



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

July 20, 2026	Council Chambers	7:00 PM
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1. **CALL TO ORDER/ROLL CALL**
2. **PLEDGE OF ALLEGIANCE TO THE FLAG**
3. **PUBLIC COMMENT**
4. **APPROVAL OF MINUTES**
 - A. Village Board 07-06-2026
5. **CONSENT AGENDA/OMNIBUS VOTE (Roll Call Vote)**

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

 - A. Approval of Agenda
 - B. Approval of the schedule of bills for 07-20-2026 — \$5,487,122.21
6. **REPORTS**
 - A. President's Report
 - B. Trustee Comments
 - C. Village Manager's Report
 - D. Village Clerk's Report
 - E. Treasurer's Report
7. **PLAN COMMISSION RECOMMENDATIONS**
 - A. Approval of an Ordinance granting a Master Sign Plan Amendment for the property located at 675 W. Golf Road.
8. **ADDITIONAL BUSINESS**
 - A. Approval of an Ordinance designating an area as blighted and in need of renewal for the property located at 675 West Golf Road.
 - B. Approval of an Ordinance supporting a Cook County class 7B classification application for property tax assessment purposes for the reoccupancy of the commercial building located at 675 West Golf Road

- C. Approval of an Ordinance amending the Hoffman Estates municipal code section 4-5-4, age of retirement and section 4-5-12, firefighter training, of article 5, Fire and Police Commission, of chapter 4, Appointed Boards, Commissions and Officers: membership, qualification and duties, to modify the mandatory age of firefighters and police officers in the Village and to modify the firefighter training requirements
- D. Approval of a Resolution to approve a cost recovery agreement between the Village of Hoffman Estates and Hoffman Estates True Value, LLC.
- E. Approval of a Resolution to purchase fire hydrants from Ferguson Waterworks, West Chicago, IL. (sole bid), in an amount not to exceed \$129,894.08.
- F. Approval of a Resolution authorizing a supplemental agreement with Ciorba Group, Inc. Chicago, IL. for engineering services for the Hampton Lift Station Rehabilitation Sanitary Project in an amount not to exceed \$57,043.14.
- G. Approval of a Resolution authorizing award of a contract with Sheridan Plumbing & Sewer, LLC., Bedford Park, Illinois (low bid), for the Shoe Factory Road Water Main Rehabilitation project in an amount not to exceed \$1,252,850.
- H. Approval of a Resolution authorizing an agreement with Baxter & Woodman, Crystal Lake, Illinois, for construction engineering and administration of the Shoe Factory Road Water Main Rehabilitation Project in an amount not to exceed \$94,160.
- I. Approval of a Resolution to award a contract to Utility Dynamics Corp., of Oswego, IL. (low bid), for the Collector Street Lighting Improvements project in an amount not to exceed \$1,302,091.
- J. Approval of a Resolution authorizing an Intergovernmental Agreement with Schaumburg Community Consolidated School District 54 to provide a School Resource Officer.
- K. Approval of a Resolution authorizing the acceptance of the construction manager's recommendation to award HVAC bid package 15.80 to Jensen's Plumbing & Heating in the amount of \$1,233,800 for Fire Station 22.

9. **ADJOURNMENT**

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

MEETING: **HOFFMAN ESTATES VILLAGE BOARD**
DATE: **JULY 6, 2026**
PLACE: **COUNCIL CHAMBERS**
 MUNICIPAL BUILDING COMPLEX
 1900 HASSELL ROAD
 HOFFMAN ESTATES, ILLINOIS

1. CALL TO ORDER/ROLL CALL

Village President William McLeod called the meeting to order at 7:07 p.m. The Village Clerk called the roll. Trustees present: Gary Pilafas, Gary Stanton, Karen Arnet, Patrick Kinnane, Karen Mills, Anna Newell.

A quorum was present.

ADMINISTRATIVE PERSONNEL PRESENT

E. Palm, Village Manager
J. Pape, Deputy Village Manager
J. Dickson, Assistant Corporation Counsel
K. Cawley, Chief of Police
A. Wax, Fire Chief
J. Bending, Deputy Police Chief
R. Musiala, Finance Director
C. Doczekalski, HRM Director
M. Saavedra, HHS Director
D. Raszka, Director of IT
R. Signorella, Multimedia Production Manager
K. Kramer, Economic Development Director
J. Horn, Development Services Director
T. Cuevas, Administrative Intern

2. PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was led by Trustee Pilafas.

3. PUBLIC COMMENTS

Mayor McLeod requested that this item be moved to after Additional Business Item 7. There was agreement.

4. APPROVAL OF MINUTES

4.A. Village Board 06-15-2026

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

5. CONSENT AGENDA/OMNIBUS VOTE:**5.A. Approval of Agenda**

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

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

5.B. Approval of the schedule of bills for July 6, 2026 - \$3,291,194.99.

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

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

5.C. Approval of Resolution #1784-2026 Authorizing a contract with Concure Inc. of Melrose Park, IL. for the replacement of flooring in the NOW Arena kitchen and concessions areas in an amount not to exceed \$165,210.00.

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

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

5.D. Approval of Resolution #1785-2026 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.

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

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

5.E. Request acknowledgment of receipt and filing of the Annual Comprehensive Financial Report for the year ended December 31, 2025.

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

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

6. REPORTS

6.A. President's Report

Mayor McLeod wished Trustee Mills a happy birthday. He stated that he had spent some time in Tennessee celebrating his grandson's 16th birthday and he thanked Trustee Stanton for attending the Stars N Stripes Half Marathon while he was out. He mentioned that the Village presented L&M Financial Services with a Dementia Friendly Award. Mayor McLeod also attended a US Conference of Mayors Climate Mayors meeting, and the fireworks display at Village Green on July 3rd. Unfortunately, the drone show was cancelled due to weather, but the carnival was able to re-open. He also gave some clarification as to who runs the day-to-day operations of the Village and the rights of the property owner if they want to request a zoning change or to bring a proposal forward.

6.B. Trustee Comments

Trustee Pilafas wished Trustee Mills a happy birthday. He mentioned that the parade was a fun time and the Carnival for Citizens with Disabilities was amazing with over 600 registrants. Due to weather, there were some cancellations on the festivities but the fireworks went off.

Trustee Newell stated she has been attending the Village Green concerts which have been well attended. She also attended several other events including Dan O'Malley's retirement party, the Hideaway Brew Garden ribbon cutting, the Community Fishing Derby, Troop 399 Scout Master Roger Malinski's retirement, the HEFD Active Shooter drill, the fireworks at Village Green and the 4th of July parade. She wished Trustee Mills a happy birthday.

Trustee Mills attended Dan O'Malley's retirement luncheon and stated he would be greatly missed. She participated in the 4th of July parade and she commended the committee for such a great job with all the festivities despite the weather. She also thanked everyone for the birthday wishes.

Trustee Stanton attended the Commission for Seniors luncheon, The Dala Group ribbon cutting, WT Group ribbon cutting, Dan O'Malley's retirement luncheon and retirement party, the Community Fishing Derby, Troop 399 Scout Master Roger Malinski's retirement, First Place Sports Bar & Grill ribbon cutting, Ceremonial Wall Demolition for the West side construction of Bell Works, Stars N Stripes Half Marathon, and the Dementia Friendly Award presentation at L&M Financial. He also attended the 4th of July parade. He wished Trustee Mills a happy birthday.

Trustee Arnet attended the Hideaway Brew Garden ribbon cutting, Dan O'Malley's retirement party, the Community Fishing Derby, Troop 399 Scout Master Roger Malinski's retirement, the HEFD Active Shooter drill, and the Stars N Stripes Half Marathon. She also attended the 4th of July parade. She wished Trustee Mills a happy birthday.

Trustee Kinnane attended several Knights of Columbus meetings and events, Dan O'Malley's retirement luncheon and party, Troop 399 Scout Master Roger Malinski's retirement ceremony, the Stars N Stripes Half Marathon, and the 4th of July parade. He thanked all who came out and all Village staff and volunteers for making it such a great event.

6.C. Village Manager's Report

The Village Manager had no report.

6.D. Village Clerk's Report

The Village Clerk stated that during the month of May, 22 passports were processed and 293 FOIA requests were responded to and during the month of June, 20 passports were processed and 321 FOIA requests were responded to.

7. ADDITIONAL BUSINESS

7.A. Approval of Resolution #1786-2026 Authorizing Execution of an Intergovernmental Agreement Among the Village of Bartlett, the Village of Hoffman Estates, the Village of Barrington Hills, and the Village of Barrington, for the Equally Shared Costs for Work Towards the Recertification of a Quiet Corridor Along the Canadian National Railroad.

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

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

3. PUBLIC COMMENTS

Several speakers addressed proposed and potential future data center developments in the Village. Commenters expressed concerns regarding transparency, public engagement, and the zoning process, and encouraged the Board to provide additional opportunities for community input and greater access to information related to future development proposals. Several speakers raised questions about the potential environmental, infrastructure, and economic impacts of data centers, including water and energy use, noise, sustainability, and long-term community effects. Some urged the Village to consider a moratorium or additional local regulations governing data center development and encouraged the exploration of alternative land uses.

Additional comments included an announcement from a University of Illinois PhD student inviting eligible residents to participate in a research study on community experiences in Hoffman Estates. Two residents expressed concerns about the safety of e-bikes and scooters. A resident also commented on the Hideaway development, including site design, stormwater management, and stage visibility as well as the decision-making process for canceling the Village festivities due to weather.

8. ADJOURNMENT

Motion by Trustee Kinnane, seconded by Trustee Arnet, to adjourn the meeting. Voice vote taken. All ayes. Motion carried. Time: 7:45 p.m.

Patty Richter
Village Clerk

Date Approved

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



BILL LIST SUMMARY

BILL LIST AS OF	07/20/2026	\$ 1,287,152.99
MANUAL CHECKS	07/03/2026 - 07/16/2026	\$ 24,537.90
PAYROLL	07/10/2026	\$ 1,731,590.55
WIRES	06/01/2026 - 06/30/2026	\$ 2,443,840.77
TOTAL		\$ 5,487,122.21

VILLAGE OF HOFFMAN ESTATES

JULY 20, 2026

GL Number	Vendor Name	Invoice Description	Amount
Fund: 100 GENERAL FUND			
Department: 0000 MISCELLANEOUS			
100-0000-03020.000	ADVANCE AUTO PARTS	STOCK PARTS	179.46
100-0000-03020.000	BRAD MANNING FORD INC	STOCK PARTS	261.76
100-0000-03020.000	CAR-ONE TIRE AND AUTO	STOCK PARTS	966.00
100-0000-03020.000	CHICAGO PARTS & SOUND LLC	STOCK PARTS	160.58
100-0000-03020.000	CHICAGO PARTS & SOUND LLC	STOCK PARTS	90.65
100-0000-03020.000	CHICAGO PARTS & SOUND LLC	STOCK PARTS	227.17
100-0000-03020.000	CHICAGO PARTS & SOUND LLC	STOCK PARTS	175.88
100-0000-03020.000	FACTORY MOTOR PARTS CO	STOCK PARTS	37.99
100-0000-03020.000	FACTORY MOTOR PARTS CO	STOCK PARTS	222.18
100-0000-03020.000	FACTORY MOTOR PARTS CO	INVENTORY PARTS	545.26
100-0000-03020.000	O'REILLY AUTO PARTS	STOCK PARTS	14.51
100-0000-05080.000	DIRECT FITNESS SOLUTIONS	DFS PREVENTATIVE MAINTENACE	320.00
100-0000-12320.000	ADAM MARAK	REFUND FOR DEDUCTION	425.00
100-0000-34050.000	EMS MANAGEMENT & CONSULTANTS, INC.	PARAMEDIC COLLECTION FEE - JUNE	2,060.31
100-0000-34180.000	EL FUEGO TACO	FOOD VENDOR BOOTH FEE REFUND	1,000.00
Total Department 0000 MISCELLANEOUS			6,686.75
Department: 1013 GENERAL GOVT LEGAL			
100-1013-45420.000	RICHARD A KAVITT ATTORNEY AT LAW	HOURS WEEK OF JUNE 29, 2026	1,000.00
100-1013-45420.000	RICHARD A KAVITT ATTORNEY AT LAW	HOURS WEEK OF JULY 6, 2026	1,000.00
100-1013-45670.000	CLARK BAIRD SMITH LLP	OUTSIDE LEGAL	2,791.25
100-1013-45670.000	SAUL EWING LLP	LEGAL SERVICES - MOORE	79.00
100-1013-45670.000	SAUL EWING LLP	LEGAL SERVICES - LEXINGTON	8,934.66
100-1013-45670.000	SAUL EWING LLP	LEGAL SERVICES - GENERAL MATTERS	355.50
Total Department 1013 GENERAL GOVT LEGAL			14,160.41
Department: 1014 GENERAL GOVT FINANCE			
100-1014-43010.000	KIM FRANZEN	POST OFFICE MILEAGE - JUNE	62.14
100-1014-43010.000	SUSANA ARROYO	BS&A CONFERENCE TRANSPORTATION REIMB	415.80
100-1014-45100.000	QUADIENT INC	POSTAGE MACHINE LEASE 08/26-10/26	1,127.41
100-1014-45420.000	AZAVAR AUDIT SOLUTIONS	INSIGHTS & ANALYTICS REPORTING 2026 Q3	750.00
100-1014-45420.000	AZAVAR AUDIT SOLUTIONS	LOCALGOV FEES 2026 Q3	7,332.00
Total Department 1014 GENERAL GOVT FINANCE			9,687.35
Department: 1015 GENERAL GOVT CLERK			
100-1015-45460.000	PADDOCK PUBLICATIONS INC	BID & ANNUAL TREAS REPORT NOTICES	242.10
100-1015-45460.000	PADDOCK PUBLICATIONS INC	PUBLIC HEARING NOTICE & BID NOTICES	108.00
Total Department 1015 GENERAL GOVT CLERK			350.10
Department: 1016 GENERAL GOVT HRM			
100-1016-44020.000	WAREHOUSE DIRECT	OFFICE SUPPLIES	21.39
100-1016-44020.000	WAREHOUSE DIRECT	OFFICE SUPPLIES	10.00

VILLAGE OF HOFFMAN ESTATES

JULY 20, 2026

GL Number	Vendor Name	Invoice Description	Amount
100-1016-45070.000	MGT IMPACT SOLUTIONS, LLC	TEMP WORK - E. CASTELLANOS	1,392.00
100-1016-45800.000	EMPLOYMENT SCREENING ALLIANCE GROUP	EMPLOYEE SCREENINGS (3)	144.00
Total Department 1016 GENERAL GOVT HRM			1,567.39
Department: 1025 GENERAL GOVT COMMUNICATIONS			
100-1025-45070.000	ERIN DOBOSIEWICZ	PHOTOGRAPHY - 4TH OF JULY PARADE	300.00
100-1025-45070.000	MONA S MORRISON	PHOTOGRAPHY - 4TH OF JULY PARADE	100.00
Total Department 1025 GENERAL GOVT COMMUNICATIONS			400.00
Department: 2012 POLICE ADMINISTRATION			
100-2012-44170.000	WALGREENS	PRISONER MEDS HEP26-002746	11.99
Total Department 2012 POLICE ADMINISTRATION			11.99
Department: 2021 POLICE PATROL & RESPONSE			
100-2021-43010.000	ILL. JUVENILE OFFICER ASSN.	CONFERENCE LODGING - KOWAL	509.58
100-2021-43010.000	NORTH EAST MULTI-REGIONAL TRAINING	DEPARTMENT TRAINING MEMBERSHIP	9,310.00
100-2021-43040.000	EAGLE UNIFORM	BODY ARMOR REPLACEMENT - MULLIN	750.00
100-2021-45420.000	BEST TECHNOLOGY SYSTEMS	PD RANGE MAINT AGREEMENT - PRE FILTERS	1,095.00
100-2021-45420.000	BEST TECHNOLOGY SYSTEMS	PD RANGE MAINT AGREEMENT -HEPA FILTERS	4,380.00
100-2021-45420.000	BEST TECHNOLOGY SYSTEMS	PD RANGE MAINT AGREEMENT - DCU FILTERS	2,575.00
Total Department 2021 POLICE PATROL & RESPONSE			18,619.58
Department: 2023 POLICE INVESTIGATIONS			
100-2023-44140.000	T-MOBILE USA INC	SEARCH WARRANT 25SW11899	50.00
100-2023-44140.000	T-MOBILE USA INC	SEARCH WARRANT 25SW11814	500.00
100-2023-44140.000	T-MOBILE USA INC	SEARCH WARRANT 26SW06597	50.00
100-2023-44140.000	T-MOBILE USA INC	SEARCH WARRANT 26SW06649	50.00
100-2023-44140.000	T-MOBILE USA INC	SEARCH WARRANT HEP26-000929	250.00
100-2023-45420.000	TRANSUNION RISK & ALTERNATIVE	JUNE BILLING	236.60
Total Department 2023 POLICE INVESTIGATIONS			1,136.60
Department: 2024 POLICE COMMUNITY RELATIONS			
100-2024-44140.000	CLASS PRINTING	CRC BROCHURES	500.00
Total Department 2024 POLICE COMMUNITY RELATIONS			500.00
Department: 2025 POLICE COMMUNICATIONS			
100-2025-45420.000	NORTHWEST CENTRAL DISPATCH SYSTEM	AUGUST MEMBER ASSESSMENT	33,043.23
100-2025-45420.000	NORTHWEST CENTRAL DISPATCH SYSTEM	JULY MEMBER ASSESSMENT	33,043.23
Total Department 2025 POLICE COMMUNICATIONS			66,086.46
Department: 2026 POLICE CANINE			
100-2026-43010.000	GRANT MULLIN	PER DIEM FOR TACTICAL K9 CONFERENCE	58.00
100-2026-45070.000	GOLF ROSE ANIMAL HOSPITAL	VET SERVICES - FALI	3,204.63
Total Department 2026 POLICE CANINE			3,262.63

VILLAGE OF HOFFMAN ESTATES

JULY 20, 2026

GL Number	Vendor Name	Invoice Description	Amount
Department: 2029 POLICE ADMINISTRATIVE SERVICES			
100-2029-45080.000	GOLF ROSE PET LODGE	ANIMAL IMPOUNDING	639.85
Total Department 2029 POLICE ADMINISTRATIVE SERVICES			<u>639.85</u>
Department: 2071 POLICE EMERGENCY OPS			
100-2071-45100.000	FULTON SIREN SERVICES	HE-01 RTU SIREN BATTERY	1,380.31
Total Department 2071 POLICE EMERGENCY OPS			<u>1,380.31</u>
Department: 3031 FIRE SUPPRESSION			
100-3031-43010.190	NIPSTA	PASSENG VEHICLE RESCUE - ETHAN CALVEY	1,435.00
100-3031-43010.190	NIPSTA	PASSENG VEHICLE RESCUE -C. COSTANTINO	1,435.00
100-3031-43010.190	ROMEOVILLE FIRE ACADEMY	FSVO TRAINING - EMMA MACK	175.00
100-3031-43040.000	TODAYS UNIFORMS	UNIFORMS	2,703.60
100-3031-43040.160	AIR ONE EQUIPMENT INC	PROTECTIVE CLOTHING REPAIR	570.50
100-3031-43040.160	AIR ONE EQUIPMENT INC	PROTECTIVE CLOTHING REPAIR	509.50
100-3031-44080.130	DETROIT INDUSTRIAL TOOL	FIRE LINE TAPE	92.30
100-3031-45100.110	AWOGS SYSTEMS LLC	MSA G1 FACE MASK IDENTIFIER	1,148.00
100-3031-45150.100	UL LLC	IN-SERVICE GROUND LADDERS	3,500.00
100-3031-45420.130	FOX VALLEY FIRE & SAFETY CO	FIRE EXTINGUISHER MAINTENANCE	261.80
Total Department 3031 FIRE SUPPRESSION			<u>11,830.70</u>
Department: 3032 FIRE EMERGENCY MEDICAL SERVICES			
100-3032-43010.000	BENJAMIN RITTENHOUSE	PARAMEDIC RENEWAL FEE - RITTENHOUSE	40.00
100-3032-43010.000	DANIEL ALBA-PEREZ	PARAMEDIC NATIONAL REGISTRY & IDPH	235.00
100-3032-43010.000	MICHAEL CZARNECKI	PARAMEDIC RENEWAL FEE - CZARNECKI	41.00
100-3032-43010.000	NICHOLAS KELM	PARAMEDIC RENEWAL FEE - KELM	40.00
100-3032-43010.000	NORTHWEST COMMUNITY EMS DEPT.	SYSTEM ENTRY FEE - DANNY NIESEL HEFD	75.00
100-3032-44190.000	BOUND TREE MEDICAL, LLC	SLISHMAN TRACTION SPLINTS	431.98
100-3032-44190.000	BOUND TREE MEDICAL, LLC	ALCOHOL PREP PADS	9.78
Total Department 3032 FIRE EMERGENCY MEDICAL SERVICES			<u>872.76</u>
Department: 3033 FIRE PREVENTION			
100-3033-45070.000	FIRE SAFETY CONSULTANTS INC	PLAN REVIEW #F26-13539	600.00
Total Department 3033 FIRE PREVENTION			<u>600.00</u>
Department: 4041 PUBLIC WORKS SNOW & ICE			
100-4041-44140.000	THE STANDARD COMPANIES	VARIOUS SUPPLIES	913.00
Total Department 4041 PUBLIC WORKS SNOW & ICE			<u>913.00</u>
Department: 4042 PUBLIC WORKS TRAFFIC OPERATIONS			
100-4042-45020.000	COMMONWEALTH EDISON	ELECTRIC - SEDGE/RTE 25	3,630.01
100-4042-45210.000	BUILDERS ASPHALT, LLC	VARIOUS SUPPLIES	127.75
Total Department 4042 PUBLIC WORKS TRAFFIC OPERATIONS			<u>3,757.76</u>

VILLAGE OF HOFFMAN ESTATES

JULY 20, 2026

GL Number	Vendor Name	Invoice Description	Amount
Department: 4043 PUBLIC WORKS FORESTRY			
100-4043-45070.000	ABBOTT TREE CARE PROFESSIONALS LLC	TREE REMOVAL W/STUMP - FLAGSTAFF LN	2,800.00
100-4043-45070.000	ABBOTT TREE CARE PROFESSIONALS LLC	TREE REMOVAL W/STUMP - OLIVE ST	4,000.00
100-4043-45070.000	ABBOTT TREE CARE PROFESSIONALS LLC	TREE REMOVAL W/STUMP - ALCOA LN	23,210.00
100-4043-45070.000	ABBOTT TREE CARE PROFESSIONALS LLC	TREE REMOVAL W/STUMP - KINGMAN LN	27,135.00
100-4043-45070.000	V CARDENAS LANDSCAPING	LANDSCAPE MAINT A&B 6/29-7/3/26	653.32
100-4043-45070.000	V CARDENAS LANDSCAPING	LANDSCAPE MAINT C,D, E 6/29-7/3/26	3,779.96
100-4043-45070.000	V CARDENAS LANDSCAPING	LANDSCAPE MAINT A&B 7/6-10/26	2,452.79
100-4043-45070.000	V CARDENAS LANDSCAPING	LANDSCAPE MAINT C,D,E 7/6-10/26	668.88
Total Department 4043 PUBLIC WORKS FORESTRY			64,699.95
Department: 4044 PUBLIC WORKS FACILITIES			
100-4044-45020.000	COMMONWEALTH EDISON	ELECTRIC - 5323 PRAIRIE STONE	123.42
100-4044-45030.000	NICOR GAS	GAS - 5510 PRAIRIE STONE	358.47
100-4044-45030.000	NICOR GAS	GAS - 225 FLAGSTAFF	269.42
100-4044-45030.000	NICOR GAS	GAS - 1300 WESTBURY DR	215.10
100-4044-45070.000	ACCURATE DOCUMENT DESTRUCTION INC	DOCUMENT SHREDDING POLICE 07/26	366.30
100-4044-45070.000	ACCURATE DOCUMENT DESTRUCTION INC	DOCUMENT SHREDDING ST. 24 07/26	73.24
100-4044-45070.000	ACCURATE DOCUMENT DESTRUCTION INC	DOCUMENT SHREDDING ST. 22 07/26	73.24
100-4044-45070.000	ACCURATE DOCUMENT DESTRUCTION INC	DOCUMENT SHREDDING VILLAGE HALL 07/26	549.45
100-4044-45070.000	ACCURATE DOCUMENT DESTRUCTION INC	DOCUMENT SHREDDING ST. 21 07/26	73.24
100-4044-45070.000	ACCURATE DOCUMENT DESTRUCTION INC	DOCUMENT SHREDDING ST. 23 07/26	73.24
100-4044-45070.000	ACCURATE DOCUMENT DESTRUCTION INC	DOCUMENT SHREDDING PW 07/26	128.42
100-4044-45070.000	WEATHERGUARD ROOFING CO.	PREVENTIVE MAINT ROOF INSP -PW 2305 PEM	400.00
100-4044-45070.000	WEATHERGUARD ROOFING CO.	PREVENTIVE MAINTROOF INSP -PW 2405 PEM	400.00
100-4044-45070.000	WEATHERGUARD ROOFING CO.	PREVENTIVE MAINT ROOF INSP -PD 411 HIGG	600.00
100-4044-45090.000	CINTAS	UNIFORM AND MAT SERVICES	43.72
100-4044-45100.000	ADVANTAGE MECHANICAL INC.	HVAC CHILLER SERVICE	796.00
100-4044-45100.000	AUTOMATED LOGIC CHICAGO	HVAC BAS CONTROLS	315.00
100-4044-45100.000	BATTERIES PLUS BULBS	BRIVO PARTS	195.65
100-4044-45100.000	FOX VALLEY FIRE & SAFETY CO	FACP SERVICE	412.00
100-4044-45100.000	H-O-H WATER TECHNOLOGY INC	CHILLER CHEMICALS	895.75
100-4044-45100.000	INTERSTATE ALL BATTERY CENTER	GENERATOR PARTS	197.77
100-4044-45100.000	INTERSTATE ALL BATTERY CENTER	GENERATOR BATTERY	578.70
100-4044-45100.000	US PLUMBING & HEATING SUPPLY CO	PLUMBING STOCK	400.68
100-4044-45160.000	ECO CLEAN MAINTENANCE INC	JANITORIAL SERVICES	3,782.00
100-4044-45160.000	WEATHERGUARD ROOFING CO.	EMERGENCY ROOF REPAIR VILLAGE HALL	37,789.24
100-4044-45170.000	ECO CLEAN MAINTENANCE INC	JANITORIAL SERVICES	2,000.00
100-4044-45180.000	CINTAS	2026 UNIFORM AND MAT SERVICES	32.78
100-4044-45180.000	CINTAS	2026 UNIFORM AND MAT SERVICES	30.05
100-4044-45180.000	CINTAS	2026 UNIFORM AND MAT SERVICES	31.95
100-4044-45180.000	CINTAS	2026 UNIFORM AND MAT SERVICES	32.78
100-4044-45180.000	CINTAS	2026 UNIFORM AND MAT SERVICES	31.95

VILLAGE OF HOFFMAN ESTATES

JULY 20, 2026

GL Number	Vendor Name	Invoice Description	Amount
100-4044-45180.000	CINTAS	2026 UNIFORM AND MAT SERVICES	37.99
100-4044-45180.000	REFRIGERATION & EQUIPMENT SERVICES LLC	APPLIANCE REPAIR	545.00
100-4044-45180.000	ROSE PEST SOLUTIONS INC	PEST CONTROL - FS. 21	120.00
100-4044-45180.000	WEATHERGUARD ROOFING CO.	PREVENTIVE MAINTENANCE ROOF INSP	350.00
100-4044-45180.000	WEATHERGUARD ROOFING CO.	PREVENTIVE MAINTENANCE ROOF INSP	450.00
100-4044-45200.000	B & A PLUMBING, INC.	EMERGENCY SERV PLUMBING	466.50
100-4044-45200.000	ECO CLEAN MAINTENANCE INC	JANITORIAL SERVICES	1,680.00
100-4044-45200.000	FOX VALLEY FIRE & SAFETY CO	2026 FIRE EXTINGUISHER ITM	55.00
100-4044-45200.000	FOX VALLEY FIRE & SAFETY CO	2026 FIRE EXTINGUISHER ITM	50.00
100-4044-45200.000	FOX VALLEY FIRE & SAFETY CO	2026 FIRE EXTINGUISHER ITM	50.00
100-4044-45200.000	ROSE PEST SOLUTIONS INC	PEST CONTROL 4TH FEST	300.00
Total Department 4044 PUBLIC WORKS FACILITIES			55,374.05

Department: 4045 PUBLIC WORKS FLEET SERVICES

100-4045-43040.000	CINTAS	2026 UNIFORM AND MAT SERVICES	57.75
100-4045-43040.000	CINTAS	2026 UNIFORM AND MAT SERVICES	126.59
100-4045-44080.000	BUMPER TO BUMPER/ LEE AUTO	VARIOUS SUPPLIES	53.54
100-4045-44080.000	MENARDS - HNVR PARK	VARIOUS SUPPLIES	73.18
100-4045-44140.000	AIRGAS USA, LLC	MEDICAL SUPPLIES	503.30
100-4045-44140.000	AIRGAS USA, LLC	MEDICAL SUPPLIES	678.80
100-4045-45070.000	VERIZON CONNECT FLEET USA LLC	REVEAL FLEET TRACKING	2,350.26
100-4045-45130.000	BRAD MANNING FORD INC	UNIT P20 PARTS	35.20
100-4045-45130.000	RT 62 WASH & LUBE	VEHICLE WASH	87.50
100-4045-45140.000	ACME TRUCK BRAKE & SUPPLY CO.	UNIT FE21R PARTS	262.25
100-4045-45140.000	AEC FIRE-SAFETY & SECURITY INC	UNIT FE22 PARTS	183.83
100-4045-45140.000	BRAD MANNING FORD INC	UNIT FC14 PARTS	75.21
100-4045-45140.000	BUMPER TO BUMPER/ LEE AUTO	UNIT FE22 PARTS	21.38
100-4045-45140.000	BUMPER TO BUMPER/ LEE AUTO	UNIT FE22 PARTS	62.76
100-4045-45140.000	INTERSTATE BATTERIES-NORTH CHICAGO	UNIT FE21 AND 132 PARTS	133.35
100-4045-45140.000	MAPES AUTO UPHOLSTERY, INC	UNIT FE22 SEAT CUSHION	350.00
100-4045-45140.000	O'REILLY AUTO PARTS	UNIT FC14 PARTS	69.32
100-4045-45140.000	O'REILLY AUTO PARTS	UNIT FC05 PARTS	211.41
100-4045-45140.000	O'REILLY AUTO PARTS	UNIT FC05 PARTS	38.21
100-4045-45140.000	POMP'S TIRE	UNIT FE22 PARTS	1,386.12
100-4045-45340.000	ACME TRUCK BRAKE & SUPPLY CO.	UNIT 610 PARTS	14.69
100-4045-45340.000	BRAD MANNING FORD INC	UNIT 36 PARTS	113.86
100-4045-45340.000	BUMPER TO BUMPER/ LEE AUTO	UNIT 11 PARTS	98.99
100-4045-45340.000	MENARDS - HNVR PARK	CREDIT	(20.00)
100-4045-45340.000	MENARDS - HNVR PARK	VARIOUS SUPPLIES	119.98
100-4045-45340.000	O'REILLY AUTO PARTS	UNIT 90 PARTS	263.49
100-4045-45340.000	O'REILLY AUTO PARTS	CREDIT	(40.00)
100-4045-45340.000	ULTRA STROBE COMMUNICATIONS	UNIT 34 PARTS	170.00
Total Department 4045 PUBLIC WORKS FLEET SERVICES			7,480.97

VILLAGE OF HOFFMAN ESTATES

JULY 20, 2026

GL Number	Vendor Name	Invoice Description	Amount
Department: 4046 PUBLIC WORKS F.A.S.T.			
100-4046-44080.000	LEE JENSEN SALES CO., INC.	LOCATE EQUIPMENT - TRANSMITTER	19,400.00
100-4046-44080.000	LEE JENSEN SALES CO., INC.	LOCATE EQUIPMENT - BATTERY & CHARGER	1,600.00
100-4046-44080.000	LEE JENSEN SALES CO., INC.	LOCATE EQUIPMENT - CABLE CONNECTOR	1,340.00
100-4046-44080.000	LEE JENSEN SALES CO., INC.	LOCATE EQUIPMENT - FREIGHT FEE	100.00
100-4046-44140.000	MENARDS - HNVR PARK	VARIOUS SUPPLIES	191.92
Total Department 4046 PUBLIC WORKS F.A.S.T.			22,631.92
Department: 5050 DEVELOPMENT SVCS PLANNING&TRANSPORTATION			
100-5050-45070.000	ALL TOGETHER	COMPREHENSIVE PLAN PUBLIC ENGAGEM	3,300.00
100-5050-45420.000	UNITED DISPATCH	TAXI COUPONS 6-1-26 TO 6-30-26	1,757.00
100-5050-45460.000	PADDOCK PUBLICATIONS INC	PUBLIC HEARING NOTICE & BID NOTICES	29.90
100-5050-45460.000	PADDOCK PUBLICATIONS INC	CDBG-AAP PUBLIC HEARING NOTICE 7/22/26	175.17
Total Department 5050 DEVELOPMENT SVCS PLANNING&TRANSPORTATION			5,262.07
Department: 5051 DEVELOPMENT SVCS BLDG&CODE ENFORCEMENT			
100-5051-43040.000	ON TIME EMBROIDERY INC	CODE UNIFORMS	110.00
100-5051-45070.000	THOMPSON ELEVATOR INSPECTION INC	ELEVATOR ANNUAL INSPECTIONS 6/18-22/26	1,368.00
100-5051-45070.000	THOMPSON ELEVATOR INSPECTION INC	ELEVATOR ANNUAL INSPECTIONS 6/23/26	672.00
100-5051-45070.000	THOMPSON ELEVATOR INSPECTION INC	ELEVATOR ANNUAL INSPECTIONS 6/24/26	672.00
100-5051-45070.000	THOMPSON ELEVATOR INSPECTION INC	ELEVATOR ANNUAL INSPECTIONS 6/30/26	384.00
Total Department 5051 DEVELOPMENT SVCS BLDG&CODE ENFORCEMENT			3,206.00
Department: 6058 BOARDS & COMMISSIONS MISCELLANEOUS			
100-6058-45691.000	ACADEMY OF IRISH MUSIC	CELTIC FEST PERFORMANCE	250.00
100-6058-45692.000	ALLAN MCMILLAN	CELTIC FEST PERFORMANCE	1,500.00
100-6058-45692.000	DAVE UNGER	CELTIC FEST PERFORMANCE	5,500.00
100-6058-45692.000	DUNDEE SCOTTISH PIPE BAND	CELTIC FEST PERFORMANCE	1,000.00
100-6058-45692.000	EFRED VEGA	CELTIC FEST PERFORMANCE	1,300.00
100-6058-45692.000	I'LL LEARN TO FLY PRODUCTIONS	CELTIC FEST PERFORMANCE	2,000.00
100-6058-45692.000	KEVIN RICE	CELTIC FEST BAAL TINNE	650.00
100-6058-45692.000	LARKIN BROTHERS AND TERRY MORAN	CELTIC FEST PERFORMANCE	1,250.00
100-6058-45692.000	LUDY GERARDI	CELTIC FEST FACEPAINTER - BALANCE DUE	1,000.00
100-6058-45692.000	MARK HOLIHAN	CELTIC FEST PERFORMANCE	700.00
100-6058-45692.000	REBECCA MCCARTHY SCHOOL OF DANCE	CELTIC FEST PERFORMANCE	250.00
100-6058-45692.000	THISTLE & HEATHER HIGHLAND DANCERS	CELTIC FEST PERFORMANCE	250.00
100-6058-45692.000	WILLIAM L FALLON	CELTIC FEST PERFORMANCE	300.00
100-6058-45692.000	WINGS & TALONS	CELTIC FEST PERFORMANCE	600.00
100-6058-45692.000	ZOOS ARE US, INC	CELTIC FEST PERFORMANCE	515.00
Total Department 6058 BOARDS & COMMISSIONS MISCELLANEOUS			17,065.00
Total Fund 100 GENERAL FUND			318,183.60
Fund: 401 CAPITAL IMPROVEMENTS FUND			

VILLAGE OF HOFFMAN ESTATES

JULY 20, 2026

GL Number	Vendor Name	Invoice Description	Amount
Department: 0000 MISCELLANEOUS			
401-0000-46040.000	ADVANTAGE MECHANICAL INC.	2026 FLEET INFRARED RAIL HEATER REPLAC	48,740.00
Total Department 0000 MISCELLANEOUS			48,740.00
Total Fund 401 CAPITAL IMPROVEMENTS FUND			48,740.00
Fund: 404 ROAD IMPROVEMENT FUND			
404-0000-46060.000	ALAMP CONCRETE CONTRACTORS,INC.	2026 STREET REVITALIZATION PROJECT	635,751.56
Total Department 0000 MISCELLANEOUS			635,751.56
Total Fund 404 ROAD IMPROVEMENT FUND			635,751.56
Fund: 405 STORMWATER MANAGEMENT			
405-0000-46130.000	LIVING WATERS CONSULTANTS INC	CHANGE ORDER #1 - 925 GRAND CANYON	1,098.00
Total Department 0000 MISCELLANEOUS			1,098.00
Total Fund 405 STORMWATER MANAGEMENT			1,098.00
Fund: 416 2026 BOND PROJECT			
416-0000-46040.000	V3 COMPANIES, LTD	FIRE STATION 22 OPTICOM INSTALLATION	2,750.00
Total Department 0000 MISCELLANEOUS			2,750.00
Total Fund 416 2026 BOND PROJECT			2,750.00
Fund: 501 WATER & SEWER FUND			
501-0000-14450.000	12M PARTNERS INC	HYDRANT METER REFUND	2,145.45
Total Department 0000 MISCELLANEOUS			2,145.45

VILLAGE OF HOFFMAN ESTATES

JULY 20, 2026

GL Number	Vendor Name	Invoice Description	Amount
Department: 4067 PUBLIC WORKS WATER			
501-4067-44140.000	MENARDS - HNVR PARK	VARIOUS SUPPLIES	114.67
501-4067-44140.000	MENARDS - HNVR PARK	VARIOUS SUPPLIES	6.27
501-4067-44140.000	THE STANDARD COMPANIES	VARIOUS SUPPLIES	1,002.50
501-4067-44200.000	FERGUSON WATERWORKS #2516	VARIOUS SUPPLIES	1,307.25
501-4067-45020.000	COMMONWEALTH EDISON	ELECTRIC - 2150 STONINGTON	102.27
501-4067-45020.000	COMMONWEALTH EDISON	ELECTRIC - 2550 BEVERLY	536.95
501-4067-45020.000	COMMONWEALTH EDISON	ELECTRIC - 4785 W HIGGINS	376.72
501-4067-45020.000	COMMONWEALTH EDISON	ELECTRIC - 2550 BEVERLY	399.36
501-4067-45020.000	COMMONWEALTH EDISON	ELECTRIC - 4690 OLMSTEAD	137.53
501-4067-45020.000	COMMONWEALTH EDISON	ELECTRIC - 3451 N WILSHIRE	830.51
501-4067-45020.000	COMMONWEALTH EDISON	ELECTRIC - 4140 CRIMSON	862.93
501-4067-45020.000	COMMONWEALTH EDISON	ELECTRIC - 95 ASTER LN	806.02
501-4067-45020.000	COMMONWEALTH EDISON	ELECTRIC - 3990 HUNTINGTON	76.01
501-4067-45020.000	COMMONWEALTH EDISON	ELECTRIC - 1355 WESTBURY	100.43
501-4067-45020.000	COMMONWEALTH EDISON	ELECTRIC - 2002 PARKVIEW	616.24
501-4067-45020.000	COMMONWEALTH EDISON	ELECTRIC - 780 HASSELL	201.93
501-4067-45020.000	COMMONWEALTH EDISON	ELECTRIC - 1790 CHIPPENDALE	143.46
501-4067-45030.000	NICOR GAS	GAS - 4690 OLMSTEAD	64.08
501-4067-45070.000	PACE ANALYTICAL SERVICES LLC	2026 WATER IEPA TESTING	1,095.00
501-4067-45070.000	STRAND ASSOCIATES, INC	WATER MODEL UPDATE - JUNE'26	711.33
501-4067-45070.000	STRAND ASSOCIATES, INC	WATER MODEL REPAIRS - MAY'26	3,342.60
501-4067-45070.000	STRAND ASSOCIATES, INC	WATER MODEL REPAIRS - APRIL'26	532.31
501-4067-45070.000	VERIZON CONNECT FLEET USA LLC	REVEAL FLEET TRACKING	261.14
501-4067-45090.000	ALEXANDER CHEMICAL CORPORATION	VARIOUS SUPPLIES	264.00
501-4067-45100.000	INTERSTATE BATTERIES-NORTH CHICAGO	UNIT FE21 AND 132 PARTS	133.35
501-4067-45100.000	O'REILLY AUTO PARTS	CREDIT	(22.00)
501-4067-45100.000	O'REILLY AUTO PARTS	UNIT 135 PARTS	134.79
501-4067-45100.000	O'REILLY AUTO PARTS	CORE RETURN CREDIT	(22.00)
501-4067-45100.000	O'REILLY AUTO PARTS	UNIT 132 PARTS	105.06
501-4067-45100.000	O'REILLY AUTO PARTS	UNIT 132 PARTS CREDIT	(22.00)
501-4067-45100.000	O'REILLY AUTO PARTS	UNIT 132 PARTS	15.98
501-4067-45290.000	BEVERLY MATERIALS, L.L.C.	MAINTENANCE SUPPLIES	1,588.54
501-4067-45850.000	ACME TRUCK BRAKE & SUPPLY CO.	UNIT 68 PARTS	125.88
501-4067-45850.000	BRAD MANNING FORD INC	UNIT 61 PARTS	38.94
501-4067-45850.000	GRAINGER INC	UNIT 29N PARTS	267.96
501-4067-45850.000	O'REILLY AUTO PARTS	UNIT 70 PARTS	7.02
501-4067-45850.000	ULTRA STROBE COMMUNICATIONS	UNIT 29N PARTS	125.00
Total Department 4067 PUBLIC WORKS WATER			16,368.03
Department: 4068 PUBLIC WORKS SEWER			
501-4068-45020.000	COMMONWEALTH EDISON	ELECTRIC - 1869 HAMPTON	147.10
501-4068-45020.000	COMMONWEALTH EDISON	ELECTRIC - 1215 MOON LAKE	721.40
501-4068-45020.000	COMMONWEALTH EDISON	ELECTRIC - 1513 GOLF RD	309.94

VILLAGE OF HOFFMAN ESTATES

JULY 20, 2026

GL Number	Vendor Name	Invoice Description	Amount
501-4068-45020.000	COMMONWEALTH EDISON	ELECTRIC - 1775 HUNTINGTON	261.81
501-4068-45020.000	COMMONWEALTH EDISON	ELECTRIC - 2380 GOLF RD	387.43
501-4068-45020.000	COMMONWEALTH EDISON	ELECTRIC - 2094 CARLING RD	102.22
501-4068-45020.000	COMMONWEALTH EDISON	ELECTRIC - 1200 KINGSDALE	231.28
501-4068-45020.000	COMMONWEALTH EDISON	ELECTRIC - 897 PARK	172.02
501-4068-45020.000	COMMONWEALTH EDISON	ELECTRIC - 6100 SHOEFACORY	890.00
501-4068-45020.000	COMMONWEALTH EDISON	ELECTRIC - 1790 CHIPPENDALE	215.19
501-4068-45020.000	COMMONWEALTH EDISON	ELECTRIC - 1629 CROWFOOT	232.54
501-4068-45100.000	BATTERIES PLUS BULBS	VARIOUS SUPPLIES	145.95
501-4068-45240.000	MENARDS - HNVR PARK	VARIOUS SUPPLIES	661.71
501-4068-46020.000	FULLIFE SAFETY CENTER	VARIOUS SUPPLIES	445.00
Total Department 4068 PUBLIC WORKS SEWER			4,923.59
Department: 4070 PUBLIC WORKS WATER BILLING			
501-4070-45100.000	QUADIENT INC	POSTAGE MACHINE LEASE 08/26-10/26	1,127.42
501-4070-45420.000	BS&A SOFTWARE	BILLING SERVICES - JUNE 2026	10,585.25
Total Department 4070 PUBLIC WORKS WATER BILLING			11,712.67
Department: 4073 WATER CAPITAL			
501-4073-46080.000	NATIONAL POWER RODDING CORP.	2025 SANITARY SEWER REHABILIT PROJ	216,623.00
Total Department 4073 WATER CAPITAL			216,623.00
Total Fund 501 WATER & SEWER FUND			251,772.74
Fund: 505 NOW ARENA OPERTNG FUND			
Department: 0000 MISCELLANEOUS			
505-0000-45420.000	COPENHAVER CONSTRUCTION, INC	NOW ARENA RETAINING WALL CONSTRUCT	18,847.52
Total Department 0000 MISCELLANEOUS			18,847.52
Total Fund 505 NOW ARENA OPERTNG FUND			18,847.52
Fund: 601 INSURANCE FUND			
601-0000-11010.000	SCOTT LAWRENCE	SICK INCENTIVE REIMBURSEMENT - JUN 29	144.00
601-0000-11010.000	SCOTT LAWRENCE	SICK INCENTIVE REIMBURSEMENT - JULY 13	144.00
Total Department 0000 MISCELLANEOUS			288.00
Department: 7000 INSURANCE			
601-7000-45790.000	ISAAC RAY FORENSIC GROUP LLC	FITNESS FOR DUTY EVALUATION	1,581.25
Total Department 7000 INSURANCE			1,581.25
Total Fund 601 INSURANCE FUND			1,869.25

VILLAGE OF HOFFMAN ESTATES

JULY 20, 2026

GL Number	Vendor Name	Invoice Description	Amount
Fund: 602 INFORMATION SYSTEMS FUND			
Department: 4712 IT ADMINISTRATION			
602-4712-43010.000	EJ MUNGICAL	LASERFICHE CONFER PER DIEM & TRAVEL	341.47
Total Department 4712 IT ADMINISTRATION			341.47
Department: 4785 IT OPERATIONS			
602-4785-45420.200	SERVERCENTRAL LLC	CLOUD STORAGE 07/01 - 07/31/26	618.00
602-4785-45420.200	SERVERCENTRAL LLC	CLOUD STORAGE 08/01 - 08/31/26	618.00
602-4785-45420.200	TECHNO CONSULTING INC	RMM TOOLS, O365 BACKUP, PASSWORD	3,277.85
Total Department 4785 IT OPERATIONS			4,513.85
Department: 4786 IT CAPITAL			
602-4786-46190.000	BS&A SOFTWARE	ADDITIONAL UTILITY BILLING CLOUD TRAINING	3,285.00
Total Department 4786 IT CAPITAL			3,285.00
Total Fund 602 INFORMATION SYSTEMS FUND			8,140.32
--- TOTALS BY FUND ---			
100		GENERAL FUND	318,183.60
401		CAPITAL IMPROVEMENTS FUND	48,740.00
404		ROAD IMPROVEMENT FUND	635,751.56
405		STORMWATER MANAGEMENT	1,098.00
416		2026 BOND PROJECT	2,750.00
501		WATER & SEWER FUND	251,772.74
505		NOW ARENA OPERTING FUND	18,847.52
601		INSURANCE FUND	1,869.25
602		INFORMATION SYSTEMS FUND	8,140.32
Total For All Funds:			1,287,152.99

VILLAGE OF HOFFMAN ESTATES

MANUAL CHECKS

Check Number	Date	GL Number	Vendor Name	Invoice Description	Amount
143894	7/10/2026	100-0000-12220.000	AFLAC	REMITTANCE CHECK	7,223.98
	7/10/2026	100-0000-12230.000	AFLAC	REMITTANCE CHECK	2,085.18
		TOTAL			9,309.16
143895	7/10/2026	100-0000-12180.000	INT'L BROTHERHOOD TEAMSTERS	REMITTANCE CHECK	5,532.00
143896	7/10/2026	100-0000-12180.000	METROPOLITAN ALLIANCE OF POLICE	REMITTANCE CHECK	4,216.00
	7/10/2026	100-0000-12180.000	METROPOLITAN ALLIANCE OF POLICE	REMITTANCE CHECK	564.00
		TOTAL			4,780.00
143897	7/10/2026	100-0000-12140.000	NCPERS - IL IMRF	REMITTANCE CHECK	1,160.00
143898	7/10/2026	100-0000-12260.000	PRE PAID LEGAL SERVICES INC	REMITTANCE CHECK	554.20
143899	7/14/2026	100-0000-14080.000	HAYA KHAN INC	SELF-HELP FUND: RENTAL ASSISTANCE	1,000.00
143900	7/14/2026	100-1011-44140.000	JEWEL FOOD STORES	VARIOUS SUPPLIES	143.72
	7/14/2026	100-1016-44050.000	JEWEL FOOD STORES	VARIOUS SUPPLIES	71.92
		TOTAL			215.64
143901	7/14/2026	602-4785-45420.000	COMCAST BUSINESS	INTERNET SERVICES - VILLAGE HALL	331.68
143902	7/14/2026	100-1014-44010.000	FEDERAL EXPRESS	SHIPPING	74.04
143903	7/14/2026	100-1014-44010.000	FEDERAL EXPRESS	SHIPPING	18.47
	7/15/2026	100-3031-44080.130	THE HOME DEPOT	VARIOUS SUPPLIES	634.45
	7/15/2026	100-4042-44140.000	THE HOME DEPOT	VARIOUS SUPPLIES	49.83
	7/15/2026	100-4044-45160.000	THE HOME DEPOT	VARIOUS SUPPLIES	68.39
	7/15/2026	100-4044-45180.000	THE HOME DEPOT	VARIOUS SUPPLIES	165.01
	7/15/2026	100-4044-45200.000	THE HOME DEPOT	VARIOUS SUPPLIES	72.76
	7/15/2026	100-4045-45130.000	THE HOME DEPOT	VARIOUS SUPPLIES	19.96

VILLAGE OF HOFFMAN ESTATES

MANUAL CHECKS

Check Number	Date	GL Number	Vendor Name	Invoice Description	Amount
	7/15/2026	100-4045-45450.000	THE HOME DEPOT	VARIOUS SUPPLIES	57.41
	7/15/2026	100-4046-45190.000	THE HOME DEPOT	VARIOUS SUPPLIES	471.02
	7/15/2026	501-4067-44140.000	THE HOME DEPOT	VARIOUS SUPPLIES	23.88
143904		TOTAL			1,562.71
TOTAL					\$24,537.90

Detail of Wire/ACH Activity
For the Period 06/01/26 - 06/30/26

Date	Vendor	Description	Source of Funds	Amount
06/01/26	IPBC	Insurance Premium	General	\$ 751,777.19
06/01/26	Payment Express	Credit Card Merchant Fees 05/26	General, Water & Sewer	\$ 74.40
06/01/26	Neopost	Replenish Postage Machine	General, Water & Sewer	\$ 1,600.00
06/02/26	Groot Inc	June Groot Ach Payment	Municipal Waste System	\$ 252,823.91
06/04/26	Employer's Claim Service	Workers Comp Claims	Insurance	\$ 3,296.34
06/10/26	Wex Bank	Fuel Purchases	General	\$ 1,665.27
06/11/26	Neopost	Replenish Postage Machine	General, Water & Sewer	\$ 1,600.00
06/12/26	IMRF	IMRF May 2026 Payroll Costs	Various	\$ 206,745.42
06/15/26	Canon Financial Services Inc	Copier Lease Payment	Capital Vehicle & Equipment	\$ 1,734.00
06/15/26	Leaf	Copier Lease Payment	Capital Vehicle & Equipment	\$ 965.62
06/17/26	CCMSI	General Liability Claims	Insurance	\$ 26,024.02
06/17/26	DataProse LLC	Printing & Postage for Water Bills	Water & Sewer	\$ 22,122.21
06/17/26	Verra Mobility American Traffic Solutions	Red Light Cameras	General	\$ 27,000.00
06/17/26	Central States Pension Fund	Liability Withdrawal	NOW Arena Operating	\$ 763.16
06/17/26	SWANCC	Monthly Tipping Fees	Municipal Waste System	\$ 66,565.00
06/17/26	JAWA	Monthly Water Usage	Water & Sewer	\$ 868,025.00
06/17/26	Bestco Benefit Plans	Monthly Retiree Premiums	General	\$ 25,135.21
06/22/26	MidAmerica	FY2026 HRA Contributions	General, IT, Water and Sewer	\$ 171,950.00
06/23/26	Amalgamated Bank of Chicago	2024 Bond Agent Fees	General	\$ 476.75
06/23/26	Illinois EPA	Loan Payment	Water & Sewer	\$ 11,497.27
06/30/26	MidAmerica	FY2026 HRA Contributions	General, IT, Water and Sewer	\$ 2,000.00
	TOTAL			\$ 2,443,840.77



HOFFMAN ESTATES

July 15, 2026

To: Mayor and Board of Trustees

TREASURER'S REPORT

May 2026

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

For the Operating funds, cash receipts and transfers-in exceeded cash disbursements and transfers-out by \$0.3 million, primarily due to interfund activity. After including these receipts and disbursements, the balance of cash and investments for the operating funds is \$79.5 million.

For the Operating, Debt Service and Capital Projects cash disbursements and transfers-out exceeded cash receipts and transfers-in by \$2.0 million, due to 2026 debt service payments and construction related to the new fire station.

For the Trust Funds, cash receipts and transfers-in exceeded cash disbursements and transfers-out by \$16.2 million, primarily due to pension fund investment activity.

The total for cash and investments for all funds increased.

Respectfully Submitted,

Rachel Musiala
Village Treasurer

Attachment

TREASURER'S REPORT
FOR THE MONTH ENDING May, 2026

Fund	Beginning Balance	Receipts/ Transfers - In	Disbursements/ Transfers - Out	Amount in Cash	Amount Invested	Ending Balance
General (incl. Veterans' Mem)	\$ 36,429,405	\$ 8,241,900	\$ 8,422,148	\$ 3,020,326	\$ 33,228,831	\$ 36,249,157
Payroll Account	-	4,623,212	4,623,212	-	-	-
Petty Cash	1,900	-	-	1,900	-	1,900
Foreign Fire Ins. Board	316,454	-	-	316,454	-	316,454
Cash, Village Foundation	15,400	-	-	15,400	-	15,400
Cash, Fire Protection District	84,842	1,213	-	86,055	-	86,055
Motor Fuel Tax	1,066,034	197,491	-	64,852	1,198,673	1,263,525
Comm. Dev. Block Grant	-	83,334	65,374	17,960	-	17,960
Asset Seizure - Federal	301,764	5,051	-	306,815	-	306,815
Asset Seizure - State	367,442	(300,455)	-	-	66,987	66,987
Asset Seizure - Battle	1,083	3	-	-	1,086	1,086
Asset Seizure - U. S. Marshall	10,624	-	-	10,624	-	10,624
Municipal Waste System	250,042	404,141	331,375	230,430	92,377	322,808
Roselle Road TIF	4,671,213	14,329	-	159,805	4,525,736	4,685,541
Higgins/Hassell TIF	1,198,203	2,271	-	631,759	568,715	1,200,474
Barrington/Higgins TIF	1,397,218	4,046	-	129,186	1,272,078	1,401,264
Lakewood Center TIF	531,546	1,527	2,545	80,784	449,744	530,528
Higgins/Old Sutton TIF	67,945	313	-	15,113	53,144	68,257
Stonington/Pembroke TIF	248,927	-	-	248,927	-	248,927
Water & Sewer	17,587,348	1,816,209	1,229,646	5,987,082	12,186,829	18,173,911
NOW Operating	9,815,267	118,976	363,907	297,219	9,273,117	9,570,336
Insurance	2,676,482	223,019	153,013	73,172	2,673,316	2,746,488
Information Technology	2,197,329	237,565	171,892	148,496	2,114,506	2,263,002
Total Operating Funds	\$ 79,236,467	\$ 15,674,145	\$ 15,363,112	\$ 11,842,359	\$ 67,705,141	\$ 79,547,500
Debt Service						
2015 A & C G.O. Debt Serv.	\$ 679,400	\$ 114,290	\$ 75,000	\$ 663,222	\$ 55,468	\$ 718,690
2016 G.O. Debt Serv.	83,850	-	-	83,850	-	83,850
2018 G.O. Debt Serv.	1,012,831	220,331	622,226	9,831	601,105	610,936
2024 G.O. Debt Serv.	325,313	193,484	192,514	-	326,283	326,283
Total Debt Service Funds	\$ 2,101,395	\$ 528,105	\$ 889,740	\$ 756,903	\$ 982,856	\$ 1,739,759
Capital Projects Funds						
Central Road Imp.	\$ 60,365	\$ 188	\$ -	\$ 2,268	\$ 58,286	\$ 60,554
Hoffman Blvd Bridge Maintenance	320,750	950	-	10,974	310,726	321,700
Western Corridor	2,243,995	307,209	414,583	54,839	2,081,782	2,136,621
Traffic Improvement	18,695	-	-	18,695	-	18,695
Prairie Stone Capital	3,421,746	536,622	1,005,717	475,576	2,477,075	2,952,651
Road Improvements	4,112,978	510,002	804,372	1,463	3,817,145	3,818,608
Western Area Traff. Impr.	24,817	-	-	24,817	-	24,817
West Area Rd Impr. Impact Fee	1,110,972	3,496	68,333	67,645	978,489	1,046,135
Capital Improvements	1,839,169	200,199	129,901	483,039	1,426,428	1,909,467
Capital Vehicle & Equipment	2,567,029	309,165	26,372	440,316	2,409,506	2,849,822
Capital Replacement	2,329,001	57,446	467,286	86,773	1,832,388	1,919,161
Stormwater Management	691,914	185,669	12,897	463,464	401,223	864,687
2019 Capital Projects	609,840	1,669	-	78,627	532,882	611,508
2024 Capital Projects	850,822	1,830	151,274	93,073	608,304	701,377
2026 Capital Projects	17,431,212	24,579	1,025,624	-	16,430,168	16,430,168
Total Capital Proj. Funds	\$ 37,633,305	\$ 2,139,025	\$ 4,106,359	\$ 2,301,568	\$ 33,364,402	\$ 35,665,970
Total Operating, Debt Service and Capital Project Funds	\$ 118,971,167	\$ 18,341,274	\$ 20,359,211	\$ 14,900,830	\$ 102,052,399	\$ 116,953,229
Trust Funds						
Police Pension (Apr)	\$ 115,529,222	\$ 13,672,074	\$ 6,131,356	\$ 10,021	\$ 123,059,919	\$ 123,069,940
Firefighters Pension (Apr)	134,828,158	16,179,580	7,543,666	10,036	143,454,036	143,464,072
Total Trust Funds	\$ 250,357,380	\$ 29,851,653	\$ 13,675,022	\$ 20,057	\$ 266,513,955	\$ 266,534,012
GRAND TOTAL	\$ 369,328,547	\$ 48,192,928	\$ 34,034,233	\$ 14,920,887	\$ 368,566,354	\$ 383,487,241



AGENDA ITEM REPORT

Village Board of Trustees
July 20, 2026
ITEM 7A

REQUEST: Approval of an Ordinance granting a Master Sign Plan Amendment for the property located at 675 W. Golf Road.

FROM: Kevin Anderson, Planner II

ITEM TYPE: Ordinance - PC Item

REQUEST SUMMARY

True Value is proposing to operate from the tenant space at 675 W. Golf Road and is seeking to increase the signage allowed in the current Master Sign Plan.

Location: 675 W. Golf Rd.

Property Owner / Applicant: Plaza Partnership LLC / Hoffman Estates True Value

Property Size: 2.48 ac.

Zoning / Land Use: B-2 Community Business, multi-tenant commercial building

Adjacent Properties: North: Golf Rd. ROW
East: B-2 - Casey's Gas Station / The Tile Shop
South: A-1 - Highland Crossing Condos
West: B-2 - Multi-tenant retail

FINANCIAL IMPACT

N/A

RECOMMENDATION

The Plan Commission held a public hearing on July 15, 2026, and adopted the findings and ***recommended approval*** as summarized below and included in Exhibit B - Findings and Recommendations Summary:

1. Adopted the Findings of Fact for a Master Sign Plan as outlined in Exhibit B - Findings & Recommendations Summary.
2. Recommended to the Village Board approval of a Master Sign Plan Amendment for the property at 675 W. Golf Road, subject to the conditions outlined in Exhibit B - Findings & Recommendations Summary.

Voting: 5 Ayes, 0 Nays, 4 Absent
Motion Passed

ATTACHMENTS

1. Ordinance - 675 W. Golf Rd Master Sign Plan Amendment final
2. Exhibit A - Location Map - 675 W. Golf Rd
3. Exhibit B - PC Findings and Recommendations Summary - 675 W. Golf Rd
4. Exhibit C - 675 W. Golf Rd Master Sign Plan
5. PC Staff Report
6. Supporting Documents

VILLAGE OF HOFFMAN ESTATES

AN ORDINANCE GRANTING A MASTER SIGN PLAN AMENDMENT
FOR THE PROPERTY AT 675 W. GOLF RD

WHEREAS, the Plan Commission, at a public hearing duly called and held according to law on July 15, 2026, considered a request by Hoffman Estates True Value for a Master Sign Plan Amendment for the property at 675 W. Golf Rd., attached hereto and made a part hereof as Exhibit “A”; and

WHEREAS, the Plan Commission adopted certain Finding of Fact and recommended approval of the Master Sign Plan Amendment as outlined in the Findings and Recommendations Summary attached hereto and made a part hereof as Exhibit "B"; and

WHEREAS, the proposed Master Sign Plan Amendment attached hereto and made a part hereof as Exhibit “C” has met the standards set forth in the Municipal Code; and

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

WHEREAS, the proposed Master Sign Plan Amendment has met the standards set forth in the Municipal Code;

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

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

Section 2: A Master Sign Plan Amendment is hereby granted to the property at 675 W. Golf Rd., subject to the following conditions:

a. A building permit is required.

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

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

PASSED THIS _____ day of _____, 2026

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

APPROVED THIS _____ DAY OF _____, 2026

Village President

ATTEST:

Village Clerk

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

675 - 695 W GOLF RD
PIN: 07-16-200-030-0000



W HIGGINS RD

W GOLF RD

675 - 695

Legend

 Subject Properties

 Parcels

 Village Boundary

N





**PLAN COMMISSION
FINDINGS & RECOMMENDATION SUMMARY**

Meeting Date: 7/15/2026
Prepared By: Kevin Anderson
PLN2605-0004

Master Sign Plan Amendment to permit additional signs for the property located at 675 W. Golf Road.

Findings of Fact – Master Sign Plan

Sec. 9-3-8-13: The Village Board of Trustees is authorized to approve the Master Sign Plan if it is determined that implementation of the Master Sign Plan will:

- (a) Result in architecture and graphics of a scale appropriate for the subject development and the surrounding area.
The size of the new wall sign would be similar to other tenant signs in the same building. The overall square footage of all wall signs would comply with the original restrictions of the Master Sign Plan
- (b) Provide signage consistent with the site plan and architecture of the project;
The signs proposed are in compliance with the size restrictions of the original Master Sign Plan.
- (c) Avoid visual clutter;
The sign will be located on wall with no other existing signs at a similar height to the other wall signs on the building.
- (d) Allow visitors, employees and consumers to readily identify the business entrances, while addressing the community's need for attractive, unobtrusive architecture and commercial graphics; and
The building itself is oriented on the property at a 45° angle to Golf Road. The nearby intersection of Golf and Higgins Roads is also at an angle which results in unique sight-lines to the building from the adjacent roadways. The sign is intended to direct customers to the building entrance.
- (e) Result in a unified theme of signage for the project.
The sign proposed is in compliance with the size restrictions of the original MSP.

Recommendations

The Plan Commission held a public hearing on July 15, 2026, and adopted findings and **recommended approval** as summarized below and included in Exhibit B - Findings & Recommendations Summary:

1. Adopted the Findings of Fact for Master Sign Plan Amendment.

2. Recommended to the Village Board approval of a Master Sign Plan Amendment to allow additional signs for the property at 675 W. Golf Road, subject to the following conditions:
 - a. A building permit is required.

Voting: 5 Ayes, 0 Nays, 4 Absent

Motion Passed

**675-695 West Golf Road
Master Sign Plan
July 2026**

Introduction

The Master Sign Plan (MSP) requirements have been developed based on the signage that is unique to the property located at 675-695 W. Golf Road. The property contains approximately 2.4 acres and includes a building of approximately 28,520 square feet. This plan has been designed to allow signage that is consistent with other similar retail properties, yet takes into account certain unique characteristics of this property. Sign requirements in this Plan are intended to promote cohesion among all signs.

A. Area Included in Master Sign Plan

This MSP applies to the 675-695 West Golf Road property and building.

B. General Provisions (applicable to all property governed by this plan)

1. Setbacks. Signs installed on the ground shall be installed complying with the setback requirements noted in Section C of this MSP, as measured from any point of the sign structure.
2. Driver Sight Visibility. No sign shall be placed in a location that will obstruct driver or pedestrian sight lines and create an unsafe condition.
3. Landscaping. Landscaping shall be provided at the base of all ground signs, unless determined to be unsafe or not feasible. At a minimum, groomed sod or landscaping wood chips/mulch shall be deemed to constitute landscaping and a landscape plan shall be provided as part of the Sign Permit process, subject to Village approval.
4. Illumination. All signs permitted by this MSP may be illuminated in accordance with Section 9.3.8.F of the Zoning Code unless otherwise indicated in this MSP.
5. Sign Purpose. Signs shall relate to the Owner and or Tenant of the building to which the sign is located or the uses within the portion of the building that the sign is located.
6. Sign Maintenance. All signage must be properly maintained including illumination and landscaping. Owner and or Tenant are also responsible for proper signage installation and removal, including any necessary restoration of the building elevation and area surrounding a ground sign upon termination of a Tenant's lease. Removal is to take place within thirty (30) days of cessation of the business (as required by Zoning Code Section 9-3-8-H-2).

675-695 West Golf Road
Master Sign Plan
July 2026

7. Calculation of Sign Area. Sign Area shall be calculated as specified in the Zoning Code. However, the architectural base and support structure of a ground or monument sign shall not be included in the total sign area if these areas do not contain text, logos, or any other graphics.
8. Sign Permits. A permit is required for each sign as specified in the Zoning Code. A permit is required for each face change to the ground sign.
9. Coordination with Village Sign Code. All regulations of the Zoning Code shall apply unless specifically stated otherwise in this MSP. In the event of a conflict between this MSP and the Zoning Code, the MSP regulations shall apply.
10. Interpretation. The Village shall make all determinations concerning any question of interpretation of the MSP set forth herein, and such determination shall be final and binding.
11. Prior Variations. Variation Ordinances 481-1971, 482-1971, 3998-2008, and 4146-2009 (for the freestanding sign and tenant wall signs) are hereby repealed through passage of the ordinance approving this MSP. Wall signs shall be permitted as detailed in this MSP, and per item B.9 of this MSP (Coordination with Village Sign Code).
12. Master Sign Plan (MSP). This document, along with the attached Exhibits, represents the entire MSP.

C. Ground or Freestanding Sign

Ground or Freestanding Sign. One ground or freestanding sign may be permitted on the property to identify the tenants of the building.

- a) The ground or freestanding sign must include an architectural top and base to enclose any support poles or structure, and the sign shall not be allowed as a freestanding “pole” style sign with exposed support poles. The materials and colors of the sign shall complement or match those of the building on this property.
- b) The overall sign structure may be up to a **maximum 26 feet in height** and a maximum 14 feet in width. The maximum surface area of the text panel shall be no more than 200 square feet per side, as measured by Section B-7 of this MSP.
- c) The sign shall be set back a minimum 5 feet from any property line and a minimum 2 feet from a paved surface (back of curb).

**675-695 West Golf Road
Master Sign Plan
July 2026**

D. Wall Signs

Wall signs shall be permitted for individual tenants of the building, and the following shall apply:

- a) Type. Tenant wall signs shall be individually mounted, internally lighted channel letters or logos mounted either directly to the building wall surface or to a raceway. A raceway shall be painted to match the color of the building wall to which it is mounted. Tenants with equal to or greater than 15,000 square feet of leased space in the building may install a contrasting back panel. A wall sign installed on the front, narrow portion of the building elevation may be a box style sign.
- b) Number and Size.
 - (1) Tenants with equal to or greater than 15,000 square feet of leased space in the building shall be permitted up to two wall signs on the front façade and one wall sign on the interior side façade. The total combined size of all wall signs may be up to a maximum 250 square feet.
 - (2) Tenants with less than 15,000 square feet of leased space in the building shall be permitted one wall sign. A wall sign shall not exceed 3 square feet per 1 foot of lineal tenant storefront, or a maximum of 200 square feet per sign.
- c) Location. Individual tenant wall signs shall be located on the front elevation. Each wall sign shall be centered horizontally within the front façade of the portion of the building leased by the tenant; or over an architectural entry feature of such front façade; provided, however, that if there are multiple tenant wall signs on the same portion of the façade, then they shall be located on the façade so that they are visually proportional in relation to each other and in relation to the architectural features of the building.

E. Directional Signs

- a) Directional or instructional signs shall meet the requirements of Section 9-3-8-B-8. All signs shall be of a consistent design and shall be separate from traffic control signs.

F. Temporary Signs

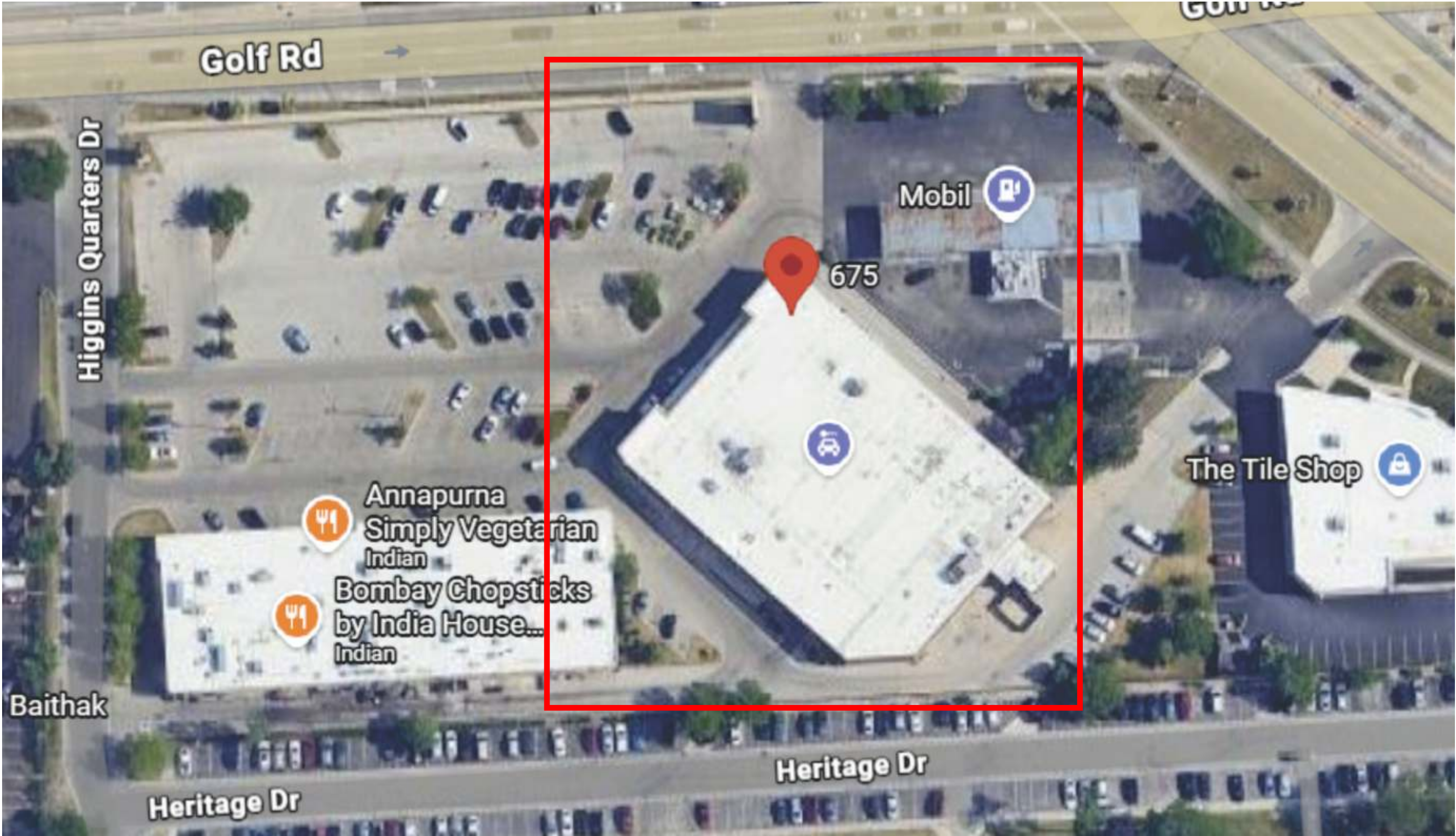
- a) Leasing Sign. Leasing information may be incorporated into the ground sign and shall not be permitted as freestanding signs or on the building exterior.

**675-695 West Golf Road
Master Sign Plan
July 2026**

- b) Special Event Signs. Such signs shall meet the requirements of Section 9-3-8-K of the Zoning Code

G. Amendments

- a) Changes. Changes to the text, colors, or graphic style of the signs shall not require a formal amendment to this plan, provided the size and all other requirements of this plan are met.
- b) New Signs. The addition of new signs or relocation of existing signs shall not require a formal amendment to this plan, provided the signs meet all requirements of this plan. Any amendment to add additional signs or make substantial changes to the approved signs in this plan shall be subject to review by the Zoning Board of Appeals and approval by the Village Board through the process outlined in the Zoning Code for Master Sign Plans.





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Client Review Status
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Client Signature: _____

Approval Date: _____

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FILE NUMBER: E212503



GROUNDING ELECTRICAL CONNECTIONS



Electric Sign Complies with UL48

All electrical components to be UL listed approved & marked per NEC 600-4. All to be electrically grounded & bonded per NEC 250-90, 250-92, 250-94, 250-96 & 600-7. All power supplies to be fused per UL 48, 28.2.1. Sign to meet NEC, UL48 and/or other applicable local codes for electrical signs.

#	Date	Description	Initial
1	-	-	-
2	-	-	-
3	-	-	-
4	-	-	-
5	-	-	-
6	-	-	-

Client:
True Value #T.B.D.

Address:
**675 W Golf Rd.
Hoffman Estates, IL 60169**

Drawing Series:
100

File Name:
TV-E30659_Hoffman Estates, IL_100.0

Sheet Name:
Site Plan

Estimate #:
E30659

Designer:
M.Jones

Date:
05/06/26

Job #:
-

PM:
JL

Sales:
House

Page #:
3

BY OTHERS
24.65 Sq Ft

TV-EXT-1A
59.94 Sq Ft

TV-EXT-6
24.65 Sq Ft

PAINT
BY OTHERS
182.00 Sq Ft

PAINT
BY OTHERS
78.00 Sq Ft

TV-EXT-12B-OP
40.08 Sq Ft

TV-EXT-12F-OP
40.08 Sq Ft

TV-EXT-12K-OP
40.08 Sq Ft

TV-EXT-12A-OP
40.08 Sq Ft

TV-EXT-12E-OP
42.25 Sq Ft

TV-EXT-CUST-OP-BLU
23.83 Sq Ft

TV-EXT-13
1.88 Sq Ft

TV-EXT-14
1.88 Sq Ft

TV-EXT-CUST-OP-BLU
23.83 Sq Ft

Front Elevation
Scale: NTS





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Listed
E212503

Electric Sign
Complies with
UL48

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#	Date	Description	Initial
1	05/06/26	Several Updates per Req.	MJ
2	05/27/26	Paint Notes Updated per Req.	MJ
3	-	-	-
4	-	-	-
5	-	-	-
6	-	-	-

Client:
True Value #T.B.D.

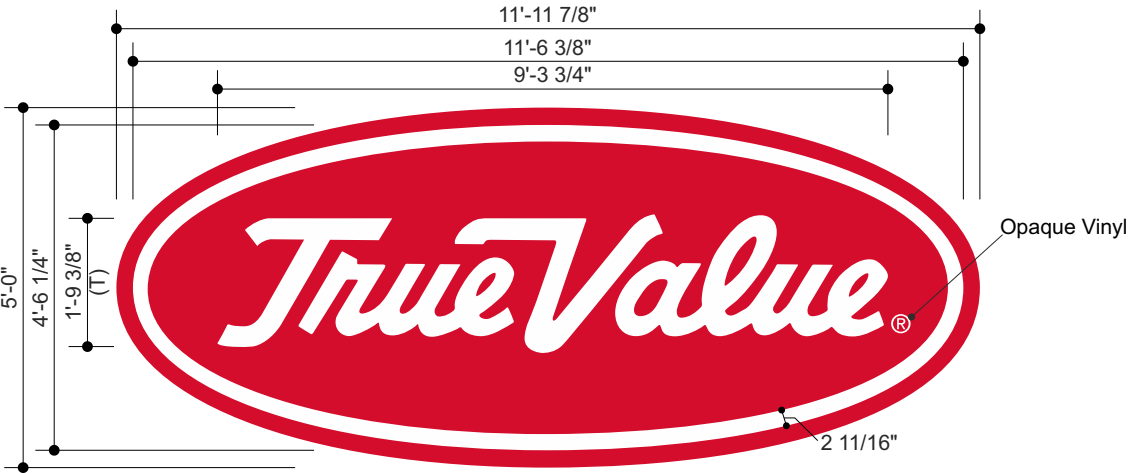
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**675 W Golf Rd.
Hoffman Estates, IL 60169**

Drawing Series:
100

File Name:
TV-E30659_Hoffman Estates, IL_102

Sheet Name:
Elevation

Estimate #: E30659	Job #: -	
Designer: M.Jones	PM: JL	Page #: 4
Date: 04/27/26	Sales: House	

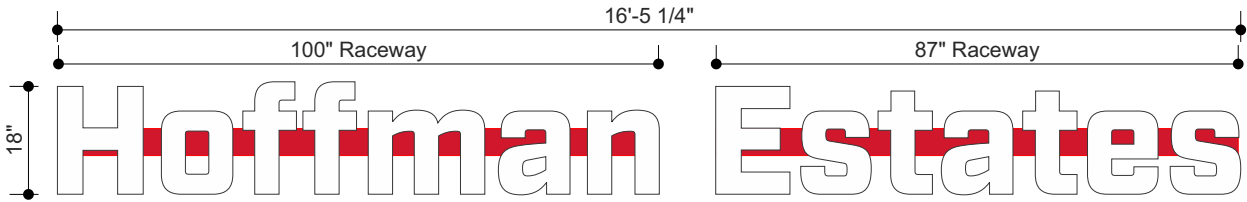


Face View

Scale: 3/8" = 1'-0"

Area

59.94 SqFt

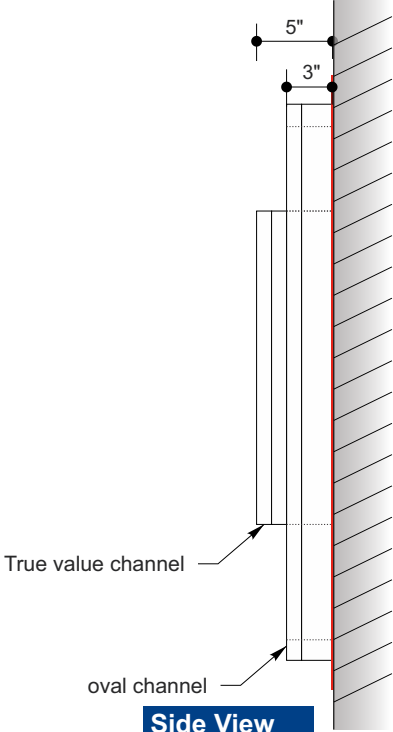


Face View

Scale: 3/8" = 1'-0"

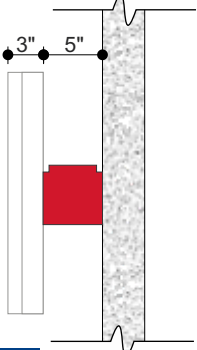
Area

24.65 SqFt



Side View

Scale: NTS



Side View

Scale: NTS

Material Specifications

White Translucent acrylic

3M Opaque Vinyl 7725-10 | white

Color Specifications

Akzo Nobel match PMS 186

Akzo Nobel White

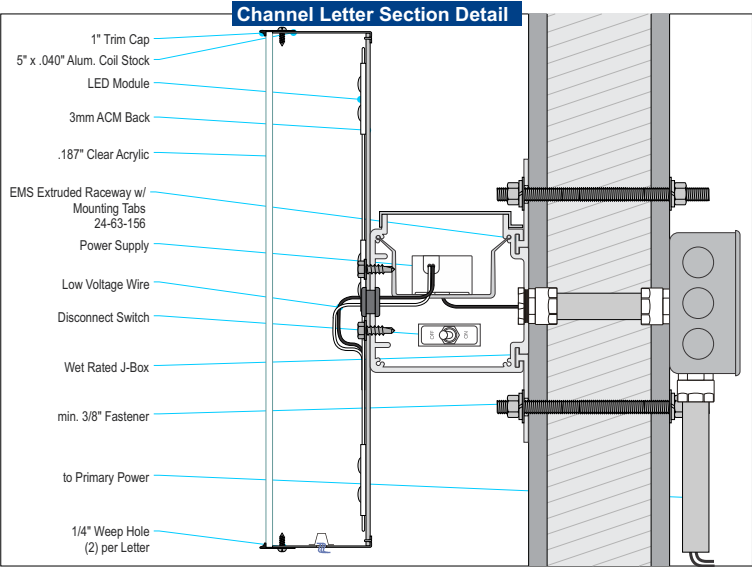
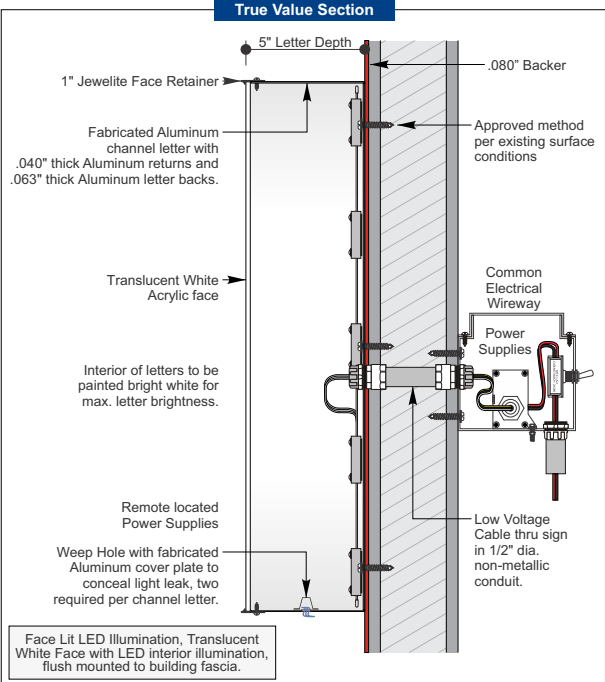
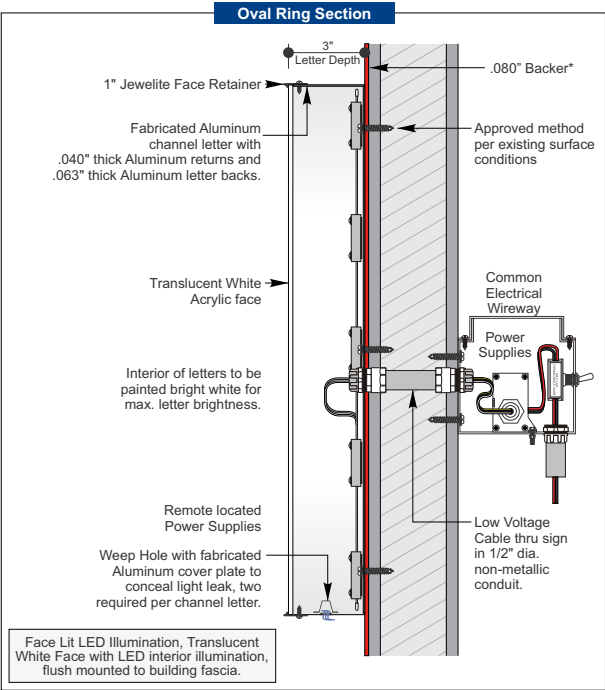
All paint finishes to be Satin unless otherwise specified

Sign Specification

Face:	3" deep .187" 7328 White acrylic face; .040" Alum. coil prefinished white; .063" alum back; 1" white trimcap Raceway Mounted
Illum:	White LEDs as required by manufacturer, Remote power supplies
Electrical:	(1) 20 AMP Circuit, 120 Volts Actual # of Circuits to be Determined by Licensed Electrical Contractor
Wall Type:	TBD
Install:	Installed Using min. 3/8" All Thread Fasteners (or approved equivalent) and Wood Blocking as Required
Font:	Industry Black
Quantity:	(1) ONE LETTERSET REQUIRED FOR EXTERIOR ELEVATION

Sign Specification

True Value:	5" deep .187" 7328 White acrylic face; .040" Alum. coil prefinished white; .063" alum back; 1" white trimcap; ©Contour Opaque White Vinyl
Oval:	3" deep .187" 7328 White acrylic face; .040" Alum. coil prefinished white; .063" alum back; 1" white trimcap
Backer:	.080" alum painted 186 red (channel pattern on backer)
Illum:	White LEDs as required by manufacturer, Remote power supplies
Electrical:	(1) 20 AMP Circuit, 120 Volts Actual # of Circuits to be Determined by Licensed Electrical Contractor
Wall Type:	TBD
Install:	Installed Using min. 3/8" All Thread Fasteners (or approved equivalent) and Wood Blocking as Required *ship in component pieces - not pre assembled
Quantity:	(1) ONE REQUIRED FOR EXTERIOR ELEVATION



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Client Signature:

Approval Date:

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Allen Industries
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Electric Sign Complies with UL48

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5	-	-	-
6	-	-	-

Client:
True Value #T.B.D.

Address:
675 W Golf Rd.
Hoffman Estates, IL 60169

Drawing Series:
100

File Name:
TV-E30659_Hoffman Estates, IL_102

Sheet Name:
Logo Channel Letters (TV-EXT-1A)(TV-EXT-6)

Estimate #:
E30659

Job #:
-

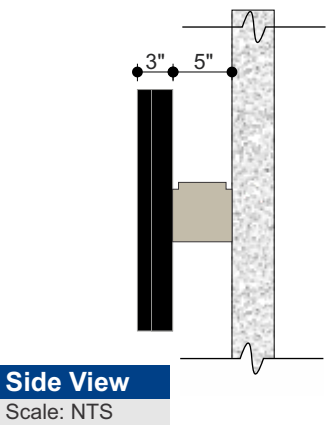
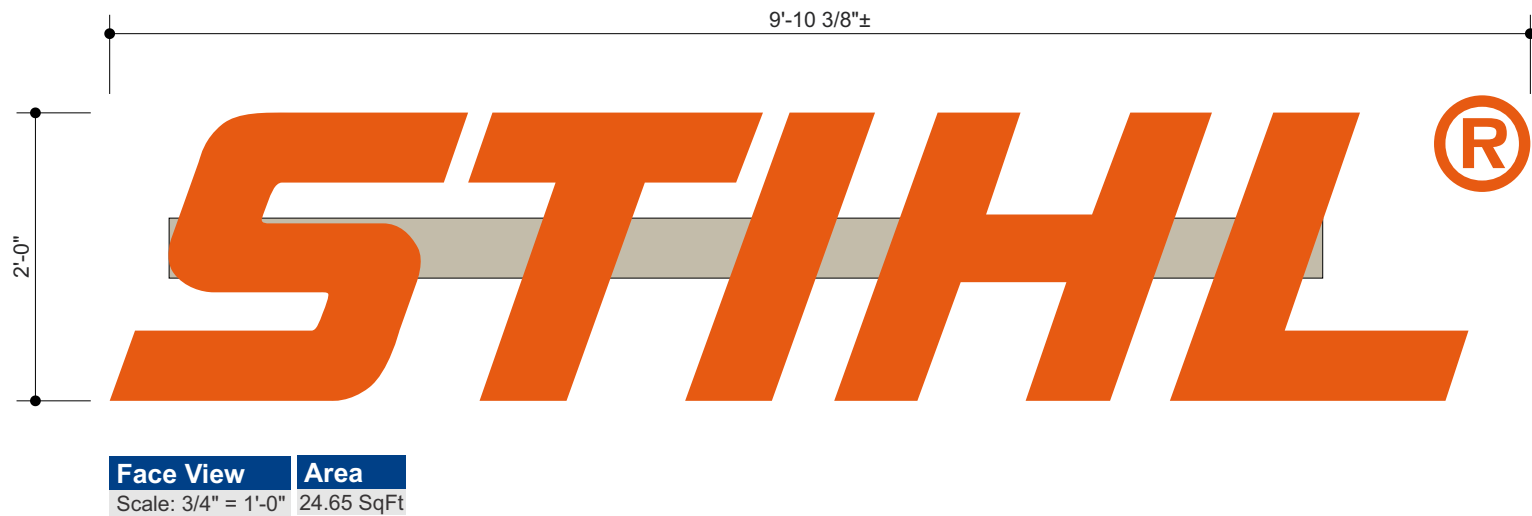
Designer:
M.Jones

PM:
JL

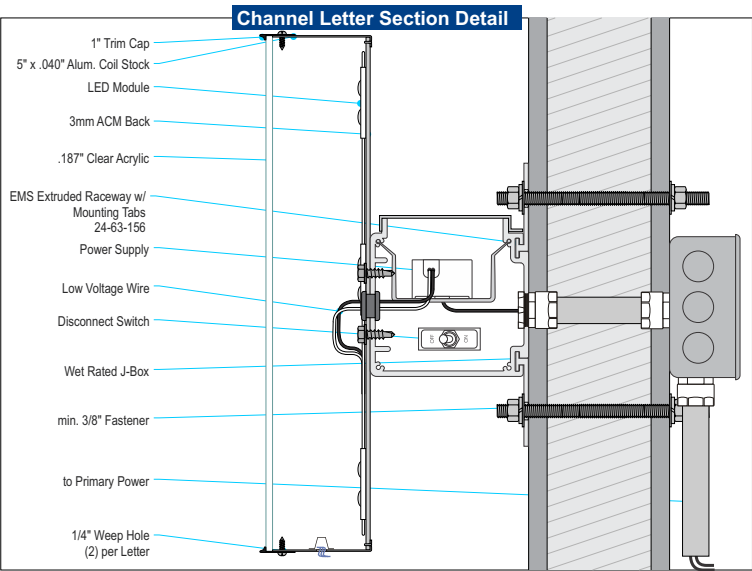
Page #:
5

Date:
04/27/26

Sales:
House



Note:
STIHL Letters by Others!





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Client Review Status
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Approval Date: _____

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FILE NUMBER: E212503



GROUNDING ELECTRICAL CONNECTIONS



Listed MET E212503

Electric Sign Complies with UL48

All electrical components to be UL listed approved & marked per NEC 600-4. All to be electrically grounded & bonded per NEC 250-90, 250-92, 250-94, 250-96 & 600-7. All power supplies to be fused per UL 48, 28.2.1. Sign to meet NEC, UL48 and/or other applicable local codes for electrical signs.

#	Date	Description	Initial
1	05/06/26	Several Updates per Req.	MJ
2	05/27/26	Paint Notes Updated per Req.	MJ
3	-	-	-
4	-	-	-
5	-	-	-
6	-	-	-

Client: _____

True Value #T.B.D.

Address: _____

**675 W Golf Rd.
Hoffman Estates, IL 60169**

Drawing Series: **100**

File Name: _____

TV-E30659_Hoffman Estates, IL_102

Sheet Name: _____

STIHL Letters By Others

Estimate #: **E30659**

Job #: _____

Designer: **M.Jones**

PM: **JL**

Page #: **6**

Date: **04/27/26**

Sales: **House**



TV-EXT-3A
22.46 Sq Ft

Side Elevation
Scale: NTS

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FILE NUMBER: E212503

GROUNDING ELECTRICAL CONNECTIONS

Listed
MET
E212503

Electric Sign
Complies with
UL48

All electrical components to be UL listed approved & marked per NEC 600-4. All to be electrically grounded & bonded per NEC 250-90, 250-92, 250-94, 250-96 & 600-7. All power supplies to be fused per UL 48, 28.2.1. Sign to meet NEC, UL48 and/or other applicable local codes for electrical signs.

#	Date	Description	Initial
1	-	-	-
2	-	-	-
3	-	-	-
4	-	-	-
5	-	-	-
6	-	-	-

Client:
True Value #T.B.D.

Address:
**675 W Golf Rd.
Hoffman Estates, IL 60169**

Drawing Series:
100

File Name:
TV-E30659_Hoffman Estates, IL_100.0

Sheet Name:
Elevation

Estimate #:
E30659

Job #:
-

Designer:
M.Jones

Date:
05/06/26

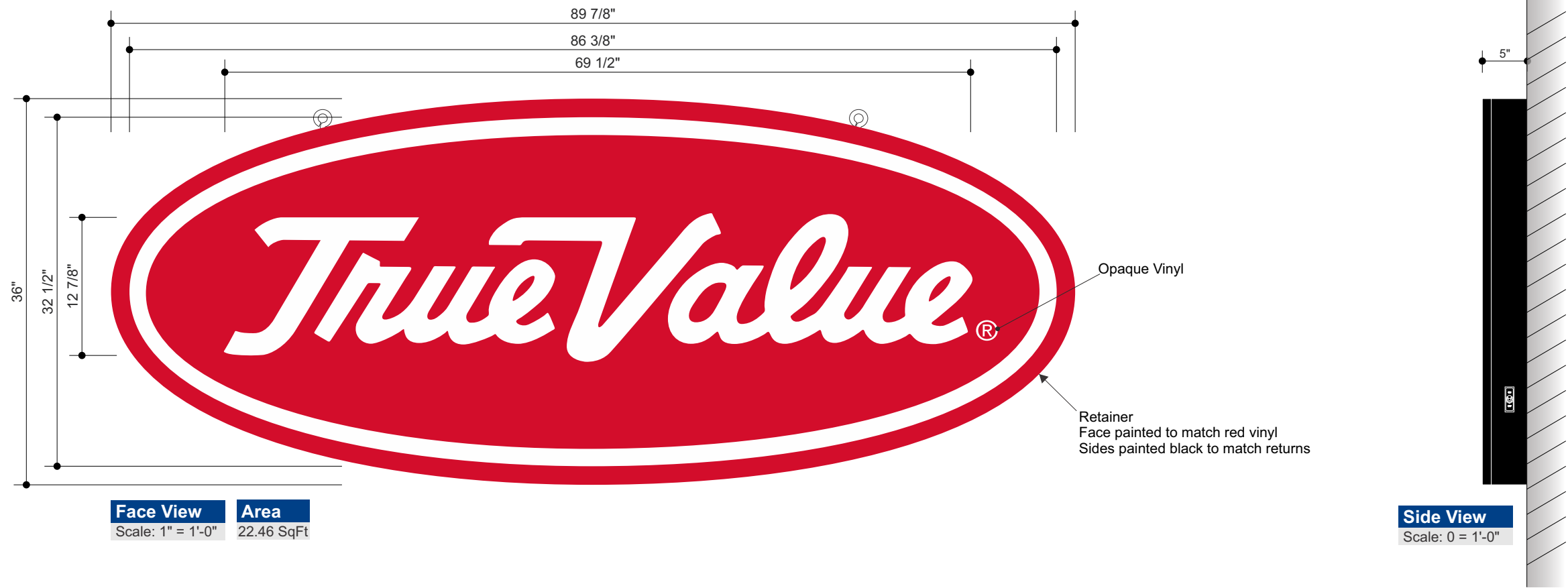
PM:
JL

Sales:
House

Page #:
4

Page 38 of 287

TV-EXT-3A



Night View



Sign Specification

Face:	5" deep .177" SG Clear poly. w/ 2nd surf.; .063" Alum. coil prefinished black; .080" alum back; ®Contour Opaque White Vinyl.
Retainer:	Fabricated Retainer - portion on face painted to match PMS 186 portion on return painted black
Illum:	White LEDs as required by manufacturer, self contained power supplies
Electrical:	(1) 20 AMP Circuit, 120 Volts <i>Actual # of Circuits to be Determined by Licensed Electrical Contractor</i>
Wall Type:	TBD
Install:	Installed Using min. 3/8" All Thread Fasteners (or approved equivalent) and Wood Blocking as Required <i>Note: add pickups</i>
Quantity:	(1) ONE REQUIRED FOR EXTERIOR ELEVATION

Vinyl Specifications

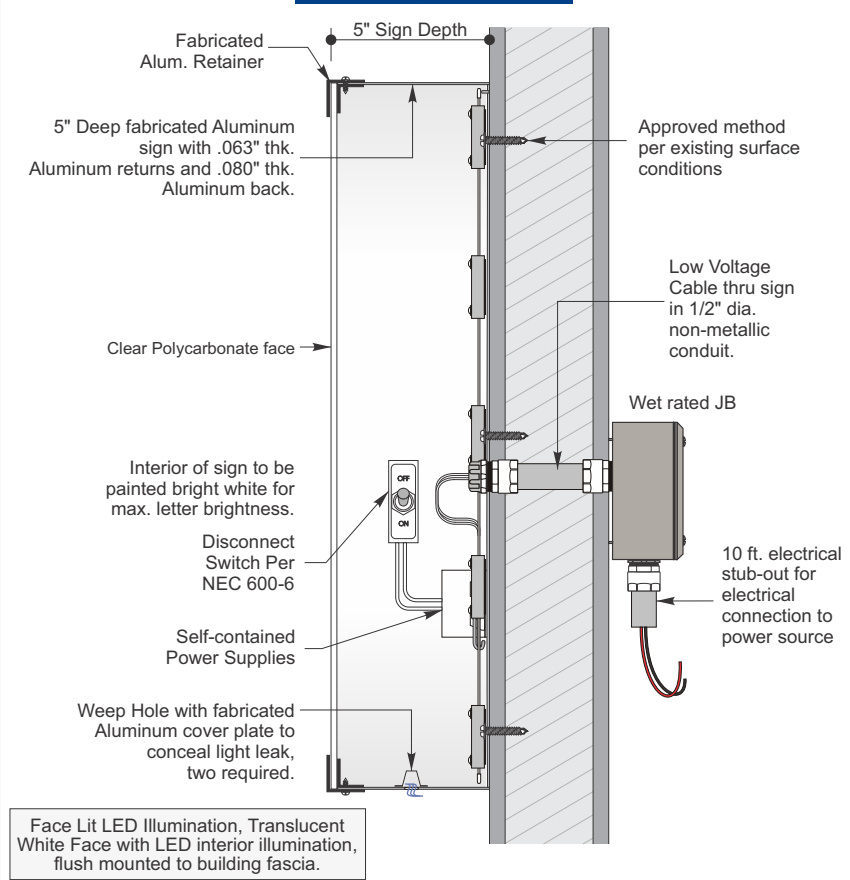
	3M White Diffuser
	3M Translucent Vinyl 3730-33L Red PMS 186c
	3M Opaque Vinyl 7725-10 white

Color Specifications

	Akzo Nobel Black
	Akzo Nobel To Match Pantone 186 C

All paint finishes to be Satin unless otherwise specified

Wall Sign Section

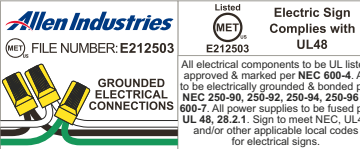


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#	Date	Description	Initial
1	-	-	-
2	-	-	-
3	-	-	-
4	-	-	-
5	-	-	-
6	-	-	-

Client:
True Value #T.B.D.

Address:
**675 W Golf Rd.
Hoffman Estates, IL 60169**

Drawing Series:
100

File Name:
TV-E30659_Hoffman Estates, IL_100.0

Sheet Name:
Logo Cabinet (TV-EXT-3A)

Estimate #:
E30659

Designer:
M.Jones

Date:
05/06/26

Job #:
-

PM:
JL

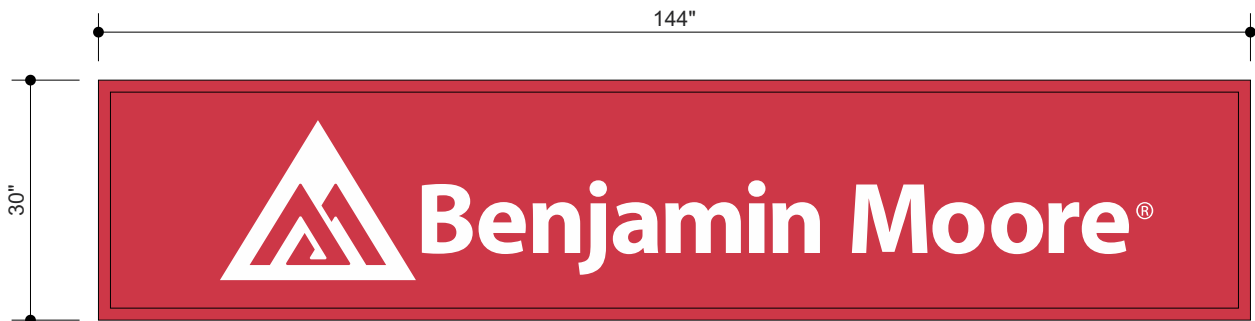
Page #:
5

Sales:
House



Face View Area
Scale: 1/2" = 1'-0" 71.00 SqFt

Background not to illuminate



Face View Area
Scale: 1/2" = 1'-0" 30.00 SqFt

General Specifications

(TV) Faces: .177" Flat Clear Polycarbonate w/
Second surface graphics

Quantity: (2) TWO REQUIRED FOR EXTERIOR ELEVATION

General Specifications

(BM) Faces: .177" Flat Clear Polycarbonate w/
Second surface graphics

Quantity: (2) TWO REQUIRED FOR EXTERIOR ELEVATION

True Value

Color Specifications

- White
- Paint to Match PMS 186c
- Paint to Match PMS 2965c

All paint finishes to be Satin
unless otherwise specified

Benjamin Moore

Color Specifications

- White
- Paint to Match PMS 199c

All paint finishes to be Satin
unless otherwise specified

Existing Conditions



Proposed Conditions



Client Review Status

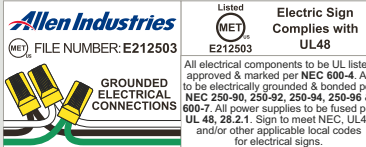
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2	05/27/26	Paint Notes Updated per Req.	MJ
3	-	-	-
4	-	-	-
5	-	-	-
6	-	-	-

Client:

True Value #T.B.D.

Address:

675 W Golf Rd.
Hoffman Estates, IL 60169

Drawing Series:

100

File Name:

TV-E30659_Hoffman Estates, IL_102

Sheet Name:

Face Replacements (TV-EXT-15)

Estimate #:

E30659

Job #:

-

Designer:

M.Jones

PM:

JL

Page #:

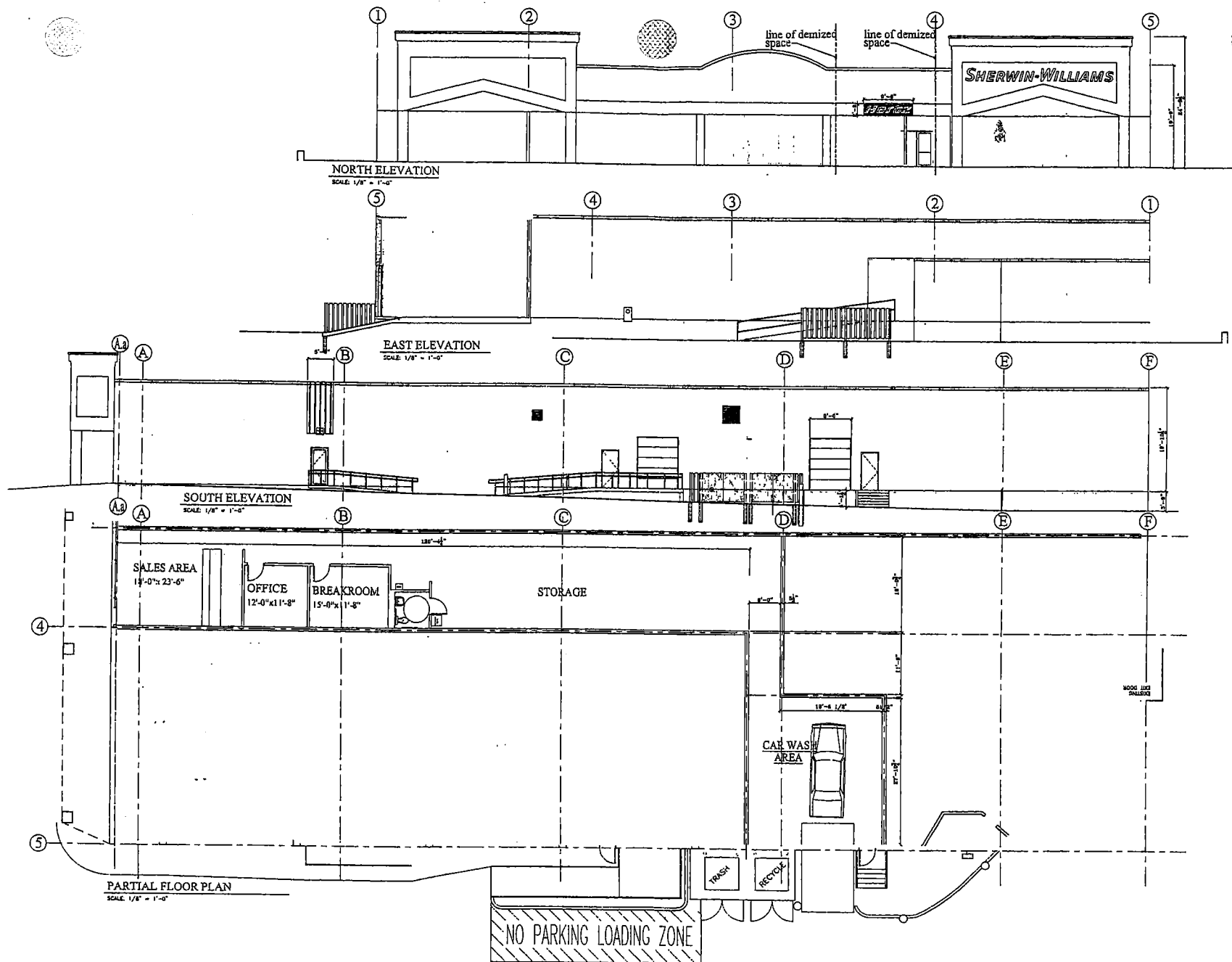
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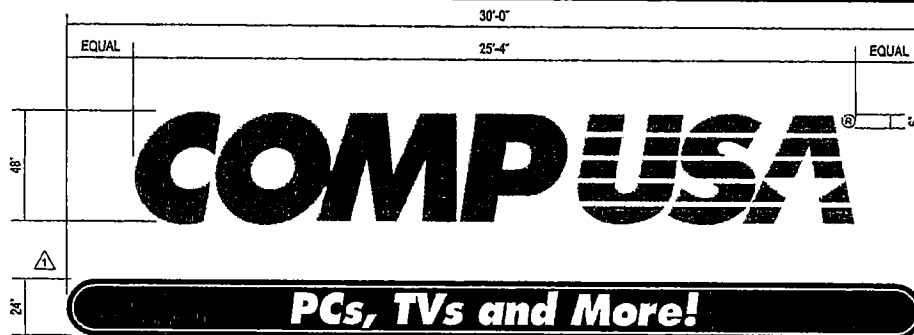
Date:

04/27/26

Sales:

House





PROPOSED SURFACE MOUNTED CHANNEL LETTERS : 1/4" = 1'-0"

DESCRIPTION :

MANUFACTURE AND INSTALL LED ILLUMINATED SURFACE MOUNTED CHANNEL LETTERS AND NEW FACE IN EXISTING CABINET. ALL LETTERS OF FORMED ALUMINUM CONSTRUCTION WITH ACRYLIC FACES AND TRIM CAP RETAINERS. ALL POWER SUPPLIES WILL BE REMOTE WIRED. "R" WILL BE 1/4" THICK ALUMINUM DISC WITH APPLIED VINYL GRAPHICS AND PIN MOUNTED FLUSH TO WALL. NEW FACE OF PAN FORMED LEXAN WITH FIRST SURFACE APPLIED REVERSE WEED VINYL.

COLORS :

- ☒ COMP USA FACES = #2447 WHITE LD ACRYLIC WITH ARLON 2500 SERIES #33 TRANSLUCENT RED VINYL OVERLAY.
- ☐ COMP USA TRIM CAP = 2" WHITE JEWELITE
- ☒ COMP USA RETURNS = MATCH PMS #485-C RED
- ☒ PCs, TVs & More! FACE = PAN FORMED WHITE LEXAN WITH BLACK VINYL OVERLAY ON FACE ONLY. PAN EDGE TO BE WHITE
- ☐ PCs, TVs & More! COPY = WHITE / EXPOSED SUBSTRATE
- ☒ EXISTING CABINET & RETAINERS = BLACK (SATIN)

SQUARE FOOTAGE :

ALLOWABLE = 1.5 FT. PER 1 FT. OF LINEAR FRONTAGE = 200 SQ. FT.
 PROPOSED = COMPUSA = 4' x 25.3' = 101.2 SQ. FT.
 CABINET = 2' x 30' = 60 SQ. FT.
 TOTAL PROPOSED = 161.2 SQ. FT.



WEST ELEVATION (EXISTING CONDITIONS) : N. T. S.



WEST ELEVATION (PROPOSED NEW LETTERS) : N. T. S.

RECEIVED

JAN 26 2009

HOFFMAN ESTATES DIV.
 OF CODE ENFORCEMENT

09010049

atlas
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 Fort Lauderdale, FL 33324
 (954) 341-1111
NORTHEAST DIVISION
 10700 W. 11th Ave., Suite 100
 Fort Lauderdale, FL 33324
 (954) 341-1111
 www.atlassinindustries.us



UNDERWRITERS
 LABORATORIES INC.



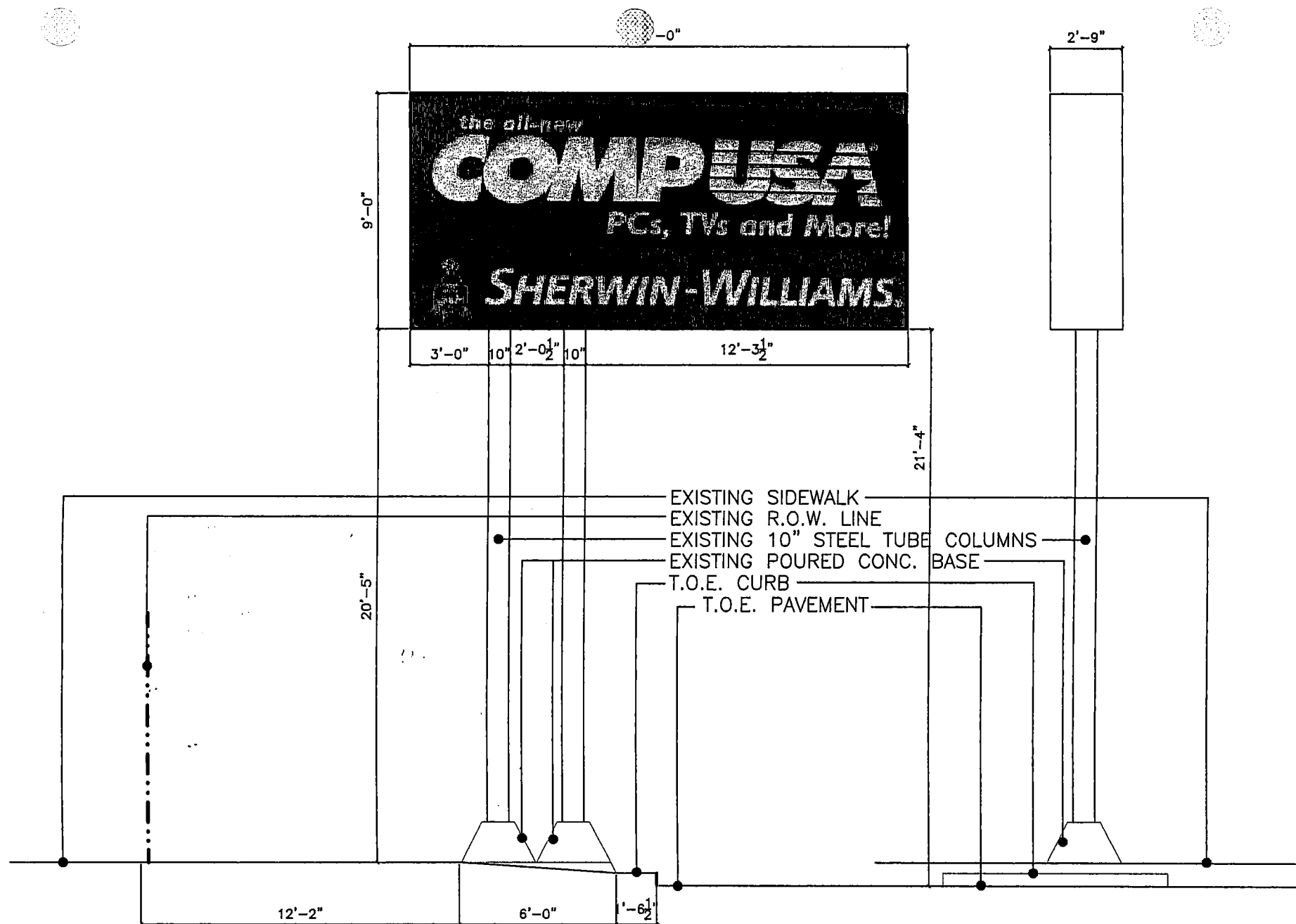
Number	Revision Description	By	Date
1	Revised per comments	BH	12/01/08

Approved by _____
 Date _____

() APPROVED AS SHOWN
 () APPROVED AS NOTED
 () CORRECT & REDESIGNED

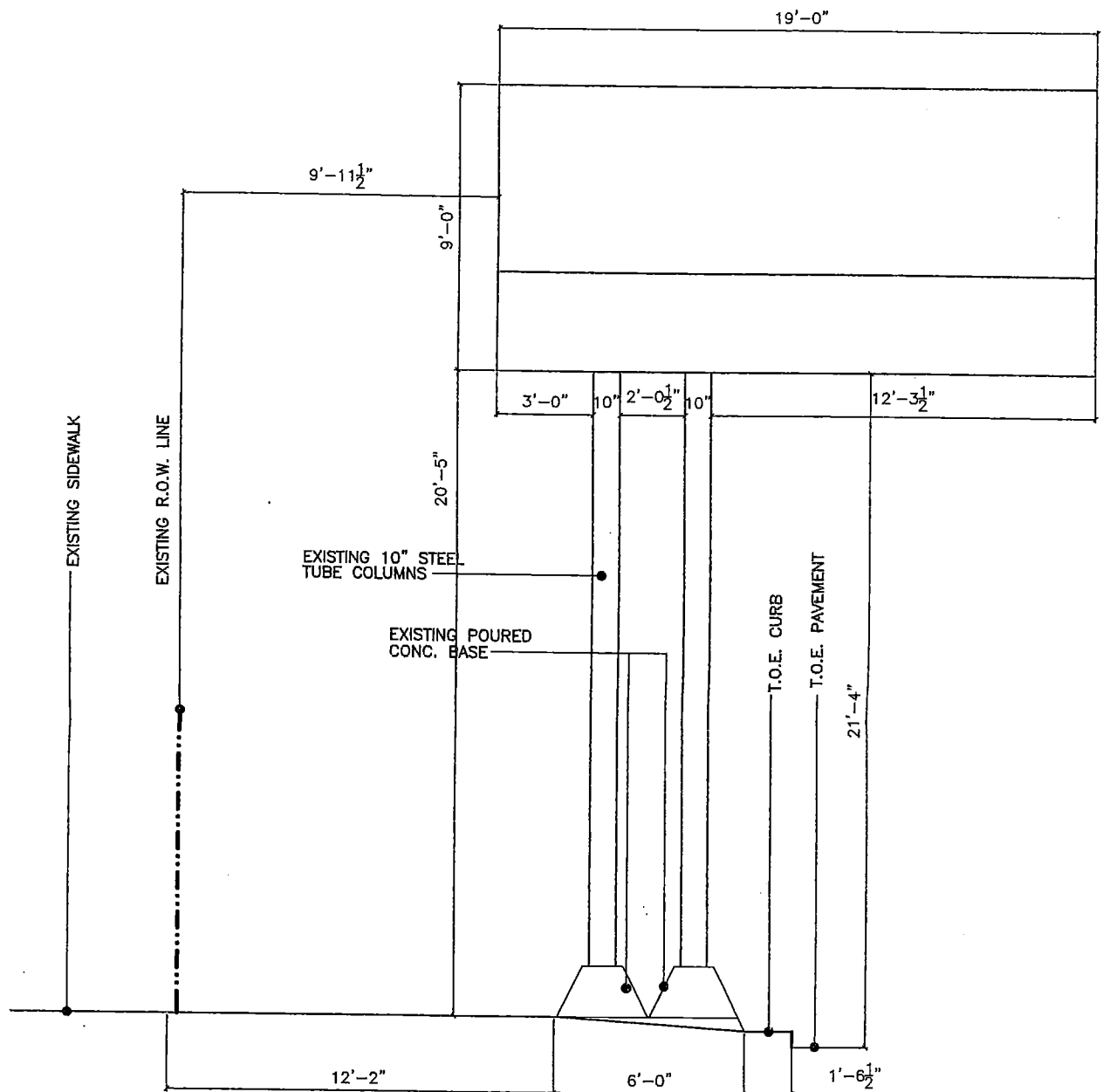
COMPUSA.com
 675 W. GOLF ROAD VILLAGE OF HOFFMAN ESTATES, ILLINOIS

Date	09/30/08	Drawn By	A20803
Check By	S. Golib	Scale	As Shown
Check By	J. Ronneburger	Sheet	A2
Check By	B. Hodge	Project	CompUSA.com/Hoffman_Estates_IL/A20803



EXISTING SIGN

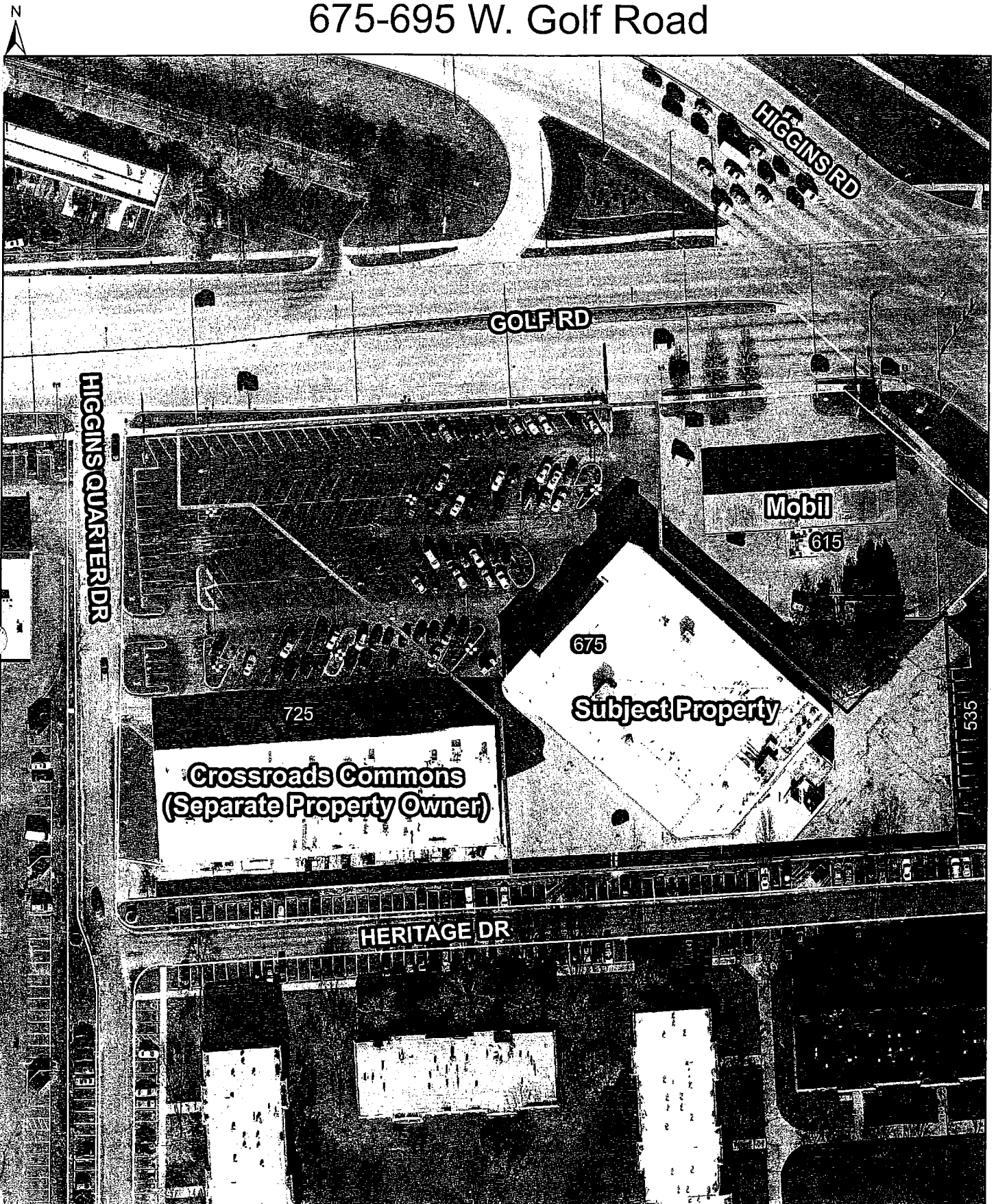
SCALE: 1"=30.00'



EXISTING-LEGAL NON-CONFORMING SIGN

EXISTING S.F. = 171.00

675-695 W. Golf Road



1 inch = 100 feet

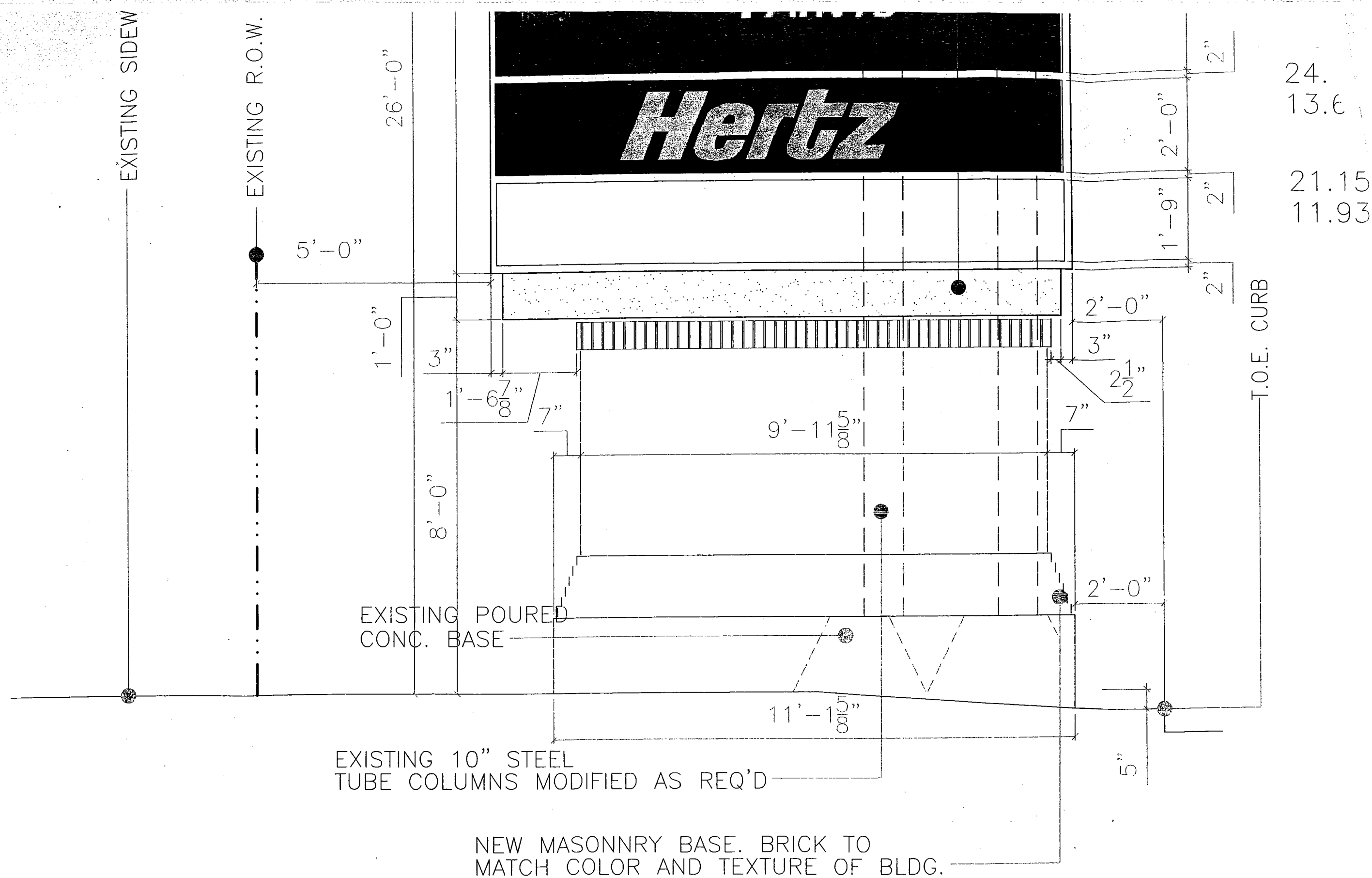
Planning Division
Village of Hoffman Estates
June 2010

Hand-drawn floor plan of a rectangular room. The overall dimensions are 12' - 5" (width) and 13' - 3" (height). The plan includes a door on the left wall, a window on the right wall, and a fireplace on the right wall. The door is labeled "13' - 3\"", the window is labeled "13' - 3\"", and the fireplace is labeled "13' - 3\"".

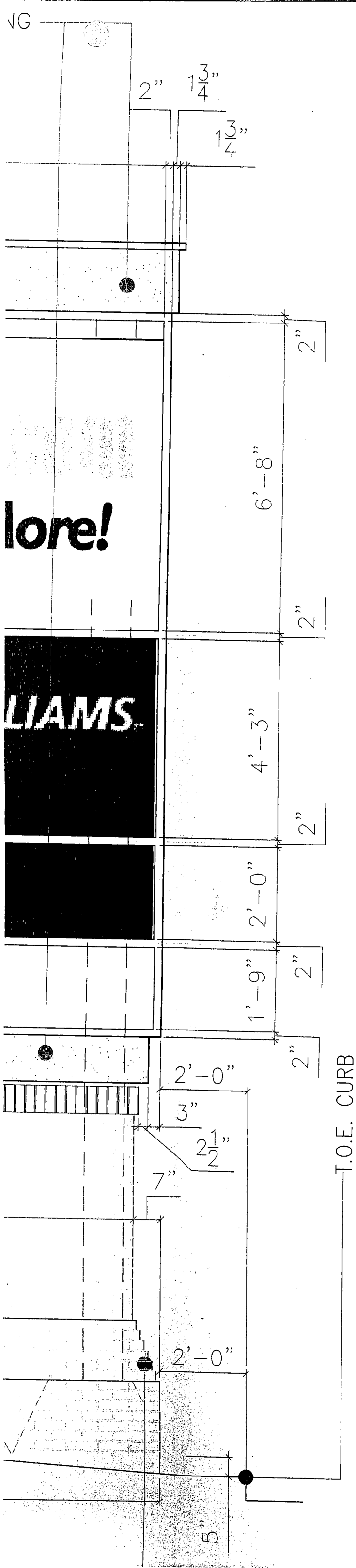


SHERWIN-WILLIAMS PAINTS

[illegible][illegible]



NEW SIGN PER MASTER SIGN PLAN

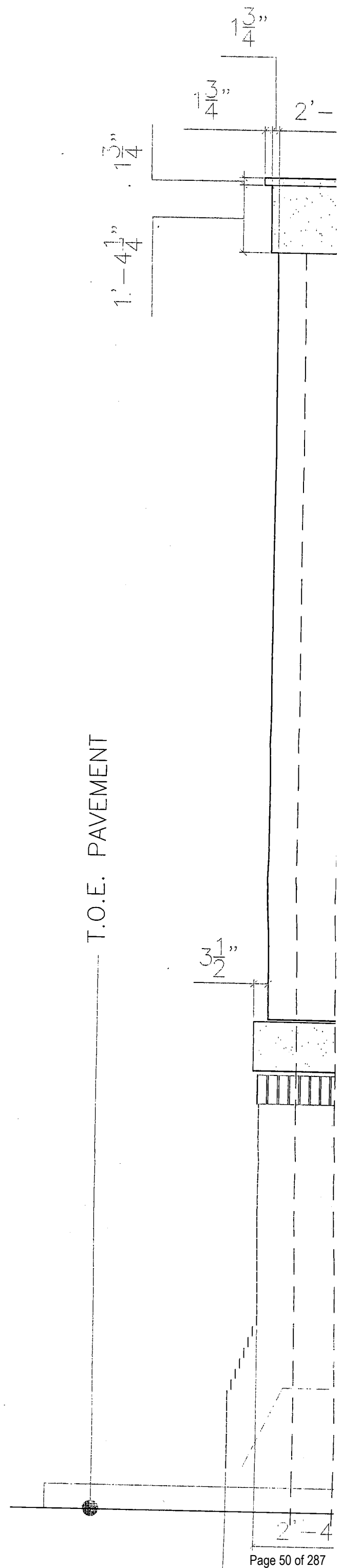


80.55sf
45.451% of TOTAL

51.35sf
28.975% of TOTAL

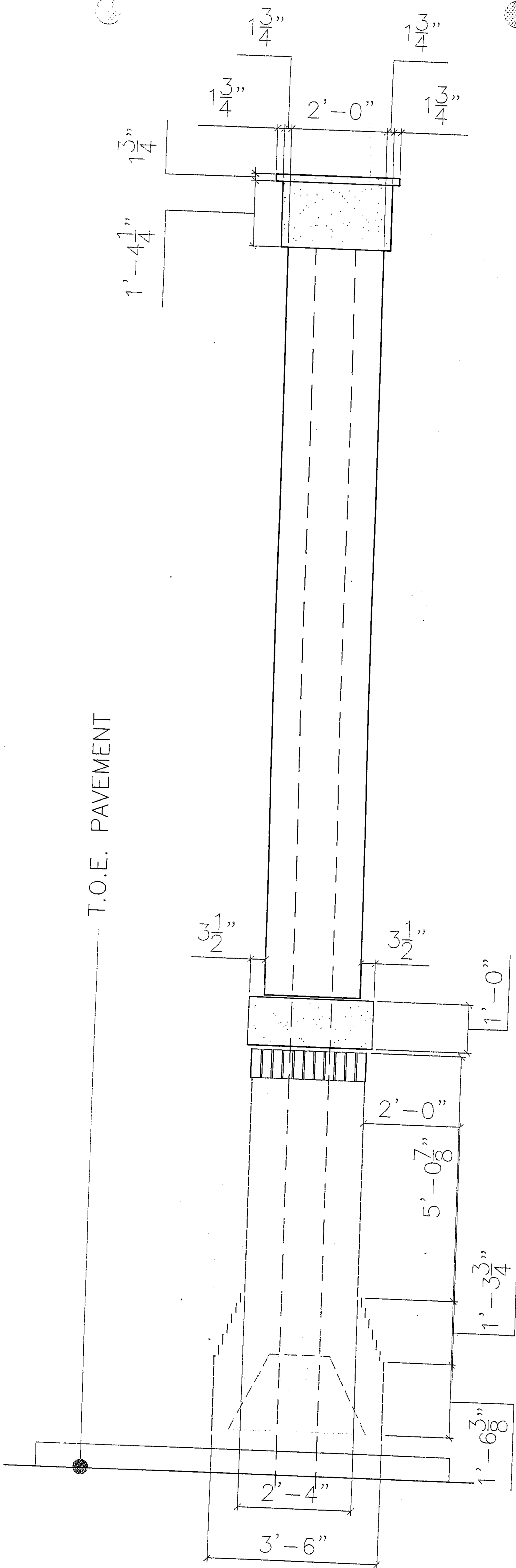
24.17sf
13.638% of TOTAL

21.15sf
11.934% of TOTAL



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JAN 04 2011
PLANNING DIVISION

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JAN 04 2011
PLANNING DIVISION





PLAN COMMISSION STAFF REPORT

Meeting Date: 7/15/2026

From: Kevin Anderson, Planner II

PLN2605-0004

Public Hearing

Master Sign Plan Amendment for the property located at 675 W. Golf Road.

REQUEST SUMMARY

True Value is proposing to operate from the tenant space at 675 W. Golf Road and is seeking to increase the signage allowed in the current Master Sign Plan.

Location:	675 W. Golf Rd.
Property Owner / Applicant:	Plaza Partnership LLC / Hoffman Estates True Value
Property Size:	2.48 ac.
Zoning / Land Use:	B-2 Community Business, multi-tenant commercial building
Adjacent Properties:	North: Golf Rd. ROW East: B-2 - Casey's Gas Station / The Tile Shop South: A-1 - Highland Crossing Condos West: B-2 - Multi-tenant retail

BACKGROUND / ANALYSIS

The subject property consists of a multi-tenant commercial building with related parking. The northern tenant space is in the process of converting to a True Value hardware store. The store operator is seeking to install one additional sign on the east face of the building. This side of the building faces an interior lot line with no public entrance and no parking. The Municipal Code does not allow signs facing an interior lot line.

The property received approval for a Master Sign Plan in 2010 as Ordinance #4191. The existing MSP allowed a second wall sign for the 675 W. Golf Rd tenant space on the front (north) facade.

The Petitioner is seeking to further amend the existing MSP to allow a third attached wall sign to be located on the east (north-east) facade of the building. The Code would allow only one attached sign for a unit in a multi-tenant building, and it is required to face the parking lot or street frontage. The proposed third sign would be approximately 23 square feet and would be placed near the north-east corner of the building. The total square footage of all wall signs for the 675 W. Golf Rd tenant space would be ~230 sf., in compliance with the overall restriction of 250 sf. for this tenant space. The specific language will amend Section D.b.1. "Tenants with equal to or greater than 15,000 square feet of leased space in the building shall be permitted up to two wall signs on the front facade **and one wall sign on the interior side facade**. The total combined

size of ~~both~~ **all** wall signs may be up to a maximum of 250 square feet.



The style of the proposed signs would also not meet the requirements of the Master Sign Plan. Per the original MSP, all signs are to be channel letters directly mounted to the building facade or to a raceway painted to match the facade. The Petitioner's plans indicate a channel letter sign but on a red, oval raceway that would not match the color of the building.

As part of True Value's re-occupancy of this space, they will also be painting a portion of the front building facade and replacing the tenant panels on the freestanding sign. These changes are allowed and are not under review as part of this application. The sign package submitted by the applicant also includes interior window signs which are permitted to cover up to 40% of the total window area. The window sign plans the applicant has provided will meet the zoning code.

MOTIONS

The Plan Commission shall make the following motions (a total of 2 motions are required):

1. Adopt the Findings of Fact for a Master Sign Plan as outlined in Exhibit B - Findings & Recommendations Summary.
2. Recommend to the Village Board approval of a Master Sign Plan Amendment for the property at 675 W. Golf Road, subject to the conditions outlined in Exhibit B - Findings & Recommendations Summary.

ATTACHMENTS

1. PC Staff Report
2. Exhibit B - PC Findings and Recommendations Summary
3. Location Map - 675 W. Golf Rd
4. Supporting Documents
5. Master Sign Plan - Proposed



VILLAGE OF HOFFMAN ESTATES PZE APPLICATION SUMMARY

APPLICATION INFORMATION

Project Number: PLN2605-0004

Project Name: True Value Master Sign Plan Amendment

Application Date: 5/7/2026

Staff Contact: Kevin Anderson

PROJECT TYPE

Master Sign Plan Amendment

SITE INFORMATION

Property Address: 675 W GOLF RD

All included PINs: 07162000300000

PROJECT CONTACTS

Applicant: HOFFMAN ESTATES TRUE VALUE

Owner: PLAZA PARTNERSHIP LLC



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING MASTER SIGN PLAN ADDENDUM

REQUIRED SUBMITTALS

	General Application
	Hearing Fee (<i>\$500 base fee plus \$250 per sign type</i>)
	Legal Description typically found on the tax bill, deed, or plat of survey.
	Current Plat of Survey drawn to scale showing all signs proposed and existing on the property. All existing improvements must be shown and setback dimensions from all adjacent property lines and interior roadway and paths must be shown.
	A scaled drawing of each sign. Drawings must include all foundation drawings of ground signs, renderings of all signs in existing landscapes or on building façade. All wall sign renderings must show the height of the sign from grade to the top of the sign and distance from building edges.
	A project narrative detailing the request. Narrative must include the number, location, type and placement of signs on the property, sign materials and methods of illumination and NIT measurements (daytime and nighttime).

STANDARDS OF A MASTER SIGN PLAN

Zoning Code Section 9-3-9-M-13 requires that the Planning and Zoning Commission shall, in making its determination, find that adequate evidence is provided to meet the Standards of a Master Sign Plan. All standards must be answered in full.

1. The Master Sign Plan shall result in architecture and graphics of a scale appropriate for the subject development and the surrounding area. Please provide an explanation.

The proposed signage has been carefully scaled to complement the buildings front and side elevation at 675 W. Golf Road. The primary True Value logo, the store identity channel letters and the Stihl channel letters are proportionate to the large retail facade on the building. The pylon sign can remain as is with the True Value and Benjamin Moore sign plates to fit the existing dimensions.

2. The Master Sign Plan shall provide signage consistent with the site plan and architecture of the project. Please provide an explanation.

All proposed signage is located on the front and side building elevation, and existing pylon monument at the street frontage, fully consistent with the site layout. The channel letters are mounted flush to the building facade following the natural lines and proportions of the structure. The logo cabinet (TV-EXT-3A) is positioned on the side return wall, while the window graphics are placed proportionately across the front of the building keeping all architectural integrity in place.

3. The Master Sign Plan will avoid visual clutter. Please provide an explanation.

The signage program has been designed with a disciplined, unified approach to avoid visual clutter. The building facade signage along with the pylon signage are consistent and unified in design and color. Coordinated departmental window vinyls follow an identical layout and color scheme creating visual rhythm. The STIHL channel letters occupy a distinct zone separate from the True Value identification signage, providing clear delineation. All signage is clean and legible.

4. The Master Sign Plan shall allow visitors, employees, and consumers to readily identify the business entrances, while addressing the community's need for attractive, unobstructed architecture and commercial graphics. Please provide an explanation.

5. The Master Sign Plan shall result in a unified theme of signage for this project. Please provide an explanation.

The entire signage program follows a unified True Value brand theme throughout. A consistent color palette of red, navy blue, and white is maintained across all sign types, channel letters, window vinyls, and pylon faces. The True Value oval logo mark appears on the primary channel letter set, the logo cabinet (TV-EXT-3A), and both pylon face replacements (TV-EXT-15), creating strong brand repetition and recognition. Typography is consistent, using True Value's approved corporate fonts across all fabricated elements. All internally illuminated signs use matching white LED illumination, providing a cohesive nighttime appearance. The window vinyl program uses a single design template repeated across all departmental panels.



BUSINESS OPERATIONS NARRATIVE

Village of Hoffman Estates – Code Enforcement Division

May 5, 2025

1. Applicant & Business Information

Business Name: Hoffman Estates True Value

Business Address: 675 Golf Road, Hoffman Estates, Illinois 60169

Owner / Operator: Joe Lomanto, Mellissa Porcaro

Contact Phone: Joe Lomanto 773.405.7773, Mellissa Porcaro 847.414.4673

Contact Email: Joe@lakeviewace.com, Mellissac6@hotmail.com

Tax ID / EIN: 41-5160045

Expected Opening Date: End of August/September 1 2026

Business Type: Independently Owned True Value Hardware Retail Store

2. Description of Business

Hoffman Estates True Value is a new independently owned and operated retail hardware store operating under the True Value brand. The store will serve the Hoffman Estates community and surrounding areas by providing a comprehensive selection of hardware, tools, paint, lawn and garden supplies, plumbing materials, electrical components, cleaning products, and other home improvement merchandise. In addition to retail, Hoffman Estates True Value will offer services such as window and screen repair, small engine repair, locksmithing, and key cutting.

True Value Hardware is a nationally recognized brand with thousands of independently owned locations across the United States. Each store is operated by a local owner-operator, providing both the product breadth of a national brand and the personalized service of a neighborhood business.

3. Description of Space & Any Work Completed

Property Address: 675 Golf Road, Hoffman Estates, Illinois 60169

Tenant Space: Ground-floor retail unit within existing commercial building

Approximate Square Footage: 16,938 square feet

Landlord / Property Owner: Jairaj (Jay) Bhatia

The business will occupy an existing ground-floor retail tenant space within the commercial building located at 675 Golf Road. The space is an existing, previously built-out retail unit and is being taken in its current condition with standard cosmetic updates only.



Work Completed or Planned in the Space:

- Interior cleaning and general janitorial preparation
- Possible cosmetic painting of interior walls
- Merchandising of True Value inventory
- Signage installation (exterior and interior, subject to Village sign permit approval)
- No structural modifications, no changes to plumbing or electrical systems beyond standard connections, and no demolition of walls or ceilings

4. All Operations Conducted On-Site

Primary Operation – Retail Hardware Sales:

The store's primary operation is the retail sale of hardware and home improvement products. Customers will browse and purchase merchandise from the store floor. Staff will assist customers in locating products, providing product advice, and processing transactions at the point-of-sale counter. All sales are conducted inside the store.

- Product categories: power tools, outdoor power equipment, backyard BBQ, fasteners, paint and painting supplies, plumbing, electrical, lawn and garden, cleaning supplies, seasonal merchandise, and general home improvement products
- No hazardous materials storage beyond standard retail quantities of paint, solvents, fertilizers, and similar consumer products sold in original manufacturer packaging and compliant with all applicable fire and building codes

5. Hours of Operation

Monday – Friday: 7:30 AM- 8:00 PM

Saturday: 7:30 AM- 7:00 PM

Sunday: 9:00 AM- 5:00 PM

6. Staffing

Anticipated Employees: 10 full-time and part-time employees

On-Site Manager: Mellissa Porcaro

The store will be staffed by the owner-operator and a combination of full-time and part-time employees. All employees will be trained in retail customer service, point-of-sale operations, and product knowledge.

7. Parking & Traffic



Hoffman Estates True Value

Hardware & Home Improvement

675 Golf Road | Hoffman Estates, IL 60169 | Phone: [PHONE] | Email: [EMAIL]

Customer parking is provided in the existing on-site parking lot shared with other tenants of the commercial property at 675 Golf Road. The existing parking supply is adequate to serve the proposed retail hardware business.

8. Utilities & Environmental

The store will utilize existing utility connections serving the tenant space, including water, sanitary sewer, electric, and gas. No new utility service connections or upgrades are anticipated. No fuel storage, fueling equipment, or underground storage tanks are proposed. No environmental permits beyond standard business licensing are anticipated.

True Value #T.B.D.
Hoffman Estates (True Value)
Hoffman Estates, IL
May 06, 2026

Customer Approval / Signature

Signature: _____ Date: _____



CONCEPTUAL ONLY
NOT FOR CONSTRUCTION

CONTACT

Address	Phone	Online
Allen Industries, Inc. 4100 Sheraton Court Greensboro North Carolina, 27410	(800) 967-2553 (336) 668-2791	www.allenindustries.com sales@allenindustries.com

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TABLE OF CONTENTS

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Page 2 - Table of Contents
Page 3 - Site Plan
Page 4 - Elevation
Page 5 - Logo Cabinet (TV-EXT-3A)



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Approval Date: _____

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FILE NUMBER: E212503



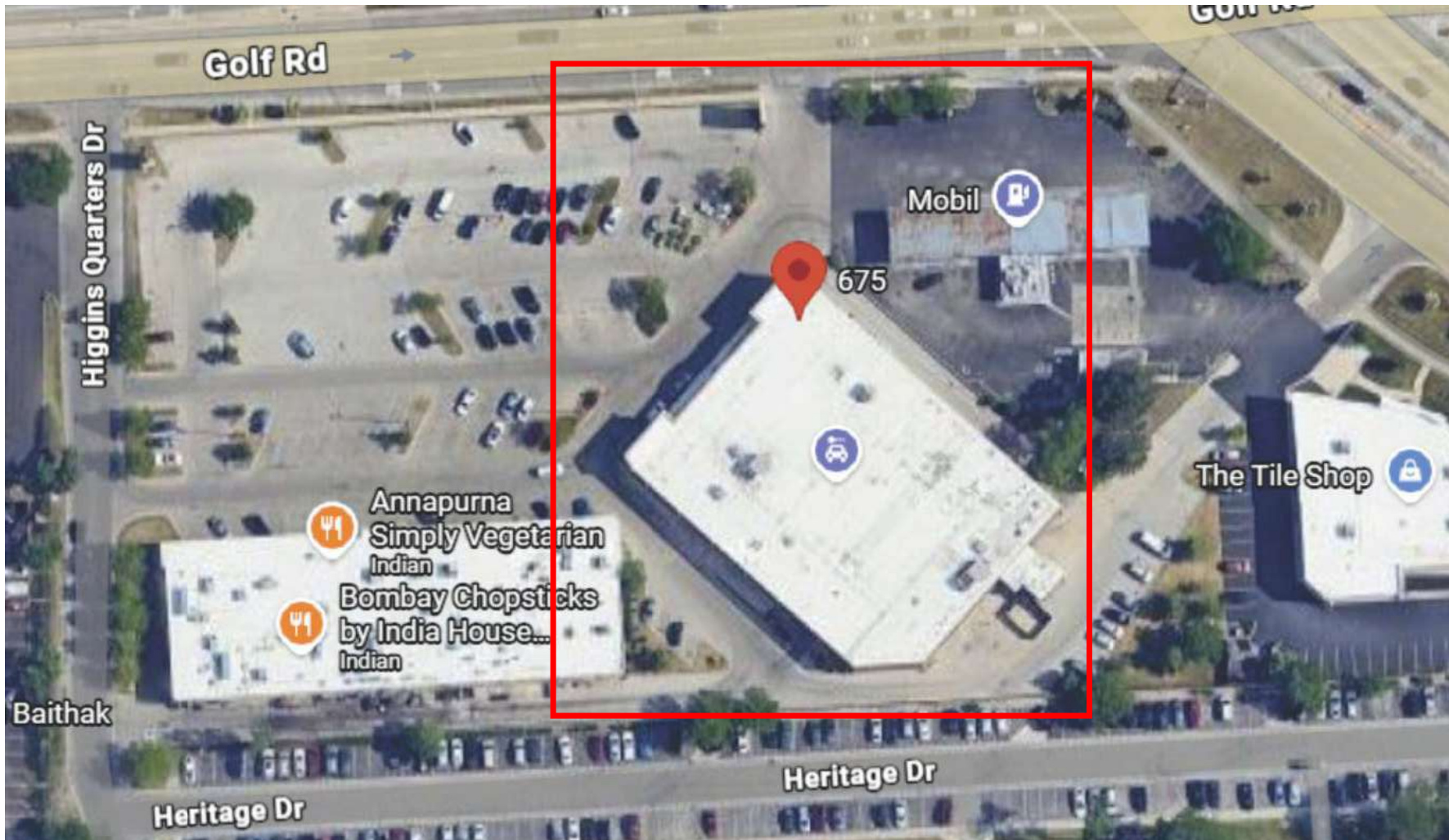
GROUNDING ELECTRICAL CONNECTIONS



Electric Sign Complies with UL48

E212503

All electrical components to be UL listed and approved & marked per NEC 604.04, or to be UL approved & marked per NEC 330.10, 330.12, 330.14, 330.16, 330.18, 330.20, 330.22, 330.24, 330.26, 330.28, 330.30, 330.32, 330.34, 330.36, 330.38, 330.40, 330.42, 330.44, 330.46, 330.48, 330.50, 330.52, 330.54, 330.56, 330.58, 330.60, 330.62, 330.64, 330.66, 330.68, 330.70, 330.72, 330.74, 330.76, 330.78, 330.80, 330.82, 330.84, 330.86, 330.88, 330.90, 330.92, 330.94, 330.96, 330.98, 330.100, 330.102, 330.104, 330.106, 330.108, 330.110, 330.112, 330.114, 330.116, 330.118, 330.120, 330.122, 330.124, 330.126, 330.128, 330.130, 330.132, 330.134, 330.136, 330.138, 330.140, 330.142, 330.144, 330.146, 330.148, 330.150, 330.152, 330.154, 330.156, 330.158, 330.160, 330.162, 330.164, 330.166, 330.168, 330.170, 330.172, 330.174, 330.176, 330.178, 330.180, 330.182, 330.184, 330.186, 330.188, 330.190, 330.192, 330.194, 330.196, 330.198, 330.200, 330.202, 330.204, 330.206, 330.208, 330.210, 330.212, 330.214, 330.216, 330.218, 330.220, 330.222, 330.224, 330.226, 330.228, 330.230, 330.232, 330.234, 330.236, 330.238, 330.240, 330.242, 330.244, 330.246, 330.248, 330.250, 330.252, 330.254, 330.256, 330.258, 330.260, 330.262, 330.264, 330.266, 330.268, 330.270, 330.272, 330.274, 330.276, 330.278, 330.280, 330.282, 330.284, 330.286, 330.288, 330.290, 330.292, 330.294, 330.296, 330.298, 330.300, 330.302, 330.304, 330.306, 330.308, 330.310, 330.312, 330.314, 330.316, 330.318, 330.320, 330.322, 330.324, 330.326, 330.328, 330.330, 330.332, 330.334, 330.336, 330.338, 330.340, 330.342, 330.344, 330.346, 330.348, 330.350, 330.352, 330.354, 330.356, 330.358, 330.360, 330.362, 330.364, 330.366, 330.368, 330.370, 330.372, 330.374, 330.376, 330.378, 330.380, 330.382, 330.384, 330.386, 330.388, 330.390, 330.392, 330.394, 330.396, 330.398, 330.400, 330.402, 330.404, 330.406, 330.408, 330.410, 330.412, 330.414, 330.416, 330.418, 330.420, 330.422, 330.424, 330.426, 330.428, 330.430, 330.432, 330.434, 330.436, 330.438, 330.440, 330.442, 330.444, 330.446, 330.448, 330.450, 330.452, 330.454, 330.456, 330.458, 330.460, 330.462, 330.464, 330.466, 330.468, 330.470, 330.472, 330.474, 330.476, 330.478, 330.480, 330.482, 330.484, 330.486, 330.488, 330.490, 330.492, 330.494, 330.496, 330.498, 330.500, 330.502, 330.504, 330.506, 330.508, 330.510, 330.512, 330.514, 330.516, 330.518, 330.520, 330.522, 330.524, 330.526, 330.528, 330.530, 330.532, 330.534, 330.536, 330.538, 330.540, 330.542, 330.544, 330.546, 330.548, 330.550, 330.552, 330.554, 330.556, 330.558, 330.560, 330.562, 330.564, 330.566, 330.568, 330.570, 330.572, 330.574, 330.576, 330.578, 330.580, 330.582, 330.584, 330.586, 330.588, 330.590, 330.592, 330.594, 330.596, 330.598, 330.600, 330.602, 330.604, 330.606, 330.608, 330.610, 330.612, 330.614, 330.616, 330.618, 330.620, 330.622, 330.624, 330.626, 330.628, 330.630, 330.632, 330.634, 330.636, 330.638, 330.640, 330.642, 330.644, 330.646, 330.648, 330.650, 330.652, 330.654, 330.656, 330.658, 330.660, 330.662, 330.664, 330.666, 330.668, 330.670, 330.672, 330.674, 330.676, 330.678, 330.680, 330.682, 330.684, 330.686, 330.688, 330.690, 330.692, 330.694, 330.696, 330.698, 330.700, 330.702, 330.704, 330.706, 330.708, 330.710, 330.712, 330.714, 330.716, 330.718, 330.720, 330.722, 330.724, 330.726, 330.728, 330.730, 330.732, 330.734, 330.736, 330.738, 330.740, 330.742, 330.744, 330.746, 330.748, 330.750, 330.752, 330.754, 330.756, 330.758, 330.760, 330.762, 330.764, 330.766, 330.768, 330.770, 330.772, 330.774, 330.776, 330.778, 330.780, 330.782, 330.784, 330.786, 330.788, 330.790, 330.792, 330.794, 330.796, 330.798, 330.800, 330.802, 330.804, 330.806, 330.808, 330.810, 330.812, 330.814, 330.816, 330.818, 330.820, 330.822, 330.824, 330.826, 330.828, 330.830, 3



Client Review Status
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Approval Date:

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#	Date	Description	Initial
1	-	-	-
2	-	-	-
3	-	-	-
4	-	-	-
5	-	-	-
6	-	-	-

Client:
True Value #T.B.D.

Address:
**675 W Golf Rd.
Hoffman Estates, IL 60169**

Drawing Series:
100

File Name:
TV-E30659_Hoffman Estates, IL_100.0

Sheet Name:
Site Plan

Estimate #:
E30659

Job #:
-

Designer:
M.Jones

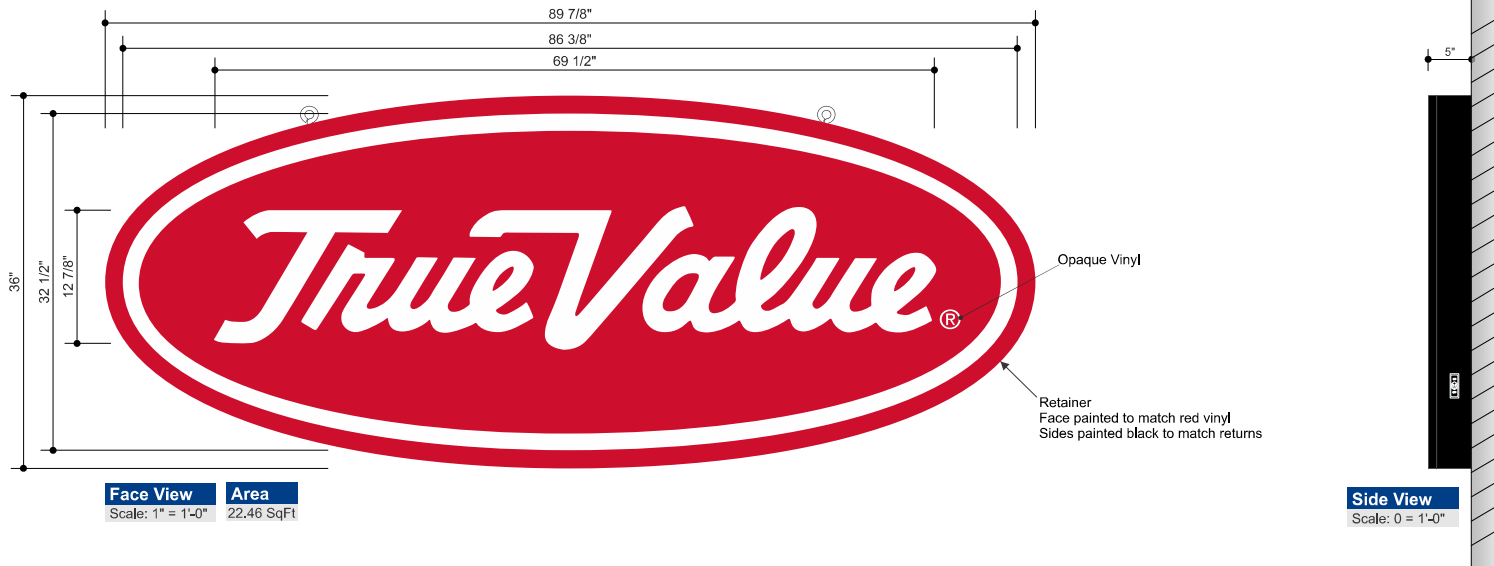
PM:
JL

Date:
05/06/26

Sales:
House

Page #:
3

TV-EXT-3A



Night View



Sign Specification

Face:	5" deep .177" SG Clear poly. w/ 2nd surf., .063" Alum. coil prefinished black; .080" alum back; ©Contour Opaque White Vinyl.
Retainer:	Fabricated Retainer - portion on face painted to match PMS 186 portion on return painted black
Illum:	White LEDs as required by manufacturer, self contained power supplies
Electrical:	(1) 20 AMP Circuit, 120 Volts Actual # of Circuits to be Determined by Licensed Electrical Contractor
Wall Type:	TBD
Install:	Installed Using min. 3/8" All Thread Fasteners (or approved equivalent) and Wood Blocking as Required Note: add pickups
Quantity:	(1) ONE REQUIRED FOR EXTERIOR ELEVATION

Vinyl Specifications

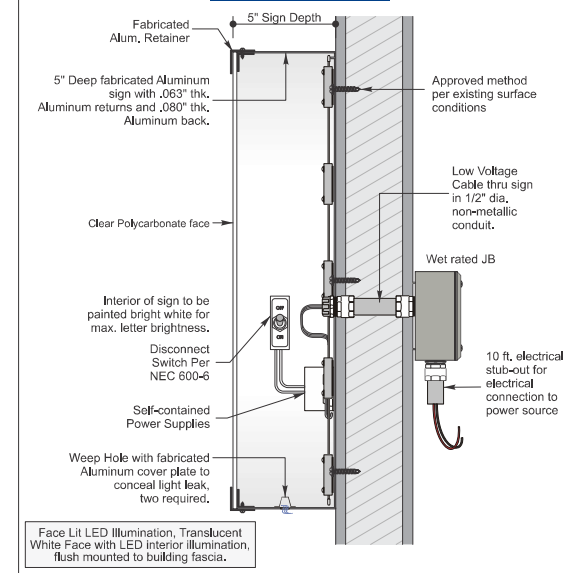
	3M White Diffuser
	3M Translucent Vinyl 3730-33L Red PMS 186c
	3M Opaque Vinyl 7725-10 white

Color Specifications

	Akzo Nobel Black
	Akzo Nobel To Match Pantone 186 C

All paint finishes to be Satin unless otherwise specified

Wall Sign Section



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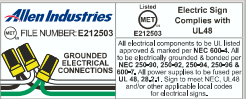
Client Review Status

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#	Date	Description	Initial
1	-	-	-
2	-	-	-
3	-	-	-
4	-	-	-
5	-	-	-
6	-	-	-

Client:

True Value #T.B.D.

Address:
675 W Golf Rd.
Hoffman Estates, IL 60169

Drawing Series:
100

File Name:
TV-E30659_Hoffman Estates, IL_100.0

Sheet Name:
Logo Cabinet (TV-EXT-3A)

Estimate #:
E30659

Job #:
-

Designer:
M.Jones

PM:
JL

Date:
05/06/26

Sales:
House

Page #:
5

True Value #T.B.D.
Hoffman Estates (True Value)
Hoffman Estates, IL
May 27, 2026

Customer Approval / Signature

Signature: _____ Date: _____



CONCEPTUAL ONLY
NOT FOR CONSTRUCTION

CONTACT

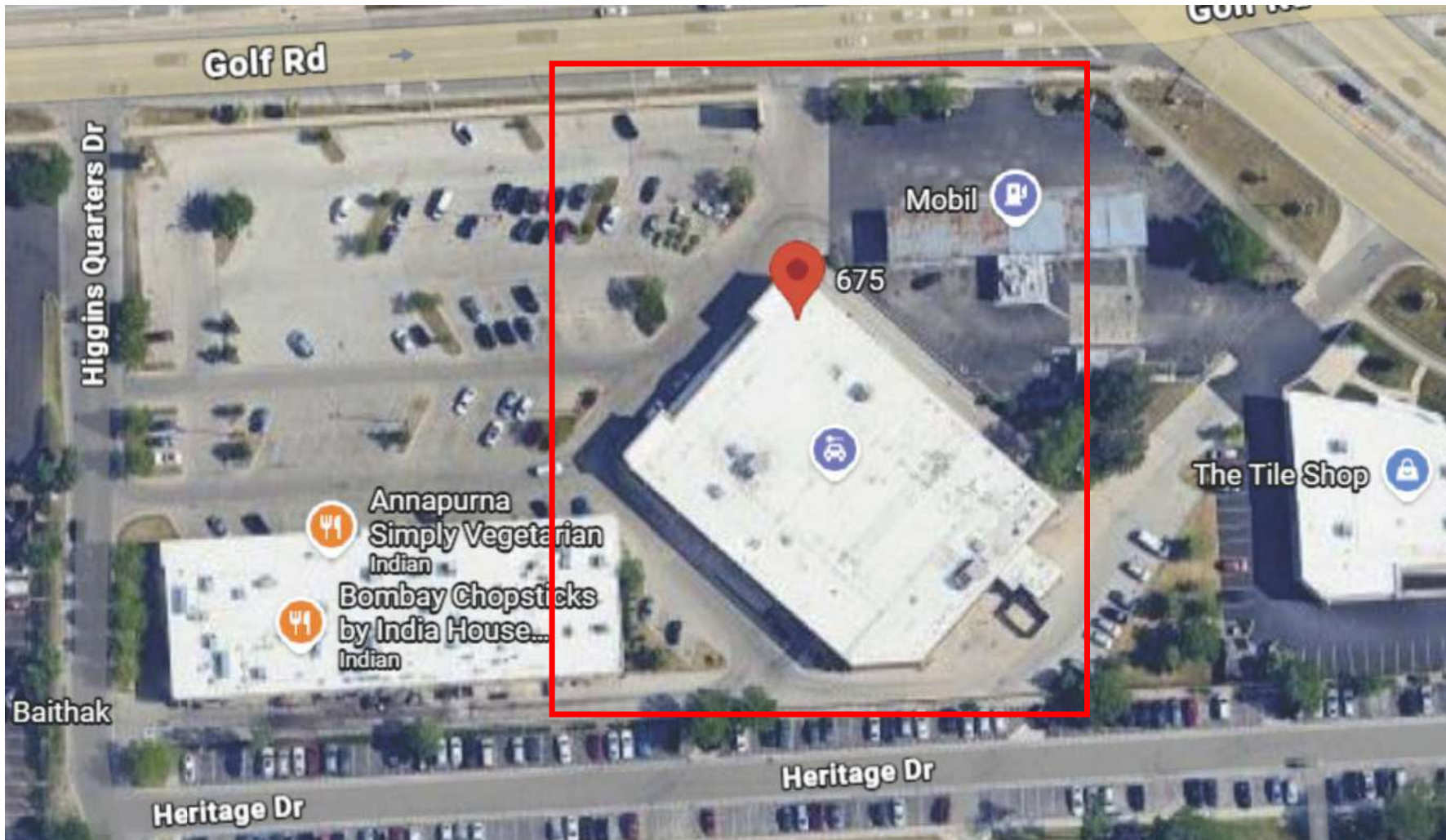
Address	Phone	Online
Allen Industries, Inc. 4100 Sheraton Court Greensboro North Carolina, 27410	(800) 967-2553 (336) 668-2791	www.allenindustries.com sales@allenindustries.com

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Approval Date: _____		
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 FILE NUMBER: E212503 Used MEC E212503 Electric Sign Complies with UL48 All electrical components to be UL listed approved & marked per NEC 6004.10 UL 1618 Electrically Marked & Listed per NEC 25040, 25042, 25044, 25046 & 25048. All power supplies to be listed per UL 48, 25043. Signs to meet NFPA 704.48 or other applicable local codes for electrical signs.		
#	Date	Description Initial
1	05/06/26	Several Updates per Req. MJ
2	05/27/26	Paint Notes Updated per Req. MJ
3	-	-
4	-	-
5	-	-
6	-	-
Client: True Value #T.B.D.		
Address: 675 W Golf Rd. Hoffman Estates, IL 60169		
Drawing Series:		100
File Name: TV-E30659_Hoffman Estates, IL_102		
Sheet Name: Table of Contents		
Estimate #: E30659		Job #: -
Designer: M.Jones	PM: JL	Page #: 2
Date: 04/27/26	Sales: House	



Client Review Status
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Client Signature:

Approval Date:

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Front Elevation
Scale: NTS



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Approval Date: _____

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FILE NUMBER: E212503



Electric Signs
Complies with
UL48

All electrical components to be UL listed
approved & marked per NEC 600.4, 600.5
& 600.6. All electrical components to be listed per
NEC 250.4, 250.5, 250.6, 250.7, 250.8, 250.9, 250.10
& 250.11. Signs to meet NFPA 704, UL 48
and/or other applicable local codes
for electrical signs.

#	Date	Description	Initial
1	05/06/26	Several Updates per Req.	MJ
2	05/27/26	Paint Notes Updated per Req.	MJ
3	-	-	-
4	-	-	-
5	-	-	-
6	-	-	-

Client:
True Value #T.B.D.

Address:
**675 W Golf Rd.
Hoffman Estates, IL 60169**

Drawing Series:
100

File Name:
TV-E30659_Hoffman Estates, IL_102

Sheet Name:
Elevation

Estimate #:
E30659

Job #:
-

Designer:
M.Jones

PM:
JL

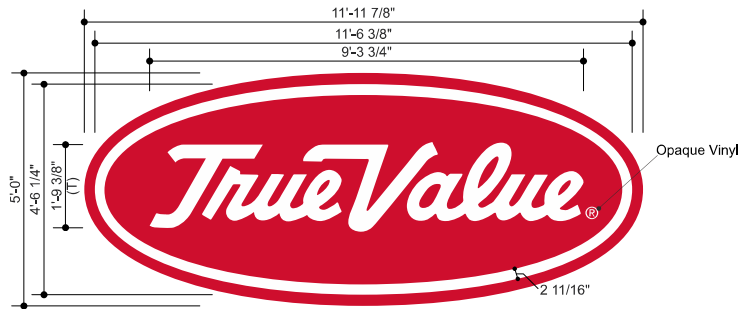
Page #:
4

Date:
04/27/26

Sales:
House

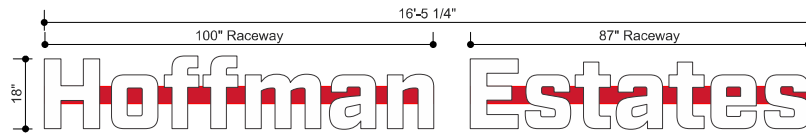
TV-EXT-1A TV-EXT-6-WHT

NON-STANDARD



Face View
Scale: 3/8" = 1'-0"

Area
59.94 SqFt



Face View
Scale: 3/8" = 1'-0"

Area
24.65 SqFt

Material Specifications

- White Translucent acrylic
- 3M Opaque Vinyl 7725-10 | white

Color Specifications

- Akzo Nobel match PMS 186
- Akzo Nobel White

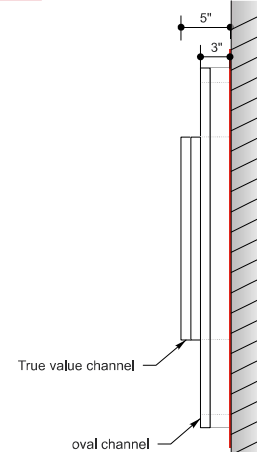
All paint finishes to be Satin unless otherwise specified

Sign Specification

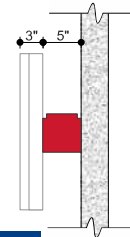
- True Value:** 5" deep .187" 7328 White acrylic face; .040" Alum. coil prefinished white; .063" alum back; 1" white trimcap; @Contour Opaque White Vinyl
- Oval:** 3" deep .187" 7328 White acrylic face; .040" Alum. coil prefinished white; .063" alum back; 1" white trimcap
- Backer:** .080" alum painted 186 red (*channel pattern on backer*)
- Illum:** White LEDs as required by manufacturer, Remote power supplies
- Electrical:** (1) 20 AMP Circuit, 120 Volts
Actual # of Circuits to be Determined by Licensed Electrical Contractor
- Wall Type:** TBD
- Install:** Installed Using min. 3/8" All Thread Fasteners (or approved equivalent) and Wood Blocking as Required
**ship in component pieces - not pre assembled*
- Quantity:** (1) ONE REQUIRED FOR EXTERIOR ELEVATION

Sign Specification

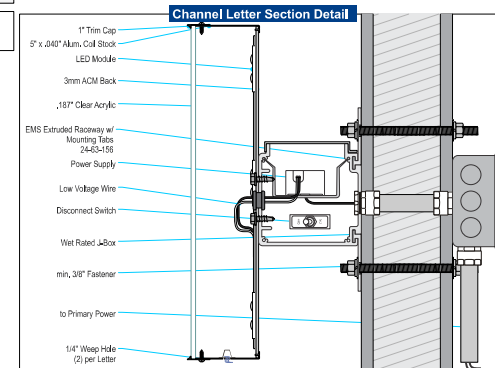
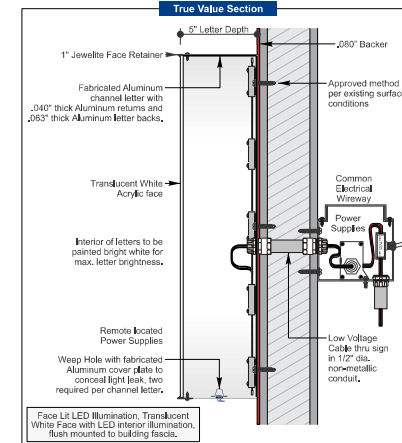
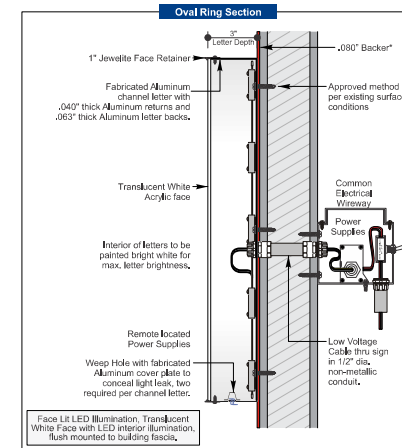
- Face:** 3" deep .187" 7328 White acrylic face; .040" Alum. coil prefinished white; .063" alum back; 1" white trimcap
Raceway Mounted
- Illum:** White LEDs as required by manufacturer, Remote power supplies
- Electrical:** (1) 20 AMP Circuit, 120 Volts
Actual # of Circuits to be Determined by Licensed Electrical Contractor
- Wall Type:** TBD
- Install:** Installed Using min. 3/8" All Thread Fasteners (or approved equivalent) and Wood Blocking as Required
- Font:** Industry Black
- Quantity:** (1) ONE LETTERSET REQUIRED FOR EXTERIOR ELEVATION



Side View
Scale: NTS



Side View
Scale: NTS



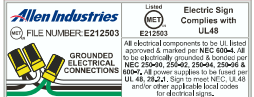
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Approval Date:

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#	Date	Description	Initial
1	05/06/26	Several Updates per Req.	MJ
2	05/27/26	Paint Notes Updated per Req.	MJ
3	-	-	-
4	-	-	-
5	-	-	-
6	-	-	-

Client: True Value #T.B.D.

Address: 675 W Golf Rd.
Hoffman Estates, IL 60169

Drawing Series: 100

File Name: TV-E30659_Hoffman Estates_IL_102

Sheet Name: Logo Channel Letters (TV-EXT-1A)(TV-EXT-6)

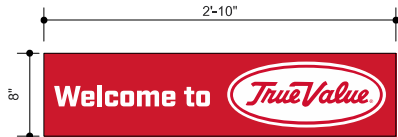
Estimate #: E30659 **Job #:** -

Designer: M.Jones **PM:** JL **Page #:** 5

Date: 04/27/26 **Sales:** House

TV-EXT-13-RED

TV0052.LOGO



Face View Area
Scale: 1" = 1'-0" 1.88 SqFt

Sign Specification

Vinyl: Printed Vinyl Stripes to be applied first surface

Install: Applied to Window Area along business entrance.

Quantity: (1) ONE REQUIRED FOR EXTERIOR ELEVATION

• Items to be permanent and durable for exterior weather exposure.

Vinyl Specifications

Print Opaque Vinyl Graphic

Color Specifications

PMS 186 C
 PMS White

NON-STANDARD

Client Review Status
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Client Signature:

Approval Date:

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FILE NUMBER: E212503

Electric Sign Complies with UL48

All electrical components to be UL listed approved & marked per NEC 6004.10
NEC 25040, 25042, 25044, 25046 & 25048, all power supplies to be listed per UL 48, 25043, Signs to meet NFPA 704.48 and/or other applicable local codes for electrical signs.

#	Date	Description	Initial
1	05/06/26	Several Updates per Req.	MJ
2	05/27/26	Paint Notes Updated per Req.	MJ
3	-	-	-
4	-	-	-
5	-	-	-
6	-	-	-

Client:
True Value #T.B.D.

Address:
**675 W Golf Rd.
Hoffman Estates, IL 60169**

Drawing Series:
100

File Name:
TV-E30659_Hoffman Estates, IL_102

Sheet Name: (TV-EXT-13-RED)
Vinyl Window Stripe w/ graphic - RED

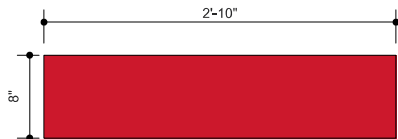
Estimate #:
E30659

Job #:
-

Designer: M.Jones	PM: JL	Page #: 7
Date: 04/27/26	Sales: House	

TV-EXT-14-RED

TV0052



Face View **Area**
Scale: 1" = 1'-0" 1.88 SqFt

Sign Specification

Vinyl: Printed Vinyl Stripes to be applied first surface

Install: Applied to Window Area along business entrance.

Quantity: (3) THREE REQUIRED FOR EXTERIOR ELEVATION

• Items to be permanent and durable for exterior weather exposure.

Vinyl Specifications

 Print Opaque Vinyl
Pantone 186 C



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Client Review Status
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Client Signature: _____

Approval Date: _____

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FILE NUMBER: E212503



Electric Sign
Complies with
UL48

All electrical components to be UL listed
approved & marked per NEC 6004.10
for electrically approved & listed per
NEC 25040, 25042, 25044, 25046 &
25048. All power supplies to be listed per
UL 48, 25043. Signs to meet NFPA 704.48
and/or other applicable local codes
for electrical signs.

GROUNDING
ELECTRICAL
CONNECTIONS

#	Date	Description	Initial
1	05/06/26	Several Updates per Req.	MJ
2	05/27/26	Paint Notes Updated per Req.	MJ
3	-	-	-
4	-	-	-
5	-	-	-
6	-	-	-

Client:
True Value #T.B.D.

Address:
**675 W Golf Rd.
Hoffman Estates, IL 60169**

Drawing Series:
100

File Name:
TV-E30659_Hoffman Estates, IL_102

Sheet Name:
Vinyl Window Stripe - Red (TV-EXT-14-RED)

Estimate #:
E30659

Job #:
-

Designer:
M.Jones

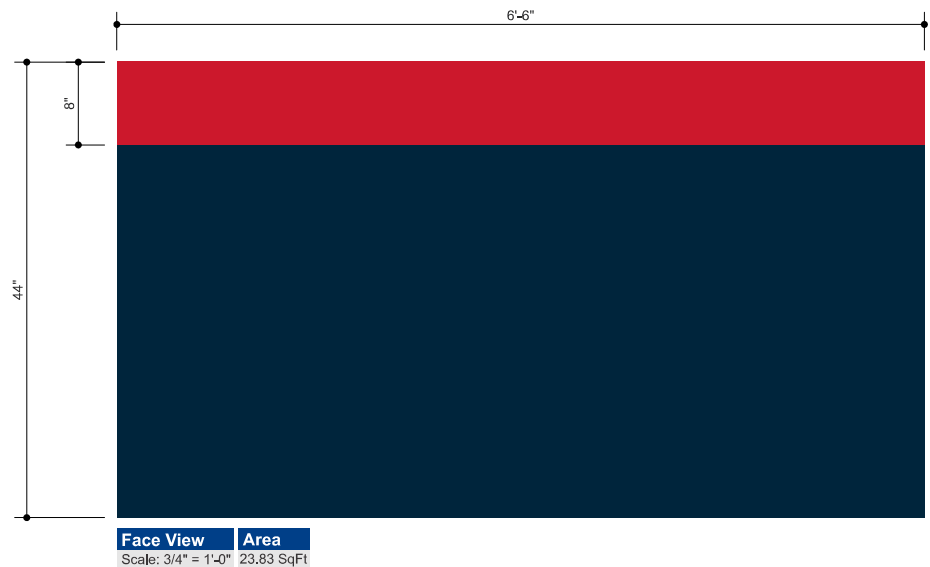
Date:
04/27/26

PM:
JL

Sales:
House

Page #:
8

TV-EXT-CUST-OP-BLU



Sign Specification

- Faces:** Printed Vinyl Graphic Opaque
- Install:** Applied to windows
- Quantity:** (5) FIVE REQUIRED FOR EXTERIOR ELEVATION
- Mechanical fasteners best suitable via survey
 - Items to be permanent and durable for exterior weather exposure.

Color Specifications

-  PMS 186 C
-  PMS 2965 C
-  PMS 2166 C

NON-STANDARD



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Client Review Status
Allen Industries, Inc. requires that an approved drawing be obtained from the client prior to any production release or production release revision.

Client Signature: _____

Approval Date: _____

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Allen Industries
FILE NUMBER: E212503

GROUNDING ELECTRICAL CONNECTIONS

UL Listed
Electric Sign Complies with UL48
E212503

All electrical components to be UL Listed approved & marked per NEC 600-4, 600-10, 600-11, 600-12, 600-13, 600-14, 600-15, 600-16, 600-17, 600-18, 600-19, 600-20, 600-21, 600-22, 600-23, 600-24, 600-25, 600-26, 600-27, 600-28, 600-29, 600-30, 600-31, 600-32, 600-33, 600-34, 600-35, 600-36, 600-37, 600-38, 600-39, 600-40, 600-41, 600-42, 600-43, 600-44, 600-45, 600-46, 600-47, 600-48, 600-49, 600-50, 600-51, 600-52, 600-53, 600-54, 600-55, 600-56, 600-57, 600-58, 600-59, 600-60, 600-61, 600-62, 600-63, 600-64, 600-65, 600-66, 600-67, 600-68, 600-69, 600-70, 600-71, 600-72, 600-73, 600-74, 600-75, 600-76, 600-77, 600-78, 600-79, 600-80, 600-81, 600-82, 600-83, 600-84, 600-85, 600-86, 600-87, 600-88, 600-89, 600-90, 600-91, 600-92, 600-93, 600-94, 600-95, 600-96, 600-97, 600-98, 600-99, 600-100.

#	Date	Description	Initial
1	05/06/26	Several Updates per Req.	MJ
2	05/27/26	Paint Notes Updated per Req.	MJ
3	-	-	-
4	-	-	-
5	-	-	-
6	-	-	-

Client:
True Value #T.B.D.

Address:
**675 W Golf Rd.
Hoffman Estates, IL 60169**

Drawing Series:
100

File Name:
TV-E30659_Hoffman Estates, IL_102

Sheet Name: (TV-EXT-CUST-OP-BLU)
Custom Window Vinyl - Navy

Estimate #:
E30659

Job #:
-

Designer:
M.Jones

PM:
JL

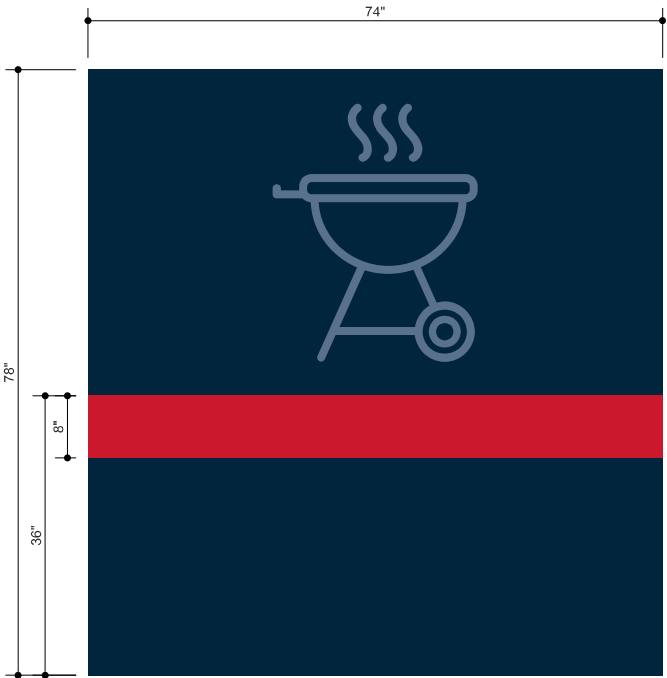
Page #:
9

Date:
04/27/26

Sales:
House

Page 73 of 287

TV-EXT-12_-OP-BLU



Face View Area
Scale: 3/4" = 1'-0" 40.08 SqFt

Sign Specification

- Faces:** Printed Vinyl Graphic
- Install:** Applied to windows
- Quantity:** (4) ONE OF EACH REQUIRED FOR EXTERIOR ELEVATION
- Mechanical fasteners best suitable via survey
 - Items to be permanent and durable for exterior weather exposure.

Vinyl Specifications

Printed Vinyl Graphic

Color Specifications

- PMS 186 C
- PMS 2965 C
- PMS 2166 C

TV-EXT-12B-OP

Paint



TV-EXT-12F-OP

Electrical



TV-EXT-12K-OP

Hardware



TV-EXT-12A-OP

Grilling



NON-STANDARD



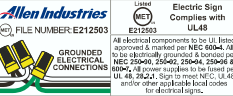
Allen Industries
YOUR BRAND AT ITS BEST™

Client Review Status
Allen Industries, Inc. requires that an approved drawing be obtained from the client prior to any production release or production release revision.

Client Signature:

Approval Date:

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4	-	-	-
5	-	-	-
6	-	-	-

Client:
True Value #T.B.D.

Address:
675 W Golf Rd.
Hoffman Estates, IL 60169

Drawing Series:
100

File Name:
TV-E30659_Hoffman Estates, IL_102

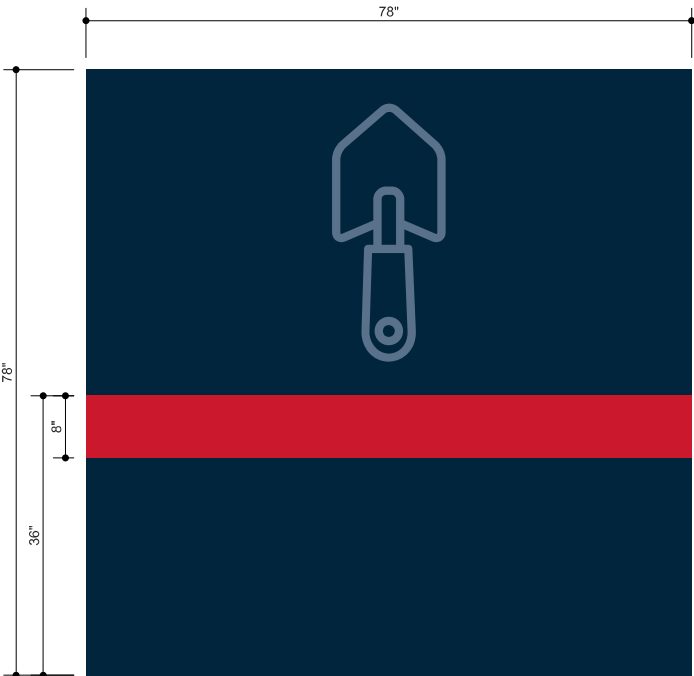
Sheet Name: (TV-EXT-12_-OP-BLU)
Departmental Window Vinyl - Navy

Estimate #:
E30659

Job #:
-

Designer: M.Jones	PM: JL	Page #: 10
Date: 04/27/26	Sales: House	

TV-EXT-12_OP-BLU



Face View Area
Scale: 3/4" = 1'-0" 42.25 SqFt

Sign Specification

Faces: Printed Vinyl Graphic
Install: Applied to windows
Quantity: (1) ONE REQUIRED FOR EXTERIOR ELEVATION

- Mechanical fasteners best suitable via survey
- Items to be permanent and durable for exterior weather exposure.

Vinyl Specifications

Printed Vinyl Graphic

Color Specifications

PMS 186 C
PMS 2965 C
PMS 2166 C

TV-EXT-12E-OP

Lawn & Garden



NON-STANDARD



Allen Industries
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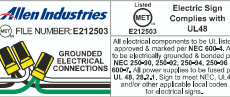
Client Review Status

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Client Signature:

Approval Date:

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2	05/27/26	Paint Notes Updated per Req.	MJ
3	-	-	-
4	-	-	-
5	-	-	-
6	-	-	-

Client:
True Value #T.B.D.

Address:
**675 W Golf Rd.
Hoffman Estates, IL 60169**

Drawing Series:
100

File Name:
TV-E30659_Hoffman Estates, IL_102

Sheet Name: **(TV-EXT-12_OP-BLU)**
Departmental Window Vinyl - Navy

Estimate #: **E30659** Job #: **-**

Designer: **M.Jones** P.M.: **JL** Page #: **11**
Date: **04/27/26** Sales: **House**

TV-EXT-15



General Specifications	
(TV) Faces:	.177" Flat Clear Polycarbonate w/ Second surface graphics
Quantity:	(2) TWO REQUIRED FOR EXTERIOR ELEVATION

General Specifications	
(BM) Faces:	.177" Flat Clear Polycarbonate w/ Second surface graphics
Quantity:	(2) TWO REQUIRED FOR EXTERIOR ELEVATION

True Value Color Specifications	
	White
	Paint to Match PMS 188c
	Paint to Match PMS 2965c
All paint finishes to be Satin unless otherwise specified	

Benjamin Moore Color Specifications	
	White
	Paint to Match PMS 199c
All paint finishes to be Satin unless otherwise specified	



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Client Review Status
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Client Signature: _____

Approval Date: _____

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Allen Industries
FILE NUMBER: E212503
GROUNDING ELECTRICAL CONNECTIONS

Used MEI E212503
Electric Sign Complies with UL 48
All electrical components to be UL listed and approved & marked per NEC 600.4, 600.4(B) & 600.4(C). All wiring to be installed per NEC 250.4, 250.4(B), 250.4(C), 250.4(D), 250.4(E), 250.4(F), 250.4(G), 250.4(H), 250.4(I), 250.4(J), 250.4(K), 250.4(L), 250.4(M), 250.4(N), 250.4(O), 250.4(P), 250.4(Q), 250.4(R), 250.4(S), 250.4(T), 250.4(U), 250.4(V), 250.4(W), 250.4(X), 250.4(Y), 250.4(Z), 250.4(1), 250.4(2), 250.4(3), 250.4(4), 250.4(5), 250.4(6), 250.4(7), 250.4(8), 250.4(9), 250.4(10), 250.4(11), 250.4(12), 250.4(13), 250.4(14), 250.4(15), 250.4(16), 250.4(17), 250.4(18), 250.4(19), 250.4(20), 250.4(21), 250.4(22), 250.4(23), 250.4(24), 250.4(25), 250.4(26), 250.4(27), 250.4(28), 250.4(29), 250.4(30), 250.4(31), 250.4(32), 250.4(33), 250.4(34), 250.4(35), 250.4(36), 250.4(37), 250.4(38), 250.4(39), 250.4(40), 250.4(41), 250.4(42), 250.4(43), 250.4(44), 250.4(45), 250.4(46), 250.4(47), 250.4(48), 250.4(49), 250.4(50), 250.4(51), 250.4(52), 250.4(53), 250.4(54), 250.4(55), 250.4(56), 250.4(57), 250.4(58), 250.4(59), 250.4(60), 250.4(61), 250.4(62), 250.4(63), 250.4(64), 250.4(65), 250.4(66), 250.4(67), 250.4(68), 250.4(69), 250.4(70), 250.4(71), 250.4(72), 250.4(73), 250.4(74), 250.4(75), 250.4(76), 250.4(77), 250.4(78), 250.4(79), 250.4(80), 250.4(81), 250.4(82), 250.4(83), 250.4(84), 250.4(85), 250.4(86), 250.4(87), 250.4(88), 250.4(89), 250.4(90), 250.4(91), 250.4(92), 250.4(93), 250.4(94), 250.4(95), 250.4(96), 250.4(97), 250.4(98), 250.4(99), 250.4(100).

#	Date	Description	Initial
1	05/06/26	Several Updates per Req.	MJ
2	05/27/26	Paint Notes Updated per Req.	MJ
3	-	-	-
4	-	-	-
5	-	-	-
6	-	-	-

Client:
True Value #T.B.D.

Address:
**675 W Golf Rd.
Hoffman Estates, IL 60169**

Drawing Series:
100

File Name:
TV-E30659_Hoffman Estates, IL_102

Sheet Name:
Face Replacements (TV-EXT-15)

Estimate #:
E30659

Job #:
-

Designer:
M. Jones

PM:
JL

Date:
04/27/26

Sales:
House

Page #:
12

VILLAGE OF HOFFMAN ESTATES

AN ORDINANCE APPROVING A MASTER SIGN PLAN
UNDER SECTION 9-3-8-M-12 OF THE
HOFFMAN ESTATES MUNICIPAL CODE TO PROVIDE FOR
SIGNS AT 675-695 W. GOLF ROAD, HOFFMAN ESTATES

WHEREAS, the Zoning Board of Appeals of the Village of Hoffman Estates, at a public hearing called and held according to law on June 8, 2010 and June 22, 2010, considered the request of 675 West Golf Road LLC (owner) for a Master Sign Plan on property located at 675-695 W. Golf Road; and

WHEREAS, the Zoning Board of Appeals made a certain Finding of Fact attached hereto and made a part hereof as Exhibit "B" and recommended approval of said amendment to the Board of Trustees.

WHEREAS, the President and Board of Trustees of the Village of Hoffman Estates, after reviewing the recommendation of said Zoning Board of Appeals, find and believe it to be in the best interest of the Village that amendment to the Hoffman Estates Municipal Code be granted.

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

Section 1: That the Master Sign Plan attached hereto as Exhibit "A" shall be the approved Master Sign Plan for signage on the property at 675-695 W. Golf Road, in accordance with Section 9-3-8-M-12 of the Zoning Code based on the "675-695 West Golf Road Master Sign Plan Package" (dated June 22, 2010).

Section 2: This Master Sign Plan shall be subject to the condition that it be revised to include the "cap" of the sign shall be a minimum of eighteen inches (18") high or otherwise the panel area and cap shall be proportional to the sign. The base of the tenant sign panel area shall include a decorative base to frame the bottom of the sign panels. This base shall extend across the width of the sign and shall be a minimum of twelve inches (12") in height. The maximum height of the sign shall be twenty-six feet (26') including the cap. The material of the sign base shall be masonry.

Section 3: That this Master Sign Plan shall apply to the property legally described in Exhibit "C" attached hereto.

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

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

PASSED THIS 6th day of July, 2010

VOTE	AYE	NAY	ABSENT	ABSTAIN
Trustee Karen V. Mills	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Trustee Cary J. Collins	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Trustee Raymond M. Kincaid	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Trustee Jacquelyn Green	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Trustee Anna Newell	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Trustee Gary J. Pilafas	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Mayor William D. McLeod	<u>X</u>	<u> </u>	<u> </u>	<u> </u>

APPROVED THIS 6th DAY OF July, 2010

William D. McLeod
Village President

ATTEST:

Deborah Romano
Village Clerk

Published in pamphlet form this 7th day of July, 2010.



AGENDA ITEM REPORT

Village Board of Trustees
July 20, 2026
ITEM 8A

REQUEST: Approval of an Ordinance designating an area as blighted and in need of renewal for the property located at 675 West Golf Road.

FROM: Kevin Kramer, Director of Economic Development

ITEM TYPE: Ordinance - Village Board

REQUEST SUMMARY

Since Ace Hardware closed its doors at this property on July 18, 2025, staff has worked to find a new tenant for the space. The current shopping center owners now have a lease with an operator to open a True Value Hardware store subject to receiving support for a Cook County 7B Property Tax Classification. In order for a property to be designated as such, one of the requirements is that the site be located within an area designated as blighted and in need of renewal. This can be designated at the Federal, State, County, or local level.

Section 11-74.4-3 of the Illinois Municipal Code provides that an improved area may be considered blighted when a combination of five (5) or more qualifying blight factors is present. The attached ordinance outlines six (6) factors of blight as well as recognizing the Federal Census Tract 8047.15 which, according to the Census Data, is a low-to-moderate income tract with majority minority population with property values at 60% of the surrounding tracts. These factors all point to this shopping center as a property in need of renewal. Below is an outline of those six factors as present in a meaningful way:

1. *Obsolescence*: The subject property suffers from functional and economic obsolescence. The commercial space was designed for a large-format retail user and cannot be readily subdivided into smaller tenant spaces, limiting the pool of potential tenants. Additionally, the mezzanine area in the rear portion of the space is not usable in its current condition and does not contribute economically to the property. These conditions reduce the property's utility and competitiveness relative to more modern and adaptable retail properties.
2. *Deterioration*: The property exhibits physical deterioration associated with its age and deferred maintenance. Conditions requiring correction include broken and missing ceiling tiles, deteriorated exterior caulking around windows, damaged dumpster enclosure doors, and other maintenance deficiencies that adversely affect the property's condition and marketability.
3. *Structures Below Minimum Code Standards*: The property contains conditions that must be corrected before occupancy and operation by the proposed tenant. Required code-related improvements include updating fire extinguishers, repairing emergency lighting, removing storage located in front of electrical

panels, correcting deficiencies in the upper-level restroom facilities, removing prohibited hardware above panic devices, installing code-compliant guardrails at the loading dock, labeling fire pump room doors in accordance with Fire Marshal requirements, and completing other life-safety improvements. These conditions evidence the presence of structures below minimum code standards.

4. *Inadequate Utilities and Building Systems:* The property contains outdated and inadequate building systems that require substantial capital investment. Planned improvements include replacement of one of the commercial HVAC units, repairs and upgrades to heating systems serving the pump room, replacement of restroom fixtures, and various electrical and mechanical improvements necessary to support modern commercial occupancy.
5. *Excessive Vacancies:* The subject property is located within a market experiencing elevated vacancy rates among large-format retail spaces. Demand for big-box retail properties has declined, resulting in extended marketing periods and prolonged vacancies. The limited pool of prospective users for large-format retail space has materially impaired the property's marketability and contributed to underutilization.
6. *Deleterious Land Use or Layout:* The property's layout and site configuration negatively impact its marketability and utility. The inability to readily subdivide the space limits leasing flexibility and restricts the property to a narrow range of users. Furthermore, parking cannot be exclusively assigned to the subject space due to reciprocal easement and ingress/egress agreements with the adjacent shopping center, reducing operational flexibility and tenant control over parking resources.

This designation only applies to the property at 675 West Golf Road (PIN 07-16-200-030-0000).

FINANCIAL IMPACT

There is no direct financial impact to designating this area in need of renewal but this designation allows for financial opportunities to spur real estate development.

RECOMMENDATION

Approval of an Ordinance designating an area as blighted and in need of renewal for the property located at 675 West Golf Road

ATTACHMENTS

1. ORD Renewal Designation for 7B - 675 W Golf - July2026 final

VILLAGE OF HOFFMAN ESTATES

**AN ORDINANCE DESIGNATING AN AREA AS BLIGHTED AND IN NEED OF
RENEWAL FOR THE PROPERTY LOCATED AT 675 WEST GOLF ROAD**

WHEREAS, the Village of Hoffman Estates, Cook County, Illinois (“Village”) is a home rule municipality pursuant to Section 6(a), Article VII of the 1970 Constitution of the State of Illinois, and as such may exercise any power and perform any function pertaining to it’s government and affairs; and

WHEREAS, Section 11-74.4-3 of the Illinois Municipal Code provides that an improved area may be considered blighted when a combination of five (5) or more qualifying blight factors is present and documented to a meaningful extent; and

WHEREAS, the Cook County Board of Commissioners has amended the Cook County Real Property Classification Ordinance to provide real estate tax incentives to property owners who build, rehabilitate, enhance, and occupy property which is located within Cook County and which is used for commercial purposes; and

WHEREAS, the Village, consistent with the Cook County Real Property Classification Ordinance, as amended, wishes to induce commercial enterprises to locate and expand in the Village by offering financial incentives in the form of property tax relief; and

WHEREAS, the Cook County Real Property Assessment Classification Ordinance requires any property receiving a 7B classification under Sec. 74-65 to be located in an area designated as a conservation, blighted, or renewal area; and

WHEREAS, the Property located at 675 West Golf Road, Hoffman Estates, Illinois, (PIN: 07-16-200-030-0000), and hereinafter legally described on **Exhibit A**, (the “Property”) is in Federal Census Tract 8047.15 which, according the Census Data, is a low-to-moderate income tract with majority minority population with property values at 60% of the surrounding tracts; and

WHEREAS, the Property has been fully vacant since July 18, 2025 and on the market for lease for over a year; and

WHEREAS, Plaza Partnership, LLC, or its assignee, (the "Applicant") proposes to lease and reoccupy the Property with a 17, 543 square foot True Value Hardware retail store ("Project"), the viability of such being dependent on the granting of a Class 7B Tax Assessment Classification, as said term is defined in the Classification Ordinance (the "Class 7B Tax Assessment Classification "); and

WHEREAS, the proposed Project would result in significant economic and fiscal impacts for the Village of Hoffman Estates and Cook County; and

WHEREAS, the Village finds that the Property is therefore in need of redevelopment and renewal to prevent the spread of blight.

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

Section 1: That the above recitals and legislative findings are hereby incorporated herein and made a part hereof, as if fully set forth in their Entirety.

Section 2: That the Village finds five factors of blight are present at the Property including obsolescence, deterioration, inadequate building systems, structures below minimum code standards, deleterious land use layout, and excessive vacancies.

Section 3: That the Village finds that the Property is blighted and in an area in need of redevelopment renewal and, unless corrected, could deteriorate further delaying the economic development within the Census Tract and area.

Section 4: If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any other provision of this Ordinance.

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

Section 6: That this Ordinance shall be in full force and effect immediately from and after its passage and approval.

PASSED THIS _____ day of _____, 2026

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

APPROVED THIS _____ DAY OF _____, 2026

Village President

ATTEST:

Village Clerk

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

Exhibit A

Legal Description of Property

PIN: 07-16-200-030-0000 (subject to PIN division)

PART OF LOT 1 IN MOBIL'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH ALONG AN EAST LINE OF SAID LOT A DISTANCE OF 60.12 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST LINE 47.97 FEET TO AN ANGLE POINT; THENCE SOUTHEASTERLY AT AN ANGLE OF 135 DEGREES 15 MINUTES 11 SECONDS, MEASURED CLOCKWISE FROM THE PREVIOUSLY DESCRIBED LINE ALONG A NORTHEASTERLY LINE OF SAID LOT 1 (ALSO BEING THE SOUTHWESTERLY LINE OF LOT 2 IN SAID MOBIL'S SUBDIVISION) AND ITS SOUTHEASTERLY EXTENSION, 216.02 FEET; THENCE SOUTHWESTERLY AT AN ANGLE OF 90 DEGREES 09 MINUTES 21 SECONDS, MEASURED COUNTERCLOCKWISE FROM THE PREVIOUSLY DESCRIBED LINE, 95.03 FEET; THENCE NORTHWESTERLY AT RIGHT ANGLE TO THE LAST DESCRIBED LINE, 250.00 FEET; THENCE NORTHEASTERLY AT RIGHT ANGLE TO THE LAST DESCRIBED LINE, 129.48 FEET, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

The above legal description is for the one commercial space that is the subject of this Class 7b application. The one commercial space measures approximately 17,543 square feet and is situated on a 24,416 square foot site.



AGENDA ITEM REPORT

Village Board of Trustees
July 20, 2026
ITEM 8B

REQUEST: Approval of an Ordinance supporting a Cook County class 7B classification application for property tax assessment purposes for the reoccupancy of the commercial building located at 675 West Golf Road

FROM: Kevin Kramer, Director of Economic Development

ITEM TYPE: Ordinance - Village Board

REQUEST SUMMARY

The site has had several tenants in the space over the past two decades, all retail, from CompUSA to Tiger Direct to Ace Hardware. The last tenant vacated the space on July 18, 2025 abruptly. Staff worked with the landowner, Plaza Partnership, LLC, to find another tenant over the past 12 months.

A new operator was found to open a True Value Hardware store in the former Ace Hardware space. The operator will lease all 17,543 square feet, employ 6 full-time employees and 10-15 part-time employees.

A 7C property tax reduction incentive was previously approved on the site to help Ace Hardware open. Being 12 months fully vacant, the property is eligible to receive the 7B designation and but for this classification, the operator will not be able to open. Therefore, to attract a hardware store back to Hoffman Estates and fully occupy this center, it is beneficial to the Village to support the application to Cook County.

FINANCIAL IMPACT

The petitioner has indicated it is necessary to obtain a Cook County 7B property tax incentive for the site in order to attract True Value to open a store at the former Ace Hardware site. The site previously had a 7C to attract Ace Hardware but that has since dissolved when the property went vacant in 2025.

Class 7B designations, a similar incentive structure to the 6B, are available in Cook County to encourage industrial development of land by offering a real estate tax incentive for the development of new facilities. Under the program, real estate is eligible for a reduced level assessment for a 12-year period. The assessment level is 10% market value for the first ten years, 15% in year 11, and 20% in year 12. In year 13, it would return to the normal 25%.

Cook County requires an ordinance from municipalities stating that the incentive provided by the Class 7B is necessary for the development to occur and that the municipality supports and consents to the Class 7B application. The submittal must be

filed with the Assessor prior to reoccupancy of the building but after it has been vacant for at least one year.

RECOMMENDATION

Approval of an Ordinance supporting a Cook County class 7B classification application for property tax assessment purposes for the reoccupancy of the commercial building located at 675 West Golf Road.

ATTACHMENTS

1. ORD Class 7B - 675 W Golf - True Value July2026 - final
2. Final Class 7b packet to Village_Optimized

VILLAGE OF HOFFMAN ESTATES

**AN ORDINANCE SUPPORTING A COOK COUNTY CLASS 7B
CLASSIFICATION APPLICATION FOR PROPERTY TAX ASSESSMENT
PURPOSES FOR THE REOCCUPANCY OF THE COMMERCIAL BUILDING
LOCATED AT 675 WEST GOLF ROAD**

WHEREAS, the Cook County Real Property Assessment Classification Ordinance requires the Village's support and consent for an application for a 7B real estate classification under Sec. 74-65 (b); and

WHEREAS, Plaza Partnership, LLC, or its assignee, (the "Applicant") owns and plans to reoccupy the commercial property located at 675 West Golf Road (PIN: 07-16-200-030-0000, subject to PIN division) Hoffman Estates, Illinois, and hereinafter legally described on **Exhibit A**, a copy of which is attached hereto and made a part hereof (the "Property"); and

WHEREAS, Applicant intends to lease and reoccupy the Property for value with special circumstances with a 17,543 square foot True Value Hardware retail store ("Project"), the viability of such being dependent on the granting of a Class 7B Tax Assessment Classification, as said term is defined in the Classification Ordinance (the "Class 7B Tax Assessment Classification "); and

WHEREAS, the Property has been fully vacant since July 18, 2025, verified by eyewitness accounts from Village of Hoffman Estates employees, and on the market for lease for over a year; and

WHEREAS, Applicant's proposed commitment in terms of Project size, cost, and related operations represents an extraordinary increase in financial commitment in the Village, Cook County and Illinois; and

WHEREAS, Applicant will use the property for a retail store open to the public. The use will employ 6 full-time employees, 10-15 part-time employees, and 5 construction jobs in Cook County; and

WHEREAS, Applicant cannot make this financial commitment but for a commitment of support from the Village for a Cook County 7B real estate classification; and

WHEREAS, Applicant has requested that the President and Board of Trustees of the Village of Hoffman Estates (the "Corporate Authorities") support and consent to the filing of its application for a Cook County Class 7B Real Estate Tax Assessment Classification for the Property; and

WHEREAS, the Corporate Authorities designated the Property as blighted and in need of renewal via Ordinance ____-2026 on July 20, 2026; and

WHEREAS, the Village has received Applicant's completed Class 7B application (**Exhibit B**), including the identification of persons having an interest in the property, a detailed description of the precise nature of the intended use, information which demonstrate the vacancy of the property, and a signed Prevailing Wage Affidavit; and

WHEREAS, the Corporate Authorities have received information, letters and testimony regarding said request, including an Economic Disclosure Affidavit in accordance with the Cook County Board; and

WHEREAS, the Corporate Authorities have not entered into a redevelopment agreement with the Applicant; and

WHEREAS, the adoption of an ordinance by the Corporate Authorities is required and must be filed with Applicant's application in order for the Property to obtain a Class 7B Tax Assessment Classification; and

WHEREAS, Applicant or its tenants, will financially support the Hoffman Estates community and likely be members of business organizations such as the Greater Chicagoland Advanced Manufacturing Partnership, the Hoffman Estates Chamber of Commerce and Industry, or other; and

WHEREAS, the proposed development would result in significant economic and fiscal impacts for the Village of Hoffman Estates and Cook County; and

WHEREAS, the redevelopment objective of this Village is to create a thriving and vital local economy with a strong blend of retail, clean-industrial, commercial and residential properties; and

WHEREAS, to ensure the ongoing viability of the industrial base of the Village, the continuation and expansion of employment opportunities in the Village and to safeguard and further diversify the tax base of the Village, the Corporate Authorities have determined that it is necessary and in the best interests of the Village to approve the application by Applicant for a Class 7B Real Estate Tax Assessment Classification for the Property.

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

Section 1: That the above recitals and legislative findings are hereby incorporated herein and made a part hereof, as if fully set forth in their Entirety.

Section 2: That the Village of Hoffman Estates supports and consents to the Applicant's filing of a Class 7B Application with respect to the Property and finds Class 7B classification under the Cook County Real Estate Classification System necessary for development to occur on the Property.

Section 3: If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any other provision of this Ordinance.

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

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

PASSED THIS _____ day of _____, 2026

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

APPROVED THIS _____ DAY OF _____, 2026

Village President

ATTEST:

Village Clerk

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

Exhibit A

Legal Description of Property

Property Index Number: 07-16-200-030-0000 (subject to PIN division)

Property Address: 675 W. Golf Road, Hoffman Estates, IL 60169

PART OF LOT 1 IN MOBIL'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH ALONG AN EAST LINE OF SAID LOT A DISTANCE OF 60.12 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST LINE 47.97 FEET TO AN ANGLE POINT; THENCE SOUTHEASTERLY AT AN ANGLE OF 135 DEGREES 15 MINUTES 11 SECONDS, MEASURED CLOCKWISE FROM THE PREVIOUSLY DESCRIBED LINE ALONG A NORTHEASTERLY LINE OF SAID LOT 1 (ALSO BEING THE SOUTHWESTERLY LINE OF LOT 2 IN SAID MOBIL'S SUBDIVISION) AND ITS SOUTHEASTERLY EXTENSION, 216.02 FEET; THENCE SOUTHWESTERLY AT AN ANGLE OF 90 DEGREES 09 MINUTES 21 SECONDS, MEASURED COUNTERCLOCKWISE FROM THE PREVIOUSLY DESCRIBED LINE, 95.03 FEET; THENCE NORTHWESTERLY AT RIGHT ANGLE TO THE LAST DESCRIBED LINE, 250.00 FEET; THENCE NORTHEASTERLY AT RIGHT ANGLE TO THE LAST DESCRIBED LINE, 129.48 FEET, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

The above legal description is for the one commercial space that is the subject of this Class 7b application. The one commercial space measures approximately 17,543 square feet and is situated on a 24,416 square foot site. See the attached survey in the application.

Exhibit B
7B Application



1430 Lee Street, Des Plaines, IL 60018
Phone 847-298-8300
Fax 847-298-8388
www.elliottlaw.com

July 3, 2026

Village of Hoffman Estates
c/o Kevin Kramer, Director of Economic Development
1900 Hassell Road
Hoffman Estates, IL 60169

Matter #: 43549-001
Property Address: 675 W. Golf Road
Hoffman Estates, IL
Township: Schaumburg

Dear Mayor McLeod and Board of Trustees:

Elliott & Associates Attorneys, PLLC represents Plaza Partnership, LLC (“Applicant”). Applicant has, or will soon, file an application to the Cook County Assessor seeking a Class 7b ***with Special Circumstances*** for one commercial space located at the property identified above (the “Subject Property”) and hereby requests that the Village of Hoffman Estates adopt a resolution supporting Applicant’s Class 7b application and a resolution declaring subject property is blighted. The subject property is identified by Permanent Index Number 07-16-200-030-0000.

Note that the class 7b application is for a portion of PIN 07-16-200-030-0000. A Petition for Division will be filed before the filing deadline this year, and a new PIN for the one commercial space that is the subject of this Class 7b application will be issued in 2027. The legal description for the commercial space subject to this class 7b application is attached.

The subject property consists of one commercial space that is located in a 4-unit retail strip center, which was built in 1972. The commercial space is approximately 17,543 square feet and is situated on a 24,416 square foot site. See Parcel 1 of the attached survey. As stated in the Class 7b Eligibility Application, the last occupant was Ace Hardware who ceased business operations on or about July 18, 2025. Doors were closed to the public on July 18, 2025 and has been since then. As such, the subject property has been 100% vacant since July 18, 2025. Since there is no purchase for value, we are requesting that the Village issue a resolution that states that the Village supports Applicant’s request for a Class 7b incentive and that the Applicant has proven Special Circumstances.

Applicant has entered into a lease with Hoffman Estates True Value, LLC, and the lease is contingent upon the Village of Hoffman Estates passing a Village Resolution in support of the Class 7b tax incentive ***with Special Circumstances***. Enclosed is a copy of the lease. If the Village passes the resolution for the class 7b tax incentive, then the tenant will move into the commercial space.

The entire commercial space will be used for commercial purposes. Subject property will be occupied by True Value Hardware, a hardware retailer that sells tools, supplies, appliances and home improvement products. The use of the subject's commercial space property meets the definition of commercial purposes.

True Value Hardware ("Tenant")

Hoffman Estates True Value, LLC plans to open a new True Value Hardware store at subject's commercial space, and will need to hire 6 new full time employees and 10-15 part time employees when the store opens for business. True Value Hardware ("Tenant") is a hardware retailer that sells tools, supplies, appliances and home improvement products.

Both the lease and the employment opportunities for the commercial space are not economically feasible without the Class 7b tax incentive. If the Village passes the Class 7b resolution with Special Circumstances, then the tenant will move into the commercial space.

See the attached Economic Disclosure Statement for the members of Hoffman Estates True Value, LLC.

Cook County Class 7b Eligibility Criteria

The five eligibility factors for the Class 7b tax incentive are as follows:

1. **Designation of Area:** Attached hereto is a list of blight factors in support of the subject property's eligibility for Class 7b classification. The analysis documents multiple blighting factors and the substantial improvements necessary to return the property to productive use.
2. **Real Estate Tax Analysis:** The subject property received a Class 7c tax incentive in 2017 and then it was renewed in 2021. As such, the tax assessment was in the "phase up" during 2024 and 2025 tax years. We submit that the subject's market value be considered in this real estate tax analysis due to the phase up of the class 7c tax incentive. From 2020 to 2025, the subject's tax assessment have decreased or remained stagnant. The assessment and market value history are as follows:

1. 2020: 383,987 AV	\$3,839,870 MV
2. 2021: 300,003 AV	\$3,000,030 MV decreased
3. 2022: 351,974 AV	\$3,519,740 MV (below 2020 MV)
4. 2023: 351,974 AV	\$3,519,740 MV stagnant
5. 2024: 527,960 AV	\$3,519,740 MV stagnant
6. 2025: 738,174 AV	\$3,690,870 MV (below 2020 MV)

Note that the class 7b application is for a portion of PIN 07-16-200-030-0000. A Petition for Division will be filed before the filing deadline this year, and a new PIN for the one commercial space that is the subject of this Class 7b application will be issued in 2027. The assessments above is for the entire parcel which consists of a 4-unit retail strip center.

Depressed Market Conditions and Future Tax Collections

Although the subject property's assessment has not consistently declined during the preceding six-year period, the property has been adversely affected by depressed market conditions impacting large-format retail space. The subject consists of approximately 17,543 square feet of contiguous commercial space that cannot be readily subdivided, thereby limiting the pool of prospective tenants to a narrow segment of the retail market. As a result, large-format retail properties in the area have experienced elevated vacancy rates, extended lease-up periods, and reduced market demand, all of which have discouraged reinvestment and adversely affected economic performance.

The challenges associated with leasing the space are further compounded by the property's age, functional obsolescence, outdated building systems, existing code deficiencies, and the substantial capital investment required to make the premises suitable for occupancy. These conditions have impaired the property's marketability and limited its ability to achieve its full economic potential. Despite its highly visible location, the subject space required approximately nine months to secure a prospective tenant.

The proposed tenant represents a significant opportunity to return the property to productive use; however, the tenant has expressly conditioned its lease upon approval of a Class 7b tax incentive. Absent such approval, the space risks remaining vacant or underutilized for an extended period, thereby continuing the depressed conditions affecting the property and limiting future growth in real estate tax collections. Conversely, approval of the proposed project will facilitate occupancy, stimulate substantial private investment, correct existing deficiencies, modernize building systems, improve the property's economic viability, and support increased real estate tax collections over time.

3. Viability and Timeliness

- a. Development Plan:** There are some planned renovations for this property. Planned renovations include, but are not limited to, caulk exterior windows, update fire extinguisher's, repair emergency lighting, replace hand dryers in restrooms, replace broken and missing ceiling tiles, remove all storage in front of electrical panels, upper restrooms in rear warehouse need to be brought up to code or completely removed and all electric/plumbing capped off, remove water spigots in bathroom walls, remove slide bolt on rear entrance door above panic hardware, add commercial guardrail to the ramp of the loading dock and the top of the loading dock, install a ceiling in pump room so that electric heater can maintain heat, label exterior fir pump room and interior pump room doors per Fire Marshal, and repair dumpster enclosure doors so that they open and close properly. In about five years, the

2nd air conditioning unit for commercial space will need to be replaced. The total cost of the redevelopment is estimated to exceed \$100,000.

- b. Economic Feasibility:** Joe Lomanto, one of the members of Hoffman Estates True Value, LLC, is the sole owner of three Ace Hardware stores in Chicago. Mr. Lomanto has been a first generation owner for 39 years. He acquired his first store in 1987 and subsequent stores in 1998 and 2017. These stores are located at 3921 N Sheridan Road, 4050 W Lawrence Avenue and 3911 N Lincoln Avenue.

Melissa Porcaro, the other member of Hoffman Estates True Value, LLC, has over 20 years of experience in retail operations, education and business development. She is the Director of Operations with JRC Ace Hardware Group and was instrumental in leading store remodels and opening a group up store during Covid in Des Plaines, Illinois. In 2023, Ms. Porcaro was recognized as a Top 50 Women Rising Star in Hardware and Building Supply Magazine.

The foregoing experience of both members demonstrates the Tenant's ability to occupy and pay rent for the subject's commercial unit.

Additionally, the comparatively high taxes in Cook County are a competitive disadvantage for any tenant in Cook County. The Applicant believes that the Class 7b incentive will allow the tenant to successfully operate at the subject's commercial unit and stay competitive with nearby DuPage County and Lake County where the taxes are far lower as well as with other facilities located in Cook County that already have incentives.

- c. Financing:** The Applicant will be funding the improvements as follows: 100% in Equity.
 - d. Owners, Developers, Prime Tenants and other Interested Parties:** See the attached Economic Disclosure Statement.
 - e. Development Schedule:** If a resolution supporting the granting of this tax incentive is approved, tenant will occupy the commercial space on or about August 1, 2026.
4. **Assistance and Necessity:** The subject's commercial space cannot be divisible and as such, can only be leased to big box retailers which limits the type of user in the subject's commercial space. Big box commercial spaces in the area are difficult to lease. There is excessive vacancies in this area and it can take about five (5) years to find a tenant for big box commercial spaces. Applicant has found a tenant for this building sooner than expected but the tenant does not believe that the occupancy of the commercial space will be economically feasible without the Class 7b tax incentive. The lease is contingent upon obtaining a Village Resolution in support of the Class 7b tax incentive. If the Class 7b tax incentive is not supported by the Village, then the proposed redevelopment project will not go forward as it would not

be financially viable for Applicant to raise capital and go ahead with the development.

5. **Increased Tax Revenue and Employment:** Subject property is currently vacant. The tenant will be opening a new store at this property and, in doing so, the tenant will need to hire 6 full time employees and 10-15 part time employees. The proposed occupancy and planned improvements will result in increased tax revenue and employment.

Additionally, the proposed improvements will bring at least 5 construction jobs to the property.

Special Circumstances

Since the subject's commercial unit is not being purchased for value but has been 100% vacant for twelve (12) continuous months, qualification for Class 7b must be based upon the existence of special circumstances. The subject property exhibits several such circumstances that have materially impaired its marketability and discouraged reinvestment.

The improvement, which is more than fifty years old, suffers from physical deterioration, functional and economic obsolescence, outdated building systems, and conditions requiring correction to meet applicable code requirements. The commercial space was designed for a large-format retail user and cannot be readily subdivided, thereby limiting the pool of prospective tenants. In addition, the mezzanine area is not usable in its current condition and does not contribute to the property's economic utility.

The market for large-format retail space has experienced elevated vacancy rates and extended lease-up periods, which have adversely impacted the subject property's marketability. The inability to designate parking spaces exclusively for the subject premises due to reciprocal easement agreements further limits tenant flexibility and operational control. These conditions, combined with the substantial capital improvements required to address code deficiencies, outdated building systems, and deferred maintenance, have discouraged reinvestment and hindered the property's ability to attract tenants.

The proposed tenant represents a significant opportunity to return the property to productive use; however, the tenant has indicated that it would not proceed with the lease absent approval of a Class 7b tax incentive. Accordingly, these circumstances constitute special circumstances warranting consideration of Class 7b classification and tax incentive relief.

Justification for Class7b

We understand that the County Board recognizes that the class 7b incentive program is one of the few economic tools available in Cook County to help attract and maintain industrial property owners. By assessing class 7b properties at an average equalized assessment of about 30% (10% times our average state equalizer of 3.0355) these properties are on par with

the equalized assessment of 33% (33% times an average state equalizer of 1) applied to the industrial properties in the rest of the counties in the state of Illinois.

As indicated above, the tenant's operation at the subject's location is not economically feasible without the Class 7b tax incentive. Therefore, without the Class 7b tax incentive, the commercial space will remain vacant and the tenant will find a different location for its store.

If the Class 7b is granted, the tax savings will be used to fund enhancements to the existing building structures. The new tenant will create new jobs upon moving into the commercial space. The revenue saved from the Class 7b tax incentive will free up more resources, which can also be used to improve the tenant's business and make it more competitive.

Enclosures

Please find enclosed the following documents:

- Class 7b application,
- Economic Disclosure Affidavit, and
- Prevailing Wage Affidavit.

Thank you for your consideration. If you have any additional questions or concerns, please do not hesitate to contact me.

Very truly yours,

Melissa Kay Whitley
Melissa Kay Whitley

Enclosures

SPECIAL CIRCUMSTANCES

Special Circumstances

Since the subject's commercial unit is not being purchased for value but has been 100% vacant for twelve (12) continuous months, qualification for Class 7b must be based upon the existence of special circumstances. The subject property exhibits several such circumstances that have materially impaired its marketability and discouraged reinvestment.

The improvement, which is more than fifty years old, suffers from physical deterioration, functional and economic obsolescence, outdated building systems, and conditions requiring correction to meet applicable code requirements. The commercial space was designed for a large-format retail user and cannot be readily subdivided, thereby limiting the pool of prospective tenants. In addition, the mezzanine area is not usable in its current condition and does not contribute to the property's economic utility.

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The proposed tenant represents a significant opportunity to return the property to productive use; however, the tenant has indicated that it would not proceed with the lease absent approval of a Class 7b tax incentive. Accordingly, these circumstances constitute special circumstances warranting consideration of Class 7b classification and tax incentive relief.

ECONOMIC DISCLOSURE STATEMENT

[illegible]

Affiant's Name	Madhukar Kalaria, Managing <u>Member of Plaza Partnership, LLC</u>
Affiant's Address.....	717 Noah Terrace
.....City, State, Zip.....	Mount Prospect, IL 60056
.....Phone Number	(847) 791-4169

1. That I am the owner of the property commonly known as 675 W. Golf Rd., Hoffman Estates, Illinois (the “Property”);
2. That the Property is identified by Permanent Tax Index Number (s) 07-16-200-030-0000. Note, however, that the class 7b application is for a portion of PIN 07-16-200-030-0000. A Petition for Division will be filed before the filing deadline this year, and a new PIN for the one commercial space that is the subject of this Class 7b application will be issued in 2027. The legal description for the commercial space only is attached to the Class 7b application.
3. That I am the Applicant of the Class 7b application. I hold title to the property under “Plaza Partnership, LLC”. The ownership interest in Plaza Partnership, LLC is as follows:
 1. Madhukar Kalaria 717 Noah Terrace Mt. Prospect, Il 60056 At 15.5%
 2. Brett Mccoy 11205 Musgrave Parkay Huntley, Il 60142 At 15.5%
 3. Diksha J Bhatia 1023 Silvana Court Schaumburg, Il. 60173 At 7%
 4. Michael A Berg 16 Pine Woods Road East Kingston, Nh. 03287 At 15.5%
 5. Lalitkumar J Detroja 17 S Medow Ct. South Barrington, Il. 60010 At 15.5%
 6. Bhagvanji Meghpara 18228 S. Hunt Club Dr Mokena, Il 60448 At 15.5%
 7. Ashokkumar B Patel 6n152 Medinah Rd Medinah, Il 60157 At 15.5%
 8. Total to 100% ownership.
4. That I have entered into a lease with Hoffman Estates True Value, LLC (“tenant”). The lease is contingent upon obtaining a Class 7b tax incentive for this Property. If the Village supports the Class 7b application, the tenant will open a new True Value Hardware, a hardware retail store, at this Property. The ownership interest in Hoffman Estates True Value, LLC (“tenant”) is as follows:

Joe Lomanto – 51% and Mellissa Porcaro – 49%
5. That the Applicant is not delinquent in the payment of any property taxes administered by Cook County or by a local municipality.
6. That the subject property is the only property that Plaza Partnership, LLC owns.

Joe Lomanto – 51% and Mellissa Porcaro – 49%

DocuSigned by:

F9FF7A6426A446B...
Signature of Affiant
MADHUKAR KALARIA

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PREVAILING WAGE AFFIDAVIT

State of Illinois)
)
County of Cook)

Affiant's Name Madhukar Kalaria, Managing
Member of Plaza Partnership, LLC

Affiant's Address..... 717 Noah Terrace

.....City, State, Zip..... Mount Prospect, IL 60056

.....Phone Number (847) 791-4169

1. That I am the owner of the property commonly known as 675 W. Golf Rd., Hoffman Estates, Illinois (the “Property”);
2. That the Property is identified by Permanent Tax Index Number (s) 07-16-200-030-0000. Note that the class 7b application is for a portion of PIN 07-16-200-030-0000. A Petition for Division will be filed before the filing deadline this year, and a new PIN for the commercial space that is the subject of this Class 7b application will be issued in 2027. The legal description for the commercial space is attached to the Class 7b application.
3. That the subject of the Class 7b tax incentive is one commercial space that measures about 17,543 square feet and is part of a 4-unit strip center at this Property. Applicant intends to lease the commercial space to Hoffman Estates True Value, LLC, who will open a new True Value Hardware retail store at this Property; however, the lease is contingent upon obtaining support for the Class 7b tax incentive.
4. The Applicant will comply with the Prevailing Wage requirements set forth in Section 74-71(b) of Chapter 74 Taxation, Article II - Real Property Taxation, Division 2 – Classification System for Assessment.

DocuSigned by:

 505F2A6426A446D

MADHUKAR KALARIA

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DESIGNATION OF AREA - BLIGHT FACTORS

Section 11-74.4-3 of the Illinois Municipal Code provides that an improved area may be considered blighted when a combination of five (5) or more qualifying blight factors is present and documented to a meaningful extent.

The following five (or six) factors are present at 675 W. Golf Road, Hoffman Estates, IL :

a. Obsolescence

The subject property suffers from functional and economic obsolescence. The commercial space was designed for a large-format retail user and cannot be readily subdivided into smaller tenant spaces, limiting the pool of potential tenants. Additionally, the mezzanine area in the rear portion of the space is not usable in its current condition and does not contribute economically to the property. These conditions reduce the property's utility and competitiveness relative to more modern and adaptable retail properties.

b. Deterioration

The property exhibits physical deterioration associated with its age and deferred maintenance. Conditions requiring correction include broken and missing ceiling tiles, deteriorated exterior caulking around windows, damaged dumpster enclosure doors, and other maintenance deficiencies that adversely affect the property's condition and marketability.

c. Structures Below Minimum Code Standards

The property contains conditions that must be corrected before occupancy and operation by the proposed tenant. Required code-related improvements include updating fire extinguishers, repairing emergency lighting, removing storage located in front of electrical panels, correcting deficiencies in the upper-level restroom facilities, removing prohibited hardware above panic devices, installing code-compliant guardrails at the loading dock, labeling fire pump room doors in accordance with Fire Marshal requirements, and completing other life-safety improvements. These conditions evidence the presence of structures below minimum code standards.

d. Inadequate Utilities and Building Systems

The property contains outdated and inadequate building systems that require substantial capital investment. Planned improvements include replacement of one of the commercial HVAC units, repairs and upgrades to heating systems serving the pump room, replacement of restroom fixtures, and various electrical and mechanical improvements necessary to support modern commercial occupancy.

e. Excessive Vacancies

The subject property is located within a market experiencing elevated vacancy rates among large-format retail spaces. Demand for big-box retail properties has declined, resulting in

extended marketing periods and prolonged vacancies. The limited pool of prospective users for large-format retail space has materially impaired the property's marketability and contributed to underutilization.

f. Deleterious Land Use or Layout

The property's layout and site configuration negatively impact its marketability and utility. The inability to readily subdivide the space limits leasing flexibility and restricts the property to a narrow range of users. Furthermore, parking cannot be exclusively assigned to the subject space due to reciprocal easement and ingress/egress agreements with the adjacent shopping center, reducing operational flexibility and tenant control over parking resources.

CLASS 7b APPLICATION



CLASS 7B
ELIGIBILITY APPLICATION

CONTROL NUMBER

Carefully review the Class 7b Eligibility Bulletin before completing this Application. For assistance, please contact the Assessor's Office, Development Incentives Department (312) 603-7529. This application, a filing fee of \$1,000.00, and supporting documentation must be filed as follows:
This application must be filed PRIOR TO the commencement of New Construction or the commencement of Substantial Rehabilitation Activities or PRIOR TO the Reoccupation of Vacant/Abandoned Property.

Applicant Information

Name: Madhukar Kalaria
Company: Plaza Partnership, LLC Telephone: (847) 791-4169
Address: 717 Noah Terrace
City: Mount Prospect State: IL Zip Code: 60056
Email Address: mike.kalaria@gmail.com

Contact Person (if different than the Applicant)

Name: Joanne P. Elliott
Company: Elliott and Associates Telephone: (847) 298-8300
Address: 1430 Lee Street
City: Des Plaines State: IL Zip Code: 60018
Email Address: joanne@elliottlaw.com

Property Description (per PIN)

If you are applying for more than three different PINs, please submit the additional PIN information in an attachment.

Street address: (1) 675 W. Golf Road
Permanent Real Estate Index Number: 07-16-200-030-0000 Subject to PIN division
(2) _____
Permanent Real Estate Index Number: _____
(3) _____
Permanent Real Estate Index Number: _____
City: Hoffman Estates State: IL Zip Code: 60169

Township: Schaumburg Existing Class: 5-17 as of 2026 tax year

Identification of Persons Having an Interest in the Property

Attach a complete list of all owners, developers, occupants and other interested parties (including all beneficial owners of a land trust) identified by names and addresses, and the nature and extent of their interest.

Property Use

General Description of Proposed Property Usage 17,543 sq ft commercial space to be leased to commercial retailer

Attach a detail description of the precise nature and extent of the intended use of the subject property, specifying in the case of the multiple uses the relative percentages of each use.

Attach legal description, site dimensions and square footage and building dimensions and square footage.

Include copies of materials, which explain the occupant's business, including corporate letterhead, brochures, advertising material, leases, photographs, etc.

Employment Opportunities

True Value is the potential tenant; lease subject to class 7b tax incentive

How many construction jobs will be created as a result of this development? 5

How many permanent full-time and part-time employees do you now employ in Cook County?

Full-time: 0 Part-time: 0

How many new permanent full-time jobs will be created by this proposed development? 6

-

How many new permanent part-time jobs will be created by this proposed development? 10-15

Nature of Development

Indicate nature of the proposed development by checking the appropriate space:

- ☐ New Construction (Read and Complete Section A below)
- ☐ Substantial Rehabilitation (Read and complete Section A below)
- ☐ Occupation of Abandoned Property – No Special Circumstances (Read and complete Section B)
- ☒ Occupation of Abandoned Property – With Special Circumstances (Read and complete Section C)

SECTION A (NEW CONSTRUCTION/SUBSTANTIAL REHABILITATION)

If the proposed development consists of *New Construction* or *Substantial Rehabilitation*, provide the following information:

Estimated date of construction commencement (excluding demolition if any): _____

Estimated date of construction completion: _____

Total redevelopment cost, excluding land: \$ _____

Attach copies of the following:

1. Specific description of the proposed *New Construction* or *Substantial Rehabilitation*
2. Current Plat of Survey for subject property
3. 1st floor plan or schematic drawings
4. Building permits, wrecking permits and occupancy permits (*including date of issuance*)
5. Complete description of the cost and extent of the *Substantial Rehabilitation* or *New Construction* (*including such items as contracts, itemized statements of all direct and indirect costs, contractor's affidavits, etc*)

SECTION B (ABANDONED PROPERTY WITH NO SPECIAL CIRCUMSTANCE)

If the proposed development consists of the reoccupation of abandoned property, purchased for value, complete (1) and (2) below:

1. Was the subject property vacant and unused for at least 12 continuous months prior to the purchase for value?

☐ YES ☐ NO

When and by whom was the subject property last occupied prior to the purchase for value?

Attach copies of the following documents:

- (a) Sworn statements from person having personal knowledge attesting to the fact and the duration of vacancy and abandonment
- (b) Information (*such as statements of utility companies*) which demonstrate that the property was vacant and unused and indicate duration of such vacancy

2. Application must be made to the Assessor prior to occupation:

Estimated date of reoccupation: _____
Date of Purchase: _____
Name of purchaser: _____
Name of seller: _____
Relationship of purchaser to seller: _____

Attach copies of the following documents:

- (a) Sale Contract
- (b) Closing Statement
- (c) Recorded Deed
- (d) Assignment of Beneficial Interest
- (e) Real Estate Transfer Declaration

SECTION C (SPECIAL CIRCUMSTANCES)

If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the Incentive where there was a **purchase for value**, but the period of ***abandonment prior to purchase was less than 12 months***, complete section (1).

If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the Incentive where there was **no purchase for value**, but the period of ***abandonment prior to the application 12 continuous months or greater***, complete section (2).

SECTION 1 - Property Purchase (less than 12 months vacant)

How long was the period of abandonment prior to the purchase for value? _____

When and by whom was the subject property last occupied prior to the purchase for value?

Attach copies of the following documents:

- (a) Sworn statements from persons having personal knowledge attesting to the fact and the duration of the vacancy and abandonment
- (b) Information (*such as statements of utility companies*) which demonstrate that the property was vacant and unused and indicate duration of vacancy
- (c) Include the finding of special circumstances supporting "abandonment" as determined by the municipality, or the County Board, if located in an unincorporated area. *Also include the ordinance or resolution from the Board of Commissioners of Cook County stating its approval for less than 12-month abandonment period* (for additional information contact the Cook County Bureau of Economic Development – 312-603-1000).

Application must be made to the Assessor prior to the commencement of reoccupation of the abandoned property.

Estimated date of Reoccupation: _____
Date of purchase: _____
Name of purchaser: _____
Name of seller: _____
Relationship of purchaser to seller: _____

Attach copies of the following documents:

- (a) Sale Contract
- (b) Closing Statement
- (c) Recorded Deed
- (d) Assignment of Beneficial Interest
- (e) Real Estate Transfer Declaration

SECTION 2 – No Purchase (more than 12 months vacant)

How long has the subject property been unused?

- ☒ 12 or greater continuous months (*Eligible for Special Circumstance*)
- ☐ Less than 12 continuous months (*Not Eligible for Special Circumstance*)

When and by whom was the subject property last occupied prior to the filing of this application?

Ace Hardware vacated on or before July 18, 2025; store was closed to the public on July 18, 2025

Attach copies of the following documents:

- (a) Sworn statements from persons having personal knowledge attesting to the fact and the duration of the vacancy and abandonment
- (b) Information (*such as statements of utility companies*) which demonstrate that the property was vacant and unused and indicate duration of vacancy
- (c) Include the finding of special circumstances supporting “abandonment” as determined by the municipality, or the County Board, if located in an unincorporated area. Also, include the ordinance or resolution from the Board of Commissioners of Cook County stating its approval for lack of a purchase for value (for additional information contact the Cook County Bureau of Economic Development – 312-603-1000).

Application must be made to Assessor prior to the commencement of reoccupation of the abandoned property.

Estimated date of reoccupation: August 1, 2026

Local Approval

A certified copy of a resolution or ordinance from the municipality in which the real estate is located (or the County Board, if the real estate is located in an unincorporated area) should accompany this Application. The ordinance or resolution must expressly state that the municipality supports and consents to this Class 7b Application and that it finds Class 7b necessary for development to occur on the subject property. This resolution must expressly state that the five eligibility factors, which must be present to demonstrate that the area is “in need of commercial development”, are satisfied.

In addition, a copy of the application must be submitted to the Cook County Bureau of Economic Development (BED) for their approval (for additional information contact BED at 312-603-1000.

Finalizing The Incentive Process

In order to finalize the class change you will need to file an **Incentive Appeal** with supporting documentation (including **Proof of Occupancy**) in the year that the property has been substantially occupied. It is advised that you access our website (www.cookcountyassessor.com) to determine the allowable filing dates for such action.

The property cannot receive Class 7B designation until you file an Incentive Appeal, AND this office grants reclassification for the parcel(s).

I, the undersigned, certify that I have read this Application and that the statements set forth in this Application and in the attachments hereto are true and correct, except as those matters stated to be on information and belief and as to such matters the undersigned certifies the same to be true.

DocuSigned by:

 F9FE7A8428A446B.

Signature

Madhukar Kalaria

Print Name

July 10, 2026

Date

Managing Member of Plaza Partnership, LLC

Title

**Note: If title to the property is held in trust or by a corporation or a partnership, this Class 7b Eligibility Application must be signed by the beneficiary, officer and/or general partner.*

Revised 12/30/2025

**LEGAL DESCRIPTION / SITE
DIMENSIONS AND BUILDING
DIMENSIONS**

LEGAL DESCRIPTION

PART OF LOT 1 IN MOBIL'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH ALONG AN EAST LINE OF SAID LOT A DISTANCE OF 60.12 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST LINE 47.97 FEET TO AN ANGLE POINT; THENCE SOUTHEASTERLY AT AN ANGLE OF 135 DEGREES 15 MINUTES 11 SECONDS, MEASURED CLOCKWISE FROM THE PREVIOUSLY DESCRIBED LINE ALONG A NORTHEASTERLY LINE OF SAID LOT 1 (ALSO BEING THE SOUTHWESTERLY LINE OF LOT 2 IN SAID MOBIL'S SUBDIVISION) AND ITS SOUTHEASTERLY EXTENSION, 216.02 FEET; THENCE SOUTHWESTERLY AT AN ANGLE OF 90 DEGREES 09 MINUTES 21 SECONDS, MEASURED COUNTERCLOCKWISE FROM THE PREVIOUSLY DESCRIBED LINE, 95.03 FEET; THENCE NORTHWESTERLY AT RIGHT ANGLE TO THE LAST DESCRIBED LINE, 250.00 FEET; THENCE NORTHEASTERLY AT RIGHT ANGLE TO THE LAST DESCRIBED LINE, 129.48 FEET, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Property Index Number: 07-16-200-030-0000 (subject to PIN division)

Property Address: 675 W. Golf Road, Hoffman Estates, IL 60169

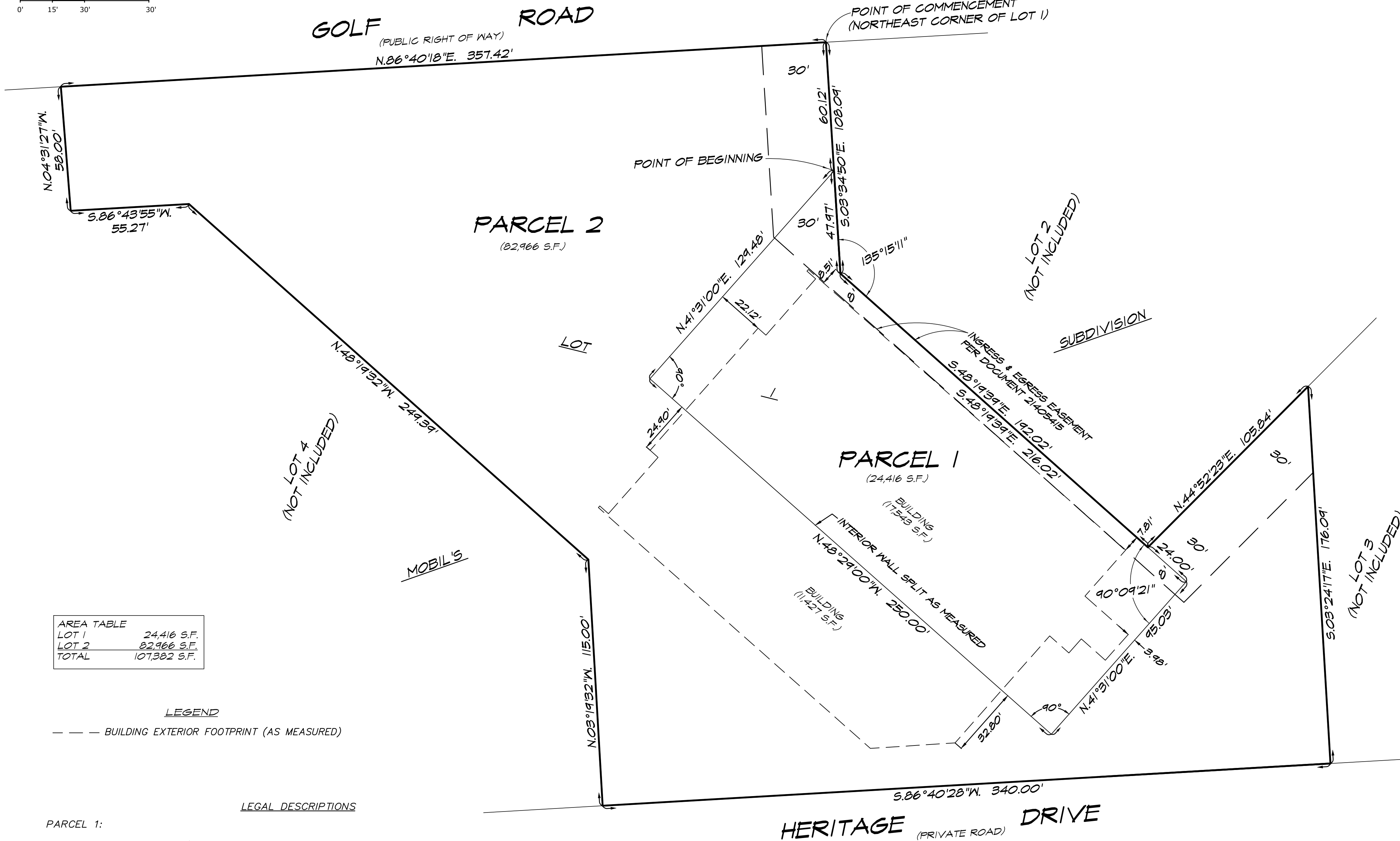
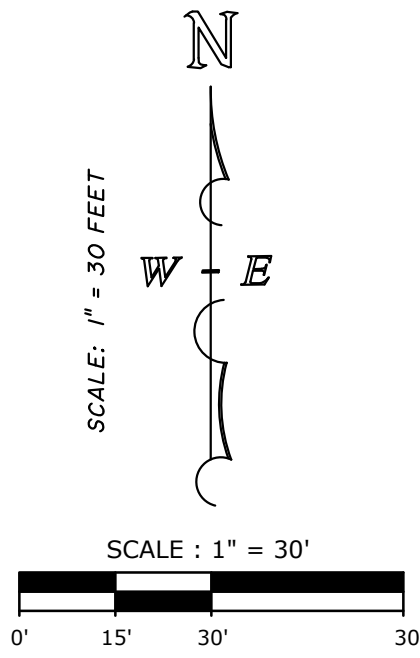
The above legal description is for the one commercial space that is the subject of this Class 7b application. The one commercial space measures approximately 17,543 square feet and is situated on a 24,416 square foot site. See the attached survey.

WEST GOLF ROAD ASSESSMENT PLAT

OF LOT 1 IN MOBIL'S SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

This property is known as 675-695 West Golf Road, Hoffman Estates, Illinois 60169

PIN: 07-16-200-030



AREA TABLE	
LOT 1	24,416 S.F.
LOT 2	82,966 S.F.
TOTAL	107,382 S.F.

LEGEND

--- BUILDING EXTERIOR FOOTPRINT (AS MEASURED)

LEGAL DESCRIPTIONS

PARCEL 1:

PART OF LOT 1 IN MOBIL'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH ALONG AN EAST LINE OF SAID LOT A DISTANCE OF 60.12 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST LINE 47.97 FEET TO AN ANGLE POINT; THENCE SOUTHEASTERLY AT AN ANGLE OF 135 DEGREES 15 MINUTES 11 SECONDS, MEASURED CLOCKWISE FROM THE PREVIOUSLY DESCRIBED LINE ALONG A NORTHEASTERLY LINE OF SAID LOT 1 (ALSO BEING THE SOUTHWESTERLY LINE OF LOT 2 IN SAID MOBIL'S SUBDIVISION) AND ITS SOUTHEASTERLY EXTENSION, 216.02 FEET; THENCE SOUTHWESTERLY AT AN ANGLE OF 90 DEGREES 09 MINUTES 21 SECONDS, MEASURED COUNTERCLOCKWISE FROM THE PREVIOUSLY DESCRIBED LINE, 95.03 FEET; THENCE NORTHWESTERLY AT RIGHT ANGLE TO THE LAST DESCRIBED LINE, 250.00 FEET; THENCE NORTHEASTERLY AT RIGHT ANGLE TO THE LAST DESCRIBED LINE, 129.48 FEET, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 1 IN MOBIL'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH ALONG AN EAST LINE OF SAID LOT A DISTANCE OF 60.12 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST LINE 47.97 FEET TO AN ANGLE POINT; THENCE SOUTHEASTERLY AT AN ANGLE OF 135 DEGREES 15 MINUTES 11 SECONDS MEASURED CLOCKWISE FROM THE PREVIOUSLY DESCRIBED LINE ALONG A NORTHEASTERLY LINE OF SAID LOT 1 (ALSO BEING THE SOUTHWESTERLY LINE OF LOT 2 IN SAID MOBIL'S SUBDIVISION) AND ITS SOUTHEASTERLY EXTENSION, 216.02 FEET; THENCE SOUTHWESTERLY AT AN ANGLE OF 90 DEGREES 09 MINUTES 21 SECONDS, MEASURED COUNTERCLOCKWISE FROM THE PREVIOUSLY DESCRIBED LINE, 95.03 FEET; THENCE NORTHWESTERLY AT RIGHT ANGLE TO THE LAST DESCRIBED LINE, 250.00 FEET; THENCE NORTHEASTERLY AT RIGHT ANGLE TO THE LAST DESCRIBED LINE, 129.48 FEET, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

MORTGAGEE'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

HEARTLAND BANK AND TRUST COMPANY AS MORTGAGEE UNDER THE PROVISIONS OF A CERTAIN MORTGAGE DATED AUGUST 1, 2022 AND RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON THE 11TH DAY OF AUGUST, 2022 AS DOCUMENT NO. 2222313025 HEREBY CONSENTS AND APPROVES THE ASSESSMENT PLAT AS DEPICTED HEREON.

BY: _____

TITLE: _____

NOTARY'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

ON THIS ____ DAY OF _____, 2026, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JONATHAN J. HICKS, KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

NOTARY PUBLIC SIGNATURE: _____

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

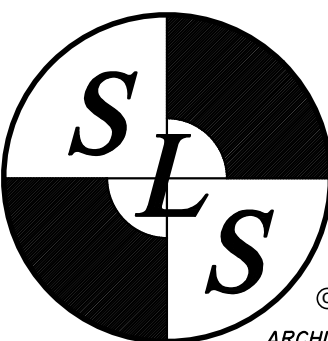
STATE OF ILLINOIS }
COUNTY OF KANE } SS

THIS IS TO CERTIFY THAT I, RICHARD J. STEINBRECHER, HAVE SURVEYED THE PROPERTY SHOWN AND DESCRIBED ON THE ANNEXED PLAT AND HAVE PREPARED A PLAT FOR ASSESSMENT PURPOSES WHICH, TO THE BEST OF MY KNOWLEDGE AND BELIEF, IS A CORRECT REPRESENTATION OF SAID SURVEY.

Dated at Batavia, Illinois, this 7th day of July, A.D., 2026

FOR REVIEW

Illinois Professional Land Surveyor No. 3583



Steinbrecher Land Surveyors
Professional Land Surveying & Engineering

ASM Consultants, Inc.
Design Firm Corporation No. 184-006014
16 E. Wilson Street - Batavia, Illinois 60103
(630) 879-0200 - SLSteinbrecher.com

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ARCHIVE REFERENCE: N/A

PREPARED FOR:
Eileen Sergio
Elliott and Associates
1430 Lee Street
Des Plaines, IL 60018



COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

THIS INSTRUMENT, NO. _____, WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, THIS ____ DAY OF _____, 2026, AT ____ O'CLOCK ____M.

COUNTY RECORDER

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

I, MONICA GORDON, COUNTY CLERK OF COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT CHICAGO, ILLINOIS.

THIS ____ DAY OF _____, 2026.

COUNTY CLERK

OWNERS'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

THIS IS TO CERTIFY THAT I, _____, IS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED ON THE ANNEXED PLAT AND THAT I HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS INDICATED THEREON FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

DATED THIS ____ DAY OF _____, 2026.

OWNER

NOTARY'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THE FOREGOING INSTRUMENT AT HIS OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL, THIS ____ DAY OF _____, 2026.

NOTARY PUBLIC SIGNATURE: _____

MY COMMISSION EXPIRES: _____

**IDENTIFICATION OF PERSONS
OR ENTITIES HAVING AN
INTEREST**

Property Owner

Plaza Partnership, LLC

Madhukar Kalaria – 15.5% ownership
717 Noah Terrace
Mount Prospect, IL 60056

Brett McCoy – 15.5% ownership
11205 Musgrave Parkway
Huntley, IL 60142

Diksha J Bhatia – 7% ownership
1023 Silvana Court
Schaumburg, IL 60173

Michael A Berg – 15.5% ownership
16 Pine Woods Road
East Kingston, NH 03287

Lalitkumar J Detroja – 15.5% ownership
17 S Meadow Court
South Barrington, IL 60010

Bhagvanji Meghpara – 15.5% ownership
18228 S. Hunt Club Drive
Mokena, IL 60448

Ashokkumar B Patel – 15.5% ownership
6N152 Medinah Road
Medinah, IL 60157

Proposed Tenant (True Value Hardware, retail store)

Hoffman Estates True Value, LLC (owner/operator)

Joe Lomanto – 51% ownership
6466 N. Olympia Avenue
Chicago, IL 60631

Mellissa Porcaro – 49% ownership
1197 South Linneman Road
Mount Prospect, IL 60056

EVIDENCE OF VACANCY

Schaumburg
43549-001

VACANCY AFFIDAVIT

State of Illinois)
)
County of Cook)

Affiant's Name Madhukar Kalaria, Managing
 Member of Plaza Partnership, LLC
Affiant's Address..... 717 Noah Terrace
.....City, State, Zip..... Mount Prospect, IL 60056
.....Phone Number (847) 791-4169

The undersigned Affiant being first duly sworn on oath state and affirm that I have personal knowledge of the facts set forth in this Affidavit and that I am competent to testify to the following:

1. That I am the owner of the property commonly known as 675 W. Golf Rd., Hoffman Estates, Illinois (the "Property");
2. That the Property is identified by Permanent Tax Index Number (s) 07-16-200-030-0000. Note that the class 7b application is for a portion of PIN 07-16-200-030-0000. A Petition for Division will be filed before the filing deadline this year, and a new PIN for the commercial space that is the subject of this Class 7b application will be issued in 2027. The legal description for the commercial space is attached to the Class 7b application.
3. That the subject of the Class 7b tax incentive is one commercial space that measures about 17,543 square feet and is part of a 4-unit strip center at this property address. The previous tenant of this commercial space was Ace Hardware. Ace Hardware ceased doing business and closed its doors to the public on July 18, 2025. Subject's commercial space has been 100% vacant since July 18, 2025.

DocuSigned by:

F9FF7A6426A446B

Signature of Affiant

MADHUKAR KALARIA

Print Affiant's Name



MAINSTREET ORGANIZATION OF REALTORS®



COMMERCIAL PROPERTY EXCLUSIVE MARKETING AGREEMENT

AGREEMENT between **Century 21 Langos & Christian, located at 701 W. Golf Rd., Mt. prospect IL 60056**

(Company Name and Address)

hereinafter referred to as "BROKER" and **Plaza Partnership LLC** hereinafter referred to as "SELLER"

(Seller(s)/Lessor(s))

"SELLER/LESSOR," in consideration of Broker's acceptance of the terms hereof and Broker's efforts to advertise, market, promote and sell/lease the real estate commonly known as Street **675 West Golf Road (Current Tenant ACE Hardware.)** hereinafter

referred to as "PROPERTY". Unit No.: _____, City: **Hoffman Estates**

County: **Cook County**, State: **IL**, Zip Code: **60169**

Permanent Index No.: **07-16-200-030-0000**.

Broker and Seller agree as follows:

1. Term and Conditions: Beginning 12:01 A.M. Month: **July** Day: **17** Year: **2025** and terminating 11:59 P.M. Month: **July** Day: **16** Year: **2027** Seller gives to Broker the exclusive right to sell, lease, option or exchange the Property to qualified buyers and to share the Property with Participants in the Midwest Real Estate Data, LLC, Inc. and/or any Multiple Listing Service in which Broker is a Participant in accordance with the applicable rules and regulations of that Multiple Listing Service.


07/18/25
12:19 PM CDT
dotloop verified

THE PARTIES UNDERSTAND AND AGREE THAT IT IS ILLEGAL FOR EITHER OF THEM TO DISCRIMINATE AGAINST ANY PROSPECTIVE BUYER OR LESSEE ON THE BASIS OF RACE, AGE, COLOR, RELIGION, SEX, ANCESTRY, ORDER OF PROTECTION STATUS, MARITAL STATUS, PHYSICAL OR MENTAL HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION, MILITARY STATUS, DISHONORABLE DISCHARGE FROM THE MILITARY SERVICE, OR ANY OTHER CLASS PROTECTED BY THE ILLINOIS HUMAN RIGHTS ACT. THE PARTIES AGREE TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL FAIR HOUSING LAWS.

2. Marketing Price: The Price shall be **\$ \$ 22.95 Psqft/Year and Sale Price as agreed** (\$ **by the sellers** per month/per year)

3. Title: Title is in the name of **Plaza Partnership LLC.** and Seller has the authority to sell/lease the premises.

4. Possession: Possession shall be given **lease start date/ or upon closing of the sale if sold**

5. Seller's Designated Agent: Broker designates **Jairaj Bhatia Additional designated broker upon seller approval**, ("Seller's Designated Agent"), a sales associate(s) affiliated with Broker as the only legal agent(s) of Seller. Broker reserves the right to name additional designated agents when in Broker's discretion it is necessary. If additional designated agents are named, Seller shall be informed in writing within a reasonable time. Seller acknowledges that Seller's Designated Agent may from time to time have another sales associate, who is not an agent of the Seller, sit an open house of Seller's Property or provide similar support in the marketing of Seller's Property. Seller understands and agrees that this agreement is a contract for Broker to market Seller's Property and that Seller's Designated Agent(s) is (are) the only legal agent(s) of Seller. Seller's Designated Agent will be primarily responsible for the direct marketing and sale of Seller's Property.

6. Brokerage Fee: If this Property is sold, exchanged, leased, optioned or gifted by a Broker, by Seller, or by or through any other person during the marketing period, or to any person who has optioned the Property during the marketing period and who subsequently exercises that option, or to any person who has leased the Property during the term of this Marketing Agreement and subsequently purchases the Property, or if the Property is sold directly or indirectly within **One Year** after termination to a purchaser to whom it was offered during the term of this Marketing Agreement, Seller agrees to pay the broker a fee of **\$3 per Sqft for lease/ 4 % of the sale price** on the full sales price including any encumbrances. ~~However, Seller shall not be obligated to pay such fee if a valid written listing agreement is entered into during the term of said protection period with another licensed real estate broker and a sale, lease, exchange or option of the Property is made during the term of said protection period.~~ If Seller accepts any real estate or any other Property for part or all of the consideration, the sale shall be the listed price of the Property at that time for the purpose of computing commission, and in that event, Broker is authorized to represent and to receive compensation from both parties. If the Property is rented within the marketing period, then Seller agrees to pay Broker a rental commission of \$ and/or **%. \$ 3 Per sqft if no co-op broker, \$ 4.50 if co-op broker up to \$1.50 co-op broker fee. If co-op fee is more, balance will be adjusted by landlord for co-op broker fee for leasing. 4 % of the sale price if property sold as per Price agreed by sellers**

7. Cooperation and Compensation: Broker is authorized to show the Property to prospective buyers/lessees through cooperating agents; and Broker, on a case by case basis, may pay a part of the above commission to cooperating agents. Broker is authorized in its sole discretion to determine with which brokers it will cooperate, and the amount of compensation that it will offer cooperating brokers in the sale of Seller's property. Seller acknowledges that the compensation offered to such cooperating brokers may vary from broker to broker.

8. Personal Property, Fixtures, etc.: In the event of a sale of the property, included in the purchase price are: hot water heater; plumbing and electrical fixtures; sump pumps; central heating and cooling; humidifying and filtering equipment; fixed carpeting; equipment, and cabinets, water softener (except rental units) storm and screen windows and doors; attached shutters, blinds and shades, all planted vegetation; with all improvements


07/18/25
12:28 PM CDT
dotloop verified

Broker Initial


07/18/25
12:19 PM CDT
dotloop verified

Seller(s) Initial


07/18/25
12:28 PM CDT
dotloop verified

Seller(s) Initial

Address: **675 West Golf Road, Hoffman Estates, IL 60169 (Shopping center address: 675-695 W. Golf RD Hoffman Est. IL 60169)**

and fixtures, if any, (all of which hereinafter referred to as Equipment), shall be left on the Property and shall be transferred to the Buyer by a Bill of Sale at the time of closing. The following items shall also be left on the Property and be conveyed to Buyer at time of closing:

Property to be conveyed as vacant " AS IS"

Excluded items: **NOT APPLICABLE.**

All the aforementioned Equipment remaining with the Property is paid for, belongs to Seller, and will be in operating condition at the time of closing, except for the following:

9. Possible Dual Agency:

☒ Yes ☐ No



The above named Broker and Designated Agent (hereinafter sometimes referred to as "licensee") may undertake a dual representation (represent both Seller and the buyer) for the sale or lease of Property. The undersigned acknowledge they were informed of the possibility of this type of representation. Before signing this document, please read the following.

Representing more than one party to a transaction presents a conflict of interest since both clients may rely upon licensee's advice and the client's respective interests may be adverse to each other. Licensee will undertake this representation only with the written consent of ALL clients in the transaction.

Any agreement between the clients as to a final contract price and other terms is a result of negotiations between the clients acting in their own best interests and on their own behalf. You acknowledge that licensee has explained the implications of dual representation, including the risks involved, and understand that you have been advised to seek independent advice from your advisors or attorneys before signing any documents in this transaction.

WHAT A LICENSEE CAN DO FOR CLIENTS WHEN ACTING AS A DUAL AGENT:

1. Treat all clients honestly.
2. Provide information about the Property to buyer.
3. Disclose all latent material defects in the Property that are known to licensee.
4. Disclose financial qualifications of buyer to the Seller.
5. Explain real estate terms.
6. Help buyer arrange for Property inspections.
7. Explain closing costs and procedures.
8. Help buyer compare financing alternatives.
9. Provide information about comparable properties that have sold so both clients may make educated decisions on what price to accept or offer.

WHAT A LICENSEE CANNOT DISCLOSE TO CLIENTS WHEN ACTING AS A DUAL AGENT:

1. Confidential information that licensee may know about the clients, without the client's permission.
2. The price or terms the Seller will take other than the listing price without permission of the Seller.
3. The price or terms the buyer is willing to pay without permission of the buyer.
4. A recommended or suggested price or terms the buyer should offer.
5. A recommended or suggested price or terms the Seller should counter with or accept.

If Seller is uncomfortable with this disclosure and dual representation, please let licensee know. You are not required to accept this section unless you want to allow the licensee to proceed as a Dual Agent in this transaction.

By checking "Yes" and initialing, you acknowledge that you have read and understand this section and voluntarily consent to the licensee acting as Dual Agent (that is, to represent BOTH Seller and buyer) should that become necessary.

10. Buyer's Agent: Seller has been informed that potential buyers may elect to employ the services of a licensed real estate broker or sales associate as their own agent (buyer's agent).

11. Buyer Confidentiality: Seller understands that Broker and/or Designated Agent may have previously represented a buyer who is interested in the Property. During that representation, Broker and/or Designated Agent may have learned material information about the buyer that is considered confidential. Under the law, neither Broker nor Designated Agent may disclose any such confidential information to Seller even though the Broker and/or Designated Agent now represent the Seller.

12. Broker's Affiliates: Seller understands and agrees that other sales associates affiliated with Broker, other than Seller's Designated Agent(s), may represent the actual or prospective buyer of Seller's Property. Further, Seller understands and agrees that if the Property is sold through the efforts of a sales associate affiliated with Broker who represents buyer, the other sales associate affiliated with Broker will be acting as a buyer's Designated Agent.

13. Consent to Represent Other Sellers: Seller understands and agrees that Broker and Designated Agent may from time to time represent or assist other Sellers who may be interested in selling Property to buyers. Seller consents to Broker's and Designated Agent's representation of such other Sellers before, during and after the expiration of this Exclusive Marketing Agreement and expressly waives any claims including but not limited to



Broker Initial



Seller(s) Initial



Seller(s) Initial

Address: **675 West Golf Road, Hoffman Estates, IL 60169 (Shopping center address: 675-695 W. Golf RD Hoffman Est. IL)**

breach of duty or breach of contract based solely upon Broker's or Designated Agent's representation or assistance of other Sellers who may be interested in selling Property to buyers.

14. Commission Earned: A commission shall be deemed to have been earned (a) at such time as a sales contract, lease, option, or exchange contract is executed and all contingencies are met, or an option has been exercised, involving the Property, and shall be paid at the time of initial closing, or occupancy, or settlement or (b) upon presenting to Seller an offer meeting all terms of this marketing agreement executed by a ready, willing and able buyer and shall be paid upon demand. If there is a default of the contract attributable to Seller involving the Property, then the commission shall be paid following the default, or, if contested, upon settlement of court adjudication between the parties.

15. Seller(s)' Acknowledgement: Seller agrees to complete any disclosure report required by law as completely and truthfully. Seller represents that there are not now, nor have there been, any underground storage tanks located on the Property and no chemicals or toxic waste have been stored or disposed of on the Property, except for NA. The Property has not been cited for any violation of any Federal, State, County or local environmental law, ordinance or regulation and the Property is not located within any designated legislative "superfund" area, except for NA.

16. Disclosure: All inquiries about this Property made directly to Seller will be immediately referred to Broker and/or Seller's Designated Agent. Seller understands that the information which Seller provides to Seller's Designated Agent as marketing information will be used to advertise Seller's Property to the public, and it is essential that this information be accurate. **THE BROKER IS HEREBY AUTHORIZED TO SUBMIT ALL INFORMATION REQUIRED BY THE RULES OF THE MULTIPLE LISTING SERVICE(S) OF WHICH THE BROKER IS A MEMBER. SELLER UNDERSTANDS THAT SELLER HAS AN OBLIGATION TO PROVIDE ACCURATE, TRUTHFUL INFORMATION TO BE PUT IN THE MLS INPUT SHEET AND HEREBY PROMISES TO FULFILL THIS OBLIGATION.** Although Seller is marketing Seller's Property in its present physical condition ("as is" condition), Seller understands that Seller may be held responsible by a buyer for any latent or hidden, undisclosed defects in the Property which are known to Seller but which are not disclosed to buyer. Seller shall indemnify and save and hold Broker, Seller's Designated Agent and/or any agent of Broker harmless from all claims, disputes, litigations, judgments and/or costs, including reasonable attorney's fees and costs, whether or not frivolous, arising from any misrepresentations made by Seller, any incorrect information supplied from the Seller or from any material fact concerning the Property which the Seller fails to disclose to third parties as a result of misrepresentations or misinformation supplied to Broker. Further, Seller shall indemnify and save and hold Broker, Seller's Designated Agent and/or any agent of Broker harmless from any claim, loss, damage or injury to any person or Property while viewing the premises arising from the condition of Seller's Property.

17. Broker Limitations: The Broker's sole duty is to effect a sale, lease, option or exchange of the Property. The Broker, Seller's Designated Agent (s), members of the Multiple Listing Services(s) to which the Broker belongs, and the Mainstreet Organization of REALTORS® are not charged with the custody of the Property, its management, maintenance, upkeep or repair. Illinois law allows Brokers to prepare the sales or lease contract using approved preprinted forms, but no other legal documents required to close the sale or lease of the Property. Therefore, the Seller agrees to furnish, or have Seller's attorney furnish all other legal documents necessary to close the sale or lease of the Property.

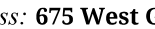
18. Marketing Authorization: Broker is authorized to advertise, promote and market the Property which shall include, but not be limited to, in the Broker's sole discretion, the display of signs, placement of the Property in any Multiple Listing Service in which Broker is a Participant and promotion of the Property through any electronic medium and/or on any Internet Homepage to which the Broker may subscribe. Broker is hereby authorized to affix a keybox to the premises, and provided the owner is absent, any MLS Participant or subscriber associated with the Multiple Listing Service(s) whether acting as buyer's agent or otherwise shall have the right, through use of said keybox, to show the Property at any reasonable time. It is not a requirement of Multiple Listing Service or Broker that Seller allow use of a keybox. Seller acknowledges that neither listing nor selling Broker, the Mainstreet Organization of REALTORS®, or any Multiple Listing Service is an insurer against the loss of Seller's personal property. Seller is advised to safeguard or remove valuables now located in said Property. Seller is further advised to verify the existence of said valuables or obtain personal property insurance through Seller's insurance agent. Further, Seller hereby grants Broker and Broker shall have the right, and Seller acknowledges that Broker may have an obligation under applicable multiple listing service rules and regulations as a condition of placing Seller's Property in such multiple listing service, to release information as to the amount of selling price, type of financing and number of days to sell this Property to any multiple listing service of which Broker is a member at a time the property is sold and closed.

19. Minimum Standards: Illinois law provides that all exclusive brokerage agreements must specify that the sponsoring broker, through one or more sponsored licensees, must provide at a minimum, the following services: (1) accept delivery of and present to the client offers and counter-offers to buy, sell, or lease the client's property or the property the client seeks to purchase or lease; (2) assist the client in developing, communicating, negotiating, and presenting offers, counter offers, and notices that relate to the offers and counteroffers until a lease or purchase agreement is signed and all contingencies are satisfied or waived; and (3) answer the client's questions relating to the offers, counter-offers, notices, and contingencies.

20. Taxes and Assessments: All taxes and all usually prorated expenses shall be prorated pursuant to the terms of the sales contract. Seller has no knowledge of any assessments or special taxes for improvements, or lien for improvements, either of record or in process, applicable to the Property marketed herein and should Seller receive any notice thereof, Seller agrees to notify the Broker immediately.

21. Title Insurance and Survey: Seller declares that he has not added to nor disposed of any part of the Property, or gained any easements in favor of or against the Property not disclosed in the Title Guaranty Policy except as stated herein. Prior to closing, Seller agrees to furnish at Seller's expense, a title insurance commitment for an Owner's Title Insurance Policy in the amount of the sale price, showing good title in the owner's name. Prior to closing Seller agrees to furnish a spotted survey of the premises dated not more than six (6) months prior to the closing date, certified by licensed surveyor, having all corners staked & showing all improvements, easements, and building lines existing as of this contract date.

Address: 675 West Golf Road, Hoffman Estates, IL 60169(Shopping center address: 675-695 W. Golf RD Hoffman Est. IL)

22. Earnest Money: THE EARNEST MONEY SHALL BE HELD BY THE LISTING BROKER, AND UPON INITIAL CLOSING, OR SETTLEMENT, OR UPON FORFEITURE OF THE SALES CONTRACT, SHALL BE APPLIED FIRST TO THE PAYMENT OF ANY EXPENSE INCURRED BY THE BROKER ON SELLER'S BEHALF IN THE SALE, AND SECOND TO PAYMENT OF THE BROKER'S SALES COMMISSION, RENDERING THE OVERPLUS, IF ANY, TO SELLER. IF A DISPUTE ARISES BETWEEN SELLER AND BUYER AS TO WHETHER A DEFAULT HAS OCCURRED, BROKER SHALL HOLD THE EARNEST MONEY AND PAY IT OUT AS AGREED IN WRITING BY SELLER AND BUYER OR DIRECTED BY A COURT OF COMPETENT JURISDICTION. IN THE EVENT OF SUCH DISPUTE, SELLER AGREES THAT BROKER MAY DEPOSIT THE FUNDS WITH THE CLERK OF THE CIRCUIT COURT BY AN ACTION IN THE NATURE OF INTERPLEADER. SELLER AGREES BROKER MAY BE REIMBURSED FROM THE EARNEST MONEY FOR ALL COSTS, INCLUDING REASONABLE ATTORNEY'S FEES, RELATED TO THE FILING OF THE INTERPLEADER AND HEREBY AGREES TO INDEMNIFY AND HOLD BROKER HARMLESS FROM ANY AND ALL CLAIMS AND DEMANDS, INCLUDING THE PAYMENT OF REASONABLE ATTORNEY'S FEES, COSTS AND EXPENSES ARISING OUT OF SUCH DEFAULT, CLAIMS, AND DEMANDS. IF SELLER DEFAULTS, EARNEST MONEY, AT THE OPTION OF BUYER, SHALL BE REFUNDED TO BUYER, BUT SUCH REFUNDING SHALL NOT RELEASE SELLER FROM THE OBLIGATION OF THIS MARKETING AGREEMENT.

23. Amendments: Should it be necessary to amend or modify this Agreement, facsimile signatures of all parties to this Agreement are accepted as original signatures.

24. Indemnification of Broker: Seller(s) agrees to indemnify Broker and to hold Broker harmless on account of any and all loss, damage, cost or expense, including attorney's fees incurred by Broker, arising out of this Exclusive Marketing Agreement, or the collection of fees or commissions due Broker pursuant to the terms and conditions of this Agreement provided Broker is not at fault.

25. Disclaimer: Seller acknowledges Broker and Seller's Designated Agent are acting solely as real estate professionals, and not as an attorney, tax advisor, surveyor, structural engineer, inspector, environmental consultant, architect, contractor, or other professional service provider. Seller understands that such other professional service providers are available to render advice or services to the Seller, if desired, at Seller expense.

26. Costs of Third Party services or Products: Broker will not obtain or order products or services from outside sources unless Seller agrees in writing to pay for them immediately when payment is due. (Examples: surveys, soil test, title reports, engineering studies).

27. Seller Shall: Supply Broker with the most recent accurate income and expense figures, lease for the Property, any mortgage information, if applicable, and any other pertinent information which, in the opinion of Broker, is necessary to assist the broker in the marketing of the Property. Seller shall provide all information relevant to the condition, use and operation of the property available to Seller to buyer. Seller shall prepare, deliver to buyer, and record, if appropriate, all documentation for the property in accordance with the Illinois Responsible Property Transfer act or similar laws of any jurisdiction in which the property is located. Seller shall also cooperate with buyer to secure whatever environmental site assessment buyer or buyer's lender deems necessary or appropriate. In the event the property is a condominium or any other association property, Seller should have available for Broker at time of listing agreement the following documents if applicable: Declaration of Condominium or Declaration of Covenants, Conditions and Easements; current budget; bylaws; financial statements; and any other rules and regulations in effect.

28. Severability: In case any one or more provisions of this Agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect, such as invalidity, illegality or unenforceability, it shall not effect any other provision hereof, and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

29. Definition of Terms: Throughout this Agreement the use of the term "Seller" shall include in addition thereto the term "Lessor"; the use of the term "buyer" shall include the term "lessee"; and the uses of the plural form or the possessive form of the terms "Seller" and "buyer" shall also include the plural form and the possessive form of the terms "Lessor" and "lessee".

30. Entire Agreement: This Agreement constitutes the complete understanding and entire agreement between the parties relating to the subject thereof, and any prior agreements pertaining thereto, whether oral or written, have been merged and integrated into this Exclusive Marketing Agreement. This Agreement may not be terminated or amended prior to the expiration date without the express written consent of both parties to this Agreement.

Seller hereby acknowledges receipt of a signed copy of this Agreement and all attachments. The attachments include the following:

(HERE LIST ALL ATTACHMENTS) **Note; Designated agent Jairaj Bhatia's family has a ownership interest in the property**

(Signatures are required of all who hold interest)

Broker: **Century 21 Langos & Christian**

By: **Peter Gialamas**

dotloop verified
07/17/25 6:28 PM CDT
PIJR-TZDO-PC1W-YDXK

Date: **07/17/2025**

Designated Agent: **Jairaj Bhatia**

Date: _____

Phone: **847-593-3460**

Office: **Century 21 Langos & Christian**

Seller: **Madhukar Kalaria**

dotloop verified
07/18/25 12:29 PM
CDI
J7L-8GVE-KHRJ-BCQS

Seller: **Brett McCoy**

dotloop verified
07/18/25 12:19 PM CDT
3QL-HTBL-WXJP-XEZE

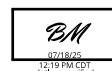
Address: **Plaza Partnership LLC**

717 Noah Terrace , Mt. Prospect IL 60056

Date: **07/17/2025**

 Broker Initial

Address: **675 West Golf Road, Hoffman Estates, IL 60169(Shopping center address: 675-695 W. Golf RD Hoffman Est.)**

 Seller(s) Initial

 Seller(s) Initial

**679 West Golf Rd,
Hoffman Estates, IL 60169**
Former Ace Hardware and Pet Supplies

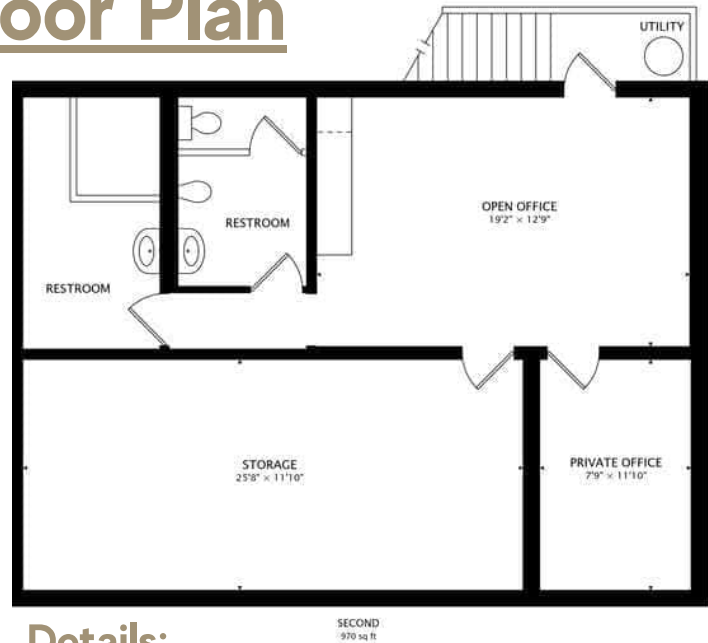
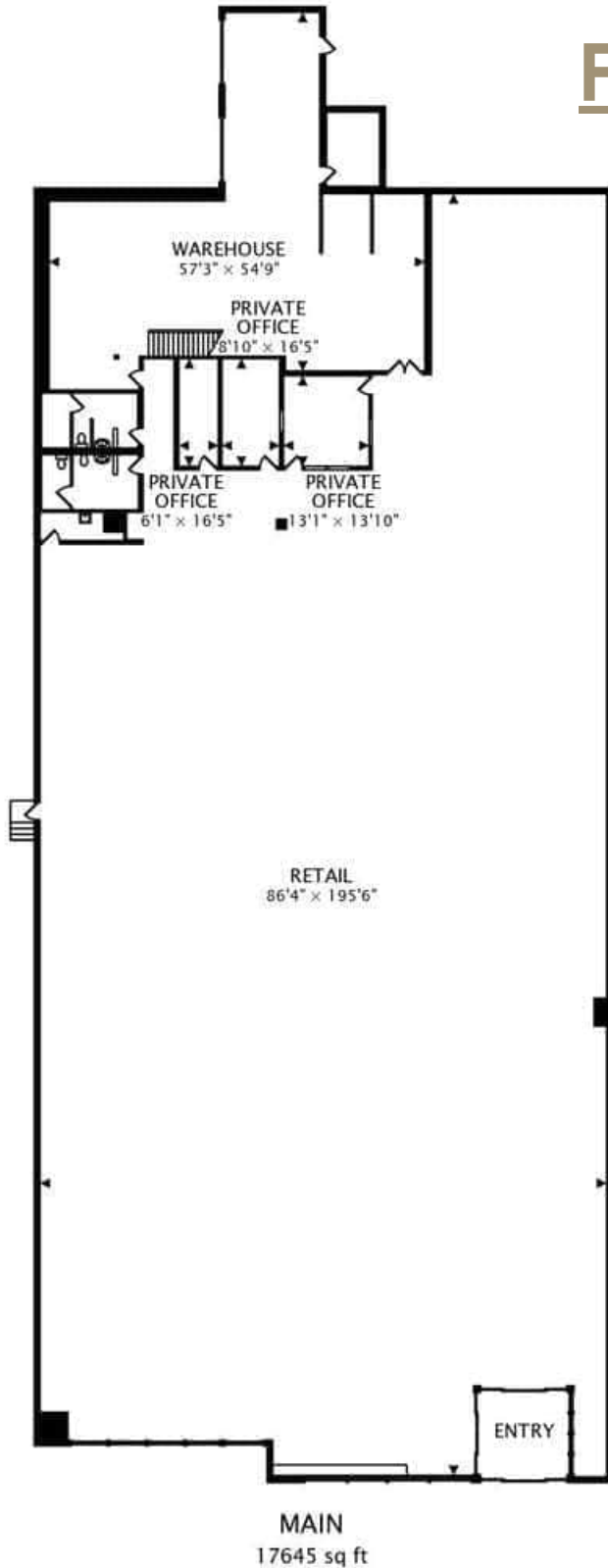


18,615 Sq Ft. Expansive open retail floor with high ceilings and excellent visibility, private offices, and a large warehouse with easy access for storage/distribution. Ideal for a franchised restaurant, furniture or home goods showroom, specialty grocery, fitness center, contractor supply, pickleball court, trampoline park, playroom, kids' amusement center, or a large medical facility. Flexible layout to fit a wide variety of business uses.



679 West Golf Rd,
Hoffman Estates, IL 60169

Floor Plan



Details:

- Walk Score:
Very Walkable
(78)
- Ample parking:
3.79 spaces per
1,000 SF
- Flexible lease
terms,
negotiable rates
- Prime exposure
on Golf Rd
- Strong tenant
mix ensures
steady foot
traffic
- Surrounded by
high-income
households
- 18,615 SF of
retail space
(divisible)
- Anchored by
Hertz, Sherwin-
Williams, Bombay
Chopsticks, India
House
- Exceptional
visibility at a
signalized
intersection
- Over 90,000
vehicles per day
- Serves 10
surrounding
towns in an
affluent area

679 West Golf Rd, Hoffman Estates, IL 60169
Former Ace Hardware Inside Pictures;
The space will be delivered as Vanilla Box





Intersection of Golf and Higgins Hoffman Estates/Schaumburg IL



CENTURY 21 Langos & Christian

JAIRAJ (JAY) BHATIA,

CCIM, BROKER

Email: Realb2004@yahoo.com

Phone: 847.274.7440



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Broil King Baron 490 PRO Shadow LP Grill

No Reviews

\$999.00 ~~\$1099.99~~

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Save 22%



GrillPro 110V Electric Charcoal Lighter

No Reviews

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Broil King Pellet Storage Bin

3 Reviews

\$19.99 ~~\$24.99~~

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A stainless steel Broil King gas grill with a side burner is positioned on a concrete patio. The grill has a blue lid with the Broil King logo. In the background, there is a wooden fence and some greenery.



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GOT EVEN
BETTER

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Popular products



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No Reviews

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HomePointe 20 In. 3-Speed High Velocity Floor Fan

No Reviews

Save 39%

~~\$40.99~~
\$29.99

View details



Arctic Air Pure Chill 2.0 Evaporative Air Cooler

No Reviews

\$39.99

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HTH Pool Care 50 Lb. Pool Filter Sand

36 Reviews

\$19.99

Add to cart



Broil King Gem 310 3-Burner Black 24,000 BTU LP Gas Grill

No Reviews

\$449.99

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- 29.99** **HomePainter®** 20 in. High Wheel by Floor Paint 103-010 **SAVE OVER 35%**
- 9.99** **YOUR CHOICE True Grip®** General Purpose Work Gloves: Medium, Large or Extra-Large 100-046, 107, 540 **SAVE OVER 35%**
- 5.99** **Reckon®** 2 qt. Fast Fix Tire & Air Antiseize 1 **SAVE OVER 35%**

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Moen

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COPY OF LEASE

RETAIL LEASE

THIS RETAIL LEASE (hereinafter referred to as the “**Lease**”) is made effective as of the 14 day of July, 2026 (the “**Effective Date**”) between Plaza Partnership, LLC , an Illinois limited liability company (hereinafter referred to as “**Landlord**”), and Hoffman Estates True Value, LLC, an Illinois limited liability company (hereinafter referred to as “**Tenant**”),.

WITNESSETH:

Landlord hereby leases to Tenant, and Tenant hereby accepts, the premises (hereinafter referred to as the “**Premises**”) consisting of approximately 17,543 square feet located at 675 W. Golf Road, Hoffman Estates, Illinois 60169 which is part of the building (hereinafter referred to as the “**Building**”) located at 675-695 W. Golf Road, Hoffman Estates, Illinois 60169 (hereinafter referred to, together with all present and future easements, additions, improvements and other rights appurtenant thereto, as the “**Land**”), subject to the covenants, terms, provisions and conditions of this Lease.

In consideration thereof, Landlord and Tenant covenant and agree as follows:

1. TERM

- (a) **Initial Term.** The term of this Lease shall be for ten (10) years (hereinafter referred to as the “**Initial Term**”) and shall commence on October 1, 2026 (hereinafter referred to as the “**Commencement Date**”) and end on September 30, 2036 (hereinafter referred to as the “**Termination Date**”).

Possession shall be provided as of 22 August 1, 2026.

The Lease and possession executed herein is contingent upon the Village of Hoffman Estates issuing a Resolution in support of a Class 7(b) tax incentive. Each party shall cooperate in the completion of documentation required by the Village to process this application.

- (b) **Extension Option.** Tenant shall have two (2) options to extend the Term (“**Extension Option**”) for each a period of five (5) year (“**Extension Term**”) the Extension Term and the Initial Term are sometimes collectively referred to hereafter as the “**Term**”, on the same terms and conditions as contained herein, except for the amount of Base Rent (as hereafter defined). If the Extension Option is properly exercised, the Termination Date shall be extended to the end of the applicable Extension Term. In order to properly exercise an Extension Option:

- i. Tenant must give Landlord written notice of its election to exercise the Extension Option (an “**Extension Notice**”) not later than one hundred eighty (180) days prior to the Termination Date of the Initial Term; and
- ii. Tenant shall not be in default under the Lease either on the date Tenant exercises the Extension Option, or unless waived in writing by Landlord, on the Termination Date of the Initial Term.

Initial

 DS
 Initial


The Extension Option shall automatically terminate and become null and void upon the earlier to occur of (i) the termination of the Lease, (ii) the termination of Tenant's right to possession of the Premises, (iii) the assignment of the Lease by Tenant, in whole or in part, (iv) the sublease by Tenant of the Premises, or any portion thereof, or (v) the failure of Tenant to timely or properly exercise the Extension Option.

2. Intentionally omitted.

- 3. RENT.** Tenant shall pay initial base rent (referred to herein as "**Base Rent**") to Landlord beginning on October 1, 2026 ("**Rent Commencement Date**") by ACH/direct debit prior to possession at Eleven (\$11.00) Dollars per square foot, as follows: Sixteen Thousand Eighty-One and 08/100 Dollars (\$16,081.08) per month for the first year of the Initial Term. Base Rent shall increase by three percent (3%) each year of the Initial Term. If Tenant shall take possession of the Premises or any part thereof prior to the Rent Commencement Date, all of the covenants and conditions of this Lease shall be binding upon the parties hereto as of the date when Tenant took possession of such whole or part of the Premises except for Tenant's obligation to pay Rent, which shall not commence until the Rent Commencement Date.

If Tenant properly exercises either Extension Option, as provided in Section 1(b) above, Base Rent for the first year of the Extension Term shall increase by ten (10%) percent in the first year from the base rent at that time and shall increase by three percent (3%) thereafter each year of the remaining Extension Term.

All payments of Rent (as defined below) shall be made in advance on or before the first (1st) day of each and every month during the Term, without any set-off or deduction whatsoever, however it shall not be considered late until the fifth (5th) day of each and every month during the Term. If the Term commences other than on the first day of a month or ends other than on the last day of the month, the Rent for such month shall be prorated (see attached schedule). Tenant agrees to pay monthly Rent via electronic funds transfer through the Landlord's designated ACH system or auto debit online portal. Tenant must enroll in recurring auto-pay and shall cooperate in setting up such system.

4. ADDITIONAL RENT.

(a) **Definitions.** For terms used in this Section 4, the following definitions shall apply:

- i. "**Calendar Year**" shall mean each calendar year in which any part of the Term falls, through and including the year in which the Term expires.
- ii. "**Taxes**" shall mean all real estate taxes and assessments, special or otherwise, levied or assessed upon or with respect to the Land and/or Building and ad valorem taxes for any personal property used in connection therewith. Should the State of Illinois, or any political subdivision thereof, or any other governmental authority having jurisdiction over the Land and/or the Building, (A) impose a tax, assessment, charge or fee, or increase a then existing tax, assessment, charge or fee, which Landlord shall be required to pay, either by way of substitution for such real estate taxes and ad valorem personal property taxes, or in addition to such real estate taxes and ad valorem personal property taxes, or (B) impose an income or

Initial
MP

Initial DS
MP JL

franchise tax or a tax on rents in substitution for or as a supplement to a tax levied against the Land and/or the Building and/or the personal property used in connection with the Land or Building, all such taxes, assessments, fees or charges (hereinafter defined as “in lieu taxes”) shall be deemed to constitute Taxes hereunder. Taxes shall also include all fees and costs incurred by Landlord in seeking to obtain a reduction of, or a limit on the increase in, any Taxes, regardless of whether any reduction of limitation is obtained. Except as hereinabove provided with regard to “in lieu taxes”, Taxes shall not include any inheritance, estate, succession, transfer, gift, franchise, net income or capital stock tax.

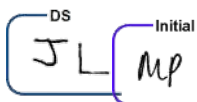
iii. “**Operating Expenses**” shall mean all expenses, costs and disbursements (other than Taxes) of every kind and nature (determined for the applicable Calendar Year on an accrual basis) paid or incurred by Landlord in connection with the ownership, management, operation and repair of the Land and Building, including, without limitation, janitorial services and all costs of operating, maintaining and repairing roof and HVAC systems for the Building and the Premises (including parking areas), if any real Estate tax attorney fees incurred for reduction in R. E. Taxes for the tenant’s parcel or proportionate share except the following:

1. Principal or interest payments on loans secured by mortgages or trust deeds on the Building and/or on the Land;
2. Costs of capital improvements; except that Operating Expenses shall include (a) the cost during the Term, as reasonably amortized by Landlord with interest at the rate of 10% on the unamortized amount, of any capital improvement completed after the Base Year which is intended to reduce any component cost included within Operating Expenses; and (b) the cost of any capital improvements which are necessary to keep the Land and Building in compliance with all governmental rules and regulations applicable from time to time thereto; and
3. Real estate brokers’ leasing commissions, administration fees and any attorney’s fees incurred by Landlord in connection with claims for rent which Landlord may make against tenants other than Tenant.

iv. “**Tenant’s Proportionate Share**” shall mean 60.56%% (which is the percentage obtained by dividing the total rentable area of the Premises [17,543], by the total rentable area of the Building [28,969]).

(b) **Operating Expenses and Taxes.** Commencing on the Rent Commencement Date, Tenant shall pay to Landlord as Additional Rent for each Calendar Year, in addition to the Base Rent required by Section 3 hereof, the sum of Tenant’s Proportionate Share of the Operating Expenses and Taxes for the prior Calendar Year, provided that for the First Calendar Year of the Term Tenant shall pay Tenant’s Proportionate Share of the Operating Expenses and Taxes for the 2026 calendar year (said sum being called the “**Operating Expense and Tax Amount**”), as certified by Landlord to Tenant in writing. The Operating Expense and Tax Amount shall be paid in monthly installments on the same date that Base

Initial

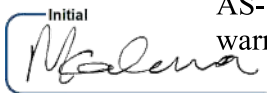

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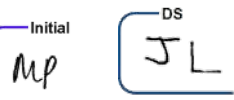
Rent is due. Landlord shall cause to be kept books and records showing Operating Expenses and Taxes in accordance with an appropriate system of accounts and accounting practices consistently maintained. As promptly as practicable following the close of each Calendar Year, Landlord shall cause the actual amount of the Operating Expense and Tax Amount for such Calendar Year to be computed based on Operating Expenses and Taxes for such Calendar Year and shall deliver to Tenant a statement (“**Landlord’s Statement**”) of such amount and Tenant shall pay any deficiency to Landlord as shown by Landlord’s Statement within thirty (30) days after receipt of Landlord’s Statement. The Landlord’s Statement shall constitute a determination of the Operating Expense and Tax Amount which is final and conclusive on Tenant, subject to Section 4(c) below. If the total of the estimated monthly installments paid by Tenant during any Calendar Year exceeds the actual Expense and Tax Adjustment Amount due from Tenant for such Calendar Year, at Landlord’s option, such excess shall be either credited against payments next due hereunder or refunded by Landlord, provided Tenant is not then in default hereunder. All references to Taxes for a particular year shall be deemed to refer to Taxes paid during such year without regard to when such Taxes are assessed or levied (NOTE TO INCLUDE ANY SEPARATE PIN FOR REAL ESTATE TAXES BASED UPON SECTION 7(B) INCENTIVE AND ANY SURPLUS TO BE CREDITED IN RECONCILIATION).

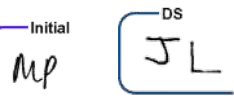
(c) **Payments.** All Payments due hereunder shall be paid monthly in addition with the base rent as provided in Section 3.

5. **USE OF PREMISES.** Tenant shall use and occupy the Premises as a True Value Hardware store or any other brand or name of a general hardware business and for no other purpose, without Landlord’s prior written consent, which shall not be unreasonably withheld, conditioned or delayed. Tenant shall not do or permit anything to be done in or about the Premises nor bring or keep anything therein which is not within the permitted use of the Premises or which will in any way increase the existing rate of, or affect, any fire or other insurance policy for the building of which the Premises are a part or any of its contents, or cause a cancellation of any insurance policy covering said building, or any part thereof, or any of its contents. Tenant shall not do or permit anything to be done in or about the Premises which will in any way obstruct or interfere with the rights or indirect competition with the business of other tenants of the Landlord of other tenants or occupants of the Building or injure or annoy them, or use or allow the Premises to be used for any improper, immoral, unlawful or objectionable purpose; nor shall Tenant cause, maintain or permit any nuisance in, on or about the Premises. Tenant shall not commit, or allow to be committed, any waste in or upon the Premises. Tenant shall not use the Premises, or permit anything to be done in or about the Premises, which will in any way conflict with any law, statute, ordinance or governmental rule or regulation now in force or which may hereafter be enacted or promulgated. Tenant shall, at its sole cost and expense, promptly comply with all laws, statutes, ordinances and governmental rules, regulations or requirements now in force or which may hereafter be in force and with the requirements of any board of fire underwriters or other similar bodies now or hereafter constituted relating to, or affecting, the condition, use or occupancy of the Premises.

6. **CONDITION OF PREMISES.** Landlord shall deliver the Premises to Tenant in as-is condition. Landlord shall make sure that all known violations are repaired and/or replaced as of the Commencement Date so they are no longer in violation of any federal, state, or local law, rule or ordinance. No other promise of the Landlord to alter, remodel or improve the Premises or the Building and no representation by Landlord or its agents respecting the condition of the Premises or the Building have been made to Tenant or relied upon by Tenant. Tenant accepts the Premises AS- IS, WHERE-IS AND WITH ALL FAULTS, and acknowledges that no representations, warranties, guarantees, promises, statements or estimates of any nature whatsoever upon which

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Tenant is relying whether written or oral, express or implied, in fact or in law, have been made by Landlord, any real estate broker, agent, employee or attorney-in-fact or at law or purporting to represent Landlord regarding the condition of the Premises.

7. **SERVICES – ACCESS.**

- (a) **Interruption of Services.** Tenant agrees that Landlord shall not be liable in damages, by abatement of Rent or otherwise, for failure to furnish or delay in furnishing any service, or for any diminution in the quality or quantity thereof, when such failure or delay or diminution is occasioned, in whole or in part, by repairs, renewals, or improvements, by any strike, lockout or other labor trouble, by inability to secure electricity, gas, water, or other fuel at the Building after reasonable effort so to do, by any accident or casualty whatsoever, by act or default of Tenant or other parties, or by any other cause beyond Landlord's reasonable control; and such failures or delays or diminution shall never be deemed to constitute an eviction or disturbance of the Tenant's use and possession of the Premises or relieve the Tenant from paying Rent or performing any of its obligations under this Lease.
- (b) **Energy Conservation.** Notwithstanding anything to the contrary in this Section 8 or elsewhere in this Lease, Landlord shall have the right to institute such policies, programs and measures as may be necessary or desirable, in Landlord's discretion, for the conservation and/or preservation of energy or energy related services, or as may be required to comply with any applicable codes, rules and regulations, whether mandatory or voluntary, provided such policy, program or measure does not unreasonably interfere with the business of Tenant..
- (c) **Access.** Landlord shall allow Tenant access to the Premises 24 hours per day, 7 days per week, 52 weeks per year. Landlord shall be allowed access in case of emergency or repairs required by maintenance personnel, ownership or management.

8. **REPAIRS.**

- (a) Landlord shall repair and maintain the structural portions of the Premises, including the exterior walls and roof, unless the need for such maintenance and repairs is caused, in part or in whole, by the act, neglect, fault or omission of any duty by Tenant, its agents, servants, employees, invitees, or any damage caused by breaking and entering, in which case Tenant shall pay to Landlord the actual cost of such maintenance and repairs. Tenant will, at Tenant's own expense, keep the Premises in good order, repair and condition at all times during the Term. Landlord may make any such necessary repairs and replacements, and Tenant shall pay Landlord the cost thereof, including a percentage of the cost thereof sufficient to reimburse Landlord for all overhead, general conditions, fees and other costs or expenses arising from Landlord's involvement with such repairs and replacements, forthwith upon being billed for same. Landlord may enter the Premises at any time to make such repairs, alterations, improvements and additions to the Premises or to the Building or to any equipment located in the Building as Landlord shall desire or deem necessary or as Landlord may be required to do by governmental authority or court order or decree, so long as such work does not unreasonably interfere with the business of Tenant. Tenant shall at

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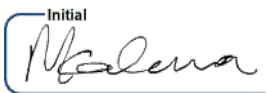
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all times during the Term pay for and make all necessary repairs and replacements to the Premises, including but not limited to, doors, door checks, windows, plate glass, store front, fixtures, heating, air conditioning, electrical, plumbing, and sewage (interior lines connected to Premises) facilities of the Premises and keep, put, and maintain the same in compliance with all laws, rules and in good condition and repair. If replacement of equipment, fixtures, units, systems and appurtenances thereto in the Premises are necessary, Tenant shall replace the same with equipment, fixtures, units, systems and appurtenances of the same quality and repair all damages done in or by such replacement. Tenant shall be obligated to pay its proportionate share of the cost of replacing or altering the Property which occurs as the result of any governmental mandatory regulation, law or the like. Tenant shall (a) keep the Leased Premises in clean, tenantable condition, (b) not permit any garbage, rubbish, or refuse to accumulate in and around the Premises, Building or Land, and (c) at its own cost and expense, cause the commercial removal of all refuse. Prior to all repairs and alterations to the Premises, Tenant must first obtain written approval from the Landlord, which shall not unreasonably be withheld, and upon receipt, and only then, may work commence for repairs and alterations to the Premises. If Tenant has not commenced repairs or maintenance required to be performed by Tenant hereunder within 20 days after written notices thereof from Landlord, Landlord shall have the right, but not the obligation, to perform such work and the Tenant shall reimburse Landlord for the reasonable cost thereof within ten days after receipt of a bill thereof from Landlord, provided however, in the event of an emergency, Landlord may make such repairs without written notice to Lessee.

- (b) Tenant accepts the leased premises “as is” without any warranties or representations Any existing fixtures and inventory left in the premises shall be accepted in “as is” condition as well. Tenant assumes all risk and responsibility for any property left in the premises upon tender of possession and Tenant agrees to hold harmless and indemnify Landlord from any third-party claims and/or litigation which may result including attorneys fees and expenses.

9. ADDITIONS AND ALTERATIONS.

- (a) **Alterations.** Tenant shall not, without the prior written consent of Landlord, which shall not unreasonably be withheld by Landlord’s, make any alterations, improvements, redecorations or additions to the Premises. Landlord’s refusal to give said consent shall be conclusive. If Landlord consents to said alterations, improvements, redecorations or additions, it may impose such conditions with respect thereto as Landlord deems appropriate, including, without limitation, requiring Tenant to furnish Landlord with security for the payment of all costs to be incurred in connection with such work, insurance against liabilities which may arise out of such work and plans and specifications plus permits necessary for such work. Except as otherwise provided herein, the work necessary to make any alterations, improvements or additions to the Premises shall be done at Tenant’s expense by employees of or contractors hired or reasonably approved by Landlord except to the extent Landlord gives its prior written consent to Tenant’s hiring its own contractors. Tenant shall promptly pay to Landlord or the Tenant’s contractors, as the case may be, when due, the cost of all such work and of all decorating required by reason thereof. Tenant shall also pay to Landlord a percentage of the cost of such work (such percentage to be established on a uniform basis for the Building) sufficient to reimburse Landlord for all overhead, general conditions, fees and other costs and expenses arising

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from Landlord's involvement with such work. Upon completion of such work Tenant shall deliver to Landlord, if payment is made directly to contractors, evidence of payment, contractors' affidavits and full and final waivers of all liens for labor, services or materials all in form satisfactory to Landlord. Tenant shall defend and hold Landlord and the Land and Building harmless from all costs, damages, liens and expenses related to such work. All work done by Tenant or its contractors shall be done in a first-class workmanlike manner using only good grades of materials and shall comply with all insurance requirements and all applicable laws and ordinances and rules and regulations of governmental departments or agencies.

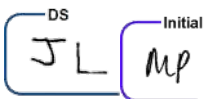
- (b) **Removal of Alterations.** Except for conditions existing on the Commencement Date, including, any trade fixtures or other Tenant personal property, all alterations, improvements, redecorations and additions to the Premises including any tenant improvements, whether temporary or permanent in character, made or paid for by Landlord or Tenant, shall without compensation to Tenant become Landlord's property at the termination of this Lease by lapse of time or otherwise and shall, unless Landlord requests their removal (in which case Tenant shall remove the same as provided in Section 17), be relinquished to Landlord in good condition, ordinary wear excepted.
- (c) **Landlord Alterations & Additions.** Landlord hereby reserves the right, at any time and from time to time, to make changes, alterations or additions to the Building, its parking lot and other common areas, including, but not limited to, construction of additional buildings, structures, kiosks or improvements, or to change the dimensions of the Building, so long as nothing under this Section 9(c) does not interfere or impact the business of the Tenant.

10. COVENANT AGAINST LIENS. Tenant has no authority or power to cause or permit any lien or encumbrance of any kind whatsoever, whether created by act of Tenant, operation of law or otherwise, to attach to or be placed upon Landlord's title or interest in the Land, Building or Premises, and any and all liens and encumbrances created by Tenant shall attach to Tenant's interest only. Tenant covenants and agrees not to suffer or permit any lien of mechanics or materialmen or others to be placed against the Land, Building or the Premises with respect to work or services claimed to have been performed for or materials claimed to have been furnished to Tenant or the Premises, and, in case of any such lien attaching, or claim thereof being asserted, Tenant covenants and agrees to cause it to be immediately released and removed of record. In the event that such lien is not immediately released and removed, Landlord, at its sole option, may take all action necessary to release and remove such lien (without any duty to investigate the validity thereof) and Tenant shall promptly upon notice reimburse Landlord for all sums, costs and expenses (including reasonable attorney's fees) incurred by Landlord in connection with such lien.

11. INSURANCE

- (a) **Waiver of Subrogation.** Landlord and Tenant each hereby waive any and every claim for recovery from the other for any and all loss of or damage to the Building or Premises or to the contents thereof which loss or damage is covered by valid and collectible physical damage insurance policies, to the extent that such loss or damage is recoverable under said insurance policies. Inasmuch as this mutual waiver will preclude the assignment of any such claim by subrogation (or otherwise) to an insurance company (or any other person),

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Landlord and Tenant each agree to give to each insurance company which has issued, or in the future may issue, to its policies of physical damage insurance, written notice of the terms of this mutual waiver, and to have said insurance policies properly endorsed, if necessary, to prevent the invalidation of said insurance coverage by reason of said waiver.

- (b) **Coverage.** Tenant shall purchase and maintain insurance during the entire Term for the benefit of Tenant and Landlord (as their interest may appear) with terms, coverage and in companies satisfactory to Landlord, and with such reasonable increases in limits as Landlord may from time to time request, but initially Tenant shall maintain the following coverage in the following amounts:

- i. Commercial General Liability Insurance covering Tenant, Landlord and Landlord's Management Agent for claims of bodily injury, personal injury and property damage arising out of Tenant's operations, assumed liabilities or use of the Premises, for limits of liability not less than:

Bodily Injury Liability \$1,000,000 each occurrence
 \$2,000,000 annual aggregate

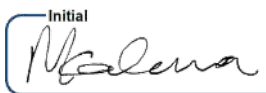
- ii. Comprehensive Automobile Insurance covering all owned, non-owned and hired automobiles of Tenant including the loading and unloading of any automobile with limits of liability not less than:

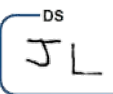
Bodily Injury Liability \$1,000,000 each person
 \$2,000,000 annual aggregate
 Property Damage Liability \$1,000,000 each accident

- iii. Physical Damage Insurance covering all additions, improvements and alterations to the Premises which are beyond the building standard tenant improvements provided by Landlord and all office furniture, trade fixtures, office equipment, merchandise and all other items of Tenant's property on the Premises. Such insurance shall be written on an "all risks" of physical loss or damage basis, for the full replacement cost value of the covered items and in amounts that meet any coinsurance clauses of the policies of insurance.

Tenant shall, prior to the commencement of the Term, and throughout the term of the Lease, upon Landlord's request furnish to Landlord certificates evidencing such coverage, which certificates shall state that such insurance coverage may not be changed or cancelled without at least ten days prior written notice to Landlord and Tenant and shall name Landlord and Landlord's management agent as additional insured parties.

- (c) **Avoid Action Increasing Rates.** Tenant shall comply with all applicable laws and ordinances, all orders and decrees of court and all requirements of other governmental authorities, and shall not, directly or indirectly, make any use of the Premises which may thereby be prohibited or be dangerous to person or property or which may jeopardize any insurance coverage or may increase the cost of insurance or require additional insurance coverage. If by reason of the failure of Tenant to comply with the provisions of this Section 12(c), any insurance coverage is jeopardized or insurance premiums are increased,

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Landlord shall have the option either to terminate this Lease or to require Tenant to make immediate payment of the increased insurance premium. Notwithstanding the foregoing, Tenant's use as a hardware store shall not constitute a use that is in violation of this Section 12(c) that allows Landlord to terminate this Lease.

12. FIRE OR CASUALTY

- (a) As used in this Section 12, the term "**untenable**" shall mean, as to any portion of the Premises, that Tenant is not reasonably able to, and in fact does not, conduct its business in its customary manner in such portion of the Premises as a result of a fire or other casualty.
- (b) Section 9 hereof notwithstanding, if the Premises or the Building (including machinery or equipment used in its operation) shall be damaged by fire or other casualty and if such damage does not render all or a substantial portion of the Premises or Building untenable, then Landlord shall repair and restore the same with reasonable promptness, subject to reasonable delays for insurance adjustments and delays caused by matters beyond Landlord's reasonable control, but shall not be obligated to expend therefor an amount in excess of the proceeds of insurance recovered with respect thereto. Landlord shall have no liability to Tenant, and Tenant shall not be entitled to terminate this Lease by virtue of any delays in completion of such repairs and restoration. Rent, however, shall abate on those portions of Premises as are, from time to time, untenable as a result of such damage.
- (c) If any such damage renders all or a substantial portion of the Premises or Building untenable, Landlord shall have the right to terminate this Lease as of the date of such damage (with appropriate prorations of Rent being made for Tenant's possession subsequent to the date of such damage of those tenable portions of the Premises) upon giving written notice to the Tenant at any time within thirty (30) days after the date of such damage. If such damage occurs within the last thirty (30) days of the Term and Landlord does not terminate this Lease pursuant to the previous sentence, and such damage was not caused by the negligence or willful conduct of Tenant or any of its shareholders, directors, officers, employees, agents, contractors or invitees, then Tenant may terminate this Lease by providing written notice to Landlord. In the event such repair and/or restoration of the Premises is not completed within ninety (90) days ("Restoration Period") from the date of casualty, then Tenant shall have the right, upon written notice to Landlord within ten (10) days from the expiration of the Restoration Period, to terminate this Lease.
- (d) Tenant hereby acknowledges that Landlord is under no obligation to insure Tenant's interest in the Premises or the Building. Tenant acknowledges that Landlord shall be entitled to the full proceeds of any insurance coverage, whether carried by Landlord or Tenant, for damage to alterations, additions, improvements or decorations provided by Landlord either directly or through an allowance to Tenant.
- (e) Notwithstanding anything to the contrary herein set forth, Landlord shall have no duty pursuant to this Section 12 to repair or restore any portion of the alterations, additions or improvements in the Premises or the decorations thereto, including, without limitation, any of the Tenant's Work, except to the extent that such alterations, additions, improvements

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and decorations were provided by Landlord, at Landlord's cost, at the beginning of the Term. If Tenant desires any other or additional repairs or restoration and if Landlord consents thereto, the same shall be done at Tenant's sole cost and expense subject to all of the provisions of Section 9 hereof. Tenant acknowledges that Landlord shall be entitled to the full proceeds of any insurance coverage, whether carried by Landlord or Tenant, for damage to alterations, additions, improvements or decorations provided by Landlord either directly or through an allowance to Tenant.

13. WAIVER OF CLAIMS – INDEMNIFICATION. To the extent not prohibited by law, Landlord, and its shareholders, directors, officers, agents, servants and employees, shall not be liable for any damage either to person or property or resulting from the loss of use thereof sustained by Tenant or by other persons to the Building or any part thereof or any appurtenances thereof becoming out of repair, or due to the happening of any accident or event in or about the Building, including the Premises, or due to any act or neglect of any tenant or occupant of the Building or of any other person. This provision shall apply particularly, but not exclusively, to damage caused by gas, electricity, snow, frost, steam, sewage, sewer gas or odors, fire, water or by the bursting or leaking of pipes, faucets, sprinklers, plumbing fixtures and windows, and shall apply without distinction as to the person whose act or neglect was responsible for the damage and whether the damage was due to any of the causes specifically enumerated above or to some other cause of an entirely different kind. Tenant further agrees that all personal property upon the Premises, or upon loading docks, receiving and holding areas, or freight elevators of the Building, shall be at the risk of Tenant only, and that Landlord shall not be liable for any loss or damage thereto or theft thereof. Without limitation of any other provisions hereof, Tenant agrees to defend, protect, indemnify and save harmless Landlord from and against all liability to third parties arising out of the Premises or acts of Tenant and its servants, agents, employees, contractors, suppliers, workers and invitees. , Nothing in this Section 13 shall apply if said damage or loss if such damage or loss was the result of willful action or gross negligence of the Landlord or their representative.

14. NON-WAIVER. No waiver of any provision of this Lease shall be implied by any failure of Landlord to enforce any remedy on account of the violation of such provision, even if such violation be continued or repeated subsequently, and no express waiver shall affect any provision other than the one specified in such waiver and that one only for the time and in the manner specifically stated. No receipt of monies by Landlord from Tenant after the termination of this Lease shall in any way alter the length of the Term or of Tenant's right of possession hereunder or after the giving of any notice shall reinstate, continue or extend the Term or affect any notice given Tenant prior to the receipt of such moneys, it being agreed that after the service of notice or the commencement of a suit or after final judgment for possession of the Premises, Landlord may receive and collect any Rent due, and the payment of said Rent shall not waive or affect said notice, suit or judgment.

15. CONDEMNATION. If the Building or any portion thereof shall be taken or condemned by any competent authority for any public or quasi-public use or purpose (a "**taking**"), and such taking or change in configuration makes it necessary or desirable to remodel or reconstruct the Building, Landlord shall have the right, exercisable at its sole discretion, to cancel this Lease upon not less than 180 (180) days' notice prior to the date of cancellation designated in the notice. No money or other consideration shall be payable by Landlord to Tenant for the right of cancellation and Tenant shall have no right to share in the condemnation award or in any judgment for damages caused by such taking or change in configuration.

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16. ASSIGNMENT AND SUBLETTING.

- (a) **No Assignment or Subletting.** Tenant shall not, without the prior written consent of Landlord (which consent shall not be unreasonably withheld), (i) assign, convey or mortgage this Lease or any interest hereunder (ii) permit to occur or permit to exist, any assignment of this Lease, any lien upon the Lease, the Premises or Tenant's interest therein, or any change in the control of Tenant, by sale of stock, transfer of partnership interest, merger, operation of law or any other manner, in a single transaction or series of transactions; (iii) sublet the Premises or any part thereof; or (iv) permit the use of the Premises by any parties other than Tenant and its employees. Any such action on the part of Tenant shall be void and of no effect. Landlord's consent to any assignment, subletting or transfer or Landlord's election to accept any assignee, subtenant or transferee as the tenant hereunder and to collect rent from such assignee, subtenant or transferee shall not release Tenant guarantors or any subsequent tenant from any covenant or obligation under his Lease. Landlord's consent to any assignment, subletting or transfer shall not constitute a waiver of Landlord's right to withhold its consent to any future assignment, subletting, or transfer. Notwithstanding the above, any sublet that exists for less than 48 hours that involves the filming of any commercial, television show, or film that does not interfere with the use of the premises by any other tenant shall not require prior written consent.
- (b) **Landlord's Right to Terminate.** In addition to withholding its consent, Landlord shall have the right to terminate this Lease as to that portion of the Premises which Tenant has a non-approved sub-leases. Landlord may exercise such right to terminate by giving written notice to Tenant within ten (10) business days after Tenant's assignment or sublease. In the event that Landlord exercises such right to terminate, Landlord shall be entitled to recover possession of and Tenant shall surrender such portion of the Premises on the later of (i) the proposed date for possession by such assignee or subtenant, or (ii) thirty (30) days after the date of Landlord's notice of termination to Tenant.
- (c) **Landlord's Right to Profits.** In the event that Landlord consents to any assignment or sublease of any portion of the Premises, as a condition of Landlord's consent, if Landlord so elects to consent, Tenant shall pay to Landlord the full amount of any Excess Rent received by Tenant from such assignment or sublease. For purposes of this Section, the term "**Excess Rent**" shall mean the excess, if any, of (i) all amounts received or to be received in the form of cash by Tenant from any assignee or sublessee over (ii) the sum of the Rent payable to Landlord hereunder (or, in the case of a sublease of a portion of the Premises, the portion of the Rent which is allocable on a per square foot basis to the space sublet), plus the amount of any reasonable brokers' commissions and costs of tenant improvements incurred by Tenant in connection with such assignment or sublease, all of which shall be, in the case of a sublease, amortized over the term of the sublease for the purpose of calculating the amounts of the periodic payments due to Landlord hereunder. Landlord reserves the right to assess a reasonable fee, not to exceed \$1,000.00, for processing any such assignment or subleases proposed hereunder and shall be entitled to recover from Tenant all third party costs and expenses incurred by Landlord in connection with any proposed assignment or sublease, including, without limitation, reasonable attorneys' fees. Tenant shall furnish Landlord with a sworn statement, certified by an independent certified public accountant, setting forth in detail the computation of profit

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(which computation shall be based upon generally accepted accounting principles), and Landlord, or its representatives, shall have access to the books, records and papers of Tenant in relation thereto, and to make copies thereof Any rent in excess of that paid by Tenant hereunder realized by reason of such assignment shall be deemed an item of such profit. If a part of the consideration for such assignment shall be payable other than in cash, the payment to Landlord shall be payable in accordance with the foregoing cash and other non-cash considerations in such form as is satisfactory to Landlord. Tenant's profits shall be paid to Landlord promptly by Tenant upon Tenant's receipt from time to time of periodic payments from such assignee or subtenant or at such other time as Tenant shall realize its profits from such assignment or sublease.

17. SURRENDER OF POSSESSION. Upon the expiration of the Term or upon the termination of Tenant's right of possession, whether by lapse of time or at the option of Landlord as herein provided, Tenant shall forthwith surrender the Premises to Landlord in good order, repair and condition, ordinary wear excepted, and shall, if Landlord so requires, restore the Premises to the condition existing at the beginning of the Term, including, without limitation, removal of all alterations, additions and signs made or installed by Tenant and repair any damage caused by such removal. Any interest of Tenant in the alterations, improvements (including all floor coverings) and additions to the Premises made or paid for by Landlord or Tenant shall, without compensation to Tenant, become Landlord's property at the termination of this lease by lapse of time or otherwise and such alterations, improvements and additions shall be relinquished to Landlord in good condition, ordinary wear excepted. Upon or prior to the earlier of the Termination Date or the date upon which Tenant's right to possession of the Premises may be terminated, Tenant shall remove its office furniture, trade fixtures, office equipment and all other items of Tenant's property on the Premises. Tenant shall pay to Landlord upon demand the cost of repairing any damage to the Premises and to the Building caused by any such removal. If Tenant shall fail or refuse to remove any such property from the Premises, Tenant shall be conclusively presumed to have abandoned the same, and title thereto shall thereupon pass to Landlord without any cost either by set-off, credit, allowance or otherwise, and Landlord may at its option accept the title to such property or at Tenant's expense may (i) remove the same or any part in any manner that Landlord shall choose, repairing any damage to the Premises caused by such removal, and (ii) store, destroy or otherwise dispose of the same without incurring liability to Tenant or any other person.

18. HOLDING OVER. Tenant shall pay to Landlord an amount as Rent equal to 200% of the Rent due from Tenant for the last month of the Term for each month or portion thereof which Tenant shall retain possession of the Premises or any part thereof after the expiration or termination of the Term or of Tenant's right of possession, whether by lapse of time or otherwise, and also shall pay all damages sustained by Landlord, whether direct or consequential, on account thereof. The provisions of this Section 19 shall not be deemed to limit or constitute a waiver of any other rights or remedies of Landlord provided herein or at law.

19. ESTOPPEL CERTIFICATE. Tenant agrees, that, from time to time upon not less that fourteen (14) days prior request by Landlord, Tenant, or Tenant's duly authorized representative having knowledge of the following facts, will deliver to Landlord a statement in writing certifying (a) that this Lease is unmodified and in full force and effect (or if there have been modifications, a description of such modifications and that the Lease as modified is in full force and effect); (b) the dates to which Rent and other charges have been paid, not exceeding one month's rent; (c) that the

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Landlord is not in default under any provision of this Lease, or, if in default, the nature thereof in detail and including any annual sales reports and/or financial statements as Landlord may reasonably deem necessary; and (d) such further matters as are set forth on the form of estoppel certificate attached hereto as **Exhibit A** and made a part hereof, or as may be requested by Landlord, it being intended that any such statement may be relied upon by any prospective assignee of any tenant of the Building, any mortgagees or prospective mortgagees thereof, or any prospective assignee of any mortgagee thereof, or any prospective and/or subsequent purchaser or transferee of all or a part of Landlord's interest in the Land and/or Building. Tenant shall execute and deliver whatever instruments may be required for such purposes, and in the event Tenant fails so to do within fourteen (14) days after demand in writing, Tenant shall be considered in default under this Lease.

20. SUBORDINATION. Tenant agrees to subordinate its rights hereunder at all times to (a) the lien of any mortgage or mortgages designated by Landlord and to all advances made or thereafter made upon the security thereof and (b) to all future ground leases or underlying leases of land and building designated by Landlord and to execute any such agreements as may be required by the mortgagee or ground or underlying lessor, as the case may be, evidencing such subordination and to attorn to and to recognize, as Landlord, the purchaser at a foreclosure sale or the mortgagee or its nominee in the event the mortgagee or such nominee accepts a deed in lieu of foreclosure, or the ground or underlying lessor in the event of the termination of such underlying or ground lease in return for and upon delivery to Tenant by such mortgagee or ground or underlying lessor, as the case may be, of an agreement, in the form customarily utilized by Landlord agreeing that in the event of a foreclosure of such mortgage or the giving of a deed in lieu of foreclosure or termination of such ground or underlying lease, Tenant may remain in possession of the Premises pursuant to the terms of this Lease and retain all of the rights, options and privileges granted to it hereunder as long as Tenant continues to perform its obligations hereunder and further agreeing that the purchaser at a foreclosure sale or transferee in the case of a deed in lieu of foreclosure or ground or underlying lessor as the case may be, will assume all of the obligations of Landlord in such case; provided, however, that in no event shall any such party have any personal liability hereunder or any liability whatsoever or the acts of the Landlord prior to any such transfer or any liability for any deposits made by Tenant hereunder unless such deposits have been transferred to such party, provided, further, however, that such party shall have the liability to perform all of the Landlord's continuing obligations, if any, that have not been formed as of the date of transfer. Such agreement may, among other things, require the Tenant to notify the Mortgagee of any default by the Landlord and afford such mortgagee a reasonable opportunity to cure such default prior to any termination of this Lease by Tenant.

21. CERTAIN RIGHTS RESERVED BY LANDLORD. Landlord shall have the following rights, each of which Landlord may exercise without notice to Tenant and without liability to Tenant for damage or injury to property, person or business on account of the exercise thereof and the exercise of any such rights shall not be deemed to constitute an eviction or disturbance of Tenant's use or possession of the Premises and shall not give rise to any claim for set-off or abatement of rent or any other claim:

i. To change name or street address of the Building.

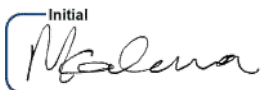
ii. To install, affix and maintain any and all signs on the exterior and on the interior of the Building, so long as it does not unreasonably impact the business of the Tenant.

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- iii. So long as it does not unreasonably impact the business of the Tenant, to decorate or to make repairs, alterations, additions, or improvements, whether structural or otherwise, in and about the Building, or any part thereof, and for such purposes to enter upon the Premises, and during the continuance of any of said work, to temporarily close doors, entryways, public space and corridors in the Building and to interrupt or temporarily suspend services or use of facilities, all without affecting any of Tenant's obligations hereunder, so long as the Premises are reasonably accessible and usable
- iv. To furnish door keys for the entry door(s) in the Premises at the commencement of the Lease and to retain at all times, and to use in appropriate instances, keys to all doors within and into the Premises. Tenant agrees to purchase only from Landlord additional duplicate keys as required, to change no locks, and not to affix locks on doors without the prior written consent of the Landlord. Notwithstanding the provisions for Landlord's access to Premises, Tenant relieves and releases the Landlord of all responsibility arising out of theft, robbery, pilferage and personal assault. Upon the expiration of the Term or Tenant's right to possession, Tenant shall return all keys to Landlord and shall disclose to Landlord the combination of any safes, cabinets or vaults left in the Premises.
- v. Reserved for future use.
- vi. To approve the weight, size and location of safes, vaults and other heavy equipment and articles in and about the Premises and the Building so as not to exceed the legal live load per square foot designated by the structural engineers for the Building, and to require all such items and furniture and similar items to be moved into or out of the Building and Premises only at such times and in such manner as Landlord shall direct in writing. Tenant shall not install or operate machinery or any mechanical devices of a nature not directly related to Tenant's ordinary use of the Premises without the prior written consent of Landlord. Movements of Tenant's property into or out of the Building or Premises and within the Building are entirely at the risk and responsibility of Tenant, and Landlord reserves the right to require permits before allowing any property to be moved into or out of the Building or Premises.
- vii. To establish controls for the purpose of regulating all property and packages, both personal and otherwise, to be moved into or out of the Building and Premises and all persons using the Building after normal business hours.
- viii. Reserved for future use.
- ix. To show the Premises to prospective tenants at reasonable times, with prior oral or written notice and, if vacated or abandoned, to show the Premises at any time and to prepare the Premises for re-occupancy, so long as the Termination Date of the Lease is less than 6-months away.
- x. To erect, use and maintain pipes, ducts, wiring and conduits, and appurtenances thereto, in and through the Premises at reasonable locations.

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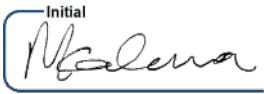
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- xi. To enter the Premises at any reasonable time to inspect the Premises with prior oral or written notice.
- xii. To grant to any person or to reserve unto itself the exclusive right to conduct any business or render any service in the Building, so long as such prospective tenant is not in the business of owning and operating a hardware store at the business. If Landlord elects to make available to tenants in the Building any services or supplies, or arranges a master contract therefor, Tenant agrees to obtain its requirements, if any, therefore from Landlord or under any such contract, provided that the charges therefor are reasonable.

22. RULES AND REGULATIONS. Tenant agrees to observe the rules and regulations for the Building attached hereto as **Exhibit B** and made a part hereof Landlord shall have the right from time to time to prescribe additional rules and regulations which, in its judgment, may be desirable for the use, entry, operation and management of the Premises and Building, each of which rules and regulations and any amendments thereto shall become a part of this Lease, so long as such rules and regulations do not unreasonably interfere with the Tenant's business. Tenant shall comply with all such rules and regulations; provided, however, that such rules and regulations shall not contradict or abrogate any right or privilege herein expressly granted to Tenant.

23. LANDLORD'S REMEDIES. If default shall be made in the payment of the Rent or any installment thereof or in the payment of any other sum required to be paid by Tenant under this Lease or under the terms of any other agreement between Landlord and Tenant and such default shall continue for ten (10) days, or if default shall be made in the observance of performance of any of the other covenants or conditions in this Lease which Tenant is required to observe and perform and such default shall continue for ten (10) days after written notice to Tenant, or if a default involves a hazardous condition and is not cured by Tenant immediately upon written notice to Tenant, or if the interest of Tenant in this Lease shall be levied on under execution or other legal process, or if any voluntary petition in bankruptcy or for corporate reorganization or any similar relief shall be filed by Tenant, or if any involuntary petition in bankruptcy shall be filed against Tenant under any federal or state bankruptcy or insolvency act and shall not have been dismissed within thirty days from the filing thereof, or if a receiver shall be appointed for Tenant or any of the property of Tenant by any court and such receiver shall not have been dismissed within thirty days from the date of his appointment, or if Tenant shall make an assignment for the benefit of creditors, or if Tenant shall admit in writing Tenant's inability to meet Tenant's debts as they mature, or if Tenant shall abandon or vacate the Premises during the Term, then Landlord may treat the occurrence of any one or more of the foregoing events as a breach of this Lease, and thereupon at its option may with, or (but only if Tenant has vacated the Premises) without notice or demand of any kind to Tenant or any other person, have any one or more of the following described remedies in addition to all other rights and remedies provided at law or in equity or elsewhere herein:

- i. Landlord may terminate this Lease and the Term created hereby, in which event Landlord may forthwith repossess the Premises and be entitled to recover forthwith, in addition to any other sums or damages for which Tenant may be liable to Landlord, as damages a sum of money equal to the excess of the value of the Rent provided to be paid by Tenant for the balance of the Term over the fair market

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rental value of the Premises, after deduction of all anticipated customary expenses of reletting, for said period. Should the fair market rental value of the Premises, after deduction of all anticipated expenses of reletting, for the balance of the Term exceed the value of the Rent provided to be paid by Tenant for the balance of the Term, Landlord shall have no obligation to pay to Tenant the excess or any part thereof or to credit such excess or any part thereof against any other sums or damages for which Tenant may be liable to Landlord.

- ii. Landlord may terminate Tenant's right of possession and may repossess the Premises by forcible entry and detainer suit, by taking peaceful possession or otherwise, without terminating this Lease, in which event Landlord may, but shall be under no obligation to, relet the same for the account of Tenant, for such rent and upon such terms as shall be satisfactory to Landlord. For the purpose of such reletting, Landlord is authorized to decorate, repair, remodel or alter the Premises. If Landlord shall fail to relet the Premises, Tenant shall pay to Landlord as damages a sum equal to the amount of the Rent reserved in this Lease for the balance of the Term. If the Premises are relet and a sufficient sum shall not be realized from such reletting after paying all of the costs and expenses of all decoration, repairs, remodeling, alterations and additions and the expenses of such reletting and of the collection of the rent accruing therefrom to satisfy the Rent provided for in this Lease, Tenant shall satisfy and pay the same upon demand therefor from time to time. Tenant shall not be entitled to any rents received by Landlord in excess of the Rent provided for in this Lease. Tenant agrees that Landlord may file suit to recover any sums falling due under the terms of this Section 23 from time to time and that no suit or recovery of any portion due Landlord hereunder shall be any defense to any subsequent action brought for any amount not theretofore reduced to judgment in favor of Landlord.

24. EXPENSES OF ENFORCEMENT. If Landlord and Tenant litigate any provision of this Lease or the subject matter of this Lease, the unsuccessful litigant will pay to the successful litigant all reasonable costs and expenses, including reasonable attorney fees and court costs, incurred by the successful litigant at trial and on any appeal.

25. COVENANT OF QUIET ENJOYMENT. Landlord covenants that Tenant, on paying the Rent, charges for services and other payments herein reserved and on keeping, observing and performing all the other terms, covenants, conditions, provisions and agreements herein contained on the part of Tenant to be kept, observed and performed, shall, during the Term, peaceably and quietly have, hold and enjoy the Premises subject to the terms, covenants, conditions, provisions and agreements hereof.

26. SECURITY DEPOSIT. Tenant shall deposit with Landlord on upon the execution of this lease the sum of Fifty-Seven Thousand Nine Hundred Fifty and 37/100 Dollars (\$57,950.37) (the "**Collateral**"), and 1st month rent (Oct) Plus Tax and CAM additionally rent Check equal to Twenty-Eight Thousand Nine Hundred Seventy-Five and 19/100 Dollars (\$28,975.19) in two separate checks as security for the full and faithful performance and observance by Tenant of the covenants and obligations hereunder and shall be held by Landlord without interest.

Security Deposit (2 months):

Base Rent:

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$\$11.00 \times 17,543 \text{ SF} = \$16,081.08/\text{month}$
 $\times 2 \text{ months} = \$32,162.16$

Estimate Taxes and Cam:

$(\$5.84 + \$2.98) \times 17,543 \text{ SF} = \$12,894.11/\text{month}$
 $\times 2 \text{ months} = \$25,788.21$

Total Security Deposit:

\$57,950.37

Separate 1st Month Rent Check:

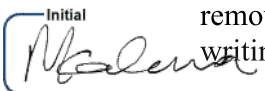
1st Month Rent for Oct 2026.

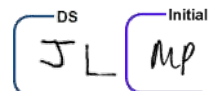
\$ 16,081.08 Base Rent Plus Cam & Tax 12,894.11 = Total \$ 28,975.19

If Tenant fails to perform any of its obligations hereunder, Landlord may use, apply, or retain the whole or any part of the Collateral for payment of (i) any Rent or other sums of money which Tenant may not have paid when due, (ii) any sum expended by Landlord on Tenant's behalf in accordance with the provisions of this Lease, and/or (iii) any sum which Landlord may expend or be required to expend by reason of Tenant's default, including, without limitation, any damage or deficiency in or from the reletting of the Premises as provided in Section 23. The use, application or retention of the Collateral, or any portion thereof, by Landlord shall not prevent Landlord from exercising any other right or remedy provided by this Lease or by law (it being intended that Landlord shall not first be required to proceed against the Collateral) and shall not operate as a limitation on any recovery to which Landlord may otherwise be entitled. If any portion of the Collateral is used, applied or retained by Landlord for the purposes set forth above, Tenant agrees, within ten (10) days after the written demand therefor is made by Landlord, to deposit cash with the Landlord in an amount sufficient to restore the Collateral to its original amount.

27. REAL ESTATE BROKER. Tenant and Landlord acknowledge that the Listing Agent, Jairaj ("Jay") Bhatia of Century 21 Langos & Christian, who represented the Landlord, was the sole broker involved in this transaction. No other broker participated in the showing, negotiation, or leasing of the Premises. Landlord, Plaza Partnership LLC, shall pay all commissions due pursuant to its listing agreement upon lease execution. Each party agrees to indemnify and hold the other harmless from any brokerage commission claims arising from this transaction..

28. SIGNS. Tenant shall, at its sole cost and expense, erect such signage on the front of the Premises to identify its business as is allowed by applicable governmental laws, codes, ordinances and regulations subject to Landlord's prior written consent which consent maybe withheld in Landlord's sole discretion. Tenant shall not install a Benjamin Moore sign on the front façade of the Premises but may display a Benjamin Moore sign on the pylon of the center only. Prior to the installation of any such signage, Tenant, at its sole cost and expense, shall obtain any and all required governmental permits and approvals for any signage. Any sign installed by Tenant sign shall (i) be manufactured and installed by Tenant in accordance with plans and specifications approved in advance, in writing, by Landlord, and (ii) comply in all respects with all applicable governmental laws, codes, ordinances and regulations. Tenant shall, at its sole cost and expense, maintain its signs in good condition and repair. Landlord shall have the right to remove any unauthorized signs and to charge Tenant, as additional Rent under this Lease, for the cost of such removal. Tenant shall not place any shade, awning, fence, sign, address, identification or other writing or information or any structure or device upon or above the exterior of Premises or upon

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the roof, doors, entrances or interior or exterior of the windows the Premises in any manner which may detract from, obstruct, interfere with or otherwise impair, limit or disturb the visibility of any signage or advertising on the Building. Subject to the foregoing and the other terms contained herein, Tenant shall be allowed to place signage on the Property for purposes of business identification of Tenant only and the location and size must be pre-approved by Lessor in writing in its sole and absolute discretion.

29. TENANT'S ENVIRONMENTAL INDEMNITY

- (a) **Definitions.** For purposes of this Section 30, "hazardous substance" means any matter giving rise to liability under the Resources Conservation Recovery Act ("RCRA"), 42 U.S.C. Section 6901 et seq., the Comprehensive Environmental Response, Compensation and Liability Act ("CERCLA"), 52 U.S.C. Sections 9601 et seq., the Illinois Environmental Protection Act ("IEPA"), or any common law theory based on nuisance or strict liability, including without limitation, petroleum products, asbestos, polychlorinated biphenyls, radioactive materials and all other dangerous, toxic or hazardous pollutants, contaminants, chemicals, materials or substances listed or identified in, or regulated by, any federal, state, county, municipal, local or other statutes, laws, ordinances and regulations. Notwithstanding the above, any substances that are traditionally stored, used, and/or sold by a hardware store shall not be considered a "hazardous substance" under this definition.
- (b) **Prohibition.** Tenant shall not conduct or authorize the generation, transportation, storage, treatment or disposal on or in the Building, Land or Premises, or any portion thereof, of any hazardous substance without prior written authorization by Landlord, which authorization may be withheld in Landlord's sole discretion, and the Tenant's failure to comply with the provisions of this Section 30(b) shall constitute a default under this Lease.
- (c) **Remedial Action.** If the presence, release, threat of release, placement on or in the Building, Land or Premises, or any portion thereof, or the generation, transportation, storage, treatment, or disposal at, on or in the Building, Land or Premises, or any portion thereof, of any hazardous substance: (i) gives rise to liability (including, but not limited to, a response action, remedial action, or removal action) under RCRA, CERCLA, the IEPA, or any common law theory based on nuisance or strict liability, (ii) causes an adverse public health effect, or (iii) pollutes, or threatens to pollute, the environment, Tenant shall promptly take, at Tenant's sole cost and expense, any and all remedial and removal action necessary to clean up the Building, Land or Premises, or any portion thereof, and mitigate exposure to liability arising from the hazardous substance, whether or not required by law.

- 30. LIMITATION ON LANDLORD'S LIABILITY.** It is expressly understood and agreed by Tenant that none of Landlord's covenants, undertakings or agreements are made or intended as personal covenants, undertakings or agreements by Landlord or its partners, and any liability for damage or breach or nonperformance by Landlord shall be collectible only out of Landlord's interest in the Building and no personal liability is assumed by, nor at any time may be asserted against, Landlord or its partners or any of its or their officers, agents, employees, legatees, representatives, successors or assigns, all such liability, if any, being expressly waived and released by Tenant.

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31. PARKING. Motor vehicles shall only be parked in striped parking spaces in the parking lot of the Building and not more than one motor vehicle may be parked on each parking space. The parking spaces shall not be used for any purposes other than the parking of motor vehicles thereon. Tenant, its employees, agents, guests, visitors, and invitees assume full responsibility, and Landlord shall have no liability for (a) all loss, damage, injury, or death caused to the person or property of third parties by reason of their use of the parking spaces in the Building; and (b) protecting their motor vehicles against theft, vandalism, and damage, and for protecting their person against injury and assault by reason of their use of the parking spaces in the Building. Tenant shall indemnify Landlord against all loss, damage, cost, and expense (including attorney's fees) sustained by Landlord by reason of the use of the parking spaces in the Building by Tenant, its employees, agents, guests, visitors, and invitees, other than damage caused by the negligence of Landlord. Tenant expressly agrees that Landlord shall have the right to tow motor vehicles of Tenant and its employees, agents, guests, and visitors which are parked in violation of the provisions of this Lease.

Tenant shall have access but not assigned twelve (12) parking spaces for the sale of plants and other gardening items at no additional cost to Tenant.

32. MISCELLANEOUS.

- (a) **Rights Cumulative.** All rights and remedies of Landlord under this Lease shall be cumulative and none shall exclude any other rights and remedies allowed by law.
- (b) **Interest.** All payments becoming due under this Lease and remaining unpaid when due shall bear interest from the date such payment was due until paid at the rate of the greater of (i) ten percent (10%) per annum or (ii) two percent (2%) per annum above the prime rate of interest charged from time to time by J.P. Morgan Chase Bank, N.A. (but in no event at a rate which is more than the highest rate which is at the time lawful in the State of Illinois).
- (c) **Terms.** The necessary grammatical changes required to make the provisions hereof apply either to corporations or partnerships or individuals, men or women, as the case may require, shall in all cases be assumed as though in each case fully expressed.
- (d) **Binding Effect.** Each of the provisions of this Lease shall extend to and shall, as the case may require, bind or inure to the benefit not only of Landlord and of Tenant, but also of their respective successors or assigns, provided this clause shall not permit any assignment by Tenant contrary to the provisions of Section 16 hereof.
- (e) **Lease Contains All Terms.** All of the representations and obligations of Landlord are contained herein and in the other Exhibits attached hereto, and no modification, waiver or amendment of this Lease or of any of its conditions or provisions shall be binding upon the Landlord unless in writing signed by Landlord or by a duly authorized agent of Landlord empowered by a written authority signed by Landlord.
- (f) **Delivery for Examination.** Submission of the Lease for examination or any other purpose shall not bind Landlord in any manner, and no Lease or obligations of the Landlord shall arise until this instrument is signed by both Landlord and Tenant and delivery is made to each.

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- (g) **No Air Rights.** No rights to any view or to light or air over any property, whether belonging to Landlord or any other person, are granted to Tenant by this Lease.
- (h) **Modification of Lease.** If any lender requires, as a condition to its lending funds the repayment of which is to be secured by a mortgage or trust deed on the Land and Building or either, that certain modifications be made to this Lease, which modifications will not require Tenant to pay any additional amounts or otherwise change materially the rights or obligations of Tenant hereunder, Tenant shall, upon Landlord's request, execute appropriate instruments effecting such modifications.
- (i) **Transfer of Landlord's Interest.** Tenant acknowledges that Landlord has the right to transfer its interest in the Land and Building and in this Lease, and Tenant agrees that in the event of any such transfer Landlord shall automatically be released from all liability under this Lease and Tenant agrees to look solely to such transferee for the performance of Landlord's obligations hereunder. Tenant further acknowledges that Landlord may assign its interest in this Lease to a mortgage lender as additional security and agrees that such an assignment shall not release Landlord from its obligations hereunder and that Tenant shall continue to look to Landlord for the performance of its obligations hereunder.
- (j) **Landlord's Title.** Landlord's title is and always shall be paramount to the title of Tenant. Nothing herein contained shall empower Tenant to commit or engage in any act which can, shall or may encumber the title of Landlord.
- (k) **Prohibition Against Recording.** Neither this Lease, nor any memorandum, affidavit or other writing with respect thereto, shall be recorded by Tenant or by anyone acting through, under or on behalf of Tenant, and the recording thereof in violation of this provision shall make this Lease null and void at Landlord's election.
- (l) **Captions.** The captions of sections and subsections are for convenience only and shall not be deemed to limit, construe, affect or alter the meaning of such sections and subsections.
- (m) **Covenants and Conditions.** All of the covenants of Tenant hereunder shall be deemed and construed to be "**conditions**", if Landlord so elects, as well as "**covenants**" as though the words specifically expressing or importing covenants and conditions were used in each separate instance.
- (n) **Only Landlord/Tenant Relationship.** Nothing contained in this Lease shall be deemed or construed by the parties hereto or by any third party to create the relationship of principal and agent, partnership, joint venture or any association between Landlord and Tenant, it being expressly understood and agreed that neither the method of computation of Rent nor any act of the parties hereto shall be deemed to create any relationship between Landlord and Tenant other than the relationship of landlord and tenant.
- (o) **Application of Payments.** Landlord shall have the right to apply payments received from Tenant pursuant to this Lease (regardless of Tenant's designation of such payments) to satisfy any obligations of Tenant hereunder, in such order and amounts, as Landlord in its sole discretion, may elect.

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- (p) **Definition of Landlord.** All indemnities, covenants and agreements of Tenant contained herein which inure to the benefit of Landlord shall be construed to also inure to the benefit of Landlord's agents and employees
- (q) **Time of Essence.** Time is of the essence of this Lease and each of its provisions.
- (r) **Governing Law.** Interpretation of this Lease shall be governed by the law of the State of Illinois.
- (s) **Partial Invalidity.** If any term, provision or condition contained in this Lease shall, to any extent, be invalid or unenforceable, the remainder of this Lease (or the application of such term, provision or condition to persons or circumstances other than those in respect of which it is invalid or unenforceable) shall not be affected thereby, and each and every other term, provision and condition of this Lease shall be valid and enforceable to the fullest extent possible permitted by law
- (t) **Force Majeure.** Landlord shall be excused for the period of any delay in the performance of any obligation hereunder when prevented from so doing by a cause or causes beyond its control, including all labor disputes, civil commotion, war, war like operations, invasion, rebellion, hostilities, military or usurped power, sabotage, governmental regulations or controls, inability to obtain or delays in obtaining any governmental approvals or permits, fire or other casualty, inability to obtain or delay in obtaining any material, services or financing, or through acts of God. Tenant shall similarly be excused for delay in the performance of any obligation hereunder; provided:
- i. nothing contained in this Section or elsewhere in this Lease shall be deemed to excuse or permit any delay in the payment of the Rent, or any delay in the cure of any default which may be cured by the payment of money;
 - ii. no reliance by Tenant upon this Section shall limit or restrict in any way Landlord's right of self-help as provided in this Lease; and
 - iii. Tenant shall not be entitled to rely upon this Section unless it shall first have given Landlord notice of the existence of any force majeure preventing the performance of an obligation of Tenant within five days after the commencement of the force majeure.
- (u) **Waiver of Trial by Jury.** TO THE FULL EXTENT PERMITTED BY LAW, LANDLORD AND TENANT HEREBY WAIVE ALL RIGHT TO TRIAL BY JURY IN ANY CLAIM, ACTION, PROCEEDING OR COUNTERCLAIM BY EITHER LANDLORD OR TENANT AGAINST EACH OTHER AND ANY MATTER ARISING OUT OF OR IN ANY WAY CONNECTED WITH THIS LEASE, THE RELATIONSHIP OF LANDLORD AND TENANT, OR TENANT'S USE AND OCCUPANCY OF THE PREMISES AND/OR ANY EMERGENCY OR STATUTORY REMEDY
- (v) **Patriot Act.** Neither Tenant nor any of its constituents, partners, members or shareholders, nor any beneficial owner of Tenant or of any such partner, member or

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shareholder (a) is listed on the Specially Designated Nationals and Blocked Persons List maintained by the Office of Foreign Asset Control, Department of the Treasury (“OFAC”) pursuant to Executive Order No. 13224, 66 Fed. Reg. 49079 (September 25, 2001) (the “Order”); (b) is listed on any other list of terrorists or terrorist organizations maintained pursuant to the Order, the rules and regulations of OFAC or any other applicable requirements contained in any enabling legislation or other Executive Orders in respect of the Order (the Order and such other rules, regulations, legislation or orders are collectively called the “Orders”); (c) is engaged in activities prohibited in the Order; or (d) has been convicted, pleaded nolo contendere, indicted, arraigned or custodially detained on charges involving money laundering or predicate crimes to money laundering.

33. **NOTICES.**

All notices to be given under this Lease shall be in writing (except if otherwise permitted to be given orally under the express provisions of this Lease) and delivered personally or deposited in the United States mail, certified or registered mail with return receipt requested, postage prepaid, addressed as follows:

(a) If to Landlord:

Plaza Partnership, LLC
c/o Mr. Mike Kalaria
717 Noah Terrace
Mount Prospect, IL 60056

With a copy to:

Rick J. Erickson
Erickson Law Office, Ltd.
716 Lee Street
Des Plaines, IL 60016

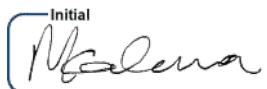
or to such other person or such other address designated by notice sent by Landlord or Tenant

(b) If to Tenant:

Hoffman Estates True Value LLC
c/o Joseph Lomanto
6466 N. Olympia Ave.
Chicago, IL 60631

With a copy to:

Baker Hartley, P.C.
c/o David L. Hartley
5750 Old Orchard Rd., Suite 100
Skokie, IL 60077

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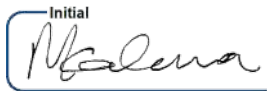
or to such other address as is designated by Tenant in a notice to Landlord. Notice by mail shall be deemed to have been given when deposited in the United States mail as aforesaid.

34. **TWO PERSONAL GUARANTIES.** In further consideration for this Lease, Joseph Lomato and Mellissa Porcaro agree to a personal guaranty in the form attached hereto as Exhibit C.

35. **U-HAUL.** If at anytime Hertz, or any potential sublease in the same business as Hertz is no longer a tenant in the Building, then Tenant shall have the right to open up a U-HAUL rental location within the Premises subject to governmental approval, and said right not be terminated even if a new potential blocking tenant moves into the Building.

36. **BOLLARDS.** Notwithstanding anything in the Lease to the contrary, if necessary by any local ordinance or state or federal law, Tenant shall have the right to install bollards in front of any propane tanks as any local ordinance or state or federal law requires (in the north outside corner). The cost of said bollards shall be paid by the Tenant. Said bollards shall not be required to be removed by Tenant at the Termination of the lease.

SIGNATURE PAGE TO FOLLOW.

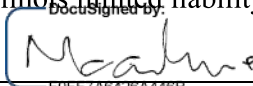
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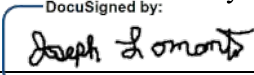
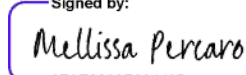
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IN WITNESS WHEREOF, Landlord and Tenant have executed this lease on the 14th day of ~~July~~ ~~April~~ 2026 to be effective as of the Commencement Date.

LANDLORD:

PLAZA PARTNERSHIP, LLC
An Illinois limited liability company
By: 
Name: Madhukar Kalaria
Title: Member

TENANT:

Hoffman Estates True Value, LLC
An Illinois limited liability company
By:  7/14/2026
Name: Joseph Lomanto
Title: Manager
By:  7/14/2026
Name: Mellissa Porcaro
Title: Manager

:

EXHIBIT A

ESTOPPEL CERTIFICATE

Lease Dated: _____, 2026

Landlord: Plaza Partnership, LLC

Tenant: _____, LLC

Premises: 675 W. Golf Road, Hoffman Estates, IL 60169

The undersigned as Tenant under the Lease aforesaid, hereby acknowledges for the benefit of _____ which has or is about to make a loan to the Landlord aforesaid, part of the security for which will be a mortgage covering the Premises aforesaid and an assignment of Landlord's interest in said Lease, the truth and accuracy of the following statements pertaining to said Lease

1. Tenant has accepted and is in full possession of the Premises.
2. The term of the Lease commenced on October 1, 2026 and the Lease is in full force and effect.
3. Landlord has satisfactorily complied with all of the requirements and conditions precedent to the commencement of the term of the Lease as specified in the Lease.
4. All improvements, addition, and alteration required to be made by Landlord with respect to the Premises have been fully completed by Landlord and are acceptable to Tenant.
5. Tenant is paying the full rent stipulated in the Lease and there are no offsets, defenses or claims on the part of Tenant with respect thereto.
6. The monthly rent under the Lease is _____ and no moneys have been paid to Landlord in advance of the due date set forth in the Lease.
7. Landlord has not been and is not presently in default under any of the terms, covenants or provisions of the Lease.
8. There have been no modifications or amendments to the Lease except as follows: _____
9. A true and complete copy of the Lease (together with all amendments if any aforementioned) is attached hereto and hereby made a part hereof.
10. Tenant acknowledges that _____ assumed no liability for its security deposits, if any, or for sums escrowed with the Landlord for taxes in the event that _____

_____ acquires the building in which the Premises are located by foreclosure or by transfer of title in lieu of foreclosure.

11. Tenant has no notice of any prior assignment, hypothecation or pledge of the Lease or of the rents payable by Tenant thereunder.

Dated: _____, 2026

TENANT

_____, LLC
An Illinois limited liability company

By: _____
Name: Joseph Lomanto
Title: Manager

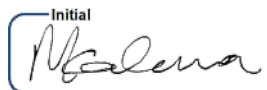
By: _____
Name: Mellissa Pecaro
Title: Manager

Address to which notices are to be sent if other than the Premises:

EXHIBIT B**BUILDING RULES AND REGULATIONS**

Tenant agrees to observe the rights reserved to Landlord in the Lease and agrees for itself, its employees, agents, clients, customers, invitees, and guests to comply with the following rules and regulations and with such reasonable modifications thereof and additions thereto as Landlord may make, from time to time, for the Building.

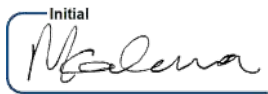
1. Any sign, lettering, picture, notice, or advertisement installed within Tenant's Premises which is visible to the public from within the Building shall be installed at Tenant's cost and in such manner, character, and style as Landlord may approve in writing. Tenant shall have the right to post any sign, lettering, picture, notice, or advertisement on any outside window or in any position so as to be visible from outside the Building or from any atrium or lobbies of the Building, so long as it relates to the Tenant's business.
2. Tenant shall not use the name of the Building or use pictures or illustrations of the Building in advertising or other publicity without prior written consent of Landlord, which consent shall not be unreasonably withheld.
3. Tenant, its customers, invitees, licensees, and guests shall not obstruct sidewalks, entrances, passages, courts, corridors, vestibules, halls, elevators, and stairways in and about the Building. Tenant shall not place objects against glass partitions or doors or windows or adjacent to any open common space which would be unsightly from the Building corridors or from the exterior of the Building, and will promptly remove the same upon notice from Landlord.
4. Tenant shall not make noises, cause disturbances, create vibrations, odors or noxious fumes, or use or operate any electrical or electronic devices or other devices that emit sound, waves, or are dangerous to other tenants and occupants of the Building or that interfere with or disturb the use and quiet enjoyment of other premises in the Building by the tenants or occupants thereof or the operation of any device or equipment or radio or television broadcasting or reception from or within the Building or elsewhere, and shall not place or install any projections, antennae, aerials, or similar devices inside or outside of the Premises.
5. Tenant shall not make any room-to-room canvas to solicit business from other tenants in the Building, and shall not exhibit, sell or offer to sell, use, rent, or exchange any item or service in or from the Premises unless ordinarily embraced within the Tenant's use of the Premises as specified in its lease.
6. Tenant shall not waste electricity or water and agrees to cooperate fully with Landlord to assure the most effective operation of the Building's heating and air conditioning and shall refrain from attempting to adjust any controls. Tenant shall keep public corridor doors closed.
7. Door keys for doors in the Premises will be furnished at the commencement of the Lease by Landlord. Tenant shall not affix additional locks on doors and shall purchase duplicate keys only from Landlord. When the Lease is terminated, Tenant shall return all keys to Landlord and will provide to Landlord the means of opening any safes, cabinets, or vaults left in the Premises.

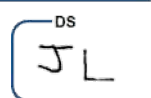
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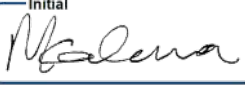
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8. Tenant assumes full responsibility for protecting its space from theft, robbery, and pilferage, which includes keeping doors locked and other means of entry to the Premises closed and secured, except for Landlord's or its contractor's negligence.
9. Peddlers, solicitors, and beggars shall be reported to the office of the Building or as Landlord otherwise requests.
10. Tenant shall neither install nor operate machinery or any mechanical devices of a nature not directly related to Tenant's ordinary use of the Premises without the written permission of the Landlord.
11. No person or contractor not employed by Landlord shall be used to perform window washing, cleaning, decorating, repair or other work in the Premises unless approved by Landlord.
12. Tenant shall not, and Tenant shall not permit or suffer anyone to:
 - a. Cook in the premises except that the use of a microwave shall be permitted;
 - b. Place vending or dispensing machines of any kind in or about the Premises;
 - c. Have a commercial kitchen on the Premises that prepares and sells food.
13. Tenant shall not:
 - a. Use the Premises for lodging or for any immoral or illegal purposes;
 - b. Use the Premises to engage in the manufacture or sale of, or permit the use of, any spirituous, fermented, intoxicating, or alcoholic beverages on the Premises;
 - c. Use the Premises to engage in the manufacture or sale of or permit the use of, any illegal drugs on the Premises.
14. In no event shall any person bring into the Building inflammables such as gasoline, kerosene, naphtha, and benzene, or explosives or firearms or any other article of intrinsically dangerous nature. If by reason of the failure of Tenant to comply with the provisions of this Section, any insurance premium payable by Landlord for all or any part of the Building shall at any time be increased above normal insurance premiums for insurance not covering the items aforesaid, Landlord shall have the option to either terminate the Lease or to require Tenant to make immediate payment for the whole of the increased insurance premium. Notwithstanding the foregoing any any substances that are traditionally stored, used, and/or sold by a hardware store shall be allowed on the Premises.
15. Tenant shall comply with all applicable federal, state, and municipal laws, ordinances, and regulations and building rules, and shall not directly or indirectly make any use of the Premises which may be prohibited thereby or which shall be dangerous to person or property or shall increase the cost of insurance or require additional insurance coverage.

Initial


Initial DS
 

16. If Tenant desires signal, communication, alarm, or other utility or service connection installed or changed, the same shall be made at the expense of Tenant with approval and under direction of Landlord.
17. Bicycles shall not be permitted in the Building in other than Landlord designated locations.
18. Tenant shall cooperate and participate in all security programs affecting the Building.
19. In the event Landlord allows one or more tenants in the Building to do any act prohibited herein, Landlord shall not be precluded from denying any other tenant the right to do any such act.

Initial


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EXHIBIT C

FORM OF PERSONAL GUARANTY

PERSONAL GUARANTY

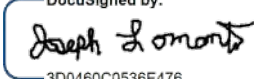
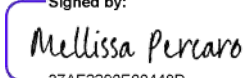
FOR VALUE RECEIVED, and in consideration of, and as an inducement for the execution and delivery of the foregoing and attached Retail Lease demising the Leased Premises at 675 W. Golf Road, Hoffman Estates, Illinois (hereinafter called the "Lease") by Plaza Partnership, LLC, and Illinois limited liability company, the Landlord therein named (hereinafter called "Landlord") to **Hoffman Estates True Value** LLC, an Illinois limited liability company, the Tenant therein named (hereinafter called "Tenant"), the undersigned Guarantors, Joseph Lomanto and Mellissa Porcaro (hereinafter called the "Guarantors") being either an owner or affiliate of Tenant or having some financial or other interest in Tenant, jointly and severally hereby guarantee to the Landlord, its successors and assigns, the full and prompt payment of all rent, including, but not limited to, the annual rent, additional rent, and any and all other sums and charges payable by the Tenant, its successors and assigns, under said Lease, and further hereby guarantees the full and timely performance and observance of all of the covenants, terms, conditions and agreements therein provided to be performed and observed by Tenant, its successors and assigns; and the Guarantors hereby covenant and agree to and with the Landlord, its successors and assigns, that if default shall at any time be made by Tenant, its successors and assigns, in payment of any such annual rent, additional rent, and any and all other sums and charges payable by the Tenant, its successors and assigns, under said Lease, or if Tenant should default in the performance and observance of any of the covenants, terms, conditions or agreements contained in said Lease, the undersigned Guarantors will forthwith pay such rent and other such sums and charges to the Landlord, its successors and assigns, and any arrears thereof, and will forthwith faithfully perform and fulfill all of such items, covenants, conditions and agreements, and will forthwith pay to Landlord all damages that may arise in consequence of any default by the Tenant, its successors and assigns, under said Lease, including, without limitation, all attorneys' fees, disbursements incurred by the Landlord or caused by any such default and/or by the enforcement of this Guaranty.

This Guaranty is an absolute and unconditional guarantee of payment and of performance by Tenant of all conditions and obligations in the Lease. It shall be enforceable against the undersigned Guarantors without the necessity of any suit and proceedings on the Landlord's part of any kind or nature whatsoever against the Tenant, its successors and assigns, and without the necessity of any notice of acceptance of this Guaranty or of any other notice to which the Guarantors might otherwise be entitled, of all which the Guarantors hereby expressly waive; and this Guaranty shall in no way be terminated, affected diminished or impaired by reason of the assertion of the failure to assert by the Landlord against the Tenant, or against the Tenant's successors or assigns, of any of the rights or remedies reserved to the Landlord pursuant to the provisions of the said Lease or by relief of Tenant from any of Tenant's obligations under the Lease or otherwise (including, but not by way of limitation, the rejection of said Lease in connection with proceedings under Bankruptcy laws now or hereafter in effect). This Guaranty shall be a continuing guaranty and the liability of the Guarantors hereunder shall in no way be affected, modified or diminished by any reason of any assignment, renewal, modification or extension of the Lease or by reason of any modification or waiver of or change in any of the terms, covenants, conditions or provisions of said Lease, or by reason of any extension of time that may be granted by the Landlord to Tenant, its successors or assigns, or a changed or different use of the Leased Premises consented to in writing by Landlord,

or by reason of any dealings or transaction or matters or things occurring between the Landlord and the Tenant, its successors or assigns, whether or not notice thereof is given to the Guarantors.

The Landlord’s consent to any assignment or assignments, and successive assignments by the Tenant and Tenant’s assigns of the Lease made either with or without notice to the Guarantors shall in no manner whatsoever release the Guarantors from any liability as Guarantors. The assignment by Landlord of the Lease and/or the avails and proceeds thereof made either with or without notice to the Guarantors shall in no manner whatsoever release the Guarantors from any liability as Guarantors. All of the Landlord’s rights and remedies under the said Lease or under the Guaranty are intended to be distinct, separate and cumulative and no such right and remedy therein or herein mentioned is intended to be in exclusion of or waiver of any of the others.

GUARANTORS:

DocuSigned by:  3D0460C0536E476... _____ Joseph Lomanto	7/14/2026 _____ Date
Signed by:  37AE2290E00448D... _____ Mellissa Porcaro	7/14/2026 _____ Date



AGENDA ITEM REPORT

Village Board of Trustees
July 20, 2026
ITEM 8C

REQUEST: Approval of an Ordinance amending the Hoffman Estates municipal code section 4-5-4, age of retirement and section 4-5-12, firefighter training, of article 5, Fire and Police Commission, of chapter 4, Appointed Boards, Commissions and Officers: membership, qualification and duties, to modify the mandatory age of firefighters and police officers in the Village and to modify the firefighter training requirements

FROM: Alan Wax, Fire Chief
Kasia Cawley, Police Chief

ITEM TYPE: Ordinance - PC Item

REQUEST SUMMARY

For decades, Illinois Statute, under the provisions of the Board of Fire and Police Commissioners (BFPC) Act, established the mandatory retirement age for police officers and firefighters under the authority of the BFPC to be 65 years of age. In or around the 1990's, a statutory provision was added that, while maintaining the standard retirement age at 65, allowed municipalities the option to lower the mandatory retirement age to no less than 60. In 2014, the Village Board amended the Village Code to reduce the mandatory retirement age to 62 – where it has remained since.

At the time the maximum age was lowered (in 2014), there were plenty of applicants seeking open positions, and finding candidates to vet and hire was not a problem. Additionally, at that time, for the Fire Department, paramedic licensure was required to apply, and thus candidates were able to fulfill needed roles as soon as they completed basic training (in four-to-five months).

As has been discussed periodically by the Board and Staff in recent years, finding desirable, interested, and qualified candidates for police and firefighter positions has become difficult, with much lower candidate pools being experienced nationwide and limited numbers of candidates being recruited by multiple departments. In our Fire Department, in order to get adequate candidate pools, the situation resulted in the removal of the paramedic requirement for applicants. This resulted in the hiring of non-paramedic candidates, who then are unavailable for paramedic response service for two years or more while going through paramedic training and licensure.

The proposed amendment to Section 4-5-4, Age of Retirement, restores the mandatory retirement age for police officers and firefighters in the Village from 62 to 65. This is consistent with the provisions of 65 ILCS 5/10-2.1-17 within the Illinois Municipal Code. The primary benefit of this is the ability to retain qualified, experienced, knowledgeable,

licensed staff for as long as possible provided they are interested in continuing. Retaining experienced personnel supports operational continuity, preserves institutional knowledge, and enhances leadership, mentorship and staffing stability.

Related to the Fire Department, an added benefit to the proposed change is the ability to keep licensed paramedics contributing to our service for as long as possible, instead of having to wait two or more years for each non-paramedic candidate to be able to become licensed.

It is recognized that, under the proposed change, personnel in the age range involved are required to meet the same annual training, fitness, and licensure standards as all other personnel in order to continue to serve.

Also proposed is an amendment to Section 4-5-12. Due to changes in the prerequisites for certification that were implemented by the State Fire Marshal's office, the Fire Department seeks to require Advanced Technician Firefighter certification instead of merely class attendance.

FINANCIAL IMPACT

In cases where firefighters choose to remain in service for additional years, there could be savings in not having to pay paramedic training costs and overtime during periods of paramedic training of new candidates that are not already licensed.

RECOMMENDATION

Staff recommends approval of the amendments to the Village Code re-establishing the mandatory retirement age for Village Firefighters and Police Officers at 65 and modifying the certification requirements for firefighters.

ATTACHMENTS

1. ORDINANCE - FD-PD Mandatory Retirement Age & FF Certs - V1 final

VILLAGE OF HOFFMAN ESTATES

AN ORDINANCE AMENDING HOFFMAN ESTATES MUNICIPAL CODE SECTION 4-5-4, AGE OF RETIREMENT AND SECTION 4-5-12, FIREFIGHTER TRAINING, OF ARTICLE 5, FIRE AND POLICE COMMISSION, OF CHAPTER 4, APPOINTED BOARDS, COMMISSIONS AND OFFICERS: MEMBERSHIP, QUALIFICATION AND DUTIES, TO MODIFY THE MANDATORY AGE OF FIREFIGHTERS AND POLICE OFFICERS IN THE VILLAGE AND TO MODIFY THE FIREFIGHTER TRAINING REQUIREMENTS

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

WHEREAS, Illinois Municipal Code Section 65 ILCS 5/10-2.1-17 provides that the age for retirement of firefighters and police officers is 65 years unless the Board of Trustees shall by ordinance provide for an earlier retirement age of not less than 60 years; and

WHEREAS, on April 21, 2014, the Village Board approved Ordinance 4431-2014, which amended the retirement age for firefighters and police officers in the Village to 62; and

WHEREAS, the Village Board recognizes that conditions have changed from those experienced in 2014, and it would currently be in the Village’s best interests to retain qualified firefighters and police officers for as long as possible; and

WHEREAS, the Office of the State Fire Marshal has amended the requirements of certain firefighter certifications; and

WHEREAS, such amendments to certification requirements have resulted in changes to the certification requirements sought by the Fire Department for personnel with five years of service.

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

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

Section 2: That Section 4-5-4, AGE OF RETIREMENT, of the Hoffman Estates Municipal Code, is hereby amended as follows:

The age of retirement for police officers and firefighters is ~~62~~ 65 years. No police officer or firefighter shall be employed past their ~~62nd~~ 65th birthday.

Section 3: That Section 4-5-12, FIREFIGHTER TRAINING, of the Hoffman Estates Municipal Code, is hereby amended as follows:

An original firefighter appointee shall achieve Illinois and EMS System paramedic licensure as required by the Fire Department, and shall complete the Illinois Fire Protection and Training Act approved training course and obtain State certification as either a Firefighter II or a Basic Operations Firefighter and certification as a Hazardous Materials First Responder - Operations in order to successfully complete probation. Within five years of original appointment, a firefighter appointee shall attain Fire Apparatus Engineer certification and, at the option of the Fire Department, shall either attain Firefighter III certification or ~~complete the~~ Advanced Technician Firefighter ~~course certification~~. Failure to obtain such licensure, and certifications, ~~and/or course completions~~ may be cause for discharge.

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

PASSED THIS _____ day of _____, 2026

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

APPROVED THIS _____ DAY OF _____, 2026

Village President

ATTEST:

Village Clerk

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



AGENDA ITEM REPORT

Village Board of Trustees
July 20, 2026
ITEM 8D

REQUEST: Approval of a Resolution to approve a cost recovery agreement between the Village of Hoffman Estates and Hoffman Estates True Value, LLC.

FROM: Kevin Kramer, Director of Economic Development

ITEM TYPE: Resolution - Village Board

REQUEST SUMMARY

The site has had several tenants in the space over the past two decades, all retail, from CompUSA to Tiger Direct to Ace Hardware. The last tenant vacated the space on July 18, 2025 abruptly. Staff worked with the landowner to find another tenant over the past 12 months. The owners of Hoffman Estates True Value, LLC met with staff about opening back up a hardware store in the space and mostly keeping the layout from Ace. In addition to the higher Cook County taxes, the startup costs and rent (market rate for a high volume intersection) present additional obstacles for the owner. The proposed cost recovery agreement would offset these costs as the business goes through start up to stabilization. But for support of a Cook County 7B application and the attached cost recovery agreement, the business would not be able to open. They will lease all 17,543 square feet, employ 6 full-time employees and 10-15 part-time employees.

FINANCIAL IMPACT

The agreement (attached) includes the standard language used in previous agreements. The term of this agreement would be for five full years, commencing on September 1, 2026 and ending on December 31, 2031. The rebate is capped in two ways, first there's a not to exceed \$150,000 or the five-year term, whichever comes first. The rebate is based on the yearly percentage of sales tax generated (shown in the agreement). As sales fluctuate from year to year, the amount of the incentive will go up or down. The Village will not front any portion of the incentive and will keep the net sales taxes after the incentive is paid out each year.

RECOMMENDATION

Approval of a Resolution to approve a cost recovery agreement between the Village of Hoffman Estates and Hoffman Estates True Value, LLC.

ATTACHMENTS

1. RESOLUTION AGREEMENT- True Value Sales Tax
2. True Value Sales Tax Rebate Agreement - 7-20-26

VILLAGE OF HOFFMAN ESTATES

RESOLUTION AUTHORIZING A COST RECOVERY AGREEMENT BETWEEN THE
VILLAGE OF HOFFMAN ESTATES AND HOFFMAN ESTATES TRUE VALUE, LLC

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

WHEREAS, it has been a long standing Village Board goal to attract a hardware store to the Village; and

WHEREAS, Hoffman Estates True Value, LLC intends to lease and reoccupy the property at 675 W Golf Rd with a 17,543 square foot True Value Hardware retail store ("Project"), the viability of such being dependent on the granting of a cost recover agreement; and

WHEREAS, the Corporate Authorities have determined that it is in the public interest for the Village to approve a cost recovery agreement with Hoffman Estates True Value, LLC for the above stated Project in an amount not to exceed \$150,000.

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

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

Section 2: APPROVAL OF AGREEMENT. The President and Board of Trustees hereby approve the cost recovery agreement with Hoffman Estates True Value, LLC in an amount not to exceed \$150,000 (“Exhibit A”).

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

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

RESOLVED THIS _____ day of _____, 2026

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

APPROVED THIS _____ DAY OF _____, 2026

ATTEST:

Village Clerk

Village President

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EXHIBIT A

COST RECOVERY AGREEMENT
BETWEEN THE VILLAGE OF HOFFMAN ESTATES AND
HOFFMAN ESTATES TRUE VALUE, LLC

This Agreement is entered into this ____ day of _____ 2026, by and between the Village of Hoffman Estates, an Illinois municipal corporation (“Village”) and HOFFMAN ESTATES TRUE VALUE, LLC. (“True Value”).

WITNESSETH:

WHEREAS, HOFFMAN ESTATES TRUE VALUE, LLC, an Illinois limited liability company, in the formerly vacant Ace Hardware space commonly known as 675 W Golf Road in the Village of Hoffman Estates bearing PIN 07-16-200-030-0000, subject to PIN division (“Property”); and

WHEREAS, it has been a long standing Village Board goal to attract a hardware store to the Village; and

WHEREAS, the Village supported an application by the owner of the Property to receive a Cook County Class 7B property tax classification which would reduce property taxes for twelve years in order to pass those savings on to True Value; and

WHEREAS, True Value has requested Village assistance in the form of certain Municipal Sales Tax revenue rebate to further offset high county taxes combined with comparatively low sales volumes by hardware stores; and

WHEREAS, the Property was vacant for more than one year; and

WHEREAS, True Value meets high standards of credit worthiness and has the financial strength and ability to successfully use and develop the Property pursuant to the Agreement and application Village codes and standards, as demonstrated by equity financing for not less than 10% of the total project costs; and

WHEREAS, development of the Property will serve to further the development of adjacent areas and make adjacent property more attractive to other complementary tenants that will also enhance employment opportunities and Municipal revenues; and

WHEREAS, it is anticipated that True Value will generate over \$1,400,000 per full calendar year in sales in the first year and up to \$1.75 million per full calendar year in sales on average after 5 years (Exhibit A); and

WHEREAS, True Value will create employment opportunities within the Village; and

WHEREAS, reoccupancy of the Property will diversify and strengthen the commercial sector of the Village; and

WHEREAS, the expansion of the tax base and infusion of money into the local economy are public benefits for which the expenditure of funds is proper; and

WHEREAS, after full consideration of all planning, development, economic, fiscal and land use issues affecting the use and development of the Property, it is in the best interest of the Village to enter into the Agreement; and

WHEREAS, to facilitate the opening and ongoing operations of True Value, the Village commits to payment to True Value of the amounts attributable to unique circumstances herein provided; and

WHEREAS, absent participation by the Village pursuant to this Agreement, the store will not open within the Village.

NOW, THEREFORE, in consideration of the premises and of the mutual promises, agreements, covenants, and undertakings set forth herein, the parties hereto agree as follows:

1. Incorporation of Preambles. The parties hereby adopt the recitals contained in the preambles as provisions of this Agreement and find the same to be true and correct.

2. Definitions.

A. Municipal Sales Tax or Municipal Sales Tax Revenue. For the purposes of this Agreement, the use of terms “Municipal Sales Tax” or “Municipal Sales Tax Revenue” shall mean any and all Retailers Occupation Taxes, Retailers Service Occupation Taxes, Retailers Use Tax, Retailers Service Use Tax, the Home Rule Municipal Service Occupation Tax, or any other “sales tax” or successor tax that may be enacted by the State of Illinois or any governmental agency or body created under the laws of the State of Illinois and located within the State of Illinois which the Village is able to verify by reference to the documents described in Section 4, *infra*, hereinafter being assessed, accruing or arising as a result of and received by the Village from the State of Illinois or such other governmental agency or body created as aforesaid. As of the execution hereof, the Municipal Sales Tax Revenue received by the Village is composed of one percent (1%) of general merchandise sales as part of the Retailers’ Occupation Tax and one percent (1%) of general merchandise sales under the Home Rule Sales Tax.

3. Economic Incentives.

A. True Value Representation. True Value represents, warrants, and covenants that it will comply in all respects with all codes and regulations affecting its business as well as the tax codes.

B. Economic Incentive. Commencing upon September 1, 2026, the Village agrees to pay an economic incentive to True Value, as set forth below ("Economic

Incentive"). The Economic Incentive, consisting of Municipal Sales Tax generated by True Value at the store located on the Property, shall range from 100% in 2026, to 50% of Municipal Sales Tax as shown below, while the store is in operation. The amount of the Economic Incentive payable to True Value is set forth below and made a part hereof. True Value shall receive the Economic Incentive until the end of the fifth (5th) Revenue Year (2031) after commencement, or when a Maximum Reimbursement Amount of \$150,000 is paid, whichever comes first. Any payments due True Value pursuant to this Agreement shall be reduced by an amount equal to collection fees incurred by the Village or other applicable governmental agency or body, for collection of Sales Tax. Payment Amounts due True Value pursuant to this Agreement will also be reduced by any money True Value owes the Village.

Hoffman Estates True Value Hardware

2026	100% of Municipal Sales Tax
2027	50% of Municipal Sales Tax
2028	50% of Municipal Sales Tax
2029	50% of Municipal Sales Tax
2030	50% of Municipal Sales Tax
2031	50% of Municipal Sales Tax

C. Payment. Within ninety (90) days after the end of the calendar year or after received from the State of Illinois, whichever comes first, the Village shall pay the applicable Economic Incentive to True Value pursuant to the above for the previous twelve (12) month period (January 1 through December 31). No amounts payable hereunder shall be due or paid until the Municipal Sales Tax net of collection and processing costs are received by the Village.

D. Operations. True Value must begin sales operations by December 31, 2026. If operations have not begun by then, this Agreement becomes null and void. True Value agrees that if at any time during the Term of Agreement, True Value shall permanently cease business operations on the Property for any reason other than condemnation, casualty or force majeure, then True Value shall be liable for and shall refund to the Village any and all monies theretofore received pursuant to this Agreement.

E. Site Plan. It is agreed that the zoning district for the Property permits the intended use described in this Agreement for a retail hardware store and that True Value shall comply with all applicable zoning and site plan development regulations during their tenure at the Property while complying with all applicable federal, state, county, and local laws and ordinances, including all applicable federal and state standards and regulations.

F. Recordation. The Village will record this agreement with the Cook County Recorder of Deeds after approval and execution by the Parties and Subordination by any current lienholders, if any.

4. No Guarantee. The parties acknowledge and agree that none of the terms, conditions, or provisions of this Agreement shall be construed, deemed, or interpreted as a

guarantee that the Village will receive any Municipal Sales Tax as a result of the operation of the development on the Property.

5. Casualty/Extension of Payment Term. Provided True Value is not in default hereunder, the Village shall continue to make any and all disbursement during any period of force majeure referred to hereinabove to which True Value would otherwise be entitled hereunder for said period.

6. Default Remedies. Except as otherwise provided in this Agreement, in the event of any default or breach of this Agreement or any terms or conditions by any party hereto, such party shall, upon written notice from the non-defaulting party, proceed promptly to cure or remedy such default or breach within sixty (60) days after receipt of such notice. If the default or breach is not remedied within said sixty (60) days, the parties may proceed with any remedies they may have. In case any action hereunder is not taken or not diligently pursued or the default or breach be cured or remedies within the above periods, the aggrieved party may institute such proceedings as may be necessary or desirable in its opinion to cure and remedy such default or breach. No waiver made by any party with respect to any specific default by any other party under this Agreement shall be construed as a waiver of rights with respect to any other default by the defaulting party under this Agreement or with respect to the particular default except to the extent specifically waived in writing or otherwise prohibited by law.

7. Entire Agreement. This Agreement sets forth all the promises, inducements, agreements, conditions, and understandings between True Value and the Village relative to the subject matter hereof.

8. Governing Law. This Agreement shall be construed and enforced in accordance with the laws of the State of Illinois.

9. Notices. Any notice, request, demand, or other communication made in connection with this Agreement shall be in writing and shall be deemed to have been duly given on the date of delivery, if delivered to the persons identified below in person, via email, or by courier service or five (5) business days after mailing if mailed by certified mail, postage prepaid, return receipt requested, addressed as follows:

If to the Village:

Village of Hoffman Estates
Attn: Village Manager
1900 Hassell Road
Hoffman Estates, IL 60169
Eric.Palm@vohe.org

Village of Hoffman Estates
Attn: Village Clerk
1900 Hassell Road
Hoffman Estates, IL 60169
Patty.Richter@vohe.org

If to True Value:

Hoffman Estates True Value, LLC

Attn: Joseph Lomato
675 West Golf Road
Hoffman Estates, IL 60169
joe@lakeviewace.com

Hoffman Estates True Value, LLC
Attn: Mellissa Porcaro
675 West Golf Road
Hoffman Estates, IL 60169
Mellissac6@hotmail.com.com

10. No Third Party Beneficiaries. Nothing in this Agreement shall create, or be construed to create, any third party beneficiary rights in any person or entity not a signatory to this Agreement.

11. Severability. If any provision, condition, covenant, or other clause, sentence, or phrase of this Agreement is held invalid by a court of competent jurisdiction, such provision shall be deemed to be excised and the invalidity thereof shall not affect any other provision, condition, covenant, or other clause, sentence, or phrase contained herein.

12. Representations, Warranties, and Covenants.

A. True Value represents, warrants, and covenants, as of the date of this Agreement, and throughout the term of this Agreement, as follows:

(1) True Value is duly organized and validly existing and is qualified to do business in Illinois.

(2) True Value has the right, power, and authority to enter into, execute, deliver, and perform this Agreement.

(3) The execution, delivery, and performance by True Value of this Agreement has been duly authorized by all necessary action, and does not and will not violate their Operating Agreements or Articles of Organization as amended and supplemented, or constitute a breach of contract under or require any third party consent under any agreement, instrument, or documents to which True Value is a party or by which True Value is now or may become bound.

B. The Village of Hoffman Estates, an Illinois municipal corporation, represents, warrants, and covenants, as of the date of this Agreement as follows:

(1) It is "home rule unit" pursuant to Article VII, Section 6, of the Illinois Constitution of 1970.

(2) It has the right, power, and authority to enter into, execute, deliver, and perform this Agreement.

13. Limited Liability of Corporate Authorities. The parties hereto acknowledge and agree that the individuals who are members of the corporate authority of the Village are entering into this Agreement in their corporate capacities and shall have no personal liability.

14. Term of Agreement. The term of this Agreement shall be until December 31, 2031.

15. Assignability. This Agreement shall not be assigned to any other party.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the year and date first above written.

VILLAGE OF HOFFMAN ESTATES

An Illinois Municipal Corporation

By: _____

Name: William D. McLeod

Title: Village President

Date: _____

ATTEST:

By: _____

Name: Patty Richter

Title: Village Clerk

Date: _____

HOFFMAN ESTATES TRUE VALUE,
LLC

An Illinois Limited Liability Company

By: _____

Name: Joseph Lomanto

Title: Manager

Date: _____

ATTEST:

By: _____

Name:

Title:

Date: _____

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that William D. McLeod, personally known to me to be the President of the Village of Hoffman Estates, Cook County, Illinois, and Patty Richter, personally known to me to be the Clerk of the Village of Hoffman Estates, Cook County, Illinois, and personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Clerk of said Village of Hoffman Estates, caused the corporate seal of said corporation to be affixed thereto, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and seal this ____ day of _____, 2026.

Notary Public

STATE OF _____)
) SS
COUNTY OF _____)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Joseph Lomanto, personally known to me to be the Manager of HOFFMAN ESTATES TRUE VALUE, LLC, an Illinois Limited Liability Company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such officer he/she signed said instrument as his/her free and voluntary act, and as the free and voluntary act and deed of said HOFFMAN ESTATES TRUE VALUE, LLC, an Illinois Limited Liability Company, as Manager of such limited partnership, for the uses and purposes therein set forth.

Given under my hand and seal this ____ day of _____, 2026.

Notary Public

EXHIBIT A

True Value Hardware (Crossroads Plaza)

Year	Estimated Sales *	Estimated Muni. Sales Tax Revenue to VHE (2%)		% of Sales Tax to be rebated to retailer	Projected Annual rebate to retailer**		NET REVENUE PER YEAR TO VHE		
2026	\$1,400,000	\$7,000		100%	\$7,000		\$0		
2027	\$1,470,000	\$29,400		50%	\$14,700		\$14,700		
2028	\$1,543,500	\$30,870		50%	\$15,435		\$15,435		
2029	\$1,620,675	\$32,414		50%	\$16,207		\$16,207		
2030	\$1,701,709	\$34,034		50%	\$17,017		\$17,017		
2031	\$1,786,794	\$35,736		50%	\$17,868		\$17,868		
=====									
6 years ROI analysis		\$169,454		58%	\$88,227	***		\$81,227	
					ratio:		0.921		ove
					(total revenues)		Ace : VoHE		
* Sales estimates provided by operator with a 5% increase YOY.									
** Rebate amount not guaranteed. Rebate will be calculated with the fixed percentage and the actual Annual Sales (not Projected Annual Sales).									
*** Total amount rebated not to exceed \$150,000									



AGENDA ITEM REPORT

Village Board of Trustees
July 20, 2026
ITEM 8E

REQUEST: Approval of a Resolution to purchase fire hydrants from Ferguson Waterworks, West Chicago, IL. (sole bid), in an amount not to exceed \$129,894.08.

FROM: Ryan Christensen, Water & Sewer Superintendent
Joseph Nebel, Public Works Director

ITEM TYPE: Resolution - Village Board

REQUEST SUMMARY

To support ongoing maintenance and ensure the reliability of the water distribution system, the Village purchases fire hydrants annually. These hydrants are used for new installations, replacements due to damage or malfunction, and to proactively phase out obsolete models with limited availability of repair parts. The Village currently maintains over 3,200 fire hydrants, approximately 90% of which are manufactured by Mueller.

In June 2026, the Village solicited bids for the purchase of fourteen (14) Mueller hydrants. One bid was received, as summarized below:

Vendor Name	Unit Price	Total Bid Amount
Ferguson Waterworks	\$5,368.57	\$76,033.36

Although the 2026 bid process resulted in a sole bid, the submitted unit pricing decreased compared to prior years. The acquisition of replacement hydrants remains essential to the Village's ability to maintain a safe and functional water distribution system. Ferguson Waterworks previously supplied all the Village water meter inventory and has recently expanded their business to include representing Mueller products in the Village geographical area. Ferguson Waterworks has previously provided the Village with satisfactory performance and reliability. Based on favorable bid pricing and available funds, staff recommends purchasing a total of twenty-four (24) hydrants to maximize the use of budgeted resources.

FINANCIAL IMPACT

The 2026 Operating Budget includes \$130,000 for the purchase of new fire hydrants. The total cost to purchase twenty-four hydrants at the bid price is \$129,894.08.

RECOMMENDATION

Approval of a resolution to purchase fire hydrants from Ferguson Waterworks, West Chicago, IL (sole bid), in an amount not to exceed \$129,894.08.

ATTACHMENTS

1. RESOLUTION 2026 FIRE HYDRANT PURCHASE final
2. Ferguson 2026 Fire Hydrant Bid
3. 2026 Proposed Budget - Detail FINAL 717

VILLAGE OF HOFFMAN ESTATES

RESOLUTION AUTHORIZING THE PURCHASE OF FIRE HYDRANTS
FROM FERGUSON WATERWORKS, WEST CHICAGO, ILLINOIS,
IN AN AMOUNT NOT TO EXCEED \$129,894.08.

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

WHEREAS, the Village requires the procurement of new fire hydrants to repair or replace existing and damaged hydrants within the water distribution system; and

WHEREAS, bids for the purchase of fire hydrants were solicited on July 10, 2026; and

WHEREAS, the Village received a sole bid from Ferguson Waterworks, which Staff determined to be responsive and submitted by a responsible bidder able to meet the needs of the Village; and

WHEREAS, the Corporate Authorities find and determine that it is in the best interests of the Village to approve the purchase of fire hydrants from Ferguson Waterworks in an amount not to exceed \$129,894.08.

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 preambles to this Resolution are found to be true and correct and are hereby incorporated into and made a part of this Resolution.

Section 2: APPROVAL OF PURCHASE. The President and Board of Trustees hereby approve the purchase of fire hydrants from Ferguson Waterworks in an amount not to exceed \$129,894.08.

Section 3: AUTHORIZATION TO EXECUTE DOCUMENTS. The President or Village Manager is hereby authorized to execute all purchase documents and any other documents necessary to effectuate this Resolution in accordance with the Village Code and applicable law.

Section 4: EFFECTIVE DATE. This Resolution shall 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

**FIRE HYDRANT PURCHASE
PROPOSAL FORM**

The undersigned, having examined the specifications, the site of work, and all conditions affecting the cost of performing the work, hereby proposes to furnish all labor, equipment, and material and to perform said work in accordance with the specifications thereof. Product specification sheets, as pertaining to proposed equipment, have been included with this proposal form.

It is understood that the Village reserves the right to reject any and all proposals (including alternate proposals) and to waive any technicalities.

Name of Bid:	<u>2026 FIRE HYDRANT PURCHASE</u>
Company Name:	<u>Ferguson Enterprises LLC dba Ferguson Waterworks</u>
Bidder Name (print):	<u>Samuel Dunklau</u>
Title:	<u>Outside Sales</u>
Business Address:	<u>1845 Western Dr. West Chicago, IL 60185</u>
<u> </u>	
Email Address:	<u>samuel.dunklau@ferguson.com</u>
Telephone	<u>815-761-3751</u>
Signature	 Date <u>7-7-2026</u>

Hydrant Type	Unit Price	Quantity	Total
5.5 ft bury depth	\$5368.57	8	\$42948.56
6.0 ft bury depth	\$5456.08	4	\$21824.32
6.5 ft bury depth	\$5630.24	2	\$11260.48

Total combined cost (including shipping): \$76033.36

May additional hydrants be purchased at the prices listed above: Y (Y/N)

INFORMATION ON THIS FORM IS MANDATORY. PLEASE INCLUDE THREE COPIES WITH YOUR BID DOCUMENTS.

FIRE HYDRANT PURCHASE
REFERENCES

BIDDER NOTE: List five (5) references where like-services have been performed in comparable scope. Like-services would include other municipalities, park districts, county and state agencies, large companies, etc. References are mandatory.

BUSINESS NAME: Village of Glendale Heights
ADDRESS: 1615 Glen ellyn Rd. Glendale Heights, IL 60139
CONTACT PERSON: Daniel Burger
PHONE NUMBER: 847-909-4653
APPROXIMATE DATE: 4-1-2026

BUSINESS NAME: Village of Lombard
ADDRESS: 1051 S. Hammerschmidt Rd. Lombard, IL 60148
CONTACT PERSON: Giuseppe Maranto
PHONE NUMBER: 630-542-1529
APPROXIMATE DATE: 3-1-2026

BUSINESS NAME: Village of Streamwood
ADDRESS: 565 S. Bartlett Rd. Streamwood, IL 60107
CONTACT PERSON: Brad Feldhausen
PHONE NUMBER: 630-736-3864
APPROXIMATE DATE: 2-1-2026

BUSINESS NAME: Village of Warrenville
ADDRESS: 3S346 Magnin Dr. Warrenville, IL 60555
CONTACT PERSON: Kevin McGovern
PHONE NUMBER: 630-524-7395
APPROXIMATE DATE: 5-1-2026

BUSINESS NAME: Village of Addison
ADDRESS: 1491 Jeffery Dr. Addison, IL 60101
CONTACT PERSON: Rick Russo
PHONE NUMBER: 331-457-9539
APPROXIMATE DATE: 5-1-2026

FIRE HYDRANT PURCHASE INSTRUCTIONS TO BIDDERS

The general rules and conditions which follow apply to all bids requested and accepted by the Village of Hoffman Estates unless otherwise specified. Bidders are expected to fully inform themselves as to the conditions, requirements, and specifications prior to submitting bids. Failure to do so will be at the bidder's own risk. By submitting a bid, it is assumed by the Village that the vendor has familiarized themselves with all conditions and intends to comply with them unless otherwise noted.

FORMS

All bids must be submitted on the forms provided, complete and intact, properly signed in ink in the appropriate spaces, and submitted in a sealed envelope. All bids must be delivered to the Village Clerk, 1900 Hassell Road, Hoffman Estates, IL. 60169 prior to the bid opening date and time published on the cover of this bid packet. Bidders should reference the Notice to Bid for instructions on preparing their bid proposal.

ALTERNATE/MULTIPLE BIDS

The specifications contained within this bid packet are not intended to eliminate or exclude any bidder due to minor deviations, alternates, or changes. Bidders that desire to deviate from these specifications in their proposal are permitted to submit alternate/multiple bids. However, alternate bids must be clearly indicated as such with deviations from the applicable specifications clearly noted. The bid must be accompanied by complete specifications for the items offered. Any questions regarding the specifications, drawings, etc. shall be referred to that individual so referenced in the Specifications section. Vendors wishing to submit a secondary bid must do so as an alternate bid. Only one bid will be accepted per envelope.

The Village shall be the sole and final judge unequivocally as to whether any substitute is of sufficient quality. This decision is final and will not be subject to recourse by any person, firm, or corporation.

RECEIVING OF BIDS

Bids received prior to the time of opening will be securely kept unopened. The Village Clerk, whose duty it is to open them, will decide when the specified time has arrived. No bid received thereafter will be considered. No responsibility will be assumed by the Village or the Village Clerk for premature or non-opening of bids not properly addressed and identified, except otherwise provided by law.

LATE BIDS

Bids arriving after the specified time, whether sent by mail, courier, or in person, will not be accepted. These bids will either be refused or returned unopened. It is the Bidder's responsibility for timely delivery of bid proposals. Mailed bids which are delivered after the specified time will not be accepted regardless of post marked time on the envelope.

BIDS BY FAX

Bids transmitted by fax will not be accepted, nor will the Village transmit bid documents to prospective bidders by way of fax machine.

ERROR IN BIDS

When an error is made in extending total prices, the unit bid price will govern. Otherwise, the Bidder will not be relieved from errors in bid preparation. Erasures in bids must be explained over signature of Bidder.

WITHDRAWAL OF BIDS

A written request for the withdrawal of a bid, or any part thereof, may be granted if the request is received by the Village Clerk prior to the specified time of opening. After opening, the Bidder cannot withdraw or cancel their bid for a period of sixty (60) calendar days or such longer time as stated in the bid documents.

CONSIDERATION OF BIDS

No bid will be accepted from, or contract awarded to, any person, firm, or corporation that is in arrears or default to the Village upon any debt or contract, or that is a defaulter upon any obligation to the Village, or had failed to perform faithfully any previous contract with the Village. If requested, the Bidder shall present, within 48 hours, evidence satisfactory to the Village of performance ability and possession of necessary facilities, pecuniary resources, and adequate insurance to comply with the terms of these specifications and contract documents.

PRICES

Unit prices shall be shown for each unit on which there is a bid and shall include all equipment, fuel charges, packing, crating, freight, and shipping/unloading charges unless otherwise stated in this bid packet. Unit prices shall not include any local, state, or federal taxes. The Village is exempt, by law, from paying State and Village Retailer's Occupation Tax, State Service Occupation Tax, and Federal Excise Tax. The Village will supply the successful bidder with the current tax exempt number.

Cash discounts will not be considered in determining contract price but may be used in the overall evaluation of bids.

AWARD OR REJECTION OF BIDS

The Village reserves the right to award and/or reject any and all bids, or parts thereof, and to waive formalities and technicalities in the best interest of the Village. Any bid submitted will be binding for sixty (60) days subsequent to the date of the bid opening.

Bidders shall make all investigations necessary to thoroughly inform themselves regarding the supplies and/or services to be furnished in accordance with this bid. No plea of ignorance by the Bidder of conditions that exist or that may hereafter exist as a result of the Bidder's failure to make the necessary examinations and investigations will be accepted as a basis for varying the requirements of the Village of the compensation to the Bidder. **Any exceptions not taken by the Bidder shall be assumed by the Village to be included.**

A purchase order will be awarded to the lowest responsible bidder complying with the conditions of the bid documents only when it is in the best interest of the Village to accept such a bid. The Village shall be the sole judge of compliance with the specifications and reserves the right to accept or reject any and/or all bids or parts thereof.

PAYMENT

Payment will be made within thirty (30) days after acceptance of the equipment or services by the Village representative and Bidder's compliance with all stipulations relating to the bid.

REQUIREMENTS OF BIDDER

The successful bidder shall, within ten (10) days after notification of award: enter into a contract, in writing, with the Village covering all matters as are set forth in the specifications of this bid; and carry insurance acceptable to the Village covering public liability, property damage, and workmen's compensation.

COMPLIANCE WITH ALL LAWS

All work under contract must be executed in accordance with all applicable local, state, and federal laws, ordinances, rules, and regulations.

CONTRACT ALTERATIONS

No amendment of a contract shall be valid unless made in writing and signed by the Village Manager or their authorized designee.

NOTICES

All notices required by the contractor shall be given in writing.

NON-ASSIGNABILITY

The contractor shall not assign the contract, or any part thereof, to any other person, firm, or corporation without the previous written consent of the Village Manager or their authorized designee. Such assignment shall not relieve the contractor from their obligations or change the terms of the contract.

INDEMNITY

The contractor shall indemnify and save harmless the Village, its officers, and its employees from any and all liability, losses, or damages, including attorney's fees and costs of defense, the Village may suffer as a result of claims, demands, suits, actions, or proceedings of any kind of nature, including workers' compensation claims, in any way resulting from or arising out of the operations of the contractor under this contract, including operations of subcontractors; and the contractor shall, at their own expense, appear, defend, and pay all fees of attorneys and all costs and other expenses arising therefrom or incurred in connection therewith; and, if any judgments shall be rendered against the Village in any such action, the contractor shall, at their own expense, satisfy and discharge same. The contractor expressly understands and agrees that any performance bond or insurance protection required by the contract, or otherwise provided by the contractor, shall in no way limit the responsibility to indemnify, keep and save harmless, and defend the Village as herein provided.

EQUAL EMPLOYMENT OPPORTUNITY

During the performance of the contract and/or supplying of materials, equipment, and supplies, the Bidder must be in full compliance with all provisions of the Acts of the General Assembly of the State of Illinois relating to employment, including equal opportunity requirements.

REQUIRED INSURANCE

In submission of a bid, the Bidder is certifying that they have all insurance coverages required by law or would normally be expected for Bidder's type of business. In addition, the Bidder is certifying that they have at least the following insurance coverage:

<u>Type of Insurance</u>	<u>Occurrence</u>	<u>Aggregate</u>
GENERAL LIABILITY		
Bodily Injury	\$1,000,000	\$3,000,000
Property Damage	\$1,000,000	\$3,000,000
Contractual Insurance – Broad Form	\$1,000,000	\$3,000,000

AUTOMOBILE LIABILITY

Bodily Injury	\$1,000,000	\$1,000,000
Property Damage	\$1,000,000	\$1,000,000

This insurance must include non-owned, hired, or rented vehicles, as well as owned vehicles.

WORKMEN'S COMPENSATION AND OCCUPATIONAL DISEASES

Statutory for Illinois

Employer's Liability Coverage	\$1,000,000 per accident
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NOTE: the specifications may require higher limits or additional types of insurance coverages than shown above. The contractor will be required to furnish a certificate proof of insurance coverages.

The Bidder further agrees to indemnify the Village and save it harmless against and from all loss, damage, expense, liability, or claim of liability arising out of the performance of the contractor, any subcontractors, or their employees in connection with the contract. Contracts and subcontractors are to grant the Village an "additionally insured" status on all applicable insurance policies and provide the Village with original endorsements affecting coverage required by this clause. Said policies will not be canceled unless the Village is provided a thirty (30) day written notice. Any deductibles or self-insured retentions as respects the Village or the Contractor shall procure a bond guaranteeing payment of losses and related investigation, claim administration, and defense expenses. Nothing contained in the insurance requirement shall be construed as limiting the extent of the contractor's responsibilities for payment of damages resulting from operations under this agreement.

BID PERFORMANCE DEPOSIT

When it is required, it will be so stated elsewhere within this bid package along with the amount required. In all cases where a deposit is required, it must accompany the bid. The deposit is to be in the form of a certified check or bank cashier's check. All bid performance deposit checks will be retained by the Village until the bid award is made, at which time the checks will be promptly returned to the unsuccessful bidders. The bid performance deposit check of the successful bidder will be retained until the goods or services have been received or completed/installed and found to be in compliance with the specification or until surety bonding requirements have been satisfied and proof of insurance coverage is provided in accordance with the Special Provisions section of these specifications.

ACCEPTANCE

After acceptance and award of the bid, and upon receipt of a written purchase order executed by the proper officials of the Village, this instruction to bidders, and all other portions of the bid documents, including specifications, will constitute part of the legal contract between the Village of Hoffman Estates and the successful bidder.

DEFAULT

The Village may terminate a contract by written notice of default to the contractor if:

- a. The contractor fails to make delivery of the materials or perform the services within the time specified in the proposal.
- b. The contractor fails to make progress so as to endanger performance of the contract.
- c. The contractor fails to provide or maintain, in full force and effect, the liability and indemnification coverages or performance bond as is required.

If the Village terminates the contract, the Village may procure supplies or services similar to those so terminated, and the Contractor shall be liable to the Village for any excess costs for similar supplies and services, unless the Contractor provides acceptable evidence that failure to perform the contract was due to causes beyond the control and without the fault or negligence of the Contractor.

SPECIAL CONDITIONS

Wherever special conditions /requirements are written into the Specifications or Special Provisions which are in conflict with conditions stated in these instructions to bidders, the conditions stated in the Specifications or Special Provisions/Requirements shall take precedence.

PERMITS AND LICENSES

The successful bidder shall obtain, at their own expense, all permits and licenses which may be required to complete the contract (where applicable).

GENERAL GUARANTY

Neither the final certificate of payment nor any provision in the contract nor partial or entire use of the equipment embraced in this contract by the Village or the Public shall constitute an acceptance of work not done in accordance with the contract, or relieve the Contractor of liability in respect to any express warranties or responsibility for failure to comply with the terms of those Contract Documents.

It is expressly agreed by the parties hereto that in the event any defects or imperfections in the materials or workmanship to be furnished by the Contractor herein appear within the period of one year from the date of completion of all the work mentioned herein and acceptance thereof by the Village of Hoffman Estates, the Contractor will, upon notice from the said Village (which notice may be given by letter to said Contractor to the business address of the Contractor shown in the Proposal), repair and make good at his own cost any such defects or imperfections and replace any defective or imperfect materials or workmanship with other materials or workmanship satisfactory to said Village, and furnish all such new materials and labor as may be necessary to do so; and in the event of the failure, refusal or delay of said workmanship or materials said Village may do so or have same done by others, and said Contractor and surety or sureties on their bond given for the faithful performance of this contract shall be liable to the Village of Hoffman Estates for all damages and expenses occasioned by such failure, refusal or delay.

MINIMUM WAGES

All laborers and mechanics employed by Contractors and Subcontractors on construction work for this project shall be paid wages at rates no less than those prevailing on similar construction in the locality as determined by the Secretary of Labor in accordance with the Davis-Bacon Act, as amended (40 U.S.C. 276a-276a-5), and shall receive overtime compensation in accordance with and subject to the provisions of the Contract Work Hours and Safety Standards Act (40 U.S.C. 327-333), and the Contractors and Subcontractors shall comply with all regulations issued pursuant to these Acts and with other applicable Federal laws and regulations pertaining to labor standards. The Secretary of Labor has, with respect to the labor standards specified in this Section, the 1950 (5 U.S.C. 133z-15) and Section 2 of the Act of June 13, 1934, as amended (40 U.S.C. 276c).

Not less than the prevailing wage shall be paid for labor on the work to be done as required by law.

HIRING OF ILLINOIS WORKERS

The Illinois Department of Labor provided notice that due to the high unemployment rate caused by the ongoing COVID-19 pandemic, the Employment of Illinois Workers on Public Works Act, 30 ILCS 570/3, will take effect beginning July 1, 2020. The state law requires the workforce on all public works projects to be comprised of a minimum of 90% Illinois residents.

If Illinois' rate of unemployment falls below 5%, this statute will no longer be in effect.

(30 ILCS 570/3) (from Ch. 48, par. 2203)

Sec. 3. Employment of Illinois laborers. Whenever there is a period of excessive unemployment in Illinois, if a person or entity is charged with the duty, either by law or contract, of (1) constructing or building any public works, as defined in this Act, or (2) the clean-up and on-site disposal of hazardous waste for the State of Illinois or any political subdivision of the State, and that clean-up or on-site disposal is funded or financed in whole or in part with State funds or funds administered by the State of Illinois, then that person or entity shall employ at least 90% Illinois laborers on such project. Any public works project financed in whole or in part by federal funds administered by the State of Illinois is covered under the provisions of this Act, to the extent permitted by any applicable federal law or regulation. Every public works contract let by any such person shall contain a provision requiring that such labor be used: Provided, that other laborers may be used when Illinois laborers as defined in this Act are not available, or are incapable of performing the particular type of work involved, if so certified by the contractor and approved by the contracting officer. (Source: P.A. 96-929, eff. 6-16-10.)

ILLINOIS WORKS JOBS PROGRAM ACT APPRENTICESHIP INITIATIVE

Pursuant to the Illinois Works Jobs Program Act, 30 ILCS 559/20-1 et seq., for public works projects estimated to cost \$500,000 or more, the goal of the Illinois Works Apprenticeship Initiative is that apprentices will perform either 10% of the total hours actually worked in each prevailing wage classification or 10% of the estimated labor hours in each prevailing wage classification, whichever is less.

For projects with an estimated total project cost of \$500,000 or more and for which 50% or more of the project is being funded by appropriated capital funds, the 10% apprenticeship goal applies to all prevailing wage eligible work on the project. For projects receiving \$500,000 or more of appropriated capital funds but for which the appropriated capital funds are less than half of the total project costs, the 10% apprenticeship goal only applies to prevailing wage eligible work being funded by the appropriated capital funds. The 10% apprenticeship goal does not apply to projects with an estimated total project cost of less

than \$500,000 or to projects with an estimated total project cost of \$500,000 or more but for which the appropriated capital funds for the project are both less than \$500,000 and less than 50% of the estimated total project costs.

BIDDER QUALIFICATIONS

All bidders must submit the following information on or before the time at which the proposal is required to be submitted:

- a. The location and description of the Bidder's permanent place of business.
- b. Evidence of ability to provide an efficient and adequate plan for executing the work.
- c. A list of similar projects carried out by the Bidder.
- d. A list of projects the Bidder presently has under contract.
- e. Any additional evidence tending to show that the Bidder is adequately prepared to fulfill the contract.

BID CERTIFICATION FORM

All bid submittals must include a signed Bid Certification Form (copy included within this document) certifying that Bidder is in compliance with Section 33E-3 or 33E-4 of the Illinois Criminal Code of 1961 regarding bid rigging/rotating.

Illinois State Law Article 33E-3 and 33E-4 states that it is unlawful to participate in bid rigging and/or rotating. State law further states that it is unlawful to award a contract to any individual or entity that is delinquent in the payment of any tax administered by the Department of Revenue unless the individual or entity is contesting the amount and/or liability through proper procedures. Therefore, all bidders must certify that they are not barred from bidding on the contract as a result of a violation of State Law 33E-3 and 33E-4, prohibiting bid rigging and/or rotation, and that the bidder is not delinquent in the payment of any tax, unless it is contests in accordance with the procedures established by the appropriate revenue act. It is necessary that this be done under oath; therefore, **the form included with bid submittals must be notarized.**

DEVIATIONS

Unless denoted "no substitution", the Village's minimum required specifications may be exceeded. However, **vendors must list all specification deviations and provide a description and/or catalog sheet that fully describes that which they propose to furnish in lieu of the specification.** Final bid acceptance shall be based upon that bid deemed most favorable to the interests of the Village after all bids have been examined and canvassed.

INFORMATION MAINTAINED BY THE LEGISLATIVE REFERENCE BUREAU

Updating the database of the Illinois Compiled Statutes (ILCS) is an ongoing process. Recent laws may not yet be included in the ILCS database, but they are found on this site as Public Acts soon after they become law.

For information concerning the relationship between statutes and Public Acts, refer to the Guide.

Because the statute database is maintained primarily for legislative drafting purposes, statutory changes are sometimes included in the statute database before they take effect. If the source note at the end of a Section of the statutes includes a Public Act that has not yet taken effect, the version of the law that is currently in

effect may have already been removed from the database and you should refer to that Public Act to see the changes made to the current law.

ARTICLE 33E. PUBLIC CONTRACTS (720 ILCS 5/Art. 33E heading)

Sec. 33E-1. Interference with public contracting

It is the finding of the General Assembly that the cost to the public is increased and the quality of goods, services, and construction paid for by public monies is decreased when contracts for such goods, services, or construction are obtained by any means other than through independent non-collusive submission of bids or offers by individual contractors or suppliers, and the evaluation of those bids or offers by the governmental unit pursuant only to criteria as publicly announced in advance. (Source: P.A. 85-1295.) (720 ILCS 5/33E-1) (from Ch. 38, par. 33E-1).

Sec. 33E-2. Definitions

In this Act:

- a. "Public contract" means any contract for goods, services, or construction that any person with or without bid by any unit of State or local government.
- b. "Unit of State or local government" means the State, any unit of state government or agency thereof, any county or municipal government or committee or agency thereof, or any other entity which is funded by or expends tax dollars or the proceeds of publicly guaranteed bonds.
- c. "Change order" means a change in a contract term other than as specifically provided for in the contract which authorizes or necessitates any increase or decrease in the cost of the contract or the time to completion.
- d. "Person" means any individual, firm, partnership, corporation, joint venture or other entity, but does not include a unit of State or local government.
- e. "Person employed by any unit of State or local government" means any employee of a unit of State or local government and any person defined in subsection (d) who is authorized by such unit of State or local government to act on its behalf in relation to any public contract.
- f. "Sheltered market" has the meaning ascribed to it in Section 8b of the Business Enterprise for Minorities, Women, and Persons with Disabilities Act; except that, with respect to State contracts set aside for award to service-disabled veteran-owned small businesses and veteran-owned small businesses pursuant to Section 45-57 of the Illinois Procurement Code, "sheltered market" means procurements pursuant to that Section.
- g. "Kickback" means any money, fee, commission, credit, gift, gratuity, thing of value, or compensation of any kind which is provided, directly or indirectly, to any prime contractor, prime contractor employee, subcontractor, or subcontractor employee for the purpose of improperly obtaining or rewarding favorable treatment in connection with a prime contract or in connection with a subcontract relating to a prime contract.
- h. "Prime contractor" means any person who has entered into a public contract.
- i. "Prime contractor employee" means any officer, partner, employee, or agent of a prime contractor.
- j. "Stringing" means knowingly structuring a contract or job order to avoid the contract or job order being subject to competitive bidding requirements.
- k. "Subcontract" means a contract or contractual action entered into by a prime contractor or subcontractor for the purpose of obtaining goods or services of any kind under a prime contract.
- l. "Subcontractor" (1) means any person, other than the prime contractor, who offers to furnish or furnishes any goods or services of any kind under a prime contract or a subcontract entered

- into in connection with such prime contract; and (2) includes any person who offers to furnish or furnishes goods or services to the prime contractor or a higher tier subcontractor.
- m. "Subcontractor employee" means any officer, partner, employee, or agent of a subcontractor.

(Source: P.A. 100-391, eff. 8-25-17.) (720 ILCS 5/33E-2) (from Ch. 38, par. 33E-2)

Sec. 33E-3. Bid-rigging

A person commits the offense of bid-rigging when he knowingly agrees with any person who is, or but for such agreement would be, a competitor of such person concerning any bid submitted or not submitted by such person or another to a unit of State or local government when with the intent that the bid submitted or not submitted will result in the award of a contract to such person or another and he either (1) provides such person or receives from another information concerning the price or other material term or terms of the bid which would otherwise not be disclosed to a competitor in an independent non-collusive submission of bids or (2) submits a bid that is of such a price or other material term or terms that he does not intend the bid to be accepted.

Bid-rigging is a Class 3 felony. 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 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 as provided in paragraph (2) of subsection (a) of Section 5-4 of this Code. (Source: P.A. 86-150.) (720 ILCS 5/33E-3) (from Ch. 38, par. 33E-3)

Sec. 33E-4. Bid rotating

A person commits the offense of bid rotating when, pursuant to any collusive scheme or agreement with another, he engages in a pattern over time (which, for the purposes of this Section, shall include at least 3 contract bids within a period of 10 years, the most recent of which occurs after the effective date of this amendatory Act of 1988) of submitting sealed bids to units of State or local government with the intent that the award of such bids rotates, or is distributed among, persons or business entities which submit bids on a substantial number of the same contracts. Bid rotating is a Class 2 felony. 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 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 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 as provided in paragraph (2) of subsection (a) of Section 5-4 of this Code. (Source: P.A. 86-150.) (720 ILCS 5/33E-4) (from Ch. 38, par. 33E-4)

Sec. 33E-5. Acquisition or disclosure of bidding information by public official

- a. Any person who is an official of or employed by any unit of State or local government who knowingly opens a sealed bid at a time or place other than as specified in the invitation to bid or as

- otherwise designated by the State or unit of local government, or outside the presence of witnesses required by the applicable statute or ordinance, commits a Class 4 felony.
- b. Any person who is an official of or employed by any unit of State or local government who knowingly discloses to any interested person any information related to the terms of a sealed bid whether that information is acquired through a violation of subsection (a) or by any other means except as provided by law or necessary to the performance of such official's or employee's responsibilities relating to the bid, commits a Class 3 felony.
 - c. It shall not constitute a violation of subsection (b) of this Section for any person who is an official of or employed by any unit of State or local government to make any disclosure to any interested person where such disclosure is also made generally available to the public.
 - d. This Section only applies to contracts let by sealed bid.

(Source: P.A. 86-150.) (720 ILCS 5/33E-5) (from Ch. 38, par. 33E-5)

Sec. 33E-6. Interference with contract submission and award by public official

- a. Any person who is an official of or employed by any unit of State or local government who knowingly conveys, either directly or indirectly, outside of the publicly available official invitation to bid, pre-bid conference, solicitation for contracts procedure or such procedure used in any sheltered market procurement adopted pursuant to law or ordinance by that unit of government, to any person any information concerning the specifications for such contract or the identity of any particular potential subcontractors, when inclusion of such information concerning the specifications or contractors in the bid or offer would influence the likelihood of acceptance of such bid or offer, commits a Class 4 felony. It shall not constitute a violation of this subsection to convey information intended to clarify plans or specifications regarding a public contract where such disclosure of information is also made generally available to the public.
- b. Any person who is an official of or employed by any unit of State or local government who, either directly or indirectly, knowingly informs a bidder or offerer that the bid or offer will be accepted or executed only if specified individuals are included as subcontractors commits a Class 3 felony.
- c. It shall not constitute a violation of subsection (a) of this Section where any person who is an official of or employed by any unit of State or local government follows procedures established (i) by federal, State or local minority or female owned business enterprise programs or (ii) pursuant to Section 45-57 of the Illinois Procurement Code.
- d. Any bidder or offerer who is the recipient of communications from the unit of government which he reasonably believes to be proscribed by subsections (a) or (b), and fails to inform either the Attorney General or the State's Attorney for the county in which the unit of government is located, commits a Class A misdemeanor.
- e. Any public official who knowingly awards a contract based on criteria which were not publicly disseminated via the invitation to bid, when such invitation to bid is required by law or ordinance, the pre-bid conference, or any solicitation for contracts procedure or such procedure used in any sheltered market procurement procedure adopted pursuant to statute or ordinance, commits a Class 3 felony.
- f. It shall not constitute a violation of subsection (a) for any person who is an official of or employed by any unit of State or local government to provide to any person a copy of the transcript or other summary of any pre-bid conference where such transcript or summary is also made generally available to the public.

(Source: P.A. 97-260, eff. 8-5-11.) (720 ILCS 5/33E-6) (from Ch. 38, par. 33E-6)

Sec. 33E-7. Kickbacks

- a. A person violates this Section when he knowingly either:
 1. provides, attempts to provide or offers to provide any kickback;
 2. solicits, accepts or attempts to accept any kickback; or
 3. includes, directly or indirectly, the amount of any kickback prohibited by paragraphs (1) or (2) of this subsection (a) in the contract price charged by a subcontractor to a prime contractor or a higher tier subcontractor or in the contract price charged by a prime contractor to any unit of State or local government for a public contract.
- b. Any person violates this Section when he has received an offer of a kickback, or has been solicited to make a kickback, and fails to report it to law enforcement officials, including but not limited to the Attorney General or the State's Attorney for the county in which the contract is to be performed.
- c. A violation of subsection (a) is a Class 3 felony. A violation of subsection (b) is a Class 4 felony.
- d. Any unit of State or local government may, in a civil action, recover a civil penalty from any person who knowingly engages in conduct which violates paragraph (3) of subsection (a) of this Section in twice the amount of each kickback involved in the violation. This subsection (d) shall in no way limit the ability of any unit of State or local government to recover monies or damages regarding public contracts under any other law or ordinance. A civil action shall be barred unless the action is commenced within 6 years after the later of (1) the date on which the conduct establishing the cause of action occurred or (2) the date on which the unit of State or local government knew or should have known that the conduct establishing the cause of action occurred.

(Source: P.A. 85-1295.) (720 ILCS 5/33E-7) (from Ch. 38, par. 33E-7)

Sec. 33E-8. Bribery of inspector employed by contractor

- a. A person commits bribery of an inspector when he offers to any person employed by a contractor or subcontractor on any public project contracted for by any unit of State or local government any property or other thing of value with the intent that such offer is for the purpose of obtaining wrongful certification or approval of the quality or completion of any goods or services supplied or performed in the course of work on such project. Violation of this subsection is a Class 4 felony.
- b. Any person employed by a contractor or subcontractor on any public project contracted for by any unit of State or local government who accepts any property or other thing of value knowing that such was intentionally offered for the purpose of influencing the certification or approval of the quality or completion of any goods or services supplied or performed under subcontract to that contractor, and either before or afterwards issues such wrongful certification, commits a Class 3 felony. Failure to report such offer to law enforcement officials, including but not limited to the Attorney General or the State's Attorney for the county in which the contract is performed, constitutes a Class 4 felony.

(Source: P.A. 85-1295.) (720 ILCS 5/33E-8) (from Ch. 38, par. 33E-8)

Sec. 33E-9. Change orders

Any change order authorized under this Section shall be made in writing. Any person employed by and authorized by any unit of State or local government to approve a change order to any public contract who knowingly grants that approval without first obtaining from the unit of State or local government on whose behalf the contract was signed, or from a designee authorized by that unit of State or local government, a determination in writing that (1) the circumstances said to necessitate the change in performance were not reasonably foreseeable at the time the contract was signed, or (2) the change is germane to the original contract as signed, or (3) the change order is in the best interest of the unit of State or local government and authorized by law, commits a Class 4 felony. The written determination and the written change order resulting from that determination shall be preserved in the contract's file which shall be open to the public

for inspection. This Section shall only apply to a change order or series of change orders which authorize or necessitate an increase or decrease in either the cost of a public contract by a total of \$10,000 or more or the time of completion by a total of 30 days or more. (Source: P.A. 86-150; 87-618.) (720 ILCS 5/33E-9) (from Ch. 38, par. 33E-9)

Sec. 33E-10. Rules of evidence

- a. The certified bid is prima facie evidence of the bid.
- b. It shall be presumed that in the absence of practices proscribed by this Article 33E, all persons who submit bids in response to an invitation to bid by any unit of State or local government submit their bids independent of all other bidders, without information obtained from the governmental entity outside the invitation to bid, and in a good faith effort to obtain the contract.

(Source: P.A. 85-1295.) (720 ILCS 5/33E-10) (from Ch. 38, par. 33E-10)

Sec. 33E-11

- a. Every bid submitted to and public contract executed pursuant to such bid by the State or a unit of local government shall contain a certification by the prime contractor that the prime contractor is not barred from contracting with any unit of State or local government as a result of a violation of either Section 33E-3 or 33E-4 of this Article. The State and units of local government shall provide the appropriate forms for such certification.
- b. A contractor who knowingly makes a false statement, material to the certification, commits a Class 3 felony.

(Source: P.A. 97-1108, eff. 1-1-13.) (720 ILCS 5/33E-11) (from Ch. 38, par. 33E-11)

Sec. 33E-12

It shall not constitute a violation of any provisions of this Article for any person who is an official of or employed by a unit of State or local government to (1) disclose the name of any person who has submitted a bid in response to or requested plans or specifications regarding an invitation to bid or who has been awarded a public contract to any person or, (2) to convey information concerning acceptable alternatives or substitute to plans or specifications if such information is also made generally available to the public and mailed to any person who has submitted a bid in response to or requested plans or specifications regarding an invitation to bid on a public contract or, (3) to negotiate with the lowest responsible bidder a reduction in only the price term of the bid. (Source: P.A. 86-150.) (720 ILCS 5/33E-12) (from Ch. 38, par. 33E-12)

Sec. 33E-13

Contract negotiations under the Local Government Professional Services Selection Act shall not be subject to the provisions of this Article. (Source: P.A. 87-855.) (720 ILCS 5/33E-13) (from Ch. 38, par. 33E-13)

Sec. 33E-14. False statements on vendor applications

- a. A person commits false statements on vendor applications when he or she knowingly makes any false statement or report with the intent to influence in any way the action of any unit of local government or school district in considering a vendor application.
- b. Sentence. False statements on vendor applications is a Class 3 felony.

(Source: P.A. 99-78, eff. 7-20-15.) (720 ILCS 5/33E-14)

Sec. 33E-15. False entries

- a. An officer, agent, or employee of, or anyone who is affiliated in any capacity with any unit of local government or school district commits false entries when he or she makes a false entry in any book, report, or statement of any unit of local government or school district with the intent to defraud the unit of local government or school district.
- b. Sentence. False entries is a Class 3 felony.

(Source: P.A. 97-1108, eff. 1-1-13.) (720 ILCS 5/33E-15)

Sec. 33E-16. Misapplication of funds

- a. An officer, director, agent, or employee of, or affiliated in any capacity with any unit of local government or school district commits misapplication of funds when he or she knowingly misapplies any of the moneys, funds, or credits of the unit of local government or school district.
- b. Sentence. Misapplication of funds is a Class 3 felony.

(Source: P.A. 97-1108, eff. 1-1-13.) (720 ILCS 5/33E-16)

Sec. 33E-17. Unlawful participation

Whoever, being an officer, director, agent, or employee of, or affiliated in any capacity with any unit of local government or school district participates, shares in, or receiving directly or indirectly any money, profit, property, or benefit through any contract with the unit of local government or school district, with the intent to defraud the unit of local government or school district is guilty of a Class 3 felony. (Source: P.A. 90-800, eff. 1-1-99.) (720 ILCS 5/33E-17)

Sec. 33E-18. Unlawful stringing of bids

- a. A person commits unlawful stringing of bids when he ,or she, with the intent to evade the bidding requirements of a:ny unit of local government or school district, knowingly strings or assists in stringing or attempts to string any contract or job order with the unit of local government or school district.
- b. Sentence. Unlawful stringing of bids is a Class 4 felony.

(Source: P.A. 97-1108, eff. 1-1-13; 98-756, eff. 7-16-14.) (720 ILCS 5/33E

**FIRE HYDRANT PURCHASE
BID SPECIFICATIONS**

Fire hydrants proposed/furnished shall:

1. Meet or exceed all applicable requirements and tests of the latest revisions of ANSI/AWWA Standard C-502.
2. Meet all test requirements and be listed by Underwriters Laboratories Inc.
3. Meet all test requirements and have full approval of Factory Mutual.

Hydrant unit prices shall be inclusive of components such as auxiliary valves, valve boxes, and other accessories. Hydrants shall be Mueller Centurion A423 model, or approved equivalent. Hydrants shall be a dry-barrel type with breakaway flange and auxiliary gate valves. Hydrants shall have two 2.5" hose nozzles and one 4.5" National Standard pumper nozzle. Hose threads shall be the standard NSHT. Hydrants shall have a main valve opening of 5.25" with a flanged mechanical joint, 6" resilient wedge gate valve (RWGV), attached auxiliary valve, and stainless steel mechanical joint accessories. Auxiliary valves shall have a two-piece cast iron valve box, and a plastic valve box stabilizer (Lincoln Cap). Hydrants shall be painted red to match existing hydrants in the water system.

In addition, fire hydrants shall meet the following requirements:

1. Hydrants shall be rated for a working pressure of 250 Psig (1725 kPa).
2. Hydrants shall be of the compression type, opening against the pressure and closing with the pressure.
3. Hydrants shall have a minimum 5.25" main valve opening and a minimum inside lower/upper barrel diameter of 7" to assure maximum flow performance. Pressure loss at 1,000 GPM shall not exceed the following values:
 - a. 4" pumper nozzle: 2.7 psi
 - b. 4.5" pumper nozzle: 2.5 psi
4. Hydrants shall be three-way in design, having one pumper nozzle (as specified) and two 2.5" hose nozzles. Nozzle thread type shall be as specified. Nozzles shall thread counterclockwise into the hydrant barrel utilizing "o" ring seals. A suitable nozzle lock shall be in place to prevent inadvertent nozzle removal.
5. The bonnet assembly shall provide an oil reservoir and lubrication system that automatically circulates lubricant to all stem threads and bearing surfaces each time the hydrant is operated. This lubrication system shall be sealed from the waterway and any external contaminants by use of "o" ring seals. An anti-friction washer shall be in place above the thrust collar to further minimize operating torque. The oil reservoir shall be factory filled with a low viscosity FDA-approved non-toxic oil lubricant which will remain fluid through a temperature range of -60 degrees Fahrenheit to 150 degrees Fahrenheit.
6. The operating nut shall be a one-piece design, manufactured of ASTM B-584 bronze and shall be pentagon/square in shape with nut dimensions as specified. The operating nut shall be affixed to the bonnet by means of an ASTM B-584 bronze hold down nut. The hold down nut shall be threaded into the bonnet in such a manner as to prevent accidental disengagement during the opening cycle of the hydrant. The use of Allen-head screws as a means of retention is not acceptable. A resilient weather seal shall be incorporated into the hold down nut for the purpose of protecting the operating mechanism from the elements.
7. The direction of the opening shall be as specified. An arrow shall be cast on the bonnet flange to indicate the opening direction.
8. The hydrant bonnet shall be attached to the upper barrel by not less than 8 bolts and nuts and sealed by an "o" ring.

9. Hydrants shall be a "traffic-model", having upper and lower barrels joined at the ground line by a separate and breakable swivel flange providing 360 degree rotation of the upper barrel for proper nozzle alignment. This flange shall employ not less than 8 bolts. The safety flange segments shall be located under the upper barrel flange to prevent the segments from falling into the lower barrel when the hydrant is struck. The pressure seal between the barrels shall be an "o" ring. The proper ground line shall be cast clearly on the lower barrel and shall provide not less than 18" of clearance from the centerline of the lowest nozzle to the ground.
10. The operating stem shall consist of two pieces, not less than 1.25" in diameter (excluding the threaded or machined areas), and shall be connected by a stainless steel safety coupling. The safety coupling shall have an integral internal stop to prevent the coupling from sliding down into the lower barrel when the hydrant is struck. Screws, pins, bolts, or fasteners used in conjunction with the stem couplings shall also be stainless steel. The top of the lower stem shall be recessed 2" below the face of the safety flange to prevent water hammer in the event of a "drive over" where a vehicle tire might depress the main valve.
11. The lower barrel shall be an integrally case unit. The use of threaded-on or mechanically-attached flanges is not acceptable. The hydrant bury depth shall be clearly marked on the hydrant lower barrel.
12. Composition of the main valve shall be a molded rubber having a durometer hardness of 95, +/- 5, and shall be reversible in design to provide a spare in-place. Plastic (polyurethane) main valves are not acceptable. The main valve shall have a cross-section of not less than 1".
13. Hydrants shall be equipped with 2 drain valves which drain the barrel when the hydrant is closed and seal shut when the hydrant is opened. These drain valves shall be an integral part of the one-piece bronze upper valve plate and shall operate without use of springs, toggles, tubes, levers, or other intricate synchronizing mechanisms.
14. The upper valve plate, seat ring, and drain ring (shoe bushing) must be ASTM B-584 bronze and work in conjunction to form an all-bronze drain way. A minimum of 2 internal and 2 external drain openings are required. Drains ported through an iron shoe must be bronze-lined.
15. The bronze seat ring shall thread into a bronze drain ring (or shoe bushing) providing a bronze-to-bronze connection. Seat rings shall be "o" ring pressure sealed.
16. The shoe inlet size and connection type shall be as specified (flanged, MJ, etc.), having ample blocking pads for sturdy setting and the MJ connection must have 2 strapping lugs to secure the hydrant to piping. A minimum of 6 stainless steel bolts and nuts is required to fasten the shoe to the lower barrel.
17. The interior of the shoe, including the lower valve plate and stem cap nut, shall have a protective coating that meets the requirements of AWWA C-550. If a step cap nut is utilized, it must be locked in place by a stainless steel lock washer or similar non-corrosive device that will prevent the cap nut from backing-off during normal use.
18. Hydrants shall be warrantied by the manufacturer against defects in materials or workmanship for a period of 10 years from the date of manufacture. The manufacturing facility for the hydrant must have current ISO certification.
19. Hydrants shall be Mueller Super Centurion 250 or approved equivalent.

Failure to comply with the above requirements is sufficient cause for rejection of proposed hydrants. The Village reserves the right to accept only those materials which are in full compliance with these specifications and deemed most advantageous to the interests of the Village.

**FIRE HYDRANT PURCHASE
SPECIAL PROVISIONS**

ALL-INCLUSIVE BID SUM

The bid sum shall include everything specified and/or otherwise required in order to complete the project in its entirety. No claim for additionally required materials and/or labor shall be honored by the Village.

BID BOND REQUIREMENTS

A bid bond for 5% of the total bid amount is required.



HOFFMAN ESTATES

DEPARTMENT OF PUBLIC WORKS

July 6, 2026

**SUBJECT: VILLAGE OF HOFFMAN ESTATES
2026 FIRE HYDRANT PURCHASE
ADDENDUM NO. 1**

To Whom It May Concern:

Please make reference of the following clarifications and changes to the above bid:

Response to Bidder's Questions:

1. Regarding the cast iron valve boxes along with MJ accessories, do you want the hydrants bid each with a two-piece valve box, water lid, and stabilizer, or do you want us to bid only the hydrant and AUX valve? Secondly, do you require the valve boxes to be domestic, or will you accept import?

HYDRANTS SHALL BE BID WITH AT TWO-PIECE VALVE BOX, WATER LID, AND PLASTIC STABILIZER (LINCOLN-CAP). VALVE BOXES ARE NOT REQUIRED TO BE DOMESTICALLY MANUFACTURED.

THE CLARIFICATIONS TO THE ABOVE DOCUMENTS MUST BE REFLECTED IN THE BIDS SUBMITTED TO THE VILLAGE.

Thank you,

Ryan M. Christensen
Superintendent of Water and Sewer



CERTIFICATE OF LIABILITY INSURANCE

5/1/2026

DATE (MM/DD/YYYY)

9/16/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Lockton Companies, LLC DBA Lockton Insurance Brokers, LLC in CA CA license #0F15767 3280 Peachtree Rd. NE, Ste. 1000 Atlanta GA 30305 (404) 460-3600	CONTACT NAME:	
	PHONE (A/C, No, Ext): FAX (A/C, No):	
INSURED 1531924 Ferguson US Holdings, Inc. Ferguson Enterprises, LLC (See attached for named insured listing) 751 Lakefront Commons Newport News VA 23606	E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE	
	INSURER A: ACE American Insurance Company	NAIC # 22667
	INSURER B: ACE Property and Casualty Insurance Company	20699
	INSURER C: Indemnity Insurance Co of North America	43575
	INSURER D: ACE Fire Underwriters Insurance Company	20702
INSURER E:		
INSURER F:		

COVERAGES **CERTIFICATE NUMBER:** 20116338 **REVISION NUMBER:** XXXXXXXX

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR ☒ Retained Limit \$4m GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☒ LOC OTHER:	N	N	XSL G48977534	5/1/2025	5/1/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 10,000,000 PRODUCTS - COMP/OP AGG \$ 10,000,000 \$
A	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☒ HIRED AUTOS ONLY ☒ Self Insured ☐ SCHEDULED AUTOS ☒ NON-OWNED AUTOS ONLY ☒ Physical Damage	N	N	ISA H11377361	5/1/2025	5/1/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 5,000,000 BODILY INJURY (Per person) \$ XXXXXXXX BODILY INJURY (Per accident) \$ XXXXXXXX PROPERTY DAMAGE (Per accident) \$ XXXXXXXX \$ XXXXXXXX
B	☒ UMBRELLA LIAB ☒ EXCESS LIAB DED RETENTION \$	N	N	XOO G72519802 005	5/1/2025	5/1/2026	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 \$ XXXXXXXX
C A D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	WLR C72622376 (AOS) WLR C72792944 (OR) SCF C72792956 (WI)	5/1/2025 5/1/2025 5/1/2025	5/1/2026 5/1/2026 5/1/2026	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 2,000,000 E.L. DISEASE - EA EMPLOYEE \$ 2,000,000 E.L. DISEASE - POLICY LIMIT \$ 2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
THIS CERTIFICATE SUPERSEDES ALL PREVIOUSLY ISSUED CERTIFICATES FOR THIS HOLDER, APPLICABLE TO THE CARRIERS LISTED AND THE POLICY TERM(S) REFERENCED.

Issued for informational purposes only.

CERTIFICATE HOLDER

CANCELLATION See Attachment

20116338
Evidence of Coverage

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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NAMED INSURED ADDENDUM

Effective Date	Company
6/16/2003	A-1 Pipe
5/23/2022	Aaron & Company, LLC
4/1/1975	Acquisition - Charleston, SC
8/20/2018	Action Automation
11/16/2015	Action Fire Fab & Supply, Inc.
7/15/2019	Action Supply Co.
12/1/2022	Airefco, Inc
3/13/2006	Alamo Pipe
3/30/1999	Alamo Plumbing Supply Co.
1/11/2021	Amerock Corporation
4/4/2016	Andrews Lighting Gallery, Inc.
3/21/2022	AP Supply Company
4/27/2015	Arkansas Supply, Inc.
8/2/1993	Armstrong Plumbing Supply Company, Inc.
10/19/2015	Atlantic American Fire Equipment Company
11/16/2020	Atlantic Construction Fabrics
11/1/1977	Atlas Supply Company, Inc.
6/27/1994	Automatic Temperature Supplies Inc.
4/22/2024	AVCO Supply (AVCO Supply, Inc.)
9/15/1999	Baker Pipe and Supply Company
12/11/2018	Blackman
7/30/2018	Brock McVey
7/31/2023	Bruce Supply Corp
5/23/2016	Bruce-Rogers Company
2/9/2015	Builders Appliance Center
1/19/2004	Builder's Plumbing Supply
12/29/1989	C. Selzer & Sons, Inc.
3/4/1992	Cain & Bulirnan, Inc.
12/29/2006	Cal-Steam
10/17/2005	Camellia Valley Supply
5/9/2022	Canadian Safe-Step Tubs, Inc.
7/26/2021	Canyon Pipe & Supply
1/8/2024	Capital City Appliances LLC dba Harway Appliances
10/29/2018	Capital Distributing
5/31/2014	Capstone Global Solutions
10/2/2006	Castle North
10/2/2006	Castle Supply
5/5/1997	Central Engineering and Supply, Co., Inc.
5/22/2006	Central Lighting Supply
3/10/1983	Central Plumbing Supply Company
5/8/2006	Central Supply
3/16/1992	Chatham Pipe & Supply
8/25/1997	Cities Supply Company, Inc.

11/22/2004	Clark Supply
1/11/2021	Clarksville Lighting and Appliance
8/1/2016	Clawfoot Supply LLC d/b/a Signature Hardware
4/8/2002	Clayton Acquisition Company
10/8/1997	Climate Makers of Charleston, Inc.
9/1/2004	Cline Contract Sales
1/9/2006	Colgan
3/13/2020	Columbia Pipe & Supply
2/26/1996	Columbia Supply Corporation
4/1/1990	Consumer's Supply Company, Inc.
9/12/2005	Contractor's Field Products
10/30/1984	Cooper Supply Company
2/20/2017	Custom Lighting & Hardware
7/18/2022	D2 Land & Water Resource, Inc
8/27/2007	Davidson Pipe & Supply
4/24/2006	Davies Water
10/1/2012	Davis & Warshow
4/18/2016	Dealernet, LLC
2/21/2006	Dixie Plumbing Supply
10/22/2018	Dogwood Building Supply
1/24/2000	Donovan Industrial Supply Corporation
9/1/2009	DPS
1/22/2018	Duhig Stainless
1/25/1999	Dunaway's Wides Pipe & Supply Co., Inc.
6/12/2000	Eastern Sewer Pipe Corp.
5/18/2015	Ecomfort Holdings Inc.
9/19/2005	Economy Plumbing Supply
9/30/2005	Endries International
10/29/1993	Energy & Process Corporation
3/9/2015	Equarius Waterworks, Inc.
7/1/1998	Esco Supply Company
4/28/2014	Factory Direct Appliance
8/27/2018	FE Products Inc.
9/11/2000	Ferguson Fire & Fab, Inc
12/23/1998	Fields & Company of Lubbock, Inc.
7/30/2007	Fire Fab
9/11/2000	Fire Protection Supply Company
2/11/2013	Fluid Systems Hawaii, Inc.
6/1/1998	Forward Enterprises
4/25/2022	Founders Kitchen & Bath, Inc.
11/30/2005	Frischkorn
5/1/2005	Full Service Supply
11/1/2021	Galkos Construction (Safe Step Walk In Tubs)
5/16/2024	GAR Engineering
10/15/1996	General Plumbing Supply Co. of MD, Inc.
1/5/1988	Geo. McGinley Supply Co., Inc.
7/30/2024	Gerster Equipment Co.

11/17/2014	Global HVAC Distributors, Inc.
8/4/1999	Goldberg Company (GCI)
5/20/1991	Gonnair Air Conditioning Company, Inc.
9/24/2018	Grand Junction Pipe & Supply
9/30/1996	Great Lakes Plumbing Supply, Inc.
2/7/2007	Grif-Fab
11/7/2011	Groeniger
1/29/2024	Grove Supply, Inc.
11/7/2022	Guarino Distributing Co, LLC
10/16/2006	Gulf Refrigeration
12/18/2006	Guntersville Fab
4/14/2003	Hanco Supply, Inc.
1/8/2024	Harway Supply, LLC
12/15/2003	High Country
9/18/2017	HM Wallace, Inc.
11/13/2021	Hot Water Products, Inc.
6/9/2014	HP Products (and HP Logistics)
6/17/2025	HPS Specialties, LLC
10/4/1993	Hub Inc.
6/2/2003	Huskey, Inc.
2/28/2007	Improvement Direct
3/31/2025	Independent Pipe & Supply Corp.
3/20/2006	Indiana Plumbing Supply
7/29/2019	Innovative Soil Solutions
11/23/1996	J&G Products Company, Inc.
12/15/1997	Jaime Salicrup, Inc.
1/28/2019	James Martin Furniture
12/30/2007	JC Plumbing
1/31/2005	JD Daddario
11/5/2007	JD Wholesale
8/13/2018	Jones Stephens
8/18/2014	Joseph G. Pollard Co. Inc.
10/16/2006	Kandall
1/20/2014	Karl's Sales and Service - Karls Appliance
7/25/2023	Kennedy Companies
2/4/2019	Kitchen Art
6/21/2021	Kitchen Showcase
10/29/1998	L&H Plumbing & Heating Supply
11/7/2005	LAB Appliances
10/2/2006	Lawrence Supply
1/29/1988	LBS Supply, Inc.
9/15/2003	Liberty Equipment
4/15/2025	Light Innovations, Inc.
7/9/2018	Lighting Design Center
4/4/2022	Lighting Plus
3/27/2017	Lighting Unlimited, LLC
7/31/2010	Lincoln Products

4/7/2003	Linwood Pipe and Supply Co., Inc.
10/1/2015	Living Direct, Inc.
8/29/2011	Louisiana Chemical PVF
6/5/1995	Lyon, Conklin & Co., Inc.
7/22/2025	Manufactured Duct & Supply
2/18/2008	Mastercraft Cabinets
12/12/2016	Matera Paper Company, Inc.
12/8/2014	McFarland Supply Co., Inc.
5/1/1984	McKenna Supply Company
2/8/2005	Meckco Supply
9/20/2021	Meyer Appliances, Kitchens and Baths
7/11/2016	Michigan Meter Technology Group, Inc.
6/13/2016	Michigan Pipe and Valve-Flint, Inc.
6/27/2016	Michigan Pipe and Valve-Lansing, Inc.
6/18/2001	Mid-Cities - Dallas, TX
5/21/2001	Mid-Cities - Plant City, FL
6/1/1999	Midwest Pipe & Supply
7/25/2022	Minka Lighting LLC
6/3/2019	Mission Valley Pipe and Supply
11/15/2005	Mobile Supply
8/29/2022	Monark Premium Appliance (Transform Midco LLC)
7/12/2021	Moore Industrial Supply, Co.
3/29/2004	Municipal Pipe
5/14/2018	National Fire
10/2/2006	Northern Water Works Supply
10/26/2020	Old Dominion Supply
12/4/2006	Ondalay Pipe
2/13/2017	P.V. Sullivan
12/11/2006	Page's Appliance
8/1/2006	Palermo
8/15/2005	Park Supply
12/31/2004	Parnell Martin
8/21/2000	Pesco Pipe and Supply Co.
4/10/2006	Pipe Products
1/30/2023	Pipelines, INC
1/29/2024	PLCC Enterprises LLC
4/26/1999	Plumbers Specialty Company, Inc.
1/24/2022	Plumbers Supply Company of St Louis
1/15/1985	Plumbers Supply Company, Inc.
3/6/2000	Plumbing & Mill Supplies, Incorporated
9/14/2014	Powell Pipe & Supply Co.
9/25/2012	Power Equipment Direct, Inc. (PED)
12/5/2022	Power Process Equipment Co
9/9/2019	Process Instruments & Controls
1/25/2016	Professional Cleaning Service and Supply Corporation (PCS Industries)
12/7/2004	R Supply

6/4/1985	R. W. Farmer Supply Co., Inc.
9/22/1997	Raleigh Supply Company, Inc.
10/10/2016	Ramapo Wholesalers Inc.
3/1/2001	Red Hed Supply
3/16/2015	Redlon & Johnson Supply
4/23/2012	Reese Kitchens
3/16/2020	Rencor Controls
10/27/2015	Renwes Appliances, Inc.
6/24/2025	Ritchie Environmental Solutions, LLC
1/1/1984	Riverside Supply Company, Inc.
11/19/2018	Roberston Supply
11/22/2021	RP Lighting & Fans (Royal Pacific)
7/26/2022	Rybak Engineering. Inc
8/24/2015	S&P Investment, Inc. (dba - Central Pipe & Supply)
8/29/2005	S&S Fabricators
6/13/2023	S.G. Torrice
4/15/2024	Safe Step Walk In Tub, LLC
7/31/2018	Safe Step Walk-In Tub Co
12/31/1980	SCL Equipment Corporation
10/16/2023	SecureVision of America
9/26/2011	SG Supply
12/8/2014	Ship-Pac, Inc.
11/3/1997	South Bend Supply Company, Inc.
12/19/2005	South Lake Tahoe
5/1/1976	Southern States Supply Company, Inc.
5/20/2024	Southwest GeoSolutions, Inc.
10/6/2014	Spillius, Inc. (dba City Lights and Design)
6/30/1997	Standard of Lynn, Inc.
5/25/2022	STE LLC
1/7/1998	Steel City Wholesalers
12/31/2010	Summit Pipe & Supply
5/6/2002	Sumner & Dunbar
1/8/2001	Sunbelt Marketing
10/25/2021	Sunstate Meters and Supply, Inc
5/22/2006	Supply North Central Group
11/11/2019	SW Anderson
5/13/2002	Tahoe Truckee Supply
11/13/2024	Templeton & Associates Equipment Sales
11/13/2024	TEMSCO
12/30/1986	Terry Supply Company
1/8/2024	Texas State Appliances, LLC
2/23/2015	The Ar-Jay Center
4/18/2016	The Bath + Beyond
8/30/1999	The Gage Company
10/24/2016	The Plumbing Source, Inc.
1/7/1986	The Warner Company, Inc.
8/2/1999	Thrall Distribution, Inc.

3/30/1998	Tozour Unitary Product Division
1/13/2003	Triangle Supply, Inc.
6/27/2022	Triton Environmental, LLC
11/2/1992	U.S. Supply Company
2/7/2022	Uncle Sam Piping Solutions. Inc.
11/14/2016	Underground Pipe & Valve, Inc.
10/1/1986	Underground Supply Company, Inc.
8/21/2006	United Automatic
5/23/2005	United Supply & Distributing
7/30/2024	United Water Works, Inc.
1/28/1983	Universal Supply Company, Inc.
12/31/1986	Virginia Supply and Well Company
11/13/1995	Walden Industrial Supply Co., Inc.
12/10/2018	Wallwork Bros., Inc
3/31/2014	Waterworks Industries
8/1/2006	Waterworks Supply
6/26/2005	Webb Distributors, Inc.
6/30/2001	Westburne Supply, Inc.
8/13/2007	Western Air
8/29/2016	Westfield Lighting Co., Inc.
8/7/2017	Wholesale Group, Inc.
7/10/1995	Wilmington Plumbing Supply Co., Inc.
12/18/1995	Wisconsin River Supply Company
1/29/2024	Wolfe Family Partnership, Ltd
6/8/2015	WR White Supply
7/2/2018	Wright Plumbing
1/29/2024	Wvhc Enterprises, LLC
1/13/2003	York Factory Branch - Corona, CA
3/4/2024	Yorkwest Plumbing Supply Inc.



Telephone: +1 860-241-4445
Website: wtwco.com
E-mail: doritza.mojica@wtwco.com

July 7, 2026

Ferguson Enterprises, LLC
Attn: Penny Meyers
751 Lakefront Commons
NEWPORT NEWS, VA 23606

**RE: Obligee: Village of Hoffman Estates
Bid Bond for: 2026 Fire Hydrant Purchase
Bid Date: 7/10/26
Requested by: Branch 2791; Following execution at HQ, please send to: After completed at
HQ please send to the attention of: Samuel Dunklau 1845 Western Dr. West Chicago, IL
60185**

As you requested, we are pleased to provide the attached bid bond documents. This bond has been executed based upon the information we received from your office.

Please note the bond must be signed by an authorized representative of your company and if applicable, sealed with the corporate seal. We urge you to check all bond documents, including signatures, dates, amounts, job description, Power of Attorney and any other attachments to avoid the possibility of having a low bid rejected. Additionally, please verify that the bid bond form attached is the form required by the specifications.

The Bid Bond authorization is based upon your original estimate. If the bid exceeds this estimate by 10% or more, the bond must be reauthorized by the surety. Please contact us for additional authority.

Your bid results are very important. Please send your bid results to my email address shown above as soon as they are available.

Thank you for the opportunity to service your surety needs. Should you have any questions, please do not hesitate to contact me or any member of your Willis surety team.

Sincerely,

Doritza Mojica

Willis Towers Watson Northeast, Inc.
10 State House Square, Floor 11
Hartford, CT 06103

Federal Insurance Company**AIA Document A310™ - 2010 Bid Bond**

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

CONTRACTOR

(Name, legal status and address):
Ferguson Enterprises, LLC dba Ferguson Waterworks
1845 Western Drive
West Chicago, IL 60185

OWNER

(Name, legal status and address):
Village of Hoffman Estates
1900 Hassell Road
Hoffman Estates, IL 60169

BOND AMOUNT

5% Five Percent of Amount Bid

SURETY

(Name, legal status and principal place of business):

Federal Insurance Company
202B Halls Mill Rd., PO Box 1650
Whitehouse Station, NJ 08889-1650

PROJECT

(Name, location or address, and Project number, if any)

2026 FIRE HYDRANT PURCHASE

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

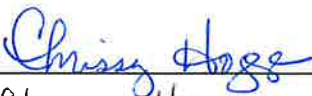
If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted here from and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this

10th

day of July, 2026


(Witness) Chrissy Hoge

Ferguson Enterprises, LLC dba Ferguson Waterworks
(Principal)

By: 
(Title) VP, Treasurer Shawn McElhannon



(Corporate Seal)

Federal Insurance Company, 2019


(Witness) Darianna Orosco

By: 
(Attorney-in-Fact) Michael Dipiro



Power of Attorney

Federal Insurance Company | Vigilant Insurance Company | Pacific Indemnity Company

Westchester Fire Insurance Company | ACE American Insurance Company

Know All by These Presents, that **FEDERAL INSURANCE COMPANY**, an Indiana corporation, **VIGILANT INSURANCE COMPANY**, a New York corporation, **PACIFIC INDEMNITY COMPANY**, a Delaware corporation, **WESTCHESTER FIRE INSURANCE COMPANY** and **ACE AMERICAN INSURANCE COMPANY** corporations of the Commonwealth of Pennsylvania, do each hereby constitute and appoint **Ashley Alexis, Michael Dipiro, Howard Freeman, Katelyn Gingras, Jonathan Gleason, Jason Martin, Doritza Mojica, Stacy-ann Morrison, Joshua Pierce, Emma Pulley, Haley Pulley, Liam Russell, Alec Steinfeldt, Blake Steinfeldt, Kaden Tate, Destini Watson, and Malerie Janet Williams** of Hartford, Connecticut-----

each as their true and lawful Attorney-in-Fact to execute under such designation in their names and to affix their corporate seals to and deliver for and on their behalf as surety thereon or otherwise, bonds and undertakings and other writings obligatory in the nature thereof (other than bail bonds) given or executed in the course of business, and any instruments amending or altering the same, and consents to the modification or alteration of any instrument referred to in said bonds or obligations.

In Witness Whereof, said **FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY** and **ACE AMERICAN INSURANCE COMPANY** have each executed and attested these presents and affixed their corporate seals on this **29th** day of **June, 2026**.

Rupert H.D. Swindells

Rupert HD Swindells, Assistant Secretary

Stephen M. Haney

Stephen M. Haney, Vice President



STATE OF NEW JERSEY

County of Hunterdon

SS

On this **29th** day of **June, 2026** before me, a Notary Public of New Jersey, personally came **Rupert HD Swindells** and **Stephen M. Haney**, to me known to be Assistant Secretary and Vice President, respectively, of **FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY** and **ACE AMERICAN INSURANCE COMPANY**, the companies which executed the foregoing Power of Attorney, and the said **Rupert HD Swindells** and **Stephen M. Haney**, being by me duly sworn, severally and each for himself did depose and say that they are Assistant Secretary and Vice President, respectively, of **FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY** and **ACE AMERICAN INSURANCE COMPANY** and know the corporate seals thereof, that the seals affixed to the foregoing Power of Attorney are such corporate seals and were thereto affixed by authority of said Companies; and that their signatures as such officers were duly affixed and subscribed by like authority.

Notarial Seal



Stacy J. Loftin
NOTARY PUBLIC OF NEW JERSEY
No. 50175208
COMMISSION EXPIRES OCT 15, 2026

[Signature]
Notary Public

CERTIFICATION

Resolutions adopted by the Boards of Directors of **FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, and PACIFIC INDEMNITY COMPANY** on August 30, 2016; **WESTCHESTER FIRE INSURANCE COMPANY** on December 11, 2006; and **ACE AMERICAN INSURANCE COMPANY** on March 20, 2009:

"RESOLVED, that the following authorizations relate to the execution, for and on behalf of the Company, of bonds, undertakings, recognizances, contracts and other written commitments of the Company entered into in the ordinary course of business (each a "Written Commitment"):

- (1) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized to execute any Written Commitment for and on behalf of the Company, under the seal of the Company or otherwise.
- (2) Each duly appointed attorney-in-fact of the Company is hereby authorized to execute any Written Commitment for and on behalf of the Company, under the seal of the Company or otherwise, to the extent that such action is authorized by the grant of powers provided for in such person's written appointment as such attorney-in-fact.
- (3) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized, for and on behalf of the Company, to appoint in writing any person the attorney-in-fact of the Company with full power and authority to execute, for and on behalf of the Company, under the seal of the Company or otherwise, such Written Commitments of the Company as may be specified in such written appointment, which specification may be by general type or class of Written Commitments or by specification of one or more particular Written Commitments.
- (4) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized, for and on behalf of the Company, to delegate in writing to any other officer of the Company the authority to execute, for and on behalf of the Company, under the Company's seal or otherwise, such Written Commitments of the Company as are specified in such written delegation, which specification may be by general type or class of Written Commitments or by specification of one or more particular Written Commitments.
- (5) The signature of any officer or other person executing any Written Commitment or appointment or delegation pursuant to this Resolution, and the seal of the Company, may be affixed by facsimile on such Written Commitment or written appointment or delegation.

FURTHER RESOLVED, that the foregoing Resolution shall not be deemed to be an exclusive statement of the powers and authority of officers, employees and other persons to act for and on behalf of the Company, and such Resolution shall not limit or otherwise affect the exercise of any such power or authority otherwise validly granted or vested."

I, **Rupert HD Swindells**, Assistant Secretary of **FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY** and **ACE AMERICAN INSURANCE COMPANY** (the "Companies") do hereby certify that

- (i) the foregoing Resolutions adopted by the Board of Directors of the Companies are true, correct and in full force and effect,
- (ii) the foregoing Power of Attorney is true, correct and in full force and effect.

Given under my hand and seals of said Companies at Whitehouse Station, NJ, this **10th** day of **July, 2026**



Rupert H.D. Swindells
Rupert HD Swindells, Assistant Secretary

IN THE EVENT YOU WISH TO VERIFY THE AUTHENTICITY OF THIS BOND OR NOTIFY US OF ANY OTHER MATTER, PLEASE CONTACT US AT:

Telephone (908) 903-3493 Fax (908) 903-3656 e-mail: surety@chubb.com

FEDERAL INSURANCE COMPANY
STATEMENT OF ASSETS, LIABILITIES AND SURPLUS TO POLICYHOLDERS

Statutory Basis
December 31, 2025
(in thousands)

ASSETS		LIABILITIES AND SURPLUS TO POLICYHOLDERS	
Cash, Cash Equivalents, and ST Investments	\$ (579,525)	Outstanding Losses and Loss Expenses	\$ 11,088,245
U.S. Government Bonds	335,089	Reinsurance Payable on Losses and Expenses	1,740,572
Non-US Government Bonds	354,457	Unearned Premiums	3,393,935
Issuer Credit Obligations ("ICO") Bonds	7,795,356	Ceded Reinsurance Premiums Payable	413,131
Asset Backed Securities ("ABS") Bonds	5,133,641	Other Liabilities	<u>677,572</u>
Stocks	456,376		
Other Invested Assets	<u>1,630,546</u>		
TOTAL INVESTMENTS	<u>15,125,940</u>	TOTAL LIABILITIES	<u>17,313,455</u>
Investments in Affiliates		Capital Stock	20,980
Great Northern Ins. Co.	458,456	Paid-In Surplus	2,711,474
Vigilant Ins. Co.	406,475	Unassigned Funds	<u>2,719,103</u>
Chubb National Ins. Co.	210,054		
Chubb Indemnity Ins. Co.	187,377	SURPLUS TO POLICYHOLDERS	<u>5,451,557</u>
Chubb Ins. Co. of New Jersey	42,766		
Chubb Lloyds Ins. Co. of Texas	6,321		
Other Affiliates	72,521		
Premiums Receivable	2,656,438		
Other Assets	<u>3,598,664</u>		
TOTAL ADMITTED ASSETS	<u>\$ 22,765,012</u>	TOTAL LIABILITIES AND SURPLUS	<u>\$ 22,765,012</u>

Investments are valued in accordance with requirements of the National Association of Insurance Commissioners. At December 31, 2025, investments with a carrying value of \$574,475,305 were deposited with government authorities as required by law.

STATE OF PENNSYLVANIA
COUNTY OF PHILADELPHIA

John Taylor, being duly sworn, says that he is Senior Vice President of Federal Insurance Company and that to the best of his knowledge and belief the foregoing is a true and correct statement of the said Company's financial condition as of the 31 st day of December, 2025

Sworn before me this March 11, 2026



Senior Vice President

Jaime L. Yates
Notary Public

September 19, 2027
My commission expires

Commonwealth of Pennsylvania - Notary Seal
Jaime L. Yates, Notary Public
Philadelphia County
My commission expires September 19, 2027
Commission number 1357070
Member, Pennsylvania Association of Notaries



VILLAGE OF HOFFMAN ESTATES

Department of Public Works

BID DOCUMENTS

2026 FIRE HYDRANT PURCHASE

BID OPENING DATE: July 10, 2026

BID OPENING TIME: 10:00 a.m.

BID DEPOSIT: Bid bond for 5% of the total bid amount

PREPARED BY
Village of Hoffman Estates
Department of Public Works
2305 Pembroke Avenue, Hoffman Estates IL. 60169
847.490.6800

TABLE OF CONTENTS

Introduction Letter	2
Bid Notice	3
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VILLAGE OF HOFFMAN ESTATES
NOTICE TO BID

The Village of Hoffman Estates Department of Public Works is soliciting bids, as described in these documents, for:

2026 FIRE HYDRANT PURCHASE

Sealed bids will be received at the Office of the Village Clerk of the Village of Hoffman Estates (1900 Hassell Road) Cook County, Illinois, until **July 10, 2026 at 10:00 AM**. All bids will be publicly opened immediately thereafter.

It is the responsibility of the bidder to meet the specified opening time; and any bid not so received will be returned unopened. Bids must be identified as such on the outside of the sealed envelope. This can be done by marking the envelope "SEALED BID" and with the following information:

Company's Name
Company Address
Name of Bid ("2026 FIRE HYDRANT PURCHASE")
Date and Time of Bid Opening

Specifications and complete bid documents may be obtained from the Office of the Village Clerk. Further information regarding this bid may be obtained by contacting Tyler Wintz, Water Construction Supervisor, at Tyler.Wintz@vohe.org or 847.490.6800.

The Village of Hoffman Estates strongly encourages minority firms and women's business enterprises to apply. If subcontracts are to be let, the primary contractor shall take these same affirmative steps to solicit bids from minority and women's firms.

The Village reserves the right to reject and/or award any and all bids, or parts thereof, and to waive formalities and technicalities according to the best interest of the Village.

By the Order of the Mayor and Board of Trustees of the Village of Hoffman Estates.

6/22/26
DATE


Patty Richter, Village Clerk

TO BE PUBLISHED ON 6/25/26 PADDOCK PUBLICATIONS
(DATE)

NOTE: THIS FORM MUST BE NOTARIZED

RETURN WITH BID

VILLAGE OF HOFFMAN ESTATES
BID CERTIFICATE FORM

RE: Certification of bidder, compliance with the Illinois Criminal Code

I/We hereby certify that, Ferguson Enterprises LLC dba Ferguson Waterworks (name of bidding firm) by bidding on this contract, no action has occurred that would result in a violation of 720 ILCS 5/33E, Public Contracts of the Illinois Criminal Code.

Signed: [Signature]

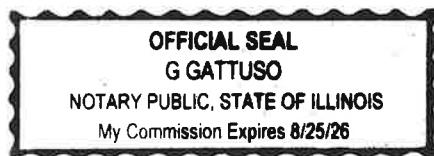
Name/Title: Ryan Raupp / General Manager (please print)

Date: 7-7-2026

Attest: [Signature] (Notary Public)

Commission Expiry: 8/25/26

Date: 7/7/26



(SEAL)

THIS FORM IS MANDATORY. PLEASE INCLUDE THREE COPIES OF THIS FORM WITH YOUR BID DOCUMENTS.

Village of Hoffman Estates, Illinois

2026 Annual Operating Budget

Account Information

Account Number: 40406724-4528
Account Name: Maintenance, Hydrants

Fund: Water & Sewer
Department: Public Works
Division: Water

Account History

2022 Budget	\$	23,000	2023 Budget	\$	25,600	2024 Budget	\$	24,500
2022 Actual	\$	13,926	2023 Actual	\$	24,417	2024 Actual	\$	32,066

Projected Expenditures	2025 Budget	2025 Estimate	2026 Dept Request	2025 Carry-Over	2026 Manager Approved	Percent Change
Hydrant Replacements	20,000	25,000	130,000	-	130,000	
(add'l funding moved from 40406725-4610)						
Routine Maintenance/Repair Parts	7,500	7,500	7,500	-	7,500	
Hydrant Painting Supplies	1,000	1,000	-	-	-	
NEW - Contract Hydrant Exterior Refurbishment	-	-	110,000	-	110,000	
TOTAL EXPENDITURES	28,500	33,500	247,500	-	247,500	768.4%



AGENDA ITEM REPORT

Village Board of Trustees
July 20, 2026
ITEM 8F

REQUEST: Approval of a Resolution authorizing a supplemental agreement with Ciorba Group, Inc. Chicago, IL. for engineering services for the Hampton Lift Station Rehabilitation Sanitary Project in an amount not to exceed \$57,043.14.

FROM: Ryan Christensen, Water & Sewer Superintendent
Joseph Nebel, Public Works Director

ITEM TYPE: Resolution - Village Board

REQUEST SUMMARY

The Village engaged Ciorba Group in 2023 to provide design engineering services for the Hampton Lift Station Rehabilitation Project. Due to the timing of major development work along Lakewood Boulevard, the Pfizer Lift Station Rehabilitation Project was advanced ahead of the Hampton project. As part of the Hampton design effort, alternative locations for the lift station were evaluated. After the initial design memorandum was submitted, a third location was identified and reviewed. That option was ultimately selected as the most practical for the future operation and maintenance of this critical sanitary sewer infrastructure, but it was not included in the original scope of services.

The consultant subsequently submitted 90% design plans for Village review and permitting based on the selected location. Those plans included only limited storm sewer work. Through further review and coordination with the Engineering Department as part of the Joint Infrastructure Teams process, staff determined that expanding the storm sewer improvements would be advantageous to the Village. Because Hampton Road is included in the 2027 road program, which also contemplates stormwater improvements, staff directed the consultant to incorporate and permit an expanded storm sewer relocation as part of the Hampton Lift Station Rehabilitation Project. This additional work was outside the original scope of services and represents the majority of the cost associated with the supplemental agreement.

Coordination through the Joint Infrastructure Teams allowed the project to be evaluated more comprehensively in relation to the Village's broader infrastructure needs. This created an opportunity to align related improvements across multiple projects and better leverage the timing of upcoming capital work.

FINANCIAL IMPACT

There is \$575,000 in the 2026 Storm Sewer Capital Improvements Fund for projects not yet awarded or designed. The fund can absorb the supplement cost of \$57,043.14 without negatively impacting future projects.

RECOMMENDATION

Approval of a resolution authorizing a supplemental agreement with Ciorba Group for engineering services for the Hampton Sanitary Sewer Lift Station Rehabilitation Project to Ciorba Group, Inc. Chicago, IL, in an amount not to exceed \$57,043.14.

ATTACHMENTS

1. RESOLUTION HAMPTON LS SUPPLEMENT final
2. Ciorba Supplemental No.1 - Additional Design Effort

RESOLUTION NO. ____ - 2026
VILLAGE OF HOFFMAN ESTATES
RESOLUTION AUTHORIZING A SUPPLEMENTAL AGREEMENT WITH
CIORBA GROUP, INC. CHICAGO, IL FOR ENGINEERING SERVICES FOR THE
HAMPTON LIFT STATION REHABILITATION SANITARY PROJECT
IN AN AMOUNT NOT TO EXCEED \$57,043.14

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

WHEREAS, Ciorba Group, LLC was contracted to provide design engineering services for the Hampton Lift Sanitary Sewer Station Rehabilitation Project through a competitive RFP process in 2023 for \$97,938.29; and

WHEREAS, through the design process and considerations of overall infrastructure improvements additional design efforts were warranted; and

WHEREAS, the Village has identified Ciorba Group, Inc. as currently under contract as the most responsible and qualified firm to complete the additional design; and

WHEREAS, the Corporate Authorities have determined that it is in the public interest for the Village to approve a supplemental agreement with Ciorba Group, Inc for the design engineering services for the Hampton Sanitary Lift Station Rehabilitation in an amount not to exceed \$57,043.14.

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

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

Section 2: APPROVAL OF AGREEMENT. The President and Board of Trustees hereby approve the authorization of a supplemental agreement to Ciorba Group, Inc. for Hampton Sanitary Lift Station Rehabilitation in an amount not to exceed \$57,043.14.

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

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

RESOLVED THIS _____ day of _____, 2026

VOTE	AYE	NAY	ABSENT	ABSTAIN
Trustee Karen V. Mills	_____	_____	_____	_____
Trustee Anna Newell	_____	_____	_____	_____
Trustee Gary J. Pilafas	_____	_____	_____	_____
Trustee Gary G. Stanton	_____	_____	_____	_____
Trustee Karen Arnet	_____	_____	_____	_____

Trustee Patrick Kinnane	_____	_____	_____	_____
President William D. McLeod	_____	_____	_____	_____

APPROVED THIS _____ DAY OF _____, 2026

ATTEST:

Village Clerk

Village President

Supplemental Agreement for Engineering Services
Village of Hoffman Estates
Hampton Sanitary Sewer Lift Station
Rehabilitation/Replacement Project
(Ciorba Project Number 0021746.01)

This is a SUPPLEMENTAL AGREEMENT between the Village of Hoffman Estates, (hereinafter referred to as the "CLIENT", and CIORBA GROUP, INC. located at 8725 W. Higgins Road, Suite 600 in Chicago, Illinois, a firm of Consultants (hereinafter referred to as "CIORBA"). The CLIENT and CIORBA previously entered into an AGREEMENT hereinafter referred to as the PRIME AGREEMENT, dated October 27, 2023, for the Hampton Sanitary Sewer Lift Station Rehabilitation/Replacement Project (hereinafter referred to as the PROJECT).

The CLIENT now proposes that CIORBA provides the additional engineering services described in Section Two - Scope of Work in connection with the PROJECT.

The CLIENT has determined that this change is in the best interest of the CLIENT and is authorized by law.

NOW THEREFORE, the CLIENT and CIORBA, in consideration of the mutual covenants hereinafter set forth, agree to as follows:

SECTION ONE - GENERAL PROVISIONS

All work completed under this SUPPLEMENTAL AGREEMENT and any remaining work under the PRIME AGREEMENT shall be bound by the provisions of the PRIME AGREEMENT except as amended hereinafter.

SECTION TWO - SCOPE OF WORK

CIORBA agrees to perform certain enumerated services in connection with the PROJECT hereinafter stated as described in EXHIBIT A—SCOPE OF SERVICES.

SECTION THREE - PROJECT SCHEDULE

There is no change in the Project Schedule due to the additional work described in this SUPPLEMENTAL AGREEMENT.

SECTION FOUR - COMPENSATION

The PROJECT FEE shown in the PRIME AGREEMENT) is increased as outlined in the attached EXHIBIT B by \$57,043.14 to a total of \$ 154,981.43.

IN WITNESS WHEREOF, the parties have caused this SUPPLEMENTAL AGREEMENT to be executed on the date shown below.

Executed by the:

Village of Hoffman Estates of the State of IL, acting by and through its Board of Trustees.

By: _____
Village President

ATTEST: _____
Village Clerk

Name: _____

Name: _____

Date: _____

Ciorba Group, Inc.

By: *Duane O'Laughlin*

ATTEST: *M. Anthony Wolff*

Name: Duane O'Laughlin

Name: M. Anthony Wolff

Title: Chief Operating Officer

Title: Principal - Water Resources

Date: 7/14/2026

EXHIBIT A

Supplemental No. 1 - Scope of Work
For
Additional Design Effort
For
Hampton Lift Station Improvement Project
July 12, 2026

DESCRIPTION OF WORK

Additional design effort required during the plan and contract development that was not included in the design engineering services proposal is included in this supplemental scope of work. See the following scope of services for a detailed description of the additional design efforts.

SCOPE OF SERVICES

Task 1 - Additional Utility Relocation Design for Selected Lift Station Location

During preparation of the Preliminary Design Report, the Village requested that an additional location for the proposed lift station be considered. The new location was north along Hampton Road, adjacent to 495 W. Newport Road. The Village selected this as the preferred location for the Phase II design. This location required additional design efforts to relocate existing utilities that would be in conflict with the proposed lift station. Work associated with this task includes:

- Relocation of sanitary and storm sewer to allow for the construction of the wet well and valve vault.
- Various iterations of the new sanitary sewer alignment to minimize sharp changes in directions prior to connecting to the proposed wet well.
- New plan and profile sheets, for submittal to MWRDGC to meet permit requirements.
- Additional work to reconnect existing sanitary sewer connections that would be directly impacted by the sanitary relocation work.

Task 2 - Replacement of Cast Iron Sanitary Sewer

In 2018 the existing sanitary sewer system was televised and it was noted that there is a 50ft segment of cast iron pipe located west of the existing wet well. This pipe routes sanitary sewer flow from Jamison Lane, below Hampton Road, to the wet well. Additional work for this task includes:

- A new routing as the pipe services residential homes along Jamison Lane.
- Bypass considerations to ensure residential services are not disrupted during construction operations.
- Sanitary sewer profiles for this work.

Task 3 - Relocation of Storm and Sanitary Sewer for Future Pavement Work

Hampton Road is scheduled to be repaved in the summer of 2027. In order to prepare for this work, the Engineering Department requested that the storm sewer be relocated to the west side of Hampton Road to be more aligned with future roadway improvements and storm sewer routing. The request also triggered the sanitary sewer alignment to be adjusted.



Work associated with this task includes:

- Redesign of the storm sewer to connect to existing storm structures located on the SW corner of Hampton Road and Newport Road.
- Create dedicated storm sewer plan, profile and detail sheets.
- Revise sanitary sewer plan and profile sheets.
- Revise quantities to include additional storm sewer, structures, pavement removal/replacement, sidewalk removal/replacement, and restoration.
- Update the MWRD permit for the updated plans.

During design Ciorba noted that crosswalks within the project limits would be impacted by the redesign. This was brought to the Village's attention, so that the Village's Engineering Department could prepare sidewalk improvement plans that would be used during construction of this project. Ciorba included pay items and quantities for this work as placeholders in the bid plans.

EXHIBIT B

Cost Estimate of
Consultant Services
(Direct Labor Multiple)

Firm	Ciorba Group, Inc.
Project	Hampton Road Lift Station
	Improvements - Supplement No. 1

Date 07/12/26

ITEM	MANHOURS	PAYROLL	(3+R) TIMES PAYROLL	DIRECT COSTS	SERVICES BY OTHERS (E)	TOTAL (C+D+E)	% OF GRAND TOTAL
(A)	(B)	(C)	(D)				
Additional Utility Relocation Design for Selected Lift Station	101	\$ 5,550.89	\$ 16,652.67	\$ -		\$ 16,652.67	29%
Replacement of Cast Iron Sanitary Sewer	54	\$ 3,234.79	\$ 9,704.37	\$ -		\$ 9,704.37	17%
Relocation of Storm and Sanitary Sewer for Future Pavement Work	174	\$ 10,228.70	\$ 30,686.10	\$ -		\$ 30,686.10	54%
TOTALS	329	\$ 19,014.38	\$ 57,043.14			\$ 57,043.14	100%

Activity			Grand Total	Principal	Project Manager II	Project Manager I	Technician III	Engineer IV	Engineer III	Engineer II	Engineer I
TOTAL			329	2	54	50	12	38	9	94	70
1.	Additional Utility Relocation Design for Selected Lift Station	Task Total:	101		23		8		9	61	
	0110 Additional Utility Relocation Design for Selected Lift Station	Meetings:	101		23		8		9	61	
	Existing Design Review		6		6						
	Proposed Utility Plan Sheet		30							30	
	Proposed Sanitary and Storm Sewer Profile Sheets		37		6					31	
	Coordination with Drainage Department		4		4						
	QA/QC		12		4		8				
	Quantity Calculations and BOM		9						9		
	Specifications		3		3						
2.	Replacement of Cast Iron Sanitary Sewer	Task Total:	54	2	15		4			33	
	0210 Replacement of Cast Iron Sanitary Sewer	Subtotal:	54	2	15		4			33	
	Existing Design Review		7		4					3	
	By Pass Schedule and Notes for Plan Sheets		11		1					10	
	Additional Profile Sheet and Details		21		1					20	
	QA/QC		8		4		4				
	Quantity Calculations and BOM		3	2	1						
	By Pass Considerations and Coordination		2		2						
	Field Check		2		2						
3.	Relocation of Storm and Sanitary Sewer for Future Pavement Work	Task Total:	174		16	50		38			70
	0310 Relocation of Storm and Sanitary Sewer for Future Pavement Work	Subtotal:	174		16	50		38			70
	Existing Design Review		6			6					
	Revised Sanitary Sewer Design		10		10						
	Revised Sanitary Profile Sheets		20								20
	Proposed Storm Plan Sheet		42			7		15			20
	Proposed Storm Profile Sheet		33			8		15			10
	Storm Detail Sheets		11			1					10
	Drainage Calculations/Modeling		10			10					
	Internal Coordination Meetings		4			4					
	Quantity Calculations and BOM		16			8		8			
	QA/QC		10		4	6					
	Updating MWRD Permit		12		2						10



AGENDA ITEM REPORT

Village Board of Trustees
July 20, 2026
ITEM 8G

REQUEST: Approval of a Resolution authorizing award of a contract with Sheridan Plumbing & Sewer, LLC., Bedford Park, Illinois (low bid), for the Shoe Factory Road Water Main Rehabilitation project in an amount not to exceed \$1,252,850.

FROM: Ryan Christensen, Water & Sewer Superintendent
Joseph Nebel, Public Works Director

ITEM TYPE: Resolution - Village Board

REQUEST SUMMARY

The Village-owned water main located between Illinois Tollway I-90 and Shoe Factory Road was installed as part of the original Hunter's Ridge I development in the late 1980s. This 16-inch transmission main provides critical water delivery within the western pressure zone and has recently experienced multiple breaks requiring repair. Through review by the Village's Joint Infrastructure Teams, comprised of Public Works and Engineering staff, this segment was identified as a critical component of the water distribution system.

Baxter & Woodman was previously retained to provide design engineering services for rehabilitation of the water main. As part of that effort, several rehabilitation methods were evaluated, including open-cut replacement, directional drilling, and cured-in-place pipe lining. Cured-in-place pipe lining was selected as the preferred method due to its less invasive construction approach and the project's proximity to the railroad tracks. This method uses the existing pipe as a host for a liner that is installed and cured in place to create a renewed pipe within the existing main.

The engineer's estimate of probable cost for the project was \$836,000. Bids were publicly opened on July 8, 2026, and four bids were received. Two bids were determined to be non-responsive due to the bidders' failure to acknowledge Addendum No. 1. Responsive bids were received from the following firms:

Contractor	Bid Amount
Sheridan Plumbing & Sewer, LLC	\$1,252,850.00
Hoerr Construction, Inc	\$1,289,055.00

After review of the bids received, Baxter & Woodman recommended award of the contract to Sheridan Plumbing & Sewer, LLC, as the lowest responsive bidder. Staff concurs with this recommendation. Baxter & Woodman's recommendation letter, bid

tabulation, and proposed contract are attached for review.

FINANCIAL IMPACT

There is \$1,150,000 in the Water and Sewer Capital Improvement Fund allocated for the Shoe Factory Road Water Main Rehabilitation project. The combination of this request for construction (\$1,252,850) and the companion request for construction engineering and administration (\$94,160), also included on the 7/20/26 agenda, for this project is over budget by \$197,010. Additional funding will be sourced from Water and Sewer Fund reserves.

RECOMMENDATION

Approval of a resolution authorizing award of a contract with Sheridan Plumbing & Sewer, LLC., Bedford Park, Illinois (low bid), for the Shoe Factory Road Water Main Rehabilitation project in an amount not to exceed \$1,252,850.

ATTACHMENTS

1. RESOLUTION SHOE FACTORY RD REHABILITATION RMC 7.15.26
2. 2500360.00_Letter_of_Recommendation
3. Bid Tabulation Breakdown
4. 2026 Proposed Budget - Detail FINAL 758
5. Sheridan Plumbing and Sewer

VILLAGE OF HOFFMAN ESTATES

RESOLUTION TO AWARD A CONTRACT TO SHERIDAN PLUMBING & SEWER, LLC OF BEDFORD PARK, IL. (LOW BID), FOR THE SHOE FACTORY ROAD WATER MAIN REHABILITATION PROJECT IN AN AMOUNT NOT TO EXCEED \$1,252,850.00

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

WHEREAS, the Village water main located between Illinois Tollway I-90 and Shoe Factory Road requires rehabilitation of existing critical infrastructure; and

WHEREAS, the project was advertised for competitive bidding on June 24, 2026, with bids publicly opened on July 8, 2026; and

WHEREAS, Village staff has determined Sheridan Plumbing & Sewer, 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 Sheridan Plumbing & Sewer, LLC of Bedford Park, IL for the Shoe Factory Road Water Main Rehabilitation Project in the amount of \$1,252,850.00.

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 and are hereby adopted as part of this Resolution.

Section 2: APPROVAL OF PURCHASE. The President and Board of Trustees hereby approve the selection of Sheridan Plumbing & Sewer, LLC of Bedford Park, IL for the Shoe Factory Road Rehabilitation Project in the amount of \$1,252,850.00.

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 \$50,000.

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

July 20, 2026

Mayor and Board of Trustees
Village of Hoffman Estates
1900 Hassell Road
Hoffman Estates, IL, 60169

Subject: Village of Hoffman Estates – Shoe Factory Road Water Main Rehabilitation

Dear Mayor and Board of Trustees:

The following bids were received for the Shoe Factory Road Water Main Rehabilitation on July 8, 2026, at 10:00 A.M.:

Bidder	Amount of Bid
Sheridan Plumbing & Sewer, Inc. Bedford Park, IL	\$1,252,850.00
Hoerr Construction, Inc. Goodfield, IL	\$1,289,055.00

Our pre-bid opinion of probable cost for this Project was \$836,000.00. Bids received from H. Linden & Sons Sewer & Water, Inc. and FERPAL Construction USA, LLC were determined to be nonresponsive due to lack of acknowledgement of Addendum #1. We have analyzed each of the bids and find Sheridan Plumbing & Sewer, Inc. to be the lowest responsive Bidder. Based on our knowledge of this bidder, we believe that Sheridan Plumbing & Sewer, Inc., is qualified to complete the project.

We recommend the award of the Contract to Sheridan Plumbing & Sewer, Inc., in the amount of \$1,252,850.00. The original Bid proposals are enclosed for Village records. Please advise us of your decision.

Sincerely,

BAXTER & WOODMAN, INC.
CONSULTING ENGINEERS



William "Jack" Worsham, P.E.
Project Manager

P:\HOFFE\2500360-Shoe Factory Road Water Main Repla\00-Design\12-Bidding\03 Bid Tab and LOR\Letter of Recommendation.docx

Village of Hoffman Estates, IL
Shoe Factory Road WaterMain Rehabilitation
July 8, 2026/10:00 AM
Project Number 2500360.00

				Engineer's Estimate		Sheridan Plumbing & Sewer, LLC		Hoerr Construction, Inc.		H. Linden & Sons Sewer and Water, Inc.		FER-PAL Construction, USA LLC	
No.	Item	Quantity	Unit	Unit Price	Total Price	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
1	PRECONSTRUCTION VIDEO RECORDING	1	LSUM	\$ 3,000.00	\$ 3,000.00	\$ 7,800.00	\$ 7,800.00	\$ 2,875.00	\$ 2,875.00	\$ 3,000.00	\$ 3,000.00	\$ 4,500.00	\$ 4,500.00
2	ABANDON EXISTING WATER MAIN AND APPURTENANCES	1	LSUM	\$ 25,000.00	\$ 25,000.00	\$ 10,000.00	\$ 10,000.00	\$ 11,500.00	\$ 11,500.00	\$ 25,000.00	\$ 25,000.00	\$ 16,900.00	\$ 16,900.00
3	TRENCH BACKFILL - WATER MAIN	84	FOOT	\$ 24.00	\$ 2,016.00	\$ 85.00	\$ 7,140.00	\$ 200.00	\$ 16,800.00	\$ 74.00	\$ 6,216.00	\$ 145.00	\$ 12,180.00
4	DUCTILE IRON WATER MAIN, OPEN CUT, 16-INCH RJT	109	FOOT	\$ 475.00	\$ 51,775.00	\$ 350.00	\$ 38,150.00	\$ 2,100.00	\$ 228,900.00	\$ 505.00	\$ 55,045.00	\$ 575.00	\$ 62,675.00
5	CURED-IN-PLACE PIPE (WATER MAIN), 16-INCH	1,801	FOOT	\$ 242.00	\$ 435,842.00	\$ 500.00	\$ 900,500.00	\$ 405.00	\$ 729,405.00	\$ 600.00	\$ 1,080,600.00	\$ 545.00	\$ 981,545.00
6	CONNECTION TO WATER MAIN (NON-PRESSURE), 16-INCH	2	EACH	\$ 8,000.00	\$ 16,000.00	\$ 14,000.00	\$ 28,000.00	\$ 9,150.00	\$ 18,300.00	\$ 20,000.00	\$ 40,000.00	\$ 24,850.00	\$ 49,700.00
7	WATER VALVES, 16-INCH	2	EACH	\$ 17,250.00	\$ 34,500.00	\$ 15,000.00	\$ 30,000.00	\$ 23,750.00	\$ 47,500.00	\$ 17,000.00	\$ 34,000.00	\$ 24,850.00	\$ 49,700.00
8	VALVE VAULTS, 5-FOOT	1	EACH	\$ 8,500.00	\$ 8,500.00	\$ 11,200.00	\$ 11,200.00	\$ 21,650.00	\$ 21,650.00		\$ -		\$ -
9	VALVE VAULTS, 6-FOOT	1	EACH	\$ 8,500.00	\$ 8,500.00	\$ 11,200.00	\$ 11,200.00	\$ 19,000.00	\$ 19,000.00	\$ 8,000.00	\$ 8,000.00	\$ 19,500.00	\$ 19,500.00
10	FIRE HYDRANTS	1	EACH	\$ 10,000.00	\$ 10,000.00	\$ 10,500.00	\$ 10,500.00	\$ 23,770.00	\$ 23,770.00	\$ 12,000.00	\$ 12,000.00	\$ 18,200.00	\$ 18,200.00
11	FIRE HYDRANT BARREL EXTENSION	8	FOOT	\$ 150.00	\$ 1,200.00	\$ 600.00	\$ 4,800.00	\$ 1,990.00	\$ 15,920.00	\$ 1,200.00	\$ 9,600.00	\$ 990.00	\$ 7,920.00
12	EXPLORATION TRENCH (SPECIAL)	100	FOOT	\$ 35.00	\$ 3,500.00	\$ 20.00	\$ 2,000.00	\$ 90.00	\$ 9,000.00	\$ 44.00	\$ 4,400.00	\$ 35.00	\$ 3,500.00
13	PARKWAY RESTORATION	1,133	SQ YD	\$ 20.00	\$ 22,660.00	\$ 15.00	\$ 16,995.00	\$ 35.00	\$ 39,655.00	\$ 25.00	\$ 28,325.00	\$ 25.00	\$ 28,325.00
14	HOT-MIX ASPHALT SURFACE REMOVAL AND REPLACEMENT	12	SQ YD	\$ 75.00	\$ 900.00	\$ 200.00	\$ 2,400.00	\$ 575.00	\$ 6,900.00	\$ 500.00	\$ 6,000.00	\$ 330.00	\$ 3,960.00
15	AGGREGATE SURFACE COURSE REMOVAL AND REPLACEMENT, 8"	3,160	SQ YD	\$ 48.00	\$ 151,676.21	\$ 45.00	\$ 142,200.00	\$ 17.25	\$ 54,510.00	\$ 21.00	\$ 66,360.00	\$ 75.00	\$ 237,000.00
16	DUST CONTROL WATERING	40	UNIT	\$ 400.00	\$ 16,000.00	\$ 50.00	\$ 2,000.00	\$ 115.00	\$ 4,600.00	\$ 1.00	\$ 40.00	\$ 60.00	\$ 2,400.00
17	NON-SPECIAL WASTE DISPOSAL (IDOT ITEM 66900200)	10	CU YD	\$ 100.00	\$ 1,000.00	\$ 150.00	\$ 1,500.00	\$ 405.00	\$ 4,050.00	\$ 200.00	\$ 2,000.00	\$ 165.00	\$ 1,650.00
18	SOIL DISPOSAL ANALYSIS (IDOT ITEM 66900530)	1	EACH	\$ 4,800.00	\$ 4,800.00	\$ 2,800.00	\$ 2,800.00	\$ 2,875.00	\$ 2,875.00	\$ 3,000.00	\$ 3,000.00	\$ 3,100.00	\$ 3,100.00
19	REGULATED SUBSTANCES PRE-CONSTRUCTION PLAN (IDOT ITEM 66901001)	1	LSUM	\$ 500.00	\$ 500.00	\$ 2,800.00	\$ 2,800.00	\$ 1,725.00	\$ 1,725.00	\$ 3,000.00	\$ 3,000.00	\$ 3,100.00	\$ 3,100.00
20	REGULATED SUBSTANCES FINAL CONSTRUCTION REPORT (IDOT ITEM 66901003)	1	LSUM	\$ 500.00	\$ 500.00	\$ 2,800.00	\$ 2,800.00	\$ 1,725.00	\$ 1,725.00	\$ 3,000.00	\$ 3,000.00	\$ 3,100.00	\$ 3,100.00
21	REGULATED SUBSTANCES MONITORING (IDOT ITEM 66901006)	5	CAL DAY	\$ 100.00	\$ 500.00	\$ 600.00	\$ 3,000.00	\$ 1,725.00	\$ 8,625.00	\$ 1,000.00	\$ 5,000.00	\$ 660.00	\$ 3,300.00
22	FILTER ASSEMBLY SUPPLY AND INSTALLATION	3	EACH	\$ 190.00	\$ 570.00	\$ 250.00	\$ 750.00	\$ 345.00	\$ 1,035.00	\$ 180.00	\$ 540.00	\$ 450.00	\$ 1,350.00

Village of Hoffman Estates, IL
Shoe Factory Road WaterMain Rehabilitation
July 8, 2026/10:00 AM
Project Number 2500360.00

				Engineer's Estimate		Sheridan Plumbing & Sewer, LLC		Hoerr Construction, Inc.		H. Linden & Sons Sewer and Water, Inc.		FER-PAL Construction, USA LLC	
No.	Item	Quantity	Unit	Unit Price	Total Price	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
23	PERIMETER EROSION BARRIER INSTALLATION AND MAINTENANCE	2,100	FOOT	\$ 15.00	\$ 31,500.00	\$ 4.00	\$ 8,400.00	\$ 6.00	\$ 12,600.00	\$ 5.00	\$ 10,500.00	\$ 6.50	\$ 13,650.00
24	TREE ROOT PRUNING	5	EACH	\$ 200.00	\$ 1,000.00	\$ 100.00	\$ 500.00	\$ 290.00	\$ 1,450.00	\$ 120.00	\$ 600.00	\$ 120.00	\$ 600.00
25	TREE PRUNING (1 TO 10 INCH DIAMETER)	2	EACH	\$ 200.00	\$ 400.00	\$ 20.00	\$ 40.00	\$ 290.00	\$ 580.00	\$ 100.00	\$ 200.00	\$ 250.00	\$ 500.00
26	TREE PRUNING (OVER 10 INCH DIAMETER)	2	EACH	\$ 200.00	\$ 400.00	\$ 200.00	\$ 400.00	\$ 345.00	\$ 690.00	\$ 100.00	\$ 200.00	\$ 550.00	\$ 1,100.00
27	TREE TRUNK PROTECTION	5	EACH	\$ 200.00	\$ 1,000.00	\$ 320.00	\$ 1,600.00	\$ 575.00	\$ 2,875.00	\$ 200.00	\$ 1,000.00	\$ 450.00	\$ 2,250.00
28	TEMPORARY FENCE	45	FOOT	\$ 40.00	\$ 1,800.00	\$ 75.00	\$ 3,375.00	\$ 12.00	\$ 540.00	\$ 20.00	\$ 900.00	\$ 125.00	\$ 5,625.00
	TOTALS				\$ 835,039.21		\$ 1,252,850.00		\$ 1,289,055.00		\$ 1,408,526.00		\$ 1,537,330.00
	Bidder's Proposal as read										\$ 1,415,526.00		\$ 1,556,830.00

Village of Hoffman Estates, Illinois

2026 Annual Operating Budget

Account Information

Account Number: 40407325-4609

Account Name: Water Tank Improvements

Fund: Water & Sewer Fund

Department: Public Works

Division: Capital Projects Division

Account History

2022 Budget	\$	817,000	2023 Budget	\$	100,000	2024 Budget	\$	4,190,700
2022 Actual	\$	77,539	2023 Actual	\$	28,026	2024 Actual	\$	7,280

	2025 Budget	2025 Estimate	2026 Dept Request	2025 Carry- Over	2026 Manager Approved	2027 Financial Plan	2028 Financial Plan
Projected Expenditures							
Abbeywood Pump replacement & control upgrade							
Three VFD's	125,000	125,000	-	-	-	-	-
Upgrade Generator	-	-	225,000	-	225,000	-	-
Automatic transfer switch (ATS)	-	-	40,000	-	40,000	-	-
Bi-Directional Meter & Valve Replacement	-	-	-	-	-	70,000	-
Water main Replacements:							
Whispering Trail	500,000	500,000	-	-	-	-	-
Shoe Factory Rd//EJ& E Row	350,000	200,000	1,150,000	-	1,150,000	-	-
Various	-	-	1,600,000	-	1,600,000	2,035,000	2,000,000
w/ Road Reconstruction Program	1,900,000	1,975,000	1,635,000	-	1,635,000	1,553,750	1,881,000
I-90 Tollway Utility Crossings							
Water Main Engineering	-	-	-	-	-	300,000	-
Water Main Construction	-	-	-	-	-	-	200,000



COVER SHEET

Proposal Submitted By:			
Contractor's Name			
Sheridan Plumbing & Sewer, LLC			
Contractor's Address		City	State Zip Code
6754 W. 74th Street		Bedford Park	IL 60638

STATE OF ILLINOIS

Local Public Agency	County	Section Number
Village of Hoffman Estates	Cook	
Route(s) (Street/Road Name)	Type of Funds	
Shoe Factory Road Water Main Rehabilitation	Village	
☐ 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
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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		Shoe Factory Road Water Main

NOTICE TO BIDDERS

Sealed proposals for the project described below will be received at the office of Village, Clerk, Village Hall

1900 Hassell Rd, Hoffman Estates, IL 60169 until 10:00 AM on 07/08/26
 Address Time Date

Sealed proposals will be opened and read publicly at the office of Village, Clerk, Village Hall

1900 Hassell Rd, Hoffman Estates, IL 60169 at 10:00 AM on 07/08/26
 Address Time Date

DESCRIPTION OF WORK

Location	Project Length
Shoe Factory Road Water Main Rehabilitation	1,900 Ft. (0.35 Mi.)

Proposed Improvement

Rehabilitation of approximately 1,900 linear feet of ductile iron water main with cured-in-place pipe (CIPP) in a Public Utility Easement (PUE) from Shoe Factory Road to I-90

1. Plans and proposal forms will be available in the office of

To prospective bidders by contacting Baxter & Woodman 815-444-3332 (Contact - Jack Worsham - jworsham@baxterwoodman.com) or via the Village's website for no additional fee. Direct all questions to Jack Worsham. The deadline for questions is 4:00 PM on Thursday, July 2. No pre-bid conference will be held.

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:

- Local Public Agency Formal Contract Proposal (BLR 12200)
- Schedule of Prices (BLR 12201)
- Proposal Bid Bond (BLR 12230) (if applicable)
- Apprenticeship or Training Program Certification (BLR 12325) (do not use for project with Federal funds.)
- 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		Shoe Factory Road Water Main

PROPOSAL

- Proposal of Sheridan Plumbing & Sewer, LLC
6754 W. 74th Street, Bedford Park, IL 60638
Contractor's Name _____
Contractor's Address _____
- The plans for the proposed work are those prepared by Baxter & Woodman, Inc.
and approved by the Department of Transportation on _____.
- 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.
- 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.
- The undersigned agrees to complete the work within _____ working days or by 04/15/27 unless additional time is granted in accordance with the specifications.
- 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.
- 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.
- The undersigned submits herewith the schedule of prices on BLR 12201 covering the work to be performed under this contract.
- 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.
- 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 Treasurer of Hoffman Estates.
The amount of the check is _____ (_____).

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		Shoe Factory Road Water Main

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 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 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 of 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		Shoe Factory Road Water Main

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)



Corporate Name

Sheridan Plumbing & Sewer, LLC

Signature & Date

July 6, 2026	
--------------	--

Title

President

Business Address

6754 W. 74th Street

City	State	Zip Code
Bedford Park	IL	60638

Insert Names of Officers

President

Anthony Johansen

Attest:



~~Secretary~~ Project Manager
Arthur Aimaro

Secretary

N/A

Treasurer

N/A

Instructions for BLR 12200 - Page 1 of 2

Note: Instructions should not be included when the form is submitted.

This form is used when a Local Public Agency desires to solicit bids for a project.

This form shall be included in all formal contract proposals for bidding purposes. This includes both maintenance and construction projects. Refer to Chapter 12 of the Bureau of Local Roads and Streets Manual for more information. Specifications must be included in the proposal packet, along with plans, if applicable. For signature requirements refer to Chapter 2, Section 3.05(b) of the BLRS Manual.

Proposal Submitted By:

Contractor's Name (to be completed by Bidder)	Contractor will insert their name when submitting a proposal packet for bid.
Contractor's Address (to be completed by Bidder)	Contractor will insert legal address when submitting a proposal packet for bid.
Local Public Agency	Insert the name of the Local Public Agency (LPA) soliciting bids for the project.
County	Insert the name of the County in which the LPA is located.
Section Number	Insert the section number assigned to this project without dashes.
Route(s) (Street/Road Name)	Insert the name of the street or route on which the project is located. For projects that include several streets or routes, insert various.
Type of Funds	Insert the type of funds being used to fund this project.
Proposal Only/Proposal and Plans/ Proposal Only, Plans are separate	Check the box that is applicable to this packet.
For a County and Road District Project	
Highway Commissioner Signature	For a Road District Project, the Highway Commissioner shall sign and date here.
County Engineer/Superintendent of Highways	For a road district project or county project, the County Engineer/Superintendent of Highways shall sign and date here.
For a Municipal Project	
Signature and Date	For a Municipal project, the appropriate municipal official shall sign and date here.
Official Title	Insert the title of the official who signed above.
Department of Transportation	
Regional Engineer Signature and Date	Upon a limited review, the Regional Engineer shall sign and date here.

NOTICE TO BIDDERS

Name of Office	Insert the name of the office where proposals will be received.
Address	Insert the address of the office where sealed proposals will be received.
Time	Insert the time, including AM or PM, that proposals will be accepted until.
Date	Insert the date that proposals will be accepted until.
Name of Office	Insert the name of the office where proposals will be open and read.
Address	Insert the address of the office where proposals will be open and read.
Time	Insert the time, including AM or PM, that proposals will be read.
Date	Insert the date that proposals will be read.
Location	Insert the location description of the project.
Length	Insert the length of project in miles.
Proposed Improvement	Insert the description of the proposed improvement.
1 Office of	Insert the name of the office, along with the address where plans and proposals will be available.
2 Prequalification	Check this box if prequalification is or will be required.

Instructions for BLR 12200 - Page 2 of 2

PROPOSAL

- | | | |
|----|--|--|
| 1 | Proposal of (to be completed by Bidder) | Insert the bidder's name and address. |
| 2 | Prepared by | Insert the name of the LPA consulting engineering company who prepared the plans. |
| | Approved | Insert the date of approval of the plans by the Department of Transportation. |
| 5 | Working Days | Insert the number of working days for the project as provided in the estimate of time, is applicable. |
| | Completion Date | Insert the completion date, if applicable. |
| 6 | Section Number (to be completed by Bidder) | If applicable, insert the section number without dashes of the proposal packet where the proposal guaranty can be found. |
| 7 | | The LPA will complete this with the contract bond requirement. |
| 11 | | The LPA will complete as it applies to the acceptance of bid bonds. |
| | Payable to | Insert the name of the LPA. |
| | Amount of Check | Insert the amount of the check in words followed by numerical format in (). |
| | Attach Cashier's Check or Certified Check Here | Insert the BLR 12201. This will need to be completed by the bidder. |
| | | Attached a certified or cashier's check here unless the proposal guaranty is found in another proposal packet. If so, indicate the packet section number where the guarantee can be found. |
| | Signatures | |
| | If an individual | If the bidder is an individual, the bidder shall sign, date, and insert their address on the line below. |
| | If a partnership | |
| | Firm Name and Address | If the bidder is a partnership, the Firm name shall be inserted. The appropriate firm individual shall sign, date, and insert the firm's address on the line below. |
| | Name and Addresses of Partners | On a separate line, insert each partner's name and address. |
| | If a corporation | |
| | Corporate Name | Insert the corporate name of the bidder. This is to be followed by the signature of the corporate president. |
| | Business Address | Insert the business address for the corporation. |
| | Insert the Names of Officers | Insert the name of the corporation's president, Secretary and Treasurer. |
| | Attest | The secretary of the corporation shall sign and date here. |

A minimum of four (4) signed originals must be submitted to the Regional Engineer's District office.

Following the Regional Engineer's approval, distribution will be as follows:

- Local Public Agency Clerk (2)
- Engineer (Municipal, Consultant or County)
- District File



Schedule of Prices

Contractor's Name

Sheridan Plumbing & Sewer LLC

Contractor's Address

6754 W. 74th Street

City

Bedford Park

State

IL

Zip Code

60638

Local Public Agency

Village of Hoffman Estates

Section Number

NA

Route(s) (Street/Road Name)

Shoe Factory Road Water Main Rehabilitation

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
1	PRECONSTRUCTION VIDEO RECORDING	LSUM	1	\$7,800.00	\$7,800.00
2	ABANDON EXISTING WATER MAIN AND APPURTENANCES	LSUM	1	\$10,000.00	\$10,000.00
3	TRENCH BACKFILL - WATER MAIN	FOOT	84	\$85.00	\$7,140.00
4	DUCTILE IRON WATER MAIN, OPEN CUT, 16-INCH RJT	FOOT	109	\$350.00	\$38,150.00
5	CURED-IN-PLACE PIPE (WATER MAIN), 16-INCH	FOOT	1,801	\$500.00	\$900,500.00
6	CONNECTION TO WATER MAIN (NON-PRESSURE), 16-INCH	EACH	2	\$14,000.00	\$28,000.00
7	WATER VALVES, 16-INCH	EACH	2	\$15,000.00	\$30,000.00
8	VALVE VAULTS, 5-FOOT	EACH	1	\$11,200.00	\$11,200.00
9	VALVE VAULTS, 6-FOOT	EACH	1	\$11,200.00	\$11,200.00
10	FIRE HYDRANTS	EACH	1	\$10,500.00	\$10,500.00
11	FIRE HYDRANT BARREL EXTENSION	FOOT	8	\$600.00	\$4,800.00
12	EXPLORATION TRENCH (SPECIAL)	FOOT	100	\$20.00	\$2,000.00
13	PARKWAY RESTORATION	SQ YD	1,133	\$15.00	\$16,995.00
14	HOT-MIX ASPHALT SURFACE REMOVAL AND REPLACEMENT	SQ YD	12	\$200.00	\$2,400.00
15	AGGREGATE SURFACE COURSE REMOVAL AND REPLACEMENT, 8"	SQ YD	3,160	\$45.00	\$142,200.00
16	DUST CONTROL WATERING	UNIT	40	\$50.00	\$2,000.00
17	NON-SPECIAL WASTE DISPOSAL (IDOT ITEM 66900200)	CU YD	10	\$150.00	\$1,500.00
18	SOIL DISPOSAL ANALYSIS (IDOT ITEM 66900530)	EACH	1	\$2,800.00	\$2,800.00
19	REGULATED SUBSTANCES PRE-CONSTRUCTION PLAN (IDOT ITEM 66901001)	LSUM	1	\$2,800.00	\$2,800.00
20	REGULATED SUBSTANCES FINAL CONSTRUCTION REPORT (IDOT ITEM 66901003)	LSUM	1	\$2,800.00	\$2,800.00
21	REGULATED SUBSTANCES MONITORING (IDOT ITEM 66901006)	CAL DAY	5	\$600.00	\$3,000.00

22	FILTER ASSEMBLY SUPPLY AND INSTALLATION	EACH	3	\$250.00	\$750.00
23	PERIMETER EROSION BARRIER INSTALLATION AND MAINTENANCE	FOOT	2,100	\$4.00	\$8,400.00
24	TREE ROOT PRUNING	EACH	5	\$100.00	\$500.00
25	TREE PRUNING (1 TO 10 INCH DIAMETER)	EACH	2	\$20.00	\$40.00
26	TREE PRUNING (OVER 10 INCH DIAMETER)	EACH	2	\$200.00	\$400.00
27	TREE TRUNK PROTECTION	EACH	5	\$320.00	\$1,600.00
28	TEMPORARY FENCE	FOOT	45	\$75.00	\$3,375.00
Bidder's Total Proposal					\$1,252,850.00

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.



Local Public Agency
Proposal Bid Bond

Local Public Agency Village of Hoffman Estates	County Cook	Section Number
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WE, Sheridan Plumbing & Sewer, LLC as PRINCIPAL, and
SiriusPoint America Insurance Company 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 8th of July, 2026
Day Month and Year

Principal

Company Name

Sheridan Plumbing & Sewer, LLC

Signature & Date

By:

July 6, 2026

Title

President

Company Name

Signature & Date

By:

Title

(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

SiriusPoint America Insurance Company

Signature of Attorney-in-Fact Signature & Date

By:

Danielle Hernandez, Attorney-In-Fact



STATE OF IL MN
COUNTY OF St. Louis

I, Lynn M Dvergsten, a Notary Public in and for said county do hereby certify that
& **Danielle Hernandez**

(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.

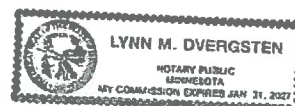
Given under my hand and notarial seal this 8th day of July, 2026
Day Month and Year

(SEAL, if required by the LPA)

Notary Public Signature & Date

Lynn M Dvergsten, Notary Public

Date commission expires January 31, 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

Sheridan Plumbing & Sewer, LLC

Signature & Date

July 6, 2026



Title

President

**POWER OF ATTORNEY
SIRIUSPOINT AMERICA INSURANCE COMPANY
NEW YORK**

MMANBE01_1123

KNOW ALL MEN BY THESE PRESENTS: That SiriusPoint America Insurance Company (the "Company"), a New York corporation, having its principal office in the City of New York, pursuant to the following Resolution, which was adopted on August 27, 2024 by Unanimous Written Consent of the Board of the Directors of the Company, to wit:

RESOLVED, that the President, Senior Vice President, Chief Financial Officer, Secretary or the Assistant Secretary is hereby authorized to execute Powers of Attorney appointing as attorneys-in-fact selected employees of certain surety companies who shall have the power for and on behalf of the Company to execute and affix the seal of the Company to surety contracts as surety. Such authority can be executed by use of facsimile signature.

Does hereby nominate, constitute and appoint:

Danielle Hernandez, Annette Dillon, Chase Stoneback, Christine M. Scott, Kerri Hatton-Rudnik, Lynn Dvergsten, Mike Payne, Russell Henkel, John C. Klein, Stewart Yoo, Karla Deutsch-Hunt

Its true and lawful agent and attorney-in-fact, to make, execute, seal and deliver for and on its behalf, and its act and deed any and all bonds, contracts, agreements of indemnity and other undertakings in suretyship (NOT INCLUDING bonds without a fixed penalty or financial guarantee) and to bind the Company thereby as fully and to the same extent as of same were signed by the duly authorized officers of the Company, provided, however, that the penal sum of any one such instrument executed hereunder shall not exceed the sum of:

\$63,971,000 single bond limit

All acts of said attorneys-in-fact pursuant to the authorities herein given are hereby ratified and confirmed. The President, Senior Vice President, Chief Financial Officer, Secretary or Assistant Secretary may from time to time and at any time remove such appointee and remove the power given to him or her. The execution of such bonds or undertakings in pursuance of these presents, within one year of the date of these present, shall be binding under said Company, 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 Company at its office in New York, New York, in their own proper persons.

IN WITNESS WHEREOF, SiriusPoint America Insurance Company has caused its corporate seal to be hereunto affixed and these presents to be signed by its President this tenth day of October, 2024.



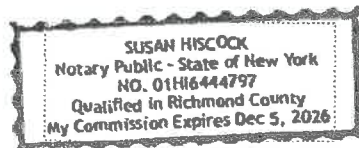
SiriusPoint America Insurance Company

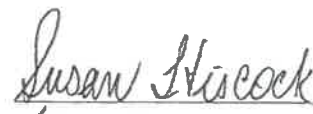

Paul Mihulka
President

State of New York
County of New York

On this tenth day of October 2024, before me a Notary Public of the State of New York, in and for the County of New York, duly commissioned and qualified, came Paul Mihulka, President, of SiriusPoint America Insurance Company, to me personally known to be the individual and officer described in, and who executed the preceding instrument, and acknowledged the execution of the same, and being by me duly sworn, deposed and said that he is the officer of the said Company aforesaid, and that the seal affixed to the preceding instrument is the Corporate Seal of said Company, and the said Corporate seal and his signature as officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Company, referred to in the preceding instrument is now in force.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal.




/ Notary Public
My Commission expires Dec. 5, 2026

STATE OF New York
COUNTY OF New York

I, Paul Mihulka, President of SiriusPoint America Insurance Company, a New York corporation, do hereby certify that the above and foregoing is a full, true and correct copy of Power of Attorney, is still in full force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand, and affixed the Seal of said Company, on the 8th day of July, 2026




Paul Mihulka
President



Illinois Department of Transportation

Affidavit of Availability For the Letting of 7/7/2026



Bureau of Construction
2300 South Dirksen Parkway/Room 322
Springfield, IL 62764

Instructions: Complete this form by either typing or using black ink. "Authorization to Bid" will not be issued unless both sides of this form are completed in detail. Use additional forms as needed to list all work.

Part I. Work Under Contract

List below all work you have under contract as either a prime contractor or a subcontractor. It is required to include all pending low bids not yet awarded or rejected. In a joint venture, list only that portion of the work which is the responsibility of your company. The uncompleted dollar value is to be based upon the most recent engineer's or owners estimate, and must include work subcontracted to others. If no work is contracted, show NONE.

	1	2	3	4	Awards Pending	Accumulated Totals
Contract Number					3HOFFPACTBY ROAD WATER MAIN	
Contract With	CITY OF ELIHABST	INSITUFORM TECH			HOFFMAN ESTES	
Estimated Completion Date	AUGUST 15, 2026	OCT-1 2026			APRIL 15, 2027	
Total Contract Price	\$635,000	\$433,520			\$1,252,850	\$2,321,370
Uncompleted Dollar Value if Firm is the Prime Contractor	\$500,000	\$0.00			\$657,046	\$1,157,046
Uncompleted Dollar Value if Firm is the Subcontractor		\$433,520				\$433,520
Total Value of All Work						\$1,590,566

Part II. Awards Pending and Uncompleted Work to be done with your own forces.

List below the uncompleted dollar value of work for each contract and awards pending to be completed with your own forces. All work subcontracted to others will be listed on the reverse of this form. In a joint venture, list only that portion of the work to be done by your company. If no work is contracted, show NONE.

Earthwork					\$250,000	\$250,000
Portland Cement Concrete Paving						
HMA Plant Mix						
HMA Paving						
Clean & Seal Cracks/Joints						
Aggregate Bases, Surfaces						
Highway, R.R., Waterway Struc.						
Drainage					\$30,000	\$30,000
Electrical						
Cover and Seal Coats						
Concrete Construction						
Landscaping					\$35,000	\$35,000
Fencing						
Guardrail						
Painting						
Signing						
Cold Milling, Planning, Rotomilling						
Demolition						
Pavement Markings (Paint)						
Other Construction (List)						
WATER MAIN	\$500,000	\$433,520			\$342,046	\$1,275,566
Totals	\$500,000	\$433,520			\$657,046	\$1,590,566

Disclosure of this information is REQUIRED to accomplish the statutory purpose as outlined in the "Illinois Procurement Code." Failure to comply will result in non-issuance of an "Authorization To Bid." This form has been approved by the State Forms Management Center.

Part III. Work Subcontracted to Others.

For each contract described in Part I, list all the work you have subcontracted to others.

	1	2	3	4	Awards Pending
Subcontractor	ABCON				
Type of Work	DIRECTION DRILL				
Subcontract Price	135,000				
Amount Uncompleted	135,000				
Subcontractor					
Type of Work					
Subcontract Price					
Amount Uncompleted					
Subcontractor					
Type of Work					
Subcontract Price					
Amount Uncompleted					
Subcontractor					
Type of Work					
Subcontract Price					
Amount Uncompleted					
Subcontractor					FER - PAL
Type of Work					WATER MAIN LAYING
Subcontract Price					595,810
Amount Uncompleted					
Total Uncompleted	135,000				1,252,850

Notary

I, being duly sworn, do hereby declare this affidavit is a true and correct statement relating to ALL uncompleted contracts of the undersigned for Federal, State, County, City and private work, including ALL subcontract work, ALL pending low bids not yet awarded or rejected and ALL estimated completion dates.

Officer or Director

Title

Signature

Date

Company

Address

City

State

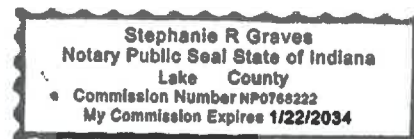
Zip Code

Subscribed and sworn to before me

this 6th day of July, 2026

Stephanie R Graves
(Signature of Notary Public)

My commission expires 1-22-2034



(Notary Seal)

☐ Add pages for additional contracts



**Illinois Department
of Transportation**

Certificate of Eligibility

Sheridan Plumbing & Sewer, LLC
6754 W. 74th Street BEDFORD PARK, IL 60638

Contractor No 5486

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

\$111,008,000.00

001	EARTHWORK	\$1,250,000
012	DRAINAGE	\$5,900,000
013	DRAINAGE CLEANING	\$9,675,000
017	CONCRETE CONSTRUCTION	\$2,450,000

THIS CERTIFICATE OF ELIGIBILITY IS VALID FROM 6/11/2026 TO 4/30/2027 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 6/11/2026.



Engineer of Construction



AGENDA ITEM REPORT

Village Board of Trustees
July 20, 2026
ITEM 8H

REQUEST: Approval of a Resolution authorizing an agreement with Baxter & Woodman, Crystal Lake, Illinois, for construction engineering and administration of the Shoe Factory Road Water Main Rehabilitation Project in an amount not to exceed \$94,160.

FROM: Ryan Christensen, Water & Sewer Superintendent
Joseph Nebel, Public Works Director

ITEM TYPE: Resolution - Village Board

REQUEST SUMMARY

The Village-owned water main located between Illinois Tollway I-90 and Shoe Factory Road was installed as part of the original Hunter's Ridge I development in the late 1980s. This 16-inch transmission main provides critical water delivery within the western pressure zone and has recently experienced multiple breaks requiring repair. Through review by the Village's Joint Infrastructure Teams, comprised of Public Works and Engineering staff, this segment was identified as a critical component of the water distribution system.

This agreement is a companion item to the construction contract for the same Shoe Factory Road Water Main Rehabilitation Project and pertains specifically to construction engineering and administration services. These services are necessary to provide technical oversight during construction and to help ensure the project is completed in accordance with the approved plans, specifications, schedule, and budget. The proposed scope includes project kick-off, submittal review, construction observation, progress reporting, material inspection, schedule coordination, pay request review, project closeout, and related construction administration services.

On June 6, 2026, staff requested proposals from select pre-qualified firms on the approved engineering shortlist for water and sewer projects. Three submittals were reviewed based on project approach, understanding of the work, relevant experience, and general qualifications. Following this review, staff determined that Baxter & Woodman was the most qualified firm to provide construction engineering and administration services for this project.

Baxter & Woodman recently completed the design engineering for the Shoe Factory Road Water Main Rehabilitation Project and has previously provided successful design and construction engineering and administration services for the Golf Lift Station Replacement Project in 2020. Staff recommends approval of an agreement with Baxter & Woodman for construction engineering and administration services for the Shoe Factory Road Water Main Rehabilitation Project based on the firm's familiarity with the project, relevant experience, and past performance on similar Village projects.

FINANCIAL IMPACT

There is \$1,150,000 in the Water and Sewer Capital Improvement Fund allocated for the Shoe Factory Road Water Main Rehabilitation project. The combination of this request for construction engineering (\$94,160) and the companion request for construction (\$1,252,850), also included on the 7/20/26 agenda, for this project is over budget by \$197,010. Additional funding will be sourced from Water and Sewer Fund reserves.

RECOMMENDATION

Approval of a resolution authorizing an agreement with Baxter & Woodman, Crystal Lake, Illinois, for construction engineering and administration of the Shoe Factory Road Water Main Rehabilitation Project in an amount not to exceed \$94,160.

ATTACHMENTS

1. RESOLUTION SHOE FACTORY RD WM CONSTRUCTION ENGINEERING final
2. 2601064.00_Proposal_ShoeFactoryRdWMLiningCS

RESOLUTION NO. ____ - 2026

VILLAGE OF HOFFMAN ESTATES

RESOLUTION AUTHORIZING AN AGREEMENT WITH BAXTER & WOODMAN,
CRYSTAL LAKE, ILLINOIS FOR CONSTRUCTION, ENGINEERING AND ADMINISTRATION
FOR THE SHOE FACTORY WATER MAIN REHABILITATION PROJECT
IN AN AMOUNT NOT TO EXCEED \$94,160.00

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

WHEREAS, the Village water main operated between Illinois Tollway I-90 and Shoe Factory Road requires rehabilitation of existing critical infrastructure; and

WHEREAS, the Shoe Factory Road Water Main Rehabilitation Project requires construction engineering and administration services to provide technical oversight during construction and to help ensure the project is completed in accordance with the approved plans, specifications, schedule, and budget; and

WHEREAS, proposals were solicited on June 6, 2026 from select pre-qualified firms on the approved engineering short list for water and sewer projects and evaluated based on project approach, project understanding, relevant experience, and qualifications; and

WHEREAS, the Village has identified Baxter & Woodman as the most qualified firm to provide construction engineering and administration services for the project; and

WHEREAS, the Corporate Authorities have determined that it is in the public interest for the Village to approve an agreement with Baxter & Woodman for construction engineering and administration services related to the Shoe Factory Road Water Main Rehabilitation Project in an amount not to exceed \$94,160.00.

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

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

Section 2: APPROVAL OF AGREEMENT. The President and Board of Trustees hereby approve an agreement with Baxter & Woodman for construction engineering and administration services related to the Shoe Factory Road Water Main Rehabilitation Project in an amount not to exceed \$94,160.00.

Section 3: AUTHORIZATION TO EXECUTE AGREEMENT. The President and/or Village Manager are hereby authorized to execute the Agreement attached hereto as Exhibit A, incorporated herein and made part hereof by reference, and to execute any other documents necessary to complete the work approved in Section 2 of this Resolution in accordance with the Village Code and applicable state and federal law.

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

RESOLVED THIS ____ day of _____, 2026

VOTE	AYE	NAY	ABSENT	ABSTAIN
Trustee Karen V. Mills	_____	_____	_____	_____
Trustee Anna Newell	_____	_____	_____	_____
Trustee Gary J. Pilafas	_____	_____	_____	_____
Trustee Gary G. Stanton	_____	_____	_____	_____
Trustee Karen Arnet	_____	_____	_____	_____
Trustee Patrick Kinnane	_____	_____	_____	_____
President William D. McLeod	_____	_____	_____	_____
APPROVED THIS ____ DAY OF _____, 2026				

ATTEST:

Village Clerk

Village President

July 15, 2026

Mr. Ryan Christensen
Water and Sewer Superintendent
Village of Hoffman Estates
2305 Pembroke Drive
Hoffman Estates, IL 60169

Subject: Village of Hoffman Estates – Shoe Factory Road Water Main Lining - Construction Services

Dear Mr. Christensen:

Baxter & Woodman, Inc., is pleased to submit the following Construction Engineering Services Proposal for the Water Main Lining Project. This proposal outlines our scope of services and engineering fee.

Scope of Services

1. Act as the Owner's representative with duties, responsibilities and limitations of authority as assigned in the construction contract documents.
2. PROJECT INITIATION
 - A. Prepare Award Letter, Agreement, Contract Documents, Performance/Payment Bonds, and Notice to Proceed.
 - B. Receive Contractor insurance documents.
 - C. Attend and prepare minutes for the preconstruction conference and review the Contractor's proposed construction schedule and list of subcontractors.
3. CONSTRUCTION ADMINISTRATION
 - A. Attend periodic construction progress meetings.
 - B. Shop drawing and submittal review by Engineer shall apply only to the items in the submissions and only for the purpose of assessing, if upon installation or incorporation in the Project, they are generally consistent with the construction documents. Owner agrees that the contractor is solely responsible for the submissions (regardless of the format in which provided, i.e., hard copy or electronic transmission) and for compliance with the contract documents. Owner further agrees that the Engineer's review and action in relation to these submissions shall not constitute the provision of means, methods, techniques, sequencing or procedures of construction or extend to safety programs or precautions. Engineer's consideration of a component does not constitute acceptance of the assembled item.

- C. Prepare construction contract change orders and work directives when authorized by the Owner.
 - D. Review the Contractor's requests for payments as construction work progresses and advise the Owner of amounts due and payable to the Contractor in accordance with the terms of the construction contract documents.
 - E. Research and prepare written response by Engineer to request for information from the Owner and Contractor.
 - F. Project manager or other office staff visit site as needed.
4. FIELD OBSERVATION – Full Time
- A. Engineer's site observation shall be at the times agreed upon with the Owner. Engineer will provide Resident Project Representatives at the construction site on a full-time basis of forty (40) hours per week from Monday through Friday, not including legal holidays, as deemed necessary by the Engineer, to assist the Contractor with interpretation of the Drawings and Specifications, to observe in general if the Contractor's work is in conformity with the Final Design Documents, and to monitor the Contractor's progress as related to the Construction Contract date of completion. Through standard, reasonable means, Engineer will become generally familiar with observable completed work. If Engineer observes completed work that is inconsistent with the construction documents, that information shall be communicated to the contractor and Owner to address. Engineer shall not supervise, direct, control, or have charge or authority over any contractor's work, nor shall the Engineer have authority over or be responsible for the means, methods, techniques, sequences, or procedures of construction selected or used by any contractor, or the safety precautions and programs incident thereto, for security or safety at the site, nor for any failure of any contractor to comply with laws and regulations applicable to such contractor's furnishing and performing of its work. Engineer neither guarantees the performance of any contractor nor assumes responsibility for any contractor's failure to furnish and perform the work in accordance with the contract documents, which contractor is solely responsible for its errors, omissions, and failure to carry out the work. Engineer shall not be responsible for the acts or omissions of any contractor, subcontractor, or supplier, or of any of their agents or employees or any other person, (except Engineer's own agents, employees, and consultants) at the site or otherwise furnishing or performing any work; or for any decision made regarding the contract documents, or any application, interpretation, or clarification, of the contract documents, other than those made by the Engineer.
 - B. Provide the necessary base lines, benchmarks, and reference points to enable the Contractor to proceed with the work.

- C. Keep a daily record of the Contractor's work on those days that the Engineers are at the construction site including notations on the nature and cost of any extra work, and provide weekly reports to the Owner of the construction progress and working days charged against the Contractor's time for completion.

5. COMPLETION OF PROJECT

- A. Provide construction inspection services when notified by the Contractor that the Project is complete. Prepare written punch lists during final completion inspections.
- B. Review the Contractor's written guarantees and issue a Notice of Acceptability for the Project by the Owner.
- C. Review the Contractor's requests for final payment and advise the Owner of the amounts due and payable to the Contractor in accordance with the terms of the construction contract documents.

Schedule

Construction Start:	August 2026
Substantial Completion:	November 2026
Final Completion:	December 2026

Fee

The Owner shall pay the Engineer for the services performed or furnished, based upon the Engineer's standard hourly billing rates for actual work time performed plus reimbursement of out-of-pocket expenses including travel, which in total will not exceed **\$94,160.00**.

This proposal is valid for 90 days from the date issued.

Standard Terms and Conditions

The attached Standard Terms and Conditions apply to this proposal.

Acceptance

If you find this proposal acceptable, please sign and return one copy for our files. If you have any questions or need additional information, please do not hesitate to contact Reggie Jansen at 815-444-3391 or rjansen@baxterwoodman.com.

Sincerely,

BAXTER & WOODMAN, INC.
CONSULTING ENGINEERS



Craig D. Mitchell, PE
Vice President

Village of Hoffman Estates

ACCEPTED BY: _____

TITLE: _____

DATE: _____

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AGENDA ITEM REPORT

Village Board of Trustees
July 20, 2026
ITEM 8I

REQUEST: Approval of a Resolution to award a contract to Utility Dynamics Corp., of Oswego, IL. (low bid), for the Collector Street Lighting Improvements project in an amount not to exceed \$1,302,091.

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

ITEM TYPE: Resolution - Village Board

REQUEST SUMMARY

In October 2025, an engineering agreement with Ciorba Group was approved to complete design engineering for street light installations on Bode Road (Woodlawn Street - Roselle Road), Grand Canyon Parkway (Bode Road - IL 72), and Washington Boulevard (Schaumburg Road - Alcoa Lane).

In June 2026, 4 bids were received for the project. The Engineers' Estimate was \$1,668,281. A bid summary is shown in the following table:

Bidder	Amount of Bid
Utility Dynamics Corp	\$1,302,091.00
Helm Electric Facility Solutions, Inc	\$1,401,922.96
Powerlink Electric, LLC	\$1,557,397.07
John Burns Construction Company, LLC	\$2,110,717.00

Utility Dynamics submitted the lowest qualified bid of \$1,302,091. Utility Dynamics completed the previous street light installation project for the Village in a satisfactory manner. Utility Dynamics is pre-qualified by IDOT to perform this type of work, as is required with the use of Motor Fuel Tax (MFT) funding.

The completion date for construction is October 2, 2027.

FINANCIAL IMPACT

The 2026 budget allocated \$800,000 of construction funding for this project. Additionally, \$700,000 was identified in the CIP for expected 2027 expenses. In order to take advantage of economies of scale given the adjacent project locations, the 2026 and 2027 project locations were combined. The scope for the project and the low bid amount represent the combined 2026 and 2027 projects.

The low bid amount was \$1,302,091. \$527,091 from the 2019 Capital Project Fund was identified in the budget and will be utilized for the project. The balance of the funding is available from MFT funds in the amount of \$775,000. There is sufficient MFT funding available since it was not utilized for the 2026 Street Revitalization Project. The \$230,000 that was budgeted from the general fund will not be required.

RECOMMENDATION

Approve a resolution to award a contract to Utility Dynamics Corp., of Oswego, IL (low bid), for the Collector Street Lighting Improvements Project in an amount not to exceed \$1,302,091.

ATTACHMENTS

1. RESOLUTION - Collector Street Lighting Improvements final
2. Project Location Map
3. IDOT MFT Resolution - Collector Street Lighting

VILLAGE OF HOFFMAN ESTATES

RESOLUTION TO AWARD A CONTRACT TO UTILITY DYNAMICS CORP. OF OSWEGO,
IL (LOW BID), FOR THE COLLECTOR STREET LIGHTING IMPROVEMENTS PROJECT
IN AN AMOUNT NOT TO EXCEED \$1,302,091

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

WHEREAS, the Village has identified the need for street lighting installations on Bode Road, Grand Canyon Parkway, and Washington Boulevard; and

WHEREAS, an open competitive bidding process was utilized; and

WHEREAS, Motor Fuel Tax (MFT) funds are proposed to fund a portion of the project requiring the approval of the attached IDOT Resolution form (Exhibit A); and

WHEREAS, the Village has identified Utility Dynamics Corporation. as the most responsible vendor and able to best meet the needs of the Village; and

WHEREAS, the Corporate Authorities have determined that it is in the public interest for the Village to approve a contract with Utility Dynamics Corp. for the Collector Street Lighting Improvements Project in an amount not to exceed \$1,302,091.

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

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

Section 2: APPROVAL OF AGREEMENT. The President and Board of Trustees hereby approve the selection of Utility Dynamics Corp. for the Collector Street Lighting Improvements Project in the amount of \$1,302,091.

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

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

RESOLVED THIS _____ day of _____, 2026

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

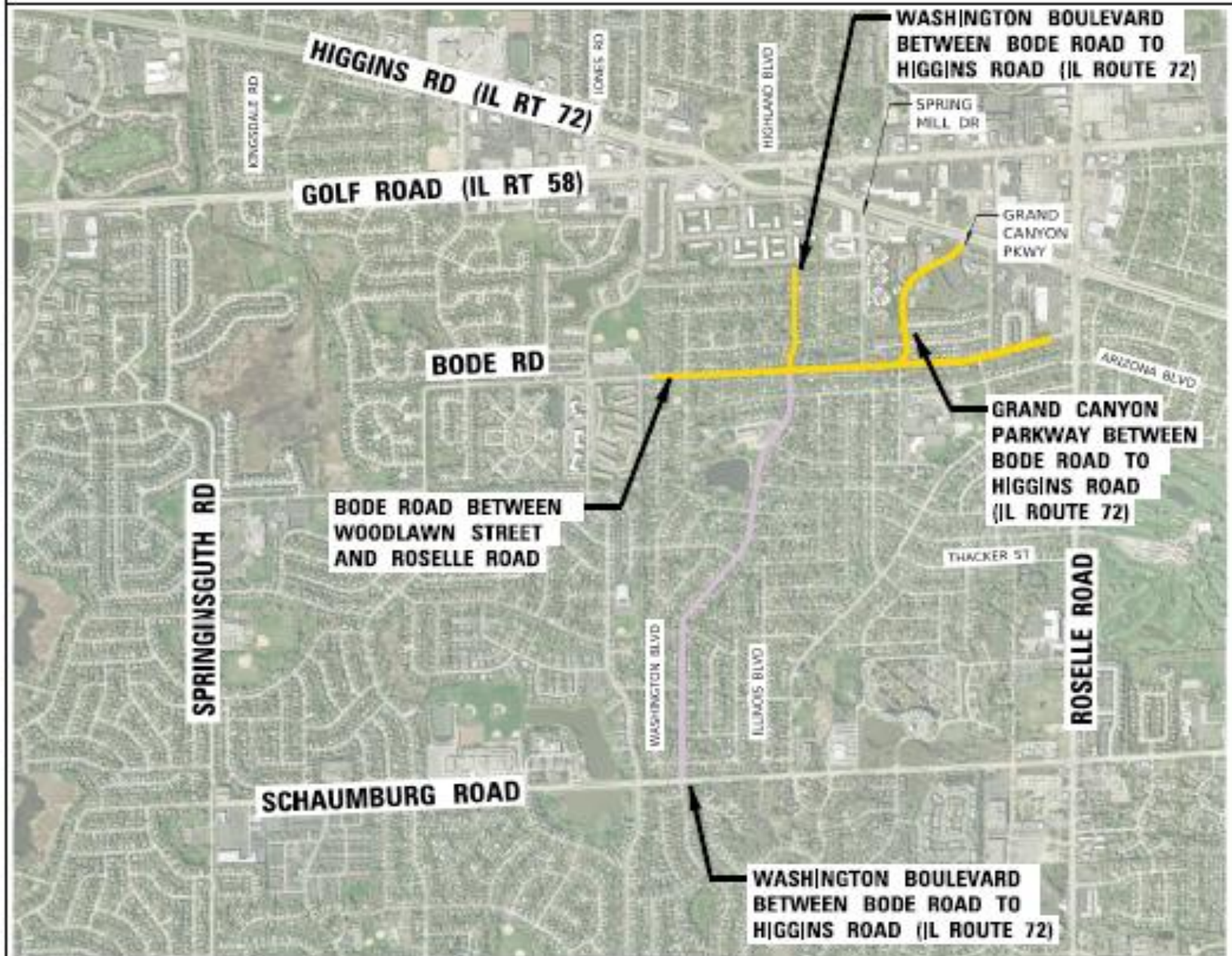
APPROVED THIS _____ DAY OF _____, 2026

ATTEST:

Village Clerk

Village President

PROJECT LOCATION MAP





Resolution for Improvement Under the Illinois Highway Code

Is this project a bondable capital improvement?

☒ Yes ☐ No

Resolution Type

Original

Resolution Number

Section Number

26-00121-00-LT

BE IT RESOLVED, by the President and Board of Trustees of the Village

Governing Body Type

Local Public Agency Type

of Hoffman Estates Illinois that the following described street(s)/road(s)/structure be improved under

Name of Local Public Agency

the Illinois Highway Code. Work shall be done by Contract.

Contract or Day Labor

For Roadway/Street Improvements:

Name of Street(s)/Road(s)	Length (miles)	Route	From	To
Bode Road			Woodlawn St	Roselle Rd
Washington Blvd			Schaumburg Rd	Alcoa Ln
Grand Canyon Pkwy			Bode Rd	Higgins Rd

For Structures:

Name of Street(s)/Road(s)	Existing Structure No.	Route	Location	Feature Crossed

BE IT FURTHER RESOLVED,

1. That the proposed improvement shall consist of

Installation of street lighting system.

2. That there is hereby appropriated the sum of Seven Hundred and Seventy-Five Thousand

Dollars (\$775,000.00) for the improvement of

said section from the Local Public Agency's allotment of Motor Fuel Tax funds.

BE IT FURTHER RESOLVED, that the Clerk is hereby directed to transmit four (4) certified originals of this resolution to the district office of the Department of Transportation.

I, Patty Richter

Village

Clerk in and for said Village

Name of Clerk

Local Public Agency Type

Local Public Agency Type

of Hoffman Estates in the State aforesaid, and keeper of the records and files thereof, as provided by

Name of Local Public Agency

statute, do hereby certify the foregoing to be a true, perfect and complete original of a resolution adopted by

President and Board of Trustees of Hoffman Estates at a meeting held on July 20, 2026.

Governing Body Type

Name of Local Public Agency

Date

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this _____ day of _____ .
Day Month, Year



(SEAL, if required by the LPA)

Resolution for Improvement Under the Illinois Highway Code

Clerk Signature & Date

--

Approved

Regional Engineer Signature & Date
Department of Transportation

Approved by IDOT per agreement dated 3/4/22
--



AGENDA ITEM REPORT

Village Board of Trustees
July 20, 2026
ITEM 8J

REQUEST: Approval of a Resolution authorizing an Intergovernmental Agreement with Schaumburg Community Consolidated School District 54 to provide a School Resource Officer.

FROM: Kasia Cawley, Police Chief

ITEM TYPE: Resolution - Village Board

REQUEST SUMMARY

The Hoffman Estates Police Department and School District 54 have cultivated a strong partnership centered on promoting the safety, security, and well-being of students, staff, and the broader school community. A cornerstone of the collaboration is the assignment of a dedicated School Resource Officer to Eisenhower Junior High School and all District 54 schools within the Village. The purpose of the Intergovernmental Agreement is to allow the Hoffman Estates Police Department to continue providing a School Resource Officer for School District 54. The agreement will remain in effect for a full 3-year period and will automatically extend for one (1) additional 2-year period unless either party exercises its right to terminate.

FINANCIAL IMPACT

The school district will reimburse the Village for 75% of the cost of a Police Officer as invoiced by the Village at the rate of the current Collective Bargaining Agreement between the Village of Hoffman Estates and Chapter 96 of the Metropolitan Alliance of Police.

RECOMMENDATION

To request approval of a resolution authorizing the Village President to enter into an Intergovernmental Agreement between the Village of Hoffman Estates and School District 54 regarding providing a School Resource Officer beginning August 1, 2026 through July 31, 2029, with one additional 2-year extension up to July 31, 2031.

ATTACHMENTS

1. RESOLUTION AGREEMENT 2026 IGA D54 final
2. IGA SCHOOL DISTRICT 54 SRO

RESOLUTION NO. ____ - 2026

VILLAGE OF HOFFMAN ESTATES

RESOLUTION AUTHORIZING AN INTERGOVERNMENTAL AGREEMENT WITH
SCHAUMBURG COMMUNITY CONSOLIDATED SCHOOL DISTRICT 54
TO PROVIDE A SCHOOL RESOURCE OFFICER

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

WHEREAS, the Illinois Constitution, Article VII “Local Government”, Section 10 “Intergovernmental Cooperation”, states “Units of local government and school districts may contract or otherwise associate among themselves, with the State, with other states and their units of local government, and with the United States to obtain or share services and to exercise, combine, or transfer any power or function, in any manner not prohibited by law or by ordinance; and

WHEREAS, the Illinois Compiled Statutes (5 ILCS 220/1 et seq., as amended) titled “Intergovernmental Cooperation Act” includes Section 3 (5 ILCS 220/3) titled “Intergovernmental Cooperation” which states “Any power or powers, privileges, functions, or authority exercised or which may be exercised by a public agency of this State may be exercised, combined, transferred, and enjoyed jointly with any other public agency of this State and jointly with any public agency of any other state or of the United States to the extent that laws of such other state or of the United States do not prohibit joint exercise or enjoyment and except where specifically and expressly prohibited by law;” and

WHEREAS, School District 54 desires to have a Village of Hoffman Estates Police Officer detailed as a School Resource Officer at Eisenhower Junior High School and all District 54 schools with the Village of Hoffman Estates; and

WHEREAS, the Village is willing to provide such an officer in exchange for the payment referenced in the agreement subject to police department staffing, and

WHEREAS, both the Village and School District are interested in promoting the safety and security of staff, students, and school premises.

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

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

Section 2: APPROVAL OF AGREEMENT. The President and Board of Trustees hereby approve the intergovernmental agreement for a three year term with the School District 54.

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

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

RESOLVED THIS _____ day of _____, 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

INTERGOVERNMENTAL AGREEMENT PROVIDING FOR
VILLAGE OF HOFFMAN ESTATES SCHOOL RESOURCE OFFICER
FOR SCHAUMBURG COMMUNITY CONSOLIDATED SCHOOL DISTRICT #54

THIS AGREEMENT is entered into by and between Schaumburg Community Consolidated School District #54, Schaumburg, Illinois, Cook County, Illinois (hereinafter called "District 54") and the Village of Hoffman Estates, a body corporate and politic (hereinafter called "Village").

RECITALS

WHEREAS, District 54 desires to have a Village of Hoffman Estates Police Officers detailed as school resource officers (individually, an "S.R.O.") to the Eisenhower Junior High School and all District 54 schools within the Village upon request and subject to available Department staffing, on a contract basis; and

WHEREAS, the Village is willing to provide such an officer in exchange for the payment referenced in this Agreement subject to the Police Department's staffing; and

WHEREAS, both the 1970 Illinois Constitution (Article VII, Section 10) and the Intergovernmental Cooperation Act, 5 ILCS 220/1 et. seq. (1992) authorizes and encourages intergovernmental cooperation;

WHEREAS, this Intergovernmental Agreement shall be considered a 'Memorandum of Understanding' as set forth in Section 10-20.68(a) of the Illinois School Code [105 ILCS 5/10-20.68(a), et. seq]; and

WHEREAS, both the Village and District 54 are interested in promoting the safety and security of the staff, students and school premises in District 54.

NOW, THEREFORE, in consideration of the premises, covenants, terms and conditions set forth in this Agreement, the parties hereto agree as follows:

SECTION 1. INCORPORATION OF RECITALS

1.0. The foregoing Recitals are incorporated into and made a part of this Agreement as if fully set forth herein.

SECTION 2. OBLIGATIONS AND RESPONSIBILITIES OF THE VILLAGE

2.1 Provide Village Police Officers to District 54 for Interview

The Village will provide to District 54 sufficient qualified Police Officers to interview for the position of School Resource Officer. A Committee as designated by District 54 including a Village of Hoffman Estates Police Department Supervisor, shall recommend which officer would best meet District 54's requirements and criteria for a School Resource Officer. The Village shall provide for consideration Police Officers with the following qualifications:

- Certified Police Officer, having Juvenile Certification
- Minimum 2 years of police service
- Trained in gang resistance and alcohol/drug resistance curricula
- Verbal, written and interpersonal skills, including public speaking
- Knowledge of, and experience in, matters involving cultural diversity
- Educational background and experience
- Must be able to function as a strong role model
- Has received specific training on working with students with disabilities to ensure appropriate and effective interactions that support their educational and behavioral needs.

2.2 Assignment of Village Police Officer to District 54

The Village shall have sole discretion on the assignment of police officers, and make every effort to assign to District 54 the officer recommended by the Committee to act as the School Resource Officer. However, the Village Police Officer will remain an employee of the Village and all personnel rules applicable to said Village Police Officer shall continue to apply to the officer and the officer will at all times abide by all personnel rules of the Village of Hoffman Estates and the Rules, Regulations and General Orders of the Police Department. The School Resource Officer will not be a school district employee or agent.

2.3 Duties and Responsibilities of Village Police Officer. The Village Police Officer assigned to District 54 shall coordinate with District as follows:

- A. Work cooperatively with the school administration and staff to plan and schedule appropriate lessons in internet safety, gang/violence and drug and alcohol resistance education or other Police related topics determined to be relevant.
- B. Lecture in gang/violence resistance and drug and alcohol resistance to all junior high school students or other Police related topics determined to be relevant.
- C. Assist the curriculum department in evaluating curriculum units taught on

gang/violence and drug/alcohol resistance education or other Police related topics determined to be relevant.

- D. Provide professional development to the faculty and staff on the role of the police School Resource Officer as well as on topics of interest and importance to the staff related to her/his expertise.
- E. Maintain office hours each day for consultation with students at a set location within the School to be determined by the Principal or his or her designee.
- F. Work collaboratively with the PTA to arrange and participate in parent/community education sessions.
- G. Interact with students as a positive role model during lunch and study hall periods.
- H. Cooperate with administrators and counselors to develop strategies for dealing with behaviorally at-risk students.
- I. Interact with behaviorally at-risk students.
- J. Assist schools with student truancy.
- K. Maintain a high level of visibility during school entrance and dismissal times as well as during passing periods.
- L. Meet with school administrators to assist in developing plans for the safe resolution of potentially violent situations.
- M. Follow building and District 54 behavior policies.

The School Resource Officer shall serve at District 54 facilities on a full-time basis during the School Year, and shall cooperate in the performance of the above-mentioned tasks with due diligence and to the best of his/her ability.

School resource officers are prohibited from issuing tickets or citations to students on school property or while taking school transportation that constitute municipal code violations, which are defined as rules or regulations established by a local government authority, authorized by Section 1-2-1 of the Illinois Municipal Code. This shall not preclude requiring a student to provide restitution for lost, stolen, or damaged property.

SECTION 3. OBLIGATIONS AND RESPONSIBILITIES OF DISTRICT 54

3.0. District 54 will reimburse the Village for 75% of the cost of a Police Officer as invoiced by the Village and according to the following formula, attached hereto and marked Appendix A", which Appendix may be reviewed, modified and/or changed on an annual basis. For purposes of reimbursement of cost, District 54 shall abide by the terms of the then current Collective

Bargaining Agreement between the Village of Hoffman Estates and Chapter 96 of the Metropolitan Alliance of Police.

District 54 will provide for regular review and evaluation of the school resource officer program, including community and stakeholder input. Beginning with the 2027-2028 school year, District 54 will report to the Illinois State Board of Education (in a manner designated by ISBE) the number of students enrolled in the School District in grades kindergarten through 8 who were referred to a law enforcement agency or official.

SECTION 4. TERM

4.1 This Agreement shall commence on August 1, 2026 and continue in full force and effect for a 3-year period, up to and including July 31, 2029. The contract will automatically extend for one (1) additional 2- year period up to and including July 31, 2031 unless either party exercises its right to terminate. This reimbursement agreement shall be renewed on an annual basis.

4.2 Either party may terminate this Agreement at any time during the Term by providing the other party thirty (30) days prior written notice of such termination. In addition, the parties may terminate this Agreement by mutual consent and agreement.

SECTION 5. TERM OF APPOINTMENT

5.1 Duration of Assignment.

A. The duration of assignment for the School Resource Officer will be two (2) School Years as determined by the District (for example, the next School Year beginning August 17, 2026 and ending May 26, 2027) with an option of the third School Year upon agreement by District 54 and the Village and upon satisfactory performance of the School Resource Officer.

B. If the performance of the School Resource Officer is unsatisfactory, the School Resource Officer may be removed from that position by the Police Department, prior to completion of his/her duty assignment.

C. The School Resource Officer will be required to receive or have received State Certified Juvenile Training. If the Police Officer selected does not have the required training prior to the appointment, then mutually agreed arrangements between School District 54 and the Police Department will be made for the School Resource Officer to acquire such training. The S.R.O.'s position at the school will be maintained by the Police

Department while the selected S.R.O. is being trained, and during that training School District 54 will be required to compensate the Village in accordance with Section 3.

5.2 Benefit Time

Because the S.R.O. is under assignment to School District 54 for the nine (9) month School Year, it is agreed that District 54 will arrange for nine-twelfths (9/12) of the benefit time due by the then current police contract to be paid to the Village. The school principal will be responsible for approving vacation time, holiday time, as well as floating holiday time so that when the S.R.O. returns to the Police Department, he or she will only have three- twelfths (3/12) of the aforementioned time left.

SECTION 6. LIABILITY, RESPONSIBILITY AND AUTHORITY

6.1 Except to the extent prohibited by law and without waiving any and all of its defenses, including those pursuant to the Illinois Local Government and Government Employee's Tort Immunity Act, 745 ILCS 10/1-101 *et seq.*, District 54 shall be liable for all losses, claims, demands, liens, damages, penalties, interest, and costs and expenses related to the acts, errors, or omissions of District 211, its officers, officials, and employees during the Term of this Agreement.

6.2 Except to the extent prohibited by law and without waiving any and all of its defenses, including those pursuant to the Illinois Local Government and Government Employee's Tort Immunity Act, 745 ILCS 10/1-101 *et seq.*, the Village shall be liable for all losses, claims, demands, liens, damages, penalties, interest, and costs and expenses related to the acts, errors, or omissions of the Village, its officers, officials, and employees during the Term of this Agreement.

6.3 Nothing contained in Section 5 or in any other provision of this Agreement, is intended to constitute nor shall it constitute a waiver of the defenses available to District 54 or the Village under the Illinois Local Governmental and Governmental Employees Tort Immunity Act, with respect to claims by third parties.

SECTION 7. INSURANCE REQUIREMENTS

Each party shall procure and maintain for the duration of the Agreement insurance against claims for injuries to persons or damages to property that may arise from or in connection with the performance of this Agreement.

7.1. Minimum Scope of Insurance. Coverage shall be at least as broad as:

A. Commercial General Liability - Occurrence form;

- B. Automobile Liability;
- C. Professional Liability/ Errors and Omissions policy; and
- D. Worker's Compensation as required by the Labor Code of the State of Illinois and Employers' Liability Insurance.

7.2 Minimum Limits of Insurance. Each party shall maintain limits no less than:

- A. Commercial General Liability: \$3,000,000 combined, single limit per occurrence and in the aggregate for bodily injury, personal injury, and property damage.
- B. Automobile Liability: \$1,000,000 combined, single limit per accident for bodily injury and property damage.
- C. Professional Liability: \$3,000,000 per occurrence and in the aggregate liability limit for errors and omissions, professional/malpractice liability.

D. Workers' Compensation and Employers' Liability: Workers' Compensation statutory limits as required by the Labor Code of the State of Illinois, and Employers' Liability limits of \$1,000,000 per accident.

7.3 Deductibles and Self-Insured Retentions. Each party's respective obligation hereunder may be satisfied through a self-insurance trust maintained by that party or its affiliates.

SECTION 8. GENERAL PROVISIONS

8.1 Amendment to the Contract

Any terms of conditions of this Agreement may be deleted or altered only by written agreement to this Agreement, duly approved by the Village and District 54.

8.2 Good Faith

Both the Village and District 54 have an obligation to perform their duties under this Agreement in good faith.

8.3 Severability

If any provision of this Agreement shall be held or deemed to be, or shall in fact be inoperative or unenforceable in any particular case or in all cases for any reason, this shall not render the provision in question inoperative or unenforceable in any other case or circumstances, or render any other provisions herein contained invalid, inoperative, or unenforceable to any extent whatever. The invalidity of any one or more phrases, sentences, clauses or sections contained in the Agreement shall not affect the remaining portions of the Agreement or any part thereof.

8.4 Interpretation

Any headings of the Agreement are for convenience of reference only and do not define or limit the provisions thereof. Words of gender shall be deemed and construed to include correlative words of other genders. Words importing the singular shall include the plural and vice versa, unless the context shall otherwise indicate. All references to any such person or entity shall be deemed to include any person or entity succeeding to the rights,

duties and obligations of such person or entity succeeding to the rights, duties and obligations of such person or entity in accordance with the terms and conditions of the Agreement.

8.5 Assignment/Binding Effect

Neither party hereto may assign its respective rights and duties hereunder except upon prior written consent of the other party.

8.6 Waiver of Breach

If any party waives a breach of any provision of this Agreement by the other party, that waiver will not operate or be construed as a waiver of any subsequent breach by either party or prevent either party from enforcing such provisions.

8.7 Merger Clause - Amendment

This Agreement sets forth all of the entire understanding of the parties relative to the subject hereof and supersedes any and all prior agreements, express or implied, oral or written.

8.8 Counterparts

This Agreement may be executed in several counterparts each of which shall be an original and all of which shall constitute but one and the same instrument.

8.9 Compliance with all Laws

The Village and District 54 shall at all times observe and comply with the laws, ordinances, regulations and codes of Federal, State, County and other local government agencies, which may in any manner affect the performance of this Agreement.

8.10 Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the State of Illinois and applicable federal law. Venue shall only be proper in a court of competent jurisdiction located within the County of Cook, Illinois.

8.11 Disclaimer of Relationship

Nothing contained in this Agreement, nor any act of the Village or District 54, respectively, shall be deemed or construed by any of the parties hereto or by third persons, to create any relationship of a third-party beneficiary, principal, agent, limited or general partnership, joint venture, or any association or relationship involving the Village or District 54, respectively.

8.12 Notice

Any and all communications regarding the terms of this Agreement shall be in writing and sent by registered or certified mail and addressed, if to District 54, to Superintendent of Schools, School District 54, 524 E. Schaumburg Road, Schaumburg, IL 60194. If to the Village, to the Village Manager, Village of Hoffman Estates, 1900 Hassell Road, Hoffman Estates, IL 60169. Notice shall be effective at dispatch. Notice as provided herein does not waive service of summons or process.

8.13 No Third-Party Beneficiaries

Nothing in this agreement is intended nor will be deemed to confer rights or remedies upon any person or legal entity not a party to this agreement.

8.14 Corporate Authority

Each party represents and warrants that the person whose name appears on the signature page below has of has been delegated the lawful and corporate authority to enter into this Agreement on behalf of that party.

IN WITNESS WHEREOF, the Village and District 54 have executed this Intergovernmental Agreement Providing for Village of Hoffman Estates School Resource Officer for Schaumburg Community Consolidated School District #54 on this 11th day of June, 2026.

VILLAGE OF HOFFMAN ESTATES

By: _____
Mayor

ATTEST:

By: _____
Village Clerk

SCHOOL DISTRICT #54

By: Andrew D. D. [Signature]
Superintendent, School District #54

ATTEST:

By: [Signature]
President, Board of Education

-11-
Appendix A

Village of Hoffman Estates
Police Consultants
Billing Rate for July 1, 2026 - May 31, 2027

Component	Rate	Period	Proration	Rate/Hour
Salary		Annually	/yr	
Specialty Pay				
Pension			Pension	
Health Ins.		Annually	hr/yr	
Life Ins.		Annually	hr/yr	
Workers Comp		Annually	hr/yr	
Medicare Tax		Annually	hr/yr	
Uniforms		Annually	hr/yr	

School District 54	Total	75% Rate	Divided by 9 Months	Monthly Rate
	X	/	=	



AGENDA ITEM REPORT

Village Board of Trustees
July 20, 2026
ITEM 8K

REQUEST:

Approval of a Resolution authorizing the acceptance of the construction manager's recommendation to award HVAC bid package 15.80 to Jensen's Plumbing & Heating in the amount of \$1,233,800 for Fire Station 22.

FROM: Jon Pape, Assistant Village Manager

ITEM TYPE: Resolution - Village Board

REQUEST SUMMARY

In June 2026, the Village Board reviewed and accepted the Construction Manager Camosy Construction's recommendation for qualified low bids and a guaranteed maximum price proposal for the construction of Fire Station #22. Included in those bids was an award of bid package 15.80 for HVAC work to Flo-Tech Mechanical Systems in the amount of \$1,230,333.

Since that time, Flo-Tech has informed the Village through its Construction Manager that they are no longer able to complete the work. Camosy reviewed the bid of the second-lowest bidder, Jensen's Plumbing & Heating and determined that the bid was \$3,467 higher than the lowest bid. Camosy has conducted a full scope review with Jensen's and has confirmed that all items are included in their bid per the drawings and specifications, and has determined that they are a qualified bidder.

It is the recommendation of the Construction Manager to accept a payment from Flo-Tech in the amount of \$3,467 to make the change in subcontractor cost neutral for the Village in exchange for the release of Flo-Tech's bid bond and award the work to Jensen's Plumbing & Heating.

FINANCIAL IMPACT

Due to the payment from Flo-Tech in exchange for the release of their bid bond, the financial impact to the Village for the change of subcontractor is \$0.

RECOMMENDATION

Approve a resolution authorizing the acceptance of the Construction Manager's recommendation to award HVAC bid package 15.80 to Jensen's Plumbing & Heating in the amount of

\$1,233,800 for Fire Station 22.

ATTACHMENTS

1. RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE CONSTRUCTION
MANAGER FINAL

RESOLUTION NO. ____ - 2026

VILLAGE OF HOFFMAN ESTATES

**RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE
CONSTRUCTION MANAGER’S RECOMMENDATION TO AWARD HVAC BID PACKAGE 15.80 TO
JENSEN’S PLUMBING & HEATING IN THE AMOUNT OF \$1,233,800 FOR FIRE STATION 22**

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

WHEREAS, the Village and Construction Manager and Village issued competitive sealed bid 15.80 for the HVAC work for Fire Station 22 and opened all bids on May 29, 2026; and

WHEREAS, on June 15, 2026, the Village Board accepted the Construction Manager’s recommendations for the qualified low bidders and Guaranteed Maximum Price Proposal which included acceptance of the low bid for HVAC work from Flo-Tech Mechanical Systems in the amount of \$1,230,333; and

WHEREAS, Flo-Tech Mechanical Systems has informed the Village that they are no longer able to perform the HVAC work and the Village has agreed to release their bid bond in exchange for \$3,467 to cover the difference between the Flo-Tech Mechanical Systems bid and the second low bid; and

WHEREAS, the Construction manager has assessed the second-low bid and has determined that Jensen’s Plumbing and Heating is a responsible bidder and that it is in the best interest of the Village to award the contract to Jensen’s Plumbing and Heating in the amount of \$1,233,800.

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

- Section 1: RECITALS. The facts and statements contained in the preamble of this Resolution are found to be true and correct ad are hereby adopted as part of this Resolution.
- Section 2: APPROVAL OF AGREEMENT. The President and Board of Trustees hereby approve the recommendation of the Construction Manager to select Jensen’s Plumbing and Heating to perform the HVAC work Fire Station 22 in the amount of 1,233,800.
- Section 3: 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				

ATTEST:

Village Clerk

Village President