



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

December 9, 2024

Council Chambers

**Immediately following
Transportation & Road
Improvement Committee**

1. **CALL TO ORDER/ROLL CALL**
2. **APPROVAL OF MINUTES**
 - A. Planning, Building & Zoning Committee 11-11-2024
3. **PUBLIC COMMENT**
4. **OLD BUSINESS**
 - A. Approval of an Ordinance amending Section 8-8-7, Hotels, of Chapter 8, Licenses, of the Hoffman Estates Municipal Code (to be continued to January PB&Z meeting)
5. **NEW BUSINESS**
 - A. Approval of an Employee Leasing Agreement with MGT Impact Solutions, LLC, for Civil Engineer staff services at a rate of \$95.16 per hour
 - B. Approval of Lakewood Center TIF Reimbursement Request #4 in the amount of \$26,221,583.98
6. **REPORTS**
 - A. Planning Division Monthly Report
 - B. Code Enforcement Division Monthly Report
 - C. Economic Development and Tourism Monthly Report
7. **PRESIDENT'S REPORT**
8. **ITEMS IN REVIEW**
9. **OTHER**
10. **ADJOURNMENT**

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

ADA Coordinator at 847/882-9100.

**PLANNING, BUILDING & ZONING
COMMITTEE MEETING MINUTES**

November 11, 2024

1. ROLL CALL

Members in Attendance:

**Gary Stanton, Chair
Karen Arnet, Vice-Chair
Patrick Kinnane, Trustee
Karen Mills, Trustee
Anna Newell, Trustee
Gary Pilafas, Trustee
Mayor William D. McLeod**

**Management Team Members
in Attendance:**

**Eric Palm, Village Manager
Dan O'Malley, Deputy Village Manager
Arthur Janura, Corporation Counsel
Jon Pape, Assistant Village Manager
Patrick Seger, Director of HRM
Alan Wenderski, Director of Engineering
Sanyo Kapur, Dir. of Bldg. & Code Enf.
Bryan Ackerlund, Asst. Director of PW
Jennifer Horn, Dir. Planning and Trans.
Craig Kuehne, NOW Arena
Ric Signorella, Multimedia Production Mgr.**

The Planning, Building & Zoning Committee meeting was called to order at 7:00 p.m.

2. APPROVAL OF MINUTES

Motion by Trustee Kinnane, seconded by Trustee Mills, to approve the Planning, Building & Zoning Committee meeting minutes of October 14, 2024. Voice vote taken. All ayes. Motion carried.

3. PUBLIC COMMENT

4. NEW BUSINESS

A. Approval of one-year extension of preliminary and final site plan approval for Belle Tire located at 1165 W. Higgins Road.

An item summary sheet from James Donahue was presented to Committee.

A representative with Belle Tire ownership, Barnes Development Company, addressed the Committee and stated that the previous property owner had outstanding issues to resolve with MWRD which impact the Belle Tire timeline. The issues have been resolved but given the challenges with winter construction, the owners are seeking a one-year extension to secure the building and site permits for the project. Construction is anticipated to begin in the spring.

Trustee Stanton asked that the sign be taken down. Trustee Mills indicated that this request should be for one time only.

Motion by Trustee Pilafas, seconded by Trustee Mills to approve one-year extension of preliminary and final site plan approval for Belle Tire located at 1165 W. Higgins Road.

Motion by Trustee Pilafas, seconded by Trustee Mills, to amend motion to include that this request is for a one-time extension only. Voice vote taken. All ayes. Motion carried.

Motion by Trustee Pilafas, seconded by Trustee Mills to approve one-year extension of preliminary and final site plan approval for Belle Tire located at 1165 W. Higgins Road and that this is for a one-time extension only. Voice vote taken. All ayes. Motion carried.

B. Authorization to award a contract to Thompson Elevator Inspection Service, Inc., Mount Prospect, IL, for elevator inspection and plan review services for a three-year term ending December 1, 2027.

Sanyo Kapur addressed the Committee and reported that a 3-year extension of the current contract was approved in 2021. RFPs were issued in September of this year to obtain options for a new, 3-year fixed-term contract. There are currently 276 elevators in the Village that are inspected annually and the Village has a responsibility to ensure that its businesses are receiving quality elevator inspections at reasonable rates.

Motion by Trustee Pilafas, seconded by Mayor McLeod, to award a contract to Thompson Elevator Inspection Service, Inc., Mount Prospect, IL, for elevator inspection and plan review services for a three-year term ending December 1, 2027. Voice vote taken. All ayes. Motion carried.

C. Approval of an Ordinance amending Section 8-8-7, Hotels, of Chapter 8, Licenses, of the Hoffman Estates Municipal Code.

Eric Palm advised that Corporation Counsel has requested this item be deferred until next month in order to have more time to review.

Motion by Trustee Pilafas, seconded by Trustee Kinnane, to defer this item until December 9, 2024. Voice vote taken. All ayes. Motion carried.

D. Authorization to:

- a. Award a contract to Construction Inc. of Lombard, IL for the Village Green Concessions & Restrooms project in an amount not to exceed \$3,899,000; and**
- b. Grant the Village Manager authority to approve change orders, as needed, in an amount not to exceed \$30,000.**

Item summary sheet from Bryan Ackerlund and Dan O'Malley was presented to Committee.

Bryan Ackerlund addressed the Committee and reported that seven (7) bids for the project were opened in October. The project architect, Tria, conducted a full background check of all bidders. Construction will commence in September 2025 after the conclusion of the Platzkonzert and is anticipated to last 7-8 months with a substantial completion date of May 1, 2026.

Motion by Trustee Pilafas, seconded by Trustee Kinnane to award a contract to Construction Inc. of Lombard, IL for the Village Green Concessions & Restrooms project in an amount not to exceed \$3,899,000 and grant the Village Manager authority to approve change orders, as needed, in an amount not to exceed \$30,000. Voice vote taken. All ayes. Motion carried.

5. REPORTS (INFORMATION ONLY)

A. Department of Development Services monthly report for Planning Division.

The Department of Development Services monthly report for Planning Division was received and filed.

B. Department of Development Services monthly report for Code Enforcement Division.

The Department of Development Services monthly report for Code Enforcement Division was received and filed.

C. Department of Development Services monthly report for Economic Development and Tourism.

The Department of Development Services monthly report for Economic Development and Tourism was received and filed.

6. PRESIDENT’S REPORT

Mayor McLeod advised that he attended a NWMC Conference meeting, the Finance Budget Committee meeting, a cram the cruiser event at the Police Department as well as Veterans Day ceremonies at St. Hubert’s, the Police Department, and Eden Vista.

7. ITEMS IN REVIEW

8. OTHER

9. ADJOURNMENT

Motion by Trustee Arnet, seconded by Trustee Kinnane, to adjourn the meeting at 7:18 pm. Voice vote taken. All ayes. Motion carried.

Minutes submitted by:

Debbie Schoop, Executive Assistant

Date



AGENDA ITEM REPORT
Planning, Building & Zoning Committee
December 9, 2024
ITEM 4A

REQUEST: Approval of an Ordinance amending Section 8-8-7, Hotels, of Chapter 8, Licenses, of the Hoffman Estates Municipal Code (to be continued to January PB&Z meeting)

FROM: Kevin Kramer, Director of Economic Development
Linda Scheck, Director of Tourism & Business Retention

ITEM TYPE: Ordinance - Committee

REQUEST SUMMARY

Each year, Economic Development, Tourism, Police Department, and General Government staff meet with owners and general managers of the nine hotels in Hoffman Estates. During the recent meeting, the hotel community shared that they have been challenged with the residential usage of their properties by guests who stay thirty days or more. Any guest who lives in a room thirty or more days consecutively becomes a resident of that location. This trend began during 2020 and has continued since.

To prevent future occurrences of residential occupancy, the proposed amendment to Section 8-8-7 of the Municipal Code would prohibit any person staying at a hotel, motel, or extended-stay hotel longer than twenty-nine days. One hotel employee would be allowed to reside on site to serve guests twenty-four hours a day. All hotels must comply with this requirement within forty-five days of passing this ordinance. The hotel community who attended the last check-in meeting is supportive of this change and feels it will assist them in preventing future residential occupancy.

Corporation counsel has not completed its review of this item, so Staff is seeking to move this to the January committee meeting.

FINANCIAL IMPACT

N/A

RECOMMENDATION

Recommend continuation to the January Planning, Building & Zoning Committee meeting.

ATTACHMENTS

1. Ordinance amending Sec. 8-8-7-Hotels 29 day limit

VILLAGE OF HOFFMAN ESTATES
AN ORDINANCE AMENDING SECTION 8-8-7, HOTELS,
OF CHAPTER 8, LICENSES,
OF THE HOFFMAN ESTATES MUNICIPAL CODE

WHEREAS, the Village of Hoffman Estates, as a home rule unit of local government as provided by Article VII, Section 6 of the Illinois Constitution of 1970, has the authority to exercise any power and perform any function pertaining to its government and affairs, except as limited by Article VII, Section 6 of the Illinois Constitution of 1970; and

WHEREAS, the Village of Hoffman Estates desires to enact certain regulations regarding hotels; and

WHEREAS, the Village of Hoffman Estates finds it is the best interests of the Village to amend the Village's Municipal Code to provide for same.

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

Section 1: That Section 8-8-7, HOTELS, of Chapter 8, LICENSES, of the Hoffman Estates Municipal Code, is hereby amended to read as follows:

Section 8-8-7. HOTELS

A. DEFINITIONS - Unless the context otherwise requires, the following terms as used in this Section shall be construed according to the definitions given below:

“Hotel” - the term “hotel” when used in this Code shall mean every building, structure or any part thereof used, kept or maintained as or advertised or held out to the public to be an inn, hotel, family hotel, apartment hotel, lodging house, motel, dormitory or other place where sleeping accommodations are furnished or maintained for hire or rent for 20 or more transient persons, whether with or without meals.

“Extended Stay Hotel” - the term “extended stay hotel” when used in this Code shall mean a hotel which offers services and facilities designed to appeal to longer-term guests, such as laundry and kitchen facilities, and may quote rates on a weekly or monthly basis.

“Guest” - the term “guest” when used in this Code shall mean a person who exercises occupancy or is entitled to occupancy in a hotel by reason of concession, permit, right of access, license or other agreement.

“Identification Document” - the term “identification document” when used in this Code shall mean a document that contains the name, date of birth, description and picture of a person issued by a local, state or governmental entity.

“Record” - the term “record” when used in this Code shall mean a written documentation of information about a guest. A record may be maintained electronically, in a book or on cards.

“Visitor” - the term “visitor” when used in this Code shall mean a person, who is not a guest, who is on the premises of a hotel, motel or extended-stay hotel at the invitation of a guest, but without the express permission of the owner, operator, keeper or proprietor of the hotel, motel or extended-stay hotel.

"Group" - the term "group" when used in this Code shall mean a number of individuals assembled together for purposes of a wedding, family event, religious event, or organized competition by which the individuals are participants.

B. LICENSE REQUIRED

No person shall conduct, keep, manage or operate, or cause to be conducted, managed or operated, a hotel without obtaining a license therefor. Each applicant shall comply with all applicable regulations of the Department of Code Enforcement, Police Department, and Fire Department.

C. TRAINING OF EMPLOYEES

The owner or proprietor of a hotel, motel, or extended-stay hotel shall take all reasonable steps, including, but not limited to, providing training regarding this section to ensure that the person who checks a person into the hotel complies with provisions of this section. A person who has not been trained shall not be assigned to check persons into the hotel.

D. ENTRY DOORS

For any hotel, motel, extended-stay hotel permitted for construction after the date of adoption of the ordinance codified in this chapter, any public-facing entry points to the premises must require a magnetic or electronic keycard/locking device for access. Within one hundred eighty (180) days after the effective date of the ordinance codified herein, all public facing entry point doors for any hotel, motel, or extended stay hotel shall have operating automatic closures, key entry and shall remain locked at all times. These requirements are not applicable to entry points that enter directly into the lobby, as long as the lobby is manned by a bona fide employee twenty-four (24) hours a day.

E. HOURLY RENTALS

No owner, operator, keeper or proprietor of a hotel, motel, or extended-stay hotel shall provide lodging at an hourly rate.

F. RENTAL OF ROOMS TO PERSONS UNDER TWENTY-ONE

It shall be unlawful for any hotel, motel or extended-stay hotel to rent a room to any individual under the age of twenty-one (21).

Exception: A hotel, motel, or extended-stay hotel may rent a room to a person under the age of twenty-one (21) if said individual is part of a group, convention, corporate meeting, pageant or other major contracted booking at the hotel, motel, or extended-stay hotel.

G. RESPONSIBILITIES OF ALL HOTELS

Every owner, operator, keeper or proprietor of any hotel, motel, or extended-stay hotel shall, without delay, report violations of law to the Hoffman Estates Police Department that were either witnessed or made known to them by an employee, guest, visitor or other person on the premises.

Every owner, operator, keeper or proprietor of any hotel, motel, or extended-stay hotel shall, at all times, maintain a manager on duty or on-call capable of assisting, communicating, and cooperating with the police or other law enforcement officials in maintaining the public health, welfare, and safety.

All information required to be procured and kept pursuant to this article shall be kept strictly confidential in accordance with state and federal law and shall not be provided to any person except to a federal or state law enforcement officer or to any officer empowered to enforce this article.

All information required to be procured and kept pursuant to this article shall be provided to any federal or state law enforcement officers, or local sworn enforcement officer empowered to enforce this article upon demand. Nothing in this requirement shall be construed as giving any such officer any greater right or license to enter a room or invade privacy than the officer shall otherwise possess as a matter of law, probable cause, constitutional law, statutory right, or warrant.

Every owner, operator, keeper or proprietor of any hotel, motel, or extended-stay hotel shall keep a record of all rental agreements between the hotel, motel, or extended-stay hotel and all guests and their visitors, and make these records available to the village within a reasonable time upon request. For the purposes of this section, the term "record" shall mean the hotel, motel or extended-stay hotel's electronic guest registration system which stores guest identifying information. In the event an electronic guest registration system does not exist, a record shall be maintained with the guest and any visitor's information in a paper record or reservation book. The following information, at a minimum, must be recorded at the time of registration and maintained for a period of no less than one (1) year after the rental agreement's termination:

The full name, phone number, and home address of each overnight guest. If the guest is a tourism company or other business, only the guest shall be required to provide this information, but the total number of people staying under the tourism company or other business shall be provided;

The make, type and license number of the guest's vehicle if the vehicle will be parked on the premises that are under the control of the operator or management;

The day, month, year and time of arrival of each guest;

The number or other identifying symbol of location of the room rented or assigned each guest;

The date that each guest is scheduled to depart;

The method of payment for the room;

The full name of the person checking in the guest.

Every owner, operator, keeper or proprietor of any hotel, motel, or extended-stay hotel shall require each guest to provide proper identification prior to renting a room when registering in person. A record of the provided identification documents shall be kept on file for the duration of the occupancy and for one hundred eighty (180) days thereafter.

No person shall procure or provide lodging in any hotel, motel, or extended-stay hotel, or any services therefrom, through misrepresentation or production of false identification, or identification which misrepresents the identity of the person procuring or sharing in such lodging or service.

H. OCCUPANCY REQUIREMENTS

No operator, owner, keeper or proprietor of any hotel, motel, or extended-stay hotel shall rent or provide a room for any number of persons greater than the sleeping accommodations provided within the particular rental unit or temporary sleeping accommodations provided by the hotel, motel, or extended-stay hotel.

No operator, owner, keeper or proprietor, guest, or visitor of any hotel, motel, or extended-stay hotel shall be allowed to congregate within any room or single rental unit a number of persons which is greater than two (2) times the number of persons for whom sleeping accommodations are provided within the single room or rental unit except when temporarily designated as a hospitality suite.

I. MAXIMUM STAY LENGTH

1. No hotel, motel, extended-stay hotel located within the Village shall allow any person, other than one designated management employee of the hotel, motel, or extended-stay hotel, to occupy such facility for more than twenty-nine (29) consecutive days. No guest residing for more than twenty-nine (29) consecutive days shall begin a new rental agreement with the hotel, motel, or extended-stay hotel without at least a two-day vacancy between stays.

2. No hotel, motel, or extended-stay hotel located within the Village shall allow any person to occupy such hotel, motel, or extended-stay hotel as his or her permanent residence, and/or to utilize the hotel, motel, or extended-stay hotel address as his or her mailing address.

3. All hotels, motels and extended-stay hotels are required to comply with all applicable provisions of this Code. Any existing hotel, motel, or extended-stay hotel is required to comply with this all applicable provisions of this Code within forty-five (45) days of the effective date of this chapter.

J. COMMON AREA AND PARKING ILLUMINATION REQUIREMENTS

The open parking area and all areas surrounding any hotel, motel, or extended stay-motel, shall comply with all requirements related to illumination levels set forth in the subdivision and land development section of this Code, within one (1) year of the effective date of this chapter.

Within one hundred eighty (180) days of the effective date of this chapter, any hotel, motel, or extended-stay hotel must provide and maintain security in its parking area. This shall include but not be limited to, a live security guard or other security measures such as a complete video surveillance. A video surveillance system (VSS) means a continuous digital surveillance system including cameras, cabling, monitors, and digital view recorders (DVR). Any existing hotel, motel, or extended-stay hotel is required to install VSS within one hundred eighty (180) days of the effective date of this chapter. Any VSS

shall be maintained in proper working order at all times and be in continuous operation twenty-four (24) hours a day, seven (7) days a week. The digital images must be retained for no less than twenty-one (21) days.

All VSS shall have no less than one (1) camera dedicated to each register or check-out stand, entrance/exit, interior hallways, lobby and parking areas.

K. LOITERING AND JUVENILE CURFEW

No persons shall loiter in or upon any hotel, motel, or extended-stay hotel parking lot or in or around any building to include breezeways or stairwells without the permission of the owner, operator, keeper or proprietor.

Chapter 7 (Offenses and Punishment) Article 2 (Offenses involving children and juveniles) Section 7-2-5 (Curfew) of this Code related to curfew for minors, shall be enforced in the common areas of the hotel, motel, or extended-stay hotel.

L. UNLAWFUL OPERATION DECLARED NUISANCE

Any hotel, motel, or extended-stay hotel operated, conducted or maintained contrary to the provisions of this article may be declared to be unlawful and a public nuisance. The Village of Hoffman Estates may, in addition, or in lieu of all other remedies, commence actions or proceedings for abatement, removal or enjoinder thereof, in the manner provided by state law and this Code.

M. PENALTIES

If a person is convicted of a violation of this article, the court or other adjudicative body shall impose a fine of not less than two hundred fifty dollars (\$250.00) and not more than one thousand dollars (\$1,000.00) for each violation.

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

Section 3: This Ordinance shall be in full force and effect immediately from and after its passage and approval.

PASSED THIS _____ day of _____, 2024

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 _____, 2024

Village President

ATTEST:

Village Clerk

Published in pamphlet form this _____ day of _____, 2024.



AGENDA ITEM REPORT
Planning, Building & Zoning Committee
December 9, 2024
ITEM 5A

REQUEST: Approval of an Employee Leasing Agreement with MGT Impact Solutions, LLC, for Civil Engineer staff services at a rate of \$95.16 per hour

FROM: Alan Wenderski, Director of Engineering
Peter Gugliotta, Director of Development Services

ITEM TYPE: Agreement - Committee

REQUEST SUMMARY

Since 2021, the Village has retained the services of an experienced Civil Engineer through an annual contract with MGT Impact Solutions, LLC (MGT) - formerly known as GOVTEMPS. Due to continued need, the contract has been extended each year, with the next expiration being January 3, 2025.

Having a part-time experienced MGT employee on board the past few years has been critical to meeting a heavy infrastructure workload, as well as assisting with mentoring and training. As of the fall of 2024, the Engineering Division has filled all position vacancies and is now working to reduce dependence on this consultant assistance for daily functions. With the infrastructure workload increasing again in 2025 and several key projects currently underway, the phase-out of this consultant will need to occur over the next several months. However, the Village is able to reduce the average weekly consultant hours from approximately 24 to roughly 15 in early 2025. The same engineer who has been working with the Village since 2021 continues to be available into 2025.

A new contract, including an updated Exhibit A, is attached to extend the agreement with MGT for a Civil Engineer. The contract is structured so the temporary staff assistance is done on a contract basis and not as an employee of the Village. The Village will pay MGT on a monthly basis at the hourly rate of \$95.16 (previously \$87.50), which will cover the employee's pay plus all MGT's costs. This person will work on average 15 hours per week on a schedule as determined by the Director of the Engineering Division. The term runs from January 6, 2025, through May 30, 2025, with a provision that the agreement will automatically extend on a bi-weekly basis until January 2, 2026, unless either party chooses to terminate.

FINANCIAL IMPACT

Funding for the cost of this temporary employee contract is included in the formal Village 2025 Budget.

RECOMMENDATION

Approval of an Employee Leasing Agreement with MGT Impact Solutions, LLC, for Civil Engineer staff services at a rate of \$95.16 per hour.

ATTACHMENTS

1. Employee Leasing Agreement - January 2025



EMPLOYEE LEASING AGREEMENT

THIS EMPLOYEE LEASING AGREEMENT (this "Agreement") is made by **MGT Impact Solutions, LLC** ("MGT"), and the **Village of Hoffman Estates** (the "Client"). MGT and the Client can be individually identified as a ("Party") and collectively as the ("Parties"). MGT and the Client agree as follows:

SECTION 1 SCOPE OF AGREEMENT

Section 1.01. Assigned Employee. The Client will lease certain employees of MGT, and MGT will lease to the Client, the personnel identified in attached Exhibit A, (the "Assigned Employee"). **Exhibit A** identifies the temporary position and/or assignment (the "Assignment") each Assigned Employee will fill at the Client, and it further identifies the base compensation for each Assigned Employee, as of the effective date of this Agreement. **Exhibit A** may be modified from time to time by an amended Exhibit A signed by both MGT and the Client. MGT has the sole authority to assign and/or remove the Assigned Employee, provided however, that the Client may request, in writing, that MGT remove or reassign the Assigned Employee which removal or reassignment shall not be unreasonably withheld by MGT. The Parties understand and acknowledge that the Assigned Employee is subject to the Client's day-to-day supervision.

Section 1.02. Independent Contractor. MGT is and remains an independent contractor, and not an employee, agent, partner of, or joint venturer with, the Client. MGT has no authority to bind the Client to any commitment, contract, agreement or other obligation without the Client's express written consent.

SECTION 2 SERVICES AND OBLIGATIONS OF MGT AND CLIENT

Section 2.01. Payment of Wages. MGT will, to the extent applicable and /or required by law, timely pay the wages and related payroll taxes of the Assigned Employee from MGT's own account in accordance with federal and Illinois law and MGT's standard payroll practices. MGT will withhold from such wages all applicable taxes and other deductions elected by the Assigned Employee. The Client acknowledges that MGT may engage a financial entity to maintain its financing and record-keeping services, which may include the payment of wages and related payroll taxes in accordance with this Section 2.01. The Client agrees to cooperate with MGT and any such financial entity to ensure timely payment of wages, related payroll taxes, and any applicable fees pursuant to Section 2.01. As to Assigned Employees, MGT will comply with the Immigration Reform and Control Act of 1986, Title VII of the Civil Rights Act of 1964, as amended, (Title VII), the Americans With Disabilities Act of 1990 (ADA), the Age Discrimination in Employment Act (ADEA), the Equal Pay Act of 1963, the Civil Rights Acts of 1866 and 1871 (42 U.S.C. § 1981), the Family and Medical Leave Act of 1993, the Fair Labor Standards Act of 1938, the National Labor Relations Act, the Employee Retirement Income Security Act ("ERISA") of 1974, and any other federal, state or local statute, state constitution, ordinance, order, regulation, policy or decision regulating wages and the payment of wages, prohibiting employment discrimination or otherwise establishing or relating to rights of Assigned Employee.

Section 2.02. Workers' Compensation. To the extent required by applicable law, MGT will maintain in effect workers' compensation coverage covering its Assigned Employee's work in an Assignment. Any applicable coverage under this Agreement terminates on the Termination Date of this Agreement. It is understood and agreed that the Client shall be under no obligation to reimburse or indemnify MGT for the workers compensation claims of the Assigned Employee(s) and MGT agrees to

not seek any such reimbursement and/or indemnification; provided, however, that, this provision shall not apply and the Client shall be obligated to reimburse and hold MGT harmless for all loss and expense incurred as a result of such workers compensation claims in the event the Client engaged in intentional, reckless or grossly negligent misconduct relating thereto.

Section 2.03. Employee Benefits. MGT will provide to Assigned Employee those employee benefits identified in the attached **Exhibit B**. MGT may amend or terminate any of its employee benefit plans according to their terms. All employee benefits, including severance benefits for Assigned Employee will be included in Fees payable to MGT under Section 3.01 of this Agreement.

Section 2.04. Maintenance and Retention of Payroll and Benefit Records. MGT will maintain records of all wages and benefits paid and personnel actions taken by MGT in connection with any of the Assigned Employees. MGT will retain control of such records and make them available for inspection as required by applicable federal, state or local laws.

Section 2.05. Other Obligations of MGT. MGT will comply with any federal, state and local law applicable to its Assigned Employee(s).

Section 2.06. Direction and Control. The Parties agree and acknowledge that, with relation to the work to be performed by the Assigned Employee for Client hereunder, the Client has the right of direction and control over the Assigned Employee, including matters of discipline, excluding removal or reassignment, as provided for by Section 1.01. The Assigned Employee(s) will be supervised, directly and indirectly, and exclusively with regard thereto by the Client's supervisory and managerial employees and shall be deemed and considered a "public employee" under the Illinois Governmental Employees Tort Immunity Act, 745 ILCS 10/1-101, et seq., and specifically as an agent, volunteer, servant or employee" under Section 1-102 thereof with respect to the work performed for the Client hereunder.

Section 2.07. Obligations of the Client. Pursuant to this Agreement the Client covenants, agrees and acknowledges:

(a) The Client will provide the Assigned Employee with a suitable workplace, that complies with US Occupational Safety and Health Administration ("OSHA") statutes and regulations, and all other health and safety laws, regulations, ordinances, directives, and rules applicable to the Assigned Employee and the Assigned Employee's workplace. The Client agrees to comply, at its expense, with all health and safety directives from MGT's internal and external loss control specialists, MGT's workers' compensation carrier, or any government agency having jurisdiction over the place of work. The Client will provide and ensure use of all functional personal protective equipment as required by any federal, state or local law, regulation, ordinance, directive, or rule or as deemed necessary by MGT's workers' compensation carrier. MGT and/or its insurance carriers have the right to inspect the Client's premises to ensure that the Assigned Employee is not exposed to an unsafe workplace. MGT's rights under this paragraph do not diminish or alter the Client's obligations to the Assigned Employee under applicable law, or its obligations to MGT under this Agreement.

(b) With respect to the Assigned Employee, the Client will comply with all applicable labor and employment-related laws and regulations, and any other federal, state or local statute, state constitution, ordinance, order, regulation, policy or decision, prohibiting employment discrimination, or otherwise establishing or relating to the terms and conditions of Assigned Employee's Assignment.

(c) The Client retains the right to exert sufficient direction and control over the Assigned Employee as is necessary to conduct the Client's business and operations, without which, the Client would be unable to conduct its business, operation or to comply with any applicable licensure, regulatory or statutory requirements.

(d) The Client cannot remove or reassign the Assigned Employee unless mutually agreed to in writing by MGT and the Client in accordance with Section 1.01 of this Agreement. Client will timely confer with MGT regarding any concern or complaint regarding Assigned Employee's performance or conduct under this Agreement.

(e) The Client will not pay wages, salaries or other forms of direct or indirect compensation, including employee benefits, to Assigned Employee. Client represents that its actions under this Agreement do not violate its obligations it may have under any collective bargaining Agreement.

(f) The Client must report to MGT any injury to any Assigned Employee of which it has knowledge within twenty-four (24) hours of acquiring such knowledge. If any Assigned Employee is injured in the course of performing services for the Client, the Client must follow the procedures and practices regarding injury claims and reporting.

(g) The Client must report all on the job illnesses, accidents and injuries of the Assigned Employee to MGT within twenty-four (24) hours following notification of said injury by Assigned Employee or Assigned Employee's representative.

SECTION 3 FEES PAYABLE TO MGT

Section 3.01. Fees. The Client will pay MGT fees for the services provided under this Agreement as follows:

(a) The base compensation as fully identified on **Exhibit A**, as amended; plus

(b) Any employee benefits MGT paid to the Assigned Employee as identified on **Exhibit B** (if applicable), including, but not limited to, salary; wages; commissions; bonuses; sick pay; workers' compensation, health and other insurance premiums; payroll, unemployment, FICA and other taxes; vacation pay; overtime pay; severance pay; monthly automobile allowances, and any other compensation or benefits payable under any applicable MGT pension and welfare benefit plan or federal, state or local laws covering the Assigned Employee.

Section 3.02. Payment Method. Every two (2) weeks during the term of this Agreement, MGT will invoice in writing the Client for the fees owed under this Agreement. Within thirty (30) days following receipt of such invoice, the Client must pay all invoiced amounts by check, wire transfer or electronic funds transfer to MGT to an account or lockbox as designated on the invoice. Late payments will be subject to all applicable interest payments or service charges provided by state or local law. In addition to charging interest or service charges provided by applicable law, MGT may, upon written notice to Client, suspend performance of services under this Agreement while any amount due is past due and remains unpaid.

SECTION 4 INSURANCE

Section 4.01. General and Professional Liability Insurance.

(a) The Client must maintain in full force and effect at all times during the term of this Agreement a Comprehensive (or Commercial) General Liability policy and Professional Liability insurance policy or policies (the "Policies") insuring the Client, its officials, and employees, with minimum coverage in the amount of \$1,000,000 per occurrence, \$3,000,000 aggregate. In the alternative, as applicable, the Client may maintain in full force and effect at all times during the term of this Agreement a self-insured retention ("SIR") which provides the same minimum coverage limits as set forth above. In the event such SIR exists and applies to this Agreement, the Client agrees to fully discuss the SIR's parameters with MGT and its relationship to the Policies. At a minimum, the Policies must insure the Client its officials and employees against bodily injury and property damage liability caused by on-premises business operations, completed operations and/or products or professional service and non-owned automobile coverage. The non-owned automobile coverage shall not include the Assigned Employee's personal vehicle.

(b) MGT shall use its best efforts to obtain general liability and professional liability insurance naming the Client as an additional insured for Losses (as defined in Section 7 of this Agreement) to the Client arising out of the wrongful conduct of the Assigned Employee(s). To the extent that such coverage is available, responds to or defends against any such Losses, the Client shall have no further rights against MGT with relation thereto.

Section 4.02. Certificate of Insurance. Upon request, the Client will promptly issue to MGT one or more Certificates of Insurance, verifying the Client's compliance with the provisions of Section 4.01. It is understood and agreed that the commencement of work by an Assigned Employee hereunder prior to the issuance of any required Certificate of Insurance shall not constitute nor be deemed a waiver of the obligation of the Client under this provision nor the enforceability hereof.

Section 4.03. Automobile Liability Insurance. The Client shall maintain in effect automobile liability insurance which shall insure the Client and the Assigned Employee if the Assigned Employee operates a Client vehicle for any reason in connection with his her Assignment hereunder. Such coverage shall insure against liability for bodily injury, death and property damage.

SECTION 5 DURATION AND TERMINATION OF AGREEMENT

Section 5.01. Term and Effective Date. The Effective Date of this Agreement is the date that this Agreement is last signed by MGT on the signature page (the "Effective Date"). The period during which the Assigned Employee works at the Client is defined as the ("Term"). The Term commences on the Effective Date and will continue for the period identified on the attached Exhibit A, or until it is terminated in accordance with the remaining provisions of this Section 5. For the purposes of this Agreement, the date on which this Agreement expires and/or is terminated is the ("Termination Date").

Section 5.02. Termination of Agreement for Failure to Pay Fees. If the Client fails to timely pay the fees required under this Agreement, MGT may give the Client notice of its intent to terminate this Agreement for such failure and if such failure is remedied within ten (10) days, the notice will be of no further effect. If such failure is not remedied within the ten (10) day period, MGT has the right to terminate the Agreement upon expiration of such remedy period.

Section 5.03. Termination of Agreement for Material Breach. If either Party materially breaches this Agreement, the non-breaching Party must give the breaching Party written notice of its intent to terminate this Agreement for such breach and if such breach is remedied within ten (10) days, the notice will be of no further effect. If such breach is not remedied within the ten (10) day period, the non-breaching Party has the right to immediately terminate the Agreement upon expiration of such remedy period.

Section 5.04. Termination of Agreement to execute Temp-to-Hire Option. At the end of the Term, the Client may, upon payment of the Temp-to-hire fee, hire the Assigned Employee as a permanent or temporary employee of the Client. Clients acknowledges the substantial investment of time and resources by MGT under this Agreement to place its leased employee with Client. If after the end of the Term, Client is interested in hiring the Assigned Employee as either a permanent or temporary employee, MGT will determine a reasonable Temp to Hire fee based on the totality of the circumstances.

SECTION 6 NON-SOLICITATION

Section 6.01. Non-Solicitation. The Client acknowledges MGT's legitimate interest in protecting its business for a reasonable time following the termination of this Agreement. Accordingly, the Client agrees that during the Term of this Agreement and for a period of two (2) years thereafter, the Client will not solicit, request, entice or induce Assigned Employee to terminate their employment with MGT, and the Client will not hire Assigned Employee as a permanent or temporary employee. If a Temp-to-Hire option provided for in Section 5.04 is properly exercised by the Client, then this Section 6.01 will not apply.

Section 6.02. Injunctive Relief. The Client recognizes that the rights and privileges granted by this Agreement are of a special, unique, and extraordinary character, the loss of which cannot reasonably or adequately be compensated for in damages in any action at law. Accordingly, the Client understands and agrees that MGT is entitled to equitable relief, including a temporary restraining order and preliminary and permanent injunctive relief, to prevent or enjoin a breach of Section 6.01 of this Agreement. The Client also understands and agrees that any such equitable relief is in addition to, and not in substitution for, any other relief to which MGT can recover.

Section 6.03. Survival. The provisions of Section 6 survive the expiration or termination of this Agreement.

SECTION 7 DISCLOSURE AND INDEMNIFICATION PROVISIONS

Section 7.01. Indemnification by MGT. MGT agrees to indemnify, defend and hold the Client and its related entities or their agents, representatives or employees (the "Client Parties") harmless from and against all claims, liabilities, damages, costs and expenses ("Losses") arising out of any of the following: (a) MGT's breach of its obligations under this Agreement; (b) actions or conduct of MGT and its related business entities, their agents, representatives, and employees (the "MGT Parties"), taken or not taken with respect to the Assigned Employees that relate to events or incidents occurring prior or subsequent to the term of this Agreement; or (c) acts or omissions of MGT or any of the MGT Parties including the Assigned Employee, that are the direct and proximate cause of any such Loss.

Section 7.02. Indemnification by the Client. The Client agrees to indemnify, defend and hold the MGT Parties harmless from and against all Losses arising out of any of the following: (a) Client's

breach of its obligations under this Agreement; (b) activities or conditions associated with the Assignment, including without limitation, the Assigned Employee workers' compensation claims, but only as specifically provided in Section 2.02 of this Agreement; or (c) acts or omissions of Client that are the direct and proximate cause of any such Loss. Notwithstanding the foregoing, the Client shall have no obligation to the MGT parties under this Section with respect to Losses arising out of events or incidents occurring before or after the term of this Agreement.

Section 7.03. Indemnification Procedures. The Party seeking indemnity (the "Indemnified Party") from the other Party (the "Indemnifying Party") pursuant to this Section 7, must give the Indemnifying Party prompt notice of any such claim, allow the Indemnifying Party to control the defense or settlement of such claim and cooperate with the Indemnifying Party in all matters related thereto. However, prior to the Indemnifying Party assuming such defense and upon the request of the Indemnified Party, the Indemnifying Party must demonstrate to the reasonable satisfaction of the Indemnified Party that the Indemnifying Party (a) is able to fully pay the reasonably anticipated indemnity amounts under this Section 7 and (b) will take steps satisfactory to the Indemnified Party to ensure its continued ability to pay such amounts. In the event the Indemnifying Party does not control the defense, the Indemnified Party may defend against any such claim at the Indemnifying Party's cost and expense, and the Indemnifying Party must fully cooperate with the Indemnified Party, at no charge to the Indemnified Party, in defending such potential Loss, including, without limitation, using reasonable commercial efforts to keep the relevant Assigned Employee available. In the event the Indemnifying Party controls the defense, the Indemnified Party is entitled, at its own expense, to participate in, but not control, such defense. The failure to promptly notify the Indemnifying Party of any claim pursuant to this Section will not relieve such Indemnifying Party of any indemnification obligation that it may have to the Indemnified Party, except that the Indemnifying Party shall have no obligation to reimburse the Indemnified Party for fees and costs incurred and any settlements made by the Indemnified Party without the prior written consent of the Indemnified Party prior to such notice or to the extent that the Indemnifying Party demonstrates that the defense of such action was materially prejudiced by the Indemnified Party's failure to timely give such notice.

Section 7.04. Survival of Indemnification Provisions. The provisions of Section 7 survive the expiration or termination of this Agreement.

SECTION 8 MISCELLANEOUS PROVISIONS

Section 8.01. Amendments. This Agreement may be amended at any time and from time to time, but any amendment must be in writing and signed by all the Parties to this Agreement, except for changes to the fees provided for in Section 3.

Section 8.02. Binding Effect. This Agreement inures to the benefit of and binds the Parties and their respective heirs, successors, representatives and assigns. Neither Party may assign its rights or delegate its duties under this Agreement without the express written consent of the other Party, which consent will not be unreasonably withheld.

Section 8.03. Counterpart Execution. This Agreement may be executed and delivered in any number of counterparts, each of which will be an original, but all of which together constitutes one and the same instrument. This Agreement may be executed and delivered via facsimile or electronic mail.

Section 8.04. Entire Agreement. This Agreement constitutes the entire agreement between the Parties regarding MGT's placement of the Assigned Employee with the Client, and contains all of the terms, conditions, covenants, stipulations, understandings and provisions agreed upon by the Parties.

This Agreement supersedes and takes precedence over all proposals, memorandum agreements, tentative agreements, and oral agreements between the Parties, made prior to and including the Effective Date of this Agreement not specifically identified and incorporated in writing into this Agreement. No agent or representative of either Party has the authority to make, and the Parties will not be bound by or liable for, any statement, representation, promise, or agreement not specifically set forth in this Agreement.

Section 8.05. Further Assurances. The Parties will execute and deliver any and all additional papers, documents, and other assurances and do any and all acts and things reasonably necessary in connection with the performances of their obligations under this Agreement.

Section 8.06. Gender. Whenever the context herein so requires, the masculine, feminine or neuter gender and the singular and plural number include the other.

Section 8.07. Section Headings. Section and other headings contained in this Agreement are for reference purposes only and do not affect in any way the meaning or interpretation of this Agreement.

Section 8.08. Severability. If any part or condition of this Agreement is held to be void, invalid or inoperative, such shall not affect any other provision hereof, which will continue to be effective as though such void, invalid or inoperative part, clause or condition had not been made.

Section 8.09. Waiver of Provisions. The failure by one Party to require performance by the other Party shall not be deemed to be a waiver of any such breach, nor of any subsequent breach by the other Party of any provision of this Agreement, and shall not affect the validity of this Agreement, nor prejudice either Party's rights in connection with any subsequent action. Any provision of this Agreement may be waived if, but only if, such waiver is in writing signed by the Party against whom the waiver is to be effective.

Section 8.10. Confidentiality. Each Party will protect the confidentiality of the other's records and information and must not disclose confidential information without the prior written consent of the other Party. Each Party must reasonably cooperate with the other Party regarding any Freedom of Information Act (FOIA) request calling for production of documents related to this Agreement.

Section 8.11. Governing Law. This Agreement will be governed by and construed in accordance with the laws of the State of Illinois applicable to contracts made and to be performed entirely within such state, except the law of conflicts.

Section 8.12. Force Majeure. MGT will not be responsible for failure or delay in assigning its Assigned Employee to Client if the failure or delay is caused by labor disputes and strikes, fire, riot, terrorism, acts of nature or of God, or any other causes beyond the control of MGT.

Section 8.13. Assignment. Neither party may assign any rights nor delegate any duties or obligations under this Agreement without the express written consent of the other party. Notwithstanding the foregoing, MGT, or its permitted successive assignees or transferees, may assign or transfer this Agreement or delegate any rights or obligations hereunder without consent: (i) to any entity controlled by, or under common control with, MGT, or its permitted successive assignees or transferees; or (ii) in connection with a merger, reorganization, transfer, sale of assets or change of control or ownership of MGT, or its permitted successive assignees or transferees.

**SECTION 9
DISPUTE RESOLUTION**

Section 9.01. Good Faith Attempt to Settle. The Parties will attempt to settle any dispute arising out of or relating to this Agreement, or the breach thereof, through good faith negotiation between the Parties.

Section 9.02. Governing Law/Jurisdiction. If a dispute cannot be settled through good faith negotiation within thirty (30) days after the initial receipt by the allegedly offending party of written notice of the dispute, then the controversy or claim may be adjudicated by a federal or state court sitting in Cook County. Venue and jurisdiction for any action under this Agreement is Cook County. This Agreement and any amendments hereto will be governed by and construed in accordance with the laws of the State of Illinois.

Section 9.03. Attorneys' Fees. The Parties agree that, in the event of litigation under this Agreement, each Party is liable for only those attorneys' fees and costs incurred by that Party.

**SECTION 10
NOTICES**

SECTION 10.01. Notices. All Notices given under this Agreement must be written and may be given by personal delivery, first class U.S. Mail, registered or certified mail return receipt requested, overnight delivery service, or electronic mail.


Notices will be deemed received at the earlier of actual receipt or three (3) days from mailing date. Notices must be sent to the Parties at their respective addresses shown below. A Party may change its address for notice by giving written notice to the other Party.

If to MGT:	MGT Impact Solutions, LLC 790 Frontage Road Suite 213 Northfield, Illinois 60093 Attn: Michael J. Earl 224-261-8366 - mearl@mgt.us
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If to Client:	Village of Hoffman Estates 1900 Hassell Road Hoffman Estates, IL 60169 Attn: Patrick J. Seger 847-781-2691 - Patrick.seger@hoffmanestates.org
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IN WITNESS WHEREOF, the Parties executed this Agreement on the Effective Date, which is the date this Agreement is last signed by MGT.

MGT IMPACT SOLUTIONS, LLC

By 
Name: A. Trey Traviesa
Title: CEO – MGT Impact Solutions, LLC



EFFECTIVE DATE: January 6, 2025

CLIENT

By _____
Name: _____
Title: _____



EXHIBIT A
Assigned Employee and Base Compensation

ASSIGNED EMPLOYEE: Paul Redman

POSITION/ASSIGNMENT: Engineering Technician

POSITION TERM: January 6, 2025 – May 30, 2025. Upon mutual agreement of both parties, the agreement may be extended up to January 2, 2026. Either party may terminate the agreement by providing two weeks advance written notice.

BASE COMPENSATION: \$95.16/hour. Assigned employee will work a variable schedule but it is anticipated that employee will work on average about 15 hours/week. Employee will be compensated only for hours worked and will not be compensated for Village holidays or any other time off for personal reasons. Hours should be reported via email to payroll@govtempsusa.com by the close of business on the Monday after the prior work week.

The parties hereby represent and warrant that the individuals whose signatures appear below are authorized by resolution or by their position with that party to enter into and execute this Exhibit A and any amendment thereto on that party's behalf.

MGT IMPACT SOLUTIONS, LLC

CLIENT:

By:  _____

By: _____

Date: 12/3/2024 _____

Date: _____

This Exhibit A amends and supplements but does not replace all Exhibits A dated prior to the Effective Date of this Agreement.



EXHIBIT B
Summary of Benefits

Does Not Apply



AGENDA ITEM REPORT
Planning, Building & Zoning Committee
December 9, 2024
ITEM 5B

REQUEST: Approval of Lakewood Center TIF Reimbursement Request #4 in the amount of \$26,221,583.98

FROM: Kevin Kramer, Director of Economic Development

ITEM TYPE: Action Item - Committee

REQUEST SUMMARY

The Village Board previously approved:

- A Development Agreement between the Village and the purchaser of the former AT&T campus site on April 25, 2018.
- The commission of a Tax Increment Financing District Eligibility Study and Redevelopment Plan and Project for the Lakewood Center Redevelopment Project Area. That report was completed and filed with the Village Clerk on October 25, 2018.
- A Resolution for the purposes of inducing development of property within the Lakewood Center Redevelopment Project Area and the creation of a Tax Increment Financing (TIF) District (Resolution 1671-2018).
- On January 21, 2019, Ordinances officially adopting a TIF District for the Lakewood Center Redevelopment Project Area (Ordinances 4702-2019, 4703-2019, 4704-2019).
- On January 28, 2019, a Redevelopment Agreement and TIF Notes for the Lakewood Center TIF allocating a portion of TIF revenues to a specific redevelopment project (Ordinance 4707-2019).
- The issuance of TIF Notes A & B with Reimbursement Request #1 on December 21, 2020 in the amount of \$7,612,445.50 to be reimbursed.

The developer previously submitted Reimbursement Request #1 in the amount of \$25,374,818.04, Reimbursement Request #2 in the amount of \$45,872,929.44, and Reimbursement Request #3 in the amount of \$31,454,153.10. The developer has completed the east side renovations, built out nearly 300,000 sf of office, retail, restaurant and fitness space including new tenant spaces for Club Colors, VIPAR, JumpFly, and more. These and other TIF eligible costs have been submitted to the Village for costs incurred over the past year, though not submitted in the previous request, according to the agreements entered into by both parties, for reimbursement from the TIF, as funds become available. The developer has submitted Reimbursement Request #4 in the amount of \$26,221,583.98. Staff has verified all TIF Eligible costs, which total \$22,291,309.71, according to the TIF Act and the Redevelopment Agreement.

The Ordinance approving the Development Agreement and the TIF Notes stipulate that the Corporate Authorities approve Reimbursement Requests, and directs the Finance Director to update the TIF Notes to the new amount (which cannot exceed the \$53,767,000 or 30% of the total project costs, whichever is lesser).

Two TIF Notes were authorized as part of this TIF creation on January 21, 2019 and issued on January 1, 2021. TIF Note A is interest bearing and has a Maximum Aggregate Principal of \$43,013,600, which could not be prepaid by the TIF. TIF Note B is interest bearing and has a Maximum Aggregate Principal of \$10,753,400, which could be prepaid by the TIF.

The payments to each Note, according to the Note Ordinance, shall be 80% to Note A and 20% to Note B. Therefore, Reimbursement Request #4 would allocate an additional \$6,293,180.16 to Note A and \$1,573,295.04 to Note B, totaling the \$7,866,475.19 which is 30% of the Total Project Costs. See the attached spreadsheet breaking down the total costs from the TIF eligible costs and the amount to be approved for reimbursement.

The Finance Director is authorized to issue and increase the TIF Note upon Village Board approval of the Reimbursement Request.

The developer continues to market the site, remodel upper floors for tenants, design new event spaces, plan for residential, plan for a hotel, and lease spaces. Additional TIF eligible costs will be submitted in the future.

FINANCIAL IMPACT

TIF financing is based on the principal that new development or redevelopment will increase the tax base. That increase in tax base, over time, generates additional property taxes. Those property taxes are directed to the TIF increment fund over the 23-year life of the TIF. Thus, the development itself generates a pool of money which can be used to pay for TIF eligible costs and provide an incentive for the developer or others to redevelop the site.

RECOMMENDATION

Approval of the Lakewood Center TIF Reimbursement Request #4 in the amount of \$26,221,583.98.

ATTACHMENTS

- 1. Lakewood TIF Reimbursement Summary Nov'24
- 2. TIF Request for Reimbursement #4 RZ signed

LAKEWOOD TIF TOTALS AND TIF NOTE CALCULATIONS
 11/26/2024

	Reimb. Request #1	Reimb. Request #2	Reimb. Request #3	Reimb. Request #	Total to date	
Total Project Costs Submitted	\$25,374,818.04	\$45,872,929.44	\$31,454,153.10	\$26,221,583.98	\$128,923,484.56	
TIF Eligible Project Costs Submitted	\$25,374,818.04	\$27,812,586.13	\$18,118,730.07	\$22,291,309.71	\$93,597,443.95	
Amount Approved for Reimbursement (30% of Total Project Costs above)	\$7,612,445.41	\$13,761,878.83	\$9,436,245.93	\$7,866,475.19	\$38,677,045.37	(Maximum amount of \$53,767,000.00)
Outstanding Principal Amount to Note A (80% of Total Aggregate)	\$6,089,956.33	\$11,009,503.07	\$7,548,996.74	\$6,293,180.16	\$30,941,636.29	(Maximum amount of \$43,013,600.00)
Outstanding Principal Amount to Note B (20% of Total Aggregate)	\$1,522,489.08	\$2,752,375.77	\$1,887,249.19	\$1,573,295.04	\$7,735,409.07	(Maximum amount of \$10,753,400.00)



Hoffman Estates Acquisitions LLC

2000 AT&T Center Drive | Hoffman Estates, Illinois | 60192

Village of Hoffman Estates
1900 Hassell Road
Hoffman Estates, Illinois 60169
Attention: Village Manager

Re: Redevelopment Agreement, dated January 29, 2019 (“**Agreement**”)
By and Between the Village of Hoffman Estates, Illinois and
Hoffman Estates Acquisitions LLC (“**Developer**”)

You are requested to disburse funds from the Special Tax Allocation Fund pursuant to the Note Ordinance and Article V of the Redevelopment Agreement described above in the amount(s), to the person(s) and for the purpose(s) set forth in this Request for Reimbursement. The terms used in this Request for Reimbursement shall have the meanings given to those terms in the Redevelopment Agreement.

1. REQUEST FOR REIMBURSEMENT NO.: 4
2. PAYMENT DUE TO: **HOFFMAN ESTATES ACQUISITIONS LLC**
a Delaware limited liability company
3. FOR THIS REQUEST FOR REIMBURSEMENT, THE DEVELOPER REQUESTS THE VILLAGE TO APPROVE THE FOLLOWING EXPENDITURES AS HAVING BEEN INCURRED BY THE DEVELOPER AND AS CONSTITUTING ELIGIBLE REDEVELOPMENT PROJECT COSTS AND TOTAL PROJECT COSTS, PURSUANT TO SECTION 403 OF THE REDEVELOPMENT AGREEMENT:
 - a. TOTAL PROJECT COSTS TO DATE: \$ 128,923,484.08
 4. b. AMOUNT TO BE APPROVED FOR REIMBURSEMENT AS TOTAL ELIGIBLE REDEVELOPMENT PROJECT COSTS: \$93,597,443.95
 - c. TOTAL PROJECT COSTS INCURRED SINCE DATE OF LAST REQUEST FOR REIMBURSEMENT: \$26,221,583.98
5. The Developer certifies that:
 - (i) the amounts to be reimbursed pursuant to this Request for Reimbursement were made or incurred or financed and were necessary for the Project and were made or

incurred in accordance with the Construction Plans and Final Project Documents heretofore in effect;

(ii) the expenditures representing Eligible Redevelopment Project Costs and Total Project Costs have been properly recorded on the Developer's books, and a correct summary of such costs are set forth in Schedule 1 attached hereto, and the information required in Section 403 is herewith provided to the Village for all sums for which reimbursement is requested;

(iii) the Eligible Redevelopment Project Costs set forth in Schedule 1 have been paid by the Developer and are reimbursable under the Act, the Note Ordinance and the Redevelopment Agreement, and each item listed on Schedule 1 has not previously been paid or reimbursed from money derived from the Fund or any money derived from any project fund established pursuant to the Note Ordinance, and no part thereof has been included in any other certificate previously filed with the Village;

(iv) the expenditures for which reimbursement is sought are not greater than those necessary to reimburse the Developer for its funds actually paid for Eligible Redevelopment Project Costs; and

(v) the Developer is not in default under the Redevelopment Agreement and nothing has occurred to the knowledge of the Developer that would prevent the performance of its obligations under Redevelopment Agreement.

HOFFMAN ESTATES ACQUISITIONS LLC
a Delaware limited liability company

By:  _____

Title: Managing Member _____

Date: 11/26/24 _____

[Village Approval to Immediately Follow]

VILLAGE APPROVAL

The aggregate Eligible Redevelopment Project Costs now approved by the Village under Requests for Reimbursement Nos. 1, 2, 3 and 4 are a total of: \$ 128,923,484.08.

The Total Project Costs incurred and documented by the Developer under Requests for Reimbursement Nos. 1, 2, 3 and 4 are a total of: \$93,597,443.95 ; and

The Maximum Reimbursement Amount now equals: \$ 38,677,045.22, plus interest per the Agreement.

**APPROVED BY THE
VILLAGE OF HOFFMAN ESTATES, ILLINOIS**

By: _____
Village Manager

Date of Approval by the Village: _____

SCHEDULE 1 TO
REQUEST FOR REIMBURSEMENT #4
Through March 30, 2024

Eligible Project Redevelopment Costs:

A. 65 ILCS 5 11-74.4-3(q)(1) Costs

1	Wight & Company	161,238.78
2	Giordano Halleran & Ciesla	11,442.10
3	Rock Fusco & Connelly, LLC	74,747.93
4	Barker Nestor, Inc.	14,512.00
5	Honigman LLP	24,643.42
6	Hugh Lighting Design	8,932.05
7	Farhadian Law PC	210,213.35
8	Diligent Design Group Inc	104,430.00
9	SDI Presence, LLC	16,898.04
10	Adarsan Holdings, reimb for legal costs from Greenberg Traurig	129,316.89
11	Kimley Horn	20,660.00
12	Interwork Architects	19,986.20
13	Nelson Architecture	5,197.65
	Total	802,218.41

B. 65 ILCS 5/11-74.4-3(q)(1.6) Costs:

1	Bisnow	45,750.00
2	Antenna Group, Inc.	46,000.00
3	NPZ Style+Décor	317,915.20
4	Oz Promotions	5,875.50
5	RealtyAds, LLC	29,900.00
6	Real Estate Publishing Corporation	3,000.00
7	Town Square Publications	3,595.00
8	Yelloh Media LLC	7,900.00
9	Colliers International -PM	59,985.00
10	CBRE, Inc.	1,794,885.75
11	Colliers Bennett & Kahnweiler LLC	2,814,573.34
12	Colliers International	1,637,382.25
13	Newmark Partners LC	90,468.00
	Total	6,857,230.04

C 65 ILCS 5/11-74.4-3(q)(2) Costs:

Property Acquisition Cost: \$ -

D 65 ILCS 5/11-74.4-3(q)(3) Costs:

1 ML Group Design & Development LLC 10,007,969.91

3	Anderson Lock Company LTD	10,945.03
4	Atomatic Mechanical Services, Inc	36,037.00
5	Boelter LLC	17,550.00
6	Chicago Pinball Movers	11,269.50
7	Conforti Construction Services Inc.	11,500.00
8	Colliers International	4,130.80
9	Devincio, Inc	37,647.23
10	CertaPro Painters of the North Shore	3,960.00
11	Eastern Funding LLC	102,975.00
12	Hard Surface Solutions, Inc	43,978.00
14	Harvard Protection Services, LLC	7,809.43
15	Ibrand Visual LLC	122,530.62
16	JK Technology Solutions	28,458.73
17	Keyth Security Systems, Inc	(1,946.91)
18	MTH Enterprises LLC	65,904.00
19	Save A Watt Conservation LLC	88,251.14
21	Siemens Industry Inc	492,778.99
22	Somerset Development, LLC	271,363.98
24	Thermosystems, LLC	9,994.00
25	Thomas Interior Systems Inc	53,818.56
26	Union Design LLC	57,700.00
27	United Door and Dock, LLC	626.00
28	Victor Construction Co., Inc	17,782.50
29	WB Wood NY LLC	35,012.44
30	Wilshore Electric, LLC	8,755.00
31	Garden Electric, Inc	4,540.00
33	CDI Construction Group	488,829.88
34	Heritage Crystal Clean	673,924.68
35	Headline Solar, LLC	78,450.00
36	Vipar Heavy Duty, Inc.	74,088.00
37	Jumpfly, Inc.	150,780.00
38	Club Colors	390,000.00
	Total	<u>13,407,413.51</u>

E	65 ILCS 5/11-74.4-3(q)(6) Costs:	
1		\$ 1,224,447.75
	Total	<u>1,224,447.75</u>

Request for Reimbursement #3

ELIGIBLE PROJECT REDEVELOPMENT COSTS TOTAL:

\$ 22,291,309.71



VILLAGE OF HOFFMAN ESTATES
DEPARTMENT OF DEVELOPMENT SERVICES
PLANNING DIVISION MONTHLY REPORT

SUBMITTED TO: PLANNING, BUILDING & ZONING COMMITTEE

BY: Jennifer Horn, Director of Planning and Transportation *Jennifer Horn*

December 2024

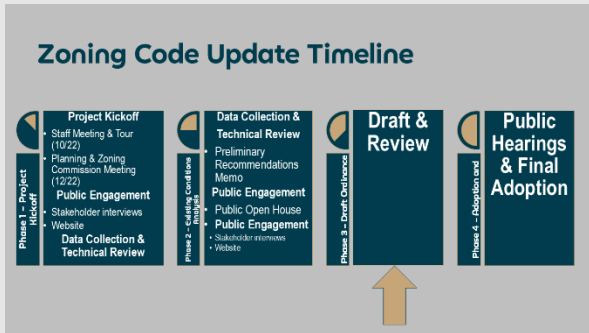
GENERAL UPDATES

- Planning staff attended the APA-IL Plan Commission Trainer training session on November 15.

LONG RANGE PLANNING PROJECT STATUS



- ◆ Teska Associates (as lead) and Ancel Glink awarded contract to complete the Zoning Code Update project.
- ◆ The PB&Z Committee moved to support the consultant's findings and recommendations on August 7, 2023.
- ◆ The project website is live at www.VOHEzoning.org.
- ◆ Drafting is ongoing based on direction provided by the PB&Z.
- ◆ Community engagement remains ongoing and additional public comment emails continue to be received.



- ◆ Epstein (as lead), HNTB, and All Together awarded contract for comprehensive multimodal plan: Hoffman in Motion.
- ◆ Website is live www.hoffmaninmotion.com.

Public Engagement

- ◆ Falling into Motion event at PW Open House held on 11/2/24.
- ◆ Steering Committee meeting #2 being scheduled.
- ◆ Survey #2 is complete. Results to follow.
- ◆ Visit www.hoffmaninmotion.com/photos to see pictures from past and future public engagement events.
- ◆ An engagement summary is available at www.hoffmaninmotion.com

Work Product

- ◆ Project remains on track for summer 2025 completion.
- ◆ Existing Conditions Report was presented to Committee in September. Draft plan underway.



ACTIVE PLANNING PROJECTS

Project	Address	Status	PZC or PBZ Meeting	VB Meeting
Clearbrook Special Use and Site Plan	1260 W HIGGINS RD	APPROVED	11/20/24	12/2/24
Ivy Massage N Spa Special Use	1033 W GOLF RD	PUBLIC MEETING	12/4/24	12/16/24
1120 Ash Rd Garage Size Variation	1120 ASH RD	PUBLIC MEETING	12/18/24	1/6/24
Apple – Golf Rezoning and Concept Review	1180 & 1190 APPLE ST	PUBLIC MEETING	12/18/24	1/20/24
Beverly Property Mass Grading – Staff Level Approval	2601 BEVERLY RD	UNDER REVIEW		
Compass Data Center	3333 BEVERLY RD	UNDER REVIEW		
Scooter’s Coffee	2 E HIGGINS RD	UNDER REVIEW		
Harvest Community Church Parking Lot Expansion	2060 STONINGTON AVE	UNDER REVIEW		
Microsoft CHI07 Data Center	3125 N BARRINGTON RD	UNDER REVIEW		
Yoga & Massage Special Use	1721 MOON LAKE BLVD # 410	UNDER REVIEW		
Detached Garage Size Variation	1120 ASH RD	UNDER REVIEW		
Bell Works Apartments Concept Review	2000 CENTER DR	UNDER REVIEW		
Village Hall Parking Lot	1900 HASSELL RD	UNDER REVIEW		
Single Family Home Setback Variation	3688 WHISPERING TRAILS DR	UNDER REVIEW		

MONTHLY PLANNING PROJECT ACTIVITY

Projects Submitted by Type	November	2024 YTD
Pre-Development		3
Agreement		1
Annexation		
Courtesy Review		
Easement		3
Master Sign Plan		3
Plat of Subdivision		2
Other Plat		2
RPD Amendment		1
Site Plan Review		16
Special Use	1	7
Text Amendment		
Rezoning		1
Variation	1	8
Total	2	47
FOIA Processed	6	27
Zoning Verification Letters	4	7
Building Permits Reviewed by Planning	59	783

PLANNING PERFORMANCE MEASURES

Site Plan Review Process	November		2024 YTD	
Number of administrative/staff review site plan cases completed	0	0%	7	70%
Number of PZC site plan cases processed	1		3	
Annual goal is to complete at least 65% of site plan cases through administrative review process				

Site Plan Review Timing	November		2024 YTD	
Number of cases processed within 105 days	1	100%	10	100%
Annual goal is to complete 100% of cases within 105 days				



VILLAGE OF HOFFMAN ESTATES
DEPARTMENT OF DEVELOPMENT SERVICES
CODE ENFORCEMENT DIVISION MONTHLY REPORT

SUBMITTED TO: PLANNING, BUILDING & ZONING COMMITTEE
BY: Sanyokta Kapur, Director of Building & Code Enforcement

December 2024

GENERAL ACTIVITIES

- On November 6, 2024, Tricia Morandi attended a Legacy Project webinar on Adventures in Public Service.
- On November 7, 2024, Sanyo Kapur, David Dodge, Anthony Knuth, John Staschke & Tricia Morandi attended the NWBOCA fall school training on Permitting & Inspecting Commercial Solar Electric Systems and NFPA 855 & Battery Energy Storage Systems in Schaumburg.
- On November 14, 2024, David Dodge, Anthony Knuth, David Banaszynski, John Staschke, Marc Shulga, Mike McAvoy & Tricia Morandi attended the NWBOCA fall school training on Commercial Kitchen Hoods Plan Review and What Every Building Inspector Should Know About Fire Sprinkler & Fire Alarm Systems in Schaumburg.
- On November 20, 2024, Tricia Morandi attended the ABCI meeting on Business Meeting & Discussion in Buffalo Grove.
- On November 21, 2024, Sanyo Kapur, David Dodge, Kala Kuttentberg, Kathleen Kuffer, Liz Dianovsky, Jeff Miller, Marc Shulga & Tricia Morandi attended the NWBOCA fall school training on Understanding the International Building Code 2021 Chapter 10 Means of Egress in Schaumburg.
- On November 23, 2024, David Banaszynski inspected the food trucks at the Starbuds event.
- **Seasons of Hoffman Estates** has received approval to occupy all eight residential buildings which are very close to full capacity. Minor landscaping work and final surveys are pending.
- **Microsoft** is making significant construction progress on the Colos 2 to Colos 5 buildouts in Building 1, CHI05 with rough framing underway. The permit issuance for CHI06, Building 2 of the campus, will be completed once cost estimates are finalized.
- Demolition of existing structures is ongoing at the Sears campus. Day care building will also be demolished. Site Development permit for existing site demolition and mass grading of the **Compass** data centers has been issued.
- **Lova Dispensary** off of N. Barrington Rd is making good progress for the interior buildout and site upgrades.
- **Dar-UI -Ilm** Foundation interior buildout for religious center at Lakewood Blvd is underway.
- **Nothing Bundt Cake** is making significant progress with the interior buildout off Higgins Rd, in the Poplar Creek Crossing Subdivision.
- **Playroom Café** at Barrington Square Subdivision has started interior buildout construction.
- **Fire Station 21** off Flagstaff Lane has started construction site preparation work and building pad preparation work.
- **ComEd** is almost complete with construction on the Pembroke Ave. substation expansion.
- The new **Advocate** outpatient facility on Hoffman Blvd. within Prairie Stone is close to receiving approval for Occupancy.
- **Airdrie Estates** subdivision has several lots under construction for new single-family homes.
- Code Enforcement staff have been involved in several ongoing property maintenance cases as well as annual monitoring of commercial snow removal and pothole maintenance.

Bell Works Construction Update:

- Staff is working with Bell Works on several tenant build-outs and parking garage repairs throughout the east side. Site Development permit issuance for Bell Works Townhomes is pending.

2024 Code Enforcement Freedom of Information Act Requests Processed

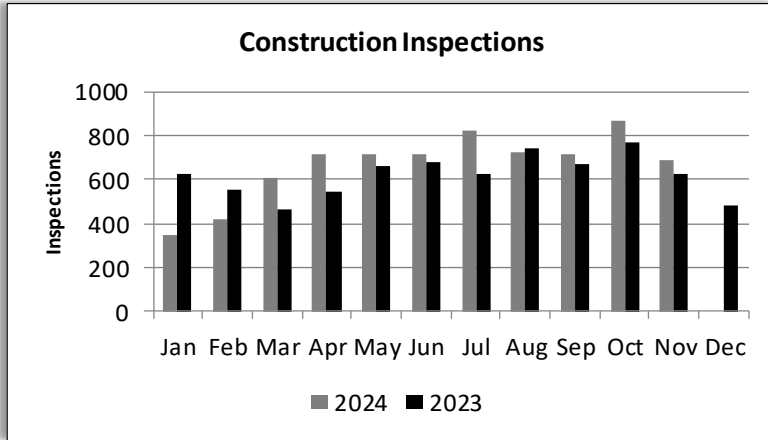
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
31	34	51	46	54	52	52	51	55	41	41		508

2024 Code Enforcement GovQA Questions & Complaints Processed

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
10	4	16	20	35	21	23	13	21	16	12		191

Construction Inspections

Year	2024	2023
Jan	346	628
Feb	415	555
Mar	607	468
Apr	715	544
May	718	657
Jun	717	676
Jul	827	625
Aug	720	743
Sep	716	671
Oct	865	770
Nov	689	629
Dec		478
Total	7335	7444



Construction inspections include review and closure of older permits that have not yet had a final inspection.

RENTAL HOUSING LICENSE AND INSPECTION PROGRAM

- There are currently 1,825 rental properties registered. This includes 1,164 single family and townhome units (64%) and 661 condominium units (36%). This number fluctuates based on new registrants and owners who choose to no longer rent their properties.
- Renewal notifications were mailed on November 14, 2024, to all rental properties. The deadline to submit payment and update registration information is February 1, 2025.
- As of December 2nd, 615 properties have renewed.

2024 Rental Inspections

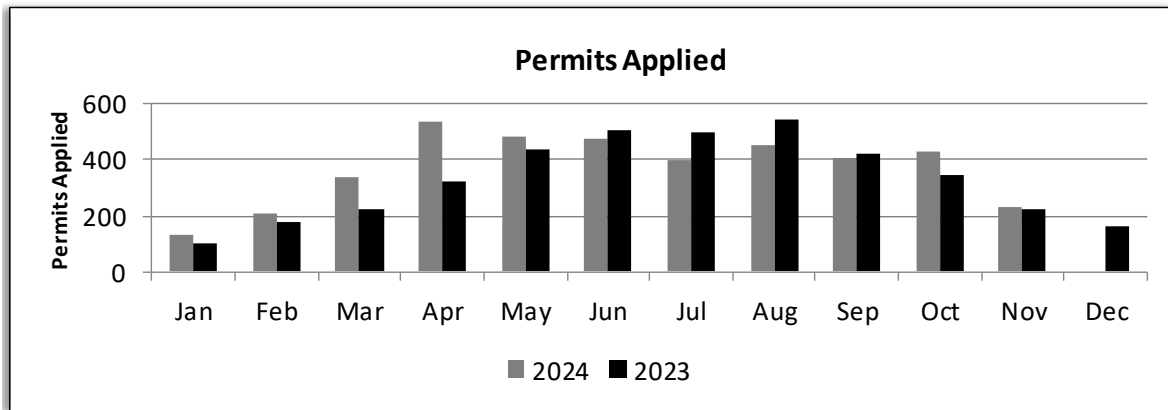
Inspection	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
Annual	124	76	68	113	107	127	160	100	154	159	192		1380
Reinspections	108	87	64	68	78	79	79	118	94	111	94		980
Total	232	163	132	181	185	206	239	218	248	270	286	0	2360

2024 Permits Issued

Permit	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2024 YTD	2023 Total
Commercial New	0	1	0	1	2	0	0	3	0	0	0	0	7	9
Single Family New	0	0	0	0	1	0	0	0	2	1	1		5	5
Land Development	0	0	0	0	0	0	0	0	1	3	2		6	1
Fire	13	8	15	9	3	9	17	18	10	14	9		125	158
All Other Permits	108	127	205	367	299	296	312	308	304	364	234		2924	2907
2024 Total	121	136	220	377	305	305	329	329	317	382	246	0	3067	

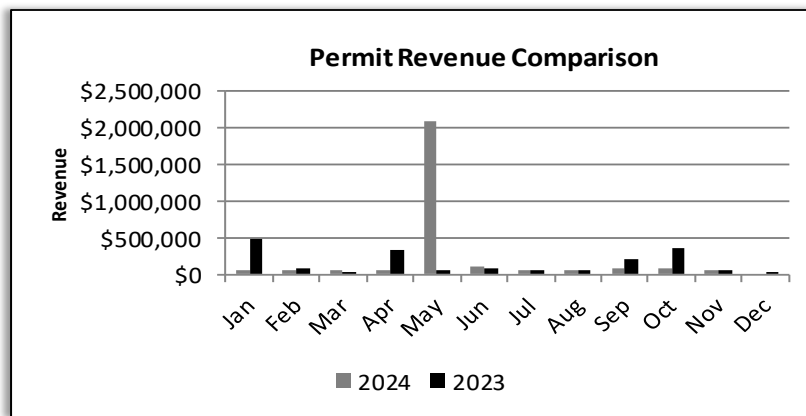
2024 Permits Applied

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
2024	134	205	340	535	479	470	395	447	409	427	233		4074
2023	105	179	227	322	433	505	496	544	419	345	223	161	3959



Permit Revenue

Year	2024	2023
Jan	\$54,595	\$475,262
Feb	\$55,383	\$92,415
Mar	\$61,118	\$48,876
Apr	\$63,268	\$331,820
May	\$2,080,130	\$62,483
Jun	\$100,777	\$85,224
Jul	\$67,251	\$67,487
Aug	\$70,712	\$66,181
Sep	\$86,798	\$222,586
Oct	\$88,794	\$350,822
Nov	\$57,749	\$56,694
Dec		\$34,685
Total	\$2,786,575	\$1,894,535

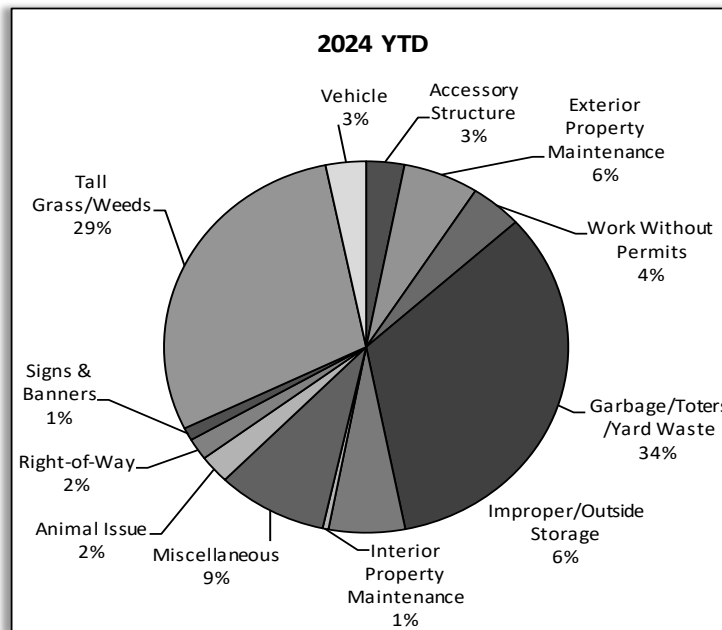


2024 Budget: \$3,767,000.

Total Revenue includes building permits, fire permits and Temporary & Full Certificates of Occupancy.

2024 Property Maintenance Summary Report

Violation	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2024 YTD	2023 Total
Accessory Structure	1	3	3	14	6	6	3	5	3	5	3		52	44
Exterior Property Maintenance	4	2	19	36	15	10	7	6	2	2	0		103	93
Work Without Permits	1	4	5	4	7	9	11	6	9	5	10		71	58
Garbage/Toters/Yard Waste	25	70	25	52	60	28	40	59	96	71	47		573	468
Improper/Outside Storage	5	8	3	10	9	13	12	15	8	12	9		104	165
Interior Property Maintenance	1	0	0	0	2	1	0	0	2	2	0		8	11
Miscellaneous	16	14	27	10	15	15	14	10	12	10	8		151	123
Animal Issue	1	0	0	3	1	2	11	13	10	1	0		42	35
Right-of-Way	4	0	0	10	2	5	3	6	2	0	0		32	15
Signs & Banners	1	3	2	0	2	1	1	3	0	2	4		19	15
Tall Grass/Weeds	0	0	0	21	190	80	78	74	34	17	0		494	276
Vehicle	2	5	3	4	2	4	4	4	8	12	7		55	70
2024 Total	61	109	87	164	311	174	184	201	186	139	88	0	1704	
2023 Total	60	69	49	102	257	208	142	131	107	118	69	61		1373



2024 Citations Issued

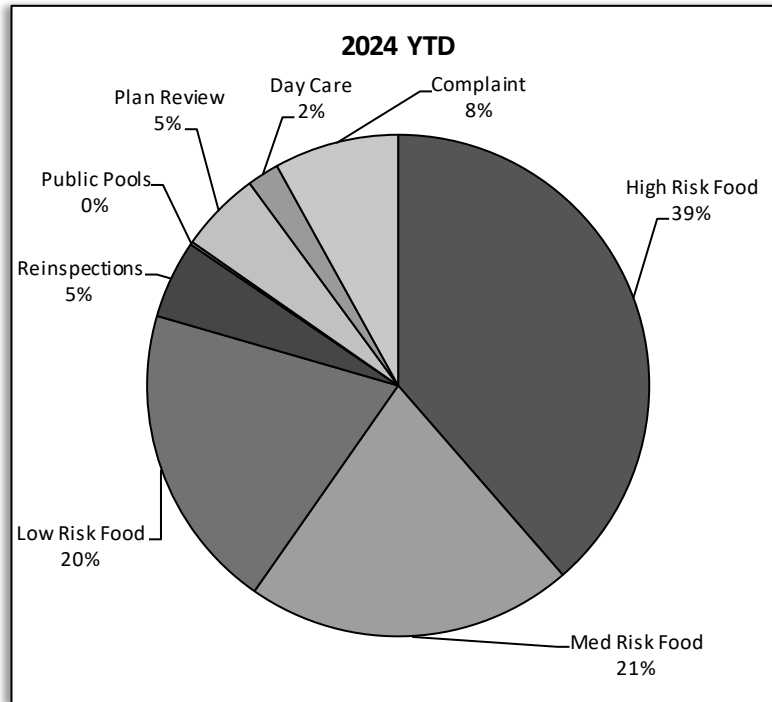
Violation	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
Business License	24	20	14	2	90	33	8	24	49	25	16		305
Code	42	59	177	46	89	83	67	65	48	69	65		810
Rental	0	74	103	0	113	49	6	66	59	65	83		618
Total	66	153	294	48	292	165	81	155	156	159	164	0	1733

2024 Adjudication Court Dockets - Citations Presented

Court	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
Code/Bus. Lic.	37	54	56	65	82	102	106	82	86	90	76		836
Rental	75	84	36	87	73	72	88	60	50	91	83		799
Total	112	138	92	152	155	174	194	142	136	181	159	0	1635

2024 Environmental Health Inspection Report

Activity	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
High Risk Food	37	34	0	0	32	39	1	4	12	41	7		207
Med Risk Food	0	0	34	35	0	1	4	1	0	0	38		113
Low Risk Food	0	0	1	2	1	0	42	57	0	1	2		106
Reinspections	2	0	4	2	2	4	3	3	1	3	3		27
Public Pools	0	0	0	0	1	0	0	0	0	0	0		1
Plan Review	3	0	1	6	3	4	2	3	3	1	2		28
Day Care	0	0	2	5	0	0	0	1	0	0	3		11
Complaint	2	1	3	6	5	4	7	6	5	0	4		43
Total	44	35	45	56	44	52	59	75	21	46	59	0	536



Food establishments are divided into the risk categories of high, moderate or low, and planned inspections are performed three, two, or one time each year respectively. A high-risk establishment presents a high relative risk of causing foodborne illness based on the large number of food handling operations typically implicated in foodborne outbreaks and/or the type of population served by the facility. There are approximately 285 facilities that require a total of approximately 525 planned inspections throughout the year (this number fluctuates based on businesses opening/closing).

ECONOMIC DEVELOPMENT

HIGHLIGHTS



ICSC LOCAL EVENT @ TOPGOLF



7x24 EXCHANGE
DATA CENTER
NETWORKING EVENT



BELL WORKS
HOLIDAY PARTY



NOVEMBER LAMBDA ALPHA
LUNCHEON ON REGIONAL
TRANSIT

SUMMARY OF ACTIVITIES

- Staff met with several potential developers for properties around the Village but a few focusing on the Stonington & Pembroke TIF area.
- Staff officially began the search for the next Economic Development Specialist by promoting the job description. Applications are due by December 23, 2024.
- Staff attended the recognition of Paradise Flowers being in business for 40 years! Patty was very thankful as is the Village for her investment here. She's provided great service for many years!
- Staff touched base with business owners in town. As part of the 2025 BRE plan, postcards will be mailed to each business in an attempt to reach a new audience that isn't responding to virtual outreaches.
- Continued supporting NLNW with two Hoffman Estates companies going through the program in 2024 and recognizing them at the Annual Graduate Recognition Night held on December 4th.
- Staff met with current and future Hoffman Estates businesses to help them open and grow in town, including Muse Bakery in Bell Works, a brewery, and a coffee roaster.
- Completed all liaison duties to the Arts Commission and Economic Development Commission including attending meetings, processing contracts for the upcoming Summer Sounds on the Green concert series, and creating a work plan for 2025.
- ED Staff continued planning the CRE2025 event to promote Hoffman Estates to the commercial real estate industry. Once again, the event will take place at the NOW Arena during a Windy City Bulls game with roundtable discussions lead by industry experts. The event will be the morning of February 6, 2025. Save the date!
- GCAMP has completed another year of developing the next generation of manufacturing workforce. See their annual report attached here.



TOURISM

HOTEL UPDATE

THROUGH OCTOBER 2023 VS OCTOBER 2024

YOY HOTEL TAX REVENUES INCREASED BY \$22,770 (14%)

2023 YOY HOTEL TAX REVENUE

Total hotel tax revenues collected for
October 2023 - \$136,463

2024 YOY HOTEL TAX REVENUE

Total hotel tax revenues collected for
October 2024 - \$159,233

VISITHOFFMAN UPDATE

- Staff has narrowed the brand redesign concepts to be used on the new website. The design was shared to the Economic Development Commission and received positive feedback. The website development continues as photos are being collected to include on the pages.

EVENTS

- Ken Kraft Midlands Wrestling Tournament - NOW Arena December 27-31, 2024: Rooming lists are in, queried participating hotels for the names of universities and number of team rooms each has received. Distributed required complimentary room redemptions to hotels for VIP staff and Officials. Working with the event to gain greater awareness of their celebrated 60th anniversary this year by circulating their press release to our news outlets.
- Volleyball World - FIVB - NOW Arena June 2025: Staff met with the Director of Sales and Marketing from Volleyball World to brainstorm press and sponsorships. Countries participating are USA, China, Italy, Poland, Canada, Brazil. Staff is researching good cultural contacts from each participating country to reach their designated audience when their teams compete.
- DCEO - Tourism Attraction Grant and DCEO Tourism Incentive Grant: Staff is researching, along with arena Staff, two posted DCEO Tourism grant opportunities that are matching grants. One grant would award up to \$50,000 to enhance a regional draw for an event. The second opportunity would award up to \$200,000 to enhance an attraction to draw visitors from over fifty miles away that would stimulate increased hotel stays and visitors. Grants are due no later than December 20, 2024.

MEETINGS/ACTIVITIES

- Met with MEET Chicago NW Sports Market Director - Volleyball World
- Circulated Police Incident Reports to hotels
- Meet with Holiday Inn Express owners to discuss their next development
- 2925-VNL Chicago - Connect
- Tour with new Event Director - Chicago Marriott NW
- Webinar - Marketing your business with AI Technology



Kevin Kramer, Director of Economic
Development



Linda Scheck, Director of Tourism & Business
Retention



IMPACT REPORT

2023 - 2024

MAKE YOUR FUTURE



Introduction

GCAMP is dedicated to making the future of manufacturing. We **educate** young people about the exciting, high-skill, and high-paying career opportunities in manufacturing. We **connect** students to our manufacturing partners to promote mutually beneficial relationships. And we **support** students as they begin their manufacturing career journey.



In 2023-24, GCAMP teamed up with the following schools, career centers, and community youth groups to promote the manufacturing industry:

- APS Training Academy
- Barrington High School
- Boys and Girls Club (South Elgin)
- College of DuPage
- Compass Academy
- Dundee Crown High School
- East Aurora High School
- Eastview Middle School
- Elgin High School
- Geneva High School
- Harper Community College
- Hoffman Estates High School
- Indian Valley Vocational Center
- Jacobs High School
- John Hersey High School
- Lake County Tech Campus
- Larkin High School
- Oswego East High School
- Oswego High School
- Rolling Meadows High School
- Schaumburg High School
- South Elgin High School
- Streamwood High School
- Technology Center of DuPage
- Waubonsee Community College
- Waubonsie Valley High School
- Weisner Family Career Center
- West Aurora High School
- West Chicago High School
- Wong Center for Education



Educating The Future



GCAMP is bringing manufacturing education directly to students through **school and community center visits** and interactive sessions.



GCAMP **manufacturing tours** give students essential insights into the manufacturing industry, connecting classroom learning with real-world applications.



GCAMP's **website** offers "Day in the Life" videos and up-to-date career information from the Dept of Labor for a variety of manufacturing careers.

Our surveys indicate the amount of students who were considering a career in manufacturing before a tour **more than doubled** after taking a GCAMP manufacturing tour!



GCAMP hosted 14 MFG Tours this past year!!



Connecting The Future

GCAMP's Job Board provides a clear path to kicking off a manufacturing career, connecting students with internships, apprenticeships, and other entry-level opportunities.

GCAMP's Education Board (in development) will connect students with post-secondary education options for students wanting to build their manufacturing skills before entering the workforce.

GCAMP Manufacturing Breakfasts connect schools with industry professionals and community leaders.

GCAMP's Calendar of Events offers information on career expos, fairs, and other school events. Through these events, manufacturers are creating partnerships with schools to build their own talent pipelines.



“GCAMP is putting in the work to get kids interested in GREAT careers in manufacturing. The mission has never been more critical to the long term health of the industry in the US.”

- Michael Piwoni, Amsted Automotive

Locally,
Manufacturing
was the:
**#1 largest
industry by GDP
in Kane County,
#4 in DuPage
County and,
#4 in Cook
County in 2023.**

*Bureau of
Economic
Analysis -
bea.gov*



Supporting The Future

GCAMP supports manufacturing education through:

- **Awards:** GCAMP honors exceptional individuals with the Outstanding Manufacturing Student and Outstanding Manufacturing Educator awards. Recipients are celebrated at the VIA Spark awards, receiving industry recognition and a cash prize.
- **Grants:** Our annual grant program funds initiatives that engage young people in STEM, engineering, robotics, and other manufacturing-related skills.
- **Supplies:** Through the generous support of our donors, GCAMP is able to provide donated supplies and materials to schools teaching manufacturing skills.

In 2023-2024, GCAMP donated over \$15,000 worth of manufacturing supplies to schools and vocational centers.

Support from our caring community has been key to our success.
 Together, we are creating the future of manufacturing.

THANK YOU!

Our 2024 Circle of Champions:

<p>VISIONARIES \$10,000+</p>	<p>INNOVATORS \$5,000</p>	<p>EXECUTIVES \$2,500</p>
<p>LEADERS \$1,000</p>	<p>MENTORS \$500</p> <p>AGCO Aurora Specialty Textiles Group, Inc. Bee Clean Specialties Chicago Glue and Machine Community Foundation of the Fox River Valley Continental Envelope Cushman Wakefield Geneva Chamber of Commerce HFI Manufacturing Industrial Hard Chrome JaMar Packaging JMS Electric Inc. Kaiser Manufacturing Kwalyti Monitor Technologies LLC MSI Express Proline Mechanical Inc Sodick Sunstar Techno Resources Tomenson Machine Works</p>	

GCAMP is a 501(C)3 nonprofit organization. Our work would not be possible without the generous support of our donors.

2000 S Batavia Ave Ste 110, Geneva, IL 60134

info@gcamp.org

<https://www.gcamp.org>

GCAMP is proud to be the charitable arm of the



VALLEY INDUSTRIAL ASSOCIATION