



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

February 10, 2025

Council Chambers

**Immediately following
Transportation & Road
Improvement Committee**

1. **CALL TO ORDER/ROLL CALL**
2. **APPROVAL OF MINUTES**
 - A. Planning, Building & Zoning Committee 01-13-2025
 - B. Planning, Building & Zoning Committee 01-20-2025 Special
3. **PUBLIC COMMENT**
4. **NEW BUSINESS**
 - A. Authorization to waive formal bidding and award contract to All Together of Evanston, IL for Comprehensive Plan public engagement and graphic design support in an amount not to exceed \$110,560 with Village Manager to approve change orders in an amount not to exceed \$30,000 (as needed)
 - B. Approval of an Incentive Agreement between the Village of Hoffman Estates and Compass Datacenters ORD I, LLC for the Compass Data Center property located at 5400-5600 Trillium Boulevard (formerly 3333 Beverly Road)
 - C. Approval of an Ordinance supporting a Cook County Class 6B Classification for property tax assessment purposes for Compass Datacenters ORD I, LLC, Compass Datacenters IA ORD, LLC, Compass Datacenters IB ORD, LLC, and Compass Datacenters IC ORD, LLC for the proposed Data Centers to be located at 5400-5600 Trillium Boulevard (formerly 3333 Beverly Road)
5. **REPORTS**
 - A. Planning Division Monthly Report
 - B. Code Enforcement Division Monthly Report
 - C. Economic Development and Tourism Monthly Report
6. **PRESIDENT'S REPORT**
7. **ITEMS IN REVIEW**
8. **OTHER**

9. ADJOURNMENT

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

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

January 13, 2025

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
Pete Gugliotta, Director of Dev. Servs
Patrick Seger, Director of HRM
Alan Wenderski, Director of Engineering
John Bending, Asst. Police Chief
Kevin Kramer, Director of Econ. Dev.
Rachel Musiala, Finance Director
Kasia Cawley, Police Chief
Alan Wax, Fire Chief
Monica Saavedra, Director of HHS
Joe Nebel, Director of Public Works
Darek Raszka, Director of IS
Patty Richter, Village Clerk
Sonia Zala, Sr. Transportation Engineer
Missy Britto, Communications Manager
Jennifer Horn, Dir. Planning and Trans.
Ric Signorella, Multimedia Production Mgr.**

The Planning, Building & Zoning Committee meeting was called to order at 7:41 p.m.

2. APPROVAL OF MINUTES

Motion by Trustee Pilafas, seconded by Trustee Mills, to approve the Planning, Building & Zoning Committee meeting minutes of December 9, 2024. Voice vote taken. All ayes. Motion carried.

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.

An item summary sheet from Kevin Kramer and Linda Scheck was presented to Committee.

Mr. Kramer noted Hoffman Estates hotels have faced challenges with guests staying 30 or more days, which grants them residency status under current rules. To address this, a proposed Municipal Code amendment would prohibit stays longer than 29 days, with an exception for one on-site employee, and hotels would have 45 days to comply.

Mr. Kramer addressed questions from the Board regarding age limits for renting rooms.

Motion by Trustee Pilafas, seconded by Trustee Kinnane, to approve an ordinance amending Section 8-8-7, Hotels, of Chapter 8, Licenses, of the Hoffman Estates Municipal Code. Voice vote taken. All ayes. Motion carried.

5. **NEW BUSINESS**

A. Approval of an ordinance supporting a Cook County Class 7C Renewal Application for the property located at 2590 W. Golf Road (Ricky Rockets).

An item summary sheet from Kevin Kramer was presented to Committee.

Mr. Kramer summarized that the Village Board previously supported a Cook County Class 7C tax incentive for Ricky Rockets at 2590 W. Golf Road, which began in 2020 after project completion in 2019. The current owner, Heidner Property Management, is requesting a one-time renewal due to financial difficulties, stating that without it, the business may close, leaving vacant property at a key village intersection. Renewing the incentive would save approximately \$77,998.80 annually over five years, and the board is recommended to approve the renewal.

Motion by Mayor McLeod, seconded by Trustee Pilafas, to approve an ordinance supporting a Cook County Class 7C renewal application for the property located at 2590 W. Golf Road (Ricky Rockets). Voice vote taken. All ayes. Motion carried.

B. Approval of an ordinance supporting a Cook County Class 7C Renewal Application for the property located at 1051 W. Higgins Road (Zeigler Mercedes Sprinter Dealership).

An item summary sheet from Kevin Kramer was presented to Committee.

Mr. Kramer indicated Zeigler Hoffman Estates purchased a vacant auto dealership in 2020 and repurposed it into a commercial vehicle center with Village support, including a Cook County Class 7C tax incentive. The owner is now requesting renewal of this classification, citing financial challenges tied to the property's acquisition and redevelopment. Renewing the incentive would save approximately \$49,992 per year for five years, but this is the final renewal allowed under the program.

Motion by Trustee Pilafas, seconded by Mayor McLeod, to approve an ordinance supporting a Cook County Class 7C renewal application for the property located at 1051 W. Higgins Road (Zeigler Mercedes Sprinter Dealership). Voice vote taken. All ayes. Motion carried.

C. Direction to proceed with a public hearing to consider an extension of the temporary Planned Development approval process (Sec. 9-1-18A).

An item summary sheet from Jennifer Horn was presented to Committee.

Mrs. Horn noted the Village Board approved a temporary Planned Development approval process for multi-family residential projects in commercial zoning districts in April 2023, but initial applications were withdrawn due to high costs and interest rates. The comprehensive Zoning and Subdivision Code update, originally expected in 2024, has been delayed to mid-2025. To ensure ongoing project reviews, staff recommends extending the temporary approval process for six months or until the new Code is adopted.

Motion by Mayor McLeod, seconded by Trustee Pilafas, to proceed with a public hearing to extend the temporary Planned Development approval process (Section 9-1-18A) until the new plan is adopted. Voice vote taken. All ayes. Motion carried.

6. 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.

7. PRESIDENT'S REPORT

8. ITEMS IN REVIEW

9. OTHER

10. ADJOURNMENT

Motion by Trustee Pilafas, seconded by Mayor McLeod, to adjourn the meeting at 7:55 pm.
Voice vote taken. All ayes. Motion carried.

Minutes submitted by:

Jennifer Djordjevic, Director of Operations/
Outreach, Office of the Mayor & Board

Date

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

January 20, 2025

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
Arthur Janura, Corporation Counsel
Jon Pape, Assistant Village Manager
Patrick Seger, Director of HRM
Kasia Cawley, Police Chief
Audra Marks, , Director of HHS
Joe Nebel, Director of Public Works
Darek Raszka, Director of IS
Patty Richter, Village Clerk
Ben Gibbs, GM, NOW Arena
Ken Koop, Risk Manager
Jennifer Horn, Dir. Planning and Trans.
Ric Signorella, Multimedia Production Mgr.**

The Special Planning, Building & Zoning Committee meeting was called to order at 6:55p.m.

2. PUBLIC COMMENT

3. NEW BUSINESS

A. Approval of a Development Agreement with Hoffman Estates Acquisitions III LLC and Hoffman Estates Acquisitions IV LLC for the Bell Works Townhomes located at 1705 Lakewood Boulevard.

An item summary sheet from Jennifer Horn was presented to Committee.

Motion by Trustee Pilafas, seconded by Trustee Kinnane, to approve a Development Agreement with Hoffman Estates Acquisitions III LLC and Hoffman Estates Acquisitions IV LLC for the Bell Works Townhomes located at 1705 Lakewood Boulevard.

Staff distributed a revised Development Agreement between the Village of Hoffman Estates and Hoffman Estates Acquisitions LLC, adding “after the completion of the Phase 1 work” under Section III, Commencement and Completion of Work.

Motion by Trustee Pilafas, seconded by Trustee Kinnane, to approve a Development Agreement with Hoffman Estates Acquisitions III LLC and Hoffman Estates Acquisitions IV LLC for the Bell Works Townhomes located at 1705 Lakewood Boulevard, as amended. Voice vote taken. All ayes. Motion carried.

B. Approval of an Ordinance granting Site Plan Amendment for Bell Works Townhomes located at 1705 Lakewood Boulevard

An item summary sheet from Jennifer Horn was presented to Committee.

Motion by Trustee Pilafas, seconded by Mayor McLeod, to approve an ordinance granting Site Plan Amendment for Bell Works Townhomes located at 1705 Lakewood Boulevard. Voice vote taken. All ayes. Motion carried.

4. ADJOURNMENT

Motion by Trustee Arnet, seconded by Trustee Mills, to adjourn the meeting at 6:59 pm. Voice vote taken. All ayes. Motion carried.

Minutes submitted by:

Debbie Schoop, Executive Assistant

Date



AGENDA ITEM REPORT

Planning, Building & Zoning Committee
February 10, 2025
ITEM 4A

REQUEST: Authorization to waive formal bidding and award contract to All Together of Evanston, IL for Comprehensive Plan public engagement and graphic design support in an amount not to exceed \$110,560 with Village Manager to approve change orders in an amount not to exceed \$30,000 (as needed)

FROM: Phil Green, Transportation & Long Range Planner
Jennifer Horn, Director of Planning & Transportation

ITEM TYPE: Contract - Committee

REQUEST SUMMARY

Comprehensive plans, as required by state statute (65 ILCS 5/11-12-5), provide a legal foundation for municipal land use decisions. A well-developed plan guides the long-term growth of the Village while setting short-term goals to ensure steady progress. It also informs budgetary decisions, Capital Improvement Plans, and the work efforts of Village departments, aligning them with the community's vision.

Hoffman Estates' current comprehensive plan was adopted by the Village Board in 2007. This plan was developed primarily in response to the proposed STAR Line, a suburban rail project that was ultimately never built. Beyond the STAR Line, the plan also addressed changes in the retail and office markets. However, in the years since adoption, global financial crises, a pandemic, and shifts in land use patterns and market conditions have rendered the plan outdated. An update is necessary.

While the 2007 plan has been supplemented with other targeted planning efforts—such as the West Area Plan, the Barrington/I-90 Sub-Area Plan, and the soon-to-be completed Hoffman in Motion Multimodal Transportation Plan—a new comprehensive plan will integrate and expand upon these goals to provide a unified vision for the Village's future.

Traditional vs. Contemporary Approaches to Comprehensive Planning

Historically, comprehensive plans have focused heavily on land use, with separate chapters analyzing different land types (residential, office, retail, etc.) in isolation. Contemporary approaches take a more holistic view, emphasizing broad community goals (often called “pillars” or “big ideas”) and integrating land use recommendations to support them. This model acknowledges that land uses interact and should be planned together for optimal results. For example, housing policy directly affects commercial viability, transit access, and quality of life.

Other municipalities, such as Glencoe, Illinois, and Greensboro, North Carolina, have successfully implemented this approach. Their plans prioritize overarching goals—such

as sustainability and economic development—and then tailor land use and policy recommendations to achieve them.

This approach will allow the Village to simultaneously update its strategic plan as well. Instead of embarking on two separate initiatives that ultimately tie together, the comprehensive plan project will provide areas of focus and corresponding goals for the community and organization as a whole. Many of these goals will not necessarily be land use related but will be suitable in this hybrid report.

In-House Update with Consultant Support

Many municipalities hire consultant teams to lead comprehensive plan updates. However, Hoffman Estates' planning staff has the capacity to manage the project and author the final document in-house. This approach offers significant cost savings while leveraging the Village's institutional knowledge.

While most of the work will be handled internally, certain areas require additional capacity and expertise. Staff recommends awarding a contract to All Together to assist with public engagement and graphic design. Their responsibilities will include:

- Creating a recognizable brand to increase public awareness of the planning effort.
- Developing a public engagement plan and providing staffing support for three “waves” of engagement.
- Designing the final plan's layout and visual presentation to ensure a professional and accessible document.

All Together currently leads these efforts as a sub-consultant for Hoffman in Motion and has achieved strong engagement and branding success. The public embraced the Hoffman in Motion identity, and engagement events were well attended. Additionally, All Together has built relationships within the community that will be invaluable in securing participation in this process.

Public Engagement Strategy

The proposed public engagement approach mirrors the Hoffman in Motion model, ensuring that the community has opportunities to participate throughout the process.

- Three “waves” of engagement will capture input from initial goal setting to final refinements.
- Pop-up events will ensure engagement across the three distinct areas of the Village.
- Large-scale community events, similar to the successful 2024 “Summer Hang” event (which attracted over 400 participants), will maximize outreach.

FINANCIAL IMPACT

A fully consultant-led approach, such as the Hoffman in Motion plan, required a \$306,000 budget (grant-funded). Comprehensive planning efforts in comparable communities have similar budgets, depending on the level of public engagement

required.

The proposed All Together contract totals \$110,560, including direct expenses. Staff further recommends allowing the Village Manager to authorize up to \$30,000 in contingency funds for unforeseen engagement needs, such as translation services beyond Spanish. Additionally, All Together recommends that the Village should budget approximately \$5,000 for other public engagement costs (e.g., marketing materials, resident participation incentives). These expenses would be separate from the All Together contract.

The comprehensive plan update is expected to take 18-24 months, depending on the results of the first discovery and visioning phase. The 2025 budget includes \$30,000 for technical assistance to support this effort.

By leveraging in-house expertise with targeted consultant support, this approach balances cost efficiency with high-quality public engagement, ensuring a forward-thinking, community-driven comprehensive & strategic plan.

RECOMMENDATION

Authorization to waive formal bidding and award contract to All Together of Evanston, IL for Comprehensive Plan public engagement and graphic design support in an amount not to exceed \$110,560 with Village Manager to approve change orders in an amount not to exceed \$30,000 (as needed).

ATTACHMENTS

1. Attachment A: All Together Proposal
2. Attachment B: All Together Insurance Certificate
3. Attachment C: Professional Services Agreement - All Together

ALL TOGETHER			
		Staff Hours	
Tasks/Hours/Fees	A	B	
Project Management	36	36	\$10,440.00
Engagement + Communications Strategy	8	16	\$3,320.00
Project Brand + Messaging	12	14	\$3,730.00
Project Website (English + Spanish)	16	36	\$7,140.00
Translation Services*	0	0	\$0.00
Engagement Wave #1: Board Workshop	10	6	\$2,400.00
Engagement Wave #1: Discovery Discussions	10	14	\$3,400.00
Engagement Wave #1: Survey	2	12	\$1,830.00
Engagement Wave #1: Communication Materials	8	12	\$2,820.00
Engagement Wave #1: Community Pop-ups (x3)	20	32	\$7,300.00
Engagement Wave #1: Summer Hang (Kick-off)	36	48	\$11,940.00
Community Engagement Summary #1	8	16	\$3,320.00
Engagement Wave #2: Survey	2	10	\$1,580.00
Engagement Wave #2: Communication Materials	8	12	\$2,820.00
Engagement Wave #2: Community Pop-ups (x3)	20	32	\$7,300.00
Engagement Wave #2: Community Event (Visioning)	36	48	\$11,940.00
Community Engagement Summary #2	8	16	\$3,320.00
Engagement Wave #3: Survey	2	10	\$1,580.00
Engagement Wave #3: Communication Materials	8	12	\$2,820.00
Engagement Wave #3: Community Event (Refinement)	24	36	\$8,460.00
Community Engagement Summary #3	8	16	\$3,320.00
Final Plan Template + Design Aid	24	8	\$4,960.00
Public Hearings + Adoption Support	8	4	\$1,820.00
Subtotal Hours	314	446	
Subtotal Fees	\$51,810	\$55,750	
Total Professional Fees \$107,560			
*Translation needs + services to be identified by Village Staff		Staff Categories	
Project Fee Total =	\$107,560	A. Senior Planner/Project Manager	\$165
Expense Estimate =	\$3,000	B. Engagement Coordinator	\$125
Total Project Budget =	\$110,560		

AT Expenses

Rental cars (100-200 per Trip w/ Uber + Gas), custom event materials, etc.

General + Travel	\$ 3,000
	\$ 3,000

Village Expenses

Swag/Prizes for 18-month process for pop-ups, discovery discussions, and community events
\$25 Gift Cards (3 rounds of 10)
Estimate for Comms Waves print materials, event printing, Food, Decor, Supplies, etc.

Swag	\$ 2,500
Survey Gift Cards	\$ 750
Event Materials	\$ 1,500
	\$ 4,750

	FEB				MAR				APR				MAY				JUN				JUL				AUG							
	3-Feb	10-Feb	17-Feb	24-Feb	3-Mar	10-Mar	17-Mar	24-Mar	30-Mar	7-Apr	14-Apr	21-Apr	28-Apr	5-May	12-May	19-May	26-May	2-Jun	9-Jun	16-Jun	23-Jun	30-Jun	7-Jul	14-Jul	21-Jul	28-Jul	4-Aug	11-Aug	18-Aug	25-Aug		
PROJECT-LONG TASKS																																
Project Management																																
Engagement + Communications Strategy																																
Project Brand + Messaging																																
Project Website																																
Translation Services																																
ENGAGEMENT WAVE #1	FEB				MAR				APR				MAY				JUN				JUL				AUG							
Board Workshop																																
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Community Engagement Summary #1																																

Village of Hoffman Estates

Comprehensive Plan (In-House)

All Together Approach + Scope | 01.13.2025

Project Approach

Community engagement efforts often fall short because many stakeholders don't know that the process is happening, eyes glaze over when they see the "planning process," and schedules get busy... and the result? Not enough input from representative samples of the community. To counter this, All Together looks at community engagement through a communications and marketing lens—who are the target audiences, and how are we crafting engagement and promotional materials that relate to them?

From the very beginning of a project, All Together will commit to designing a fully inclusive engagement strategy that builds trust, understands the issues, and charts a course forward. Our engagement and communications approaches fit together to ensure people learn about opportunities to get involved, understand their input is valued, and transparently incorporate it into the process. It's how we get them involved, how we keep them involved, and how we capture their input to share back. We will work closely with the Village of Hoffman Estates and other guiding stakeholders to identify engagement roles and ensure a comprehensive but consistent approach to getting input. Throughout the engagement process, we will incorporate a variety of scales and styles of feedback opportunities, including an inter website, board workshops, discovery discussions, surveys, pop-up events, an interactive and accessible website, and surveys.

Key strategies to keep in mind include:

- **Transparency:** *Build consensus and maintain an authentic feedback loop.* Collaborating with Village staff and local partners, we will push out project-long communications to ensure the community understands what a Comprehensive Plan is and how it impacts their day-to-day lives, where to find project updates, engagement opportunities, and key deliverables, and how their feedback is shaping the Plan every step of the way.
- **Opportunity:** *Provide many ways to share feedback.* Planning fatigue is real; people are busy, and there's a lot of content out there. Our team will utilize a diverse mix of engagement opportunities of different scales and styles structured around three 'Engagement Waves.' Each wave will consist of different opportunities for community feedback centered around meaningful and clear call-to-actions that build off of those before.
- **Convenience:** *Go to where people are.* Gone are the days of only relying on evening community events over the dinner hour, hearing from the same thirty people. Our team will collaborate with community partners to join existing community events to hear from more people, ensuring new voices of all ages and backgrounds are heard.
- **Creativity:** *Create memorable and meaningful events.* Let's be honest... Sticking comments on forty jargon-filled boards placed around the perimeter of a community facility isn't a thrilling way to spend time. Our team will create family-friendly experiences by gamifying input collection, making it fun for all ages and backgrounds to participate. To bring the crowds for an unforgettable time, our team will encourage participation with free snow cones, balloon artists, trick-or-treat stations, bracelet-making tables, and beats from local DJs while also making sure to celebrate local vendors and creatives.
- **Accessibility:** *Lead by being accessible and approachable.* The Hoffman Estates community comprises people of various races, ethnicities, and languages. Our team will work to provide opportunities for

everyone to envision the future of the Village. This also relates to the readability of the Plan and other final deliverables. Our team will strive to edit out the unnecessary overlap between other Village initiatives to create an accessible and graphic document to guide Hoffman Estates.

Scope Task Descriptions

Descriptions of All Together's tasks for the Hoffman Comprehensive Plan are included below.

PROJECT MANAGEMENT

Closely collaborate with Village staff throughout the process to complete the scope of work and effectively plan and complete communications, engagement, and design tasks. Project meetings may be detailed touchpoints where staff can provide local expertise and knowledge and review draft materials; planning sessions focused on event logistics and materials; and brief email exchanges during downtimes to increase efficiency and save billable hours for essential tasks.

ENGAGEMENT + COMMUNICATIONS STRATEGY

Generate a flexible, creative working document available to the entire team that outlines the full communications, engagement, and design tasks schedule. This document will be continuously updated throughout the project, outlining the community partners, outreach goals/strategies, and logistics of community events.

PROJECT BRAND + MESSAGING

Craft a visual aesthetic based on the Village's identity to tie together all planning process elements. This will include a project name, graphic styles, color palette, and type treatments. The project messaging will communicate the value and importance of comprehensive planning in an approachable and exciting way to the community. Project templates for presentations, engagement activities, and communication materials will be designed to ensure consistency throughout the project.

PROJECT WEBSITE (ENGLISH + SPANISH)

Develop an interactive website that serves as a user-friendly platform, offering project background, mapping tools, community surveys, videos, engagement opportunities, and project deliverables. The website will also feature two comment fields for community input, available throughout the planning process.

TRANSLATION SERVICES*

Identify translation needs and services with Village staff at a later time.

ENGAGEMENT WAVE #1: BOARD WORKSHOP

Assist Village staff in organizing workshops to engage board members. During the first engagement wave, it will be essential to establish a baseline and gather any recommendations that could enhance the Engagement and Communications Strategy.

ENGAGEMENT WAVE #1: DISCOVERY DISCUSSIONS

Plan a series of virtual and in-person discussions with key target audiences to explore the Village's strengths, weaknesses, and future vision for Hoffman Estates. Our team will collaborate to identify and engage essential

voices, such as youth, seniors, community development organizations, local businesses, and others who should be heard.

ENGAGEMENT WAVE #1-3: SURVEY

Create three brief community surveys to be launched during the engagement waves. To keep the surveys under 10 minutes, our team will build on prior efforts and focus only on gathering new information not already collected by the Village. Surveys will be distributed through communication campaigns, at public events, and in public spaces.

ENGAGEMENT WAVE #1-3: COMMUNICATION MATERIALS

Share communications materials with the Village and community partners throughout the planning process. Before each engagement wave, partners will receive Marketing Toolkit packets that include content for social media, websites, e-newsletters, flyers, postcards, etc. Our team will work hard to strengthen the Village's network and find other partners with whom to collaborate to help spread the word.

ENGAGEMENT WAVE #1-2: COMMUNITY POP-UPS (X3)

Collaborate with existing Village events that attract a diverse mix of residents to ensure broad participation. Our team will host six pop-up events during engagement waves 1 and 2 to connect directly with the community and engage diverse voices. A vibrant, interactive booth featuring engaging activities, project materials, local prizes, and fun swag will encourage people of all ages and backgrounds to participate.

ENGAGEMENT WAVE #1-3: COMMUNITY EVENTS

Organize large-scale community events that welcome participants of all ages and backgrounds to learn, engage, and connect. During each engagement wave, we will create interactive activities to help the team and Village staff uncover key issues, gather community experiences, and develop policy and design solutions. The engagement setting plays a vital role in shaping the vision and implementation. These events will feature fun elements like local food, music, coloring pages, photo opportunities, markup maps, and more to ensure an enjoyable and inclusive experience for all.

COMMUNITY ENGAGEMENT SUMMARY #1-3

Create clear, visually engaging, and easy-to-read feedback summaries to share with the community via the project website and with community partners and decision-making bodies. Our team will analyze feedback from each engagement wave and present key findings in an accessible format. Each summary will build upon the previous, demonstrating how community input has influenced progress.

FINAL PLAN TEMPLATE + DESIGN AID

Support the creation of digital and printed materials for the planning initiative. In collaboration with Village staff, our team will help design a visually engaging and accessible format for the final Plan.

PUBLIC HEARINGS + ADOPTION SUPPORT

Assist Village staff in preparing materials for public hearings and build momentum to help further the plan adoption process.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

6/10/2024

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 CoverWallet, Inc. One Liberty Plaza, Suite 3201 New York, NY 10006	CONTACT NAME: Jae Hong PHONE (A/C, No, Ext): (646) 844-9933 E-MAIL ADDRESS: customer.service@coverwallet.com FAX (A/C, No): INSURER(S) AFFORDING COVERAGE INSURER A: Nutmeg Insurance Company NAIC # 39608
INSURED All Together, LLC 2625 Park Place Evanston, IL 60201 United States	INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

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
	COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☐ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC ☐ OTHER:						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED ☐ RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
A	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 / A			01WECBG7RDM	06/11/2024	06/11/2025	X PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

<i>Proof of Coverage</i>	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 <i>Margaret M. Reff</i>

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VILLAGE OF HOFFMAN ESTATES AGREEMENT FOR COMMUNITY ENGAGEMENT, GRAPHIC DESIGN, AND PROJECT MANAGEMENT SERVICES

This Professional Services Agreement (the “Agreement”) is made and entered into this _____ day of _____ 2025, by and between the VILLAGE OF HOFFMAN ESTATES, ILLINOIS, a municipal corporation located at 1900 Hassell Road, Hoffman Estates, IL (“Village”) and All Together, with a principal place of business at 2625 Park Place, Evanston, IL, 60201 (“Consultant”) and sets forth the terms and conditions under which Consultant agrees to perform certain community engagement and project management services as set forth below.

This Agreement is made pursuant to Consultant’s Proposal dated 1/13/25 attached hereto as Exhibit A and incorporated herein by reference.

1. SERVICES

Consultant will complete services as outlined in Exhibits A.

Other than what is provided in Paragraph 3 below, Village shall not be responsible for the cost of materials and equipment necessary for the performance of the Services.

No claim for services furnished by Consultant, not specifically provided for in this Agreement, shall be allowed by the Village nor shall Consultant perform any services or furnish any material not covered by this Agreement without prior written approval by Village. Such approval shall be considered a modification of this Agreement.

2. TERM AND TERMINATION

This Agreement shall be effective and binding upon execution. The parties agree that the time for completion of the services outlined in Exhibit A is approximately 18 months. Failure to complete the services outlined in Exhibit A by July 1, 2027 shall be considered a breach of this Agreement unless an extension is agreed to in writing by both parties.

3. FEES AND PAYMENT TERMS

The total cost for services shall not exceed \$110,560.

Any fee for additional services must be agreed to in writing by the Village.

Consultant shall not incur any expenses or costs on behalf of the Village or in performing the Services, other than what is provided for above, unless Village specifically authorizes in advance such expenses or costs in writing. Such additional expenses may include, but are not limited to, travel and lodging expenses.

Consultant shall invoice the Village on a monthly basis for all billable work completed and any approved expenses incurred in the previous month.

4. RELATIONSHIP OF THE PARTIES

In performing Services hereunder, Consultant shall at all times act as an independent contractor and not as an agent or employee of Village. The Services shall be completed to the satisfaction of Village; however, the actual details of the Services shall be under Consultant's control. Consultant agrees to comply with all applicable state and federal statutes and the Municipal Code of the Village. Consultant further agrees to indemnify and hold Village harmless for any and all claims made arising out of Consultant's breach of the obligations contained in this paragraph.

Consultant is in no way authorized to make any agreement, warranty or representation on behalf of Village or to incur any expenses or implied obligation on behalf of Village without first obtaining Village's prior written consent.

5. STANDARD OF PERFORMANCE AND ACCEPTANCE

All deliverables shall be submitted in a format consistent with that provided for in Exhibit A, and in a manner acceptable to the Village.

6. INSURANCE

At Consultant's sole expense, Consultant shall be required to maintain at all times insurance of such types and such amounts, as are necessary to cover responsibilities and liabilities on a project of the character contemplated under this proposal. The Consultant shall meet all insurance requirements found in Exhibit B. Insurance policies obtained for the project shall include the Village of Hoffman Estates and its duly authorized representatives as an additional insured.

Village shall be named as an additional insured and the address for certificate holder must read exactly as:

Village of Hoffman Estates
1900 Hassell Rd.
Hoffman Estates, IL

7. INDEMNIFICATION

Consultant shall indemnify and hold harmless the Village, and all of its officers, directors, partners, officers, agents, representatives and employees of the foregoing from and against any and all losses, claims, liabilities, damages, costs, and expenses (including, without limitation, reasonable attorneys' fees and court costs) arising out of, in connection with or resulting from: (i) the failure to comply with any applicable law or regulation or breach of this Agreement by Consultant or any of its employees, agents or Consultants; (ii) performance of

Services by Consultant or any of its employees, agents or Consultants; (iii) the acts or omissions, including negligence or willful misconduct, of Irwin or any of its employees, agents or Consultants. Nothing in this Section shall be construed as a waiver of Village's rights to choose its own counsel to defend any claim arising under this Agreement. This Section shall survive the expiration or earlier termination of this Agreement.

8. ASSIGNMENT AND SUBCONTRACTING

This Agreement shall not be assigned by Consultant without prior written approval of the Village, subject to such conditions and provisions as the Village may deem necessary in its sole and absolute discretion. No such approval by the Village of any assignment shall be deemed in any event or in any manner to provide for the incurrence of any obligation of the Village in addition to the total agreed upon price. Approval by the Village of an assignment shall not be deemed a waiver of any right accrued or accruing against Consultant. No assignee of Consultant shall assign this Agreement without prior written approval of the Village. This Agreement shall be binding upon the parties and their respective heirs, successors, and assigns. Furthermore, Consultant shall not enter into any subcontract with any agency or individual with respect to the performance of Services under this Agreement without the written consent of the Village. Such consent Village may grant, condition or withhold in Village's sole discretion.

9. NOTICE

All notices and other communications required to be given under the Agreement shall be in writing and shall be deemed to have been given (i) when personally delivered; (ii) three (3) business days after sending certified mail, or (iii) sending via email to the addresses below.

If to Village: Village of Hoffman Estates
Eric Palm, Village Manager
1900 Hassell Rd.
Hoffman Estates, IL 60169

If to Consultant: Marisa Schulz
Principal, All Together
2625 Park Place,
Evanston, IL 60201

10. GOVERNING LAW AND VENUE

The parties agree this Agreement has been executed and delivered in Illinois and that their relationship and any and all disputes, controversies or claims arising under this Agreement shall be governed by the laws of the State of Illinois, without regard to conflicts of laws principles. The parties further agree that the exclusive venue for all such disputes shall be the Circuit Court in Cook Village, Illinois, and the parties hereby consent to the personal jurisdiction thereof.

11. COMPLIANCE WITH LAWS

Each party hereto covenants and agrees to comply with all applicable federal, state, and local laws, codes, ordinances, rules and regulations. Additionally, the Parties acknowledge that this project is a covered public works project under the Illinois Prevailing Wage Act 820 ILCS 130/ and agree to comply with all applicable requirements of said Act.

12. SEVERABILITY

The invalidity or unenforceability of any particular word, phrase, sentence, paragraph or provision of this Agreement shall not affect the other words, phrases, sentences, paragraphs or provisions hereof. This Agreement shall be construed in all respects as if such invalid or unenforceable provisions were omitted and the remainder construed so as to give them meaningful and valid effect. It is the intention of the parties that if any particular provision of this Agreement is capable of two constructions, one of which would render the provision void and the other of which would render the provision valid, the provision shall have the meaning which renders it valid.

13. WAIVER

Either Party's failure to insist upon strict compliance with any provision hereof or its failure to enforce any rights or remedy in any instance shall not constitute or be deemed to be a waiver of any provision, right or remedy.

14. ENTIRE AGREEMENT

This Agreement constitutes the entire agreement and understanding of the parties with regard to the subject matter contained herein and supersedes all prior agreements and understandings between the parties dealing with such subject matter, whether written or oral. No agreement hereafter made between the parties shall be binding on either party unless reduced in writing and signed by the party sought to be bound thereby.

IN WITNESS WHEREOF, the Parties have executed this contract as of the date first written above.

The Village of Hoffman Estates

All Together

By: _____
Printed Name: _____
Title: _____
Date: _____

By: _____
Printed Name: _____
Title: _____
Date: _____



AGENDA ITEM REPORT

Planning, Building & Zoning Committee
February 10, 2025
ITEM 4B

REQUEST: Approval of an Incentive Agreement between the Village of Hoffman Estates and Compass Datacenters ORD I, LLC for the Compass Data Center property located at 5400-5600 Trillium Boulevard (formerly 3333 Beverly Road)

FROM: Kevin Kramer, Director of Economic Development

ITEM TYPE: Agreement - Committee

REQUEST SUMMARY

Compass Datacenters purchased the 193-acre former Sears Holdings headquarter property in the fall of 2023. They received demolition and mass grading permits and began work in mid-2024. The site plan process to approve the 5 data center buildings has proceeded with a public meeting before the Planning & Zoning Commission on February 5, 2025, which will go to the Village Board for consideration on February 17, 2025.

In conjunction with the site plan request, the attached Incentive Agreement with the owner/developer, Compass Datacenters ORD I, LLC, outlines the consideration of a Cook County Class 6B application support, a community investment, and other legal related items.

Below is a summary of the Incentive Agreement provisions:

- But for this incentive the project would not occur.
- Compass intends to construct a data center project consisting of 5 buildings with a combined square footage of approximately 1,400,000 square feet and generally consistent with the Concept Site Plan attached. Each building shall comprise a Phase ("Phase").
- The Village agrees to consider an ordinance supporting Compass' Cook County Class 6B applications for the five separate buildings. The one ordinance shall support all five applications.
- Compass agrees to provide a Community Investment of \$800,000 per Phase, for a total of \$4,000,000, to enhance the community. The Community Investment shall be paid to the Village at the time of issuance of a Final Certificate of Occupancy for each Phase.
- The Community Investment for the specific Phase shall be refunded if the 6B is not granted by the County for that specific Phase.
- The term of the agreement shall run concurrent with the Class 6B incentive for the five Phases.

- The agreement shall run with the land and any duties, obligations and rights contained in the agreement shall be imposed on any successor, assignee, or future Owners or Developers.

FINANCIAL IMPACT

Compass will receive substantial property tax savings through the 6B classification from Cook County while also providing a community investment of \$800,000 per building to improve the community.

RECOMMENDATION

Approval of an Incentive Agreement between the Village of Hoffman Estates and Compass Datacenters ORD I, LLC for the Compass Data Center property located at 5400-5600 Trillium Boulevard (formerly 3333 Beverly Road).

ATTACHMENTS

1. Compass VoHE Incentive Agreement-79818516-v8 FINAL

**AN INCENTIVE AGREEMENT
BETWEEN THE VILLAGE OF HOFFMAN ESTATES AND
COMPASS DATACENTERS ORD I, LLC**

This Agreement made and entered into this ___ day of _____, 2025, by and between the Village of Hoffman Estates, Illinois, an Illinois municipal corporation situated in the County of Cook (the “County”), Illinois (the “Village”), and Compass Datacenters ORD I, LLC, a Delaware limited liability company, located at 14555 N. Dallas Parkway, Suite 125, Dallas, Texas, and its affiliates, successors or assigns (collectively, referred to as “Compass”) (the Village and Compass, collectively, the “Parties”).

WITNESSETH:

WHEREAS, the Village is an Illinois municipal corporation possessing home rule powers under Section 6 of Article VII of the Illinois Constitution; and

WHEREAS, the Village has the authority, pursuant to the laws of the State of Illinois, to promote the health, safety and welfare of the Village and its inhabitants, to prevent the presence of blight, to encourage private development in order to enhance the local tax base, to increase additional tax revenues realized by the Village, to foster increased economic activity within the Village, to increase employment opportunities within the Village, and to enter into contractual agreements with third parties for the purpose of achieving the aforesaid purposes, and otherwise be in the best interests of the Village; and

WHEREAS, Compass is the sole owner of the site consisting generally of the land south of Higgins Road, east of Beverly Road, and North and West of Trillium Blvd, excluding the land occupied by Ambria College of Nursing at 5210 Trillium Blvd, legally described on **Exhibit A** (PIN: P.I.N. 01-31-202-002 (Lot 3), P.I.N. 01-31-201-003 (Lot 2), P.I.N. 01-32-100-005 (Lot 1A)), and located within the Western Hoffman Estates Enterprise Zone (the

“Property”); and

WHEREAS, Compass intends to construct a data center project consisting of 5 buildings with a combined square footage of approximately 1,400,000 square feet (“Project”) and generally consistent with the Concept Site Plan (“Concept Site Plan”) attached as **Exhibit B**. Each building will comprise a phase (“Phase”); and

WHEREAS, the Village has determined and finds that the Project will promote economic development as well as other benefits within the Village by creating employment opportunities, enhancing the Village’s tax base, and strengthening the commercial and industrial sectors of the Village, which will serve to further develop adjacent areas, and thus seeks to assist Compass in its endeavors to enhance and improve the Property; and

WHEREAS, the Village finds, and Compass agrees, that in order to construct the Project, it is necessary that the Village (in addition to providing the incentives under the Western Hoffman Estates Enterprise Zone) provide an incentive in the form of supporting a Cook County Class 6B Real Estate Tax Assessment Classification (“Class 6B Incentive”) Application (“Class 6B Application”), and but for such assistance the Project would not occur; and

WHEREAS, the Village finds this Agreement is made in the best interests of the municipality.

NOW, THEREFORE, for and in consideration of the mutual covenants herein contained and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereby covenant and agree as follows:

1. **Incorporation of Recitals.** The foregoing recitals are hereby incorporated and adopted as set forth herein.

2. **General Terms.** Compass agrees to complete the Project in substantial accordance

with the Concept Site Plan. It is understood and agreed that specific plans, including but not limited to architecture, building, sign and landscape plans for the Property must be submitted to and approved by the Village in relation to the Project as required by the Village Municipal Code (“Village Code”). The Village agrees to expeditiously review all required plans and permits after submission thereof.

3. Class 6B Incentive.

(a) The Village acknowledges and agrees that Compass intends to seek Cook County approval of a Class 6B Application for each Phase. The Village agrees to consider ordinances or resolutions during this Agreement’s term (i) supporting Compass’ Class 6B Application for the Class 6B Incentive; (ii) acknowledging the Class 6B Incentive is necessary for development to occur on the Property; and (iii) making any other representations and commitments reasonably necessary to comply with the County’s Class 6B Application requirements (“Support Ordinance”), subject to Compass submitting to the Village an application for support of the Class 6B Application. Compass shall comply with all Prevailing Wage requirements of the Cook County Class 6B Tax Incentive.

(b) The Village will consider supporting a Class 6B Incentive renewal for the Project at a future date, subject to the Village finding the industrial use on the Property is necessary and beneficial to the local economy.

(c) Compass represents and warrants that it requires economic assistance in order to commence and complete the Project, and that, but for said economic assistance, the Project as contemplated would not be economically viable.

(d) Any incentive shall comply with the approved Hoffman Estates Incentive Guidelines.

4. Community Investment. Compass has agreed to provide a community investment

in the amount of \$800,000 for each Phase for a total of \$4,000,000 to enhance the community (“Community Investment”). An \$800,000 Community Investment shall be paid to the Village at the time of issuance of a Final Certificate of Occupancy for each Phase.

5. Application Process. The Village shall work to expedite the processing of all applications required by the Village Code, relating to the Project.

6. Compliance with Laws. Compass shall comply with all applicable federal, state and local laws, regulations and standards with regards to the development of the Project.

7. Amendments. This Agreement sets forth all the promises, inducements, agreements, conditions and understandings by and between the parties relative to the subject matter hereof, and there are no promises, agreements, conditions or understandings, either oral or written, express or implied, between them, other than those expressly set forth herein. No subsequent alteration, amendment, change or addition to this Agreement shall be binding upon the Parties hereto unless authorized in accordance with the law and reduced in writing and signed by them.

8. Time. Time is of the essence under this Agreement.

9. Notices. Any notices required in this Agreement shall be effective when in writing and upon mailing by certified mail return receipt requested, or by delivering the same in person or to an officer of such Party or by private courier, when appropriate, addressed to the party to be notified.

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: Corporation Counsel
1900 Hassell Road
Hoffman Estates, IL 60169
Arthur.Janura@vohe.org

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

If to Compass:

Compass Datacenters ORD I, LLC
Attn: Jared Day
Attn: Tracy Isley
14555 N. Dallas Parkway, Suite 125
Dallas, TX 75254
tax@compassdatacenters.com

Compass Datacenters ORD I, LLC
Attn: Jared Day
Attn: Tracy Isley
14555 N. Dallas Parkway, Suite 125
Dallas, TX 75254
tax@compassdatacenters.com

With copy to:

Akerman LLP
Attn: James Grice
2001 Ross Ave, Suite 3600
Dallas, TX 75201

10. Exhibits. Exhibits attached hereto are hereby incorporated in and made a part of this Agreement.

11. Recording of Agreement. Upon execution, this Agreement shall be recorded with the Cook County Clerk and Recorder of Deeds. All obligations of the Parties contained herein shall run with the land and shall be binding upon the Parties and their affiliates, successors, and assigns. Notwithstanding the foregoing, the obligations shall automatically terminate upon termination of this Agreement.

12. Jurisdiction. This Agreement shall be governed by the laws of the State of Illinois,

and the sole and exclusive venue for any disputes arising out of this Agreement shall be Cook County or federal court located in Cook County, Illinois.

13. Invalidity of Agreement/Termination of Class 6B Incentive. The Parties acknowledge and agree that the Village's support of Class 6B Application and related adoption of the Support Ordinance are independent and unrelated to Compass' agreement to make Community Investment payments and therefore, the invalidation of the Community Investment provision by a court of competent jurisdiction will not be a basis for invalidating the entire Agreement or any provisions thereof, including, without limitation, the provisions of this Agreement related to the Village's support of the Class 6B Application and related provisions. Specifically, the Village agrees and acknowledges that: (i) the invalidation of this Agreement or any provision thereof, including the Community Investment provision, by a court of competent jurisdiction will not impact the Village's support of the Project or Compass' Class 6B Application; and (ii) the Village will not rely on the invalidation as the (sole or partial) basis to repeal or nullify the Support Ordinance or to request the County revoke the Class 6B Incentive for any Phase by adopting and submitting to the County a Municipal Resolution or Ordinance as referenced in Section 74-73(b) of Cook County Code.

A Community Investment paid for a Phase which fails to obtain the Class 6B Incentive shall be refunded without interest by the Village within 90 days of receiving written notice from Compass that the Phase failed to obtain the Class 6B Incentive. Compass agrees to notify the Village within 30 days of receiving written notice from the County Assessor or Board of Review that the Class 6B Incentive has been applied to the respective Phase and said notice

shall trigger a waiver of any claim by Compass to a refund of the Community Investment for that Phase.

Termination of the Class 6B Incentive for a respective Phase or invalidation of this Agreement after obtaining a Class 6B Incentive for any period of time for a respective shall not result in an obligation by the Village to refund any previously paid Community Investments for the respective Phase.

14. Waiver. A waiver of any part of this Agreement shall be limited to that specific event and shall not be a waiver of the entire Agreement.

15. 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.

16. Term of Agreement. The term of this Agreement shall run concurrent with the Class 6B Incentive for a respective Phase and shall automatically terminate upon: (i) the termination of the Class 6B Incentive for a respective Phase; or (ii) upon a Phase not receiving Class 6B Incentive.

17. Authorization to Execute. Compass hereby warrants and represents to the Village that it has the full and complete right, power, and authority to enter into this Agreement and to agree to the terms of this Agreement and the officer who has executed this Agreement has been lawfully authorized by Compass to execute this Agreement on behalf of Compass. The Village hereby warrants and represents to the Compass that it has the full and complete right, power, and authority to enter into this Agreement and to agree to the terms of this Agreement and the person(s) executing this Agreement on its behalf have been properly authorized to do so by the Corporate Authorities.

18. Third Party Beneficiary. Both Parties agree there are no third-party beneficiaries of this Agreement.

19. Costs to Prepare. Any cost and expense incurred by either Party with regard to the preparation of this Agreement shall be borne exclusively by such Party with no right to reimbursement from the other except as provided in this Agreement. Notwithstanding the foregoing, Compass shall pay all Incentive Fees related to this Project, as outlined in Village Resolution 1665-2018.

20. No Joint Venture. Nothing contained in this Agreement is intended by the Parties to create a joint venture between the Parties.

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

Signatures on the next page.

VILLAGE OF HOFFMAN ESTATES,
An Illinois Municipal Corporation

By: _____

By: _____

Name: William D. McLeod

Name: Patty Richter

Title: Village President

Title: Village Clerk

Date: _____

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 _____, 2025.

Notary Public

COMPASS DATACENTERS ORD I, LLC,
An Illinois limited liability company

By: _____

Name: _____

Title: _____

Date: _____

Title: _____

Date: _____

STATE OF _____)

) SS

COUNTY OF _____)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO
HEREBY CERTIFY that _____, personally known to me to be the _____
of Compass Datacenters ORD I, LLC, a Delaware 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
Compass Datacenters ORD I, LLC, an Illinois limited liability company, as _____,
as set forth above, for the uses and purposes therein set forth.

Given under my hand and seal this ____ day of _____, 2025.

Notary Public

**Exhibit A –
Legal Description of the Property**

LOTS 2 AND 3 IN SEARS BUSINESS PARK AMENDED PLAT OF SUBDIVISION, RECORDED AUGUST 5, 1991 AS DOCUMENT NUMBER 91394943, AND LOT 1A IN FINAL PLAT OF RESUBDIVISION OF LOT 1 IN PRAIRIE STONE, RECORDED MAY 12, 2010 AS DOCUMENT NUMBER 1013244049, TOGETHER IN THE EAST HALF OF SECTION 31 AND THE WEST HALF OF 32, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Exhibit B – Concept Site Plan

ORD I Campus Overview



Confidential and Proprietary



AGENDA ITEM REPORT

Planning, Building & Zoning Committee
February 10, 2025
ITEM 4C

REQUEST: Approval of an Ordinance supporting a Cook County Class 6B Classification for property tax assessment purposes for Compass Datacenters ORD I, LLC, Compass Datacenters IA ORD, LLC, Compass Datacenters IB ORD, LLC, and Compass Datacenters IC ORD, LLC for the proposed Data Centers to be located at 5400-5600 Trillium Boulevard (formerly 3333 Beverly Road)

FROM: Kevin Kramer, Director of Economic Development

ITEM TYPE: Ordinance - Committee

REQUEST SUMMARY

The petitioner has indicated it is necessary to obtain a Cook County 6B property tax incentive for the site and development. Since this area is near Kane County, the 6B incentive is critical to creating a competitive tax situation in the market.

Class 6B designations 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 6B is necessary for the development to occur and that the municipality supports and consents to the Class 6B application.

The petitioner intends to develop a hyperscale data center campus, consisting of 5 hyperscale data centers totaling approximately 1,400,000 square feet. This supporting ordinance covers all 5 buildings of the project. The submittal must be filed with the Assessor's office prior to commencement of the new construction but not earlier than 12 months from construction. Therefore, applications for the first three buildings are included since they will begin construction this spring, but applications for buildings 4 and 5 cannot be submitted until closer to the construction date. This ordinance will support all five applications. A substation will also be developed on the Property concurrent with the petitioner's development of the data center improvements. Each building is expected to generate more than 100 construction jobs and 20 new permanent jobs after occupancy.

Supporting the 6B application was part of the negotiated incentive agreement, also on the February 10, 2025, PB&Z agenda.

The draft ordinance is attached with the 6B application for review.

FINANCIAL IMPACT

Under the Cook County 6B 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%.

RECOMMENDATION

Approval of an Ordinance supporting a Cook County Class 6B Classification for property tax assessment purposes for Compass Datacenters ORD I, LLC, Compass Datacenters IA ORD, LLC, Compass Datacenters IB ORD, LLC, and Compass Datacenters IC ORD, LLC for the proposed Data Centers to be located at 5400-5600 Trillium Boulevard (formerly 3333 Beverly Road).

ATTACHMENTS

1. ORD Class 6B-Compass 2-10-25
2. Compass 6B Applications Bldgs 1-3

ORDINANCE NO. _____ - 2025

VILLAGE OF HOFFMAN ESTATES
AN ORDINANCE SUPPORTING A COOK COUNTY CLASS 6B
CLASSIFICATION APPLICATION FOR PROPERTY TAX ASSESSMENT
PURPOSES FOR THE PROPOSED DATA CENTER TO BE
LOCATED AT 5400-5600 TRILLIUM BOULEVARD
(FORMERLY 3333 BEVERLY ROAD)

WHEREAS, the Cook County Real Property Assessment Classification Ordinance requires the Village of Hoffman Estates' ("Village") support and consent for an application for a 6B real estate classification under Sec. 74-63 (7); and

WHEREAS, Compass Datacenters ORD I, LLC, Compass Datacenters ORD IA, LLC, Compass Datacenters ORD IB, LLC, Compass Datacenters ORD IC, LLC, Compass Datacenters ORD ID, LLC, and Compass Datacenters ORD IE, LLC (collectively, "Compass"), or their assignee(s), (the "Applicant") proposes to develop, own, and operate multiple data centers on the property located at 5400, 5450, 5500, 5550, and 5600 Trillium Boulevard (PINs: 01-31-201-003-0000, 01-31-202-002-0000, and 01-32-100-005-0000) 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 improve the site and construct five high-technology data center buildings totaling approximately 1,400,000 square feet ("Project") on the Property, the viability of such being dependent on the granting of a Class 6B Tax Assessment Classification, as said term is defined in the Classification Ordinance (the "Class 6B Tax Assessment Classification"); 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 cannot make this financial commitment but for a commitment of support from the Village for a Cook County 6B 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 6B Real Estate Tax Assessment Classification for the Property; and

WHEREAS, the Village has received Applicant's completed Class 6B 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, and a signed Living Wage Ordinance Affidavit; and

WHEREAS, the Corporate Authorities have received information, letters and testimony regarding said request, including an Economic Disclosure Statement in accordance with the Cook County Board; 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 6B Tax Assessment Classification; and

WHEREAS, Applicant, will support the Hoffman Estates community by providing a community investment; 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 6B Real Estate Tax Assessment Classification for the Property.

NOW, TIHEREFORE, BE IT RESOLVED 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 recognizes that the Property will be developed in two or more phases and the timing for the construction of the future phases will be dependent on various factors (availability of power, building materials, and labor, and tenant(s)'s needs), which are outside of the Applicant's control. As such, the Village recognizes that full buildout of the project may occur over an extended time period.

Section 3: That the Village finds Class 6B classification under the Cook County Real Estate Classification System necessary for development to occur on the Property.

Section 4: That the Village supports and consents to the Applicant's filing of the Class 6B Applications to cover buildings 1, 2 and 3 of the Project and to the Applicant's future filing of one or more Class 6B Application(s), prior to the commencement of construction of a future phase or building, to cover the relevant future phase or building, on this Property.

Section 5: That the Village of Hoffman Estates supports and consents to the Applicant's filing of Class 6B Applications with respect to the Property and finds Class 6B classifications under the Cook County Real Estate Classification System necessary for development to occur on the Property.

Section 6: 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 7: That this Ordinance shall be in full force and effect immediately from and after its passage and approval.

Section 8: The Village Clerk is hereby authorized to publish this ordinance in pamphlet form.

PASSED THIS _____ day of _____, 2025

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 _____, 2025

Village President

ATTEST:

Village Clerk

Published in pamphlet form this _____ day of _____ 2025.

Exhibit A

Legal Description of Property

Parcel 1:

LOTS 2 AND 3 IN SEARS BUSINESS PARK AMENDED PLAT OF SUBDIVISION, RECORDED AUGUST 5, 1991 AS DOCUMENT NUMBER 91394943, A SUBDIVISION OF PART OF SECTIONS 31, 32 AND 33, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS, EXCEPTING THAT PART OF THE LAND DEDICATED FOR ROAD PURPOSES PER DOCUMENT NUMBER 92573116.

Parcel 2:

LOT 1A IN FINAL PLAT OF RESUBDIVISION OF LOT 1 IN PRAIRIE STONE, BEING A RESUBDIVISION OF PART OF SECTION 31 AND 32, TOWNSHIP 42 NORTH RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAY THEREOF RECORDED MAY 12, 2010 AS DOCUMENT NUMBER 1013244049, IN COOK COUNTY, ILLINOIS.

Parcel 3:

TOGETHER WITH NON-EXCLUSIVE EASEMENTS CONTAINED IN SEARS BUSINESS PARK DECLARATION OF PROTECTIVE COVENANTS RECORDED MARCH 8, 1991 AS DOCUMENT NO. 91105432, AND AS AMENDED AND SUPPLEMENTED FROM TIME TO TIME, RELATING TO AND INCLUDING BUT NOT LIMITED TO THE FOLLOWING: FIRST SUPPLEMENTARY DECLARATION TO SEARS BUSINESS PARK DECLARATION OF PROTECTIVE COVENANTS RECORDED JULY 31, 1992 AS DOCUMENT NO. 91383966.

SECOND SUPPLEMENTARY DECLARATION TO SEARS BUSINESS PARK DECLARATION OF PROTECTIVE COVENANTS RECORDED OCTOBER 23, 1991 AS DOCUMENT NO. 91554407.

THIRD SUPPLEMENTARY DECLARATION TO SEARS BUSINESS PARK DECLARATION OF PROTECTIVE COVENANTS RECORDED NOVEMBER 4, 1994 AS DOCUMENT NO. 94944869.

FIRST AMENDMENT TO SEARS BUSINESS PARK DECLARATION OF PROTECTIVE COVENANTS RECORDED JUNE 26, 1995 AS DOCUMENT NO. 95408255.

FOURTH SUPPLEMENTARY DECLARATION TO SEARS BUSINESS PARK DECLARATION OF PROTECTIVE COVENANTS RECORDED FEBRUARY 14, 2007 AS DOCUMENT NO. 0704518041 RE-RECORDED AS DOCUMENT NO. 0831018027.

SECOND AMENDMENT TO SEARS BUSINESS PARK DECLARATION OF PROTECTIVE COVENANTS RECORDED MARCH 30, 2017 AS DOCUMENT NO. 1708939175.

WITH REGARD THERETO:

ASSIGNMENT OF DECLARANT'S INTEREST IN THE SEARS BUSINESS PARK DECLARATION OF PROTECTIVE COVENANTS DATES APRIL 20, 2016 AND RECORDED JUNE 2, 2016 AS DOCUMENT NO. 1615457008.

ASSIGNMENT OF DECLARANT'S INTEREST IN THE SEARS BUSINESS PARK DECLARATION OF PROTECTIVE COVENANTS DATED SEPTEMBER 13, 2022 AND RECORDED SEPTEMBER 16, 2022 AS DOCUMENT NO. 2225907004.

THIRD AMENDMENT TO SEARS BUSINESS PARK DECLARATION OF PROTECTIVE COVENANTS RECORDED NOVEMBER 2, 2022 AS DOCUMENT NO. 2230646023 RE-RECORDED DECEMBER 1, 2022

AS DOCUMENT NO. 2233516009.

193.355 TOTAL ACRES

Exhibit B

6B Application



Thu Pham

Akerman LLP
420 South Orange Avenue
Suite 1200
Orlando, FL 32801-4904

D: 407 419 8519
T: 407 423 4000
F: 407 843 6610
thu.pham@akerman.com

February 4, 2025

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Cook County Assessor's Office
Development Incentives Department
118 North Clark Street
Chicago, Illinois 60602

Re: Compass Datacenters ORD I, LLC and Compass Datacenters ORD IA, LLC
Class 6b Eligibility Application for Property Located at 3333 Beverly Road in the
Village of Hoffman Estates

To whom it may concern:

We represent Compass Datacenters ORD I, LLC and Compass Datacenters ORD IA, LLC (collectively, "Compass" or the "Applicant"), in submitting the Applicant's Class 6b Eligibility Application for new construction at the property located at 3333 Beverly Road in the Village of Hoffman Estates (the "Property"). The Property spans multiple parcel identification numbers ("PINs"), which are detailed in an attached Exhibit.

Applicant has submitted a General Incentive Application for Cook County Property Tax Support to the Village of Hoffman Estates, for a multiphase project. Applicant does not intend on proceeding with the new construction at the Property without the Class 6b tax incentive. Without the tax incentive, development of the Property will not be economically feasible and therefore, the Applicant will not proceed with the new construction. For this reason, the Applicant requests the Cook County Assessor grant the Class 6b designation for the Property.

Documents in support of the Application are attached as Exhibits to this letter, which include:

- Exhibit 1: Class 6b Eligibility Applications
- Exhibit 2: List of Property Identification Numbers for Subject Property
- Exhibit 3: Confirmation Letter from Village of Hoffman Estates.

- Exhibit 4: Description of Industrial Use and New Construction and Dimensions
- Exhibit 5: Proposed Site Plan (portion within the red border)
- Exhibit 6: Deeds Containing Legal Descriptions for Individual Parcels
- Exhibit 7: Plat of Survey
- Exhibit 8: Active Permits
- Exhibit 9: Cook County Living Wage Ordinance Affidavit

Thank you in advance for your consideration in this matter. Please let us know if you need anything more from the Applicant to process this Application.

Sincerely,

Thu Pham
Partner

cc: Jim Ganley, SVP of Accounting, Compass Datacenters
Tracy Isley, Vice President of Corporate Tax, Compass Datacenters



CLASS 6B ELIGIBILITY APPLICATION

Carefully review the Class 6B 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 \$500.00**, and supporting documentation (*except drawings and surveys*) must be filed as follows:

This application must be filed **PRIOR TO** the commencement of New Construction or **PRIOR TO** the commencement of Substantial Rehabilitation Activities or **PRIOR TO** the commencement of Reoccupation of Abandoned Property.

Applicant Information

Compass Datacenters ORD I, LLC and Compass Datacenters IA ORD, LLC

Name: c/o Jared Day Telephone: (469) 902-2412

Company: Compass Datacenters ORD I, LLC and Compass Datacenters IA, ORD, LLC

Address: 14555 Dallas Parkway

City: Dallas State: TX Zip Code: 75254

Email: tax@compassdatacenters.com

Contact Person (if different than the Applicant)

Name: Thu Pham, Esq. & Matthew Allee, Esq. Telephone: (407) 419-8519

Company: Akerman LLP

Address: 420 S. Orange Avenue, Suite 1200

City: Orlando State: FL Zip Code: 32801

Email: thu.pham@akerman.com; matthew.allee@akerman.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) 685 Higgins Road

Permanent Real Estate Index Number: 01-31-201-003-0000 (partial)

(2) 685 Higgins Road

Permanent Real Estate Index Number: 01-31-202-002-0000 (partial)

(3) _____

Permanent Real Estate Index Number: _____

City: Hoffman Estates State: IL Zip Code: 60192

Township: Barrington Existing Class: 590

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

Identification of Person 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.

Industrial Use

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.

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

Employment Opportunities

How many construction jobs will be created as a result of this development? 100+

How many new 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? 20

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

Nature of Development

Indicate nature of proposed development by checking the appropriate space:

- ☒ New Construction **(Read and Complete Section A)**
- ☐ Substantial Rehabilitation **(Read and Complete Section A)**
Incentive only applied to the market value attributable to the rehabilitation
- ☐ Occupation of Abandoned Property - No Special Circumstance
(Read and Complete Section B)
- ☐ Occupation of Abandoned Property - With Special Circumstance
(Read and Complete Section C)
- ☐ Occupation of Abandoned Property - **(CEERM Supplemental Application)**
(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*): Q1 of 2025

Estimated date of construction completion: Q4 of 2026

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*)

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 6B Application and that it finds Class 6B necessary for development to occur on the subject property.* If a resolution is unavailable at the time the application is filed, a letter from the municipality or the County Board, as the case may be, stating that a resolution or ordinance supporting the incentive has been requested may be filed with this application instead. If the applicant is seeking to apply based on the reoccupation of abandoned property and will be seeking a finding of “special circumstances” from the municipality, in addition to obtaining a letter from the municipality confirming that a resolution or ordinance supporting the incentive has been requested, the applicant must file a letter from the County Board confirming that a resolution validating a municipal finding of special circumstances has been requested. If, at a later date, the municipality or the County Board denies the applicant’s request for a resolution or ordinance, the applicant will be deemed ineligible for the Class 6B incentive, whether or not construction has begun. In all circumstances, the resolution must be submitted by the time the applicant files an “Incentive Appeal”.

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.

When filing an appeal requesting an Incentive Class Change, a \$100.00 filing fee (made out to the Cook County Assessor) must be included. The property cannot receive Class 6B designation until you file an Incentive Appeal Form, 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 that he/she believes the same to be true.

Signature

Jared Day

Print Name

Date

President & CFO

Title

4/1/2022

EXHIBIT 2

Applicant: Compass Datacenters ORD I, LLC and Compass Datacenters ORD IA, LLC

Property: 3333 Beverly Road, Hoffman Estates, Illinois

Property Identification Numbers (“PINs”):

<u>PIN</u>	<u>Address</u>	<u>Existing Class</u>
01-31-201-003-0000 (partial)	685 Higgins Road	590
01-31-202-002-0000 (partial)	685 Higgins Road	590

EXHIBIT 3

(Confirmation of Application Submittal to Village of Hoffman Estates)

EXHIBIT 4

Description of Industrial Use and New Construction

Property Background

The Property currently consists of multiple parcels that used to house the former Sears campus, which consisted of seven interconnected buildings totaling approximately 2.4 million square feet, a day care center totaling approximately 22,000 square feet, and three parking structures. The Applicant purchased the Property on September 12, 2023. The Property is approximately 8,423,977 square feet in size (or 193.4 acres). The Property has been zoned O-5 Office District.

Applicant's Intended Industrial Use

The Applicant is in the business of developing data centers. Information about the company may be accessed at <https://www.compassdatacenters.com/>.

The Applicant's intended industrial use for the Property is primarily for data center purposes. The existing office campus and supporting structures on the Property are currently being demolished as of the date of this Application.

Applicant intends to develop a hyperscale data center campus, consisting of five (5) hyperscale data centers totaling approximately 1,400,000 square feet. This application covers building 1 of the project. A substation will also be developed by on the Property concurrent with Applicant's development of the data center improvements.

Site Dimensions

The site dimensions for Phase I of this development is approximately 1,685,772 square feet in size (or 38.7 acres).

Building Dimensions

The hyperscale data center campus will consist of five (5) hyperscale data centers totaling approximately 1,400,000 square feet. Building 1 is anticipated to be approximately 280,000 sf.

ORD I Campus Overview



COOK COUNTY ASSESSOR
FRITZ KAEGI



COOK COUNTY ASSESSOR'S OFFICE
 118 NORTH CLARK STREET, CHICAGO, IL 60602
 PHONE: 312.443.7550 FAX: 312.603.3616
 WWW.COOKCOUNTYASSESSOR.COM

INCENTIVES CLASS LIVING WAGE ORDINANCE AFFIDAVIT

Compass Datacenters ORD I, LLC

c/o Jared Day

_____ as agent for the applicant set forth below, who is seeking a classification incentive as referenced below, I do hereby state under oath as follows:

1. As the agent for the applicant set forth below, I have personal knowledge as to the facts stated herein.
2. The property identified by PIN(s) with commonly known address(es), listed in Exhibit A attached and herein incorporated, are/is the subject of a pending application/renewal (circle as appropriate) for one of the following development incentives provided by the Code of Ordinances of Cook County, Chapter 74, Article II, Division 2, The Cook County Real Property Assessment Classification Ordinance, Sec.74-60 et seq., as amended:

 X Class 6b Class 8 (industrial property) Class 9

3. The Cook County Assessor's Office has issued the following control number regarding this application/renewal (circle as appropriate), _____.
4. I have reviewed the Code of Ordinances of Cook County, Cook County Living Wage Ordinance, as amended (the "Ordinance"), and certify that the applicant is in compliance with the above referenced Cook County Living Wage Ordinance, due to one of the following options (check as appropriate):

 X Applicant is currently paying a living wage to its employees, as defined in the Ordinance.

OR

 Applicant is not required to pay a living wage, pursuant to the Ordinance.

Further affiant sayeth not.

_____ Agent's Signature	_____ Jared Day, President & CFO Agent's Name & Title
_____ 14555 Dallas Parkway, Dallas, TX 75254	_____ (469) 902-2412 Agent's Telephone Number
_____ Agent's Mailing Address	_____ 14555 Dallas Parkway, Dallas, TX 75254 Applicant's Mailing Address
_____ Compass Datacenters ORD I, LLC Applicant's Name	
_____ tax@compassdatacenters.com Applicant's e-mail address	

Subscribed and sworn before me this ____ day of _____, 20____.

Signature of Notary Public



INCENTIVES CLASS LIVING WAGE ORDINANCE AFFIDAVIT

Compass Datacenters ORD IA, LLC

c/o Jared Day _____ as agent for the applicant set forth below, who is seeking a classification incentive as referenced below, I do hereby state under oath as follows:

1. As the agent for the applicant set forth below, I have personal knowledge as to the facts stated herein.
2. The property identified by PIN(s) with commonly known address(es), listed in Exhibit A attached and herein incorporated, are/is the subject of a pending application/renewal (circle as appropriate) for one of the following development incentives provided by the Code of Ordinances of Cook County, Chapter 74, Article II, Division 2, The Cook County Real Property Assessment Classification Ordinance, Sec.74-60 et seq., as amended:

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___ Applicant is not required to pay a living wage, pursuant to the Ordinance.

Further affiant sayeth not.

_____ Agent's Signature	_____ Jared Day, President & CFO Agent's Name & Title
_____ 14555 Dallas Parkway, Dallas, TX 75254 Agent's Mailing Address	_____ (469) 902-2412 Agent's Telephone Number
_____ Compass Datacenters ORD IA, LLC Applicant's Name	_____ 14555 Dallas Parkway, Dallas, TX 75254 Applicant's Mailing Address
_____ tax@compassdatacenters.com Applicant's e-mail address	

Subscribed and sworn before me this ____ day of _____, 20__.

Signature of Notary Public

EXHIBIT A

(Please type or Print)

PIN(s)

01-31-201-003-0000 (partial)

01-31-202-002-0000 (partial)

Common Address

685 Higgins Road

685 Higgins Road



Thu Pham

Akerman LLP
420 South Orange Avenue
Suite 1200
Orlando, FL 32801-4904

D: 407 419 8519
T: 407 423 4000
F: 407 843 6610
thu.pham@akerman.com

February 4, 2025

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Cook County Assessor's Office
Development Incentives Department
118 North Clark Street
Chicago, Illinois 60602

Re: Compass Datacenters ORD I, LLC and Compass Datacenters ORD IB, LLC
Class 6b Eligibility Application for Property Located at 3333 Beverly Road in the
Village of Hoffman Estates

To whom it may concern:

We represent Compass Datacenters ORD I, LLC and Compass Datacenters ORD IB, LLC (collectively, "Compass" or the "Applicant"), in submitting the Applicant's Class 6b Eligibility Application for new construction at the property located at 3333 Beverly Road in the Village of Hoffman Estates (the "Property"). The Property spans multiple parcel identification numbers ("PINs"), which are detailed in an attached Exhibit.

Applicant has submitted a General Incentive Application for Cook County Property Tax Support to the Village of Hoffman Estates, for a multiphase project. Applicant does not intend on proceeding with the new construction at the Property without the Class 6b tax incentive. Without the tax incentive, development of the Property will not be economically feasible and therefore, the Applicant will not proceed with the new construction. For this reason, the Applicant requests the Cook County Assessor grant the Class 6b designation for the Property.

Documents in support of the Application are attached as Exhibits to this letter, which include:

- Exhibit 1: Class 6b Eligibility Applications
- Exhibit 2: List of Property Identification Numbers for Subject Property
- Exhibit 3: Confirmation Letter from Village of Hoffman Estates.

Exhibit 4: Description of Industrial Use and New Construction and Dimensions

Exhibit 5: Proposed Site Plan (portion within the red border)

Exhibit 6: Deeds Containing Legal Descriptions for Individual Parcels

Exhibit 7: Plat of Survey

Exhibit 8: Active Permits

Exhibit 9: Cook County Living Wage Ordinance Affidavit

Thank you in advance for your consideration in this matter. Please let us know if you need anything more from the Applicant to process this Application.

Sincerely,

Thu Pham

Partner

cc: Jim Ganley, SVP of Accounting, Compass Datacenters
Tracy Isley, Vice President of Corporate Tax, Compass Datacenters

COOK COUNTY ASSESSOR

FRITZ KAEGI



COOK COUNTY ASSESSOR'S OFFICE
118 NORTH CLARK STREET, CHICAGO, IL 60602
PHONE: 312.443.7550 FAX: 312.603.6584
WWW.COOKCOUNTYASSESSOR.COM

CLASS 6B

ELIGIBILITY APPLICATION

Carefully review the Class 6B 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 \$500.00**, and supporting documentation (*except drawings and surveys*) must be filed as follows:

This application must be filed **PRIOR TO** the commencement of New Construction or **PRIOR TO** the commencement of Substantial Rehabilitation Activities or **PRIOR TO** the commencement of Reoccupation of Abandoned Property.

Applicant Information

Compass Datacenters ORD I, LLC and Compass Datacenters IB, ORD, LLC
Name: c/o Jared Day Telephone: (469) 902-2412
Company: Compass Datacenters ORD I, LLC and Compass Datacenters IB, ORD, LLC
Address: 14555 N. Dallas Parkway, Suite 125
City: Dallas State: TX Zip Code: 75254
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Contact Person (if different than the Applicant)

Name: Thu Pham, Esq. & Matthew Allee, Esq. Telephone: (407) 419-8519
Company: Akerman LLP
Address: 420 S. Orange Avenue, Suite 1200
City: 01-32-100-005-0000 (partial) State: 551 Hig Zip Code: 32801
Email: thu.pham@akerman.com; matthew.allee@akerman.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) 685 Higgins Road
Permanent Real Estate Index Number: 01-31-201-003-0000 (partial)
(2) 685 Higgins Road
Permanent Real Estate Index Number: 01-31-202-002-0000 (partial)
(3) 551 Higgins Road
Permanent Real Estate Index Number: 01-32-100-005-0000 (partial)
City: Hoffman Estates State: IL Zip Code: 60192
Township: Barrington Existing Class: 590, 590, and 591, respectively

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

Identification of Person 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.

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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.

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

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- ☐ Substantial Rehabilitation **(Read and Complete Section A)**
Incentive only applied to the market value attributable to the rehabilitation
- ☐ Occupation of Abandoned Property - No Special Circumstance
(Read and Complete Section B)
- ☐ Occupation of Abandoned Property - With Special Circumstance
(Read and Complete Section C)
- ☐ Occupation of Abandoned Property - **(CEERM Supplemental Application)**
(Read and Complete Section C)

SECTION A (NEW CONSTRUCTION/SUBSTANTIAL REHABILITATION)

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Estimated date of construction completion: Q4 of 2026

Attach copies of the following:

1. Specific description of the proposed *New Construction* or *Substantial Rehabilitation*
2. Current Plat of Survey for subject property
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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 6B Application and that it finds Class 6B necessary for development to occur on the subject property.* If a resolution is unavailable at the time the application is filed, a letter from the municipality or the County Board, as the case may be, stating that a resolution or ordinance supporting the incentive has been requested may be filed with this application instead. If the applicant is seeking to apply based on the reoccupation of abandoned property and will be seeking a finding of “special circumstances” from the municipality, in addition to obtaining a letter from the municipality confirming that a resolution or ordinance supporting the incentive has been requested, the applicant must file a letter from the County Board confirming that a resolution validating a municipal finding of special circumstances has been requested. If, at a later date, the municipality or the County Board denies the applicant’s request for a resolution or ordinance, the applicant will be deemed ineligible for the Class 6B incentive, whether or not construction has begun. In all circumstances, the resolution must be submitted by the time the applicant files an “Incentive Appeal”.

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.

When filing an appeal requesting an Incentive Class Change, a \$100.00 filing fee (made out to the Cook County Assessor) must be included. The property cannot receive Class 6B designation until you file an Incentive Appeal Form, 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 that he/she believes the same to be true.

Signature

Jared Day

Print Name

Date

President & CFO

Title

4/1/2022

EXHIBIT 2

Applicant: Compass Datacenters ORD I, LLC and Compass Datacenters ORD IB, LLC

Property: 3333 Beverly Road, Hoffman Estates, Illinois

Property Identification Numbers (“PINs”):

<u>PIN</u>	<u>Address</u>	<u>Existing Class</u>
01-31-201-003-0000 (partial)	685 Higgins Road	590
01-31-202-002-0000 (partial)	685 Higgins Road	590
01-32-100-005-0000 (partial)	551 Higgins Road	591

EXHIBIT 3

(Confirmation of Application Submittal to Village of Hoffman Estates)

EXHIBIT 4

Description of Industrial Use and New Construction

Property Background

The Property currently consists of multiple parcels that used to house the former Sears campus, which consisted of seven interconnected buildings totaling approximately 2.4 million square feet, a day care center totaling approximately 22,000 square feet, and three parking structures. The Applicant purchased the Property on September 12, 2023. The Property is approximately 8,423,977 square feet in size (or 193.4 acres). The Property has been zoned O-5 Office District.

Applicant's Intended Industrial Use

The Applicant is in the business of developing data centers. Information about the company may be accessed at <https://www.compassdatacenters.com/>.

The Applicant's intended industrial use for the Property is primarily for data center purposes. The existing office campus and supporting structures on the Property are currently being demolished as of the date of this Application.

Applicant intends to develop a hyperscale data center campus, consisting of five (5) hyperscale data centers totaling approximately 1,400,000 square feet. This application covers building 2 of the project. A substation will also be developed by on the Property concurrent with Applicant's development of the data center improvements.

Site Dimensions

The site dimensions for Phase I of this development is approximately 1,685,772 square feet in size (or 38.7 acres).

Building Dimensions

The hyperscale data center campus will consist of five (5) hyperscale data centers totaling approximately 1,400,000 square feet. Building 2 is anticipated to be approximately 280,000 sf.

ORD I Campus Overview



COOK COUNTY ASSESSOR
FRITZ KAEGI



COOK COUNTY ASSESSOR'S OFFICE
 118 NORTH CLARK STREET, CHICAGO, IL 60602
 PHONE: 312.443.7550 FAX: 312.603.3616
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INCENTIVES CLASS LIVING WAGE ORDINANCE AFFIDAVIT

Compass Datacenters ORD I, LLC

c/o Jared Day

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1. As the agent for the applicant set forth below, I have personal knowledge as to the facts stated herein.
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 X Class 6b Class 8 (industrial property) Class 9

3. The Cook County Assessor's Office has issued the following control number regarding this application/renewal (circle as appropriate), _____.
4. I have reviewed the Code of Ordinances of Cook County, Cook County Living Wage Ordinance, as amended (the "Ordinance"), and certify that the applicant is in compliance with the above referenced Cook County Living Wage Ordinance, due to one of the following options (check as appropriate):

 X Applicant is currently paying a living wage to its employees, as defined in the Ordinance.

OR

 Applicant is not required to pay a living wage, pursuant to the Ordinance.

Further affiant sayeth not.

 Agent's Signature

14555 N. Dallas Parkway, Suite 125, Dallas, TX 75254

 Agent's Mailing Address

Compass Datacenters ORD I, LLC

 Applicant's Name

tax@compassdatacenters.com

 Applicant's e-mail address

Jared Day, President & CFO

 Agent's Name & Title

(469) 902-2412

 Agent's Telephone Number

14555 N. Dallas Parkway, Suite 125, Dallas, TX 75254

 Applicant's Mailing Address

Subscribed and sworn before me this ____ day of _____, 20__.

 Signature of Notary Public



INCENTIVES CLASS LIVING WAGE ORDINANCE AFFIDAVIT

Compass Datacenters ORD IB, LLC

c/o Jared Day

_____ as agent for the applicant set forth below, who is seeking a classification incentive as referenced below, I do hereby state under oath as follows:

1. As the agent for the applicant set forth below, I have personal knowledge as to the facts stated herein.
2. The property identified by PIN(s) with commonly known address(es), listed in Exhibit A attached and herein incorporated, are/is the subject of a pending application/renewal (circle as appropriate) for one of the following development incentives provided by the Code of Ordinances of Cook County, Chapter 74, Article II, Division 2, The Cook County Real Property Assessment Classification Ordinance, Sec.74-60 et seq., as amended:

 X Class 6b Class 8 (industrial property) Class 9

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Applicant's Mailing Address

Subscribed and sworn before me this ____ day of _____, 20__.

Signature of Notary Public

EXHIBIT A

(Please type or Print)

PIN(s)

Common Address

01-31-201-003-0000 (partial)

685 Higgins Road

01-31-202-002-0000 (partial)

685 Higgins Road

01-32-100-005-0000 (partial)

551 Higgins Road



Thu Pham

Akerman LLP
420 South Orange Avenue
Suite 1200
Orlando, FL 32801-4904

D: 407 419 8519
T: 407 423 4000
F: 407 843 6610
thu.pham@akerman.com

February 4, 2025

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Cook County Assessor's Office
Development Incentives Department
118 North Clark Street
Chicago, Illinois 60602

Re: Compass Datacenters ORD I, LLC and Compass Datacenters ORD IC, LLC
Class 6b Eligibility Application for Property Located at 3333 Beverly Road in the
Village of Hoffman Estates

To whom it may concern:

We represent Compass Datacenters ORD I, LLC and Compass Datacenters ORD IC, LLC (collectively, "Compass" or the "Applicant"), in submitting the Applicant's Class 6b Eligibility Application for new construction at the property located at 3333 Beverly Road in the Village of Hoffman Estates (the "Property"). The Property spans multiple parcel identification numbers ("PINs"), which are detailed in an attached Exhibit.

Applicant has submitted a General Incentive Application for Cook County Property Tax Support to the Village of Hoffman Estates, for a multiphase project. Applicant does not intend on proceeding with the new construction at the Property without the Class 6b tax incentive. Without the tax incentive, development of the Property will not be economically feasible and therefore, the Applicant will not proceed with the new construction. For this reason, the Applicant requests the Cook County Assessor grant the Class 6b designation for the Property.

Documents in support of the Application are attached as Exhibits to this letter, which include:

- Exhibit 1: Class 6b Eligibility Applications
- Exhibit 2: List of Property Identification Numbers for Subject Property
- Exhibit 3: Confirmation Letter from Village of Hoffman Estates.

Exhibit 4: Description of Industrial Use and New Construction and Dimensions

Exhibit 5: Proposed Site Plan (portion within the red border)

Exhibit 6: Deeds Containing Legal Descriptions for Individual Parcels

Exhibit 7: Plat of Survey

Exhibit 8: Active Permits

Exhibit 9: Cook County Living Wage Ordinance Affidavit

Thank you in advance for your consideration in this matter. Please let us know if you need anything more from the Applicant to process this Application.

Sincerely,

Thu Pham

Partner

cc: Jim Ganley, SVP of Accounting, Compass Datacenters
Tracy Isley, Vice President of Corporate Tax, Compass Datacenters

COOK COUNTY ASSESSOR

FRITZ KAEGI



COOK COUNTY ASSESSOR'S OFFICE
118 NORTH CLARK STREET, CHICAGO, IL 60602
PHONE: 312.443.7550 FAX: 312.603.6584
WWW.COOKCOUNTYASSESSOR.COM

CLASS 6B

ELIGIBILITY APPLICATION

Carefully review the Class 6B 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 \$500.00**, and supporting documentation (*except drawings and surveys*) must be filed as follows:

This application must be filed **PRIOR TO** the commencement of New Construction or **PRIOR TO** the commencement of Substantial Rehabilitation Activities or **PRIOR TO** the commencement of Reoccupation of Abandoned Property.

Applicant Information

Compass Datacenters ORD I, LLC and Compass Datacenters IC, ORD, LLC
Name: c/o Jared Day Telephone: (469) 902-2412
Company: Compass Datacenters ORD I, LLC and Compass Datacenters IC, ORD, LLC
Address: 14555 N. Dallas Parkway, Suite 125
City: Dallas State: TX Zip Code: 75254
Email: tax@compassdatacenters.com

Contact Person (if different than the Applicant)

Name: Thu Pham, Esq. & Matthew Allee, Esq. Telephone: (407) 419-8519
Company: Akerman LLP
Address: 420 S. Orange Avenue, Suite 1200
City: Orlando State: FL Zip Code: 32801
Email: thu.pham@akerman.com; matthew.allee@akerman.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) 551 Higgins Road
Permanent Real Estate Index Number: 01-32-100-005-0000 (partial)
(2) _____
Permanent Real Estate Index Number: _____
(3) _____
Permanent Real Estate Index Number: _____
City: Hoffman Estates State: IL Zip Code: 60192
Township: Barrington Existing Class: 591

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

Identification of Person 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.

Industrial Use

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.

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

Employment Opportunities

How many construction jobs will be created as a result of this development? 100+

How many new 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? 20

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

Nature of Development

Indicate nature of proposed development by checking the appropriate space:

- ☒ New Construction **(Read and Complete Section A)**
- ☐ Substantial Rehabilitation **(Read and Complete Section A)**
Incentive only applied to the market value attributable to the rehabilitation
- ☐ Occupation of Abandoned Property - No Special Circumstance
(Read and Complete Section B)
- ☐ Occupation of Abandoned Property - With Special Circumstance
(Read and Complete Section C)
- ☐ Occupation of Abandoned Property - **(CEERM Supplemental Application)**
(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*): Q1 of 2025

Estimated date of construction completion: Q4 of 2026

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*)

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 6B Application and that it finds Class 6B necessary for development to occur on the subject property.* If a resolution is unavailable at the time the application is filed, a letter from the municipality or the County Board, as the case may be, stating that a resolution or ordinance supporting the incentive has been requested may be filed with this application instead. If the applicant is seeking to apply based on the reoccupation of abandoned property and will be seeking a finding of “special circumstances” from the municipality, in addition to obtaining a letter from the municipality confirming that a resolution or ordinance supporting the incentive has been requested, the applicant must file a letter from the County Board confirming that a resolution validating a municipal finding of special circumstances has been requested. If, at a later date, the municipality or the County Board denies the applicant’s request for a resolution or ordinance, the applicant will be deemed ineligible for the Class 6B incentive, whether or not construction has begun. In all circumstances, the resolution must be submitted by the time the applicant files an “Incentive Appeal”.

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.

When filing an appeal requesting an Incentive Class Change, a \$100.00 filing fee (made out to the Cook County Assessor) must be included. The property cannot receive Class 6B designation until you file an Incentive Appeal Form, 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 that he/she believes the same to be true.

Signature

Jared Day

Print Name

Date

President & CFO

Title

4/1/2022

EXHIBIT 2

Applicant: Compass Datacenters ORD I, LLC and Compass Datacenters ORD IC, LLC

Property: 3333 Beverly Road, Hoffman Estates, Illinois

Property Identification Numbers (“PINs”):

<u>PIN</u>	<u>Address</u>	<u>Existing Class</u>
01-32-100-005-0000 (partial)	551 Higgins Road	591

EXHIBIT 3

(Confirmation of Application Submittal to Village of Hoffman Estates)

EXHIBIT 4

Description of Industrial Use and New Construction

Property Background

The Property currently consists of multiple parcels that used to house the former Sears campus, which consisted of seven interconnected buildings totaling approximately 2.4 million square feet, a day care center totaling approximately 22,000 square feet, and three parking structures. The Applicant purchased the Property on September 12, 2023. The Property is approximately 8,423,977 square feet in size (or 193.4 acres). The Property has been zoned O-5 Office District.

Applicant's Intended Industrial Use

The Applicant is in the business of developing data centers. Information about the company may be accessed at <https://www.compassdatacenters.com/>.

The Applicant's intended industrial use for the Property is primarily for data center purposes. The existing office campus and supporting structures on the Property are currently being demolished as of the date of this Application.

Applicant intends to develop a hyperscale data center campus, consisting of five (5) hyperscale data centers totaling approximately 1,400,000 square feet. This application covers building 3 of the project. A substation will also be developed by on the Property concurrent with Applicant's development of the data center improvements.

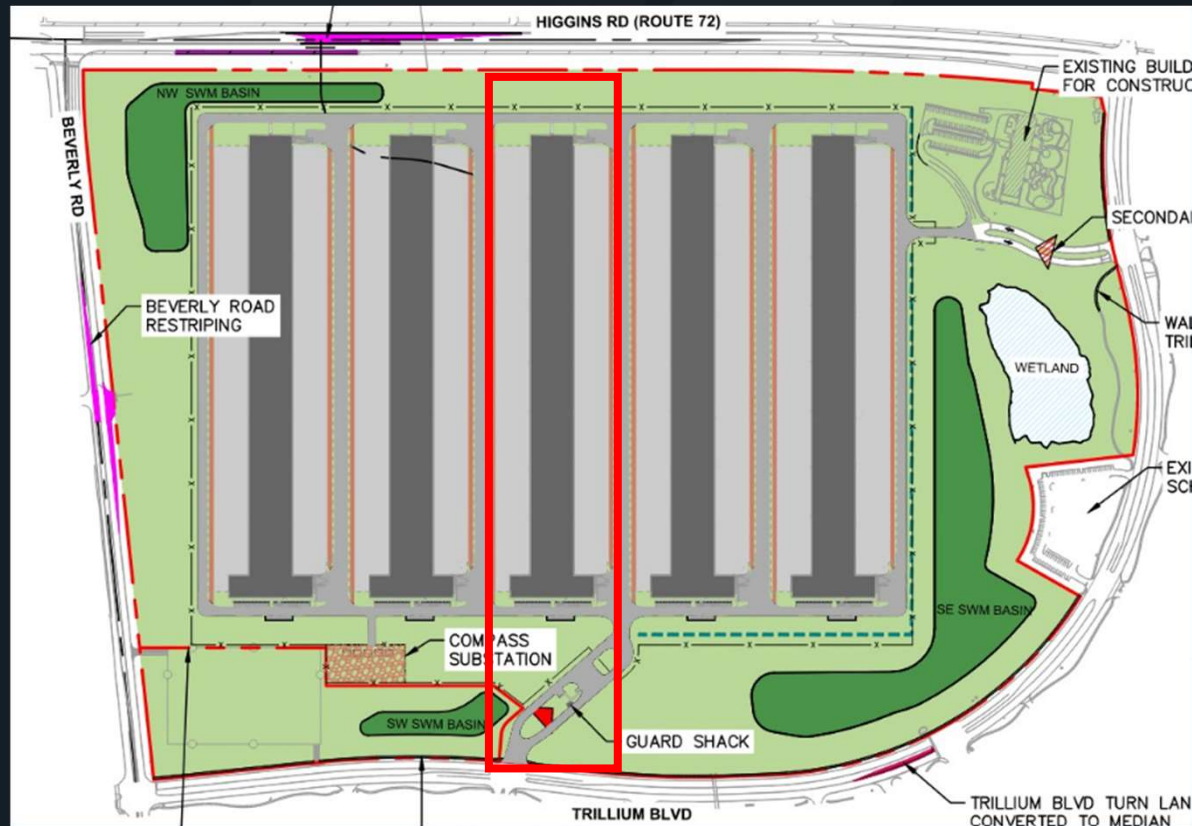
Site Dimensions

The site dimensions for Phase I of this development is approximately 1,685,772 square feet in size (or 38.7 acres).

Building Dimensions

The hyperscale data center campus will consist of five (5) hyperscale data centers totaling approximately 1,400,000 square feet. Building 3 is anticipated to be approximately 280,000 sf.

ORD I Campus Overview





INCENTIVES CLASS LIVING WAGE ORDINANCE AFFIDAVIT

Compass Datacenters ORD I, LLC

c/o Jared Day

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Agent's Signature

14555 N. Dallas Parkway, Suite 125, Dallas, TX 75254

Agent's Mailing Address

Compass Datacenters ORD I, LLC

Applicant's Name

tax@compassdatacenters.com

Applicant's e-mail address

Jared Day, President & CFO

Agent's Name & Title

(469) 902-2412

Agent's Telephone Number

14555 N. Dallas Parkway, Suite 125, Dallas, TX 75254

Applicant's Mailing Address

Subscribed and sworn before me this ____ day of _____, 20____.

Signature of Notary Public

COOK COUNTY ASSESSOR
FRITZ KAEGI



COOK COUNTY ASSESSOR'S OFFICE
 118 NORTH CLARK STREET, CHICAGO, IL 60602
 PHONE: 312.443.7550 FAX: 312.603.3616
 WWW.COOKCOUNTYASSESSOR.COM

INCENTIVES CLASS LIVING WAGE ORDINANCE AFFIDAVIT

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Further affiant sayeth not.

_____ Agent's Signature	_____ Jared Day, President & CFO
_____ 14555 N. Dallas Parkway, Suite 125, Dallas, TX 75254	_____ Agent's Name & Title
_____ Agent's Mailing Address	_____ (469) 902-2412
_____ Compass Datacenters ORD IC, LLC	_____ Agent's Telephone Number
_____ Applicant's Name	_____ 14555 N. Dallas Parkway, Suite 125, Dallas, TX 75254
_____ tax@compassdatacenters.com	_____ Applicant's Mailing Address
_____ Applicant's e-mail address	

Subscribed and sworn before me this ____ day of _____, 20____.

Signature of Notary Public

EXHIBIT A

(Please type or Print)

PIN(s)

01-32-100-005-0000 (partial)

Common Address

551 Higgins Road



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

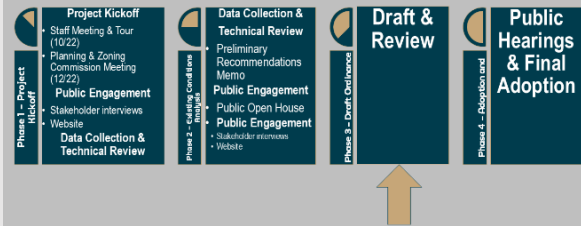
February 2025

LONG RANGE PLANNING PROJECT STATUS



- ◆ Teska Associates (as lead) and Ancel Glink awarded contract to complete the update of the Zoning Code. The new code will be a Unified Development Code.
- ◆ 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.

Zoning Code Update Timeline



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

Public Engagement

- ◆ Visit www.hoffmaninmotion.com/photos to see pictures from past and future public engagement events.
- ◆ A full public engagement summary including the results of both surveys is available at www.hoffmaninmotion.com
- ◆ Hoffman in Motion was featured in the Daily Herald bike planning column

Work Product

- ◆ Project remains on track for summer 2025 completion.
- ◆ Village staff are meeting with the project team regularly to review recommendations as the draft plan takes shape.



for

EPSTEIN

HNTB

All Together.

ACTIVE PLANNING PROJECTS

Project	Address	Status	PZC or PBZ Meeting	VB Meeting
Garage Size Variation	1120 ASH RD	APPROVED	1/15/25	1/20/25
Rear Yard Setback Variation	3688 WHISPERING TRAILS DR	APPROVED	1/15/25	1/20/25
Text Amendment – Temp PD Process	N/A	PUBLIC MEETING	2/5/25	2/17/25
Garage Size Variation	5560 AIRDRIE CT	PUBLIC MEETING	2/5/25	2/17/25
Compass Data Center	3333 BEVERLY RD	PUBLIC MEETING	2/5/25	2/17/25
Yoga & Massage Special Use	1721 MOON LAKE BLVD # 410	PUBLIC MEETING	2/19/25	3/3/25
Harvest Community Church SU and Parking Lot Expansion	2060 STONINGTON AVE	PUBLIC MEETING	2/19/25	3/3/25
Apple – Golf Rezoning and Concept Review	1180 & 1190 APPLE ST	PUBLIC MEETING	1/15/25 & 2/19/25	3/3/25
Beverly Property Mass Grading – Staff Level Approval	2601 BEVERLY RD	UNDER REVIEW		
Scooter's Coffee	2 E HIGGINS RD	UNDER REVIEW		
Microsoft CHI07 Data Center	3125 N BARRINGTON RD	UNDER REVIEW		
Bell Works Multifamily	2000 CENTER DR	UNDER REVIEW		
Village Hall Parking Lot	1900 HASSELL RD	UNDER REVIEW		
Kaizen Jiu Jitsu Special Use	1762 W ALGONGUIN RD	UNDER REVIEW		
Rookies Patio & Façade – Amin. Approval	4607 W HIGGINS RD	UNDER REVIEW		

MONTHLY PLANNING PROJECT ACTIVITY

Projects Submitted by Type	January	2025 YTD
Pre-Development	1	1
Agreement	1	1
Annexation		
Courtesy Review		
Easement		
Master Sign Plan		
Plat of Subdivision	1	1
Other Plat		
RPD Amendment		
Site Plan Review	4	4
Special Use	1	1
Text Amendment	1	1
Rezoning		
Variation	1	1
Total	10	10
FOIA Processed	5	5
Zoning Verification Letters	1	1
Building Permits Reviewed by Planning	41	41

PLANNING PERFORMANCE MEASURES

Site Plan Review Process	January		2025 YTD	
Number of administrative/staff review site plan cases completed	-	NA	-	NA
Number of PZC site plan cases processed	-		-	
Annual goal is to complete at least 65% of site plan cases through administrative review process				

Site Plan Review Timing	January		2025 YTD	
Number of cases processed within 105 days	-	NA	-	NA
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

February 2025

GENERAL ACTIVITIES

- On January 21, 2025, Tricia Morandi attended an ABCI quarterly meeting on Assessor's topics in Buffalo Grove.
- On January 22, 2025, Tricia Morandi attended a virtual Central Square US Best of the West User Group meeting.
- On January 24, 2025, David Dodge, Sanyokta Kapur & Tricia Morandi attended the 2025 CRCA Trade Show & Seminars representing NWBOCA in Oakbrook Terrace.
- Congratulations to David Dodge who passed his ICC R3 – Residential Plans Examiner Certification test.
- Congratulations to David Banaszynski on being selected to be part of the NEHA/AAS Scholarship Committee.
- **CDK global** on 1950 Hassell Rd is ready to start demolition to clear the site for future Kensington Townhomes.
- **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 steady construction progress on the Colos 2 to Colos 5 buildouts in Building 1, CHI05 with interior fit out underway. Permit has been issued for Site and Building for CHI06, Building 2 of the campus.
- Demolition of existing structures is ongoing at the Sears campus. Day care building has also been demolished. Construction trailers are in place. Site Development permit for existing site demolition and mass grading of the **Compass Data Centers** has been issued. Permit review is underway for Site Development permit and Compass Data Center, Building 1.
- **Shangrila 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.
- **Playroom Café** interior buildout at Barrington Square Subdivision is making good progress.
- **Fire Station 21** off Flagstaff Lane has started building foundation installation and site work.
- **ComEd** is almost complete with construction on the Pembroke Ave. substation expansion.
- The new **Advocate** outpatient facility on Hoffman Blvd. within Prairie Stone has received approval for occupancy and is scheduled for ribbon cutting ceremony in April.
- **Airdrie Estates** subdivision has several lots under construction for new single-family homes. Lot 5 has received temporary occupancy.
- 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. **Game Night Out ,Convergint and Scholastic** interior alteration is underway. Site Development permit issuance for Bell Works Townhomes is pending.

2025 Code Enforcement Freedom of Information Act Requests Processed

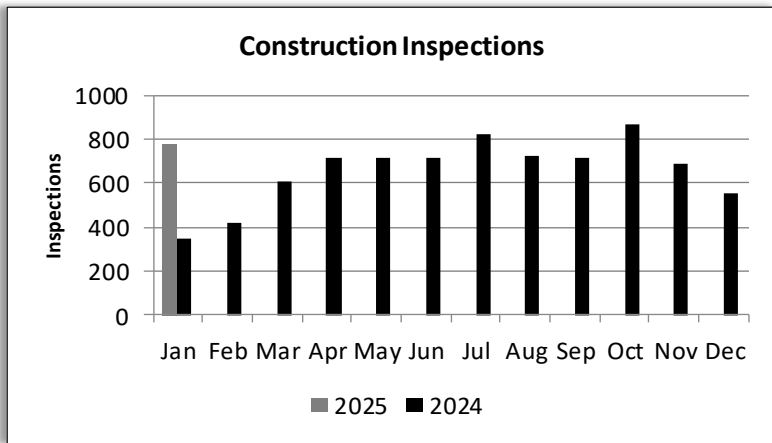
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
24												24

2025 Code Enforcement GovQA Questions & Complaints Processed

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
4												4

Construction Inspections

Year	2025	2024
Jan	775	346
Feb		415
Mar		607
Apr		715
May		718
Jun		717
Jul		827
Aug		720
Sep		716
Oct		865
Nov		689
Dec		552
Total	775	7887

**RENTAL HOUSING LICENSE AND INSPECTION PROGRAM**

- There are currently 1,811 rental properties registered. This includes 1,167 single family and townhome units (64%) and 644 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 was February 1, 2025.
- As of February 3rd, 1,680 properties have renewed.

2025 Rental Inspections

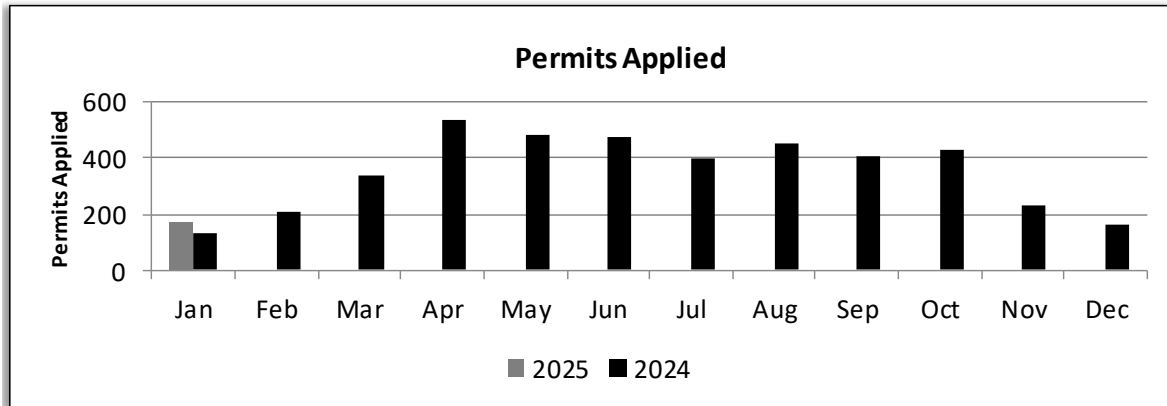
Inspection	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
Annual	258												258
Reinspections	183												183
Total	441	0	0	0	0	0	0	0	0	0	0	0	441

2025 Permits Issued

Permit	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2025 YTD	2024 Total
Commercial New	0												0	8
Single Family New	0												0	5
Land Development	2												2	6
Fire	16												16	134
All Other Permits	129												129	3079
2025 Total	147	0	0	0	0	0	0	0	0	0	0	0	147	

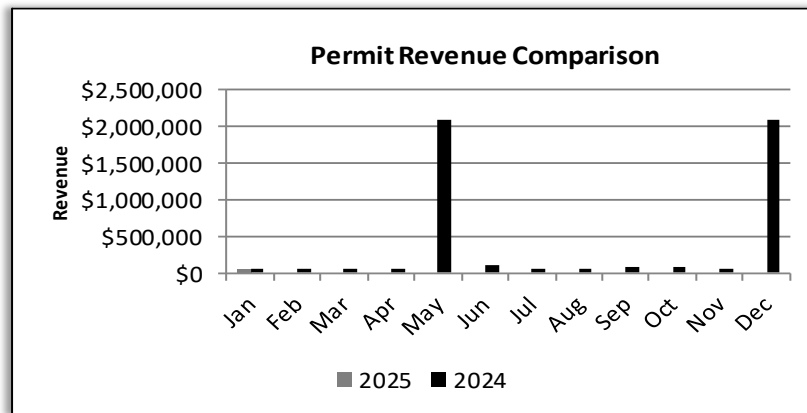
2025 Permits Applied

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
2025	168												168
2024	134	205	340	535	479	470	395	447	409	427	233	166	4240



Permit Revenue

Year	2025	2024
Jan	\$57,516	\$54,595
Feb		\$55,383
Mar		\$61,118
Apr		\$63,268
May		\$2,080,130
Jun		\$100,777
Jul		\$67,251
Aug		\$70,712
Sep		\$86,798
Oct		\$88,794
Nov		\$57,749
Dec		\$2,096,911
Total	\$57,516	\$4,883,486

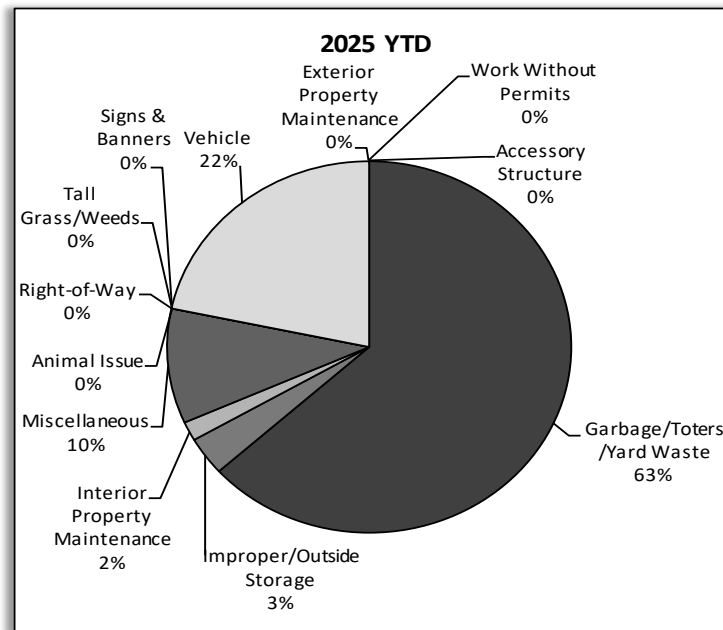


2025 Budget: \$6,625,000.

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

2025 Property Maintenance Summary Report

Violation	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2025 YTD	2024 Total
Accessory Structure	0												0	55
Exterior Property Maintenance	0												0	105
Work Without Permits	0												0	72
Garbage/Toters/Yard Waste	38												38	597
Improper/Outside Storage	2												2	110
Interior Property Maintenance	1												1	9
Miscellaneous	6												6	160
Animal Issue	0												0	43
Right-of-Way	0												0	32
Signs & Banners	0												0	21
Tall Grass/Weeds	0												0	494
Vehicle	13												13	60
2025 Total	60	0	0	0	0	0	0	0	0	0	0	0	60	
2024 Total	61	109	87	164	311	174	184	201	186	139	88	54		1758



2025 Citations Issued

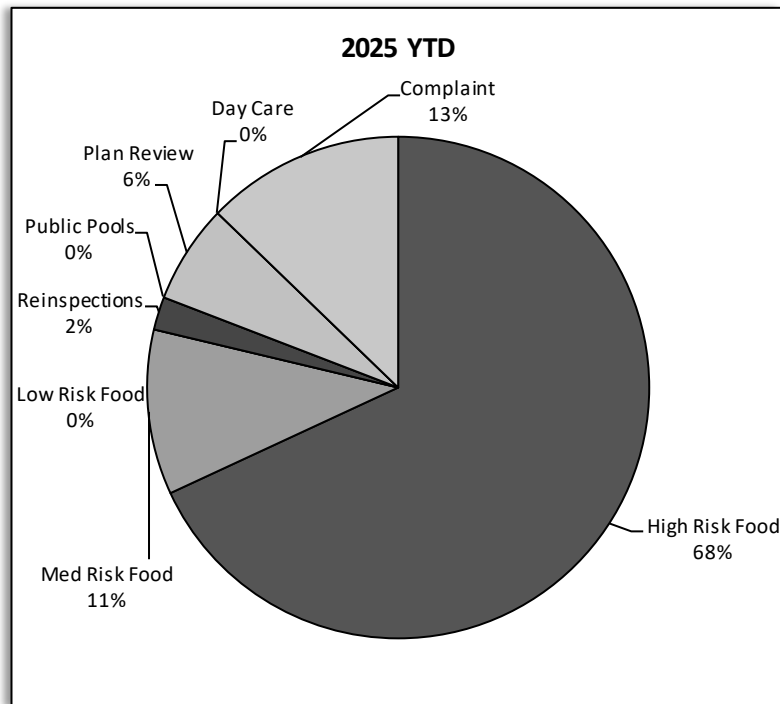
Violation	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
Business License	25												25
Code	47												47
Rental	102												102
Total	174	0	0	0	0	0	0	0	0	0	0	0	174

2025 Adjudication Court Dockets - Citations Presented

Court	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
Code/Bus. Lic.	70												70
Rental	75												75
Total	145	0	0	0	0	0	0	0	0	0	0	0	145

2025 Environmental Health Inspection Report

Activity	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
High Risk Food	32												32
Med Risk Food	5												5
Low Risk Food	0												0
Reinspections	1												1
Public Pools	0												0
Plan Review	3												3
Day Care	0												0
Complaint	6												6
Total	47	0	0	0	0	0	0	0	0	0	0	0	47



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 550 planned inspections throughout the year (this number fluctuates based on businesses opening/closing).

Economic Development & Tourism Monthly Report

February 2025

HIGHLIGHTS IN JANUARY



Economic Development Commission Eric Smith and Mr. Kramer attended the RE Journals 2025 Forecast event. Mr. Kramer spoke on a panel regarding economic development and promoted the strides Hoffman Estates has made in data center development and workforce development.



NLNW hosted the first quarterly workshop of 2025 with more than 60 companies in attendance. The attendance at a workshop is a requirement to apply in place of the pitch panel.



Congratulations to all businesses who won awards at the annual Chamber of Excellence event: Bell Works Chicagoland, I Smell Bacon BBQ & Pub, Minuteman Press Hoffman Estates, and Elle Forte!



SUMMARY OF ACTIVITIES

- Finalized the 2024 Economic Development Annual Report. The report can be [found online here](#) with a few copies in print to hand out at conferences and tradeshows. The report is also included at the end of this monthly report.
- Staff met with several potential developers for properties around the Village but a few focusing on the Stonington & Pembroke TIF area.
- Finalized the search for the next Economic Development Specialist. The employee will start at the end of February.
- Working to finalize the design of postcards to 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 companies applying to go through the revised program in 2025. The organization itself will undergo a strategic planning session to ensure it's moving in the right direction.
- Created ads and wrote articles to market Hoffman Estates in various publications and on digital platforms.

UPCOMING EVENTS

Staff continued planning the CRE2025 event to promote Hoffman Estates to the commercial real estate industry. The event took place on February 6th with over 160 people signed up to attend. Once again, the event took place at the NOW Arena during a Windy City Bulls game with roundtable discussions lead by industry experts.

HOTEL UPDATE**THROUGH DECEMBER 2023 VS DECEMBER 2024**

YOY HOTEL TAX REVENUES INCREASED BY \$10,252 (8%).

2023 YOY HOTEL TAX REVENUE

Total hotel tax revenues collected for
2023 - \$1,490,269

2024 YOY HOTEL TAX REVENUE

Total hotel tax revenues collected for
2024 - \$1,600,099

The 2023 to 2024 YOY revenue was up 7.37%! The hotels maximized revenues by increasing rates offered online to meet the trend of increased online bookings, especially during peak days when the Arena had events.

VISITHOFFMAN UPDATE

- Pages and tabs have been defined and content can begin to be moved to the new website. Staff provided text on top events and refined text for main pages.

EVENTS

- Ken Kraft Midlands Wrestling Tournament - NOW Arena December 27-31, 2024: The event drew 700+ room nights that are tracked through defined room blocks with the partner hotels. The tournament was poorly attended drawing only 2,000 over the two-day event. In 2018, the event drew over 6,000. In 2021, Iowa created their own event during the same time period competing with this one run by Northwestern University. Without Iowa and University of Wisconsin, the Northwestern event has continued to lose attendance. The Arena must now double the rental fees in 2025 to make the event viable.
- Stars and Stripes, NW 4th Fest, Celtic Fest "Shenanigans on the Green" - Work begins on these events by organizing permissions and notifications, coordinating with the Sister City Commission, ensuring donated trash receptacles for STARS & STRIPES at Bell Works, and soliciting/contracting food vendors for the 4th and organizing/contracting vendors and kid's activities for Celtic Fest.

MEETINGS/ACTIVITIES

- Celtic Fest Commission meeting
- 4th of July Commission meeting
- Sponsorship consolidation meeting
- Preview of Tourism website redesign
- Met with MEET Chicago NW Sports Market Director - Volleyball World event - retirement
- Circulated Police Incident Reports to hotel
- Meet with Holiday Inn Express owners - results of their search for a site to build another hotel



Kevin Kramer, Director of Economic
Development



Linda Scheck, Director of Tourism & Business
Retention



HOFFMAN ESTATES
ILLINOIS

ECONOMIC
DEVELOPMENT

Annual Report 2024

Economic Development Year in Review

In 2024, several key developments marked significant progress in Hoffman Estates. The highly anticipated Compass Datacenters project officially kicked off with demolition of the former Sears Campus and earthwork to prepare for construction of the five building development. Meanwhile, Bell Works Chicagoland continued to thrive, attracting new tenants and fostering a vibrant community atmosphere. The demand for multi-family units remained strong, with new properties like the Seasons at Hoffman Estates leasing quickly, reflecting the area's appeal to residents. Additionally, the business retention program made notable strides, with new companies being engaged and visited through our first ever business blitz. Overall, 2024 was a year of dynamic development and positive momentum in the region helping to set up an even stronger 2025!



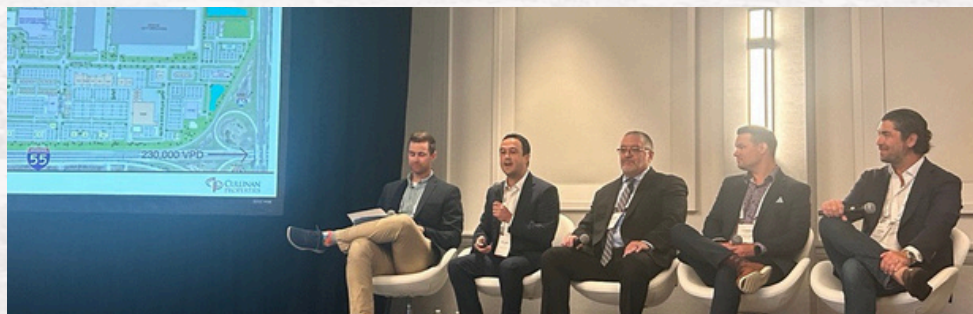
Strategic Plan

The Village's economic development efforts are guided by the strategic plan approved in 2022. The five-year plan includes nine initiatives designed to create an environment for the business community to succeed and prosper. The economic development plan strategies include Attraction & Recruitment, Business Retention & Expansion, Foreign Direct Investment & Targeted Industry Clusters, Housing, Marketing & Communications, Quality of Life & Placemaking, Small Business Development, Tourism, and Workforce Development. The full plan can be found on the economic development page of the Village website. <https://bit.ly/HEEDSP>

Year in Statistics

05 Events Sponsored

As part of the business attraction efforts, the Village sponsored 5 commercial real estate-focused events taking a booth and often speaking on a panel.



56+ Events Attended

Economic Development staff attended the most networking events and conferences this year than ever before.

13M People reached through digital impressions

The Village utilized marketing funds to showcase growth opportunities to millions, achieving over 13,000,000 impressions via mobile devices, NBC's Peacock, targeted news stations, and email blasts.

7.3% YOY Hotel Tax Increase

Hoffman Estates Tourism assisted the 9 hotels to increase revenues by 7.3% from 2023 to 2024.

07 Major CRE Projects Approved

While many projects finished construction, 7 new projects were approved and began work in 2024. See some of those highlights on the next page.

200+ Prospects Contacted or Met Individually

In 2024, the focus was on cultivating and maintaining relationships, and the staff excelled by connecting with over 200 individuals through outreach and meetings.



40/76 Tasks worked on in the 5 yr. Strategic Plan

Economic Development staff worked on or completed more than 50% of the tasks in the 5 year strategic plan in 2024 alone!

02 New Dining Guides Created

The Economic Development team created two new dining guides designed to attract the eye and salivate the tongue. [Check out the latest version here.](#)



Project Highlights



Microsoft

Development of the 93-acre Microsoft campus continues with the completion of the first building and the continuing work of the on-site substation. Work on buildings 2 and 3 is expected to continue in 2025 and beyond as the total investment draws close to a billion dollars.



Compass Datacenters

Compass Datacenters kicked-off redevelopment of the former Sears HQ campus to transform it into a data center campus. Demolition of the site continues as earthwork began to prepare the site for 5 data center buildings generating 1,000 local jobs during construction and \$10 billion dollars of investment.



Bell Works Chicagoland

Bell Works Chicagoland, a mixed-use Metroburb, continues to be redeveloped at the former AT&T HQ. Several tenants moved in including - JumpFly and VIPAR - and three larger tenants signed leases - Convergent, First Service Residential, and Identiiti. The developer also received approval for construction of 164 townhouses.

Project Highlights



Seasons Multi-family

Seasons at Hoffman Estates, the first new multi-family project in more than 40 years, began leasing units in late 2023 and by November 2024 was 97% occupied. Featuring 296 units, the complex is filled with amenities and Class A features adjacent to the hospital.



New Retail Options

New retail opened around the Village in 2024, from national tenants like Popeye's, Starbucks, Nothing Bunt Cakes, and Belle Tire, to local operators like I Smell Bacon BBQ.



Kensington Fields

Pulte obtained approval to redevelop the CDK Global site for single-family townhomes. The former office site will make way for 69 townhomes consisting of 3 to 4 bedroom units and customizable features along Hilldale Golf Club.

Business Retention & Expansion Highlights



BRE Business Blitz

The Economic Development team visited more than 40 businesses in 90 minutes during the first BRE Business Blitz with the help of the Village Board and the Economic Development Commission. Most businesses were retail and service focused, as all were in the Roselle Road TIF District. The businesses appreciated the brief meetings and provided valuable feedback.

40+

2

C-Suite Roundtable Discussions

The Economic Development Commission convened two C-Suite events designed to connect business leaders with each other and discuss issues facing their industries.

What's to Come?

In 2025, The Village intends to maintain its outreach efforts to businesses of all sizes. This will include formal visits to larger employers, sending postcard mailers to every business to foster connections, and conducting another digital survey to build on the findings from the previous survey conducted in 2020.



Economic Indicators

DEMOGRAPHICS*

276,489
Population



\$94,835
Average
Disposable Income



\$322,338
Median Home Value



LABOR MARKET*

45.1%
Bachelor's Degree
or higher



3.4%
Unemployment rate



185,000+ **12,000**
Daytime Employment Total Businesses



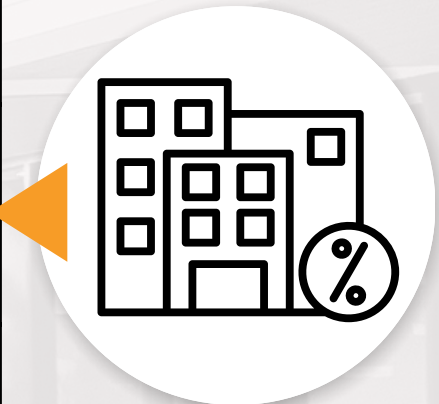
BUSINESS CLIMATE



All seven board members
have a positive attitude
towards growth and
development

Vacant Rates

Multi-Family	3.9%
Retail	1.7%
Office	26.0%
Industrial	10.1%



* Statistics are the trade market (20 minute drive time) of Hoffman Estates

Village of Hoffman Estates Officials and Staff

Mayor

William D. McLeod

Village Manager

Eric J. Palm

Trustees

Karen J. Arnet
Patrick Kinnane
Karen V. Mills
Anna Newell
Gary J. Pilafas
Gary G. Stanton

Director of Development Services

Peter Gugliotta, AICP

Director of Economic Development

Kevin Kramer, CEcD

Village Clerk

Patty Richter



hoffmanestates.org
visithoffman.com

