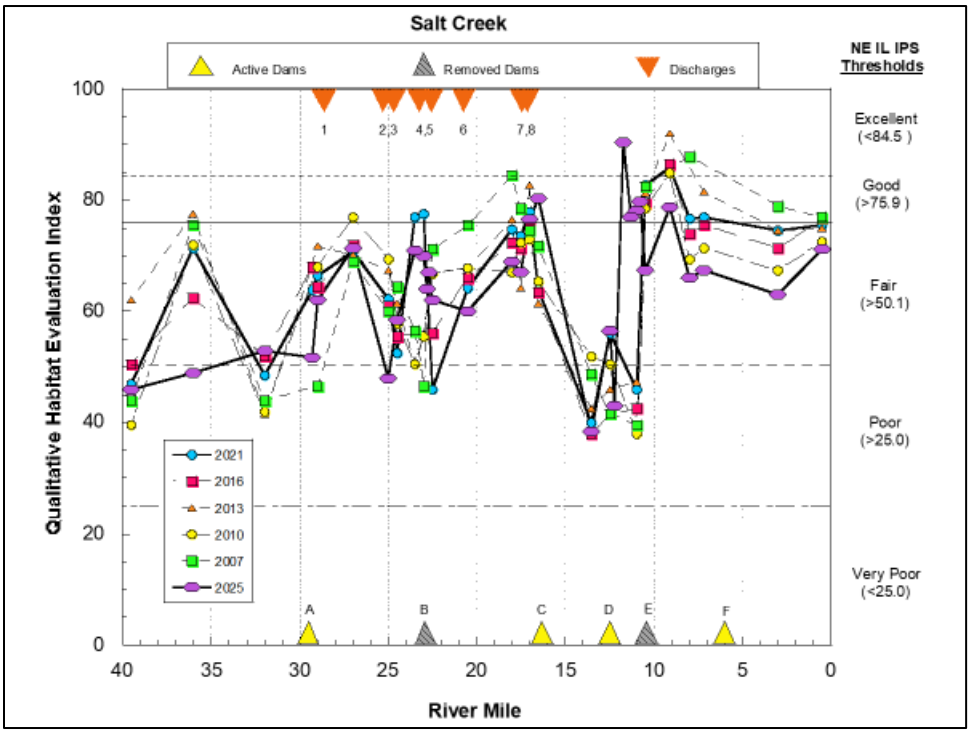
gradient used to determine the QHEI score which generally ranges from 20 to less than 100. QHEI scores and physical habitat attribute were recorded in conjunction with fish collections.

Results

The physical habitat of a stream is a primary determinant of biological quality. Streams in the glaciated Midwest, left in their natural state, typically possess riffle-pool-run sequences, high sinuosity, and well-developed channels with deep pools, heterogeneous substrates and cover in the form of woody debris, glacial tills, and aquatic macrophytes. The QHEI categorically scores the basic components of stream habitat into ranks according to the degree to which those components are found in a natural state, or conversely, in an altered or modified state.

Based on QHEI scores, mainstem habitat quality fell mostly in the fair ranges, but varied by good habitat quality was observed within the Salt Creek Project footprints (Figure 9).

Figure 9. Qualitative Habitat Evaluation Index (QHEI) scores for Salt Creek in 2007, 2010, 2013, 2014, 2016, 2021, and 2025 in relation to municipal WWTP (top X- axis) Table 4) discharges and dams (bottom X-axis) (*T*able 5)



WATER QUALITY CHEMISTRY

Methodology

Water column and sediment samples are collected as part of the DRSCW bioassessment programs. The total number of sites sampled is detailed in Table 2. Total number of collected samples by watershed typical for a full assessment by watershed are given in Table 6. The number of samples collected at each site is largely a function of the site's drainage area with the frequency of sampling increasing as drainage size increases (Table 7). Organics sampling is a single sample done at a subset of sites. Sediment sampling is done at a subset of the 60 sites (60) using the same procedures as the IEPA.

The parameters sampled for are included in Table 8 and can be grouped into demand parameters, nutrients, demand, metals and organics. All sampling occurs between June and October of the sample year with the exception of sediment that occurs October to December. The Standard Operating Procedure for water quality sampling can be found at http://drscw.org/wp/bioassessment/.

Table 6. Total number of samples by watershed typical for a full assessment by watershed

Watershed	Approximate # Sites	Demand Samples	Nutrients Samples	Metals Samples	Organics Samples
Salt Creek (2025)	59	331	331	167	17
West Branch DR (2020)	42	225	225	116	18
East Branch DR (2023)	39	222	222	100	11

Table 7. Approximate distribution of sample numbers by drainage area across the monitoring area

Drainage Area and site numbers	>100 sq mi (n=12)	>75 sq mi (n=25)	>38 sq mi (n=11)	>19 sq mi (n=11)	>8 sq mi (n=15)	>5 sq mi (n=24)	>2 sq mi (n= 46)
Mean # Samples demand /nutrients	12	9	6	6	4	4	2
Mean # Samples metals	6	6	4	4	2	2	0

Table 8. Water Quality and sediment Parameters sampled as part of the DRSCW Bioassessment Program

Water Quality Parameters	Sediment Parameters
Demand Parameters	**Sediment Metals**
5 Day BOD	Arsenic
Chloride	Barium
Conductivity	Cadmium
Dissolved Oxygen	Chromium
pH	Copper
Temperature	Iron
Total Dissolved Solids	Lead
Total Suspended Solids	Manganese
	Nickel
Nutrients	Potassium
Ammonia	Silver
Nitrogen/Nitrate	Zinc
Nitrogen – Total Kjeldahl	
Phosphorus, Total	
Chlorophyll A	**Sediment Organics**
	Organochlorine Pesticides
Metals	PCBS
Cadmium	Percent Moisture
Calcium	Semivolatile Organics
Copper	Volatile Organic Compounds
Iron	
Lead	
Magnesium	
Zinc	
Organics – Water	
PCBS Volatile Organics	
Pesticides	
Semivolatile Organics	

2025 Salt Creek Results

The discussion presented below focuses on the constituents listed in the MS4 permit: total suspended solids, total nitrogen, total phosphorus, fecal coliform, chlorides, and oil and grease. Total nitrogen is presented as ammonia, nitrate, and total kjeldahl nitrogen (TKN). Prior to the 2016 sampling period, fecal coliform and oil and grease sampling was not conducted. Oil and grease sampling and/or fecal coliform were added to the bioassessment sampling for Salt Creek in 2016, the East Branch DuPage River in 2019, and the West Branch DuPage River in 2020 ensuring that each watershed will be sampled for that parameter during the effective period of the ILR40 permit.

Salt Creek mainstem flows are effluent dominated during the late summer-early fall months. As such, chemical water quality is highly influenced by the concentration and composition of chemical constituents in WWTP effluents (Figure 10 to Figure 13).

In 2025, fecal coliform samples were collected at five (5) sites on the mainstem Salt Creek, one (1) site on Springbrook, and one (1) site on Addison Creek. Each site was sampled five times within a 30-day period beginning on June 30, 2025. Results are summarized below in Table 9.

Table 9. Concentrations of fecal coliform in 2025 in the Salt Creek watershed

Site Number	Site Location	Fecal Coliform cfu/100 ml					Fecal Coliform cfu/100 ml
		6/30/2025	7/3/2025	7/8/2025	7/14/2025	7/17/2025	
Salt Creek							
SC15	Salt Creek at Higgins	500	300	1200	500	1400	708.5
SC43	Salt Creek at Arlington Heights	800	300	400	500	600	435.6
SC51	Salt Creek at Elmhurst	3900	500	3100	1300	3700	1652.4
SC49	Salt Creek at Wolf Road	200	100	1000	900	1600	616.0
SC29	Salt Creek at Rt 171	200	200	400	1300	1800	657.8
Tributaries							
SC16	Springbrook at Prospect Avenue	1900	1200	1600	500	1500	1095.4
SC28	Addison Creek at Gartner Road	2600	2400	2300	1100	600	1381.6

In 2025 samples for Fat, Oil and Grease (FOG) were collected at seven (7) sites in the Salt Creek watershed. The results are summarized in Table 10.

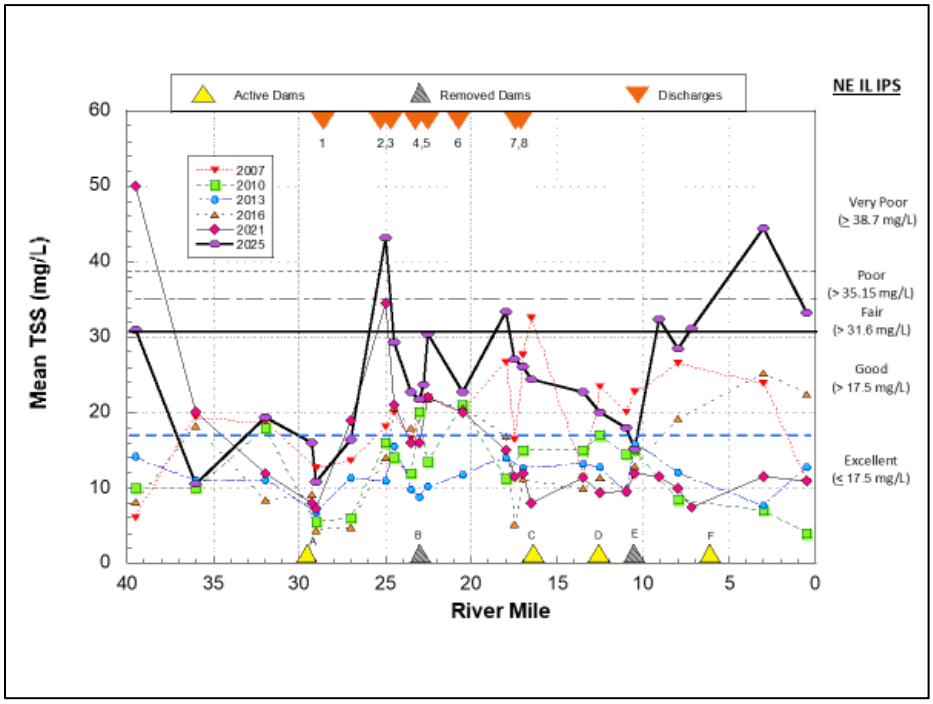
Table 10. Concentrations of Fat, Oil and Grease in 2025 in the Salt Creek watershed

Site Number	Site Location	FOG (mg/L)
SC15	Salt Creek immediately downstream from Golf Rd.	Non-detect (ND)
SC16	Spring Brook immediately upstream from Prospect Ave.	Non-detect (ND)
SC28	Addison Creek at Gardner Rd.	Non-detect (ND)
SC29	Salt Creek immediately upstream from St. Rt. 171	Non-detect (ND)
SC43	Salt Creek downstream from MWRDGC Egan WWTP; at Arlington Heights Rd.	Non-detect (ND)
SC49	Salt Creek upstream of Wolf Road	Non-detect (ND)
SC51	Salt Creek downstream Elmhurst Co. FP dam	Non-detect (ND)

Sediment Chemistry Results

Detailed analysis and results for sediment chemistry is located at http://drscw.org/wp/bioassessment/.

Figure 10. Mean concentrations of total suspended solids (top panel) and TKN (lower panel) from Salt Creek samples in 2007, 2010, 2013, 2016, 2021 and 2025 in relation to municipal WWTP (top X- axis) Table 4) discharges and dams (bottom X-axis) (Table 5)



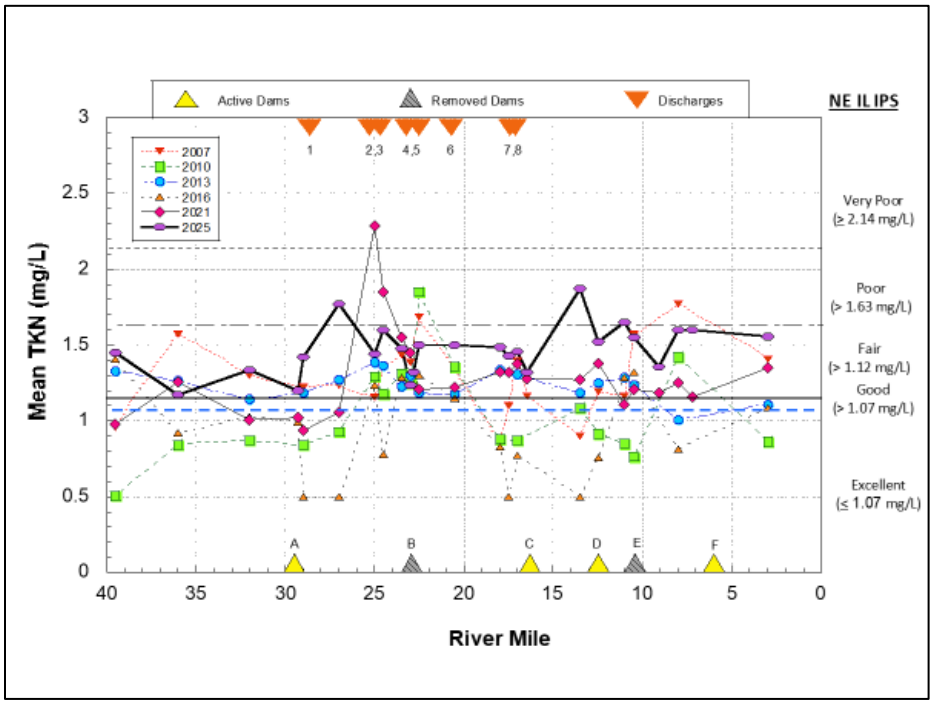
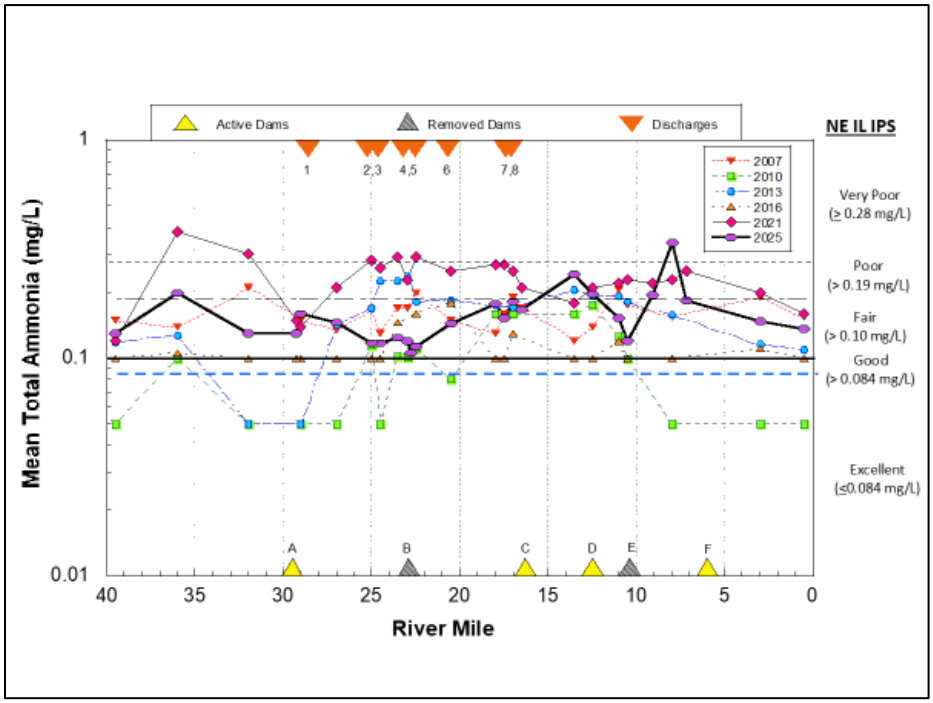


Figure 11. Mean concentrations of ammonia (top panel) and nitrate (lower panel) from Salt Creek samples in 2007, 2010, 2013, 2016, 2021, and 2025 in relation to municipal WWTP WWTP (top X- axis) Table 4) discharges and dams (bottom X-axis) (Table 5)



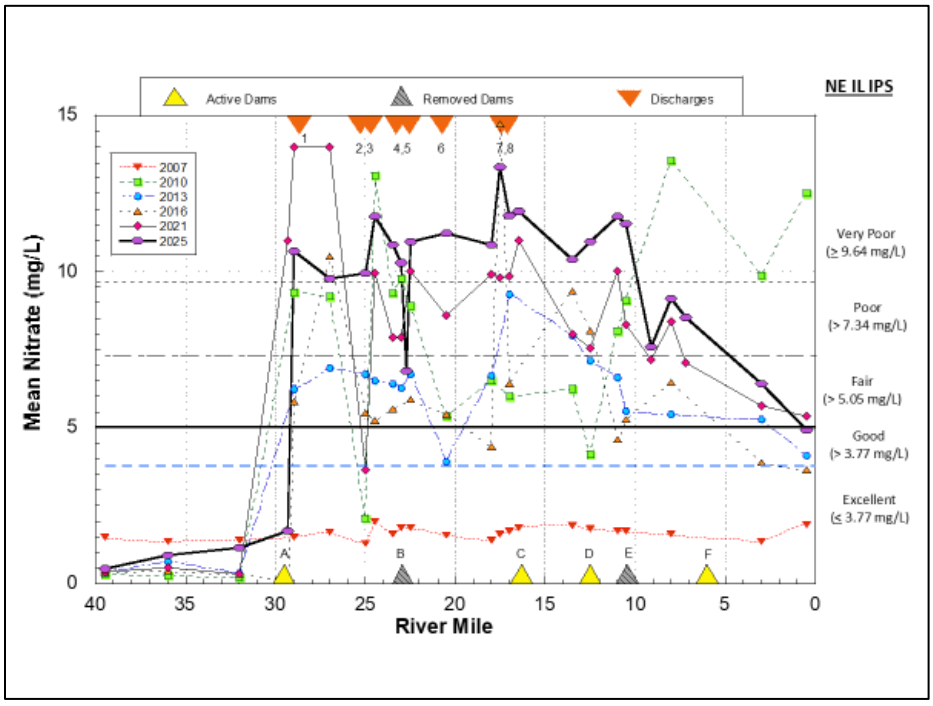
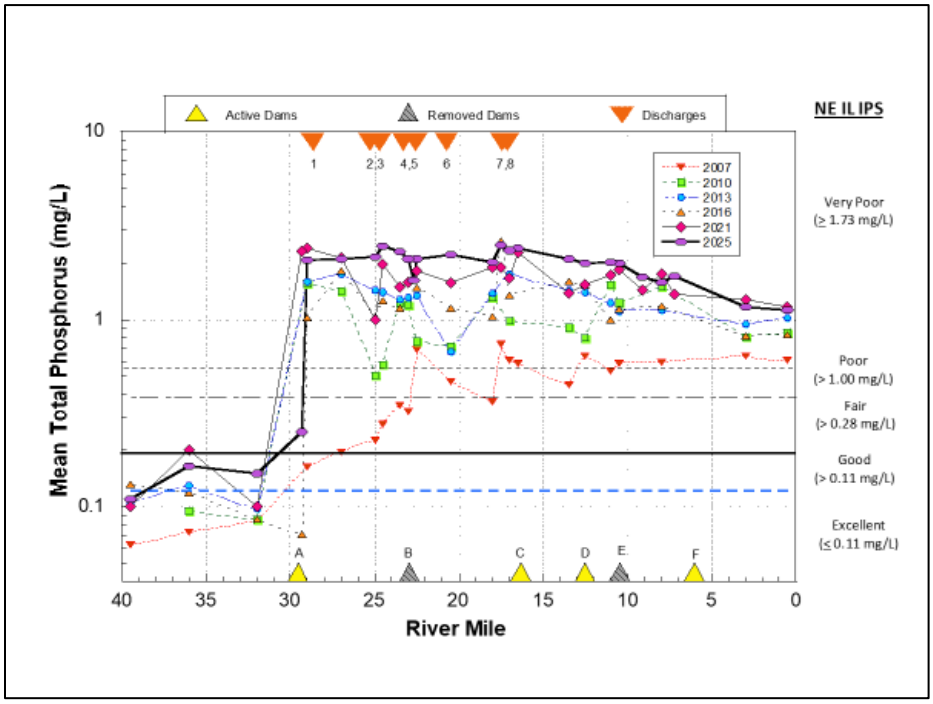


Figure 12. Mean concentrations total phosphorus (top panel) and chloride (bottom panel) from Salt Creek samples in 2007, 2010, 2013, 2016, 2021, and 2025 in relation to municipal WWTP WWTP (top X-axis) Table 4) discharges and dams (bottom X-axis) (Table 5)



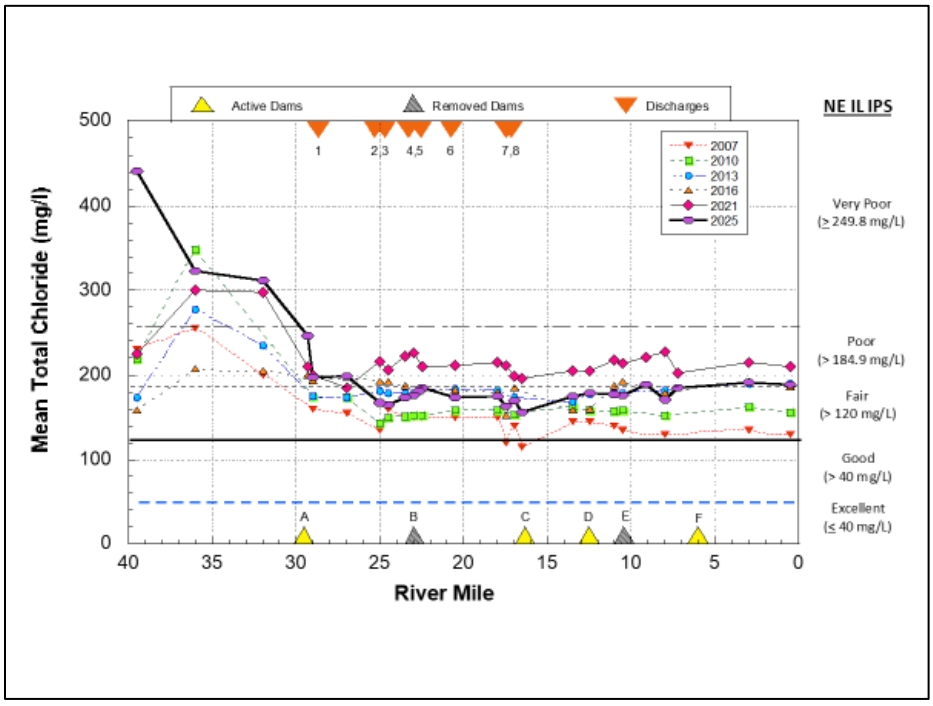
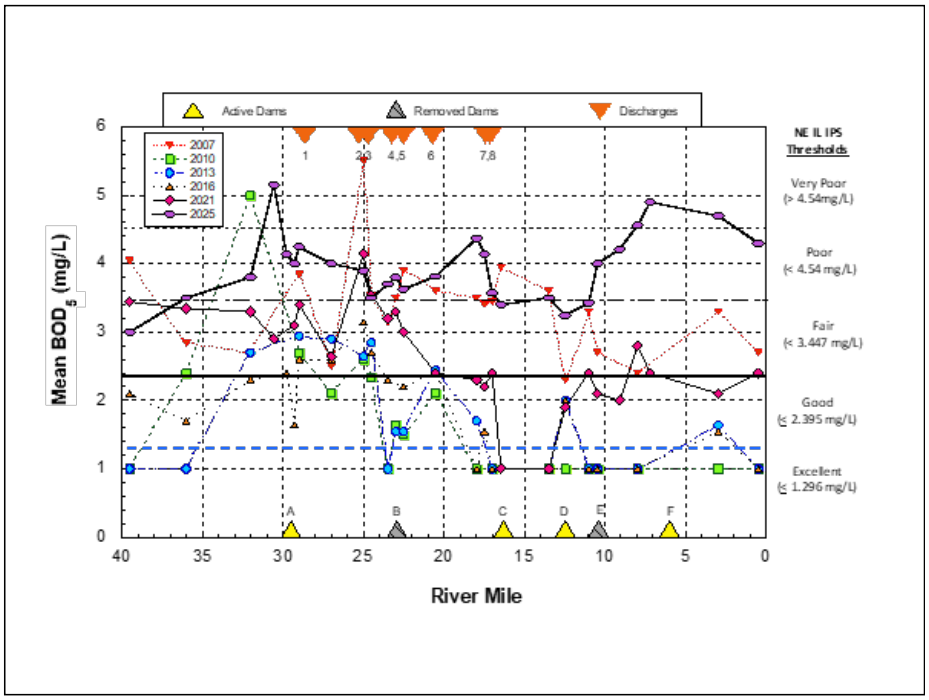


Figure 13. Mean concentrations BOD from Salt Creek samples in 2007, 2010, 2013, 2016, 2021, and 2025 in relation to municipal WWTP WWTP (top X- axis) Table 4) discharges and dams (bottom X-axis) (Table 5)



DISSOLVED OXYGEN (DO) MONITORING

Background and Methodology

The Illinois Environmental Protection Agency (IEPA) report, Illinois 2004 Section 303(d) List, listed dissolved oxygen (DO) as a potential impairment in Salt Creek, and the East and West Branches of the DuPage River. The report suggested that the DO levels in selected reaches of these waterways might periodically fall to levels below those required by healthy aquatic communities.

All rivers and creeks in DuPage County are classified as General Use Waters. The present water quality standards for dissolved oxygen in General Use Waters is:

1. During the period of March through July
    a. 5.0 mg/L at any time; and
    b. 6.0 mg/L as a daily mean averaged over 7 days.

2. During the period of August through February,
    a. 3.5 mg/L at any time;
    b. 4.0 mg/L as a daily minimum averaged over 7 days; and
    c. 5.5 mg/L as a daily mean averaged over 30 days.

Following listing on the 303 (d) list, two (2) DO TMDLs were prepared by the IEPA for Salt Creek and the East Branch of the DuPage River in 2004, and two (2) DO TMDLs were prepared for the West Branch DuPage River and Spring Brook #1 in 2019. In response to the TMDLs, the DRSCW committed to develop and manage a continuous long-term DO monitoring plan for the project area in order to assess the nature and extent of the DO impairment and to allow the design of remedial projects. The continuous DO data is also used to assess the impact of DO improvement projects such as the Churchill Woods and Oak Meadow dam removals.

In 2025, the DRSCW in collaboration with DuPage County Stormwater Management gathered continuous DO data via water quality sondes at four (4) sites on Salt Creek (SCBW, SCOM, SCBR SCFW), five (5) sites on the East Branch DuPage River (EBAR, EBCB, EBHL, EBHR, EBWL), and five (5) sites on the West Branch DuPage River (WBAD, WBBR, WBWD, WBMG, WBNPV) that will be utilized in the calibration and verification of the updated QUAL2Kw models. The Metropolitan Water Reclamation District of Greater Chicago (MWRDGC) also typically monitors one (1) additional location on Salt Creek. All sondes are deployed from May through October and collect DO, temperature, conductivity, and pH on an hourly basis. The continuous DO monitoring program functions under a quality assurance plan agreed on with the IEPA (http://drscw.org/wp/dissolved-oxygen/). Details on the site locations are included in Table 11 and site locations for 2025 are included on Map 3.

Results

Results of the continuous DO monitoring conducted in the summer of 2025 are included in Figure 14 to Figure 25 for the following sites: WBAD, WBBR, WBWD, WBMG, WBNPV, EBHL, EBHR, EBWL, SCBW, SCOM, SCBR and SCWR. No data was collected at SCFW in 2025 due to construction activities associated with the Master Plan for Salt Creek at Fullersburg Woods which included the removal of the Graue Mill Dam and the restoration of 1.25 miles of Salt Creek. Data for EBAR and EBCB was still undergoing quality review at the time of this report and can be provided upon request.

Table 11. 2025 Continuous DO monitoring locations in the DRSCW watersheds

Site ID	Stream Name	River Mile	Latitude	Longitude	Location
WBAD	W. Br. DuPage River	29.9	41.9750	-88.1386	Arlington Drive
WBBR	W. Br. DuPage River	11.7	41.825268	-88.179456	Butterfield Road
WBWD	W. Br. DuPage River	11.1	41.82027	-88.17212	Downstream of former Warrenville Grove Dam
WBMG	W. Br. DuPage River	8.6	41.795928	-88.187263	Upstream of former McDowell Grove Dam
WBNPV	W. Br. DuPage River	3.0	41.74029	-88.126879	Downstream Bailey Road
EBAR	E. Br. DuPage River	23.0	41.935171	-88.05843	Army Trail Road
EBCB	E. Br. DuPage River	18.8	41.88510	-88.04110	Crescent Boulevard
EBHL	E. Br. DuPage River	14.0	41.82570	-88.05316	Hidden Lake Preserve
EBHR	E. Br. DuPage River	8.5	41.76800	-88.07160	Hobson Road
EBWL	E. Br. DuPage River	3.8	41.712315	-88.094842	Whalon Lake
SCBW	Salt Creek	29.4	42.01630	-88.00061	Downstream of Busse Woods Dam (MWRDGC)
SCOM	Salt Creek	23.0	41.941279	-87.983363	Upstream of former Oak Meadows Dam
SCBR	Salt Creek	16.1	41.864686	-87.95073	Butterfield Road
SCFW	Salt Creek	11.1	41.825493	-87.93158	Fullersburg Woods impoundment
SCWR	Salt Creek	8.1	41.82576	-87.90045	Wolf Road (MWRDGC)

Figure 14. 2025 Dissolved Oxygen plot for the West Branch DuPage River at Arlington Drive (WBAD)

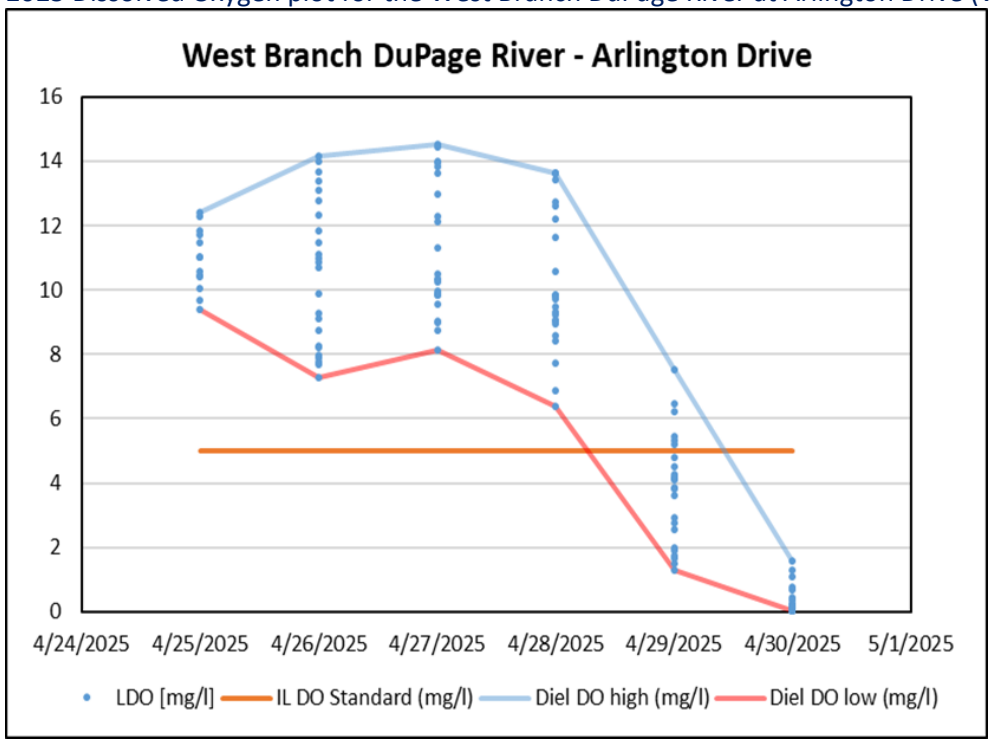


Figure 15. 2025 Dissolved Oxygen plot for the West Branch DuPage River at Butterfield Road (WBBR)

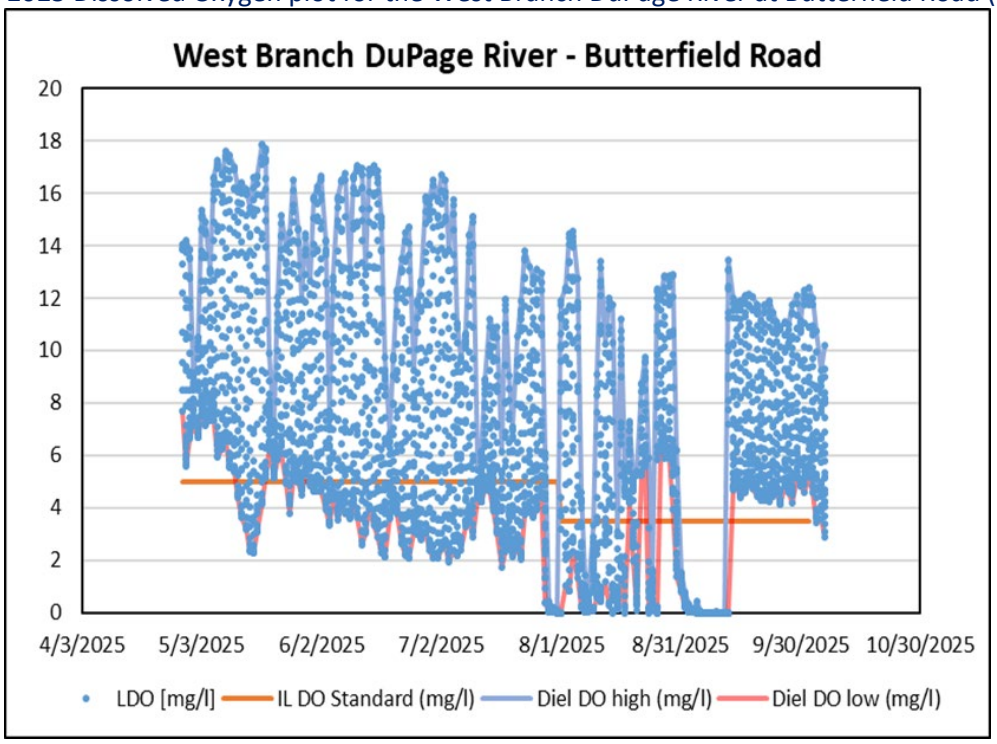


Figure 16. 2025 Dissolved Oxygen plot for the West Branch DuPage River downstream of former Warrenville Grove Dam (WBWD)

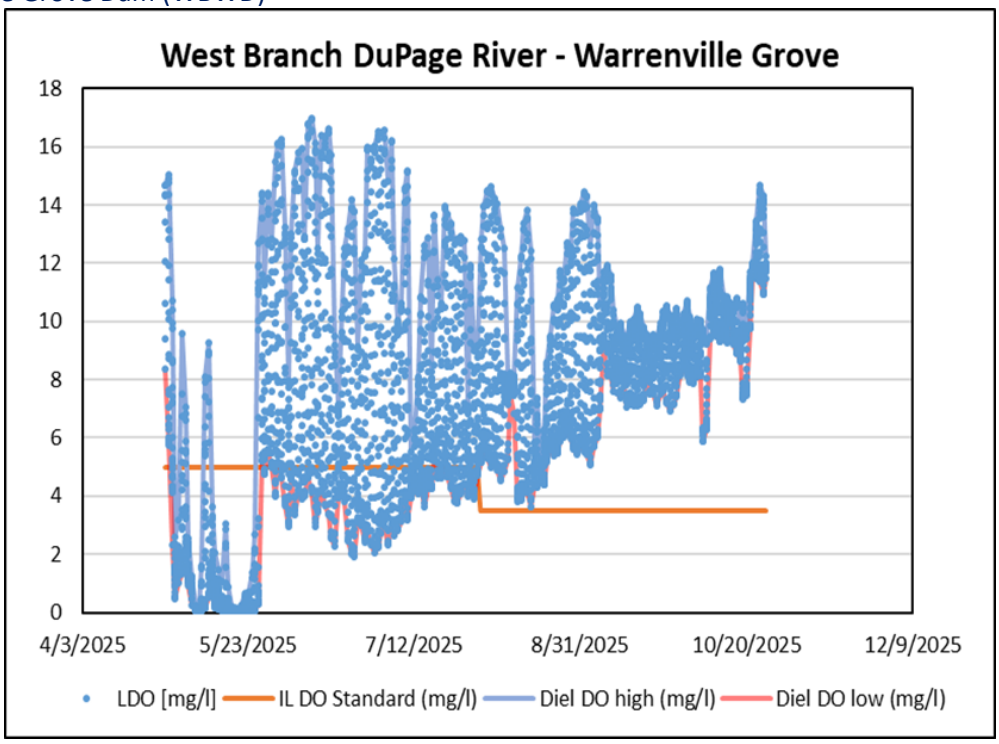


Figure 17. 2025 Dissolved Oxygen plot for the West Branch DuPage River upstream of former McDowell Grove Dam (WBMG)

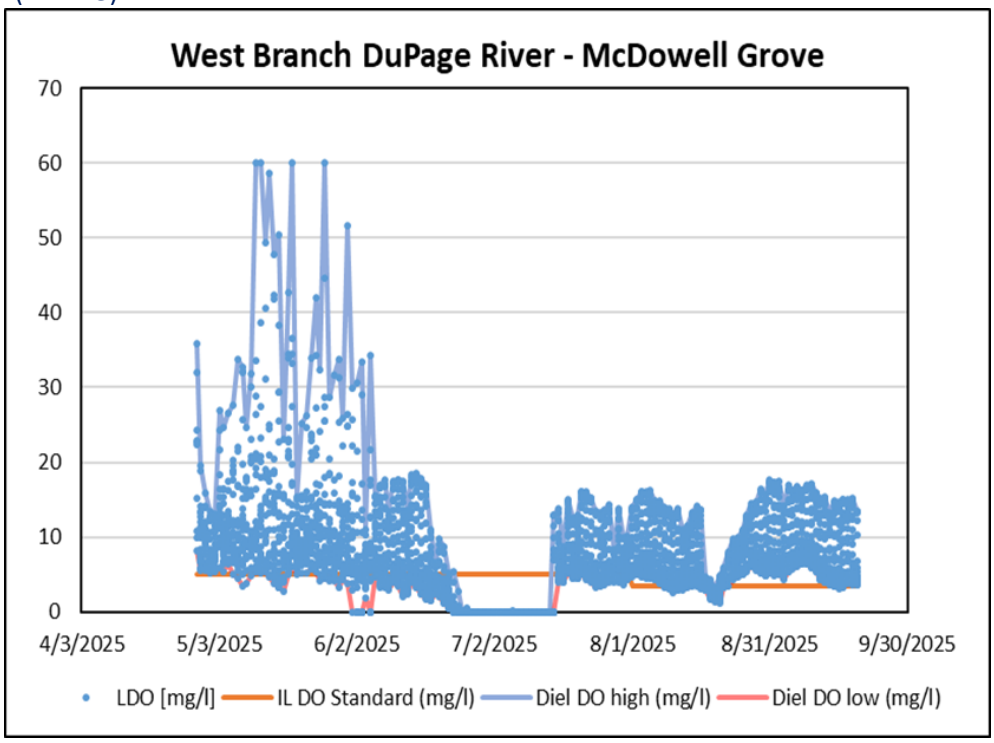


Figure 18. 2025 Dissolved Oxygen plot for the West Branch DuPage River at Bailey Road (WBNPV)

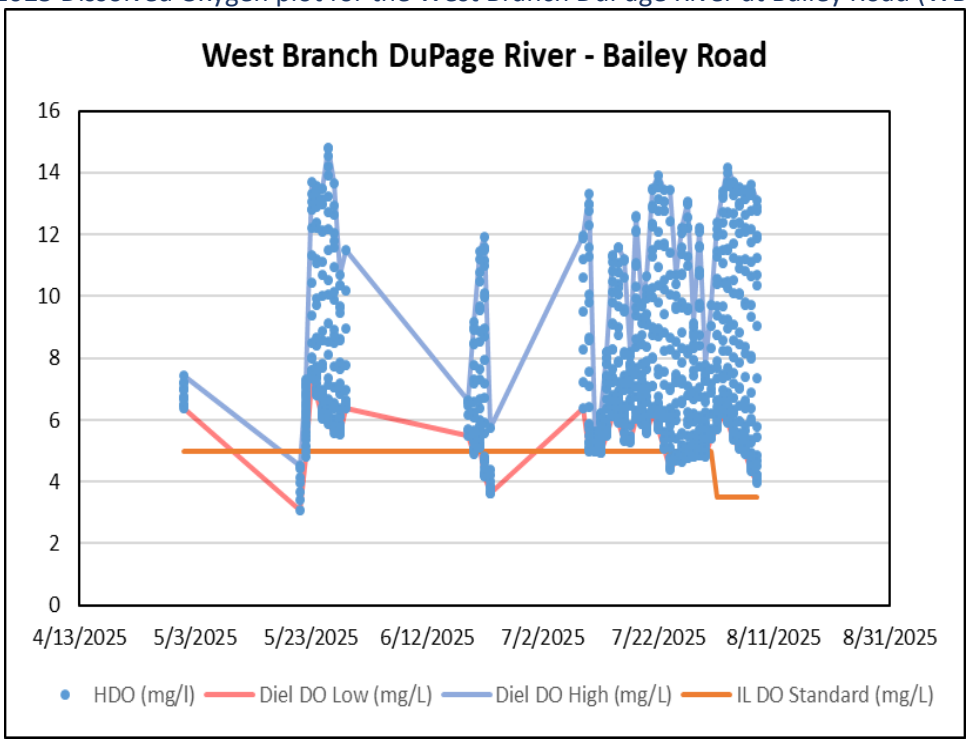


Figure 19. 2025 Dissolved Oxygen plot for the East Branch DuPage River at Hidden Lake (EBHL)

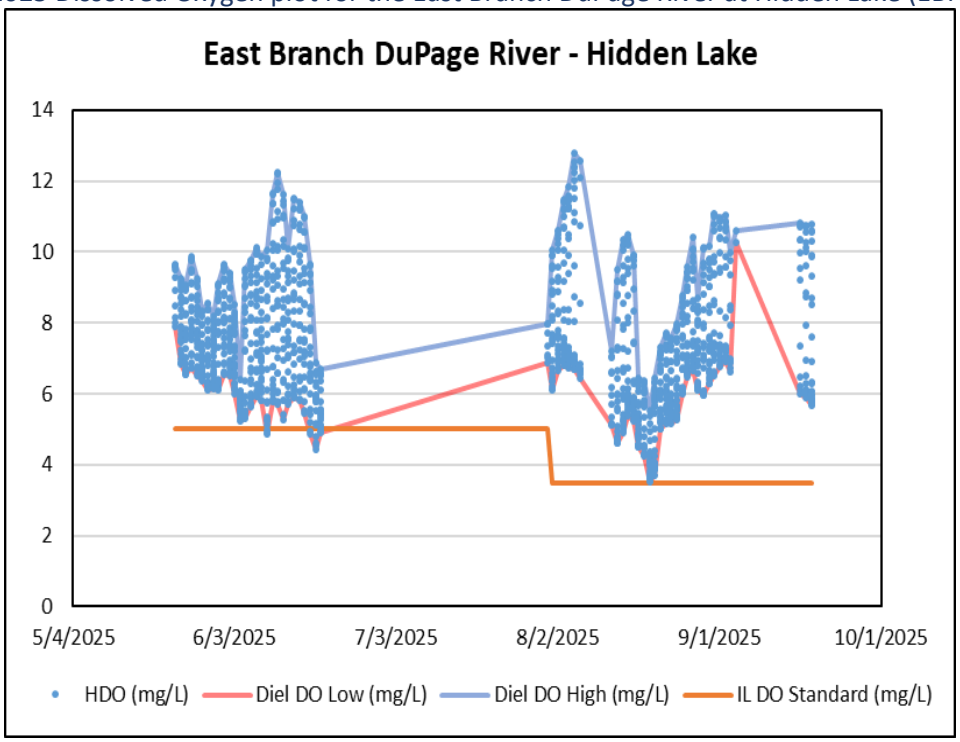


Figure 20. 2025 Dissolved Oxygen plot for the East Branch DuPage River at Hobson Road (EBHR)

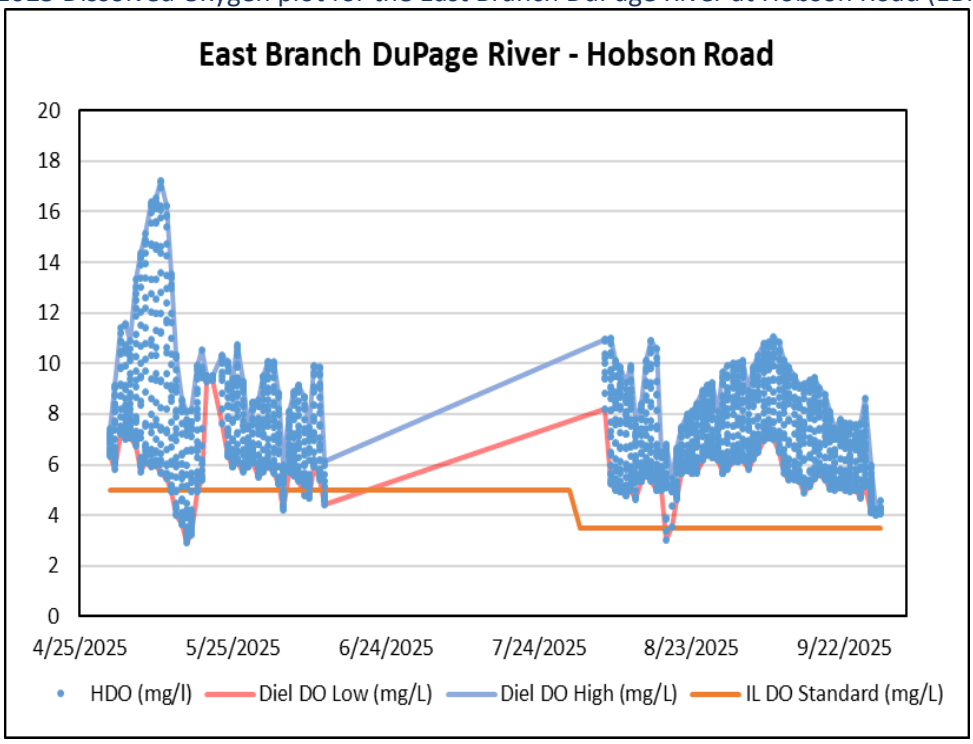


Figure 21. 2025 Dissolved Oxygen plot for the East Branch DuPage River at Whalon Lake (EBWL)

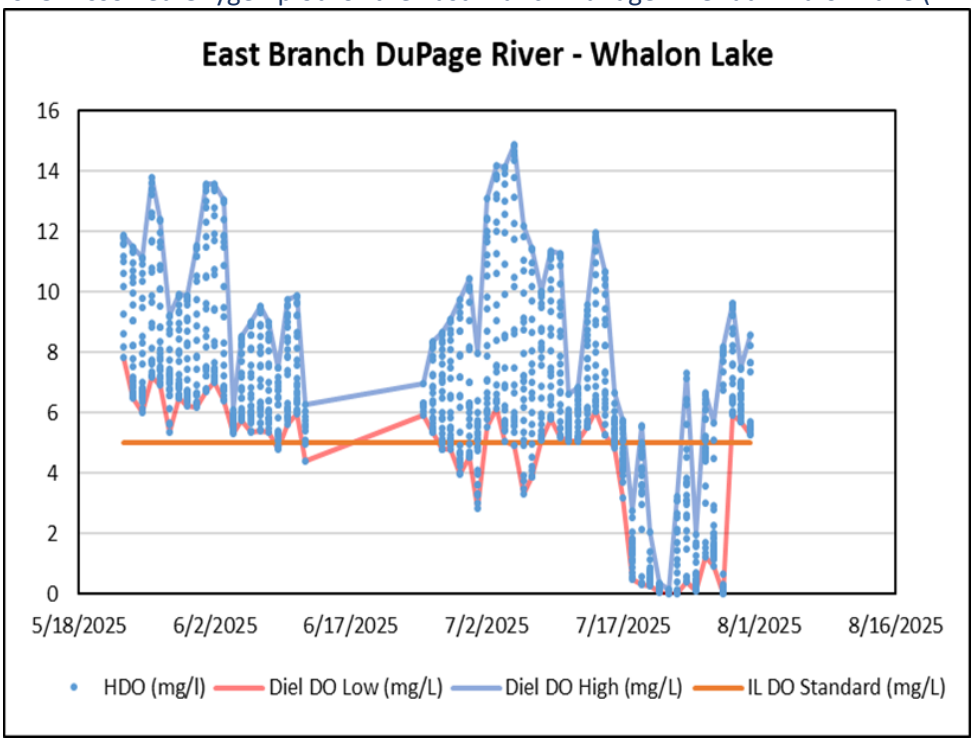


Figure 22. 2025 Dissolved Oxygen plot for Salt Creek downstream of Busse Woods Dam (SCBW)

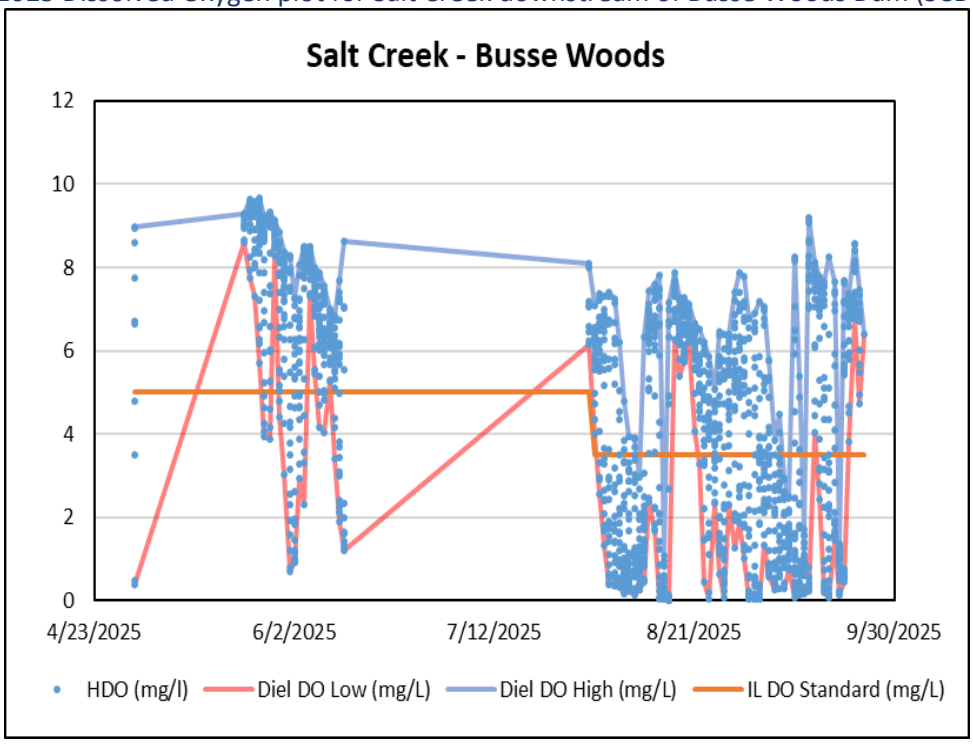


Figure 23. 2025 Dissolved Oxygen plot for Salt Creek upstream of former Oak Meadows Dam (SCOM)

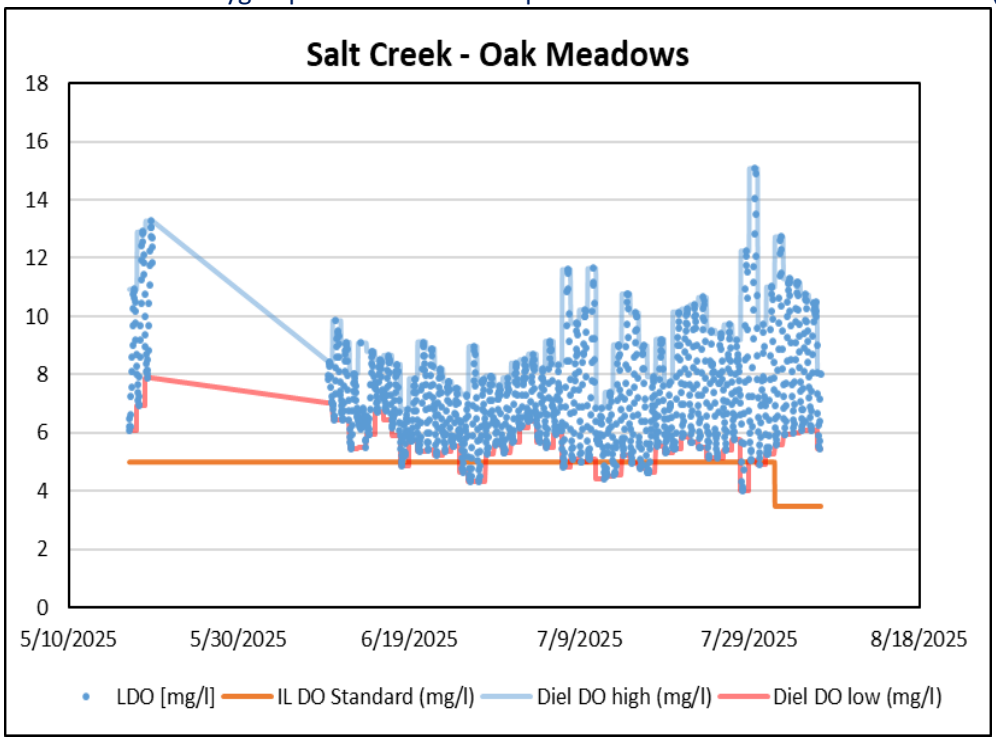


Figure 24. 2025 Dissolved Oxygen plot for Salt Creek at Butterfield Road (SCBR)

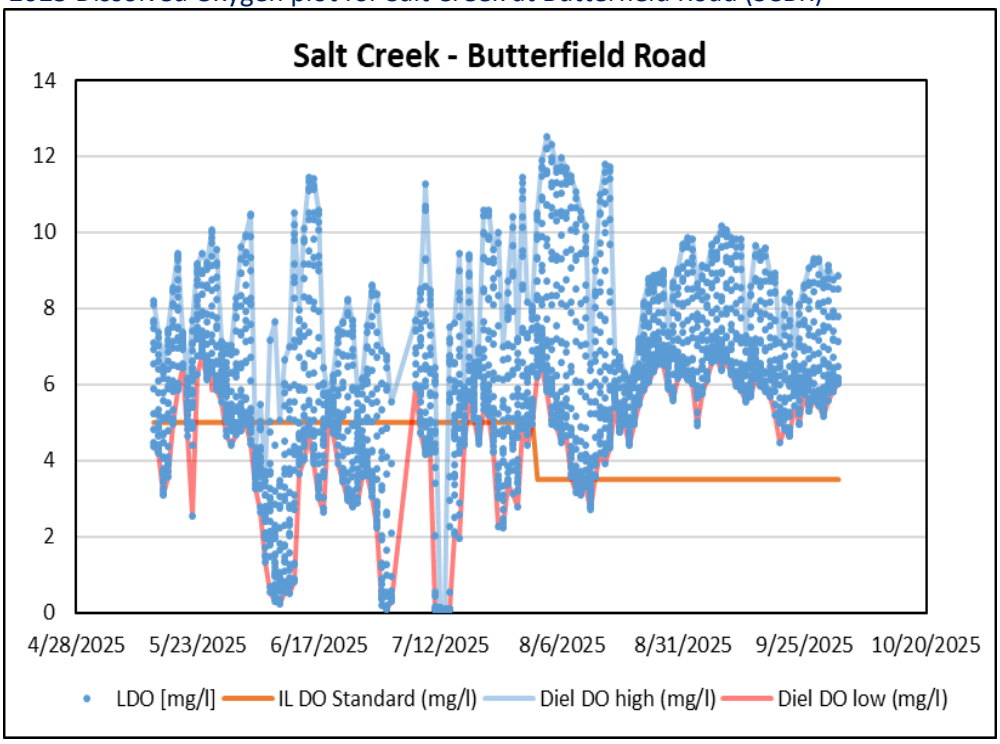
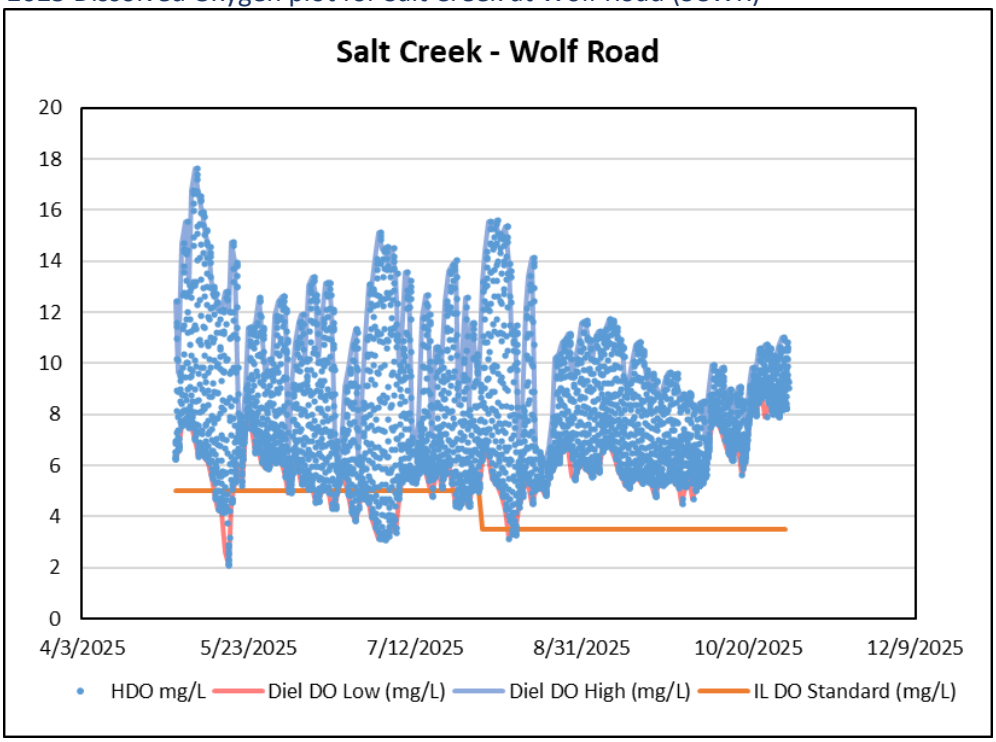


Figure 25. 2025 Dissolved Oxygen plot for Salt Creek at Wolf Road (SCWR)



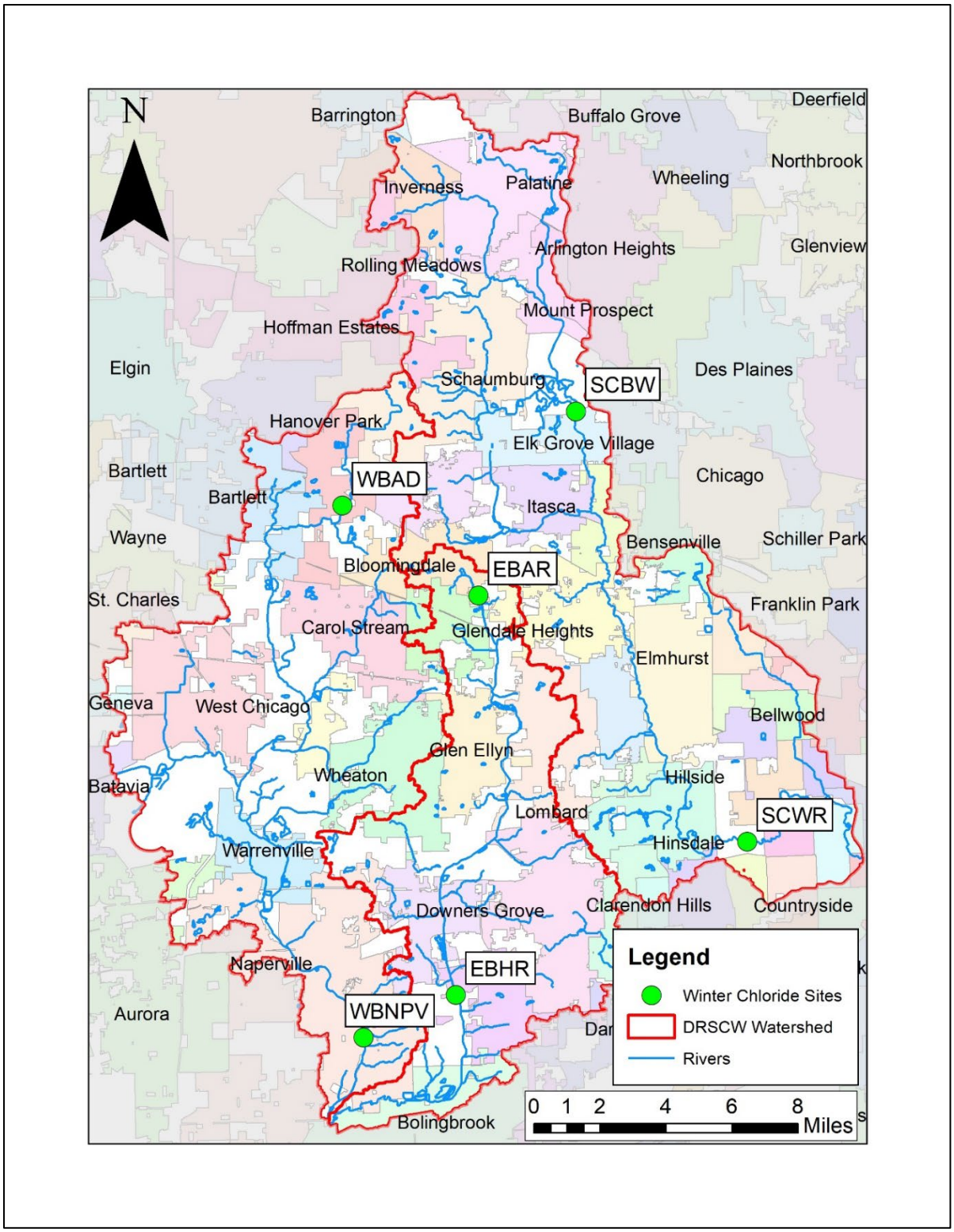


Expanded DO Monitoring

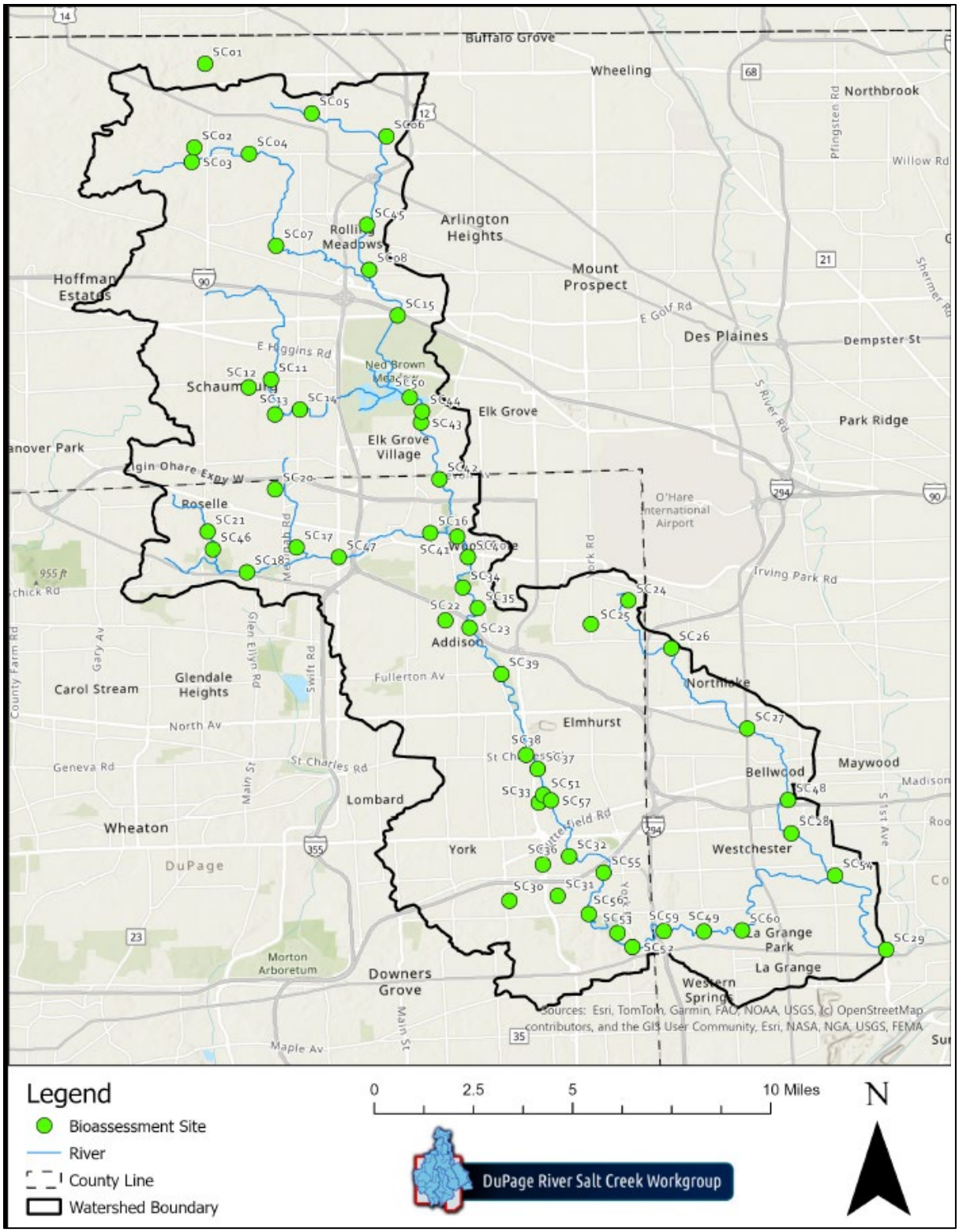
In 2019, the DRSCW began their expanded DO Monitoring Program as a means to collect additional data to support the calibration/validation of the QUAL2Kw models and to support the development of the Nutrient Implementation Plan (NIP). This program is coordinated with the Bioassessment Program (see Table 10 for schedule). Expanded DO sampling was conducted as part of the bioassessment in the Salt Creek watershed in 2025.

Table 12. Schedule for Expanded DO Monitoring

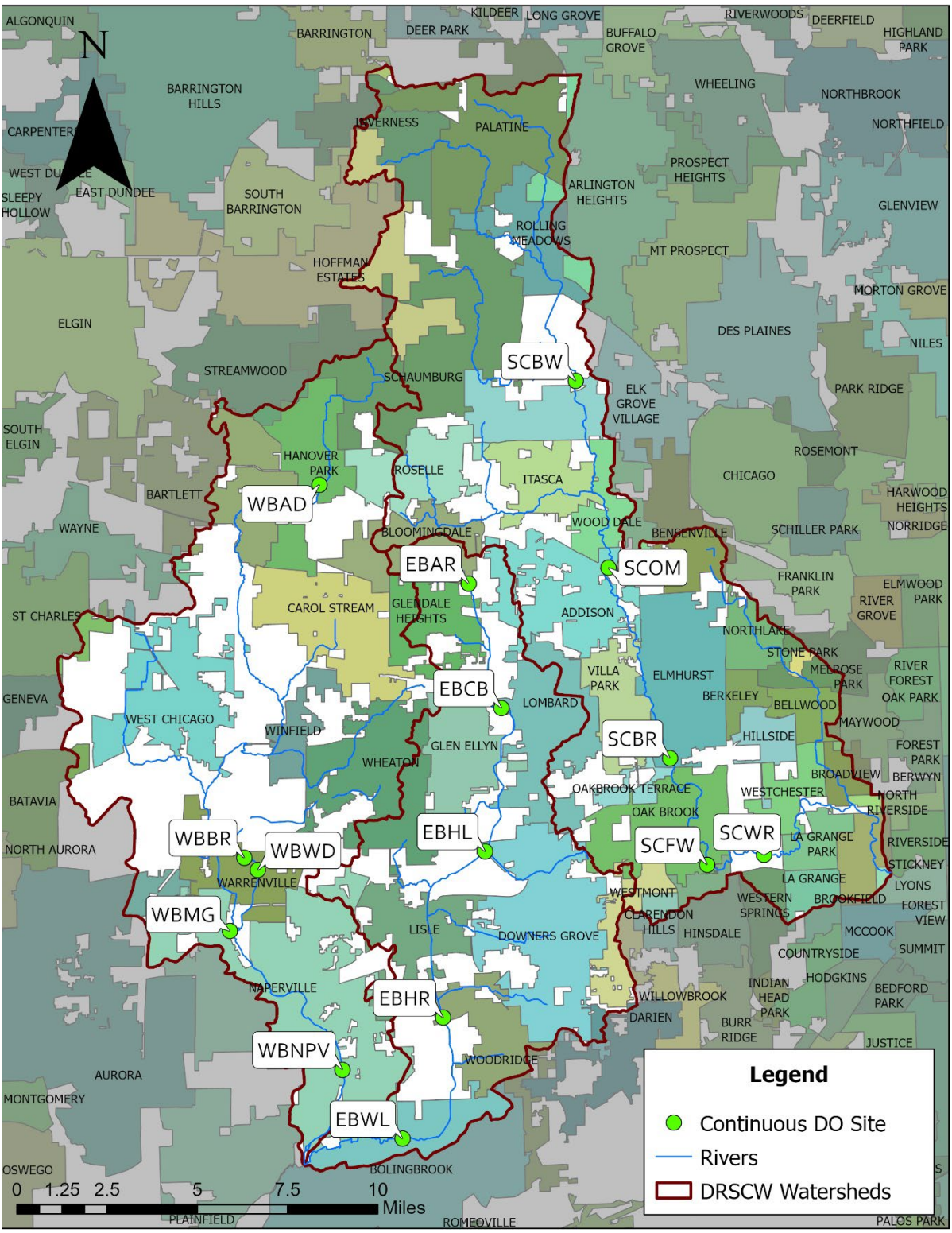
Basin	Year of Expanded DO Monitoring Completed	Year of Expanded DO Monitoring Scheduled
East Branch DuPage River	2019, 2023	2029
West Branch DuPage River	2020	2025
Salt Creek	2021	2027



Map 1. DRSCW Ambient Chloride Monitoring Locations



Map 2. 2025 Salt Creek Bioassessment Sampling Locations



Map 3. Continuous DO monitoring sites in the DRSCW watersheds (2025)

DuPage River Salt Creek Workgroup

Attachment 1

2025 Public Roads Workshop
Attendees List

2025 Public Roads Workshop Attendees by County			
Date	**Workshop**	**Municipality/Agency**	**County**
Sept. 23	Public Roads	Evanston	Cook
Sept. 23	Public Roads	Glenwood	Cook
Sept. 23	Public Roads	Homewood	Cook
Sept. 25	Public Roads	Evanston	Cook
Sept. 25	Public Roads	Flossmoor	Cook
Sept. 25	Public Roads	MWRD	Cook
Sept. 25	Public Roads	Palos Heights	Cook
Sept. 25	Public Roads	Skokie	Cook
Sept. 25	Public Roads	South Holland	Cook
Sept. 30	Public Roads	Evanston	Cook
Sept. 30	Public Roads	Prospect Heights	Cook
Sept. 30	Public Roads	Wilmette	Cook
Oct. 7	Public Roads	MWRD	Cook
Oct. 7	Public Roads	Tinley Park	Cook/Will
Nov. 12	Public Roads	Cook DOTH	Cook
Nov. 12	Public Roads	Midlothian	Cook
Nov. 12	Public Roads	MWRD	Cook
Nov. 12	Public Roads	Orland Park	Cook
Nov. 12	Public Roads	Riverside	Cook
Nov. 12	Public Roads	Tinley Park	Cook
Sept. 16	Public Roads	Bartlett	DuPage
Sept. 16	Public Roads	Bloomingdale	DuPage
Sept. 16	Public Roads	Bloomingdale Township Road District	DuPage
Sept. 16	Public Roads	Bolingbrook	DuPage
Sept. 16	Public Roads	Carol Stream	DuPage
Sept. 16	Public Roads	Downers Grove Highway Dept.	DuPage
Sept. 16	Public Roads	DuPage County Stormwater Mgmt	DuPage
Sept. 16	Public Roads	DuPage Division of Transportation	DuPage
Sept. 16	Public Roads	Glen Ellyn	DuPage
Sept. 16	Public Roads	Lisle	DuPage
Sept. 16	Public Roads	Lisle Township Highway Dept.	DuPage
Sept. 16	Public Roads	Naperville Township Road District	DuPage
Sept. 16	Public Roads	Warrenville	DuPage
Sept. 16	Public Roads	Willowbrook	DuPage
Sept. 16	Public Roads	Woodridge	DuPage
Sept. 16	Public Roads	York Township Road District	DuPage
Sept. 25	Public Roads	Addison	DuPage
Sept. 25	Public Roads	Addison Township Highway Dept.	DuPage
Sept. 25	Public Roads	Elmhurst	DuPage
Sept. 25	Public Roads	Westmont	DuPage
Sept. 25	Public Roads	Wood Dale	DuPage
Oct. 7	Public Roads	Batavia	DuPage
Oct. 7	Public Roads	Burr Ridge	DuPage

2025 Public Roads Workshop Attendees by County			
Oct. 7	Public Roads	Downers Grove	DuPage
Oct. 7	Public Roads	Glendale Heights	DuPage
Oct. 7	Public Roads	Milton Township Highway Dept.	DuPage
Oct. 7	Public Roads	Winfield Township	DuPage
Oct. 7	Public Roads	Woodridge	DuPage
Nov. 12	Public Roads	Glendale Heights	DuPage
Nov. 12	Public Roads	Roselle	DuPage
Sept. 16	Public Roads	Dundee Township Road District	Kane
Sept. 16	Public Roads	Plato Township Highway Dept.	Kane
Sept. 23	Public Roads	Lisbon Township Highway Dept.	Kendall
Sept. 25	Public Roads	Avon	Lake
Sept. 30	Public Roads	Antioch Township Highway Dept.	Lake
Sept. 30	Public Roads	Bannockburn	Lake
Sept. 30	Public Roads	Gurnee	Lake
Sept. 30	Public Roads	Lake Forest	Lake
Sept. 30	Public Roads	Lindenhurst	Lake
Sept. 30	Public Roads	Round Lake Park	Lake
Sept. 30	Public Roads	Shields Township Highway Dept.	Lake
Sept. 30	Public Roads	Woodland School District 50	Lake
Sept. 30	Public Roads	Wadsworth	Lake
Oct. 7	Public Roads	Gurnee	Lake
Oct. 7	Public Roads	Hawthorn Woods	Lake
Nov. 12	Public Roads	Ela Township Highway Dept.	Lake
Nov. 12	Public Roads	Fremont Township	Lake
Nov. 12	Public Roads	Grant Township	Lake
Nov. 12	Public Roads	Lake Zurich	Lake
Nov. 12	Public Roads	Vernon Hills	Lake
Nov. 12	Public Roads	Vernon Township	Lake
Nov. 12	Public Roads	Fox Lake	McHenry/Lake
Oct. 7	Public Roads	Woodstock	McHenry
Sept. 16	Public Roads	IL Dept. of Transportation	Multiple
Sept. 23	Public Roads	IL Dept. of Transportation	Multiple
Sept. 25	Public Roads	IL Tollway	Multiple
Sept. 30	Public Roads	IL Dept. of Transportation	Multiple
Sept. 30	Public Roads	IL Tollway	Multiple
Oct. 7	Public Roads	IL Tollway	Multiple
Nov. 12	Public Roads	IL Tollway	Multiple
Sept. 23	Public Roads	Frankfort	Will
Sept. 23	Public Roads	Mokena	Will
Sept. 23	Public Roads	New Lenox	Will
Sept. 23	Public Roads	Plainfield Township Highway Dept.	Will
Sept. 23	Public Roads	Wheatland Township Road District	Will
Sept. 25	Public Roads	Minooka	Will
Sept. 25	Public Roads	Romeoville	Will
Oct. 7	Public Roads	Channahon	Will

2025 Public Roads Workshop Attendees by County			
Oct. 7	Public Roads	Lockport	Will
Oct. 7	Public Roads	Romeoville	Will
Oct. 7	Public Roads	Shorewood	Will

DuPage River Salt Creek Workgroup

Attachment 2

2025 Parking Lots & Sidewalks
Workshop Attendees List

2025 Parking Lots & Sidewalks Workshop Attendees by County

Date	Workshop	Municipality/Agency	County
Nov. 13	Parking Lots & Sidewalks	BLA, Inc.	Cook
Oct. 2	Parking Lots & Sidewalks	Dutch Valley Landscape Contractors	Cook
Oct. 2	Parking Lots & Sidewalks	MWRD	Cook
Oct. 14	Parking Lots & Sidewalks	MWRD	Cook
Nov. 13	Parking Lots & Sidewalks	MWRD	Cook
Oct. 14	Parking Lots & Sidewalks	Park Forest	Cook
Nov. 13	Parking Lots & Sidewalks	Riverside	Cook
Nov. 13	Parking Lots & Sidewalks	Stepan Company	Cook
Nov. 13	Parking Lots & Sidewalks	Wilmette Park District	Cook
Oct. 14	Parking Lots & Sidewalks	Tinley Park	Cook/Will
Nov. 13	Parking Lots & Sidewalks	DuPage County Forest Preserve	DuPage
Oct. 2	Parking Lots & Sidewalks	DuPage County Stormwater Mgmt	DuPage
Oct. 2	Parking Lots & Sidewalks	Glendale Heights	DuPage
Nov. 13	Parking Lots & Sidewalks	Naperville Park District	DuPage
Oct. 2	Parking Lots & Sidewalks	Willowbrook	DuPage
Oct. 14	Parking Lots & Sidewalks	Willowbrook	DuPage
Nov. 13	Parking Lots & Sidewalks	Woodridge	DuPage
Nov. 13	Parking Lots & Sidewalks	Winter Services Inc.	Kane
Nov. 13	Parking Lots & Sidewalks	Fox Valley Park District	Kane/DuPage
Oct. 2	Parking Lots & Sidewalks	Bannockburn	Lake
Nov. 13	Parking Lots & Sidewalks	Hawthorn Woods	Lake
Oct. 2	Parking Lots & Sidewalks	Ingram Enterprises	Lake
Oct. 14	Parking Lots & Sidewalks	Lake County	Lake
Nov. 13	Parking Lots & Sidewalks	Lake County Forest Preserve	Lake
Oct. 2	Parking Lots & Sidewalks	Libertyville Township	Lake
Nov. 13	Parking Lots & Sidewalks	Woodland School District 50	Lake
Oct. 14	Parking Lots & Sidewalks	Woodstock	McHenry
Oct. 2	Parking Lots & Sidewalks	Crest Hill	Will
Oct. 2	Parking Lots & Sidewalks	Frankfort	Will
Oct. 2	Parking Lots & Sidewalks	IMTT	Will
Oct. 2	Parking Lots & Sidewalks	Joliet Junior College	Will
Oct. 2	Parking Lots & Sidewalks	Mokena	Will
Oct. 14	Parking Lots & Sidewalks	Romeoville	Will
Oct. 2	Parking Lots & Sidewalks	Sanchez Landscapes	Will
Nov. 13	Parking Lots & Sidewalks	Shorewood	Will

DuPage River Salt Creek Workgroup

Attachment 3

2025 Calibration Workshop
Attendees List

Calibration Workshop Attendance by Workshop

Municipality/Township Name
November 4, 2026 --Lake County DOT Calibration Workshop
City of Lake Forest
Village of Lindenhurst
City of Prospect Heights
Village of Round Lake Park
Sanchez Landscapes
Woodland School District 50
Shields Township Highway Dept.
Village of Wadsworth
Village of Wilmette
November 5, 2026 -- Cook County DOT Calibration Workshop
Village of Minooka
City of Lockport
Cook County DOTH
Village of Tinley Park
Village of Flossmoor
City of Crest Hill
Village of Richton Park
City of Evanston
Metropolitan Water Reclamation District
IDOT/New Lenox
Village of Midlothian
Village of Mokena
November 6, 2026- DuPage DOT Calibration Workshop
Village of Glen Ellyn
York Township Highway Department
Village of Arlington Heights
Village of Hinsdale
Wayne Township
Village of Lombard
Wheatland Twp. Road District
Milton Township Highway Dept
Village of Bloomingdale
Downers Grove Township
IDOT/Dan Ryan
IDOT/St. Charles

Village of Hoffman Estates

STORMWATER MANAGEMENT PLAN

The Village of Hoffman Estates has a General NPDES Permit No. ILR40 from the Illinois Environmental Protection Agency (IEPA) for discharges from its Municipal Separate Storm Sewer System (MS4). The General Permit requires the Village to develop, implement, and enforce a stormwater management program designed to protect water quality and prevent and reduce pollution from its storm sewer system to the maximum extent practicable.

To comply with ILR40 Permit requirements, the Village's Stormwater Management Plan, along with the Notice of Intent (NOI) and Annual Facilities Reports are designed to provide the IEPA and the residents of Hoffman Estates with an understanding of the measures the Village employs to ensure public health and safety by reducing pollution into the receiving waters.

This is achieved through the implementation of the following six minimum control measures and related best management practices (BMPs) for each.

1. Public Education and Outreach

The Village of Hoffman Estates publishes stormwater pollution prevention articles in its Village-wide newsletter that is distributed to residents and businesses and posted on the Village website. The articles provide information on residential and commercial waste and recycling management opportunities, including ink and toner cartridge recycling, prescription drug disposal, electronics recycling, household chemical waste collection, holiday string lights collection, CFL and fluorescent light bulbs disposal, small battery collection, yard waste collection and hazardous waste disposal. The Village Sustainability Commission sponsors a Village Improvement Day annually with the assistance of Public Works. The event emphasizes clean-up in areas to decrease the amount of wastes in the environment that may enter the waterway and storm sewer system. Information on stormwater pollution prevention is provided to accentuate the event activities.

2. Public Participation / Involvement

The Storm Water Management Committee, which consists of residents and elected officials, will meet annually to discuss the NOI, MS4 annual inspection report, the Village's Storm Water Management Plan and stormwater related activities and projects. The Village informs residents and businesses of the existence of a contact number to report stormwater related issues in the Village newsletter, on its website, and through a water bill insert.

3. Illicit Discharge Detection and Elimination

The Village of Hoffman Estates has a GIS-based storm sewer map for the entire storm sewer system, including the location of all known outfalls and receiving waters into which the Village's separate storm sewer system discharges. The Village Code prohibits non-stormwater discharges into the storm sewer system and includes enforcement and penalties for violations. The Village has developed a program for the detection and elimination of illicit discharges by systematically inspecting and monitoring outfalls and discharges into the storm sewer system. The Village informs residents and businesses of the existence of a contact number to report stormwater related issues in the Village newsletter, on its website, and through a water bill insert. When replacing or installing new frames and grates for storm sewer structures, messages are engraved in the frames indicating "Dump No Waste, Drains to Waterways".

4. Construction Site Runoff Control

The Village Code and Engineering Development Standards Manual act together as the regulatory mechanism used to require erosion and sediment control BMPs on construction sites. The Village reviews proposed site plans prior to issuing permits for development. Ongoing (private and Village public) projects are inspected regularly by the Engineering Division for 100% compliance and maintenance of all BMPs. The Village Code includes sanctions to ensure compliance. Inspections are also performed in response to inquiries by the public. Insufficient erosion control measures are addressed promptly.

5. Post-Construction Runoff Control

The Village Code and Engineering Development Standards Manual act together as the regulatory mechanism used to address post-construction runoff from new and redevelopment projects. The Village reviews proposed site plans prior to issuing permits for development. Ongoing and completed (private and Village public) projects are inspected regularly by the Engineering Division for 100% compliance and maintenance of all BMPs. Inspections are also performed in response to complaints by the public. All stormwater storage facilities constructed as part of a private development remain under private ownership and are maintained by the owner.

6. Pollution Prevention / Good Housekeeping

The Village regularly trains employees in ways to prevent or reduce stormwater pollution from municipal activities and to detect and eliminate illicit discharges. The Village currently conducts a regular storm sewer inspection and maintenance program designed to reduce pollutant runoff from municipal operations. The program includes the following components: regular inspection, cleaning and maintenance of inlets and catch basins and as needed storm sewer cleaning and repair. The Village currently maintains and inspects all publicly-owned detention ponds, outfall structures, Village maintained waterways, storm sewers and catch basins. The Village has an existing program for street sweeping. The Village offers curbside yard waste and leaf collection weekly from April through the end of November.

Helpful definitions of documents mentioned and Village of Hoffman Estates link regarding stormwater management:

Notice of Intent – The term of the Village's General Permit from the IEPA is five years. At the end of each permit term, the Village submits a Notice of Intent (NOI) to comply with the conditions of the General Permit to the IEPA. This NOI describes the practices the Village intends to implement in order to meet the conditions of the General Permit.

Annual Report – Each year the Village submits a report to the IEPA documenting its status of compliance with the conditions of the General Permit.

General NPDES Permit No. ILR40 – Issued from the Illinois Environmental Protection Agency (IEPA) for discharges from its Municipal Separate Storm Sewer System (MS4). The General Permit requires the Village to develop, implement, and enforce a stormwater management program designed to protect water quality and prevent and reduce pollution from its storm sewer system to the maximum extent practicable.

Stormwater Management Plan – This document describes the pollution prevention practices that comprises the Village's stormwater management program.

All documents mentioned above are posted on the Village website at:

https://www.hoffmanestates.org/government/development-services/stormwater-floodplain-management

August 2016

General NPDES Permit No. ILR40

Illinois Environmental Protection Agency
Division of Water Pollution Control
2520 West Iles Avenue
P.O. Box 19276
Springfield, Illinois 62794-9276

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM
General NPDES Permit
For
Discharges from Small Municipal Separate Storm Sewer Systems

Expiration Date: July 31, 2030

Issue Date: July 8, 2025

Effective Date: August 1, 2025

In compliance with the provisions of the Illinois Environmental Protection Act, the Illinois Pollution Control Board Rules and Regulations (35 Ill. Adm. Code, Subtitle C, Chapter 1) and the Clean Water Act, the following discharges may be authorized by this Permit in accordance with the conditions herein:

Discharges of only storm water from small municipal separate storm sewer systems (MS4s), as defined and limited herein. Storm water means storm water runoff, snow melt runoff, and surface runoff and drainage.

Receiving waters: Discharges may be authorized to any surface water of the State of Illinois (State).

To receive authorization to discharge under this General Permit, a discharger shall submit a Notice of Intent (NOI) as described in Part II of this Permit to the Illinois Environmental Protection Agency (Illinois EPA or Agency). Authorization, if granted, will be by letter and include a copy of this Permit. This Permit is a Comprehensive General Permit as defined by the Remand Rule.

BDF:CWB:20081701

Darin E. LeCrone, P.E.
Manager, Permit Section
Division of Water Pollution Control

CONTENTS OF GENERAL PERMIT ILR40

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PART I. COVERAGE UNDER GENERAL PERMIT ILR40

A. Permit Area

This Permit covers all areas of the State of Illinois.

B. Eligibility

1. This Comprehensive General Permit authorizes discharges of storm water from MS4s as defined in 40 CFR 122.26 (b)(16) as designated for Permit authorizations pursuant to 40 CFR 122.32.

2. This Permit authorizes the following non-storm water discharges provided the discharge is not a substantial contributor of pollutants to the small MS4 applying for coverage under this Permit:

   - Water line and fire hydrant flushing,
   - Landscape irrigation water,
   - Diverted stream flows,
   - Rising ground waters,
   - Uncontaminated ground water infiltration (as defined at 40 CFR 35.2005(b)(20),
   - Uncontaminated pumped ground water,
   - Discharges from potable water sources, (excluding wastewater discharges from water supply treatment plants)
   - Foundation drains,
   - Air conditioning condensate,
   - Irrigation water, (except for wastewater irrigation),
   - Springs,
   - Water from crawl space pumps,
   - Footing drains,
   - Storm sewer cleaning water,
   - Water from individual residential car washing,
   - Routine external building washdown which does not use detergents,
   - Flows from riparian habitats and wetlands,
   - Dechlorinated pH neutral swimming pool discharges,
   - Residual street wash water,
   - Discharges or flows from firefighting activities,
   - Dechlorinated water reservoir discharges, and
   - Pavement washwaters where spills or leaks of toxic or hazardous materials have not occurred (unless all spilled material has been removed).

3. Any municipality covered by this general permit is also granted automatic coverage under Permit No. ILR10 for the discharge of storm water associated with construction site activities for municipal construction projects disturbing one acre or more. The permittee is granted automatic coverage 30 days after Agency receipt of a Notice of Intent to Discharge Storm Water from Construction Site Activities from the permittee. The Agency will provide public notification of the construction site activity and assign a unique permit number for each project during this period. The permittee shall comply with all the requirements of Permit ILR10 for all such construction projects.

C. Limitations on Coverage

The following discharges are not authorized by this Permit:

1. Storm water discharges that are mixed with non-storm water or storm water associated with industrial activity unless such discharges are:

   a. In compliance with a separate NPDES Permit (other than General NPDES Permit No. ILR40); or

   b. Identified by and in compliance with Part I.B.2 of this Permit.

2. Storm water discharges that the Agency determines are not covered by this General Permit. This determination may include

discharges identified in Part 1.B.2 or that introduce new or increased pollutant loading that may be a substantial contributor of pollutants to the receiving waters.

3. Storm water discharges to any receiving water specified under 35 Ill. Adm. Code 302.105(d)(6).

4. The following non-storm water discharges are prohibited by this Permit: concrete and wastewater from washout of concrete (unless managed by an appropriate control), drywall compound; wastewater from washout and cleanout of stucco, paint, form release oils, curing compounds and other construction materials; fuels; oils; or other pollutants used in vehicle and equipment operation and maintenance; soaps, solvents or detergents; toxic or hazardous substances from a spill or other release; or any other pollutant that could cause or tend to cause water pollution.

5. Discharges from dewatering activities (including discharges from dewatering of trenches and excavations) are allowable if managed by appropriate controls as specified in a project's Storm Water Pollution Prevention Plan ("SWPPP"), erosion and sediment control plan, or Storm Water Management Program (SWMP).

D. Obtaining Authorization

In order for storm water discharges from small MS4s to be authorized to discharge under this General Permit, a permittee shall:

1. Submit a Notice of Intent to apply for coverage under the General Permit for Discharges from Small Municipal Separate Storm Sewer Systems (NOI) in accordance with the requirements of Part II of this permit. More information is provided at the following webpage: https://epa.illinois.gov/topics/forms/water-permits/storm-water/ms4.html

2. Submit a new NOI in accordance with Part II within 30 days of a change in the operator or the addition of a new operator.

3. Unless notified by the Agency to the contrary, a permittee submitting a complete NOI in accordance with the requirements of this Permit will be authorized to discharge storm water from their small MS4 under the terms and conditions of this Permit after the NOI is received and posted to Illinois EPA website for public notification. Authorization will be by letter and include a copy of this Permit. The Agency may deny coverage under this Permit and require submittal of an application for an individual NPDES Permit based on a review of the NOI or other information.

PART II. NOTICE OF INTENT (NOI) REQUIREMENTS

A. Deadlines for Notification

1. If a permittee has coverage under the previous General Permit No. ILR40, the permittee shall renew Permit coverage under this Part. Unless an NOI has already been submitted, the permittee shall submit a NOI within 90 days of the effective date of this reissued General Permit for storm water discharges from small MS4s to renew NPDES Permit coverage. The permittee shall comply with any new provisions of this General Permit 12 months from the coverage letter and include those new provisions in the next Annual Report following this date.

2. If an MS4 is designated in writing by Illinois EPA under 40 CFR 122.32(a)(2) during the term of this General Permit, the designated MS4 shall submit an NOI within 180 days of such notice.

3. MS4s are not prohibited from submitting an NOI after established deadlines for NOI submittals. If a late NOI is submitted, the permittees authorization is only for discharges that occur after Permit coverage is granted. Illinois EPA reserves the right to take appropriate enforcement actions against MS4s that have not submitted a timely NOI.

B. Contents of NOI

Permittees seeking coverage under this Permit shall submit the Illinois MS4 NOI form. The NOI shall be signed in accordance with Standard Condition 11 of this Permit and shall include all of the following information:

1. The street address, county, and the latitude and longitude of the municipal office for which the notification is submitted;

2. The name, address, and telephone number of the operator(s) filing the NOI for Permit coverage and the name, address, telephone number, and email address of the person(s) responsible for implementation and compliance with the MS4 Permit; and

3. The name and segment identification of the receiving water(s), whether any segments(s) is or are listed as impaired on the most recently approved list pursuant to Section 303(d) of the Clean Water Act or any currently applicable Total Maximum Daily Load (TMDL) or alternate water quality study, and the pollutants for which the segment(s) is or are impaired. The most recent 303(d) list may be found at the following webpage: https://epa.illinois.gov/topics/water-quality/watershed-management/tmdls/303d-list.html Information regarding TMDLs may be found at the following webpage: https://epa.illinois.gov/topics/water-quality/watershed-management/tmdls.html

4. The following shall be provided as an attachment to the NOI:

   a. A description of the Best Management Practices (BMPs) to be implemented and the measurable goals for each of the storm water minimum control measures in paragraph IV.B. of this Permit designed to reduce the discharge of pollutants;

   b. The month and year in which the permittee implemented any BMPs of the six minimum control measures, and the month and year in which the permittee will start and fully implement any new minimum control measures or indicate the frequency of the action;

c. For existing permittees, provide adequate information or justification on any BMPs from previous NOIs that could not be implemented; and

d. Identification of a local qualifying program, or any partners of the program if any.

e. For existing permittees, certification that states the permittee has implemented necessary BMPs of the six minimum control measures.

C. All required information for the NOI shall be submitted electronically to epa.ms4noipermit@illinois.gov with the permit number in the subject line of the email for existing permittees or the City or Village name for new permittees or in writing to the following address:

Illinois Environmental Protection Agency
Division of Water Pollution Control
Permit Section, Mail Code #15
Post Office Box 19276
Springfield, Illinois 62794-9276

USEPA published the National Pollutant Discharge Elimination System (NPDES) Electronic Reporting Rule on October 22, 2015. Among the multiphase requirements of this rule, is the transition to online/electronic processes for filing a Notice of Intent, Notice of Termination, and all types of reporting for general NPDES permits.

Beginning December 21, 2025, or later if waived by USEPA in which case you will be notified of the new date, all NOIs shall be received electronically through the Central Data Exchange (CDX) platform, which is available at the following webpage: https://cdx.epa.gov/

D. Shared Responsibilities

ILR40 Permit permittees may partner with other ILR40 Permit permittees to develop and implement a SWMP Each ILR40 Permit permittee shall fill out an NOI form. ILR40 Permit permittees may also submit an individual NOI in coordination with one or more other ILR40 Permit permittees. The description of the SWMP shall clearly describe which permittees are responsible for implementing each of the control measures. Each permittee shall be responsible for implementation of BMPs for the SWMP within its jurisdiction.

PART III. SPECIAL CONDITIONS

A. The Permittee's discharges, alone or in combination with other sources, shall not cause or contribute to a violation of any applicable water quality standard outlined in 35 Ill. Adm. Code 302.

B. If there is evidence indicating that the storm water discharges authorized by this Permit cause or have the reasonable potential to cause or contribute to a violation of water quality standards, the permittee may be required to obtain an individual Permit or an alternative general Permit, or the Permit may be modified to include different limitations and/or requirements.

C. If a TMDL allocation or watershed management plan is approved for any water body into which the permittee discharge, the permittee shall review the permittees SWMP to determine whether the TMDL or watershed management plan includes requirements for control of storm water discharges. If the permittee is not meeting the TMDL allocations, the permittee shall modify the permittees SWMP to implement the TMDL or watershed management plan within 12 (twelve) months of notification by the Agency of the TMDL or watershed management plan approval. Where a TMDL or watershed management plan is approved, the permittee shall:

1. Determine whether the approved TMDL is for a pollutant likely to be found in storm water discharges from the permittee's MS4 system.

2. Determine whether the TMDL includes a pollutant waste load allocation (WLA) or other performance requirements specifically for storm water discharge from the permittees MS4.

3. Determine whether the TMDL addresses a flow regime likely to occur during periods of storm water discharge.

4. After the determinations above have been made and if it is found that the permittee's MS4 system shall implement specific WLA provisions of the TMDL, assess whether the WLAs are being met through implementation of existing storm water control measures or if additional control measures are necessary.

5. Document all control measures currently being implemented or planned to be implemented to comply with TMDL waste load allocation(s). Also include a schedule of implementation for all planned controls. Document the calculations or other evidence that shows that the WLA will be met.

6. Describe and implement a monitoring program to determine whether the storm water controls are adequate to meet the WLA.

7. If the evaluation shows that additional or modified controls are necessary, describe the type and schedule for the control additions/revisions.

8. Continue requirements 4 through 7 above until monitoring from two continuous NPDES Permit cycles demonstrate that the WLAs or water quality standards are being met.

9. If an additional individual Permit or alternative general Permit includes implementation of work pursuant to an approved TMDL

or alternate water quality management plan, the provisions of the individual or alternative general Permit shall supersede the conditions of Part III.C. TMDL information may be found at the following webpage: https://epa.illinois.gov/topics/water-quality/watershed-management/tmdls.html

D. If the permittee performs any deicing activities that can cause or contribute to a violation of an applicable State chloride water quality standard, the permittee shall participate in a watershed group(s), where feasible, organized to implement control measures which will reduce the chloride concentration in any receiving stream in the watershed.

E. Authorization: Owners or operators shall submit either an NOI in accordance with the requirements of this Permit or an application for an individual NPDES Permit to be authorized to discharge under this General Permit. Authorization, if granted will be by letter and include a copy of this Permit. Upon review of an NOI, the Illinois EPA may deny coverage under this Permit and require submittal of an application for an individual NPDES Permit.

1. Automatic Continuation of Expired General Permit: Except as provided in III.E.2 below, when this General Permit expires the conditions of this Permit shall be administratively continued until the earliest of the following:

   a. 150 days after the new General Permit is reissued;

   b. The Permittee submits a Notice of Termination (NOT) and that notice is approved by Illinois EPA;

   c. The Permittee is authorized for coverage under an individual Permit or the renewed or reissued General Permit;

   d. The Permittee's application for an individual Permit for a discharge or NOI for coverage under the renewed or reissued General Permit is denied by the Illinois EPA; or

   e. Illinois EPA issues a formal Permit decision not to renew or reissue this General Permit. This General Permit shall be automatically administratively continued after such formal Permit decision.

2. Duty to Reapply:

   a. If the permittee wishes to continue an activity regulated by this General Permit, the permittee shall apply for Permit coverage before the expiration of the administratively continued period specified in III.E.1 above.

   b. If the permittee reapplies in accordance with the provisions of III.E.2.a above, the conditions of this General Permit shall continue in full force and effect under the provisions of 5 ILCS 100/10-65 until the Illinois EPA makes a final determination on the application or NOI.

   c. Standard Condition 2 is not applicable to this General Permit.

3. Waiver from Electronic Reporting

   The permittee may seek a waiver from electronic reporting to continue submitting reports on paper. To obtain an electronic reporting waiver, a permittee must first submit an electronic reporting waiver request to Illinois EPA at the address below:

   Illinois Environmental Protection Agency
   Division of Water Pollution Control
   Compliance Assurance Section, Mail Code #19
   Municipal Annual Inspection Report
   2520 West Iles Avenue
   P.O. Box 19276
   Springfield, Illinois 62794-9276

   The waiver request should contain the following details:

   a. Facility name;
   b. NPDES permit number (if applicable);
   c. Facility address;
   d. Name, address and contact information for the owner, operator, or duly authorized facility representative;
   e. Brief written statement regarding the basis for claiming a waiver; and

   Illinois EPA will either approve or deny this electronic reporting waiver request within 120 days. Permanent waivers from electronic reporting are only available to facilities owned or operated by members of religious communities that choose not to use certain technologies. The duration of a temporary waiver may not exceed 5 years, which is the normal period for an NPDES permit term. If a permittee wishes to continue coverage under a waiver from electronic reporting, they must re-apply for a new temporary waiver before the expiration of their existing waiver, even if this NPDES permit is administratively continued. Approved electronic reporting waivers are not transferrable, whether permanent or temporary, are not transferrable and the facility will need to re-apply for a waiver upon any change in facility ownership.

   Permittees with an approved and effective electronic reporting waiver must use the forms or formats provided by Illinois EPA and must be postmarked by the 15th day of the month following the completed reporting period. The permittee must sign and certify all submissions in accordance with the requirements of Standard Condition 11 of this permit ("Signatory Requirements"). The permittee must submit the legible originals of these documents to the following address:

   Illinois Environmental Protection Agency

Division of Water Pollution Control
Permit Section, Mail Code #15
Post Office Box 19276
Springfield, Illinois 62794-9276

F. The Agency may require any person authorized to discharge by this Permit to apply for and obtain either an individual NPDES Permit or an alternative NPDES general Permit. Any interested person may petition the Agency to take action under this paragraph. The Agency may require any owner or operator authorized to discharge under this Permit to apply for an individual or alternative general NPDES Permit only if the owner or operator has been notified in writing that a Permit application is required. This notice shall include a brief statement of the reasons for this decision, an application form, a statement setting a deadline for the owner or operator to file the application, and a statement that on the effective date of the individual NPDES Permit or the alternative general Permit as it applies to the individual permittee, coverage under this general Permit shall automatically terminate. The Agency may grant additional time to submit the application upon request of the permittee. If an owner or operator fails to submit in a timely manner an individual or alternative general NPDES Permit application required by the Agency under this paragraph, then the applicability of this Permit to the individual or alternative general NPDES permittee is automatically terminated by the date specified for application submittal.

G. Any owner or operator authorized by this Permit may request to be excluded from the coverage of this Permit by applying for an individual Permit. The owner or operator shall submit an individual application with reasons supporting the request, in accordance with the requirements of 40 CFR 122.28, to the Agency. The request will be granted by issuing an individual Permit or an alternative general Permit if the reasons cited by the owner are adequate to support the request.

H. When an individual NPDES Permit is issued to an owner or operator otherwise subject to this Permit, or the owner or operator is approved for coverage under an alternative NPDES general Permit, the applicability of this Permit to the individual NPDES permittee is automatically terminated on the issue date of the individual Permit or the date of approval for coverage under the alternative general Permit, whichever the case may be.

PART IV. STORM WATER MANAGEMENT PROGRAMS

A. Requirements

The permittee shall develop, implement, and enforce a storm water management program designed to reduce the discharge of pollutants from their MS4, to protect water quality, and to satisfy the appropriate water quality requirements of the Illinois Pollution Control Board Rules and Regulations (35 Ill. Adm. Code, Subtitle C, Chapter 1) and the Clean Water Act. The SWMP shall include the minimum control measures described in section B of this Part. For new permittees, the permittee shall develop and implement specific program requirements by the date specified in the Agency's coverage letter. The U.S. Environmental Protection Agency's National Menu of Storm Water Best Management Practices, which can be found on the following webpage https://www.epa.gov/npdes/national-menu-best-management-practices-bmps-stormwater and the most recent version of the Illinois Urban Manual, which can be found on the following webpage https://illinoisurbanmanual.org/ should be consulted regarding the selection of appropriate BMPs.

B. Minimum Control Measures

The 6 minimum control measures to be included in the permittee's storm water management program are:

1. Public Education and Outreach on Storm Water Impacts (40 CFR 122.34(b)(1))

New permittees shall develop and implement elements of the storm water management program addressing the provisions listed below. Existing permittees renewing coverage under this Permit shall maintain the current program and revise if necessary addressing this Minimum Control Measure, updating and enhancing the storm water management programs as necessary to comply with the terms of this Section. The educational materials shall include information on the potential impacts and effects on storm water discharge due to climate change. Information on climate change can be found at the following webpage: http://epa.gov/climatechange/. The storm water management program shall, pertaining to Public Education and Outreach, at a minimum include:

a. Public Education and Outreach shall include the following:

i. Identify appropriate BMP's for this minimum control measure and measurable goals for each BMP, which shall ensure the reduction of all of the pollutants of concern in the permittee's storm water discharges;

ii. Identify and analyze the target audience(s);

iii. Create an appropriate message(s) based on at least three targeted residential issues and three targeted industrial/commercial issues including items from viii below;

iv. Develop/distribute appropriate educational materials. The materials can utilize various media such as digital/social media, printed materials, billboard and mass transit advertisements, signage at select locations, radio advertisements, television advertisements, websites, presentations to homeowners associations, educational groups and professional/commercial associates, etc;

v. Determine methods and process of distribution;

vi. Inform the public on effective pollution prevention measures to minimize the discharge of pollutants from private

property and activities into the storm sewer system, on the following topics, but not limited to:

A. Storage and disposal of fuels, oils, and similar materials used in the operation of or leaking from, vehicles and other equipment;

B. Use of soaps, solvents, or detergents used in the outdoor washing of vehicles, furniture, and other property;

C. Paint and related décor;

D. Lawn and garden care; and

E. Winter de-icing material storage and use.

vii. Inform the public about green infrastructure strategies such as green roofs, rain gardens, rain barrels, bioswales, permeable piping, dry wells, and permeable pavement that mimic natural processes and direct storm water to areas where it can be infiltrated, evaporated, or reused; and

viii. Educational materials should include information on the benefits and cost savings of such strategies and provide guidance on how to implement strategies.

b. During the term of the Permit, the permittee shall distribute the educational materials, using whichever methods and procedures determined appropriate by the permittee, in such a way that is designed to convey the program's message to the target audience each year

c. The permittee shall annually assess changes in public awareness and behavior resulting from the implementation of the SWMP and modify the education/outreach program accordingly. The permittee shall report on this assessment and any modifications made in the Annual Report pursuant to Part V.C.

d. The permittee shall assess its storm water education/outreach program annually and report on this evaluation in the Annual Report pursuant to Part V.C. The permittee shall adjust the educational materials and the delivery of such materials to address any shortcomings found as a result of this assessment. The assessment shall include a summary of the following measurable actions, if applicable:

i. Number of educational pamphlets, brochures, or other materials produced and an estimation of the percent of the MS4 population reached;

ii. Number of educational posters/placards posted to public areas;

iii. Number of presentations, including but not limited to homeowners' associations, education groups, and professional/commercial associates and other public groups, etc.; and

iv. Other actions deemed appropriate by the permittee.

2. Public Involvement/Participation (40 CFR 122.34(b)(2))

New permittees shall develop and implement elements of their storm water management program addressing the provisions listed below. Existing permittees renewing coverage under this Permit shall maintain their current programs and revise, if necessary, within one year of Permit coverage addressing this Minimum Control Measure, updating and enhancing their storm water management programs as necessary to comply with the terms of this section. The storm water management program shall, at a minimum include:

a. At a minimum, comply with State and local public notice requirements when implementing a public involvement/ participation program;

b. Define appropriate BMPs for this minimum control measure and measurable goals for each BMP, which shall ensure the reduction of all of the pollutants of concern in the permittee's storm water discharges;

c. Provide a minimum of one public meeting or public outreach event annually for the public to provide input as to the adequacy of the permittee's MS4 program. Utilize public input (e.g., the opportunity for public comment, public meetings, etc.) in the development of the Storm Water Management Program. This requirement may be met in conjunction with or as part of a regular council or board meeting;

d. The permittee shall identify any watershed work groups within its jurisdiction. The permittee should participate with watershed workgroups and other stakeholders, when feasible, in the watershed to enhance the storm water management program through the watershed group(s) or as an independent MS4.

e. The permittee shall identify environmental justice areas within its jurisdiction and include appropriate public involvement/participation. Information on environmental justice concerns may be found at the following webpage: https://epa.illinois.gov/topics/environmental-justice/ej-policy.html. This requirement may be met in conjunction with or as part of a regular council or board meeting; and

f. Provide an annual evaluation of public involvement/participation BMPs and measurable goals. Report on this evaluation in the Annual Report pursuant to Part V.C. The assessment shall include a summary of the following measurable actions, if applicable:

i. Number of public forums to notify and solicit public comment on Storm Water Management Programs;

ii. Number of park or stream cleanup events;

iii. Number of training activities to educate volunteers on recognizing illicit discharges as defined in Part VI, Definitions and Acronyms below; and

iv. Any other measurable actions deemed appropriate by the permittee.

3. Illicit Discharge Detection and Elimination (IDDE) (40 CFR 122.34(b)(3))

New permittees shall develop and implement a program to detect, investigate, and eliminate non-storm water discharges, including illegal dumping, into its system. Existing permittees renewing coverage under this Permit shall maintain their current programs and revise, if necessary, within one year of Permit coverage addressing this Minimum Control Measure, updating and enhancing their storm water management programs as necessary to comply with the terms of this Section. The storm water management program shall, at a minimum include:

a. The IDDE program shall include the following measurable goals:

i. To the extent allowable under state or local law, a prohibition, through ordinance, or other regulatory mechanism, of non-storm water discharges into the permittee's storm sewer system and implement appropriate enforcement procedures and actions, including enforceable requirements for the prompt reporting to the MS4 of all releases, spills, and other unpermitted discharges to the separate storm sewer system, and a program to respond to such reports within 30 days;

ii. If identified as a significant contributor of pollutants to the permittees MS4, procedures to address the categories of non-storm water discharges listed in Section I.B.2 (discharges or flows from firefighting activities are excluded from the effective prohibition against non-storm water and need only be addressed where they are identified as significant sources of pollutants to waters of the United States); and

iii. Periodic inspections of the storm sewer outfalls in dry weather conditions for detection of non-storm water discharges and illegal dumping. The permittee may establish a prioritization plan for inspection of outfalls, placing priority on outfalls with the greatest potential for non-storm water discharges. Major/high priority outfalls shall be inspected at least annually.

iv. Develop, implement, and enforce a program to detect and eliminate illicit connections or discharges into the permittee's MS4;

v. Review and update within 12 months from the coverage letter and include in the next Annual Report following this date the storm sewer system map showing the location of all outfalls and the names and location of all waters that receive discharges from those outfalls, if necessary. Existing permittees renewing coverage under this Permit shall update their storm sewer system map to include any modifications to the sewer system;

vi. Procedures for identifying priority areas within the MS4 likely to have illicit discharges and a list of all such areas;

vii. Field screening to detect illicit discharges;

viii. Procedures for tracing the source of the illicit discharge;

ix. Procedures for removing the source of the discharge;

x. Procedures for program evaluation and assessment;

xi. Procedures to identify any surface discharging private sewage disposal system that discharges into the MS4;

xii. Procedures and educational presentations to inform public employees, businesses, and the general public of hazards associated with illegal discharges and improper disposal of waste and the requirements and mechanisms for reporting such discharges;

b. When implementing the IDDE program, the permittee may conduct investigations, contract for investigations, coordinate with storm drain investigation activities of others, or use any combination of these approaches.

c. If illicit connections or illicit discharges are observed related to another operator's municipal storm sewer system then the permittee shall notify the other operator within 7 calendar days of discovery. If another MS4 operator notifies the permittee of an illicit discharge, a nonstormwater discharge or discharge not listed in Part I.B.2 to the MS4, then the permittee shall remove the discharge within 7 calendar days of discovery.

d. Written procedures for implementing the IDDE program shall be incorporated into the SWMP document.

e. Provide an annual evaluation of, IDDE BMPs and measurable goals. Report on this evaluation in the Annual Report pursuant to Part V.C. The assessment shall include a summary of the following measurable actions, if applicable:

i. Number of dry weather inspections conducted;

ii. Number of illicit discharges eliminated;

iii. Number of educational presentations or educational information provided to commercial/industrial groups regarding recognition and correction of illicit discharges; and

iv. Any other actions deemed appropriate by the permittee.

4. Construction Site Storm Water Runoff Control (40 CFR 122.34(b)(4))

New permittees shall develop and implement elements of their storm water management program addressing the provisions listed below. Existing permittees renewing coverage under this Permit shall maintain their current programs addressing this Minimum Control Measure, updating and enhancing their storm water management programs as necessary to comply with the terms of this Section. The storm water management program shall, at a minimum include:

a. Develop, implement, and enforce a program to reduce pollutants in any storm water runoff to the permittee's small MS4 from construction activities that result in a land disturbance of greater than or equal to one acre. Control of storm water discharges from construction activity disturbing less than one acre shall be included in the permittees program if that construction activity is part of a larger common plan of development or sale that would disturb one acre or more or has been designated by the permitting authority.

At a minimum, the permittee shall develop and implement the following:

i. An ordinance or other regulatory mechanism to require erosion and sediment controls, as well as sanctions to ensure compliance, to the extent allowable under State, tribal, or local law;

ii. Erosion and Sediment Controls - The permittee shall ensure that construction activities regulated by the storm water program require the construction site owner/operator to design, install, and maintain effective erosion controls and sediment controls to minimize the discharge of pollutants. At a minimum, such controls shall be designed, installed, and maintained to:

A. Control storm water velocity within the site to minimize soil erosion;

B. Control storm water discharges to minimize erosion at outlets and to minimize downstream channel and stream bank erosion;

C. Minimize the amount of soil exposed during construction activity;

D. Minimize the disturbance of steep slopes;

E. Minimize sediment discharges from the site. The design, installation and maintenance of erosion and sediment controls shall address factors such as the amount, frequency, intensity and duration of precipitation, the nature of resulting storm water runoff, and soil characteristics, including the range of soil particle sizes expected to be present on the site;

F. Provide and maintain natural buffers around surface waters, direct storm water to vegetated areas to increase sediment removal, and maximize storm water infiltration; and

G. Minimize soil compaction and preserve topsoil.

iii. Requirements for construction site operators to control or prohibit non-storm water discharges that would include concrete and wastewater from washout of concrete (unless managed by an appropriate control), drywall compound, wastewater from washout and cleanout of stucco, paint, form release oils, curing compounds and other construction materials, fuels, oils, or other pollutants used in vehicle and equipment operation and maintenance, soaps, solvents, or detergents, toxic or hazardous substances from a spill or other release, or any other pollutant that could cause or tend to cause water pollution;

iv. Require all regulated construction sites to have a SWPPP that meets the requirements of Part IV of NPDES Permit No. ILR10, including management practices, controls, and other provisions at least as protective as the requirements contained in the current version of the Illinois Urban Manual, or as amended including green infrastructure techniques where appropriate and practicable;

v. Procedures for site plan reviews which incorporate consideration of potential water quality impacts and site plan review of individual pre-construction site plans by the permittee to ensure consistency with local sediment and erosion control requirements;

vi. Procedures for receipt and consideration of information submitted by the public; and

vii. Site inspections and enforcement of ordinance provisions.

b. Define appropriate BMPs for this minimum control measure and measurable goals for each BMP. These measurable goals shall ensure the reduction of all of the pollutants of concern in the permittees storm water discharges.

c. The permittee shall continue to maintain an inventory of all active public and private construction sites that result in a total land disturbance of one or more acres or that result in a total land disturbance of less than one acre if part of a larger common plan or development or sale. The inventory shall be continuously updated as new projects are permitted and projects are completed. The inventory shall contain relevant contact information for each project (e.g., name, address,

phone, etc.) and the ILR10 number or the area of disturbance in acres. The permittee shall include the inventory or identify the entity responsible for maintaining the inventory in the Annual Report.

d. The permittee shall adequately inspect the following phases of construction at least once:

   i. Prior to Land Disturbance: The permittee shall ensure all necessary erosion and sediment controls are in place.

   ii. During Construction: During construction, the permittee is required to conduct inspections.

e. The permittee shall track the number of inspections for the inventoried construction sites throughout the reporting period to verify that the sites are inspected at least once prior to land disturbance and once during construction. Inspection findings shall be documented and maintained for review by the Illinois EPA upon request.

f. Based on construction site inspections, the permittee shall take all necessary follow-up actions (i.e., re-inspection, enforcement) to ensure compliance with Part IV.B.4.d.

   i. The permittee shall ensure that all staff and third-party inspectors whose job duties include implementing the construction storm water program, including permitting, plan review, construction site inspections, and enforcement, are qualified and trained to conduct these activities. Qualified personnel means a person knowledgeable in the principles and practices of erosion and sediment controls measures, such as a licensed Professional Engineer (P.E.), a Certified Professional in Erosion and Sediment Control (CPESC), a Certified Erosion Sediment and Storm Water Inspector (CESSWI), a Certified Storm water Inspector (CSI) or other knowledgeable person who possesses the skills to assess conditions at the construction site that could impact storm water quality and to assess the effectiveness of any sediment and erosion control measures selected to control the quality of storm water discharges.

g. Construction Operator Education.

   The permittee shall develop or utilize existing outreach tools (i.e., brochures, posters, website, plan notes, manuals, etc.) aimed at educating construction operators on appropriate selection, installation, implementation, and maintenance of storm water controls, as well as overall program compliance.

h. Provide an annual evaluation of construction site storm water control BMPs and measurable goals in the Annual Report pursuant to Part V.C. The assessment shall include a summary of the following measurable actions, if applicable:

   i. Number of pre-construction meetings/reviews conducted by the permittee

   ii. Number of site inspections conducted by the permittee

   iii. Number of violations found during site inspections

   iv. Number of enforcement/corrective actions taken by the permittee

   v. Number of attendees training classes for contractors, developers, or others involved with the construction process.

5. Post-Construction Storm Water Management in New Development and Redevelopment (40 CFR 122.34(b)(5))

   New permittees shall develop and implement elements of their storm water management program addressing the provisions listed below. Existing permittees renewing coverage under this Permit shall maintain their current programs addressing this Minimum Control Measure, updating and enhancing their storm water management programs, as necessary, to comply with the terms of this Section. The storm water management program shall, at a minimum include:

   a. Develop, implement, and enforce a post-construction program for new development and redevelopment to address and minimize the volume and pollutant load of storm water runoff from projects that disturb greater than or equal to one acre, projects less than one acre that are part of a larger common plan of development or sale or that have been designated to protect water quality, that discharge into the permittee's small MS4 within the MS4's jurisdictional control. The permittee's program shall ensure that appropriate controls are in place that would protect water quality and reduce the discharge of pollutants. In addition, each permittee shall adopt strategies that incorporate the infiltration, reuse, and evapotranspiration of storm water into the project. The permittee shall also develop and implement procedures for receipt and consideration of information submitted by the public.

   b. Develop and implement strategies which include a combination of structural and/or non-structural BMPs appropriate for all projects within the permittee's jurisdiction for all new development and redevelopment that disturb greater than or equal to one acre (at a minimum) that will reduce the discharge of pollutants and the volume and velocity of storm water flow. These strategies shall include effective water quality and watershed protection elements and shall be amenable to modification due to climate change. Information on climate change may be found at the following webpage, https://www.epa.gov/climate-change-water-sector. When selecting BMPs to comply with requirements contained in this Part, the permittee shall adopt one or more of the following general strategies, listed in order of preference below. The proposal of a strategy shall include a rationale for not selecting an approach from among those with a higher preference.

      i. Preservation of the natural features of development sites, including natural storage and infiltration characteristics;

      ii. Preservation of existing natural streams, channels, and drainage ways;

      iii. Minimization of new impervious surfaces;

iv. Conveyance of storm water in open vegetated channels;

v. Construction of structures that provide both quantity and quality control, with structures serving multiple sites being preferable to those serving individual sites; and

vi. Construction of structures that provide only quantity control, with structures serving multiple sites being preferable to those serving individual sites.

c. If a permittee requires new or additional approval of any development, redevelopment, linear project construction, replacement or repair on existing developed sites, or other land disturbing activity covered under this Part, the permittee shall require the person responsible for that activity to develop a long term operation and maintenance plan including the adoption of one or more of the strategies identified in Part IV.B.5.b. of this Permit.

d. Develop and implement a program to minimize the volume of storm water runoff and pollutants from public highways, streets, roads, parking lots, and sidewalks (public surfaces) through the use of BMPs that alone or in combination result in physical, chemical, or biological pollutant load reduction, increased infiltration, evapotranspiration, and reuse of storm water. The program shall include, but not be limited to the following elements:

i. Annual Training for all MS4 employees who manage or are directly involved in (or who retain others who manage or are directly involved in) the routine maintenance, repair, or replacement of public surfaces in current green infrastructure or low impact design techniques applicable to such projects; and

e. Develop and implement a program to minimize the volume of storm water runoff and pollutants from existing privately owned developed property that contributes storm water to the MS4 within the MS4 jurisdictional control. Such program shall be documented and may contain the following elements:

i. Source Identification – Establish an inventory of storm water and pollutants discharged to the MS4;

ii. Implementation of appropriate BMPs to accomplish the following:

A. Education on green infrastructure BMPs;

B. Evaluation of existing flood control techniques to determine the feasibility of pollution control retrofits;

C. Evaluation of existing flood control techniques to determine potential impacts and effects due to climate change;

D. Implementation of additional controls for special events expected to generate significant pollution (fairs, parades, performances);

E. Implementation of appropriate maintenance programs, (including maintenance agreements, for structural pollution control devices or systems);

F. Management of pesticides and fertilizers; and

G. Street cleaning in targeted areas.

f. Infiltration practices should not be implemented in any of the following circumstances:

i. Areas/sites where vehicle fueling and/or maintenance occur;

ii. Areas/sites with shallow bedrock which allow movement of pollutants into the groundwater;

iii. Areas/sites near Karst features;

iv. Areas/sites where contaminants in soil or groundwater could be mobilized by infiltration of storm water;

v. Areas/sites within a delineated source water protection area for a public drinking water supply where the potential for an introduction of pollutants into the groundwater exists. Information on groundwater protection may be found at the following webpage: https://epa.illinois.gov/topics/water-quality/groundwater.html

vi. Areas/sites within 400 feet of a community water supply well if there is not a wellhead protection delineation area or within 200 feet of a private water supply well. Information on wellhead protection may be found at the following webpage: https://epa.illinois.gov/topics/water-quality/groundwater/wellhead-protection.html

g. Develop and implement an ordinance or other regulatory mechanism to address post-construction runoff from new development and redevelopment projects, public surfaces, and existing developed property as set forth above to the extent allowable under state or local law.

h. Require all regulated construction sites to have post-construction management plans that meet or exceed the requirements of Part IV.D.2.h of NPDES Permit No. ILR10 including management practices, controls, and other provisions at least as protective as the requirements contained in the current version of the Illinois Urban Manual.

i. Ensure adequate long-term operation and maintenance of BMPs.

j. Define appropriate BMPs for this minimum control measure and measurable goals for each BMP. These measurable

goals shall ensure the reduction of all of the pollutants of concern in the permittees storm water discharges.

k. Provide an annual evaluation of post-construction storm water management BMPs and measurable goals in the Annual Report pursuant to Part V.C. The evaluation shall include the total number of the following measurable actions, if applicable:

   i. Annual training conducted.

   ii. BMPs implemented and the estimated percent reduction in storm water runoff and pollutants.

l. New permittees shall, within 3 years of obtaining Permit coverage, develop and implement a process to assess the water quality impacts in the design of all new and existing flood management projects that are associated with the permittee or that discharge to the MS4. Existing permittees renewing coverage under this Permit shall maintain their current programs addressing this Minimum Control Measure, updating and enhancing their storm water management programs as necessary to comply with the terms of this section. This process shall include consideration of controls that can be used to minimize the impacts to site water quality and hydrology while still meeting the project objectives. This will also include assessment of any potential impacts and effects on flood management projects due to climate change.

6. Pollution Prevention/Good Housekeeping for Municipal Operations (40 CFR 122.34(b)(6))

New permittees shall develop and implement elements of their storm water management program addressing the requirements listed below. Existing permittees renewing coverage under this Permit shall maintain their current programs addressing this Minimum Control Measure, updating and enhancing their storm water management programs as necessary to comply with the terms of this Section. The storm water management program shall, at a minimum include:

a. Develop and implement an operation and maintenance program that includes an annual training component for municipal staff and contractors and is designed to prevent and reduce the discharge of pollutants.

b. Pollution Prevention- The permittee shall design, install, implement, and maintain effective pollution prevention measures to minimize the discharge of pollutants from municipal properties, infrastructure, and operations. At a minimum, such measures shall be designed, installed, implemented, and maintained to:

   i. Minimize the discharge of pollutants from equipment and vehicle washing, wheel wash water, and other wash waters. Wash waters shall be treated in a sediment basin or alternative control that provides equivalent or better treatment prior to discharge;

   ii. Minimize the exposure of building materials, building products, construction wastes, trash, landscape materials, fertilizers, pesticides, herbicides, chemical storage tanks, deicing material storage facilities and temporary stockpiles, detergents, sanitary waste, and other materials present on the site to precipitation and to storm water;

   iii. Minimize the discharge of pollutants from spills and leaks and implement chemical spill and leak prevention and response procedures; and

   iv. Provide regular inspection of municipal storm water management BMPs. Based on inspection findings, the permittee shall determine if repair, replacement, or maintenance measures are necessary in order to ensure the structural integrity, proper function, and treatment effectiveness of structural storm water BMPs. Necessary maintenance shall be completed as soon as conditions allow to prevent or reduce the discharge of pollutants to storm water.

c. Deicing material shall be stored in a permanent or temporary storage structure or seasonal tarping shall be utilized. If no permanent structures are owned or operated by the Permittee, new permanent deicing material storage structures shall be constructed within two years of obtaining Permit coverage. Storage structures or stockpiles shall be located and managed to minimize storm water pollutant runoff from the stockpiles or loading/unloading areas of the stockpiles. Stockpiles and loading/unloading areas should be located as far as practicable from any area storm sewer drains. Fertilizer, pesticides, or other chemicals shall be stored indoors to prevent any discharge of such chemicals within the storm water runoff.

d. Using training materials that are available from USEPA, the State of Illinois, or other organizations, the permittee's program shall include annual employee training to prevent and reduce storm water pollution from activities such as park and open space maintenance, fleet and building maintenance, operation of storage yards, snow disposal, deicing material storage handling and use on roadways, new construction and land disturbances, and storm water system maintenance procedures for proper disposal of street cleaning debris and catch basin material. In addition, training should include how flood management projects impact water quality, non-point source pollution control, green infrastructure controls, and aquatic habitat.

e. Define appropriate BMPs for this Minimum Control Measure and measurable goals for each BMP. These measurable goals shall ensure the reduction of all of the pollutants of concern in the permittees storm water discharges.

f. Development of a Municipal Facility and Storm water Control Inventory. The permittee shall develop and maintain an inventory of municipally-owned or operated facilities and storm water controls, including but not limited to the following:

   i. Composting facilities

   ii. Equipment storage and maintenance facilities

iii. Fuel farms

iv. Hazardous waste disposal facilities

v. Hazardous waste handling and transfer facilities

vi. Incinerators

vii. Landfills

viii. Landscape maintenance on municipal property

ix. Materials storage yards

x. Pesticide storage facilities

xi. Public buildings, including schools, libraries, police stations, fire stations, municipal buildings, and similar buildings

xii. Public parking lots

xiii. Public golf courses

xiv. Public swimming pools

xv. Public works yards

xvi. Recycling facilities

xvii. Salt storage facilities

xviii. Solid waste handling facilities and solid waste transfer facilities

xix. Street repair and maintenance sites

xx. Vehicle storage and maintenance yards

xxi. Municipally-owned and/or maintained structural storm water controls

g. Documentation. The list of municipally-owned or operated facilities, contact information and storm water controls shall be maintained and available for review by the Illinois EPA.

h. Mapping. On a map of the area covered by the MS4 Permit, the permittee shall identify where the municipally-owned or operated facilities and storm water controls are located. The map shall identify the storm water outfalls corresponding to each of the facilities as well as the receiving waters to which these facilities discharge. The map shall be maintained and updated and be available for review by the Illinois EPA upon request.

i. Inspections and Visual Monitoring:

i. Quarterly visual inspections. The permittee shall perform quarterly visual inspections of the facilities identified in item f above to ensure materials and equipment is clean and orderly, and to minimize the potential for pollutant discharge. The permittee shall look for evidence of spills. If found, Corrective Action shall be taken immediately to prevent contact with precipitation or runoff. The quarterly inspections shall be tracked in a log for every facility, and records kept with the SWMP documents. The inspection report shall also include any identified deficiencies and the corrective actions taken to fix the deficiencies.

ii. Quarterly visual observation of storm water discharges from the facilities identified in item f above. At least once per quarter, the permittee shall visually observe the storm water discharges from the facilities unless climate conditions preclude doing so, (in which case the permittee shall evaluate the discharges four times during the wet season). Any observed problems (e.g., color, foam, sheen, turbidity) that can be associated with pollutant sources or controls shall be remedied within 7 days. Visual observations shall be documented. The inspection report shall also include any identified deficiencies and the corrective actions taken to fix the deficiencies.

iii. For sites i and ii above, that have had no corrective actions necessary over the past 12 months, may be inspected on a semi-annual basis.

j. MS4 catch basin maintenance:

Assessment/prioritization of catch basins. The permittee shall develop a catch basin cleaning schedule.

k. Street Sweeping and Cleaning:

The permittee shall evaluate and rate all municipally-owned streets, roads, and public parking lots within their jurisdiction. The permittee shall include in the evaluation the sweeping frequency, timing, and efficiency of existing street sweeping programs. The street sweeping frequency shall be based on land use, trash, and storm water pollutant levels generated.

l. Landscape maintenance:

The permittee shall evaluate the materials used and activities performed on public spaces such as parks, schools, golf

courses, easements, public rights of way, and other open spaces for pollution prevention opportunities. Maintenance activities for the turf landscaped portions may include mowing, fertilization, pesticide application, irrigation, etc. Typical pollutants include sediment, nutrients, hydrocarbons, pesticides, herbicides, organic debris, among others. The permittee shall implement measures to minimize landscaping-related pollutants.

m. Provide an annual evaluation of pollution prevention/good housekeeping for municipal operations and measurable goals in the Annual Report pursuant to Part V.C. The assessment shall include a summary of the following measurable actions, if applicable:

i. Annual training conducted

ii. Number of pollution prevention inspections of the permittee's facilities

iii. Street sweeping activities

iv. Catch basin cleaning activities

v. Landscape material reduction activities and material disposed of.

C. Qualifying State, County, or Local Program.

If an existing qualifying local program requires a permittee to implement one or more of the minimum control measures of Part IV. B. above, the permittee may follow that qualifying program's requirements rather than the requirements of Part IV.B. above. A qualifying local program is a local, county, or state municipal storm water management program that imposes, at a minimum, the relevant requirements of Part IV. B. Any qualifying local programs that permittees intend to follow shall be specified in their storm water management program.

D. Sharing Responsibility

1. Implementation of one or more of the minimum control measures may be shared with another entity, or the entity may fully take over the control measure. A permittee may rely on another entity only if:

a. The other entity implements the control measure;

b. The particular control measure, or component of that measure is at least as stringent as the corresponding Permit requirement;

c. The other entity agrees to implement any minimum control measure on the permittee's behalf. A written agreement of this obligation is required. This obligation shall be maintained as part of the description of the permittee's Storm Water Management Program. If the other entity agrees to report on the minimum control measure, the permittee shall supply the other entity with the reporting requirements contained in Part V.C of this Permit. If the other entity fails to implement the minimum control measure on the permittee's behalf, then the permittee remains liable for any discharges due to that failure to implement the minimum control measure.

E. Reviewing and Updating Storm Water Management Programs

1. Storm Water Management Program Review- The permittee shall perform an annual review of its Storm Water Management Program in conjunction with preparation of the annual report required under Part V.C. The permittee shall include in its annual report a plan for complying with any changes or new provisions in this Permit, or in any State or federal regulations. The permittee shall also include in its annual report a plan for complying with all applicable TMDL Report(s) or watershed management plan(s). Information on TMDLs may be found at the following webpage: https://epa.illinois.gov/topics/water-quality/watershed-management/tmdls.html

2. Storm Water Management Program Update - The permittee may modify its Storm Water Management Program during the life of the Permit in accordance with the following procedures:

a. Modifications adding (but not subtracting or replacing) components, controls, or requirements to the Storm Water Management Program may be made at any time upon written notification to the Agency;

b. Modifications replacing an ineffective or infeasible BMP specifically identified in the Storm Water Management Program with an alternate BMP may be requested at any time. Unless denied by the Agency, modifications proposed in accordance with the criteria below shall be deemed approved and may be implemented 60 days from submittal of the request. If the request is denied, the Agency will send the permittee a written response giving a reason for the decision. The permittee's modification requests shall include the following:

(1) An analysis of why the BMP is ineffective or infeasible (including cost prohibitive);

(2) Expectations on the effectiveness of the replacement BMP; and

(3) An analysis of why the replacement BMP is expected to achieve the goals of the BMP to be replaced.

c. Modification of any ordinances relative to the storm water management program, provided the updated ordinance is at least as stringent as the provisions stipulated in this Permit; and

d. Modification requests or notifications shall be made in writing and signed in accordance with Standard Condition 2.

3. Storm Water Management Program Updates Required by the Agency. Modifications requested by the Agency shall be made in writing, set forth the time schedule for permittees to develop the modifications, and offer permittees the opportunity to propose alternative program modifications to meet the objective of the requested modification. All modifications required by the Permitting Authority will be made in accordance with 40 CFR 124.5, 40 CFR 122.62, or as appropriate 40 CFR 122.63. The Agency may require modifications to the Storm Water Management Program as needed to:

   a. Address impacts on receiving water quality caused, or contributed to, by discharges from the MS4;

   b. Include more stringent requirements necessary to comply with new federal or State statutory or regulatory requirements; or

   c. Include such other conditions deemed necessary by the Agency to comply with the goals and requirements of the Clean Water Act.

PART V. MONITORING, RECORDKEEPING, AND REPORTING

A. Monitoring

The permittee shall develop and implement a monitoring and assessment program to evaluate the effectiveness of the BMPs being implemented to reduce pollutant loadings and water quality impacts within 180 days of the effective date of this Permit. The program should be tailored to the size and characteristics of the MS4 and the watershed. The permittee shall provide a justification of its monitoring and assessment program in the Annual Report. By not later than 180 days after the effective date of this Permit, the permittee shall initiate an evaluation of its storm water program. The plan for monitoring/evaluation shall be described in the Annual Report. Evaluation and/or monitoring results shall be provided in the Annual Report. The monitoring and assessment program may include evaluation of BMPs and/or direct water quality monitoring as follows:

1. An evaluation of BMPs based on estimated effectiveness from published research accompanied by an inventory of the number and location of BMPs implemented as part of the permittee's program and an estimate of pollutant reduction resulting from the BMPs, or

2. Monitoring the effectiveness of storm water control measures and progress towards the MS4's goals using one or more of the following:

   a. MS4 permittees serving a population of less than 25,000 may conduct visual observations of the storm water discharge documenting color, odor, clarity, floating solids, settled solids, suspended solids, foam, oil sheen, or other obvious indicators of storm water pollution; or

   b. MS4 permittees may evaluate storm water quality and impacts using one or more of the following methods:

      i. Instream monitoring in the highest level hydrological unit code segment in the MS4 area. Monitoring shall include, at a minimum, quarterly monitoring of receiving waters upstream and downstream of the MS4 discharges in the designated stream(s).

      ii. Measuring pollutant concentrations over time.

      iii. Sediment monitoring.

      iv. Short-term extensive network monitoring. Short-term sampling at the outlets of numerous drainage areas to identify water quality issues and potential storm water impacts and may help in ranking areas for implementation priority. Data collected simultaneously across the MS4 to help characterize the geographical distribution of pollutant sources.

      v. Site-specific monitoring. High-value resources such as swimming beaches, shellfish beds, or high-priority habitats could warrant specific monitoring to assess the status of use support. Similarly, known high-priority pollutant sources or impaired water bodies with contaminated aquatic sediments, an eroding stream channel threatening property, or a stream reach with a degraded fish population could be monitored to assess impacts of storm water discharges and/or to identify improvements that result from the implementation of BMPs.

      vi. Assessing physical/habitat characteristics such as stream bank erosion caused by storm water discharges.

      vii. Outfall/Discharge monitoring.

      viii. Sewershed-focused monitoring. Monitor for pollutants in storm water produced in different areas of the MS4. For example, identify which pollutants are present in storm water from industrial areas, commercial areas, and residential areas.

      ix. BMP performance monitoring. Monitoring of individual BMP performance to provide a direct measure of the pollutant reduction efficiency of these key components of a MS4 program.

      x. Collaborative watershed-scale monitoring. The permittee may choose to work independently or work collaboratively with other permittees and/or watershed group(s), within its jurisdiction, to design and implement a watershed or sub-watershed-scale monitoring program that assesses the water quality of the water bodies and the sources of pollutants. Such programs shall include elements which assess the impacts of the permittee's storm water discharges and/or the effectiveness of the BMPs being implemented.

c. If ambient water quality monitoring under 2b above is performed, the monitoring of storm water discharges and ambient monitoring intended to gauge storm water impacts shall be performed within 48 hours of a precipitation event greater than or equal to one quarter inch in a 24-hour period. At a minimum, analysis of storm water discharges or ambient water quality shall include the following parameters: total suspended solids, total nitrogen, total phosphorous, fecal coliform, chlorides, and oil and grease. In addition, monitoring shall be performed for any other pollutants associated with storm water runoff for which the receiving water is considered impaired pursuant to the most recently approved list under Section 303(d) of the Clean Water Act.

B. Recordkeeping

The permittee shall keep records required by this Permit for 5 years after the expiration of this Permit. Records to be kept under this Part include the permittee's NOI, Storm Water Management Program, annual reports, and monitoring data. All records shall be kept onsite or locally available and shall be made accessible to the Agency for review at the time of an on-site inspection. Except as otherwise provided in this Permit, permittees shall submit records to the Agency only when specifically requested to do so. Permittees shall post their NOI, storm water management program, and annual reports on the permittee's website. The permittee shall make its records available to the public at reasonable times during regular business hours. The permittee may require a member of the public to provide advance notice, in accordance with the applicable Freedom of Information Act requirements. Storm sewer maps may be withheld for security reasons.

C. Reporting

The permittee shall submit Annual Reports to the Agency by the first day of June for each year that this Permit is in effect. If the permittee maintains a website, a copy of the Annual Report shall be posted on the website by the first day of June of each year. Each Report shall cover the period from March 31st of the previous year through March 31st of the current year. Annual Reports shall be maintained on the permittees' website for a period of 5 years. The Report shall include:

1. An assessment of the appropriateness and effectiveness of the permittee's identified BMPs and progress towards achieving the statutory goal of reducing the discharge of pollutants, and the permittee's identified measurable goals for each of the 6 (six) control measures;
2. The status of compliance with Permit conditions, including a description of each incidence of non-compliance with the Permit, and the permittee's plan for achieving compliance with a timeline of actions taken or to be taken;
3. Results of information collected and analyzed, including monitoring data, if any, during the reporting period;
4. A summary of the storm water activities the permittee plans to undertake during the next reporting cycle, including an implementation schedule;
5. A change in any identified BMPs or measurable goals that apply to the program elements;
6. Notice that the permittee is relying on another government entity to satisfy some of the Permit obligations (if applicable);
7. Provide an updated summary of any BMP or adaptive management strategy constructed or implemented pursuant to any approved TMDL or alternate water quality management study. Use the results of the permittees monitoring program to assess whether the WLA or other performance requirements for storm water discharges from the permittees MS4 are being met; and
8. If a qualifying local program or programs with shared responsibilities is implementing all minimum control measures on behalf of one or more entities, then the local qualifying program or programs with shared responsibilities may submit a report on behalf of itself and any entities for which it is implementing all of the minimum control measures.

The Annual Reports shall be submitted electronically to epa.ms4annualinsp@illinois.gov with the permit number in the subject line of the email or a hard copy may be submitted to the following mailing address:

Illinois Environmental Protection Agency
Division of Water Pollution Control
Compliance Assurance Section, Mail Code #19
Municipal Annual Inspection Report
2520 West Iles Avenue
P.O. Box 19276
Springfield, Illinois 62794-9276

Beginning December 21, 2025 or later if waived by USEPA in which case you will be notified of the new date, all Annual Reports shall be received electronically through the Central Data Exchange (CDX) platform, which is available at the following webpage: https://cdx.epa.gov/

PART VI. DEFINITIONS AND ACRONYMS

All definitions contained in Section 502 of the Clean Water Act, 40 CFR 122, and 35 Ill. Adm. Code 309 shall apply to this Permit and are incorporated herein by reference. For convenience, simplified explanations of some regulatory/statutory definitions have been provided. In the event of a conflict, the definition found in the statute or regulation takes precedence.

Best Management Practices (BMPs) means structural or nonstructural controls, schedules of activities, prohibitions of practices, maintenance procedures, and other management practices to prevent or reduce the pollution of waters of the state. BMPs also include

treatment requirements, operating procedures, and practices to control runoff, spillage or leaks, sludge or waste disposal, or drainage from raw material storage.

BMP is an acronym for "Best Management Practices."

CFR is an acronym for "Code of Federal Regulations."

Control Measure as used in this Permit refers to any Best Management Practice or other method used to prevent or reduce storm water runoff or the discharge of pollutants to waters of the State.

CWA or The Act means the Clean Water Act (formerly referred to as the Federal Water Pollution Control Act or Federal Water Pollution Control Act Amendments of 1972) Pub. L. 92-500, as amended Pub. L. 95-217, Pub. L. 95-576, Pub. L. 96-483, and Pub. L. 97-117, 33 U.S.C. 1251 ET. seq.

Discharge when used without a qualifier, refers to discharge of a pollutant as defined at 40 CFR 122.2.

Diverted Stream Flows means changes in flow or discharge regime and flow-related structural habitat characteristics such as water velocity and water depth.

Environmental Justice (EJ) means the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies.

Environmental Justice Area means a community with a low-income and/or minority population greater than twice the statewide average. In addition, a community may be considered a potential EJ community if the low-income and/or minority population is less than twice the state-wide average but greater than the statewide average and it has identified itself as an EJ community. If the low-income and/or minority population percentage is equal to or less than the statewide average, the community should not be considered a potential EJ community.

Flood management project means any project which is intended to control, reduce or minimize high stream flows and associated damage. This may also include projects designed to mimic or improve natural conditions in the waterway.

Green Infrastructure means wet weather management approaches and technologies that utilize, enhance or mimic the natural hydrologic cycle processes of infiltration, evapotranspiration and reuse. Green infrastructure approaches currently in use include green roofs, trees and tree boxes, rain gardens, vegetated swales, pocket wetlands, infiltration planters, porous and permeable pavements, porous piping systems, dry wells, vegetated median strips, reforestation/revegetation, rain barrels, cisterns, and protection and enhancement of riparian buffers and floodplains.

Illicit Connection means any man-made conveyance connecting an illicit discharge directly to a municipal separate storm sewer.

Illicit Discharge is defined at 40 CFR 122.26(b)(2) and refers to any discharge to a municipal separate storm sewer that is not composed entirely of storm water, except discharges authorized under an NPDES Permit (other than the NPDES Permit for discharges from the MS4) and discharges resulting from firefighting activities.

Illicit Discharge Detection and Elimination (IDDE) is a program to find, fix and prevent illicit discharges along with techniques to meet these objectives.

MS4 is an acronym for "Municipal Separate Storm Sewer System" and is used to refer to a Large, Medium, or Small Municipal Separate Storm Sewer System (e.g., "the Dallas MS4"). The term is used to refer to either the system operated by a single entity or a group of systems within an area that are operated by multiple entities (e.g., the Houston MS4 includes MS4s operated by the city of Houston, the Texas Department of Transportation, the Harris County Flood Control District, Harris County, and others).

Municipal Separate Storm Sewer is defined at 40 CFR 122.26(b)(8) and means a conveyance or system of conveyances (including roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, man-made channels, or storm drains): (i) Owned or operated by a State, city, town, borough, county, parish, district, association, or other public body (created by or pursuant to State law) having jurisdiction over disposal of sewage, industrial wastes, storm water, or other wastes, including special districts under State law such as a sewer district, flood control district or drainage district, or similar entity, or an Indian tribe or an authorized Indian tribal organization, or a designated and approved management agency under Section 208 of the CWA that discharges to waters of the United States; (ii) Designed or used for collecting or conveying storm water; (iii) Which is not a combined sewer; and (iv) Which is not part of a Publicly Owned Treatment Works (POTW) as defined at 40 CFR 122.2.

NOI is an acronym for "Notice of Intent" to be covered by this Permit and is the mechanism used to "register" for coverage under a general Permit.

NPDES is an acronym for "National Pollutant Discharge Elimination System."

Outfall is defined at 40 CFR 122.26(b)(9) and means a point source as defined by 40 CFR 122.2 at the point where a municipal separate storm sewer discharges to waters of the United States and does not include open conveyances connecting two municipal storm sewers, or pipes, tunnels or other conveyances which connect segments of the same stream or other waters of the United States and are used to convey waters of the United States.

Owner or Operator is defined at 40 CFR 122.2 and means the owner or operator of any "facility or activity" subject to regulation under the NPDES program.

Permitting Authority means the Illinois EPA.

Point Source is defined at 40 CFR 122.2 and means any discernable, confined and discrete conveyance, including but not limited to, any pipe, ditch, channel, tunnel, conduit, well, discrete fissure, container, rolling stock, concentrated animal feeding operation, landfill leachate collection system, vessel or other floating craft from which pollutants are or may be discharged. This term does not include return flows from irrigated agriculture or agricultural storm water runoff.

Pollutants of Concern means pollutants identified in a TMDL waste load allocation (WLA) or on the Section 303(d) list for the receiving water, and any of the pollutants for which water monitoring is required in Part V.A. of this Permit.

Public Meetings are any assemblies or gatherings (such as conferences, informational sessions, seminars, workshops, or other activities) which the responsible agency intends to open to anyone wishing to attend.

Qualifying Local Program is defined at 40 CFR 122.34(c) and means a local, state, or Tribal municipal storm water management program that imposes, at a minimum, the relevant requirements of paragraph (b) of Section 122.34.

Small Municipal Separate Storm Sewer System is defined at 40 CFR 122.26(b)(16) and refers to all separate storm sewers that are owned or operated by the United States, a State [sic], city, town, borough, county, parish, district, association, or other public body (created by or pursuant to State [sic] law) having jurisdiction over disposal of sewage, industrial wastes, storm water, or other wastes, including special districts under State law such as a sewer district, flood control district or drainage district, or similar entity, or an Indian tribe or an authorized Indian tribal organization, or a designated and approved management agency under Section 208 of the CWA that discharges to waters of the United States, but is not defined as "large" or "medium" municipal separate storm sewer system. This term includes systems similar to separate storm sewer systems in municipalities, such as systems at military bases, large hospital or prison complexes, and highways and other thoroughfares. The term does not include separate storm sewers in very discrete areas, such as individual buildings.

Storm Water is defined at 40 CFR 122.26(b)(13) and means storm water runoff, snowmelt runoff, and surface runoff and drainage.

Storm Water Management Program (SWMP) refers to a comprehensive program to manage the quality of storm water discharged from the municipal separate storm sewer system.

Storm Water Pollution Prevention Plan (SWPPP) is a site-specific, written document that identifies potential sources of stormwater pollution due to construction activity, describes practices to reduce pollutants in stormwater discharges from the construction site and identifies procedures the operator will implement to comply with the terms and conditions of a construction general permit.

SWMP is an acronym for "Storm Water Management Program."

TMDL is an acronym for "Total Maximum Daily Load."

Waste Load Allocation (WLA) is the portion of a receiving waterbody's loading capacity attributed to an existing or future point source of pollution.

Waters (also referred to as waters of the state or receiving water) is defined at Section 301.440 of Title 35: Subtitle C: Chapter I of the Illinois Pollution Control Board Regulations and means all accumulations of water, surface and underground, natural, and artificial, public and private, or parts thereof, which are wholly or partially within, flow through, or border upon the State of Illinois, except that sewers and treatment works are not included except as specially mentioned; provided, that nothing herein contained shall authorize the use of natural or otherwise protected waters as sewers or treatment works except that in-stream aeration under Agency Permit is allowable.

"You" and "Your" as used in this Permit is intended to refer to the permittee, the operator, or the discharger as the context indicates and that party's responsibilities (e.g., the city, the country, the flood control district, the U.S. Air Force, etc.).

PART VII. STANDARD CONDITIONS

Definitions

Act means the Illinois Environmental Protection Act, 415 ILCS 5 as Amended.

Agency means the Illinois Environmental Protection Agency.

Board means the Illinois Pollution Control Board.

Clean Water Act (formerly referred to as the Federal Water Pollution Control Act) means Public Law 92-500, as amended. 33 U.S.C. 1251 et seq.

NPDES (National Pollutant Discharge Elimination System) means the national program for issuing, modifying, revoking and reissuing, terminating, monitoring and enforcing permits, and imposing and enforcing pretreatment requirements, under Sections 307, 402, 318 and 405 of the Clean Water Act.

USEPA means the United States Environmental Protection Agency.

Daily Discharge means the discharge of a pollutant measured during a calendar day or any 24-hour period that reasonably represents the calendar day for purposes of sampling. For pollutants with limitations expressed in units of mass, the "daily discharge" is calculated as the total mass of the pollutant discharged over the day. For pollutants with limitations expressed in other units of measurements, the "daily discharge" is calculated as the average measurement of the pollutant over the day.

Maximum Daily Discharge Limitation (daily maximum) means the highest allowable daily discharge.

Average Monthly Discharge Limitation (30 day average) means the highest allowable average of daily discharges over a calendar month, calculated as the sum of all daily discharges measured during a calendar month divided by the number of daily discharges measured during that month.

Average Weekly Discharge Limitation (7 day average) means the highest allowable average of daily discharges over a calendar week, calculated as the sum of all daily discharges measured during a calendar week divided by the number of daily discharges measured during that week.

Best Management Practices (BMPs) means schedules of activities, prohibitions of practices, maintenance procedures, and other management practices to prevent or reduce the pollution of waters of the State. BMPs also include treatment requirements, operating procedures, and practices to control plant site runoff, spillage or leaks, sludge or waste disposal, or drainage from raw material storage.

Aliquot means a sample of specified volume used to make up a total composite sample.

Grab Sample means an individual sample of at least 100 milliliters collected at a randomly-selected time over a period not exceeding 15 minutes.

24-Hour Composite Sample means a combination of at least 8 sample aliquots of at least 100 milliliters, collected at periodic intervals during the operating hours of a facility over a 24-hour period.

8-Hour Composite Sample means a combination of at least 3 sample aliquots of at least 100 milliliters, collected at periodic intervals during the operating hours of a facility over an 8-hour period.

Flow Proportional Composite Sample means a combination of sample aliquots of at least 100 milliliters collected at periodic intervals such that either the time interval between each aliquot or the volume of each aliquot is proportional to either the stream flow at the time of sampling or the total stream flow since the collection of the previous aliquot.

(1) **Duty to comply.** The permittee must comply with all conditions of this permit. Any permit noncompliance constitutes a violation of the Act and is grounds for enforcement action, permit termination, revocation and reissuance, modification, or for denial of a permit renewal application. The permittee shall comply with effluent standards or prohibitions established under Section 307(a) of the Clean Water Act for toxic pollutants within the time provided in the regulations that establish these standards or prohibitions, even if the permit has not yet been modified to incorporate the requirements.

(2) **Duty to reapply.** If the permittee wishes to continue an activity regulated by this permit after the expiration date of this permit, the permittee must apply for and obtain a new permit. If the permittee submits a proper application as required by the Agency no later than 180 days prior to the expiration date, this permit shall continue in full force and effect until the final Agency decision on the application has been made.

(3) **Need to halt or reduce activity not a defense.** It shall not be a defense for a permittee in an enforcement action that it would have been necessary to halt or reduce the permitted activity in order to maintain compliance with the conditions of this permit.

(4) **Duty to mitigate.** The permittee shall take all reasonable steps to minimize or prevent any discharge in violation of this permit which has a reasonable likelihood of adversely affecting human health or the environment.

(5) **Proper operation and maintenance.** The permittee shall at all times properly operate and maintain all facilities and systems of treatment and control (and related appurtenances) which are installed or used by the permittee to achieve compliance with conditions of this permit. Proper operation and maintenance includes effective performance, adequate funding, adequate operator staffing and training, and adequate laboratory and process controls, including appropriate quality assurance procedures. This provision requires the operation of back-up, or auxiliary facilities, or similar systems only when necessary to achieve compliance with the conditions of the permit.

(6) **Permit actions.** This permit may be modified, revoked and reissued, or terminated for cause by the Agency pursuant to 40 CFR 122.62 and 40 CFR 122.63. The filing of a request by the permittee for a permit modification, revocation and reissuance, or termination, or a notification of planned changes or anticipated noncompliance, does not stay any permit condition.

(7) **Property rights.** This permit does not convey any property rights of any sort, or any exclusive privilege.

(8) **Duty to provide information.** The permittee shall furnish to the Agency within a reasonable time, any information which the Agency may request to determine whether cause exists for modifying, revoking and reissuing, or terminating this permit, or to determine compliance with the permit. The permittee shall also furnish to the Agency upon request, copies of records required to be kept by this permit.

(9) **Inspection and entry.** The permittee shall allow an authorized representative of the Agency or USEPA (including an authorized contractor acting as a representative of the Agency or USEPA), upon the presentation of credentials and other documents as may be required by law, to:

(a) Enter upon the permittee's premises where a regulated facility or activity is located or conducted, or where records must be kept under the conditions of this permit;
(b) Have access to and copy, at reasonable times, any records that must be kept under the conditions of this permit;
(c) Inspect at reasonable times any facilities, equipment (including monitoring and control equipment), practices, or operations regulated or required under this permit; and
(d) Sample or monitor at reasonable times, for the purpose of assuring permit compliance, or as otherwise authorized by the Act, any substances or parameters at any location.

(10) **Monitoring and records**.
(a) Samples and measurements taken for the purpose of monitoring shall be representative of the monitored activity.
(b) The permittee shall retain records of all monitoring information, including all calibration and maintenance records, and all original strip chart recordings for continuous monitoring instrumentation, copies of all reports required by this permit, and records of all data used to complete the application for this permit, for a period of at least 3 years from the date of this permit, measurement, report or application. Records related to the permittee's sewage sludge use and disposal activities shall be retained for a period of at least five years (or longer as required by 40 CFR Part 503). This period may be extended by request of the Agency or USEPA at any time.
(c) Records of monitoring information shall include:
(1) The date, exact place, and time of sampling or measurements;
(2) The individual(s) who performed the sampling or measurements;
(3) The date(s) analyses were performed;
(4) The individual(s) who performed the analyses;
(5) The analytical techniques or methods used; and
(6) The results of such analyses.
(d) Monitoring must be conducted according to test procedures approved under 40 CFR Part 136, unless other test procedures have been specified in this permit. Where no test procedure under 40 CFR Part 136 has been approved, the permittee must submit to the Agency a test method for approval. The permittee shall calibrate and perform maintenance procedures on all monitoring and analytical instrumentation at intervals to ensure accuracy of measurements.

(11) **Signatory requirement**. All applications, reports or information submitted to the Agency shall be signed and certified.
(a) **Application**. All permit applications shall be signed as follows:
(1) For a corporation: by a principal executive officer of at least the level of vice president or a person or position having overall responsibility for environmental matters for the corporation:
(2) For a partnership or sole proprietorship: by a general partner or the proprietor, respectively; or
(3) For a municipality, State, Federal, or other public agency: by either a principal executive officer or ranking elected official.
(b) **Reports**. All reports required by permits, or other information requested by the Agency shall be signed by a person described in paragraph (a) or by a duly authorized representative of that person. A person is a duly authorized representative only if:
(1) The authorization is made in writing by a person described in paragraph (a); and
(2) The authorization specifies either an individual or a position responsible for the overall operation of the facility, from which the discharge originates, such as a plant manager, superintendent or person of equivalent responsibility; and
(3) The written authorization is submitted to the Agency.
(c) **Changes of Authorization**. If an authorization under (b) is no longer accurate because a different individual or position has responsibility for the overall operation of the facility, a new authorization satisfying the requirements of (b) must be submitted to the Agency prior to or together with any reports, information, or applications to be signed by an authorized representative.
(d) **Certification**. Any person signing a document under paragraph (a) or (b) of this section shall make the following certification:

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

(12) **Reporting requirements**.
(a) **Planned changes**. The permittee shall give notice to the Agency as soon as possible of any planned physical alterations or additions to the permitted facility. Notice is required when:
(1) The alteration or addition to a permitted facility may meet one of the criteria for determining whether a facility is a new source pursuant to 40 CFR 122.29(b); or
(2) The alteration or addition could significantly change the nature or increase the quantity of pollutants discharged. This notification applies to pollutants which are subject neither to effluent limitations in the permit, nor to notification requirements pursuant to 40 CFR 122.42(a)(1).
(3) The alteration or addition results in a significant change in the permittee's sludge use or disposal practices, and such alteration, addition, or change may justify the application of permit conditions that are different from or absent in the existing permit, including notification of additional use or disposal sites not reported during the permit application process or not reported pursuant to an approved land application plan.
(b) **Anticipated noncompliance**. The permittee shall give advance notice to the Agency of any planned changes in the permitted facility or activity which may result in noncompliance with permit requirements.
(c) **Transfers**. This permit is not transferable to any person except after notice to the Agency.
(d) **Compliance schedules**. Reports of compliance or noncompliance with, or any progress reports on, interim and final requirements contained in any compliance schedule of this permit shall be submitted no later than 14 days following each schedule date.
(e) **Monitoring reports**. Monitoring results shall be reported at the intervals specified elsewhere in this permit.
(1) Monitoring results must be reported on a Discharge Monitoring Report (DMR).

(2) If the permittee monitors any pollutant more frequently than required by the permit, using test procedures approved under 40 CFR 136 or as specified in the permit, the results of this monitoring shall be included in the calculation and reporting of the data submitted in the DMR.

(3) Calculations for all limitations which require averaging of measurements shall utilize an arithmetic mean unless otherwise specified by the Agency in the permit.

(f) **Twenty-four hour reporting.** The permittee shall report any noncompliance which may endanger health or the environment. Any information shall be provided orally within 24-hours from the time the permittee becomes aware of the circumstances. A written submission shall also be provided within 5 days of the time the permittee becomes aware of the circumstances. The written submission shall contain a description of the noncompliance and its cause; the period of noncompliance, including exact dates and time; and if the noncompliance has not been corrected, the anticipated time it is expected to continue; and steps taken or planned to reduce, eliminate, and prevent reoccurrence of the noncompliance. The following shall be included as information which must be reported within 24-hours:

(1) Any unanticipated bypass which exceeds any effluent limitation in the permit.

(2) Any upset which exceeds any effluent limitation in the permit.

(3) Violation of a maximum daily discharge limitation for any of the pollutants listed by the Agency in the permit or any pollutant which may endanger health or the environment.

The Agency may waive the written report on a case-by-case basis if the oral report has been received within 24-hours.

(g) **Other noncompliance.** The permittee shall report all instances of noncompliance not reported under paragraphs (12)(d), (e), or (f), at the time monitoring reports are submitted. The reports shall contain the information listed in paragraph (12)(f).

(h) **Other information.** Where the permittee becomes aware that it failed to submit any relevant facts in a permit application, or submitted incorrect information in a permit application, or in any report to the Agency, it shall promptly submit such facts or information.

(13) **Bypass.**

(a) Definitions.

(1) Bypass means the intentional diversion of waste streams from any portion of a treatment facility.

(2) Severe property damage means substantial physical damage to property, damage to the treatment facilities which causes them to become inoperable, or substantial and permanent loss of natural resources which can reasonably be expected to occur in the absence of a bypass. Severe property damage does not mean economic loss caused by delays in production.

(b) Bypass not exceeding limitations. The permittee may allow any bypass to occur which does not cause effluent limitations to be exceeded, but only if it also is for essential maintenance to assure efficient operation. These bypasses are not subject to the provisions of paragraphs (13)(c) and (13)(d).

(c) Notice.

(1) Anticipated bypass. If the permittee knows in advance of the need for a bypass, it shall submit prior notice, if possible at least ten days before the date of the bypass.

(2) Unanticipated bypass. The permittee shall submit notice of an unanticipated bypass as required in paragraph (12)(f) (24-hour notice).

(d) Prohibition of bypass.

(1) Bypass is prohibited, and the Agency may take enforcement action against a permittee for bypass, unless:

(i) Bypass was unavoidable to prevent loss of life, personal injury, or severe property damage;

(ii) There were no feasible alternatives to the bypass, such as the use of auxiliary treatment facilities, retention of untreated wastes, or maintenance during normal periods of equipment downtime. This condition is not satisfied if adequate back-up equipment should have been installed in the exercise of reasonable engineering judgment to prevent a bypass which occurred during normal periods of equipment downtime or preventive maintenance; and

(iii) The permittee submitted notices as required under paragraph (13)(c).

(2) The Agency may approve an anticipated bypass, after considering its adverse effects, if the Agency determines that it will meet the three conditions listed above in paragraph (13)(d)(1).

(14) **Upset.**

(a) Definition. Upset means an exceptional incident in which there is unintentional and temporary noncompliance with technology based permit effluent limitations because of factors beyond the reasonable control of the permittee. An upset does not include noncompliance to the extent caused by operational error, improperly designed treatment facilities, inadequate treatment facilities, lack of preventive maintenance, or careless or improper operation.

(b) Effect of an upset. An upset constitutes an affirmative defense to an action brought for noncompliance with such technology based permit effluent limitations if the requirements of paragraph (14)(c) are met. No determination made during administrative review of claims that noncompliance was caused by upset, and before an action for noncompliance, is final administrative action subject to judicial review.

(c) Conditions necessary for a demonstration of upset. A permittee who wishes to establish the affirmative defense of upset shall demonstrate, through properly signed, contemporaneous operating logs, or other relevant evidence that:

(1) An upset occurred and that the permittee can identify the cause(s) of the upset;

(2) The permitted facility was at the time being properly operated; and

(3) The permittee submitted notice of the upset as required in paragraph (12)(f)(2) (24-hour notice).

(4) The permittee complied with any remedial measures required under paragraph (4).

(d) Burden of proof. In any enforcement proceeding the permittee seeking to establish the occurrence of an upset has the burden of proof.

(15) **Transfer of permits.** Permits may be transferred by modification or automatic transfer as described below:

(a) Transfers by modification. Except as provided in paragraph (b), a permit may be transferred by the permittee to a new owner or operator only if the permit has

been modified or revoked and reissued pursuant to 40 CFR 122.62(b)(2), or a minor modification made pursuant to 40 CFR 122.63(d), to identify the new permittee and incorporate such other requirements as may be necessary under the Clean Water Act.

(b) Automatic transfers. As an alternative to transfers under paragraph (a), any NPDES permit may be automatically transferred to a new permittee if:
  (1) The current permittee notifies the Agency at least 30 days in advance of the proposed transfer date;
  (2) The notice includes a written agreement between the existing and new permittees containing a specified date for transfer of permit responsibility, coverage and liability between the existing and new permittees; and
  (3) The Agency does not notify the existing permittee and the proposed new permittee of its intent to modify or revoke and reissue the permit. If this notice is not received, the transfer is effective on the date specified in the agreement.

(16) All manufacturing, commercial, mining, and silvicultural dischargers must notify the Agency as soon as they know or have reason to believe:
  (a) That any activity has occurred or will occur which would result in the discharge of any toxic pollutant identified under Section 307 of the Clean Water Act which is not limited in the permit, if that discharge will exceed the highest of the following notification levels:
    (1) One hundred micrograms per liter (100 µg/l);
    (2) Two hundred micrograms per liter (200 µg/l) for acrolein and acrylonitrile; five hundred micrograms per liter (500 µg/l) for 2,4-dinitrophenol and for 2-methyl-4,6 dinitrophenol; and one milligram per liter (1 mg/L) for antimony.
    (3) Five (5) times the maximum concentration value reported for that pollutant in the NPDES permit application; or
    (4) The level established by the Agency in this permit.
  (b) That they have begun or expect to begin to use or manufacture as an intermediate or final product or byproduct any toxic pollutant which was not reported in the NPDES permit application.

(17) All Publicly Owned Treatment Works (POTWs) must provide adequate notice to the Agency of the following:
  (a) Any new introduction of pollutants into that POTW from an indirect discharge which would be subject to Sections 301 or 306 of the Clean Water Act if it were directly discharging those pollutants; and
  (b) Any substantial change in the volume or character of pollutants being introduced into that POTW by a source introducing pollutants into the POTW at the time of issuance of the permit.
  (c) For purposes of this paragraph, adequate notice shall include information on (i) the quality and quantity of effluent introduced into the POTW, and (ii) any anticipated impact of the change on the quantity or quality of effluent to be discharged from the POTW.

(18) If the permit is issued to a publicly owned or publicly regulated treatment works, the permittee shall require any industrial user of such treatment works to comply with federal requirements concerning:
  (a) User charges pursuant to Section 204(b) of the Clean Water Act, and applicable regulations appearing in 40 CFR 35;
  (b) Toxic pollutant effluent standards and pretreatment standards pursuant to Section 307 of the Clean Water Act; and
  (c) Inspection, monitoring and entry pursuant to Section 308 of the Clean Water Act.

(19) If an applicable standard or limitation is promulgated under Section 301(b)(2)(C) and (D), 304(b)(2), or 307(a)(2) and that effluent standard or limitation is more stringent than any effluent limitation in the permit, or controls a pollutant not limited in the permit, the permit shall be promptly modified or revoked, and reissued to conform to that effluent standard or limitation.

(20) Any authorization to construct issued to the permittee pursuant to 35 Ill. Adm. Code 309.154 is hereby incorporated by reference as a condition of this permit.

(21) The permittee shall not make any false statement, representation or certification in any application, record, report, plan or other document submitted to the Agency or the USEPA, or required to be maintained under this permit.

(22) The Clean Water Act provides that any person who violates a permit condition implementing Sections 301, 302, 306, 307, 308, 318, or 405 of the Clean Water Act is subject to a civil penalty not to exceed $25,000 per day of such violation. Any person who willfully or negligently violates permit conditions implementing Sections 301, 302, 306, 307, 308, 318 or 405 of the Clean Water Act is subject to a fine of not less than $2,500 nor more than $25,000 per day of violation, or by imprisonment for not more than one year, or both.

Additional penalties for violating these sections of the Clean Water Act are identified in 40 CFR 122.41(a)(2) and (3).

(23) The Clean Water Act provides that any person who falsifies, tampers with, or knowingly renders inaccurate any monitoring device or method required to be maintained under this permit shall, upon conviction, be punished by a fine of not more than $10,000, or by imprisonment for not more than 2 years, or both. If a conviction of a person is for a violation committed after a first conviction of such person under this paragraph, punishment is a fine of not more than $20,000 per day of violation, or by imprisonment of not more than 4 years, or both.

(24) The Clean Water Act provides that any person who knowingly makes any false statement, representation, or certification in any record or other document submitted or required to be maintained under this permit, including monitoring reports or reports of compliance or non-compliance shall, upon conviction, be punished by a fine of not more than $10,000 per violation, or by imprisonment for not more than 6 months per violation, or by both.

(25) Collected screening, slurries, sludges, and other solids shall be disposed of in such a manner as to prevent entry of those wastes (or runoff from the wastes) into waters of the United States. The proper authorization for such disposal shall be obtained from the Agency and is incorporated as part hereof by reference.

(26) In case of conflict between these standard conditions and any other condition(s) included in this permit, the other condition(s) shall govern.

(27) The permittee shall comply with, in addition to the requirements of the permit, all applicable provisions of 35 Ill. Adm. Code, Subtitle C, Subtitle D, Subtitle E, and all applicable orders of the Board or any court with jurisdiction.

(28) The provisions of this permit are severable, and if any provision of this permit, or the application of any provision of this permit is held invalid, the remaining provisions of this permit shall continue in full force and effect.

AGENDA ITEM REPORT

Public Works & Utilities Committee
June 22, 2026
ITEM 4C

REQUEST: Review of Treatment Options for the Exterior of the Sunderlage House

FROM: Bryan Ackerlund, Assistant Director of Public Works
William Lynch, Superintendent of Facilities & Arena Maintenance
Joseph Nebel, Public Works Director

ITEM TYPE: Discussion - Committee

REQUEST SUMMARY

The 2026 Capital Improvements Program includes $55,000 for Sunderlage House repairs. The original intent of this funding was to complete exterior carpentry repairs and repaint the structure. Due to the age of the building, a lead paint assessment was completed by True North Environmental, which confirmed the presence of lead paint on the exterior façade.

When lead paint is present, there are two primary treatment options: encapsulation, which stabilizes the existing lead paint, or abatement, which removes the lead paint. Either approach will require the involvement of an industrial hygienist to prepare technical bid documents and provide construction administration services. The anticipated scope, cost, and long-term considerations for each option are summarized below.

Encapsulation/Stabilization

- Consultant/Industrial Hygienist Fees: $14,625
- Opinion of Probable Construction Cost: $25,000–$35,000 for a specialty abatement/painting contractor with the required training, certification, and equipment to complete the work.
- Under this approach, only loose and delaminating paint would be removed. Remaining painted surfaces would be encapsulated with a high-build primer to mitigate the release of lead-contaminated paint.
- Some detailed trim and all storm windows may need to be removed, rebuilt, or replaced in kind. This work is not included in the cost estimate above.
- The building would need to be repainted following stabilization. The Opinion of Probable Cost for repainting is $30,000–$35,000, which is also not included in the cost estimate above.
- Future repainting or exterior work would still require the building to be treated as a lead hazard.

- Total estimated project costs including Industrial Hygienist fees, encapsulation, and repainting: $69,625 to $84,625. Staff anticipates additional costs associated with detail trim, windows, and other rehabilitation.

Abatement/Removal

- Consultant/Industrial Hygienist Fees: $23,120
- Opinion of Probable Construction Cost: $110,000–$140,000 for a specialty abatement contractor with the required training, certification, and equipment to complete the work.
- Under this approach, all lead paint would be removed, and prepared surfaces would be finished with primer.
- Detailed trim and all storm windows would need to be removed, rebuilt, or replaced in kind. This work is not included in the cost estimate above.
- The building would need to be repainted following abatement. The Opinion of Probable Cost for repainting is $30,000–$35,000, which is also not included in the cost estimate above.
- Once completed, the building exterior could be considered lead-free.
- Total estimated project costs including Industrial Hygienist fees, removal/abatement of existing lead paint surface, and repainting: $163,120 to $198,120. Additional costs associated with detail trim, windows, and other rehabilitation are not included in this total.

Staff is requesting Village Board and Committee direction regarding the preferred approach for addressing lead paint as part of repairs and improvements to this legacy structure. If the Village intends to retain and maintain the building long term, abatement may provide the more complete long-term solution. If the Village is uncertain about its long-term plans for the structure, encapsulation may provide a more cost-effective interim approach. Staff recognizes that there is merit to either option.

In addition to the lead treatment decision, the Village will also need to determine an approach for repairing exterior wood features, including corbels, entablature, storm windows, and related architectural elements. These repairs would add cost to either lead treatment option. Staff has been seeking carpentry budget estimates to replace or rebuild these features in kind, and clarification of the Village's long-term goal for the structure will help Public Works align the scope of exterior repairs with the preferred preservation strategy.

The currently allocated funding is sufficient only to pursue encapsulation and would not include repainting the structure or completing significant wood repairs. At this time, additional funding for a more comprehensive exterior improvement project has not been identified/allocated. Staff is continuing to pursue unit price estimates for repair and replacement of exterior wood features, including corbels, entablature, storm windows, and related components.

Public Works has also let the bid for full roof replacements on both the Sunderlage House and Smoke House. Bids are due July 27, 2026.

FINANCIAL IMPACT

Clarification from the Village Board regarding the long-term direction for this structure will assist Staff in developing appropriate capital improvement budgets and project estimates.

RECOMMENDATION

Requesting Village Board / Committee direction on the preferred approach when addressing improvements and repairs to the Sunderlage House Campus.

ATTACHMENTS

1. 2026.04.07 Sunderladge House LEad Paint Assessment TN T265566
2. P126-461_VOHE_SunderlageFarmhouse_LBPConsulting
3. P126-578_VOHE_SunderlageFarmhouse_LBPAbatement_2026.05.12

TRUE NORTH CONSULTANTS

Trusted Partner. Leading Environmental Solutions.

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1000 East Warrenville Road, Suite 140
Naperville IL 60563
(630) 717-2880
mdreher@consulttruenorth.com

QUOTATION

Proposal Date: 4/15/2026
Proposal #: P126-461

Client

Village of Hoffman Estates

1900 Hassell Road
Hoffman Estates, IL 60169

Project

Lead Paint Consulting Services
Sunderlage Farmhouse
1775 Vista Lane
Hoffman Estates, Illinois 60169

Description	Quantity	Units	Rate	Amount
Lead Paint Stabilization - Specifications and Bid Requisition	1		$1,950.00	$1,950.00
Lead Paint Stabilization - Oversight and Air Monitoring (10 Shifts)	10		$1,000.00	$10,000.00
Lead Air Sample Analysis (25 Samples)	25	Sample(s)	$45.00	$1,125.00
Final Comprehensive Report	1		$1,200.00	$1,200.00
Field Materials & Supplies	1	Unit(s)	$350.00	$350.00

Subtotal	$14,625.00
Total	**$14,625.00**

True North shall provide an Illinois Department of Public Health (IDPH) licensed Lead Risk Assessor to develop a scope of work and prepare specifications for the stabilization of exterior lead-based paint associated with the Sunderlage Farmhouse and Smoke House (Subject Structures). The prepared scope of work and specifications shall be incorporated into a bid package for the acquisition of contractor bids. True North shall assist the Client in the requisition of contractor bids. Specifically, True North shall attend the on-site pre-bid walkthrough, collect and evaluate submitted bids, conduct a bid qualification review, and provide an written opinion regarding the lowest responsive bidder.

During stabilization activities, True North shall provide an Illinois Department of Public Health (IDPH) licensed Lead Risk Assessor (as applicable) to provide independent third-party oversite and monitoring services during planned stabilization activities. Project oversite services shall be provided to ensure that work activities are performed in accordance with technical specifications and applicable federal, state and local regulations. Air monitoring shall be performed during remedial activities to verify the effectiveness of existing work practices and engineering controls. The scope of sampling shall include upwind and downwind monitoring. At the completion of stabilization activities, True North shall conduct a visual "clearance" examination to verify that conditions within each work area are within acceptable limits prior to the removal of barriers, drop clothes and engineering controls. True North shall provide a final abatement summary report incorporating applicable consultant and contractor documentation. The provided cost is based upon an estimated abatement schedule of ten (10) work shifts. In the event that the total number of work shifts varies from that proposed, the total cost of services will be adjusted accordingly.

Authorization to Proceed

1. The hereby agree to the proposed scope, schedule and fees set forth within.
2. The attached terms and conditions are an integral part of this agreement.
3. Upon execution, this document represents a binding authorization to proceed.

Client Acceptance (sign below):

Print Name _____ Signature: _____ Date: _____

Thank You For Your Business!

GENERAL TERMS & CONDITIONS OF SERVICES

1.0 PROPOSAL ACCEPTANCE

The following terms and conditions ("Terms") shall apply to and are the only terms that govern the attached, Proposal or Quotation (collectively, "Agreement") between True North Consultants, Inc. ("True North") and the Client named below ("Client"). Client's acceptance of this Agreement is indicated and acknowledged by the signature of its authorized representative below and on the attached Proposal or Quotation. Any additional terms and conditions proposed by Client are objected to and will not be binding upon True North unless specifically assented to in writing by True North's authorized representative. The Consulting Services provided under this Agreement are not of a legal nature, and True North shall in no event give, or be required to give, any legal advice or legal representation to Client. This Agreement shall not create any rights or benefits to parties other than Client or True North. In the event of a conflict between these Terms and the Proposal or Quotation, these Terms will prevail unless otherwise agreed to by the parties in writing.

2.0 LIMITED WARRANTY

2.1 Professional Standard of Care: True North warrants that it will perform the Consulting Services consistent with the level of care and skill ordinarily exercised by other professional consultants in the same locale and under similar circumstances at the same time the Consulting Services are performed.

2.2 Exclusive Remedy: True North's sole and exclusive liability and Client's sole and exclusive remedy for breach of this warranty shall be as follows:

2.2.1 True North will use reasonable commercial efforts to promptly cure any breach; provided, that if True North cannot cure such breach within a reasonable time (but no more than thirty (30) days) after Client's notice of such breach, Client may, at its option, terminate the Agreement by service of written notice of termination.

2.2.2 In the event the Agreement is terminated pursuant to Section 2.2.1 above, True North will within thirty (30) days after the effective date of termination refund to Client any fees paid by Client as of the date of termination for the Consulting Services, less a deduction equal to the fees for receipt or use of such Consulting Services up to and including the date of termination on a pro-rated basis.

2.2.3 The foregoing remedy shall not be available unless Client provides written notice to True North of such breach within seven (7) days of knowledge of same.

2.3 Disclaimer of Implied Warranties: EXCEPT FOR THE LIMITED WARRANTY SET FORTH IN THIS SECTION 2, TRUE NORTH MAKES NO WARRANTY WHATSOEVER WITH RESPECT TO THE CONSULTING SERVICES UNDER THE AGREEMENT, INCLUDING ANY (A) WARRANTY OF MERCHANTABILITY; OR (B) WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE; OR (C) WARRANTY OF TITLE; WHETHER EXPRESS OR IMPLIED BY LAW, COURSE OF DEALING, COURSE OF PERFORMANCE, USAGE OR TRADE OR OTHERWISE.

3.0 SUBCONTRACTED AND OTHER SERVICES

3.1 True North will select reputable subcontractors for certain services ancillary to the Consulting Services hereunder, including but not limited to subsurface drilling, excavations and other explorations, laboratory services, surveys, etc., based on oral or written competitive prices. The subcontractors' invoices shall be billed by True North to Client in accordance with the Agreement. Nothing in this Section 3 shall require that subcontractor services or equipment be obtained through competitive bidding or be available from multiple sources. True North shall not be responsible for the means and methods utilized by its subcontractors.

3.2 On occasion, True North engages the specialized services of individual consultants or other companies to participate in a project. When considered necessary, the cost of such services will be billed to Client in addition to True North's fee schedules set forth in the Agreement.

4.0 SITE ACCESS AND SITE CONDITIONS

4.1 Client shall grant or obtain free access to the site for all equipment and personnel for True North to perform the Consulting Services Client shall notify any and all possessors of the Project site that Client has granted True North free access to the site. True North will take reasonable precautions to limit damage to the site, but it is understood by Client that, in the normal course of work, some damage may occur, and the correction of such damage is not part of the Agreement unless so specified in True North's Proposal. Client is responsible for the accuracy of locations for all subterranean structures and utilities. True North will take reasonable precautions to avoid known subterranean structures, and Client waives any claim against True North, and agrees to defend, indemnify, and hold True North harmless from any claim or liability for injury or loss, including costs of defense, arising from damage done to subterranean structures and utilities not identified or accurately located. In addition, Client agrees to compensate True North for any time spent or expenses incurred by True North in defense of any such claim with compensation to be based upon True North's prevailing fee schedule/expense reimbursement policy set forth in the Proposal.

4.2 Client recognizes that subsurface conditions may vary from those observed at locations where borings, surveys or explorations are made, and that site conditions may change with time. Data, interpretation, and recommendations by True North will be based solely on site information available to True North. True North is responsible for its data, interpretations, and recommendations, but will not be responsible for other parties' interpretations or use of the information developed by True North or any other party. To the extent True North must rely upon data provided by another party, True North will not be liable for any claim of injury or loss arising from such data. Client acknowledges that whenever a project involves hazardous or toxic materials and/or investigations of chemicals in the environment, there are inherent uncertainties involved (such as limitations on laboratory analytical methods, variations in subsurface conditions and the like) that may adversely affect the results of the Project, even though the Consulting Services are performed with skill and care.

5.0 BILLING AND PAYMENT

Invoices shall generally be submitted every four (4) weeks for Consulting Services performed during the previous four (4) weeks. Payment shall be due within thirty (30) days of invoice date. If Client objects to all or any portion of any invoice, Client shall so notify True North in writing within fourteen (14) calendar days of invoice receipt, identify the cause of disagreement, and pay within thirty (30) days that portion of the invoice, if any, not in dispute. The parties will immediately make every effort to settle the disputed portion of the invoice. In the absence of written notification described above, Client shall pay the balance as stated on the invoice. Invoices are delinquent if payment has not been received within thirty (30) days from date of invoice. Client will pay an additional charge of one and one-half percent (1.5%) per month (or the maximum percentage allowed by law, whichever is lower) on any delinquent amount, excepting any portion of the invoiced amount in dispute and resolved in favor of Client. Payment thereafter will first be applied to accrued interest and then to the principal unpaid amount. All time spent and expenses incurred (including any attorneys' fees) in connection with collection of any delinquent amount shall be paid by Client to True North per True North's current fee schedules. In the event Client fails to pay True North within thirty (30) days after invoices are rendered, Client agrees that True North has the right to suspend Consulting Services under the Agreement, without incurring liability to Client, after giving seven (7) days' written notice to Client. Client acknowledges that True North's fee schedules are subject to change on an annual basis without prior notice. Client's payment obligations herein shall not be conditioned on receipt of funds from any third party, including but not limited to insurance carriers, nor assigned to any other party without prior written consent of True North.

6.0 DOCUMENTS AND ELECTRONIC FILES

6.1 Written Documents: Any letters, reports, or documents prepared by True North for Client are the instruments of True North's Consulting Services ("Instruments of Service") and shall remain the sole property of True North until Client has made full payment therefore to True North. The Consulting Services provided by True North are solely for Client's use for the Project and site. Any Instruments of Service prepared by True North for the client shall not, in whole or in part, be disseminated or conveyed to another party, nor used by another party in whole or in part, without prior written consent from True North. Client shall, to the fullest extent permitted by law, waive any claim against True North, and indemnify, defend, and hold True North harmless for any claim or liability for injury or loss (including costs of defense) allegedly arising from any third-party reliance on True North's Instruments of Service without True North's specific authorization to do so.

6.2 Client shall inform True North of any specific third parties or types of third parties that Client believes may ask to rely on True North's Instruments of Service (such parties hereinafter "Authorized Third Parties"), and Client shall not under any circumstances permit such reliance except with True North's express written consent. True North may withhold consent if the third party does not agree, in writing, to: (i) be bound by the terms of this Agreement including, without limitation, any provision limiting True North's liability hereunder, (ii) use such information only for the purposes contemplated by True North in performing its Consulting Services, and (iii) be bound by the qualifications and limitations expressed in the opinions, conclusions, certificate, or report produced as part of the Instruments of Service.

6.3 Electronic Files: Client hereby grants permission for True North to use information and data provided by Client, including electronic records produced or provided by Client in the completion of the Project. Client also grants permission to True North to release True North documents electronically to Client's Authorized Third-Parties as required in the execution of the Project.

6.4 Retention Period: True North shall not be obligated to maintain written documents and electronic files relating to its Consulting Services performed for Client under the Agreement for more than five (5) years following completion of the relevant Consulting Services. Upon request of Client and payment of additional compensation, True North may agree to retain records for a longer time period.

7.0 INSURANCE

True North maintains the following insurance coverages: Workmen's Compensation and Auto, as required by applicable law; Commercial General Liability with limits of $2,000,000 per occurrence and in the aggregate; Pollution Liability with limits of $2,000,000 per occurrence and in the aggregate; Umbrella with limits of $6,000,000. True North will furnish certificates of such insurance upon request. In the event Client desires additional insurance coverages or limits, True North may, upon the Client's written request made prior to the performance of Consulting Services, obtain additional insurance (if possible) at Client's expense.

8.0 ALLOCATION OF RISK

8.1 Limitation of Liability: IN NO EVENT SHALL TRUE NORTH BE LIABLE TO CLIENT OR TO ANY THIRD PARTY FOR ANY LOSS OF USE, REVENUE, OR PROFIT, OR FOR ANY CONSEQUENTIAL, INCIDENTAL, INDIRECT, EXEMPLARY, SPECIAL OR PUNITIVE DAMAGES WHETHER ARISING OUT OF BREACH OF CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY OR OTHERWISE, REGARDLESS OF WHETHER SUCH DAMAGE WAS FORESEEABLE AND WHETHER OR NOT TRUE NORTH HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES, AND NOTWITHSTANDING THE FAILURE OF ANY AGREED OR OTHER REMEDY OF ITS ESSENTIAL PURPOSE. IN NO EVENT SHALL TRUE NORTH'S AGGREGATE LIABILITY ARISING OUT OF OR RELATED TO THE AGREEMENT, WHETHER ARISING OUT OF OR RELATED TO BREACH OF CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY OR OTHERWISE, EXCEED THE AGGREGATE AMOUNTS PAID OR PAYABLE TO TRUE NORTH PURSUANT TO THE AGREEMENT. In the event Client makes a claim against True North for any act arising out of the performance of True North's Consulting Services, and fails to prove such claim, then Client agrees to pay all attorney's fees and other costs incurred by True North in defense of such claim.

8.2 Mutual Indemnification: Client shall indemnify, defend and hold harmless True North and its officers, directors, agents, employees, affiliates, successors and permitted assigns against any and all suits, actions, legal or administrative proceedings, claims, debts, demands, damages, liabilities, interest, attorney's fees, costs and expenses arising from or related to the performance of Consulting Services under the Agreement and attributable to: i) a breach by Client of its obligations hereunder; ii) Client's violation of any applicable federal, state or local laws or regulations; iii) the act or omission or willful misconduct of Client or anyone acting under Client's direction or control. True North shall indemnify, defend and hold harmless Client and its officers, directors, agents, employees, affiliates, successors and permitted assigns against any and all suits, actions, legal or administrative proceedings, claims, debts, demands, damages, liabilities, interest, attorney's fees, costs and expenses arising from or related to the

performance of Consulting Services under the Agreement and attributable to: i) a breach by True North of its obligations hereunder; ii) True North's violation of any applicable federal, state or local laws or regulations; iii) the act or omission or willful misconduct of True North or anyone acting under its direction or control.

9.0 CHANGE ORDERS

9.1 Client and/or True North shall have the right to modify the scope of Consulting Services, specifications and time requirements set forth in the Proposal, along with an equitable adjustment of the cost and fees for such Consulting Services, as deemed appropriate and agreed to by the Parties hereto. Such modification of Consulting Services shall be in writing, attached hereto and incorporated by reference ("Change Order"). Any requests by Client for deviations from the Consulting Services specified in the Proposal involving increased time, costs or expenses to True North shall be performed only upon execution of a Change Order.

10.0 SAFETY/NOTIFICATION OF HAZARDS

Client shall be obligated to notify True North of any applicable site safety procedures or requirements known to Client, as well as the existence or suspected existence of biological pollutants, hazardous materials, oil, or asbestos in the environment, including, but not limited to the air, soil, and water at the site(s) where Consulting Services will be performed. Client shall advise True North immediately of any information which Client receives regarding the existence of any such hazardous materials or conditions at the site(s) which might present a threat to human health and safety or the environment or impact True North's performance of Consulting Services. True North shall not have any responsibility for the safety of others at the site(s) and Client shall remain responsible and with full authority to take corrective measures to address any safety or hazardous conditions at the site(s). If in True North's opinion, its field personnel are unable to access required locations or perform Consulting Services due to unsafe or hazardous conditions, True North will suspend performance of the Consulting Services until such conditions are addressed by Client, or terminate this Agreement in accordance with Section 15 herein, in which event Client shall pay for suspension and termination expenses in accordance with this Agreement.

11.0 BIOLOGICAL POLLUTANTS

True North's scope of Consulting Services, unless specifically outlined in its written scope of Consulting Services, does not include the investigation or detection of the presence of any biological pollutants in or around or concealed at any structure. Client agrees that True North will have no liability for any claim, of whatever kind or nature, alleged to arise from or be caused by the presence of or exposure to any biological pollutants, in or around or concealed at any structure. In addition, Client shall defend, indemnify, and hold harmless True North from any third-party claim for damages alleged to arise from or be caused by the presence of or exposure to biological pollutants in or around or concealed at any structure.

12.0 SITE CONTROL, CONFIDENTIALITY AND DISCLOSURE

True North shall not assume, by virtue of performing Consulting Services on or near the site, the responsibility or liability for any aspect or condition of the site that may now or later exist to be discovered. In particular, True North shall not assume the responsibility to report to any governmental or regulatory agency the existence of any conditions of the site that may present a threat to human health, safety or the environment. True North will not intentionally divulge information regarding this Agreement, True North's Consulting Services or any Instruments of Service, and which is not in the public domain, except to Client or those whom Client designates. Notwithstanding the foregoing, Client understands that True North will comply with judicial orders and applicable laws and regulations regarding the reporting to the appropriate public agencies of potential dangers to the public health, safety or the environment.

13.0 RCRA/CERCLA COMPLIANCE

Nothing contained in these Terms or the Agreement shall be construed or interpreted as requiring True North to assume the status of a operator, arranger, generator, storer, treater, transporter, or disposal facility within the meaning of the Comprehensive Environmental Compensation and Liability Act, 42 U.S.C.A. 9601, et seq., or the Resource Conservation and Recovery Act,42 U.S.C.A. 6901, et seq., as amended, or within the meaning of any similar Federal, State, or local regulation or law.

14.0 DELAYS

Delays not the fault of True North or its subcontractors shall result in an extension of the schedule equivalent to the length of delay. If such delays result in additional costs to True North, the total Project cost shall be equitably adjusted by the amount of such additional costs and set forth in an agreed upon Change Order. For purposes of this Agreement, such circumstances include, but are not limited to: unusual weather; floods; epidemics; wars; riots; strikes; lockouts or other industrial disturbances; protest demonstrations; unanticipated site conditions; inability (despite reasonable diligence) to supply personnel, equipment, or material to the project; or the action or inaction of government. Should such circumstances transpire, Client and True North shall exert a best effort to overcome the resulting difficulties and resume performance of the Services as soon as reasonably possible. Delays within the scope of this provision that cumulatively exceed forty-five (45) calendar days shall, at the option of either party, make this Agreement subject to renegotiation or termination.

15.0 TERMINATION

Client may terminate this Agreement for convenience without penalty, by providing written notice to True North. Client or True North may terminate the Agreement for cause. The party initiating termination shall so notify the other party, and termination shall become effective fourteen (14) calendar days after receipt of the termination notice. Irrespective of which Party effects termination or the cause thereof, Client shall, within thirty (30) calendar days from receipt of True North's termination invoice, pay True North's fees for Services satisfactorily rendered and costs incurred, in accordance with the applicable Fee Schedule. Client shall pay True North for costs reasonably stemming from termination and post-termination activities including, but not limited to, demobilization, equipment decontamination and/or disposal, and disposal and replacement of contaminated consumables.

16.0 DISPUTE RESOLUTION; CHOICE OF FORUM

If any claims or disputes arise between Client and True North related to the Consulting Services provided by True North or out of or related to this Agreement, the parties shall endeavor to reach resolution through good faith direct discussions between representatives of the parties with authority to resolve the matter. If direct discussions do not result in resolution of the matter, the matter shall be submitted to non-binding mediation as a condition precedent to the institution of legal or equitable proceedings by either party. The cost of the mediation shall be shared equally by the parties, with each party responsible for its own legal or other costs. Any claims arising out of or relating to the Consulting Services provided by True North and/or the relationship between True North and Client shall be asserted only in the state or federal courts located in Cook County or DuPage County, Illinois. Client hereby unconditionally consents to the jurisdiction and venue of said courts. The prevailing party in any such litigation shall be entitled to recover its costs of defense, including reasonable attorneys' fees.

17.0 MISCELLANEOUS

17.1 Governing Law: These Terms and all matters arising out of, or related to, the Consulting Services by True North to Client and/or the relationship between True North and Client shall be deemed to have been made and governed by the substantive laws of the State of Illinois, without regard to its choice-of-law or conflict-of-laws provisions.

17.2 Severability: If any term or provision of these Terms is found to be invalid or unenforceable, the remaining portion of these Terms shall remain in effect, provided that if such invalid or unenforceable portion is an essential part of these Terms, the parties will immediately begin negotiations for a replacement provision consistent with the intent and purpose of these Terms.

17.3 Entire Agreement: The terms contained in the attached Proposal and these Terms comprise the entire Agreement between True North and Client concerning the subject matter hereof, and supersede all prior and contemporaneous understandings, agreements, representations and warranties, both written and oral, regarding such subject matter. No modification, amendment, rescission, waiver or other change of this Agreement or any part thereof shall be binding on True North unless agreed in writing by an authorized officer of True North.

17.4 All Rights Reserved: All rights and remedies of True North provided in these Terms are cumulative and not exclusive, and the exercise by True North of any right or remedy does not preclude the exercise of any other rights or remedies that may now or subsequently be available at law, in equity, by statute, or in any other agreement between the parties.

17.5 No Assignment: The rights and responsibilities of Client hereunder may not be assigned to any third-party without the written consent of True North.

17.6 Waste Manifests: If during remedial construction activities waste manifests are required, Client shall provide an authorized person to sign manifests or agrees to provide True North with a written limited power of attorney to sign manifests.

17.7 Notice: All notices, requests, demands or claims hereunder shall be in writing. Any notice, request, demand or claim shall be deemed duly given if (and then 2 business days after) it is sent via registered or certified mail, return receipt requested, postage prepaid, and addressed to the designated address of the respective Party. Notice shall be deemed given upon receipt of any notice served personally, via email with receipt of delivery or via express courier with receipt of delivery.

17.8 True North shall not be obligated to begin the performance of the Consulting Services until the Proposal and these Terms and Conditions are signed by Client.

IN WITNESS WHEREOF, the Client, by its duly authorized representative, has executed this Agreement which becomes effective on the date signed by Client's authorized officer or representative as shown below.

AGREED TO AND ACCEPTED BY:

CLIENT: _____

BY: _____

TITLE: _____

DATE: _____

END OF TERMS AND CONDITIONS
REVISED: April 2024

TRUE NORTH CONSULTANTS

Trusted Partner. Leading Environmental Solutions.

True North Consultants, Inc.
1000 East Warrenville Road, Suite 140
Naperville IL 60563
(630) 717-2880
mbrennan@consulttruenorth.com

QUOTATION

Proposal Date: 5/12/2026
Proposal #: P126-578

Client

Village of Hoffman Estates

1900 Hassell Road
Hoffman Estates, IL 60169

Project

Lead Abatement Consulting Services
Sunderlage Farmhouse
1775 Vista Lane
Hoffman Estates, Illinois 60169

Description	Quantity	Units	Rate	Amount
Lead Paint Abatement - Specifications and Bid Requisition	1		$1,950.00	$1,950.00
Lead Paint Stabilization - Oversight and Air Monitoring (18 Shifts)	18		$1,000.00	$18,000.00
Lead Air Sample Analysis (36 Samples)	36	Sample(s)	$45.00	$1,620.00
Final Comprehensive Report	1		$1,200.00	$1,200.00
Field Materials & Supplies	1	Unit(s)	$350.00	$350.00

Subtotal	$23,120.00
Total	**$23,120.00**

COMMENTS:

True North shall provide an Illinois Department of Public Health (IDPH) licensed Lead Risk Assessor to develop a scope of work and prepare specifications for the abatement of exterior lead-based paint associated with the Sunderlage Farmhouse and Smoke House (Subject Structures). The prepared scope of work and specifications shall be incorporated into a bid package for the acquisition of contractor bids. True North shall assist the Client in the requisition of contractor bids. Specifically, True North shall attend the on-site pre-bid walkthrough, collect and evaluate submitted bids, conduct a bid qualification review, and provide an written opinion regarding the lowest responsive bidder.

During lead abatement activities, True North shall provide an Illinois Department of Public Health (IDPH) licensed Lead Risk Assessor (as applicable) to provide independent third-party oversite and monitoring services during planned abatement activities. Project oversite services shall be provided to ensure that work activities are performed in accordance with technical specifications and applicable federal, state and local regulations. Air monitoring shall be performed during remedial activities to verify the effectiveness of existing work practices and engineering controls. The scope of sampling shall include upwind and downwind monitoring. At the completion of abatement activities, True North shall conduct a visual "clearance" examination to verify that conditions within each work area are within acceptable limits prior to the removal of barriers, drop clothes and engineering controls. True North shall provide a final abatement summary report incorporating applicable consultant and contractor documentation. The provided cost is based upon an estimated abatement schedule of ten (10) work shifts. In the event that the total number of work shifts varies from that proposed, the total cost of services will be adjusted accordingly.

Authorization to Proceed

1. The hereby agree to the proposed scope, schedule and fees set forth within.
2. The attached terms and conditions are an integral part of this agreement.
3. Upon execution, this document represents a binding authorization to proceed.

Client Acceptance (sign below):

Print Name _____ Signature: _____ Date: _____

TRUE NORTH CONSULTANTS

Trusted Partner. Leading Environmental Solutions.

True North Consultants, Inc.
1000 East Warrenville Road, Suite 140
Naperville IL 60563
(630) 717-2880
mbrennan@consulttruenorth.com

QUOTATION

Proposal Date:	5/12/2026
Proposal #:	P126-578

Thank You For Your Business!

AGENDA ITEM REPORT

Public Works & Utilities Committee
June 22, 2026
ITEM 4D

REQUEST: Approval of a resolution to award contract to Bolder Contractors, LLC of Cary, IL (low bid), for the Hampton Road Lift Station Improvements Project in an amount not to exceed $1,990,457.31.

FROM: Ryan Christensen, Water & Sewer Superintendent
Joseph Nebel, Public Works Director

ITEM TYPE: Resolution - Committee

REQUEST SUMMARY

The Village lift station located at 1885 Hampton Road was constructed in 1961 as a part of the original development of the area. The existing lift station is a dry well-wet well prefabricated steel duplex-style underground pumping station. Due to its age, current condition, and long-term needs for its service area, this lift station has been identified for replacement. Ciorba Group was awarded a contract to provide engineering services for the design of a replacement lift station. The engineer's estimate of probable cost was $1,953,783.00. Planned construction consists of demolition and abandonment of the existing lift station and construction of a new submersible-style lift station with wet well, valve vault, standby generator, and above-grade electrical controls.

On Jun 5th, 2026 four bids were received for the replacement of the Hampton Lift Station as summarized below:

Contractor	Bid Amount
Bolder Contractors, LLC	$1,868,974.00
Martam Construction , Inc.	$1,974,343.00
Swallow Construction Corporation	$1,998,912.00
Performance Construction & Engineering, LLC	$2,127,860.00

Ciorba reviewed all submitted bids and has recommended awarding the contract to the low bidder, Bolder Contractors, LLC. Village Staff concurs with this recommendation. Ciorba's recommendation letter, bid tab, and contract are attached for review. Due to the nature of this rehabilitation project, a 6.5% contingency has been added to the low bid price.

FINANCIAL IMPACT

There is $2,200,000 in the 2026 Water and Sewer Capital Improvement Fund for the Hampton Lift Station replacement project. The low bid price of $1,868,974.00 with a 6.5% contingency of $121,483.31 added, combined with the approved construction engineering cost of $202,226.32 is within the budgeted $2,200,000 budget amount.

RECOMMENDATION

Approval of a resolution to award contract to Bolder Contractors, LLC of Cary, IL (low bid), for the Hampton Road Lift Station Improvements Project in an amount not to exceed $1,990,457.31.

ATTACHMENTS

1. RESOLUTION Hampton Rd Lift Station Improvements RMC 6.17.26
2. 2026.06.12 - Hampton LS-Bid Analysis FINAL
3. Bid Forms
4. Bid Bond
5. Budget Detail

RESOLUTION NO. _____- 2026

VILLAGE OF HOFFMAN ESTATES

APPROVAL OF A RESOLUTION TO AWARD CONTRACT TO BOLDER CONTRACTORS, LLC of Cary, IL (LOW BID), FOR THE HAMPTON ROAD LIFT STATION IMPROVEMENTS PROJECT IN AN AMOUNT NOT TO EXCEED $1,868,974.00

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

WHEREAS, the Village lift station at Hampton Road requires rehabilitation of existing critical infrastructure; and

WHEREAS, the project was advertised for competitive bidding on May 8, 2026, with bids publicly opened on June 5, 2026; and

WHEREAS, Village staff has determined Bolder Contractors, LLC as the most responsible and low bidder to best meet the needs of the Village; and

WHEREAS, the Corporate Authorities have determined that it is in the public interest for the Village to approve an agreement with Bolder Contractors, LLC of Cary IL, for the Hampton Road Lift Station Improvements Project in the amount of $1,868,974.00.

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

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

Section 2: **APPROVAL OF PURCHASE.** The President and Board of Trustees hereby approve the selection of Bolder Contractors, LLC of Cary IL, for the Hampton Road Lift Station Improvements Project in the amount of $1,868,974.00.

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

Section 4: **CHANGE ORDERS.** The Village Manager is authorized to execute any change orders on this item not-to-exceed $121,483.31.

Section 5: **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

June 12, 2026

Village of Hoffman Estates
Public Works
2305 Pembroke Avenue
Hoffman Estates, IL 60169

Attention: Mr. Ryan Christensen

Subject: Bid Evaluation and Recommendation
Hampton Road Lift Station Improvements
Village of Hoffman Estates
Ciorba Project No. 0021746.01

Dear Mr. Christensen:

As requested, Ciorba Group has reviewed the bids submitted for the Hampton Road Lift Station Improvements Project, received on June 5, 2026.

Four bids were received for the amount shown below. A bid tabulation was prepared and is included under Appendix A for your reference.

Contractor	Bid Amount
Bolder Contractors, LLC.	$1,868,974.00
Martam Construction, Inc.	$1,974,343.00
Swallow Construction Corporation	$1,998,912.00
Performance Construction & Engineering	$2,127,860.00
Engineer's Estimate of Probable Construction Cost (EOPCC)	$1,953,783.00

A detailed review of the bid submittals is as follows:

Bid Tabulation

The lowest bidder was approximately 4.3% less than the Engineer's Estimate and the highest bidder was 8.9% higher than the Engineer's Estimate.

A review of the lowest bidder's unit costs revealed that the following items were greater than 150% of the EOPCC:

- Pump Controller Enclosure
- Bollard with Cover
- Sanitary Sewer, 6"
- Sanitary Sewer, 8" *
- Sanitary Sewer, 10"

** Indicates those items which are greater than 2% of the total cost.*

We anticipate that the increased costs for the sanitary sewer pipes were to account for

1) Trench backfill being included in the cost of the pipe

2) Minimal quantities required for the project

However, given the unit costs for the sanitary sewer pipes are significantly higher than anticipated, we recommend that these line items be monitored during construction to ensure that the quantities are not increased without the Village's/Engineer's approval.

Bid Submittal Review

All Contractor's submitted the following forms in accordance with the bid documents:

- Contract Proposal Forms
- 5% Bid Bond
- Schedule of Prices
- Apprenticeship and Training Program Certification
- Affidavit of Illinois Business Office
- Acknowledgement of Addendums
- Pre-Bid Meeting Attendance Form

Martam was the only Contractor who did not include a Bidder's Experience/Qualification Form with their submittal.

Exceptions and Deviations Review

No Contractor listed an Exception or Deviation taken with the Contract Documents.

Recommendation

Based on our evaluation of the bid tabulation, the bidder's reputation, and our experience with the bidder, we know that they can complete the work required for the project. Therefore, we recommend that the contract for the Hampton Road Lift Station Improvements be awarded to Bolder Contractors in the amount of $1,868,974.00.

If you have any questions or require additional information, please call 773.355.2964 or email klopez@ciorba.com.

Sincerely,
Ciorba Group, Inc.



Katrina Lopez, PE, LEED AP
Project Manager

Encl:
Appendix A – Bid Tab
Appendix B – Bid Submittal Review
Cc: Jeremy Jahnke, Village of Hoffman Estates
Mike Kowalski, Ciorba Group

APPENDIX A
BID TAB

CiorbaGroup
CONSULTING ENGINEERS

CiorbaGroup
8725 W. Higgins Road, Suite 600 | Chicago, IL 60631
P 773.775.4009 | www.ciorba.com

VILLAGE OF HOFFMAN ESTATES
HAMPTON LIFT STATION IMPROVEMENTS
PROJECT NO. 21746.01
BID OPENING: JUNE 6, 2026

BID TABULATION

				ENGINEER'S ESTIMATE			Bolder Contractors, LLC 316 Cary Point Drive Cary, IL 60013		BID ANALYSIS		Martam Construction, Inc. 1200 Gasket Dr. Elgin, IL 60120		BID ANALYSIS		Swallow Construction Corporation 490 Topsoil Drive West Chicago, IL 60124		Performance Construction & Engineering, LLC 217 W. John Street Plano, IL 60545		BID ANALYSIS	
ITEM #	DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL COST	% OF TOTAL COST	UNIT COST	TOTAL COST	% OF TOTAL COST	BID % OVER ENGINEER'S ESTIMATE	UNIT COST	TOTAL COST	% OF TOTAL COST	BID % OVER ENGINEER'S ESTIMATE	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	% OF TOTAL COST	BID % OVER ENGINEER'S ESTIMATE
01 33 00-01	VIDEO DOCUMENTATION OF EXISTING CONDITIONS	LSUM	1	$2,000.00	$ 2,000.00	0.10%	$ 100.00	$ 100.00	0.01%	-95%	$ 1,500.00	$ 1,500.00	0.08%	-25%	$ 7,500.00	$ 7,500.00	$ 6,000.00	$ 6,000.00	0.28%	200%
01 50 00-01	TEMPORARY FACILITIES AND CONTROLS	LSUM	1	$5,000.00	$ 5,000.00	0.26%	$ 100.00	$ 100.00	0.01%	-98%	$ 2,500.00	$ 2,500.00	0.13%	-50%	$ 7,500.00	$ 7,500.00	$ 60,000.00	$ 60,000.00	2.82%	1100%
01 50 00-02	TEMPORARY CONSTRUCTION FENCING	LSUM	1	$8,000.00	$ 8,000.00	0.41%	$ 1,000.00	$ 1,000.00	0.05%	-88%	$ 10,050.00	$ 10,050.00	0.51%	26%	$ 3,500.00	$ 3,500.00	$ 10,000.00	$ 10,000.00	0.47%	25%
01 55 26-01	TRAFFIC CONTROL AND PROTECTION	LSUM	1	$75,000.00	$ 75,000.00	3.84%	$ 100,000.00	$ 100,000.00	5.35%	33%	$ 25,500.00	$ 25,500.00	1.29%	-66%	$ 50,000.00	$ 50,000.00	$ 65,000.00	$ 65,000.00	3.05%	-13%
01 71 13-01	MOBILIZATION AND DEMOBILIZATION	LSUM	1	$80,000.00	$ 80,000.00	4.09%	$ 100,000.00	$ 100,000.00	5.35%	25%	$ 18,000.00	$ 18,000.00	0.91%	-78%	$ 75,000.00	$ 75,000.00	$ 134,010.00	$ 134,010.00	6.30%	68%
01 71 20	CONSTRUCTION LAYOUT	LSUM	1	$5,000.00	$ 5,000.00	0.26%	$ 10,000.00	$ 10,000.00	0.54%	100%	$ 6,450.00	$ 6,450.00	0.33%	29%	$ 3,750.00	$ 3,750.00	$ 7,000.00	$ 7,000.00	0.33%	40%
02 41 00-01	DEMOLITION	LSUM	1	$50,000.00	$ 50,000.00	2.56%	$ 10,000.00	$ 10,000.00	0.54%	-80%	$ 22,720.00	$ 22,720.00	1.15%	-55%	$ 30,000.00	$ 30,000.00	$ 35,000.00	$ 35,000.00	1.64%	-30%
03 00 00-01	CONCRETE EQUIPMENT PAD	SQ FT	350	$50.00	$ 17,500.00	0.90%	$ 30.00	$ 10,500.00	0.56%	-40%	$ 65.00	$ 22,750.00	1.15%	30%	$ 40.00	$ 14,000.00	$ 60.00	$ 21,000.00	0.99%	20%
03 40 00-01	WET WELL	LSUM	1	$150,000.00	$ 150,000.00	7.68%	$ 238,000.00	$ 238,000.00	12.73%	59%	$ 118,600.00	$ 118,600.00	6.01%	-21%	$ 185,000.00	$ 185,000.00	$ 225,000.00	$ 225,000.00	10.57%	50%
03 40 00-02	VALVE VAULT	LSUM	1	$80,000.00	$ 80,000.00	4.09%	$ 129,000.00	$ 129,000.00	6.90%	61%	$ 38,976.00	$ 38,976.00	1.97%	-51%	$ 80,000.00	$ 80,000.00	$ 40,719.00	$ 40,719.00	1.91%	-49%
03 40 00-03	GENERATOR PAD	LSUM	1	$5,000.00	$ 5,000.00	0.26%	$ 4,000.00	$ 4,000.00	0.21%	-20%	$ -	$ -	0.00%	-100%	$ 3,000.00	$ 3,000.00	$ 5,000.00	$ 5,000.00	0.23%	0%
26 05 19	LOW-VOLTAGE ELECTRICAL POWER CONDUCTORS AND CABLES	LSUM	1	$15,000.00	$ 15,000.00	0.77%	$ 8,000.00	$ 8,000.00	0.43%	-47%	$ 10,000.00	$ 10,000.00	0.51%	-33%	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 10,000.00	0.47%	-33%
26 05 23	CONTROL-VOLTAGE ELECTRICAL POWER CABLES	LSUM	1	$5,000.00	$ 5,000.00	0.26%	$ 5,000.00	$ 5,000.00	0.27%	0%	$ 5,630.00	$ 5,630.00	0.29%	13%	$ 4,000.00	$ 4,000.00	$ 5,000.00	$ 5,000.00	0.23%	0%
26 05 26	GROUNDING SYSTEM	LSUM	1	$5,000.00	$ 5,000.00	0.26%	$ 7,500.00	$ 7,500.00	0.40%	50%	$ 9,470.00	$ 9,470.00	0.48%	89%	$ 2,000.00	$ 2,000.00	$ 9,000.00	$ 9,000.00	0.42%	80%
26 05 33	RACEWAYS AND BOXES FOR ELECTRICAL SYSTEMS	LSUM	1	$75,000.00	$ 75,000.00	3.84%	$ 40,000.00	$ 40,000.00	2.14%	-47%	$ 50,560.00	$ 50,560.00	2.56%	-33%	$ 70,000.00	$ 70,000.00	$ 55,000.00	$ 55,000.00	2.58%	-27%
26 27 16	VENTED CABLE JUNCTION BOX	EACH	1	$10,000.00	$ 10,000.00	0.51%	$ 18,000.00	$ 18,000.00	0.96%	80%	$ 15,230.00	$ 15,230.00	0.77%	52%	$ 14,500.00	$ 14,500.00	$ 10,000.00	$ 10,000.00	0.47%	0%
26 29 20	PUMP CONTROLLER ENCLOSURE	LSUM	1	$100,000.00	$ 100,000.00	5.12%	$ 270,000.00	$ 270,000.00	14.45%	170%	$ 181,620.00	$ 181,620.00	9.20%	82%	$ 300,000.00	$ 300,000.00	$ 200,000.00	$ 200,000.00	9.40%	100%
26 32 13	ENGINE GENERATOR	LSUM	1	$70,000.00	$ 70,000.00	3.58%	$ 70,000.00	$ 70,000.00	3.75%	0%	$ 70,400.00	$ 70,400.00	3.57%	1%	$ 45,000.00	$ 45,000.00	$ 70,000.00	$ 70,000.00	3.29%	0%
26 36 00	AUTOMATIC TRANSFER SWITCH	EACH	1	$7,500.00	$ 7,500.00	0.38%	$ 10,000.00	$ 10,000.00	0.54%	33%	$ 6,910.00	$ 6,910.00	0.35%	-8%	$ 9,500.00	$ 9,500.00	$ 7,000.00	$ 7,000.00	0.33%	-7%
26 42 00	CATHODIC PROTECTION	LSUM	1	$20,000.00	$ 20,000.00	1.02%	$ 10,000.00	$ 10,000.00	0.54%	-50%	$ 57,110.00	$ 57,110.00	2.89%	186%	$ 45,000.00	$ 45,000.00	$ 15,000.00	$ 15,000.00	0.70%	-25%
26 60 20-01	ELECTRIC SERVICE	LSUM	1	$15,000.00	$ 15,000.00	0.77%	$ 22,000.00	$ 22,000.00	1.18%	47%	$ 27,390.00	$ 27,390.00	1.39%	83%	$ 13,500.00	$ 13,500.00	$ 35,000.00	$ 35,000.00	1.64%	133%
26 60 20-02	ELECTRIC SERVICE UTILITY FEE	UNIT	1	$5,000.00	$ 5,000.00	0.26%	$ 5,000.00	$ 5,000.00	0.27%	0%	$ 5,000.00	$ 5,000.00	0.25%	0%	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00	0.23%	0%
27 51 25	SCADA SYSTEM	UNIT	1	$60,000.00	$ 60,000.00	3.07%	$ 60,000.00	$ 60,000.00	3.21%	0%	$ 60,000.00	$ 60,000.00	3.04%	0%	$ 60,000.00	$ 60,000.00	$ 60,000.00	$ 60,000.00	2.82%	0%
31 11 00-01	SITE CLEARING	LSUM	1	$5,000.00	$ 5,000.00	0.26%	$ 1,000.00	$ 1,000.00	0.05%	-80%	$ 100.00	$ 100.00	0.01%	-98%	$ 3,750.00	$ 3,750.00	$ 5,000.00	$ 5,000.00	0.23%	0%
31 11 00-02	TREE REMOVAL (OVER 15 UNITS DIA)	UNIT	95	$300.00	$ 28,500.00	1.46%	$ 42.00	$ 3,990.00	0.21%	-86%	$ 100.00	$ 9,500.00	0.48%	-67%	$ 200.00	$ 19,000.00	$ 60.00	$ 5,700.00	0.27%	-80%
31 11 00-03	TREE TRUNK PROTECTION	LSUM	1	$2,200.00	$ 2,200.00	0.11%	$ 1,000.00	$ 1,000.00	0.05%	-55%	$ 1,650.00	$ 1,650.00	0.08%	-25%	$ 85.00	$ 85.00	$ 700.00	$ 700.00	0.03%	-68%
31 20 00	EARTH EXCAVATION	LSUM	1	$100,000.00	$ 100,000.00	5.12%	$ 10,000.00	$ 10,000.00	0.54%	-90%	$ 127,090.00	$ 127,090.00	6.44%	27%	$ 14,000.00	$ 14,000.00	$ 50,000.00	$ 50,000.00	2.35%	-50%
31 23 19	DEWATERING	LSUM	1	$90,000.00	$ 90,000.00	4.61%	$ 100.00	$ 100.00	0.01%	-100%	$ 51,450.00	$ 51,450.00	2.61%	-43%	$ 20,000.00	$ 20,000.00	$ 100,000.00	$ 100,000.00	4.70%	11%
31 25 15-01	EROSION CONTROL FENCE	FOOT	109	$10.00	$ 1,090.00	0.06%	$ 10.00	$ 1,090.00	0.06%	0%	$ 10.00	$ 1,090.00	0.06%	0%	$ 11.00	$ 1,199.00	$ 12.00	$ 1,308.00	0.06%	20%
31 25 15-02	INLET PROTECTION	EACH	8	$250.00	$ 2,000.00	0.10%	$ 240.00	$ 1,920.00	0.10%	-4%	$ 250.00	$ 2,000.00	0.10%	0%	$ 200.00	$ 1,600.00	$ 230.00	$ 1,840.00	0.09%	-8%
31 25 15-03	DEWATERING FILTER PAD	LSUM	1	$3,500.00	$ 3,500.00	0.18%	$ 100.00	$ 100.00	0.01%	-97%	$ 2,000.00	$ 2,000.00	0.10%	-43%	$ 350.00	$ 350.00	$ 4,000.00	$ 4,000.00	0.19%	14%
31 25 15-04	BMP MAINTENANCE	LSUM	1	$2,000.00	$ 2,000.00	0.10%	$ 500.00	$ 500.00	0.03%	-75%	$ 1,500.00	$ 1,500.00	0.08%	-25%	$ 13,500.00	$ 13,500.00	$ 6,000.00	$ 6,000.00	0.28%	200%
31 25 15-05	CONCRETE WASHOUT	LSUM	1	$2,000.00	$ 2,000.00	0.10%	$ 500.00	$ 500.00	0.03%	-75%	$ 1,000.00	$ 1,000.00	0.05%	-50%	$ 3,500.00	$ 3,500.00	$ 1,500.00	$ 1,500.00	0.07%	-25%
31 25 15-06	TEMPORARY EROSION CONTROL SEEDING	POUND	20	$25.00	$ 500.00	0.03%	$ 10.00	$ 200.00	0.01%	-60%	$ 30.00	$ 600.00	0.03%	20%	$ 8.00	$ 160.00	$ 20.00	$ 400.00	0.02%	-20%
31 25 15-07	TEMPORARY EROSION CONTROL BLANKET	SQ YD	946	$3.00	$ 2,838.00	0.15%	$ 1.00	$ 946.00	0.05%	-67%	$ 7.50	$ 7,095.00	0.36%	150%	$ 3.00	$ 2,838.00	$ 5.00	$ 4,730.00	0.22%	67%
31 41 00-01	EARTH RETENTION SYSTEM	LSUM	1	$150,000.00	$ 150,000.00	7.68%	$ 5,000.00	$ 5,000.00	0.27%	-97%	$ 191,580.00	$ 191,580.00	9.70%	28%	$ 20,000.00	$ 20,000.00	$ 80,000.00	$ 80,000.00	3.76%	-47%
32 39 14	BOLLARD WITH COVER	EACH	2	$500.00	$ 1,000.00	0.05%	$ 1,400.00	$ 2,800.00	0.15%	180%	$ 1,500.00	$ 3,000.00	0.15%	200%	$ 2,750.00	$ 5,500.00	$ 3,500.00	$ 7,000.00	0.33%	600%
33 11 00-01	DIP PUMP DISCHARGE PIPING AND FITTINGS	LSUM	1	$45,000.00	$ 45,000.00	2.30%	$ 100,000.00	$ 100,000.00	5.35%	122%	$ 32,000.00	$ 32,000.00	1.62%	-29%	$ 42,500.00	$ 42,500.00	$ 25,000.00	$ 25,000.00	1.17%	-44%
33 11 00-02	FORCEMAIN	LSUM	1	$100,000.00	$ 100,000.00	5.12%	$ 100,000.00	$ 100,000.00	5.35%	0%	$ 63,850.00	$ 63,850.00	3.23%	-36%	$ 259,000.00	$ 259,000.00	$ 65,000.00	$ 65,000.00	3.05%	-35%
33 11 00-03	SANITARY SEWER 6"	FOOT	5	$60.00	$ 300.00	0.02%	$ 370.00	$ 1,850.00	0.10%	517%	$ 2,000.00	$ 10,000.00	0.51%	3233%	$ 2,000.00	$ 10,000.00	$ 730.00	$ 3,650.00	0.17%	1117%
33 11 00-04	SANITARY SEWER 8"	FOOT	203	$80.00	$ 16,240.00	0.83%	$ 390.00	$ 79,170.00	4.24%	388%	$ 150.00	$ 30,450.00	1.54%	88%	$ 205.00	$ 41,615.00	$ 270.00	$ 54,810.00	2.58%	238%
33 11 00-05	SANITARY SEWER 10"	FOOT	23	$100.00	$ 2,300.00	0.12%	$ 400.00	$ 9,200.00	0.49%	300%	$ 250.00	$ 5,750.00	0.29%	150%	$ 405.00	$ 9,315.00	$ 365.00	$ 8,395.00	0.39%	265%
33 12 16	DISCHARGE VALVES AND FITTINGS	LSUM	1	$75,000.00	$ 75,000.00	3.84%	$ 70,000.00	$ 70,000.00	3.75%	-7%	$ 48,640.00	$ 48,640.00	2.46%	-35%	$ 45,000.00	$ 45,000.00	$ 100,000.00	$ 100,000.00	4.70%	33%
33 12 16-02	8" GATE VALVE	EACH	1	$5,000.00	$ 5,000.00	0.26%	$ 7,000.00	$ 7,000.00	0.37%	40%	$ 12,050.00	$ 12,050.00	0.61%	141%	$ 5,500.00	$ 5,500.00	$ 3,000.00	$ 3,000.00	0.14%	-40%
33 12 16-03	10" GATE VALVE	EACH	1	$7,500.00	$ 7,500.00	0.38%	$ 7,500.00	$ 7,500.00	0.40%	0%	$ 13,440.00	$ 13,440.00	0.68%	79%	$ 7,000.00	$ 7,000.00	$ 3,500.00	$ 3,500.00	0.16%	-53%
33 42 00	SEWAGE PUMPS AND ACCESSORIES	LSUM	1	$70,000.00	$ 70,000.00	3.58%	$ 50,000.00	$ 50,000.00	2.68%	-29%	$ 75,900.00	$ 75,900.00	3.84%	8%	$ 45,000.00	$ 45,000.00	$ 100,000.00	$ 100,000.00	4.70%	43%
33 43 00	TEMPORARY BYPASS SYSTEM	LSUM	1	$15,000.00	$ 15,000.00	0.77%	$ 5,000.00	$ 5,000.00	0.27%	-67%	$ 41,430.00	$ 41,430.00	2.10%	176%	$ 35,000.00	$ 35,000.00	$ 55,000.00	$ 55,000.00	2.58%	267%
20800150	TRENCH BACKFILL	CU YD	617	$70.00	$ 43,190.00	2.21%	$ 20.00	$ 12,340.00	0.66%	-71%	$ 55.00	$ 33,935.00	1.72%	-21%	$ 40.00	$ 24,680.00	$ 38.00	$ 23,446.00	1.10%	-46%
21101615	TOPSOIL FURNISH AND PLACE, 4"	SQ YD	946	$15.00	$ 14,190.00	0.73%	$ 11.00	$ 10,406.00	0.56%	-27%	$ 10.00	$ 9,460.00	0.48%	-33%	$ 10.00	$ 9,460.00	$ 6.00	$ 5,676.00	0.27%	-60%
25200110	SODDING, SALT TOLERANT	SQ YD	946	$30.00	$ 28,380.00	1.45%	$ 18.00	$ 17,028.00	0.91%	-40%	$ 30.00	$ 28,380.00	1.44%	0%	$ 21.00	$ 19,866.00	$ 20.00	$ 18,920.00	0.89%	-33%
25200200	SUPPLEMENTAL WATERING	UNIT	2	$300.00	$ 600.00	0.03%	$ 200.00	$ 400.00	0.02%	-33%	$ 100.00	$ 200.00	0.01%	-67%	$ 750.00	$ 1,500.00	$ 350.00	$ 700.00	0.03%	17%
31101100	SUBBASE GRANULAR MATERIAL, TYPE B	CU YD	82	$100.00	$ 8,200.00	0.42%	$ 60.00	$ 4,920.00	0.26%	-40%	$ 50.00	$ 4,100.00	0.21%	-50%	$ 39.00	$ 3,198.00	$ 150.00	$ 12,300.00	0.58%	50%
40604060	HOT-MIX ASPHALT SURFACE COURSE, IL-9.5, MIX "D", N50	TON	4	$600.00	$ 2,400.00	0.12%	$ 300.00	$ 1,200.00	0.06%	-50%	$ 500.00	$ 2,000.00	0.10%	-17%	$ 125.00	$ 500.00	$ 1,500.00	$ 6,000.00	0.28%	150%
42300200	PORTLAND CEMENT CONCRETE DRIVEWAY PAVEMENT, 6 INCH	SQ YD	70	$130.00	$ 9,100.00	0.47%	$ 100.00	$ 7,000.00	0.37%	-23%	$ 300.00	$ 21,000.00	1.06%	131%	$ 170.00	$ 11,900.00	$ 100.00	$ 7,000.00	0.33%	-23%
42400200	PORTLAND CEMENT CONCRETE SIDEWALK 5 INCH	SQ FT	1769	$15.00	$ 26,535.00	1.36%	$ 13.00	$ 22,997.00	1.23%	-13%	$ 28.00	$ 49,532.00	2.51%	87%	$ 18.00	$ 31,842.00	$ 15.00	$ 26,535.00	1.25%	0%
42400800	DETECTABLE WARNINGS	SQ FT	70	$50.00	$ 3,500.00	0.18%	$ 40.00	$ 2,800.00	0.15%	-20%	$ 50.00	$ 3,500.00	0.18%	0%	$ 66.00	$ 4,620.00	$ 30.00	$ 2,100.00	0.10%	-40%
44000200	DRIVEWAY PAVEMENT REMOVAL	SQ YD	100	$30.00	$ 3,000.00	0.15%	$ 19.00	$ 1,900.00	0.10%	-37%	$ 35.00	$ 3,500.00	0.18%	17%	$ 3.00	$ 300.00	$ 15.00	$ 1,500.00	0.07%	-50%
44000500	COMBINATION CURB AND GUTTER REMOVAL	FOOT	481	$15.00	$ 7,215.00	0.37%	$ 9.00	$ 4,329.00	0.23%	-40%	$ 15.00	$ 7,215.00	0.37%	0%	$ 2.00	$ 962.00	$ 10.00	$ 4,810.00	0.23%	-33%
44000600	SIDEWALK REMOVAL	SQ FT	1698	$5.00	$ 8,490.00	0.43%	$ 3.00	$ 5,094.00	0.27%	-40%	$ 2.50	$ 4,245.00	0.22%	-50%	$ 1.00	$ 1,698.00	$ 5.00	$ 8,490.00	0.40%	0%
44201747	CLASS D PATCHES, TYPE IV, 8 INCH	SQ YD	199	$100.00	$ 19,900.00	1.02%	$ 125.00	$ 24,875.00	1.33%	25%	$ 250.00	$ 49,750.00	2.52%	150%	$ 125.00	$ 24,875.00	$ 200.00	$ 39,800.00	1.87%	100%
550A0340	STORM SEWERS, CLASS A, TYPE 2 12"	FOOT	59	$120.00	$ 7,080.00	0.36%	$ 75.00	$ 4,425.00	0.24%	-38%	$ 100.00	$ 5,900.00	0.30%	-17%	$ 174.00	$ 10,266.00	$ 150.00	$ 8,850.00	0.42%	25%
550A0380	STORM SEWERS, CLASS A, TYPE 2 18"	FOOT	164	$140.00	$ 22,960.00	1.18%	$ 95.00	$ 15,580.00	0.83%	-32%	$ 150.00	$ 24,600.00	1.25%	7%	$ 107.00	$ 17,548.00	$ 140.00	$ 22,960.00	1.08%	0%
55100400	STORM SEWER REMOVAL 10"	FOOT	13	$20.00	$ 260.00	0.01%	$ 8.00	$ 104.00	0.01%	-60%	$ 50.00	$ 650.00	0.03%	150%	$ 3.00	$ 39.00	$ 30.00	$ 390.00	0.02%	50%
55100700	STORM SEWER REMOVAL 15"	FOOT	31	$25.00	$ 775.00	0.04%	$ 8.00	$ 248.00	0.01%	-68%	$ 50.00	$ 1,550.00	0.08%	100%	$ 3.00	$ 93.00	$ 30.00	$ 930.00	0.04%	20%
55100900	STORM SEWER REMOVAL 18"	FOOT	49	$30.00	$ 1,470.00	0.08%	$ 8.00	$ 392.00	0.02%	-73%	$ 50.00	$ 2,450.00	0.12%	67%	$ 3.00	$ 147.00	$ 30.00	$ 1,470.00	0.07%	0%
60255500	MANHOLES TO BE ADJUSTED	EACH	2	$750.00	$ 1,500.00	0.08%	$ 1,200.00	$ 2,400.00	0.13%	60%	$ 500.00	$ 1,000.00	0.05%	-33%	$ 350.00	$ 700.00	$ 1,000.00	$ 2,000.00	0.09%	33%
60500040	REMOVING MANHOLES	EACH	1	$750.00	$ 750.00	0.04%	$ 900.00	$ 900.00	0.05%	20%	$ 1,500.00	$ 1,500.00	0.08%	100%	$ 650.00	$ 650.00	$ 500.00	$ 500.00	0.02%	-33%
60500050	REMOVING CATCH BASINS	EACH	2	$750.00	$ 1,500.00	0.08%	$ 900.00	$ 1,800.00	0.10%	20%	$ 1,500.00	$ 3,000.00	0.15%	100%	$ 650.00	$ 1,300.00	$ 500.00	$ 1,000.00	0.05%	-33%
60500305	FILLING INLETS	EACH	1	$800.00	$ 800.00	0.04%	$ 400.00	$ 400.00	0.02%	-50%	$ 300.00	$ 300.00	0.02%	-63%	$ 425.00	$ 425.00	$ 500.00	$ 500.00	0.02%	-38%
66900200	NON-SPECIAL WASTE DISPOSAL	CU YD	100	$200.00	$ 20,000.00	1.02%	$ 70.00	$ 7,000.00	0.37%	-65%	$ 100.00	$ 10,000.00	0.51%	-50%	$ 1.00	$ 100.00	$ 50.00	$ 5,000.00	0.23%	-75%
66900530	SOIL DISPOSAL ANALYSIS	EACH	1	$1,000.00	$ 1,000.00	0.05%	$ 1,000.00	$ 1,000.00	0.05%	0%	$ 2,500.00	$ 2,500.00	0.13%	150%	$ 4,500.00	$ 4,500.00	$ 2,500.00	$ 2,500.00	0.12%	150%
Z0056612	STORM SEWER (WATER MAIN REQUIREMENTS) 18 INCH	FOOT	57	$300.00	$ 17,100.00	0.88%	$ 310.00	$ 17,670.00	0.95%	3%	$ 370.00	$ 21,090.00	1.07%	23%	$ 321.00	$ 18,297.00	$ 242.00	$ 13,794.00	0.65%	-19%
X5509900	ABANDON AND FILL EXISTING STORM SEWER	FOOT	217	$75.00	$ 16,275.00	0.83%	$ 50.00	$ 10,850.00	0.58%	-33%	$ 10.00	$ 2,170.00	0.11%	-87%	$ 82.00	$ 17,794.00	$ 81.00	$ 17,577.00	0.83%	8%
X5510011	PROPOSED STORM SEWER CONNECTION TO EXISTING MANHOLE	EACH	1	$3,000.00	$ 3,000.00	0.15%	$ 4,000.00	$ 4,000.00	0.21%	33%	$ 1,500.00	$ 1,500.00	0.08%	-50%	$ 5,625.00	$ 5,625.00	$ 3,000.00	$ 3,000.00	0.14%	0%
X6022712	CATCH BASINS, TYPE A, 4'-DIAMETER, WITH SPECIAL FRAME AND GRATE	EACH	1	$6,000.00	$ 6,000.00	0.31%	$ 6,000.00	$ 6,000.00	0.32%	0%	$ 4,640.00	$ 4,640.00	0.24%	-23%	$ 7,325.00	$ 7,325.00	$ 9,000.00	$ 9,000.00	0.42%	50%
X6022810	MANHOLES, SANITARY, 4'-DIAMETER, TYPE 1 FRAME, CLOSED LID	EACH	2	$6,000.00	$ 12,000.00	0.61%	$ 8,000.00	$ 16,000.00	0.86%	33%	$ 20,130.00	$ 40,260.00	2.04%	236%	$ 13,500.00	$ 27,000.00	$ 11,000.00	$ 22,000.00	1.03%	83%
X6022820	MANHOLES, SANITARY, 5'-DIAMETER, TYPE 1 FRAME, CLOSED LID	EACH	3	$7,500.00	$ 22,500.00	1.15%	$ 10,000.00	$ 30,000.00	1.61%	33%	$ 25,080.00	$ 75,240.00	3.81%	234%	$ 16,500.00	$ 49,500.00	$ 12,000.00	$ 36,000.00	1.69%	60%

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VILLAGE OF HOFFMAN ESTATES
HAMPTON LIFT STATION IMPROVEMENTS
PROJECT NO. 21746.01
BID OPENING: JUNE 6, 2026

BID TABULATION

				ENGINEER'S ESTIMATE			Bolder Contractors, LLC 316 Cary Point Drive Cary, IL 60013		BID ANALYSIS		Martam Construction, Inc. 1200 Gasket Dr. Elgin, IL 60120		BID ANALYSIS		Swallow Construction Corporation 490 Topsoil Drive West Chicago, IL 60124		Performance Construction & Engineering, LLC 217 W. John Street Plano, IL 60545		BID ANALYSIS	
ITEM #	DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL COST	% OF TOTAL COST	UNIT COST	TOTAL COST	% OF TOTAL COST	BID % OVER ENGINEER'S ESTIMATE	UNIT COST	TOTAL COST	% OF TOTAL COST	BID % OVER ENGINEER'S ESTIMATE	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	% OF TOTAL COST	BID % OVER ENGINEER'S ESTIMATE
X6022930	MANHOLES, TYPE A, 5'-DIAMETER, WITH SPECIAL FRAME AND GRATE	EACH	1	$7,500.00	$ 7,500.00	0.38%	$ 8,000.00	$ 8,000.00	0.43%	7%	$ 13,860.00	$ 13,860.00	0.70%	85%	$ 7,250.00	$ 7,250.00	$ 8,000.00	$ 8,000.00	0.38%	7%
X6023102	MANHOLES, TYPE A, 5'-DIAMETER, TYPE 1 FRAME, CLOSED LID (SPECIAL)	EACH	1	$7,500.00	$ 7,500.00	0.38%	$ 8,000.00	$ 8,000.00	0.43%	7%	$ 13,860.00	$ 13,860.00	0.70%	85%	$ 7,150.00	$ 7,150.00	$ 8,100.00	$ 8,100.00	0.38%	8%
X6023508	INLETS, TYPE A, WITH SPECIAL FRAME AND GRATE	EACH	1	$3,500.00	$ 3,500.00	0.18%	$ 3,800.00	$ 3,800.00	0.20%	9%	$ 2,470.00	$ 2,470.00	0.13%	-29%	$ 4,450.00	$ 4,450.00	$ 2,700.00	$ 2,700.00	0.13%	-23%
X6025604	PROPOSED MANHOLE/CATCH BASIN CONNECTION OVER EXISTING STORM SEWER	EACH	2	$6,000.00	$ 12,000.00	0.61%	$ 2,000.00	$ 4,000.00	0.21%	-67%	$ 1,500.00	$ 3,000.00	0.15%	-75%	$ 5,665.00	$ 11,330.00	$ 2,000.00	$ 4,000.00	0.19%	-67%
X6060079	COMBINATION CONCRETE CURB AND GUTTER, TYPE M-3.12 (SPECIAL)	FOOT	481	$45.00	$ 21,645.00	1.11%	$ 50.00	$ 24,050.00	1.29%	11%	$ 55.00	$ 26,455.00	1.34%	22%	$ 60.00	$ 28,860.00	$ 50.00	$ 24,050.00	1.13%	11%
				TOTAL BID PRICE	$ 1,953,783.00			$ 1,868,974.00				$ 1,974,343.00				$ 1,998,912.00		$ 2,127,860.00		

BID ANALYSIS NOTES:

1. LINE ITEMS WHICH ARE GREATER THAN 2% OF THE TOTAL PROJECT COST ARE HIGHLIGHTED IN YELLOW FOR REFERENCE.
2. CONTRACTOR UNIT COSTS WHICH ARE GREATER THAN 150% OF THE ENGINEER'S ESTIMATE OF PROBABLE CONSTRUCTION COST ARE HIGHLIGHTED IN RED.
3. CONTRACTOR UNIT COSTS WHICH ARE LESS THAN -50% OF THE ENGINEER'S ESTIMATE OF PROBABLE CONSTRUCTION COST ARE HIGHLIGHTED IN GREEN FOR REFERENCE.

APPENDIX B
BID SUBMITTAL REVIEW

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CONSULTING ENGINEERS

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BID SUBMITTAL REVIEW

ITEM NO.	DESCRIPTION	Bolder Contractors, LLC	Martam Construction, Inc.	Swallow Construction Corporation	Performance Construction & Engineering, LLC	NOTES
1	BID AMOUNT	$ 1,868,974	$ 1,974,343	$ 1,998,912	$ 2,127,860	-
2	ACKNOWLEDMENT OF ADDENDUM		-	-	-	-
3	NO. 1	Y	Y	Y	Y	-
4	NO. 2	Y	Y	Y	Y	-
5	NO. 3	Y	Y	Y	Y	-
6	EXECUTED PROPOSAL FORM	Y	Y	Y	Y	-
7	BID BOND (5%)	Y	Y	Y	Y	-
8	APPRENTICESHIP AND TRAINING PROGRAM CERTIFICATION	Y	Y	Y	Y	-
9	AFFIDAVIT OF ILLINOIS BUSINESS OFFICE	Y	Y	Y	Y	-
10	BIDDER'S EXPERIENCE/QUALIFICATIONS	Y	NOT PROVIDED	Y	Y	Form was not included in Martam's Submittal Package
11	EXCEPTIONS AND DEVIATIONS	NONE	NOT PROVIDED	NONE	NONE	Form was not included in Martam's Submittal Package
12	PRE-BID MEETING ATTENDANCE FORM	Y	Y	Y	Y	-

Revisions to Bid Documents:

1. BLR 12201 – Schedule of Prices.
    a. Items 03 30 20-02 and 27 51 25 were revised to reflect allowance items.

Attachments:
Attachment A – Revisions to BLR 12201
Attachment B – Pre-Bid Meeting Notes and Sign In

THESE CHANGES TO THE ABOVE DOCUMENTS MUST BE REFLECTED IN THE BIDS SUBMITTEDD TO THE VILLAGE.

PLEASE SIGN BELOW TO VERIFY RECEIPT OF THE ADDENDUM AND RETURN WITH YOUR BID.

Company/Bidder: Ciorba Contractors Date: 5/23/20

Name & Title: Doug Abbey - PM Signature:

Please direct any questions to Katrina Lopez at Ciorba Group by email at klopez@ciorba.com or phone at (773) 355-2958.

Sincerely,

Katrina Lopez

Katrina Lopez, P.E., LEED AP
Senior Project Manager

THESE CHANGES TO THE ABOVE DOCUMENTS MUST BE REFLECTED IN THE BIDS SUBMITTEDD TO THE VILLAGE.

PLEASE SIGN BELOW TO VERIFY RECEIPT OF THE ADDENDUM AND RETURN WITH YOUR BID.

Company/Bidder: Boldel Contractors Date: 5/29/26

Name & Title: Doug Abbey P.M. Signature:

Please direct any questions to Katrina Lopez at Ciorba Group by email at klopez@ciorba.com or phone at (773) 355-2958.

Sincerely,

Katrina Lopez

Katrina Lopez, P.E., LEED AP
Senior Project Manager

Revisions to Bid Documents:

1. BLR 12201 – Schedule of Prices
   a. The following pay items were added to the Schedule of Prices
      i. 32 39 14 – Bollard with Cover
      ii. 33 12 16-02 – 8" Gate Valve
      iii. 33 12 16-03 – 10" Gate Valve

2. Section 09 90 00 – Paintings and Coatings
   a. The specification has been revised to eliminate Sherwin Williams product listed under the Coatings Systems Part 2.03(B) Concrete Structures-Interior.

3. Section 32 39 14 – Bollard
   a. The specification was added for payment of concrete bollards detailed on the plans.

4. Section 33 12 16 – Utility Piping Valves
   a. The Section was updated to include the following pay items:
      i. 8" GATE VALVE
      ii. 10" GATE VALVE

Attachments:
Attachment A – Revised Technical Special Provisions Sections

THESE CHANGES TO THE ABOVE DOCUMENTS MUST BE REFLECTED IN THE BIDS SUBMITTEDD TO THE VILLAGE.

PLEASE SIGN BELOW TO VERIFY RECEIPT OF THE ADDENDUM AND RETURN WITH YOUR BID.

Company/Bidder: Bolden Contractors Date: 6/3/26

Name & Title: Doug Abbey - P.M. Signature:

Please direct any questions to Katrina Lopez at Ciorba Group by email at klopez@ciorba.com or phone at (773) 355-2958.

Sincerely,

Katrina Lopez

Katrina Lopez, P.E., LEED AP
Senior Project Manager

VILLAGE OF HOFFMAN ESTATES
PRE-BID MEETING ATTENDANCE FORM

The undersigned is an authorized representative of Baker Contractors, LLC.,
(Name of Company)

and attended the pre-bid meeting for HAMPTON LIFT STATION IMPROVEMENTS that was held at Village Public Works, 2305 Pembroke Avenue, at 11:00 AM on

May 15th, 2026.

Signed: _____

Name: Doug Nabey

Position: P.M.

Acknowledgment of attendance:

Signed: _____

Ryan M. Christensen
Village of Hoffman Estates

Department of Public Works

Illinois Department of Transportation

Local Public Agency
Formal Contract Proposal

COVER SHEET

Proposal Submitted By:

Contractor's Name: Bolder Contractors, LLC.

Contractor's Address: 316 Carl Point Drive | City: Cary | State: IL | Zip Code: 60013

STATE OF ILLINOIS

Local Public Agency: Village of Hoffman Estates | County: Cook | Section Number:

Route(s) (Street/Road Name): 1869 Hampton Road | Type of Funds: Local

☐ Proposal Only ☐ Proposal and Plans ☒ Proposal only, plans are separate

Submitted/Approved
For Local Public Agency:

For a County and Road District Project

Submitted/Approved

Highway Commissioner Signature & Date

Submitted/Approved

County Engineer/Superintendent of Highways Signature & Date

For a Municipal Project

Submitted/Approved/Passed

Signature & Date

Official Title

Department of Transportation

Released for bid based on limited review

Regional Engineer Signature & Date

Note: All proposal documents, including Proposal Guaranty Checks or Proposal Bid Bonds, should be stapled together to prevent loss when bids are processed.

Local Public Agency	County	Section Number	Route(s) (Street/Road Name)
Village of Hoffman Estates	Cook		1869 Hampton Road

NOTICE TO BIDDERS

Sealed proposals for the project described below will be received at the office of the Village Clerk (Name of Office)

1900 Hassell Road, Hoffman Estates, IL 60169 (Address) until 10:00 AM (Time) on 06/05/26 (Date).

Sealed proposals will be opened and read publicly at the office of Frank Alexa Room (Name of Office)

1900 Hassell Road, Hoffman Estates, IL 60169 (Address) at 10:00 AM (Time) on 06/05/26 (Date).

DESCRIPTION OF WORK

Location	Project Length
1869 Hampton Road	N/A

Proposed Improvement

Demolition and installation of new sanitary sewer lift station at the northeast corner of Hampton Road and Jamison Lane in Hoffman Estates.

1. Plans and proposal forms will be available in the office of

Plans and proposal forms are available for download from the Village of Hoffman Estates website at www.hoffmanestates.org/business/rfps-rfqs-bids beginning May 8, 2026.

2. ☒ Prequalification

   If checked, the 2 apparent as read low bidders must file within 24 hours after the letting an "Affidavit of Availability" (Form BC 57) in triplicate, showing all uncompleted contracts awarded to them and all low bids pending award for Federal, State, County, Municipal and private work. One original shall be filed with the Awarding Authority and two originals with the IDOT District Office.

3. The Awarding Authority reserves the right to waive technicalities and to reject any or all proposals as provided in BLRS Special Provision for Bidding Requirements and Conditions for Contract Proposals.

4. The following BLR Forms shall be returned by the bidder to the Awarding Authority:
   a. Local Public Agency Formal Contract Proposal (BLR 12200)
   b. Schedule of Prices (BLR 12201)
   c. Proposal Bid Bond (BLR 12230) (if applicable)
   d. Apprenticeship or Training Program Certification (BLR 12325) (do not use for project with Federal funds.)
   e. Affidavit of Illinois Business Office (BLR 12326) (do not use for project with Federal funds)

5. The quantities appearing in the bid schedule are approximate and are prepared for the comparison of bids. Payment to the Contractor will be made only for the actual quantities of work performed and accepted or materials furnished according to the contract. The scheduled quantities of work to be done and materials to be furnished may be increased, decreased or omitted as hereinafter provided.

6. Submission of a bid shall be conclusive assurance and warranty the bidder has examined the plans and understands all requirements for the performance of work. The bidder will be responsible for all errors in the proposal resulting from failure or neglect to conduct an in depth examination. The Awarding Authority will, in no case, be responsible for any costs, expenses, losses or changes in anticipated profits resulting from such failure or neglect of the bidder.

7. The bidder shall take no advantage of any error or omission in the proposal and advertised contract.

8. If a special envelope is supplied by the Awarding Authority, each proposal should be submitted in that envelope furnished by the Awarding Agency and the blank spaces on the envelope shall be filled in correctly to clearly indicate its contents. When an envelope other than the special one furnished by the Awarding Authority is used, it shall be marked to clearly indicate its contents. When sent by mail, the sealed proposal shall be addressed to the Awarding Authority at the address and in care of the official in whose office the bids are to be received. All proposals shall be filed prior to the time and at the place specified in the Notice to Bidders. Proposals received after the time specified will be returned to the bidder unopened.

9. Permission will be given to a bidder to withdraw a proposal if the bidder makes the request in writing or in person before the time for opening proposals.

Local Public Agency	County	Section Number	Route(s) (Street/Road Name)
Village of Hoffman Estates	Cook		1869 Hampton Road

PROPOSAL

1. Proposal of Bolder Contractors, LLC.
Contractor's Name
316 Cary Point Drive Cary, IL 60013.
Contractor's Address

2. The plans for the proposed work are those prepared by the Village of Hoffman Estates and approved by the Department of Transportation on _____.

3. The specifications referred to herein are those prepared by the Department of Transportation and designated as "Standard Specifications for Road and Bridge Construction" and the " Supplemental Specifications and Recurring Special Provisions" thereto, adopted and in effect on the date of invitation for bids.

4. The undersigned agrees to accept, as part of the contract, the applicable Special Provisions indicated on the "Check Sheet for Recurring Special Provisions" contained in this proposal.

5. The undersigned agrees to complete the work within _____ working days or by 03/31/27 unless additional time is granted in accordance with the specifications.

6. The successful bidder at the time of execution of the contract will be required to deposit a contract bond for the full amount of the award. When a contract bond is not required, the proposal guaranty check will be held in lieu thereof. If this proposal is accepted and the undersigned fails to execute a contract and contract bond as required, it is hereby agreed that the Bid Bond of check shall be forfeited to the Awarding Authority.

7. Each pay item should have a unit price and a total price. If no total price is shown or if there is a discrepancy between the products of the unit price multiplied by the quantity, the unit price shall govern. If a unit price is omitted, the total price will be divided by the quantity in order to establish a unit price. A bid may be declared unacceptable if neither a unit price nor a total price is shown.

8. The undersigned submits herewith the schedule of prices on BLR 12201 covering the work to be performed under this contract.

9. The undersigned further agrees that if awarded the contract for the sections contained in the combinations on BLR 12201, the work shall be in accordance with the requirements of each individual proposal for the multiple bid specified in the Schedule for Multiple Bids below.

10. A proposal guaranty in the proper amount, as specified in BLRS Special Provision for Bidding Requirements and Conditions for Contract Proposals, will be required. Bid Bonds will be allowed as a proposal guaranty. Accompanying this proposal is either a bid bond, if allowed, on Department form BLR 12230 or a proposal guaranty check, complying with the specifications, made payable to: Village of Hoffman Estates Treasurer of _____.
The amount of the check is 5% BID BOND (_____).

Attach Cashier's Check or Certified Check Here

In the event that one proposal guaranty check is intended to cover two or more bid proposals, the amount must be equal to the sum of the proposal guaranties which would be required for each individual bid proposal. If the proposal guaranty check is placed in another bid proposal, state below where it may be found.

The proposal guaranty check will be found in the bid proposal for: Section Number _____.

Local Public Agency	County	Section Number	Route(s) (Street/Road Name)
Village of Hoffman Estates	Cook		1869 Hampton Road

CONTRACTOR CERTIFICATIONS

The certifications hereinafter made by the bidder are each a material representation of fact upon which reliance is placed should the Department enter into the contract with the bidder.

1. **Debt Delinquency.** The bidder or contractor or subcontractor, respectively, certifies that it is not delinquent in the payment of any tax administered by the Department of Revenue unless the individual or other entity is contesting, in accordance with the procedure established by the appropriate Revenue Act, its liability for the tax or the amount of the tax. Making a false statement voids the contract and allows the Department to recover all amounts paid to the individual or entity under the contract in a civil action.

2. **Bid-Rigging or Bid Rotating**. The bidder or contractor or subcontractor, respectively, certifies that it is not barred from contracting with the Department by reason of a violation of either 720 ILCS 5/33E-3 or 720 ILCS 5/33E-4.

   A violation of section 33E-3 would be represented by a conviction of the crime of bid-rigging which, in addition to Class 3 felony sentencing, provides that any person convicted of this offense, or any similar offense of any state or the United States which contains the same elements as this offense shall be barred for 5 years from the date of conviction from contracting with any unit of State or local government. No corporation shall be barred from contracting with any unit of State or local government as a result of a conviction under this Section of any employee or agent of such corporation if the employee so convicted is no longer employed by the corporation: (1) it has been finally adjudicated not guilty or (2) if it demonstrates to the governmental entity with which it seeks to contract that entity finds that the commission of the offense was neither authorized, requested, commanded, nor performed by a director, officer or a high managerial agent on behalf of the corporation.

   A violation of Section 33E-4 would be represented by a conviction of the crime of bid-rotating which, in addition to Class 2 felony sentencing, provides that any person convicted of this offense or any similar offense of any state or the United States which contains the same elements as this offense shall be permanently barred from contracting with any unit of State of Local government. No corporation shall be barred from contracting with any unit of State or Local government as a result of a conviction under this Section of any employee or agent of such corporation if the employee so convicted is no longer employed by the corporation and: (1) it has been finally adjudicated not guilty or (2) if it demonstrates to the governmental entity with which it seeks to contract and that entity finds that the commission of the offense was neither authorized, requested, commanded, nor performed by a director, officer or a high managerial agent on behalf of the corporation.

3. **Bribery.** The bidder or contractor or subcontractor, respectively, certifies that, it has not been convicted of bribery or attempting to bribe an officer or employee of the State of Illinois or any unit of local government, nor has the firm made an admission of guilt of such conduct which is a matter or record, nor has an official, agent, or employee of the firm committed bribery or attempted bribery on behalf of the firm and pursuant to the direction or authorization of a responsible official of the firm.

4. **Interim Suspension or Suspension.** The bidder or contractor or subcontractor, respectively, certifies that it is not currently under a suspension as defined in Subpart I of Title 44 Subtitle A Chapter III Part 6 of the Illinois Administrative code. Furthermore, if suspended prior to completion of this work, the contract or contracts executed for the completion of this work may be canceled.

Local Public Agency	County	Section Number	Route(s) (Street/Road Name)
Village of Hoffman Estates	Cook		1869 Hampton Road

SIGNATURES

(If an individual)

Bidder Signature & Date

Business Address

City | State | Zip Code

(If a partnership)

Firm Name

Signature & Date

Title

Business Address

City | State | Zip Code

Insert the Names and Addresses of all Partners

(If a corporation) LLC

Corporate Name: BOLDER CONTRACTORS LLC

Signature & Date: 6/5/26

Title: MANAGER

Business Address: 316 CARY PT.

City: CARY | State: IL | Zip Code: 60010

Insert Names of Officers

President / MANAGER: ROBERT GWIAZDA

Attest:

Secretary

Secretary

Rod Rawlins

Treasurer

Rod Rawlins

Illinois Department of Transportation

Schedule of Prices

Print Form | Print With Instructions | Reset Form

Contractor's Name: Bolder Contractors, LLC.

Contractor's Address: 316 Cary Point Drive | City: Cary | State: IL | Zip Code: 60013

Local Public Agency: Village of Hoffman Estates | County: Cook | Section Number:

Route(s) (Street/Road Name): 1869 Hampton Road

Schedule for Multiple Bids

Combination Letter	Section Included in Combinations	Total

Schedule for Single Bid

(For complete information covering these items, see plans and specifications.)

Item Number	Items	Unit	Quantity	Unit Price	Total
01 33 00-01	VIDEO DOCUMENTATION OF EXISTING CONDITIONS	LSUM	1	100.-	100.-
01 50 00-01	TEMPORARY FACILITIES AND CONTROLS	LSUM	1	100.-	100.-
01 50 00-02	TEMPORARY CONSTRUCTION FENCING	LSUM	1	1000.-	1000.-
01 55 26-01	TRAFFIC CONTROL AND PROTECTION	LSUM	1	100,000.-	100,000.-
01 71 13-01	MOBILIZATION AND DEMOBILIZATION	LSUM	1	100,000.-	100,000.-
01 71 20	CONSTRUCTION LAYOUT	LSUM	1	10,000.-	10,000.-
02 41 00-01	DEMOLITION	LSUM	1	10,000.-	10,000.-
03 00 00-01	CONCRETE EQUIPMENT PAD	SQ FT	350	30.-	10,500.-
03 40 00-01	WET WELL	LSUM	1	238,000.-	238,000.-
03 40 00-02	VALVE VAULT	LSUM	1	129,000.-	129,000.-
03 40 00-03	GENERATOR PAD	LSUM	1	4000.-	4000.-
26 05 19	LOW-VOLTAGE ELECTRICAL POWER CONDUCTORS AND CABLES	LSUM	1	8000.-	8000.-
26 05 23	CONTROL-VOLTAGE ELECTRICAL POWER CABLES	LSUM	1	5000.-	5000.-
26 05 26	GROUNDING SYSTEM	LSUM	1	7500.-	7500.-
26 05 33	RACEWAYS AND BOXES FOR ELECTRICAL SYSTEMS	LSUM	1	40,000.-	40,000.-
26 27 16	VENTED CABLE JUNCTION BOX	EACH	1	18,000.-	18,000.-

Local Public Agency	County	Section Number	Route(s) (Street/Road Name)
Village of Hoffman Estates	Cook		Hampton Road

Item Number	Items	Unit	Quantity	Unit Price	Total
26 29 20	PUMP CONTROLLER ENCLOSURE	LSUM	1	270,000	270,000
26 32 13	ENGINE GENERATOR	LSUM	1	70,000	70,000
26 36 00	AUTOMATIC TRANSFER SWITCH	EACH	1	10,000	10,000
26 42 00	CATHODIC PROTECTION	LSUM	1	10,000	10,000
26 60 20-01	ELECTRIC SERVICE	LSUM	1	22,000	22,000
26 60 20-02	ELECTRIC SERVICE UTILITY FEE	**ALLOWANCE**	**1**	**$5,000**	**$5,000** ADD#1
27 51 25	SCADA SYSTEM	**ALLOWANCE**	**1**	**$60,000**	**$60,000** ADD#1
31 11 00-01	SITE CLEARING	LSUM	1	1000	1000
31 11 00-02	TREE REMOVAL (OVER 15 UNITS DIA)	UNIT	95	42	3990
31 11 00-03	TREE TRUNK PROTECTION	LSUM	1	1000	1000
31 20 00	EARTH EXCAVATION	LSUM	1	10,000	10,000
31 23 19	DEWATERING	LSUM	1	100	100
31 25 15-01	EROSION CONTROL FENCE	FOOT	109	10	1090
31 25 15-02	INLET PROTECTION	EACH	8	240	1920
31 25 15-03	DEWATERING FILTER PAD	LSUM	1	100	100
31 25 15-04	BMP MAINTENANCE	LSUM	1	500	500
31 25 15-05	CONCRETE WASHOUT	LSUM	1	500	500
31 25 15-06	TEMPORARY EROSION CONTROL SEEDING	POUND	20	10	200
31 25 15-07	TEMPORARY EROSION CONTROL BLANKET	SQ YD	946	1	946
31 41 00-01	EARTH RETENTION SYSTEM	LSUM	1	5000	5000
32 39 14	BOLLARD WITH COVER[ADD#3]	EACH	2 [ADD#3]	1400	2800
33 11 00-01	DIP PUMP DISCHARGE PIPING AND FITTINGS	LSUM	1	100,000	100,000
33 11 00-02	FORCEMAIN	LSUM	1	100,000	100,000
33 11 00-03	SANITARY SEWER 6"	FOOT	5	370	1850
33 11 00-04	SANITARY SEWER 8"	FOOT	203	390	79,170
33 11 00-05	SANITARY SEWER 10"	FOOT	23	400	9200
33 12 16-01	DISCHARGE VALVES AND FITTINGS	LSUM	1	70,000	70,000
33 12 16-02	8" GATE VALVE[ADD#3]	EACH	1 [ADD#3]	7000	7000
33 12 16-03	10" GATE VALVE[ADD#3]	EACH	1 [ADD#3]	7500	7500
33 42 00	SEWAGE PUMPS AND ACCESSORIES	LSUM	1	50,000	50,000
33 43 00	TEMPORARY BYPASS SYSTEM	LSUM	1	5000	5000
20800150	TRENCH BACKFILL	CU YD	617	20	12,340
21101615	TOPSOIL FURNISH AND PLACE, 4"	SQ YD	946	11	10,406
25200110	SODDING, SALT TOLERANT	SQ YD	946	18	17,028
25200200	SUPPLEMENTAL WATERING	UNIT	2	200	400
31101100	SUBBASE GRANULAR MATERIAL, TYPE B	CU YD	82	60	4920

40604060	HOT-MIX ASPHALT SURFACE COURSE, IL-9.5, MIX "D", N50	TON	4	300-	1200-
42300200	PORTLAND CEMENT CONCRETE DRIVEWAY PAVEMENT, 6 INCH	SQ YD	70	100-	7000-
42400200	PORTLAND CEMENT CONCRETE SIDEWALK 5 INCH	SQ FT	1,769	13-	22,997-
42400800	DETECTABLE WARNINGS	SQ FT	70	40-	2800-
44000200	DRIVEWAY PAVEMENT REMOVAL	SQ YD	100	19-	1900-
44000500	COMBINATION CURB AND GUTTER REMOVAL	FOOT	481	9-	4329-
44000600	SIDEWALK REMOVAL	SQ FT	1,698	3-	5094-
44201747	CLASS D PATCHES, TYPE IV, 8 INCH	SQ YD	199	125-	24,875-
550A0340	STORM SEWERS, CLASS A, TYPE 2 12"	FOOT	59	75-	4425-
550A0380	STORM SEWERS, CLASS A, TYPE 2 18"	FOOT	164	95-	15,580-
55100400	STORM SEWER REMOVAL 10"	FOOT	13	8-	104-
55100700	STORM SEWER REMOVAL 15"	FOOT	31	8-	248-
55100900	STORM SEWER REMOVAL 18"	FOOT	49	8-	392-
60255500	MANHOLES TO BE ADJUSTED	EACH	2	1200-	2400-
60500040	REMOVING MANHOLES	EACH	1	900-	900-
60500050	REMOVING CATCH BASINS	EACH	2	900-	1800-
60500305	FILLING INLETS	EACH	1	400-	400-
66900200	NON-SPECIAL WASTE DISPOSAL	CU YD	100	70-	7000-
66900530	SOIL DISPOSAL ANALYSIS	EACH	1	1000-	1000-
Z0056612	STORM SEWER (WATER MAIN REQUIREMENTS) 18 INCH	FOOT	57	310-	17,670-
X5509900	ABANDON AND FILL EXISTING STORM SEWER	FOOT	217	50-	10,850-
X5510011	PROPOSED STORM SEWER CONNECTION TO EXISTING MANHOLE	EACH	1	4000-	4000-
X6022712	CATCH BASINS, TYPE A, 4'-DIAMETER, WITH SPECIAL FRAME AND GRATE	EACH	1	6000-	6000-
X6022810	MANHOLES, SANITARY, 4'-DIAMETER, TYPE 1 FRAME, CLOSED LID	EACH	2	8000-	16,000-
X6022820	MANHOLES, SANITARY, 5'-DIAMETER, TYPE 1 FRAME, CLOSED LID	EACH	3	10,000-	30,000-
X6022930	MANHOLES, TYPE A, 5'-DIAMETER, WITH SPECIAL FRAME AND GRATE	EACH	1	8000-	8000-
X6023102	MANHOLES, TYPE A, 5'-DIAMETER, TYPE 1 FRAME, CLOSED LID (SPECIAL)	EACH	1	8000-	8000-
X6023508	INLETS, TYPE A, WITH SPECIAL FRAME AND GRATE	EACH	1	3800-	3800-
X6025604	PROPOSED MANHOLE/CATCH BASIN CONNECTION OVER EXISTING STORM SEWER	EACH	2	2000-	4000-
X6060079	COMBINATION CONCRETE CURB AND GUTTER, TYPE M-3.12 (SPECIAL)	FOOT	481	50-	24,050-
				Bidder's Total Proposal	1,868,974-

1. Each pay item should have a unit price and a total price.
2. If no total price is shown or if there is a discrepancy between the product of the unit price multiplied by the quantity, the unit price shall govern.
3. If a unit price is omitted, the total price will be divided by the quantity in order to establish a unit price.

4. A bid may be declared unacceptable if neither a unit price or total price is shown.

Illinois Department of Transportation

Apprenticeship and Training Program Certification

Local Public Agency	County	Street Name/Road Name	Section Number
Village of Hoffman Estates	Cook	1869 Hampton Road	

All contractors are required to complete the following certification

☐ For this contract proposal or for all bidding groups in this deliver and install proposal.

☐ For the following deliver and install bidding groups in this material proposal.

Illinois Department of Transportation policy, adopted in accordance with the provisions of the Illinois Highway Code, requires this contract to be awarded to the lowest responsive and responsible bidder. The award decision is subject to approval by the Department. In addition to all other responsibility factors, this contract or deliver and install proposal requires all bidders and all bidder's subcontractors to disclose participation in apprenticeship or training programs that are (1) approved by and registered with the United States Department of Labor's Bureau of Apprenticeship and Training, and (2) applicable to the work of the above indicated proposals or groups. Therefore, all bidders are required to complete the following certification:

1. Except as provided in paragraph 4 below, the undersigned bidder certifies that it is a participant, either as an individual or as part of a group program, in an approved apprenticeship or training program applicable to each type of work or craft that the bidder will perform with its own employees.

2. The undersigned bidder further certifies, for work to be performed by subcontract, that each of its subcontractors either (A) is, at the time of such bid, participating in an approved, applicable apprenticeship or training program; or (B) will, prior to commencement of performance of work pursuant to this contract, establish participation in an approved apprenticeship or training program applicable to the work of the subcontract.

3. The undersigned bidder, by inclusion in the list in the space below, certifies the official name of each program sponsor holding the Certificate of Registration for all of the types of work or crafts in which the bidder is a participant and that will be performed with the bidder's employees. Types of work or craft that will be subcontracted shall be included and listed as subcontract work. The list shall also indicate any type of work or craft job category for which there is no applicable apprenticeship or training program available.

OPERATORS & LABORS

4. Except for any work identified above, if any bidder or subcontractor shall perform all or part of the work of the contract or deliver and install proposal solely by individual owners, partners or members and not by employees to whom the payment of prevailing rates of wages would be required, check the following box, and identify the owner/operator workforces and positions of ownership. ☐

The requirements of this certification and disclosure are a material part of the contract, and the contractor shall require this certification provision to be included in all approved subcontracts. The bidder is responsible for making a complete report and shall make certain that each type of work or craft job category that will be utilized on the project is accounted for and listed. The Department at any time before or afterward may require the production of a copy of each applicable Certificate of Registration issued by the United States Department of Labor evidencing such participation by the contractor and any or all of its subcontractors. In order to fulfill the participation requirement, it shall not be necessary that any applicable program sponsor be currently taking or that it will take applications for apprenticeship, training or employment during the performance of the work of this contract or deliver and install proposal.

Bidder	Signature & Date
BOLDER CONTRACTORS, LLC.	6/5/26
Title	
MANAGER	

Address	City	State	Zip Code
316 CARY POINT DRIVE	CARY	IL	60013

Completed 08/31/25

BLR 12325 (Rev. 01/19/23)

Illinois Department of Transportation

Affidavit of Illinois Business Office

Local Public Agency	County	Street Name/Road Name	Section Number
Village of Hoffman Estates	Cook	1869 Hampton Road	

I, Robert Gwiazda (Name of Affiant) of Barrington (City of Affiant), IL (State of Affiant), being first duly sworn upon oath, state as follows:

1. That I am the Manager (Officer or Position) of Bolder Contractors, LLC. (Bidder).

2. That I have personal knowledge of the facts herein stated.

3. That, if selected under the proposal described above, Bolder Contractors, LLC. (Bidder), will maintain a business office in the State of Illinois, which will be located in McHenry (County) County, Illinois.

4. That this business office will serve as the primary place of employment for any persons employed in the construction contemplated by this proposal.

5. That this Affidavit is given as a requirement of state law as provided in Section 30-22(8) of the Illinois Procurement Code.

Signature & Date

6/5/26

Print Name of Affiant

Robert Gwiazda

Notary Public

State of IL

County McHenry

Signed (or subscribed or attested) before me on 6/5/26 (date) by

Robert Gwiazda (name/s of person/s), authorized agent(s) of

Bolder Contractors, LLC. (Bidder).

Notary Public Signature & Date

6/5/26

My commission expires

(SEAL)

OFFICIAL SEAL
DOUG W ABBEY
Notary Public, State of Illinois
Commission No. 1002985
My Commission Expires January 21, 2029

Completed 08/31/25

BLR 12326 (Rev. 01/20/23)

BIDDER'S EXPERIENCE/QUALIFICATIONS

To demonstrate the Bidder's experience/qualifications, the Bidder shall list at least five (5) similar projects equal, or greater in size, which the Bidder has successfully complete with the past ten (10) years.

Client or Municipality	Project Description	Reference Name and Contact Information	Year Completed
SEE ATTACHED			

NOTE: THE PROPOSAL WILL BE CONSIDERED INCOMPLETE IF THE ABOVE EXPERIENCE LISTING QUALIFICATION AND REQUIREMENTS IS NOT COMPLETED.

Bolder Contractors, LLC.

316 Cary Point Drive

Cary, IL 60013

P: (847) 236-0785 F: (847) 236-0786

REFERENCES AND SAMPLE OF SIMILAR COMPLETED PROJECTS

Village of Johnsburg North Service Area Phase 1 Sanitary Sewer Extension Sean Murphy (847) 878-4030	$1,600,000
City of Crystal Lake Three Oaks Recreation Area Stormwater Pump Station Paul Walter (815) 356-3614	$3,200,000
City of Prospect Heights Arlington Country Storm Sewer Improvements Brian Wesolowski (847) 821-6235	$3,500,000
City of Crystal Lake Lift Station 14 Rehabilitation Project Paul Walter (815) 356-3614	$1,936,000
Village of River Grove Thatcher Woods Lift Station Mark Lucas (708) 906-5157	$1,100,000
City of Crystal Lake Lift Station No. 9 Replacement Project Paul Walter (815) 356-3614	$1,086,000
City Of Highwood Bank Lane Improvements Dave Heer (847) 823-0500	$2,500,000
Village of Glendale Heights Payson Circle Lift Station Improvements Ray Koenig (815) 459-1260	$1,440,000
Village of Cary Eastern Gateway Lift Station Josh Schmidt (815) 759-8390	$900,000
Village of Buffalo Grove Chatham Lift Station Reconstruction Luke Mattson (773) 355-2947	$1,056,000

Village of Woodridge
Mending Wall Lift Station Rehabilitation Project $798,000
Chris Bethel (630) 719-4753

Village of Schaumburg
Pumping Stations Improvement Program $1,700,000
Luke Mattson (773) 355-2947

Village of Winnetka
Boal Parkway Pump Station $718,000
James Bernahl (847) 716-3261

Village of Buffalo Grove
Golfview Lift Station Reconstruction $818,000
Luke Mattson (773) 355-2947

Downers Grove Sanitary District
Liberty Park Pump Station $890,000
Ray Koenig (815) 459-1260

Village of Hoffman Estates
Barrington Square Sanitary Lift Station Rehabilitation Project $786,000
Stephen Crede (630) 710-8667 Haileng Xiao (847)490-6800

Village of Deerfield
North Avenue Lift Station Improvement Program $594,000
Bob Phillips (847) 317-2490

City of Des Plaines
River Road Lift Station Lift Station Improvements $800,000
Jon Duddles (847) 391-5390

Lakes Region Sanitary District
Big Hollow Lift Station, Sewer and Force Main Improvements $3,000,000
Marcia McCutchion (847) 742-5959

Village of Wauconda
2008 Wastewater Collection System Improvements $1,200,000
Lift Station # 3, Sewer and Force Main Improvements $1,300,000
Devery Engineering, Inc. was the resident engineer; however, I believe they have since been bought out
Village Engineer (847) 526-9610

BOLDER
CONTRACTORS

Bolder Contractors was founded in 2004, specializing in publicly funded sewer, watermain, and road construction









Illinois Department of Transportation

Certificate of Eligibility

Bolder Contractors, LLC
316 Cary Point Drive CARY, IL 60013

Contractor No 0551
(1st Revision)

WHO HAS FILED WITH THE DEPARTMENT AN APPLICATION FOR PREQUALIFICATION STATEMENT OF EXPERIENCE, EQUIPMENT AND FINANCIAL CONDITION IS HEREBY QUALIFIED TO BID AT ANY OF DEPARTMENT OF TRANSPORTATION LETTINGS IN THE CLASSES OF WORK AND WITHIN THE AMOUNT AND OTHER LIMITATIONS OF EACH CLASSIFICATION, AS LISTED BELOW, FOR SUCH PERIOD AS THE UNCOMPLETED WORK FROM ALL SOURCES DOES NOT EXCEED $78,319,000.00

001	EARTHWORK	$2,250,000
012	DRAINAGE	$22,750,000
014	ELECTRICAL	$225,000
017	CONCRETE CONSTRUCTION	$975,000
08A	AGGREGATE BASES & SURF. (A)	$800,000

THIS CERTIFICATE OF ELIGIBILITY IS VALID FROM 10/30/2025 TO 4/30/2026 INCLUSIVE, AND SUPERSEDES ANY CERTIFICATE PREVIOUSLY ISSUED, BUT IS SUBJECT TO REVISION OR REVOCATION, IF AND WHEN CHANGES IN THE FINANCIAL CONDITION OF THE CONTRACTING FIRM OR OTHER FACTS JUSTIFY SUCH REVISIONS OR REVOCATION.
ISSUED AT SPRINGFIELD, ILLINOIS ON 10/30/2025

Engineer of Construction

Completed Projects

Village of Lincolnwood, 2024
12,000 lf watermain replacement, house service replacement, road construction, and lead services
John Welch (224) 935-7800 **$10.6M**

City of Evanston, 2023
9,000 lf watermain replacement, house service replacement, road construction, and lead services
Bridget Nash (224) 935-0830 **$8.0M**

City of Evanston, 2022
30" watermain rehabilitation- 8,000 lf of open/cut lined watermain and road reconstruction
Patrick Sullivan (312) 933-7857 **$12.0M**

Village of Elk Grove, 2022
Installed sewer, watermain, and storm trap for elevated water tower
Todd Wells (773)454-4214 **$1.9M**

City of Prospect Heights, 2022
5,000 lf forcemain open cut, drilled, large lift station, and road restoration
Brian Wesolowski (224)715-1449 **$3.5M**

City of Elgin, 2022
Storm sewer, watermain, road reconstruction, and lead water service replacement
Josh Schmit (815)276-2081 **$6.0M**

Village of Wilmette, 2021
Storm water storage- 9,000 lf of 60"-8" sewer watermain, and 35' deep square lift station
Mike Warning (630)200-0093 **$4.9M**

Village of Glenview Longvalley, 2020
5,000 lf of storm sewer, watermain, and complete road reconstruction
Tim Swister (847)514-5705 **$3.0M**

MGNWC, 2018
15,000 lf of 16" and 20" dip watermain, directional boring and road restoration
Jared Hamilton (773)269-8775 **$12.5M**

Village of Niles, 2016
Cleveland Corridor Sewer- approximately 16,000 lf 72"-12" storm and sanitary sewer, and road restoration
Tim O'Brien (847)878-4498 **$8.9M**

Village of River Forest, 2015
22,000 lf of storm sewer 96"-12"; various sanitary, watermain, water service and road reconstructions
Jeff Loster (708)714-3551 **$13.8M**

EXCEPTIONS AND DEVIATIONS SHEET

The Bidder shall list herein all exceptions and deviations taken to the Contract Documents by Section and page number. Failure to do so may be a cause for rejection of the bid. The Bidder shall describe the material(s) and service(s) that will be provided. The Village reserves the right to accept or reject any or all exceptions.

Exceptions and deviations taken to the Contract Documents are (check one):

☑ None
☐ As Stated Below

Section/Page No.	Description of Exception/Deviation

NOTE: Exceptions and/or deviations taken may be cause for rejection of Bid.

Illinois Department of Transportation

Local Public Agency Proposal Bid Bond

Hampton Lift Station Improvements

Local Public Agency	County	Section Number
Village of Hoffman Estates	Cook	

WE, Bolder Contractors, LLC, 316 Cary Point Drive, Cary, IL 60013 as PRINCIPAL, and Fidelity and Deposit Company of Maryland, 1299 Zurich Way, Schaumburg, IL 60196 as SURETY, are held jointly, severally and firmly bound unto the above Local Public Agency (hereafter referred to as "LPA") in the penal sum of 5% of the total bid price, or for the amount specified in the proposal documents in effect on the date of invitation for bids, whichever is the lesser sum. We bind ourselves, our heirs, executors, administrators, successors, and assigns, jointly pay to the LPA this sum under the conditions of this instrument.

WHEREAS THE CONDITION OF THE FOREGOING OBLIGATION IS SUCH that, the said PRINCIPAL is submitting a written proposal to the LPA acting through its awarding authority for the construction of the work designated as the above section.

THEREFORE if the proposal is accepted and a contract awarded to the PRINCIPAL by the LPA for the above designated section and the PRINCIPAL shall within fifteen (15) days after award enter into a formal contract, furnish surety guaranteeing the faithful performance of the work, and furnish evidence of the required insurance coverage, all as provided in the "Standard Specifications for Road and Bridge Construction" and applicable Supplemental Specifications, then this obligation shall become void; otherwise it shall remain in full force and effect.

IN THE EVENT the LPA determines the PRINCIPAL has failed to enter into a formal contract in compliance with any requirements set forth in the preceding paragraph, then the LPA acting through its awarding authority shall immediately be entitled to recover the full penal sum set out above, together with all court costs, all attorney fees, and any other expense of recovery.

IN TESTIMONY WHEREOF, the said PRINCIPAL and the said SURETY have caused this instrument to be signed by their respective officers this 5th (Day) of June, 2026 (Month and Year)

Principal

Company Name	Company Name
Bolder Contractors, LLC	
Signature & Date	Signature & Date
By: 6/5/26	By:
Title	Title
Robert Gwiasda -	

(If Principal is a joint venture of two or more contractors, the company names, and authorized signatures of each contractor must be affixed.)

Surety

Name of Surety	Signature of Attorney-in-Fact Signature & Date
Fidelity and Deposit Company of Maryland	By: James I. Moore 6/5/26

FIDELITY AND DEPOSIT COMPANY OF MARYLAND INCORPORATED 1890

STATE OF IL

COUNTY OF DuPage

I Sherry L Bacskai, a Notary Public in and for said county do hereby certify that & James I. Moore

(Insert names of individuals signing on behalf of PRINCIPAL & SURETY)

who are each personally known to me to be the same persons whose names are subscribed to the foregoing instrument on behalf of PRINCIPAL and SURETY, appeared before me this day in person and acknowledged respectively, that they signed and delivered said instruments as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 5th (Day) day of June, 2026 (Month and Year).

(SEAL, if required by the LPA)

OFFICIAL SEAL
SHERRY L BACSKAI
NOTARY PUBLIC, STATE OF ILLINOIS
Commission No. 977639
My Commission Expires September 08, 2027

Notary Public Signature & Date

Date commission expires 09/08/2027

Local Public Agency	County	Section Number
Village of Hoffman Estates	Cook	

ELECTRONIC BID BOND

☐ **Electronic bid bond is allowed (box must be checked by LPA if electronic bid bond is allowed)**

The Principal may submit an electronic bid bond, in lieu of completing the above section of the Proposal Bid Bond Form. By providing an electronic bid bond ID code and signing below, the Principal is ensuring the identified electronic bid bond has been executed and the Principal and Surety are firmly bound unto the LPA under the conditions of the bid bond as shown above. (If PRINCIPAL is a joint venture of two or more contractors, an electronic bid bond ID code, company/Bidder name title and date must be affixed for each contractor in the venture.)

Electronic Bid Bond ID Code

Company/Bidder Name

Signature & Date

Title

Bond No. Bid Bond

Obligee: Village of Hoffman Estates

ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND
POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the ZURICH AMERICAN INSURANCE COMPANY, a corporation of the State of New York, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, a corporation of the State of Illinois, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND a corporation of the State of Illinois (herein collectively called the "Companies"), by Christopher Nolan, Vice President, in pursuance of authority granted by Article V, Section 8, of the By-Laws of said Companies, which are set forth on the reverse side hereof and are hereby certified to be in full force and effect on the date hereof, do hereby nominate, constitute, and appoint James I. Moore, its true and lawful agent and Attorney-in-Fact, to make, execute, seal and deliver, for, and on its behalf as surety, and as its act and deed: **any and all bonds and undertakings,** and the execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Companies, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the ZURICH AMERICAN INSURANCE COMPANY at its office in New York, New York., the regularly elected officers of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at its office in Owings Mills, Maryland., and the regularly elected officers of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at its office in Owings Mills, Maryland., in their own proper persons.

The said Vice President does hereby certify that the extract set forth on the reverse side hereof is a true copy of Article V, Section 8, of the By-Laws of said Companies, and is now in force.

IN WITNESS WHEREOF, the said Vice-President has hereunto subscribed his/her names and affixed the Corporate Seals of the said **ZURICH AMERICAN INSURANCE COMPANY, COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and FIDELITY AND DEPOSIT COMPANY OF MARYLAND**, this 7th day of February, A.D. 2025.

ATTEST:
ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND

By: Christopher Nolan
Vice President

By: Dawn E. Brown
Secretary

State of Maryland
County of Baltimore

On this 7th day of February, A.D. 2025, before the subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified, **Christopher Nolan, Vice President and Dawn E. Brown, Secretary** of the Companies, to me personally known to be the individuals and officers described in and who executed the preceding instrument, and acknowledged the execution of same, and being by me duly sworn, deposeth and saith, that he/she is the said officer of the Company aforesaid, and that the seals affixed to the preceding instrument are the Corporate Seals of said Companies, and that the said Corporate Seals and the signature as such officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Corporations.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year first above written.

Genevieve M. Maison
Notary Public
My Commission Expire January 27, 2029

Authenticity of this bond can be confirmed at bondvalidator.zurichna.com or 410-559-8790

EXTRACT FROM BY-LAWS OF THE COMPANIES

"Article V, Section 8, Attorneys-in-Fact. The Chief Executive Officer, the President, or any Executive Vice President or Vice President may, by written instrument under the attested corporate seal, appoint attorneys-in-fact with authority to execute bonds, policies, recognizances, stipulations, undertakings, or other like instruments on behalf of the Company, and may authorize any officer or any such attorney-in-fact to affix the corporate seal thereto; and may with or without cause modify of revoke any such appointment or authority at any time."

CERTIFICATE

I, the undersigned, Vice President of the ZURICH AMERICAN INSURANCE COMPANY, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, do hereby certify that the foregoing Power of Attorney is still in full force and effect on the date of this certificate; and I do further certify that Article V, Section 8, of the By-Laws of the Companies is still in force.

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the ZURICH AMERICAN INSURANCE COMPANY at a meeting duly called and held on the 15th day of December 1998.

RESOLVED: "That the signature of the President or a Vice President and the attesting signature of a Secretary or an Assistant Secretary and the Seal of the Company may be affixed by facsimile on any Power of Attorney...Any such Power or any certificate thereof bearing such facsimile signature and seal shall be valid and binding on the Company."

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at a meeting duly called and held on the 5th day of May, 1994, and the following resolution of the Board of Directors of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at a meeting duly called and held on the 10th day of May, 1990.

RESOLVED: "That the facsimile or mechanically reproduced seal of the company and facsimile or mechanically reproduced signature of any Vice-President, Secretary, or Assistant Secretary of the Company, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power of attorney issued by the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seals of the said Companies, this 5th day of June, 2026.







MJ Pethick

Mary Jean Pethick
Vice President

TO REPORT A CLAIM WITH REGARD TO A SURETY BOND, PLEASE SUBMIT A COMPLETE DESCRIPTION OF THE CLAIM INCLUDING THE PRINCIPAL ON THE BOND, THE BOND NUMBER, AND YOUR CONTACT INFORMATION TO:

Zurich Surety Claims
1299 Zurich Way
Schaumburg, IL 60196-1056
reportsfclaims@zurichna.com
800-626-4577

Authenticity of this bond can be confirmed at bondvalidator.zurichna.com or 410-559-8790

Village of Hoffman Estates, Illinois
2026 Annual Operating Budget

Account Information

Account Number: 40407325-4608
Account Name: Sanitary Sewer Improvements

Fund: Water & Sewer
Department: Public Works
Division: Capital Projects Division

Account History

2022 Budget	$ 2,982,500	**2023 Budget**	$ 3,603,800	**2024 Budget**	$ 2,687,000
2022 Actual	$ 363,102	**2023 Actual**	$ 1,770,750	**2024 Actual**	$ 214,992

Projected Expenditures	2025 Budget	2025 Estimate	2026 Dept Request	2025 Carry-Over	2026 Manager Approved	2027 Financial Plan	2028 Financial Plan
Sanitary Sewer Rehab:							
Critical Sewer Rehabilitation	200,000	735,000	1,200,000	-	1,200,000	1,300,000	1,400,000
Phase V Engr (MWRD Compliance)	-	-	-	-	-	-	-
Private Sector/Long Term O&M Program	-	-	-	-	-	-	-
w/ Road Reconstruction Program	750,000	515,000	400,000	-	400,000	750,000	450,000
Televising/Constr of Storm Sewer							
Lines of Street Reconstructions	500,000	200,000	100,000	-	100,000	100,000	100,000
Lift Station Needs Assessment	150,000	150,000	-	-	-	-	-
Hampton Lift Eng/Rehab	1,100,000	118,000	2,200,000	-	2,200,000	-	-
Data Center off-side improvements (D.S.)							
Pfizer lift station construction	1,500,000	1,700,000	-	-	-	-	-
Pfizer lift station force main rehab	-	-	-	-	-	300,000	3,000,000
Westbury Lift Station Rehab							
Engineering	-	-	-	-	-	-	100,000

VILLAGE OF HOFFMAN ESTATES
DEPARTMENT OF PUBLIC WORKS

JUNE 2026 MONTHLY REPORT

Joseph Nebel
Director of Public Works

MAJOR PROJECT UPDATES:

Village Green Concession and Restroom Construction

Summary: Construction Inc. was awarded the contract for the construction of the Village Green Concessions & Restroom reconstruction. The scope of work includes demolition of the existing building and constructing a new facility which triples the size of the restrooms and point of sale stations, adds a full kitchen, and brings all functions under one roof. It will also enhance the overall guest experience and support the various events which take place on and around the Village Green.

Status Update: This construction project is substantially complete.

Water Model Update

Summary: Strand and Associates was awarded the contract for a Village-wide water model update through a competative RFP process. This update will assess the water distribution system and provide capital planning as it relates to replacement of exising facilities, improvements in the distribution system, and review current and potential interconnection possibilities.

Status Update: Hydrant flow calibration has been completed. The consultant is comparing the field flow numbers with SCADA data for those events to fully calibrate the model. A progress meeting will be scheduled in the next few weeks.

CUSTOMER SERVICE - Supervisor: Casey Wintz

Fast Action Service Team (FAST)

Customer Service Requests												
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
94	73	107	201	232								707

Customer Service

Water Billing Customer Service Appointments												
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
40	20	57	50	28								195
Finance-Generated Water Meter Readings												
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
126	37	103	91	58								415

Delinquent Water Accounts												
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
82	1	6	12	176								277

Water Meter Repair/Replace Service Requests												
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
14	20	16	14	14								78

MIU Installations/Replacements												
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
7	5	8	14	2								36

B-box Repairs												
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
3	2	3	3	6								17

Utility Locates

JULIE Locates												
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
343	573	1,264	1,200	1,044								4,424

Emergency Locates												
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
28	50	42	74	42								236

Utility Joint Meets												
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
3	12	21	11	7								54

FACILITIES - Superintendent: William Lynch

1 Continued coordinating operational items at New Fire Station 21, including access control systems, building automation, and pest management.
2 Completed the bidding process for replacement of display panels in the NOW Arena monument sign.
3 Prepared bid documents for the replacement of electric fin tubes in the Village Hall HVAC system.
4 Completed the annual survey of fire extinguishers in all Village facilities.
5 Coordinated consultant interviews for the NOW Arena concourse refresh project.

Preventative Maintenance Program Labor Hours												
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
146	183	179	162	232								902

FLEET SERVICES - Supervisor: Jordan Oskwarek

1 Continued preparing new/replacement vehicles for up-fitting.
2 Continued repairs on fire apparatus and police vehicles.

Total Preventative Maintenance Repairs												
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
28	32	31	28	27								146

Vehicles Sent for Warranty Repairs												
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
1	3	1	5	23								33

FORESTRY - Supervisor: Nick Lackowski

1 Conducted preparations and supervision of the Village's spring tree planting program.
2 Coordinated and participated in the spring brush pick up program.
3 Began/Coordinated 2026 Silver Maple Program removals.
4 Commenced seasonal mowing operations.
5 Conducted the Villages annual Arbor Day celebration.
6 Recieved the Villages 35th consecutive Tree City USA award.

Customer Service Requests												
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
4	9	27	31	52								123

MAINTENANCE AND CONSTRUCTION - Supervisor: Tyler Wintz

1 Assisted Enineering by potholing for utilities to prepare for the upcoming road reconstruction program.
2 Continued flushing hydrants Village-wide for the annual flushing and inspection program.

B-box Repairs/Replacements												
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
2	2	4	14	14								36
Hydrant Replacements												
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
1	0	1	2	2								6
Valve Repairs/Replacements												
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
0	3	0	1	0								4
Water Main/Service Line Leak Repairs												
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
6	8	8	2	2								26

TRAFFIC OPERATIONS - Supervisor: John Kovaka

Pavement Maintenance

1 Began in-house pavement marking and striping program.
2 Assisted the Street Light team with new America250 banner installations and light maintenance.

Tons of Hot Asphalt Installed												
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
0	0	0	20	25								45
Tons of Cold Asphalt Installed												
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
13	6	10	4	2								34

Sign Shop

1 Continued Type I/Routine Maintenance sign replacements.
2 Fabricated, printed, and assembled (16) signs for Village Green Thursday night concerts.
3 Fabricated, printed, and assembled (4) signs for NOW Arena high school graduations and parking guidance.
4 Installed (10) sign post bases at NOW Arena for high school graduation signs.

Sign Repairs/Replacements												
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
0	6	16	11	11								44
Signs Fabricated and Installed												
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
26	169	113	109	186								603

Street Lights

1 Installed new/used bollard light fixtures at Village Green.
2 Installed new America250 banners throughout the Village.
3 Located ground fault on Beverly Rd.
4 Oversaw first complete Village wide street sweeping cycle of the season.

Customer Service Requests												
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
8	14	16	13	15								66
Street Lights Repaired												
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
0	2	2	28	7								39

Storm Sewers

1 Performed concrete restorations at various project site locations throughout the Village.
2 Performed brush cutting for sewer lining contractors in Willow Preserve/Lexington Dr.

Feet of Storm Sewers Flushed												
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
0	0	1,830	0	0								1,830
Storm Structures Rebuilt/Repaired												
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
0	0	3	2	2								7

WATER OPERATIONS - Supervisor: Jeremy Jahnke

Operations Team

1 Continued 2026 lead samples for a portion of schools and daycare facilities.
2 Completed repairs to the pump #3 rotor and stator at Abbey Wood Pump Station.
3 Coordinated planning efforts for the replacement of the altitude valve at Abbey Wood Pumping Station.

Resident-Requested Water Quality Tests												
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
2	3	2	3	1								11

Sanitary Sewer Flow Management

1 Applied microbe treatments at various lift stations to break down fats, oils, and grease.
2 Continued sanitary sewer inspections in coordination with the annual Road Program.
3 Continued flushing and root cutting in Parcel C.
4 Completed preventative valve exercising at lift stations.

Sewer Lines Flushed (feet)												
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
12,000	20,700	36,000	24,300	23,200								116,200
Sewer Mains CCTV Inspected (feet)												
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
0	0	0	0	0								0

ACTIVE RIGHT-OF-WAY PERMITS

Location	Company/Contractor	Description of Work	Est. Start Date	Status
400 Alcoa Lane	ComEd	Replacement pole and capacitors.	Permit Issued	Approved (4/27/26)
801 North Barrington Road	ComEd	New pole and overhead equipment installation.	Permit Issued	Approved (4/17/26)
840 Atlantic Avenue	ComEd	Replace pole, capacitors and install ground antenna	Permit Issued	Approved (4/17/26)
1825 Barrington Road	ComEd	Overhead equipment removal; pole replacement	Permit Issued	Approved (5/26/26)
1755 Shorewood Drive West	Comcast	Replace 165' coax conduit via directional bore	Permit Issued	Approved (4/15/26)
969 Freeman Road	Comcast	Replace 156' coax conduit via directional bore	Permit Issued	Approved (4/15/26)
5235 Prairie Stone Parkway	ComEd | KDM Engineering	Install transformer and cable	Pending final approval	In review
2360 Lakewood Blvd	Comcast	New underground coax installation.	Permit Issued	Approved (5/11/26)
4145 Mason Drive	Comcast	Replace damaged CATV cable b/n existing pedestals.	Permit Issued	Approved (5/1/26)
2005 Greenfield Road	Comcast | AXS Points of Illinois	Install 320' of conduit for fiber b/n existing poles.	Permit Issued	Approved (5/8/26)
3840 N. Firestone Drive	Comcast | American Cable and Telephone	Install 100' of underground CATV cable via boring.	Permit Issued	Approved (4/27/26)
3700 Huntington Blvd	Nicor	Install 45' of steel gas main; retire old main.	Permit Denied	Denied (5/1/26)
955 Grand Canyon Parkway	Comcast | Directional Construction	Replace damaged CATV cable b/n existing pedestals.	Permit Issued	Approved (5/20/25)

2500 Hassell Road	Midwest Fiber Networks	Directional bore microduct and install 870' of fiber.	Permit Issued	Approved (5/8/26)
155 West Higgins Road	AT&T | Pirtano	Directional bore conduit.	Permit Issued	Approved (5/11/26)
1030 West Higgins Road	Electric Conduit Construction	Directional bore conduit and install 1,300' of fiber.	Permit Issued	Approved (5/12/26)
125 West Higgins Road	ComEd	Install pad-mounted transformers and pedestals	Permit Denied	Denied (5/20/26)
4653 West Higgins Road	Comcast | RS Services	Directional bore 330' of conduit.	Permit Denied	Denied (5/20/26)
806 West Lakeside Plaza	Comcast	Directional bore 170' of conduit for coax.	Permit Issued	Approved (6/2/26)
1845 Claremont Road	Comcast	Directional bore 130' of conduit for coax.	Permit Issued	Approved (6/2/26)
1345 Picardy Lane	Comcast	Install 330' of coax conduit b/n existing pedestals.	Permit Issued	Approved (6/17/26)
3930 North Charlemagne Dr	Comcast	Replacement of damaged CATV cable.	Pending final approval	In review
2555 West Golf Road	Comcast	Install 730' of conduit for fiber via directional boring.	Pending final approval	In review
5500 Trillium Boulevard	Vinakom Communication	Directional bore HDPE conduit and cable install.	Pending final approval	In review

VILLAGE OF HOFFMAN ESTATES
DEPARTMENT OF DEVELOPMENT SERVICES
ENGINEERING DIVISION MONTHLY REPORT

SUBMITTED TO: PUBLIC WORKS & UTILITIES COMMITTEE
BY: Alan Wenderski, P.E. Director of Engineering

June 2026

VILLAGE PROJECT UPDATES

2025 Street Revitalization
Contract 1: Punch list completion ongoing.
Contract 2: Punch list completion ongoing.

2026 Street Revitalization
Work ongoing at several locations. (Cottonwood Trail, Oak Knoll Lane, Hillcrest Boulevard, Maureen Drive, Russell Drive)

2026 Infrastructure Improvements
Water main replacement on Chelmsford Place was completed. Reconstruction of Chelmsford Place is ongoing. Bradley Lane resurfacing is scheduled to be completed during the week of June 22. Water main installation is ongoing on Nogales Street.

2026 Preventative Maintenance
Scheduled for bidding in Juily 2026.

2026 Sidewalk Improvements
Contract awarded to TCD Concrete. Contract execution ongoing.

925 Grand Canyon Parkway Basin
Grant Agreement executed with IEPA. Section 319(h) grant will provide $264,123 toward the construction phase of the project. MWRD pre-application meeting held on May 13. Design ongoing. Living Waters Consultants contracted for design engineering.

Bridge Inspections
Five inspection reports were received in February. Five additional structures scheduled for inspection in 2026. Czaplicki Lopez contracted as program manager.

Brookside Pond
Staff received existing conditions report with conceptual improvement options. Living Waters Consultants contracted for preliminary engineering.

Collector Street Lighting
Project currently out to bid. Bid opening scheduled for June 23. Award of contract is expected in July 2026. Ciorba Group contracted for design engineering.

Gannon Drive (2026) (Golf Road – Higgins Road)
Concrete work on west side of roadway is complete. Landscape restoration is ongoing. Traffic changes and work begin on east side of roadway week of June 22. HLR contracted for construction engineering services.

Jones Road STP Resurfacing (2026) (Highland Boulevard – IL 72)
Concrete removal and replacement are ongoing. HLR contracted for construction engineering services.

Nogales Storm Sewer Replacement
Design complete. Improvements included within scope of 2026 Infrastructure Improvements Project. Baxter & Woodman contracted for design engineering services.

NOW Arena Loading Dock Retaining Wall
Project complete. Processing final invoice.

Sanitary Sewer Rehabilitation (2025)
CIPP installation is ongoing.

Storm Inlet Cleaning (2025)
Staff completing final inspections.

Stormwater Rehabilitation (2025)
CIPP installation is ongoing.

Village Hall Parking Lot Improvements
Project substantially complete the week of November 17. Spring 2026 inspections for remaining punch list items. MWRD partnership funding reimbursement received. Gonzalez Companies contracted for construction engineering.

COMMERCIAL PROJECT UPDATES

Advocate Outpatient Center – 4847 Hoffman Boulevard
Project complete. Public acceptance documents provided to the developer.

Bell Works West Entrance – Exterior Improvements – 2000 Center Drive
Work ongoing.

Compass – 3333 Beverly Road
Mass grading for building pad and site utility work ongoing. Trillium Boulevard right-of-way improvements substantially complete. ComEd underground electric install ongoing along Beverly Rd. BLA, Inc. contracted for construction inspection of ComEd improvements.

Microsoft Data Center – 2190-2200 Lakewood Boulevard
Substation – 2200 Lakewood Boulevard
Underground Electric Installation (Pembroke – Lakewood)
Staff reviewing record drawings for CHI06.

RESIDENTIAL PROJECT UPDATES

Bell Works Townhomes – SW Corner of Lakewood Boulevard & Huntington Boulevard
Phase 1 site utility improvements and roadways substantially complete. Building work ongoing.

Grand Reserve Apartments – 2300 W Higgins Road
MWRD permit issued. Site development permit to be issued pending contractor verification.

Higgins Crossing – 125-155 W Higgins Road
MWRD permit issued. Village site development permit applied for by developer. Building demolition ongoing.

Kensington Fields – Kensington Lane & Hassell Road
Site utility improvements and roadways substantially complete. Building work ongoing.

Walnut Pond Estates – NE Corner of Rohrssen Road & McDonough Road (Formerly Airdrie Estates)
Construction of multiple lots ongoing. Final inspections for public infrastructure complete. Preliminary Punch List has been provided to developer. Completion of roadway and punch list items ongoing.

MISCELLANEOUS UPDATES

General
Staff completing draft revisions to Development Requirements and Standards Manual.

Pavement rating inspections ongoing.

Meetings and Training Attended
- IDOT Preconstruction meeting for Barrington Road (June 15) – Alan Wenderski

Engineering Site Plan Reviews
- Grand Reserve
- Higgins Crossing

Floodplain Inquiries

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
2025	0	1	1	1	0	0	0	0	0	0	0	0	3
2026	0	1	1	0	0	**0**							**2**

Freedom of Information Requests

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
2025	2	1	2	0	1	3	0	0	0	0	1	0	10
2026	1	1	1	8	2	**3**							**16**

Permit Inspections

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
2025	36	104	66	58	95	83	109	87	103	156	92	37	1026
2026	34	14	36	61	82	**56**							**283**

Permit Reviews

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
2025	19	18	16	31	46	60	64	54	42	114	48	29	541
2026	18	38	69	71	55	**31**							**282**

Residential Drainage Investigations

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
2025	0	0	2	11	2	0	4	0	0	1	0	0	20
2026	1	0	1	8	9	**2**							**21**