



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

February 17, 2025

Council Chambers

7:00 PM

1. **CALL TO ORDER/ROLL CALL**
2. **PLEDGE OF ALLEGIANCE TO THE FLAG**
3. **PUBLIC COMMENT**
4. **APPROVAL OF MINUTES**
 - A. Village Board 02-03-2025
5. **CONSENT AGENDA/OMNIBUS VOTE (Roll Call Vote)**

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

 - A. Approval of Agenda
 - B. Approval of the schedule of bills for 02-17-2025 - \$5,109,827.94.
 - 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).
 - D. Approval of a Professional Services Agreement for Executive Leadership Development & Coaching with SRSD Consulting LLC in an amount not to exceed \$78,600.
 - E. 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).
 - F. Authorization to:
 - a. waive formal bidding; and
 - b. 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).
6. **REPORTS**

A. President's Report

1. Proclamation(s)

a. National Engineers Week

B. Trustee Comments

C. Village Manager's Report

D. Village Clerk's Report

E. Committee Reports

1. Finance

2. Public Works & Utilities

3. Public Health & Safety

F. Treasurer's Report

7. PLANNING AND ZONING COMMISSION RECOMMENDATIONS

A. Approval of an Ordinance granting a Variation for garage size for the property located at 5560 Airdrie Court.

B. Approval of an Ordinance amending Section 9-1-18A of the Hoffman Estates Municipal Code (Temporary Planned Development Process).

C. Approval of an Ordinance granting Preliminary and Final Plat of Subdivision and Site Plan for Compass Data Center located at 3333 Beverly Road.

8. ADDITIONAL BUSINESS**9. EXECUTIVE SESSION**

A. Review of Closed Session Minutes (5 ILCS 120/2-(c)-(21))

B. Personnel (5 ILCS 120/2-(c)-1))

10. ADJOURNMENT

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

MEETING: **HOFFMAN ESTATES VILLAGE BOARD**
DATE: **FEBRUARY 3, 2025**
PLACE: **COUNCIL CHAMBERS**
 MUNICIPAL BUILDING COMPLEX
 1900 HASSELL ROAD
 HOFFMAN ESTATES, ILLINOIS

1. CALL TO ORDER/ROLL CALL

Village President William McLeod called the meeting to order at 7:00 p.m. The Village Clerk called the roll. Trustees present: Karen Mills, Anna Newell, Gary Pilafas, Gary Stanton, Karen Arnet, Patrick Kinnane.

A quorum was present.

ADMINISTRATIVE PERSONNEL PRESENT

E. Palm, Village Manager
D. O'Malley, Deputy Village Manager
J. Pape, Assistant Village Manager
A. Janura, Corporation Counsel
K. Cawley, Chief of Police
A. Wax, Fire Chief
J. Bending, Deputy Police Chief
J. Thomas, Deputy Police Chief
R. Musiala, Finance Director
P. Gugliotta, Development Services Director
J. Nebel, PW Director
P. Seger, HRM Director
M. Saavedra, HHS Director
M. Brito, Communications Manager
R. Signorella, Multimedia Production Manager

2. PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was led by Trustee Mills.

3. PUBLIC COMMENTS

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

4. APPROVAL OF MINUTES

Motion by Trustee Pilafas, seconded by Trustee Kinnane, to approve Item 4A.

4.A. Approval of Minutes 01-20-2025

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Arnet, seconded by Trustee Stanton, to approve Item 4B.

4.B. Approval of Minutes 01-27-2025 Special

Roll Call:

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

Abstain:

Mayor McLeod voted aye.

Motion carried.

5. CONSENT AGENDA/OMNIBUS VOTE:

Motion by Trustee Stanton, seconded by Trustee Pilafas, to approve Item 5.A.

5.A. Approval of Agenda

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Stanton, seconded by Trustee Pilafas, to approve Item 5.B.

5.B. Approval of the schedule of bills for February 3, 2025 - \$5,258,734.90.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Stanton, seconded by Trustee Pilafas, to approve Item 5.C.

5.C. Approval of ordinance #5148-2025 authorizing the sale of personal property owned by the Village of Hoffman Estates.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Stanton, seconded by Trustee Pilafas, to approve Item 5.D.

5.D. Approval of an Intergovernmental Agreement with the Metropolitan Water Reclamation District of Greater Chicago (MWRDGC) for Village Hall Parking Lot Improvements.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Stanton, seconded by Trustee Pilafas, to approve Item 5.E.

5.E. Approval of Construction Engineering Agreement with Gonzalez Companies, LLC for the Village Hall Parking Improvement Project in an amount not to exceed \$170,544.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Stanton, seconded by Trustee Pilafas, to approve Item 5.F.

5.F. Approval of Managed Support Agreement with Concentric Integration, LLC for SCADA system support for one year in an amount not to exceed \$32,330.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Stanton, seconded by Trustee Pilafas, to approve Item 5.G.

5.G. Authorization to:

a. waive formal bidding (due to sole source); and

b. purchase water meters from Water Resources of Elgin, IL in an amount not to exceed \$78,000.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Stanton, seconded by Trustee Pilafas, to approve Item 5.H.

5.H. Authorization to:

- a. waive formal bidding (due to cooperative purchasing); and
- b. purchase one trailer mounted Vermeer Model BC1800 Brush/Branch Chipper through Vermeer Midwest, Inc., Aurora, IL (Sourcewell Cooperative Purchasing Program) in an amount not to exceed \$121,178.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Stanton, seconded by Trustee Pilafas, to approve Item 5.I.

5.I. Authorization to enter into a software agreement for public safety advanced scheduling software for both the fire and police departments with PACE Scheduler, Naperville, IL, for a three year term in an amount not to exceed \$57,900.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Stanton, seconded by Trustee Pilafas, to approve Item 5.J.

5.J. Authorization to:

- a. waive formal bidding; and
- b. order seven (7) 2025 Ford Explorer Interceptor Utility vehicles as optioned, from Friendly Ford of Roselle, Illinois (low bid) not to exceed a total cost of \$330,946.21.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Stanton, seconded by Trustee Pilafas, to approve Item 5.K.

5.K. Authorization to award an agreement for the 2025 Northwest Fourth Fest fireworks display to Pyrotecnico Fireworks, Inc., New Castle, PA in an amount not to exceed \$40,250.

Roll Call:

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

Nay:

Mayor McLeod voted aye.
Motion carried.

6. REPORTS

6.A. President's Report

1. Promotion(s)/Swearing(s)-In

1. Sergeant Rick Ouimette introduced his family. Mayor McLeod swore Sergeant Rick Ouimette into the office of Commander. Commander Rick Ouimette was congratulated by the Board.
2. Officer Matthew Fesemyer introduced his family. Mayor McLeod swore Officer Matthew Fesemyer into the office of Sergeant. Sergeant Matthew Fesemyer was congratulated by the Board.

2. Proclamation(s)

Trustee Mills read the following proclamation.

Motion by Trustee Arnet, seconded by Trustee Stanton, to concur with the proclamation proclaiming Friday, February 14, 2025, as Thomas Zito Day. Voice vote taken. All ayes. Motion carried.

Chief Alan Wax accepted the proclamation on behalf of Thomas Zito.

3. Board & Commission Appointment(s)/Reappointment(s)/Resignations(s)

1. Appointments

Motion by Trustee Mills, seconded by Trustee Stanton, to accept the appointment of Terri Channer to the Commission for Senior Citizens, term ending 4/30/2027. Voice vote taken. All ayes. Motion carried.

Motion by Trustee Arnet, seconded by Trustee Pilafas, to accept the appointment of Curtis Marquardt to the Arts Commission, term ending 4/30/2027. Voice vote taken. All ayes. Motion carried.

2. Resignation(s)

Motion by Trustee Arnet, seconded by Trustee Kinnane, to accept the resignation of Alex Summerfelt from the Platzkonzert Commission. Voice vote taken. All ayes. Motion carried.

Motion by Trustee Arnet, seconded by Trustee Kinnane, to accept the 1 year leave of absence of Mike Cahoj from the Platzkonzert Commission. Voice vote taken. All ayes. Motion carried.

Mayor McLeod mentioned the Cultural Awareness Commission is having a Black History Month celebration on Saturday, February 15th at 2:00 p.m. at Village Hall. He stated that he attended and participated in a Valentine card making party at Poplar Creek Bowl, a meeting with the Commission for People with Disabilities, a video shoot for the upcoming Rotary Classic, a video shoot of The State of The Village, and the Police Promotion Reception.

6.B. Trustee Comments

Trustee Mills congratulated the newly promoted Sergeant and Commander. She stated that she attended the Chamber of Commerce Celebration of Excellence Awards Dinner. She wished Village Manager Palm a belated Happy Birthday and commended both her high schooler bowling granddaughters that did great in their respective conferences and are on their way to sectionals.

Trustee Arnet attended a Valentine card making party at Poplar Creek Bowl. She congratulated Commander Ouimette and Sargeant Fesemyer on their promotions as well as Tom Zito for his award.

Trustee Kinnane attended the Police Promotion Reception and several volunteer functions for Our Lady of Angels Mission in Chicago. He thanked Trustee Arnet and Trustee Newell for their donations.

Trustee Stanton attended the visit with the Boy Scouts Troop 335 and the Chamber of Commerce Celebration of Excellence Awards Dinner. He congratulated Commander Ouimette and Sergeant Fesemyer on their promotions, and he wished a Happy Birthday to Village Manager Palm.

Trustee Newell attended the visit with the Boy Scouts Troop 335, the Chamber of Commerce Celebration of Excellence Awards Dinner, and the Valentine card making party. She wished a Happy Birthday to Village Manager Palm, and congratulated Commander Ouimette and Sergeant Fesemyer as well as all the bowlers in the Mills family.

Trustee Pilafas attended a Hope Fore Hoffman golf fundraiser meeting. He congratulated Commander Ouimette and Sergeant Fesemyer on their promotions, and he wished a Happy Birthday to Village Manager Palm.

6.C. Village Manager's Report

The Village Manager had no report.

6.D. Village Clerk's Report

The Village Clerk had no report.

6.E. Committee Reports

1. Transportation & Road Improvement

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

2. Planning, Building & Zoning

Trustee Stanton stated that they would be meeting to receive and file the Planning Division Monthly Report, the Code Enforcement Division Monthly Report and the Economic Development and Tourism Monthly Report.

3. General Administration & Personnel

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

7. ADDITIONAL BUSINESS

There was no additional business.

3. PUBLIC COMMENT

A speaker criticized terms used in a recently passed anti-hate resolution and stated his concern of the impact on diversity and inclusivity in local government leadership due to policy changes under the Trump administration.

A speaker accused the Board of hypocrisy and racism against people of color including Palestinians, Blacks, and Hispanics.

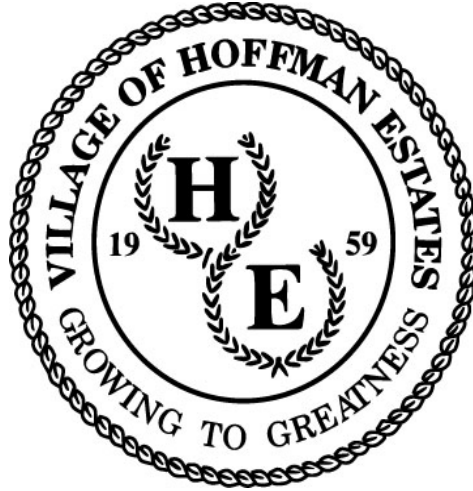
8. ADJOURNMENT

Motion by Trustee Kinnane, seconded by Trustee Stanton, to adjourn the meeting. Voice vote taken. All ayes. Motion carried. Time: 7:29 p.m.

Patty Richter
Village Clerk

Date Approved

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



BILL LIST SUMMARY

BILL LIST AS OF	02/17/2025	\$	584,196.08
MANUAL CHECKS	01/31/2025 - 02/13/2025	\$	24,010.44
PAYROLL	02/07/2025	\$	1,551,681.90
WIRES	01/01 - 01/31/2025	\$	2,949,939.52
TOTAL			\$ 5,109,827.94

VILLAGE OF HOFFMAN ESTATES

FEBRUARY 17, 2025

ACCOUNT	YEAR	VENDOR	DESCRIPTION	AMOUNT
GENERAL FUND				
01 0302	25	ADVANCE AUTO PARTS	STOCK REPAIR PARTS	\$1,020.93
01 0302	25	AMAZON CAPITAL SERVICES INC	STOCK REPAIR PARTS	\$26.36
01 0302	25	BRISTOL HOSE & FITTING	STOCK REPAIR PARTS	\$1,371.67
01 0302	25	BUMPER TO BUMPER/ LEE AUTO	STOCK REPAIR PARTS	\$32.46
01 0302	25	CAR-ONE TIRE AND AUTO	245/55R18 EAGLE ENFORCER	\$319.56
01 0302	25	CAR-ONE TIRE AND AUTO	255/60R18 EAGLE ENFORCER	\$888.00
01 0302	25	FACTORY MOTOR PARTS CO	STOCK REPAIR PARTS	\$268.35
01 0302	25	HENDERSON TRUCK EQUIPMENT-ILL	ESTIMATED SHIPPING/HANDLNG	\$30.97
01 0302	25	HENDERSON TRUCK EQUIPMENT-ILL	MOTOR HYD 86175WSM	\$2,784.38
01 0302	25	IMPERIAL SUPPLIES LLC	RTN STOCK REPAIR PARTS	(\$94.64)
01 0302	25	KELLER-HEARTT OIL	STOCK REPAIR PARTS	\$961.95
01 0302	25	O'REILLY AUTO PARTS	STOCK REPAIR PARTS	\$88.03
01 0302	25	POMP'S TIRE	12R22.5/16 FD663	\$1,560.00
01 0302	25	POMP'S TIRE	STOCK REPAIR PARTS	\$618.04
01 0302	25	POMP'S TIRE	TIRE USER FEE - IL	\$10.00
01 0302	25	WEST SIDE TRACTOR SALES	STOCK REPAIR PARTS	\$285.07
01 0303	25	PROVEN IT	COPIER SERVICES	\$761.54
CASH AND INVENTORIES				\$10,932.67
01 1445	25	EXELON ENERGY COMPANY	BLDG PERMIT OVERPMNT REFUND	\$412.50
PAYMENTS FROM DEPOSITS ON HAND				\$412.50
01000010 3105	24	AZAVAR AUDIT SOLUTIONS	CONTINGENCY PAYMENT	\$931.82
01000011 3203	25	ILLINOIS STATE POLICE	LIQUOR CONTROL -CTR #4365	\$27.00
01000011 3205	25	EXPERT ROOFING	BLDG PERMIT OVERPMNT REFUND	\$188.82
01000012 3301	24	AZAVAR AUDIT SOLUTIONS	CONTINGENCY PAYMENT	\$931.83
01000013 3405	24	EMS MANAGEMENT & CONSULTANTS	MEDICAL BILLING DEC 2024	\$7,732.19
01000013 3431	25	STEVEN CASSTEVENS	INSURANCE COVERAGE CXL-ED	\$1,726.06
GENERAL-REVENUE ACCOUNTS				\$11,537.72
01101122 4301	25	POC (PARTNERS FOR OUR COMM)	WHISKEY/ROSES SPONSORSHIP	\$2,500.00
01101122 4301	25	SCHAUMBURG HOFFMAN ESTATES	BRONZE SPONSORSHIP	\$2,500.00
01101123 4403	25	DEDICATED GRAPHICS, INC	MAYOR'S LETTERHEAD FOR GG	\$290.00
01101123 4403	25	DEDICATED GRAPHICS, INC	LETTERHEAD CHANGE FEE	\$25.00
01101123 4403	25	DEDICATED GRAPHICS, INC	SHIPPING FEE	\$25.00
01101124 4504	25	ILLINOIS MUNICIPAL LEAGUE	2025 MEMBERSHIP DUES	\$3,500.00
LEGISLATIVE				\$8,840.00
01101223 4414	25	THE FINER LINE	NAME PLATE & ENGRAVE	\$61.63
01101224 4542	25	LANGUAGE LINE SERVICES INC	PHONE INTERPRETATION	\$746.75
ADMINISTRATIVE				\$808.38
01101324 4542	25	RICHARD A KAVITT ATTORNEY AT LAW	PROFESSIONAL SERVICES	\$1,000.00
01101324 4547	25	THOMSON REUTERS-WEST	SOFTWARE SUBSCRIPTION	\$782.51
01101324 4567	25	CLARK BAIRD SMITH LLP	PROFESSIONAL SERVICES	\$1,125.00
01101324 4567	25	FRANCZEK PC	PROFESSIONAL SERVICES	\$152.50
01101324 4567	25	JOHN J SCOTILLO	PROFESSIONAL SERVICES	\$900.00
01101324 4567	25	SAUL EWING LLP	PROFESSIONAL SERVICES	\$1,204.50
LEGAL				\$5,164.51

VILLAGE OF HOFFMAN ESTATES

FEBRUARY 17, 2025

ACCOUNT	YEAR	VENDOR	DESCRIPTION	AMOUNT
01101423 4402	25	GARVEY'S OFFICE PRODUCTS INC	OFFICE SUPPLIES	\$13.98
FINANCE				\$13.98
01101523 4403	25	P F PETTIBONE & CO	15 X MINUTE BOOK COVERS	\$1,624.00
01101524 4546	25	PADDOCK PUBLICATIONS INC	BID NOTICES	\$113.40
VILLAGE CLERK				\$1,737.40
01101623 4416	25	PROVEN IT	COPIER SERVICES	\$66.71
01101624 4579	24	BANNER OCCUPATIONAL HEALTH CLINICS	DRUG SCREEN - S. WARGASKI	\$65.00
HUMAN RESOURCES				\$131.71
TOTAL GENERAL GOVERNMENT DEPARTMENT				\$16,695.98
POLICE DEPARTMENT				
01201222 4303	25	INT'L ASSOC OF CHIEFS OF POLICE	ANNUAL DUES- JOHN BENDING	\$220.00
01201223 4402	25	ODP BUSINESS SOLUTIONS, LLC	OFFICE SUPPLIES	\$365.45
01201223 4416	25	PROVEN IT	COPIER SERVICES	\$471.64
01201223 4421	25	J.C. SCHULTZ ENTERPRISES, INC.	VARIOUS SUPPLIES	\$11.97
01201224 4542	25	LEXIPOL LLC	ANNUAL LAW ENFORC MANUAL	\$20,807.10
01201224 4542	25	LEXIPOL LLC	ANNUAL LAW ENFORC MANUAL	\$1,913.40
ADMINISTRATIVE				\$23,789.56
01202024 4510	25	MINUTEMAN SECURITY TECHNOLOGIES	ANNUAL MST COOP RENEWAL	\$700.00
TACTICAL				\$700.00
01202122 4304	25	J.G. UNIFORMS, INC.	HOFFMAN ESTATES POLICE	\$2,246.80
01202123 4414	25	DASH MEDICAL	MAXX NITRILE EXAM GLOVES	\$1,188.00
01202124 4542	25	DACRA TECH LLC	SOFTWARE SERVICE JAN'25	\$1,750.00
PATROL & RESPONSE				\$5,184.80
01202223 4408	25	ALL TRAFFIC SOULTIONS, INC	APP, TRAFFIC SUITE (12 MONTHS)	\$1,500.00
01202223 4408	25	ALL TRAFFIC SOULTIONS, INC	ATS-5 TRAILER FOR IA/SA24	\$5,733.24
01202223 4408	25	ALL TRAFFIC SOULTIONS, INC	ESTIMATED SHIPPING/HANDLING	\$1,688.00
01202223 4408	25	ALL TRAFFIC SOULTIONS, INC	SOLAR PANEL, 120W	\$1,323.96
01202223 4408	25	ALL TRAFFIC SOULTIONS, INC	SPEED ALERT 24 RADAR MESSAGE	\$7,571.64
01202223 4408	25	ALL TRAFFIC SOULTIONS, INC	TRAILER WHEEL LOCK, ATS-5	\$146.88
01202223 4408	25	ALL TRAFFIC SOULTIONS, INC	VIOLATOR STROBE, RED & BLUE	\$840.48
TRAFFIC CONTROL				\$18,804.20
01202323 4414	25	NETSPEND CORPOORATION	LEGAL PROCESSING FEE REIMB	\$22.00
01202324 4542	25	LEADS ONLINE	POWER PLUS INVESTIGATIONS	\$9,853.00
01202324 4542	25	TRANSUNION RISK & ALTERNATIVE	PROFESSIONAL SERVICES	\$126.40
INVESTIGATIONS				\$10,001.40
TOTAL POLICE DEPARTMENT				\$58,479.96

VILLAGE OF HOFFMAN ESTATES

FEBRUARY 17, 2025

ACCOUNT	YEAR	VENDOR	DESCRIPTION	AMOUNT
FIRE DEPARTMENT				
01301223 4416	25	PROVEN IT	COPIER SERVICES	\$38.54
ADMINISTRATIVE				\$38.54
01303122 4301.19	25	ONIEAL AND ASSOCIATES, LLC	OFFICER SYMPOSIUM- SPEAKER FEE	\$3,000.00
01303122 4304	24	TODAYS UNIFORMS	UNIFORMS- 11/2023-11/2024	\$9,188.85
01303122 4304	25	ON TIME EMBROIDERY INC	GILDAN - DRYBLEND T-SHIRT	\$1,392.00
01303122 4304	25	ON TIME EMBROIDERY INC	GILDEN - DRY BLEND T-SHIR	\$120.00
01303122 4304	25	ON TIME EMBROIDERY INC	PORT & COMPANY TALL T-SHIRTS	\$168.00
01303122 4304	25	TODAYS UNIFORMS	UNIFORMS	\$3,570.45
01303123 4408.12	25	H6 TACTICAL INC	ESTIMATED SHIPPING/HANDLING	\$49.85
01303123 4408.12	25	H6 TACTICAL INC	NEW RADIO PROJECT -RADIO STRAPS	\$1,349.10
01303123 4408.12	25	H6 TACTICAL INC	NEW RADIO PROJECT -SWAY STRAPS	\$179.10
01303124 4510.11	25	AIR ONE EQUIPMENT INC	GI SCBA CARE TRAINING	\$7,530.00
01303124 4542.13	24	FOX VALLEY FIRE & SAFETY CO	FIRE EXTINGUISHER SERVICE	\$60.00
01303124 4542.13	25	FOX VALLEY FIRE & SAFETY CO	RECHARGE EXTINGUISHER	\$87.10
01303124 4542.15	24	NORTHWEST CENTRAL DISPATCH	WAVE DEVICES	\$45.00
SUPPRESSION				\$26,739.45
01303322 4304	24	TODAYS UNIFORMS	UNIFORMS	\$75.95
01303324 4507	25	CHICAGO METRO FIRE PREVENTION	RADIO DISCONNECT FEE	\$85.00
01303324 4507	25	COMCAST BUSINESS	INTERNET SERVICES	\$13.90
PREVENTION				\$174.85
TOTAL FIRE DEPARTMENT				\$26,952.84
PUBLIC WORKS				
01401224 4509	25	LEAF	COPIER LEASE	\$115.86
ADMINISTRATIVE				\$115.86
01404123 4410	25	SICALCO LTD	CALCIUM CHLORIDE DEICER	\$3,146.01
01404124 4507	25	V CARDENAS LANDSCAPING	WINTER MAINTENANCE 2170-2	\$3,445.00
01404124 4520	25	AMPERAGE ELECTRICAL SUPPLY	VARIOUS SUPPLIES	\$590.30
01404124 4520	25	MENARDS - HNVR PARK	VARIOUS SUPPLIES	\$95.92
01404124 4520	25	STEINER ELECTRIC CO.	REPAIR PARTS	\$113.24
SNOW & ICE REMOVAL				\$7,390.47
01404223 4414	25	AMPERAGE ELECTRICAL SUPPLY	VARIOUS SUPPLIES	\$160.29
01404224 4502	24	COMMONWEALTH EDISON	ELECTRIC 5510 PRAIRIE	\$0.73
01404224 4502	24	COMMONWEALTH EDISON	ELECTRIC TRAFFIC SIGNAL	\$394.73
01404224 4502	25	COMMONWEALTH EDISON	ELECTRIC TRAFFIC SIGNAL	\$2,586.44
01404224 4523	25	AMPERAGE ELECTRICAL SUPPLY	VARIOUS SUPPLIES	\$218.10
01404224 4542	24	LAKESHORE RECYCLING SYSTEMS	2024 STREET SWEEPING SERVICE	\$34,023.00
01404224 4544	24	CORE PRODUCTS LLC	VARIOUS SUPPLIES	\$299.06
TRAFFIC OPERATIONS				\$37,682.35

VILLAGE OF HOFFMAN ESTATES

FEBRUARY 17, 2025

ACCOUNT	YEAR	VENDOR	DESCRIPTION	AMOUNT
01404323 4408	25	MENARDS - HNVR PARK	VARIOUS SUPPLIES	\$106.67
01404323 4408	25	RUSSO POWER EQUIPMENT	VARIOUS SUPPLIES	\$320.94
01404323 4414	25	MENARDS - HNVR PARK	VARIOUS SUPPLIES	\$189.81
01404324 4545	25	FULLIFE SAFETY CENTER	VARIOUS SUPPLIES	\$562.95
01404325 4628	24	MARK1 LANDSCAPE	SPRINKLER SYSTEM SERVICE	\$425.00
FORESTRY				\$1,605.37

01404423 4403	24	EASY ARCHIVE INC.	ANNUAL SOFTWARE FEE	\$2,500.00
01404423 4408	25	MENARDS - HNVR PARK	VARIOUS SUPPLIES	\$25.98
01404423 4412	25	MENARDS - HNVR PARK	VARIOUS SUPPLIES	\$47.88
01404424 4502	25	COMMONWEALTH EDISON	ELECTRIC 2200 W HIGGINS	\$7.08
01404424 4502	25	COMMONWEALTH EDISON	ELECTRIC 2353 PRAIRIE	\$275.56
01404424 4507	25	ACCURATE DOCUMENT DESTRUCTION	SHREDDING SERVICES	\$855.17
01404424 4509	25	CINTAS #22	FLOOR MAT RENTAL AND CLEAN	\$51.80
01404424 4510	24	FOX VALLEY FIRE & SAFETY CO	SEMI-ANNUAL INSPECTION	\$675.00
01404424 4510	25	GRAINGER INC	REPAIR PARTS	\$120.00
01404424 4510	25	H2O WATERWALLS INC	TIGHTEN STAIRCASE GLASS	\$2,400.00
01404424 4510	25	MENARDS - HNVR PARK	VARIOUS SUPPLIES	\$85.59
01404424 4510	25	MIDWEST ENVIRONMENTAL SALES CO.	CORAYVAC BURNER PACKAGE	\$1,121.07
01404424 4510	25	THE SHERWIN-WILLIAMS CO	PAINT	\$268.76
01404424 4516	25	AMLINGS INTERIOR LANDSCAPE	INTERIOR LANDSCAPING	\$487.83
01404424 4518	25	B & A PLUMBING,INC.	SERVICE CALL	\$413.00
01404424 4518	25	CINTAS #22	FLOOR MAT RENTAL AND CLEAN	\$120.39
01404424 4518	25	PHOENIX INDUSTRIAL CLEANING	COOKING EXHAUST SYSTEM	\$1,700.00
01404424 4518	25	WEBMARC DOORS	NEW OPERATOR INSTALLATION	\$2,966.08
01404425 4628	25	AMPERAGE ELECTRICAL SUPPLY	VARIOUS SUPPLIES	\$5.46
FACILITIES				\$14,126.65

01404522 4304	25	CINTAS #22	UNIFORM AND MAT RENTAL	\$153.78
01404523 4408	25	HOWARD DELORD	TOOL ALLOWANCE	\$775.00
01404523 4411	25	AL WARREN OIL CO INC	FUEL BIO-DIESEL	\$5,327.91
01404523 4411	25	AL WARREN OIL CO INC	FUEL REGULAR	\$13,154.51
01404523 4411	25	HYDROTEX	ESTIMATED SHIPPING/HANDLING	\$118.28
01404523 4411	25	HYDROTEX	POWER KLEEN ARC 55 GAL	\$3,885.55
01404523 4411	25	KELLER-HEARTT OIL	BULK 15W-40 CK-4 MOTOR OIL	\$1,913.60
01404523 4411	25	KELLER-HEARTT OIL	BULK 5W30 FULL SYNTHETIC	\$860.86
01404523 4411	25	KELLER-HEARTT OIL	BULK AW32 HYDRAULIC FLUID	\$1,670.40
01404523 4414	25	FACTORY MOTOR PARTS CO	REPAIR PARTS	\$12.34
01404523 4414	25	FASTENAL INDUSTRIAL & CONST.	REPAIR PARTS	\$156.58
01404523 4414	25	IMPERIAL SUPPLIES LLC	REPAIR PARTS	\$152.60
01404523 4414	25	THE STANDARD COMPANIES	CUT WHITE FLANNEL WIPERS	\$1,632.00
01404523 4414	25	THE STANDARD COMPANIES	ENERGY SURCHARGE	\$6.50
01404523 4414	25	THE STANDARD COMPANIES	ESTIMATED SHIPPING/HANDLING	\$35.00
01404524 4507	25	PRECISE MRM LLC	5MB FLAT DATA PLAN	\$270.00
01404524 4507	25	VERIZON CONNECT FLEET USA LLC	WIRELESS SERVICES	\$2,213.96
01404524 4510	25	AIRGAS USA, LLC	MEDICAL SUPPLIES	\$390.47
01404524 4510	25	AMAZON CAPITAL SERVICES INC	FLOOR SWEEPER W/CONTAINER	\$99.99
01404524 4510	25	BRISTOL HOSE & FITTING	REPAIR PARTS	\$391.08
01404524 4510	25	CAR-ONE TIRE AND AUTO	REPAIR SERVICE	\$314.95
01404524 4510	25	FRIENDLY FORD	REPAIR SERVICE	\$225.79
01404524 4510	25	MCMMASTER CARR SUPPLY CO	VARIOUS SUPPLIES	\$41.73
01404524 4510	25	SIEVERT ELECTRIC SERVICE	ANNUAL INSPECTION	\$725.00

VILLAGE OF HOFFMAN ESTATES

FEBRUARY 17, 2025

ACCOUNT	YEAR	VENDOR	DESCRIPTION	AMOUNT
01404524 4513	25	ADVANCE AUTO PARTS	RTN REPAIR PARTS	(\$17.80)
01404524 4513	25	BRAD MANNING FORD INC	REPAIR PARTS	\$502.68
01404524 4513	25	BRAD MANNING FORD INC	RTN REPAIR PARTS	(\$134.09)
01404524 4513	25	BUMPER TO BUMPER/ LEE AUTO	REPAIR PARTS	\$50.99
01404524 4513	25	CAR-ONE TIRE AND AUTO	LT265/70R17	\$373.04
01404524 4513	25	CAR-ONE TIRE AND AUTO	TIRE DISPOSAL FEE	\$56.00
01404524 4513	25	FRIENDLY FORD	REPAIR PARTS	\$460.92
01404524 4513	25	FRIENDLY FORD	RTN REPAIR PARTS	(\$68.96)
01404524 4513	25	GRAINGER INC	REPAIR PARTS	\$20.91
01404524 4513	25	KAMMES AUTO & TRUCK REPAIR INC	STATE INSPECTION	\$90.00
01404524 4513	25	RT 62 WASH & LUBE	VEHICLE WASH	\$301.45
01404524 4514	25	ACME TRUCK BRAKE & SUPPLY CO.	REPAIR PARTS	\$269.84
01404524 4514	25	AEC FIRE-SAFETY & SECURITY INC	REPAIR PARTS	\$684.18
01404524 4514	25	BRAD MANNING FORD INC	REPAIR PARTS	\$37.32
01404524 4514	25	BUMPER TO BUMPER/ LEE AUTO	REPAIR PARTS	\$40.39
01404524 4514	25	FRIENDLY FORD	WHEEL ASY AND INSTALLATION	\$2,215.26
01404524 4514	25	RUSH TRUCK CENTER OF ILLINOIS, INC	REPAIR PARTS	\$179.93
01404524 4534	25	ACME TRUCK BRAKE & SUPPLY CO.	REPAIR PARTS	\$599.37
01404524 4534	25	ADVANCE AUTO PARTS	REPAIR PARTS	\$476.39
01404524 4534	25	ALTA CONSTRUCTION EQUIPMENT IL	BRUSH SEGMENT	\$781.88
01404524 4534	25	ALTA CONSTRUCTION EQUIPMENT IL	CARRIAGE BOLT	\$54.95
01404524 4534	25	ALTA CONSTRUCTION EQUIPMENT IL	HEX NUT	\$7.77
01404524 4534	25	ALTA CONSTRUCTION EQUIPMENT IL	RUBBER LIP	\$313.42
01404524 4534	25	ALTA CONSTRUCTION EQUIPMENT IL	SIDE BRUSH	\$314.41
01404524 4534	25	BOB ROHRMAN'S SCHAUMBURG FORD	REPAIR PARTS	\$288.36
01404524 4534	25	BRISTOL HOSE & FITTING	REPAIR PARTS	\$296.18
01404524 4534	25	FORCE AMERICA INC.	REPAIR PARTS	\$815.53
01404524 4534	25	FRIENDLY FORD	REPAIR PARTS	\$421.82
01404524 4534	25	HENDERSON PRODUCTS INC	REPAIR PARTS	\$166.66
01404524 4534	25	KAMMES AUTO & TRUCK REPAIR INC	STATE INSPECTION	\$90.00
01404524 4534	25	RUSH TRUCK CENTER OF ILLINOIS	REPAIR PARTS	\$1,428.01
01404524 4534	25	RUSH TRUCK CENTER OF ILLINOIS	RTN REPAIR PARTS	(\$270.80)
01404524 4534	25	VERMEER MIDWEST/VERMEER-IL	REPAIR PARTS	\$1,253.05
FLEET SERVICES				\$46,626.94

01404623 4414	25	MENARDS - HNVR PARK	VARIOUS SUPPLIES	\$22.45
01404624 4519	25	MENARDS - HNVR PARK	VARIOUS SUPPLIES	\$24.02
F.A.S.T.				\$46.47

TOTAL PUBLIC WORKS DEPARTMENT	\$107,594.11
--------------------------------------	---------------------

DEVELOPMENT SERVICES

01505022 4301	25	LENARD HENDERSON	APA DUES REIMB	\$20.00
01505024 4507	25	A. EPSTEIN & SONS INTERNATIONAL	COMPREHENSIVE MULTIMODAL	\$8,003.77
01505024 4542	25	UNITED DISPATCH	SENIOR COUPONS	\$14.00
01505024 4546	25	PADDOCK PUBLICATIONS INC	PUBLIC HEARINGS	\$114.75
PLANNING AND TRANSPORTATION				\$8,152.52

VILLAGE OF HOFFMAN ESTATES

FEBRUARY 17, 2025

ACCOUNT	YEAR	VENDOR	DESCRIPTION	AMOUNT
01505124 4507	25	THOMPSON ELEVATOR INSPECTION	ELEVATOR INSPECTIONS	\$40.00
01505124 4545	25	JOHN STASCHKE	SAFETY SHOE REIMB	\$67.63
CODE ENFORCEMENT				\$107.63

01505224 4510	25	MEADE ELECTRIC CO., INC.	ANNUAL TRAFFIC SIGNAL	\$589.38
01505224 4542	25	MGT IMPACT SOLUTIONS, LLC	PROFESSIONAL SERVICES	\$7,465.64
ENGINEERING				\$8,055.02

01505922 4303	25	NORTHERN ILLINOIS COMMERCIAL REAL	ECONOMIC DEVEL MEMBER FEE	\$100.00
ECONOMIC DEVELOPMENT				\$100.00

TOTAL DEVELOPMENT SERVICES DEPARTMENT				\$16,415.17
--	--	--	--	--------------------

HEALTH & HUMAN SERVICES DEPARTMENT

01556523 4413	24	SANOFI PASTEUR	FLUZONE HIGH-DOSE INFLUENZA	\$2,532.79
01556523 4413	24	SANOFI PASTEUR	FLUZONE INFLUENZA VACCINE	\$1,579.86
01556523 4416	25	PROVEN IT	COPIER SERVICES	\$107.11
01556524 4507	25	FRANCES MCCLAIN	PRESENTATION FEB-6-2025	\$200.00
01556524 4507.1	25	MAIRA FLORES	WOMEN'S GROUP SESSION	\$200.00
01556524 4564	25	PHIL GREEN	DEC'24 TRIVIA ITEMS REIMB	\$104.25
TOTAL HEALTH & HUMAN SERVICES DEPARTMENT				\$4,724.01

BOARDS & COMMISSIONS DEPARTMENT

01605324 4561	25	DIVERSIFIED AUDIO GROUP INC	STAGE PRODUCTION DEPOSIT	\$2,500.00
01605324 4561	25	SESG	NW 4TH FEST STAGE DEPOSIT	\$2,275.00
FOURTH OF JULY				\$4,775.00

01605824 4560	25	MIKE REEVES	YOUTH COMMISSION STICKER	\$216.20
MISCELLANEOUS B & C				\$216.20

TOTAL BOARDS & COMMISSIONS DEPARTMENT				\$4,991.20
--	--	--	--	-------------------

TOTAL GENERAL FUND				\$258,736.16
---------------------------	--	--	--	---------------------

MFT FUND

03400024 4512	24	COOK COUNTY TREASURER	ANNUAL TRAFFIC SIGNAL MAINT	\$2,349.35
TOTAL MFT FUND				\$2,349.35

ASSET SEIZURE FUND

08200825 4605	24	APPLIED CONCEPTS, INC.	IL DSR 2X RADAR W/ INSTANT	\$35,075.00
TOTAL ASSET SEIZURE FUND				\$35,075.00

MUNICIPAL WASTE SYSTEM FUND

09000016 3706	25	DAVE & TRICIA FUGLESTAD	WASTE STICKER REFUND	\$40.95
TOTAL MUNICIPAL WASTE SYSTEM FUND				\$40.95

VILLAGE OF HOFFMAN ESTATES

FEBRUARY 17, 2025

ACCOUNT	YEAR	VENDOR	DESCRIPTION	AMOUNT
PRAIRIE STONE CAPITAL FUND				
27000025 4621	24	TRIA ARCHITECTURE INC	PROFESSIONAL SERVICES	\$843.13
TOTAL PRAIRIE STONE CAPITAL FUND				\$843.13
ROAD IMPROVEMENT FUND				
29000025 4606	24	CHASTAIN & ASSOCIATES LLC	JONES RD STREET RESURFACING	\$3,969.26
TOTAL ROAD IMPROVEMENT FUND				\$3,969.26
CAPITAL VEHICLE AND EQUIPMENT FUND				
37000025 4603	25	ULTRA STROBE COMMUNICATIONS	VARIOUS SUPPLIES	\$645.15
TOTAL CAPITAL VEHICLE AND EQUIPMENT FUND				\$645.15
WATERWORKS AND SEWERAGE FUND				
40 0411	25	ANDREI & AKSANA HAROSHKA	UB REFUND	\$154.75
40 0411	25	ANDREJ STESKAL & SHANNON MITCHELL	UB REFUND	\$150.00
40 0411	25	ELIZABETH STIENSTRA	UB REFUND	\$145.25
40 0411	25	LANDSHARK REALTY LLC	UB REFUND	\$27.23
40 0411	25	NORIHISA YAMASAKI	UB REFUND	\$51.94
40 1445	24	ONE UNDERGROUND LLC	WATER DEPOSIT REFUND	\$243.73
40 1445	25	RAIMONDE DRILLING CORPORATION	WATER DEPOSIT REFUND	\$291.40
WATER MISCELLANEOUS PAYMENT				\$1,064.30
40406723 4408	25	A & A EQUIPMENT & SUPPLY CO.	VARIOUS SUPPLIES	\$599.90
40406723 4414	25	MENARDS - HNVK PARK	VARIOUS SUPPLIES	\$85.47
40406724 4502	24	COMMONWEALTH EDISON	ELECTRIC 1355 WESTBURY - DEC'24	\$191.88
40406724 4502	24	COMMONWEALTH EDISON	ELECTRIC 1355 WESTBURY - NOV'24	\$54.32
40406724 4502	24	COMMONWEALTH EDISON	ELECTRIC 2550 BEVERLY - DEC'24	\$584.53
40406724 4502	24	COMMONWEALTH EDISON	ELECTRIC 2550 BEVERLY - NOV'24	\$1,151.88
40406724 4502	24	COMMONWEALTH EDISON	ELECTRIC 2550 WATERTANK	\$263.76
40406724 4502	24	COMMONWEALTH EDISON	ELECTRIC 3451 N WILSHIRE	\$1,971.33
40406724 4502	24	COMMONWEALTH EDISON	ELECTRIC 3990 HUNTINGTON	\$169.73
40406724 4502	24	COMMONWEALTH EDISON	ELECTRIC 4140 CRIMSON	\$1,781.15
40406724 4502	24	COMMONWEALTH EDISON	ELECTRIC 4785 W HIGGINS R	\$1,761.29
40406724 4502	25	COMMONWEALTH EDISON	ELECTRIC 1775 ABBEY-WOOD	\$5,320.77
40406724 4502	25	COMMONWEALTH EDISON	ELECTRIC 1790 CHIPPEWICK	\$340.03
40406724 4502	25	COMMONWEALTH EDISON	ELECTRIC 2 N HILLCREST	\$221.47
40406724 4502	25	COMMONWEALTH EDISON	ELECTRIC 2002 PARKVIEW	\$1,569.41
40406724 4502	25	COMMONWEALTH EDISON	ELECTRIC 2150 STONINGTON	\$5,407.45
40406724 4502	25	COMMONWEALTH EDISON	ELECTRIC 780 HASSELL RD	\$434.02
40406724 4502	25	COMMONWEALTH EDISON	ELECTRIC 95 ASTER LN	\$1,368.33
40406724 4507	24	PACE ANALYTICAL SERVICES LLC	PERFORM WATER SAMPLE TEST	\$5,804.00
40406724 4507	25	PACE ANALYTICAL SERVICES LLC	WATER SAMPLE ANALYSIS	\$2,380.00
40406724 4507	25	PRECISE MRM LLC	5MB FLAT DATA PLAN	\$30.00
40406724 4507	25	VERIZON CONNECT FLEET USA LLC	WIRELESS SERVICES	\$245.99
40406724 4509	25	ALEXANDER CHEMICAL CORPORATION	CONTAINER RENTAL	\$136.00
40406724 4509	25	LEAF	COPIER LEASE	\$115.87
40406724 4510	25	KAMMES AUTO & TRUCK REPAIR INC	STATE INSPECTION	\$45.00
40406724 4510	25	POMPS TIRE	340/80R18 MICHELIN XMCL T	\$1,492.12

VILLAGE OF HOFFMAN ESTATES

FEBRUARY 17, 2025

ACCOUNT	YEAR	VENDOR	DESCRIPTION	AMOUNT
40406724 4510	25	POMP'S TIRE	REPAIR PARTS	\$1,135.52
40406724 4510	25	POMP'S TIRE	TIRE USER FEE - IL	\$5.00
40406724 4510	25	WEST SIDE TRACTOR SALES	REPAIR LEAKING HOSE	\$2,307.58
40406724 4510	25	WEST SIDE TRACTOR SALES	REPAIR PARTS	\$88.20
40406724 4529	24	BEVERLY MATERIALS, L.L.C.	051 CM-06	\$263.62
40406724 4529	24	BEVERLY MATERIALS, L.L.C.	CLEAN FILL - SEMI	\$492.00
40406724 4529	25	BEVERLY MATERIALS, L.L.C.	CA6 GRAVEL/ 020 CM11 WASH	\$1,995.60
40406724 4529	25	BEVERLY MATERIALS, L.L.C.	CLEAN FILL - SEMI	\$593.00
40406724 4529	25	JSN CONTRACTORS SUPPLY	VARIOUS SUPPLIES	\$201.60
40406724 4529	25	MENARDS - HNVR PARK	VARIOUS SUPPLIES	\$7.71
40406724 4529	25	WATER PRODUCTS CO.	REPAIR PARTS	\$1,041.00
40406724 4529	25	ZIEBELL WATER SERVICE	REPAIR PARTS	\$1,468.60
40406724 4545	25	FULLIFE SAFETY CENTER	VARIOUS SUPPLIES	\$79.50
40406724 4585	25	FOSTER COACH SALES INC	REPAIR PARTS	\$191.87
40406724 4585	25	KAMMES AUTO & TRUCK REPAIR INC	STATE INSPECTION	\$90.00
40406724 4585	25	RUSH TRUCK CENTER OF ILLINOIS	REPAIR PARTS	\$169.02
40406724 4585	25	STANDARD EQUIPMENT CO	8"X74" DEBRIS	\$795.34
40406724 4585	25	STANDARD EQUIPMENT CO	BAND CLAMP	\$56.96
40406724 4585	25	STANDARD EQUIPMENT CO	BAND CLAMP (RTN)	(\$4.80)
40406724 4585	25	STANDARD EQUIPMENT CO	CLAMP 504283-30	\$62.07
40406724 4585	25	STANDARD EQUIPMENT CO	CLAMP 8 DOUBLE	\$146.64
40406724 4585	25	STANDARD EQUIPMENT CO	COUPLING 6	\$56.56
40406724 4585	25	STANDARD EQUIPMENT CO	DEBRIS HOSE	\$1,346.51
40406724 4585	25	STANDARD EQUIPMENT CO	DUST BOX	\$1,718.94
40406724 4585	25	STANDARD EQUIPMENT CO	DUST BOX ASY	\$1,718.94
40406724 4585	25	STANDARD EQUIPMENT CO	ELBW-0835	\$3,311.00
40406724 4585	25	STANDARD EQUIPMENT CO	FLANGE WELD	\$344.18
40406724 4585	25	STANDARD EQUIPMENT CO	FLEXIBLE COUPLER	\$28.28
40406724 4585	25	STANDARD EQUIPMENT CO	HOSE END WELD	\$385.40
40406724 4585	25	STANDARD EQUIPMENT CO	HXX NOZZLE REBUILD	\$163.80
40406724 4585	25	STANDARD EQUIPMENT CO	REPAIR PARTS	\$210.75

WATER DIVISION

\$53,996.09

40406824 4502	24	COMMONWEALTH EDISON	ELECTRIC 2090 CENTRAL RD	\$175.51
40406824 4502	24	COMMONWEALTH EDISON	ELECTRIC 6100 SHOE FACTOR	\$1,498.16
40406824 4502	24	COMMONWEALTH EDISON	ELECTRIC 897 PARK LN	\$172.23
40406824 4502	25	COMMONWEALTH EDISON	ELECTRIC 1200 KINGS DALE	\$138.75
40406824 4502	25	COMMONWEALTH EDISON	ELECTRIC 1215 MOON-LAKE	\$787.68
40406824 4502	25	COMMONWEALTH EDISON	ELECTRIC 1513 GOLF RD	\$1,331.45
40406824 4502	25	COMMONWEALTH EDISON	ELECTRIC 1629 CROWFOOT	\$235.00
40406824 4502	25	COMMONWEALTH EDISON	ELECTRIC 1775 HUNTINGTON	\$274.05
40406824 4502	25	COMMONWEALTH EDISON	ELECTRIC 1790 CHIPPE DALE	\$510.05
40406824 4502	25	COMMONWEALTH EDISON	ELECTRIC 1869 HAMPTON RD	\$165.39
40406824 4502	25	COMMONWEALTH EDISON	ELECTRIC 2094 CARLING RD	\$135.08
40406824 4502	25	COMMONWEALTH EDISON	ELECTRIC 2364 HIGGINS RD	\$1,780.47
40406824 4502	25	COMMONWEALTH EDISON	ELECTRIC 2380 GOLF RD	\$421.26
40406824 4507	25	SAUL EWING LLP	PROFESSIONAL SERVICES	\$16,898.40
40406824 4510	25	GRAINGER INC	REPAIR PARTS	\$4.79
40406824 4525	25	UNDERGROUND PIPE & VALVE CO	REPAIR PARTS	\$359.16
40406824 4530	25	JSN CONTRACTORS SUPPLY	VARIOUS SUPPLIES	\$201.60
40406825 4602	25	FULLIFE SAFETY CENTER	VARIOUS SUPPLIES	\$348.40

SEWER DIVISION

\$25,437.43

VILLAGE OF HOFFMAN ESTATES

FEBRUARY 17, 2025

ACCOUNT	YEAR	VENDOR	DESCRIPTION	AMOUNT
40407024 4542	25	FIRST BILLING SERVICES LLC	BILLING SERVICES	\$7,549.64
BILLING DIVISION				\$7,549.64

40407324 4527	24	DIXON ENGINEERING INC	ENGINEERING SERVICES	\$1,450.00
40407525 4609	24	HR GREEN, INC	HUNTINGTON BLVD WATER MAINT	\$5,506.47
CAPITAL PROJECTS				\$6,956.47

TOTAL WATERWORKS AND SEWERAGE FUND				\$95,003.93
---	--	--	--	--------------------

NOW ARENA OPERATING FUND

41000010 3107	25	RICKY ROCKETS FUEL CENTER INC	BUSINESS LICENSE OVERPAYMENT	\$75.00
41000024 4510	25	PROVEN IT	COPIER SERVICES	\$174.90
TOTAL NOW ARENA OPERATING FUND				\$249.90

INSURANCE FUND

46700024 4579	25	PHYSICIANS IMMEDIATE CARE CHICAGO	FITNESS FOR DUTY EXAM	\$315.00
RISK RETENTION				\$315.00

TOTAL INSURANCE FUND				\$315.00
-----------------------------	--	--	--	-----------------

INFORMATION TECHNOLOGY FUND

47008524 4507	25	CFA SOFTWARE, INC.	CFA SOFTWARE	\$6,071.00
47008524 4507	25	SERVERCENTRAL LLC	CLOUD STORAGE	\$600.00
47008524 4507	25	TECHNO CONSULTING INC	N-ABLE	\$2,236.80
OPERATIONS				\$8,907.80

47008625 4602	25	PACE SYSTEMS	CCTV SERVER REBUILD	\$680.00
CAPITAL ASSETS				\$680.00

TOTAL INFORMATION TECHNOLOGY FUND				\$9,587.80
--	--	--	--	-------------------

LAKEWOOD CENTER TIF FUND

67000024 4507	24	EUGENE L GRIFFIN & ASSOCIATES LTD	PROFESSIONAL SERVICES	\$5,011.50
TOTAL LAKEWOOD CENTER TIF FUND				\$5,011.50

STONINGTON & PEMBROKE TIF FUND

69000024 4507	25	BBG INC	APPRAISAL FEE	\$2,800.00
TOTAL STONINGTON & PEMBROKE TIF FUND				\$2,800.00

2024 BOND PROJECT

78000025 4604	25	CAMOSY INCORPORATED	FIRE STATION NO 21	\$169,568.95
TOTAL 2024 BOND PROJECT				\$169,568.95

BILL LIST TOTAL				\$584,196.08
------------------------	--	--	--	---------------------

SUPERION
DATE: 02/13/2025
TIME: 11:36:35

VILLAGE OF HOFFMAN ESTATES
CHECK REGISTER - DISBURSEMENT FUND

PAGE NUMBER: 1
ACCTPA21

SELECTION CRITERIA: transact.t_c='20' and transact.trans_date between '20250131 00:00:00.000' and '20250213 00:00:00.000'
ACCOUNTING PERIOD: 2/25

FUND - 01 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION-----	SALES TAX	AMOUNT
0102	137691	V 01/14/25	1706	THE FINER LINE	01404424	NAME PLATE & ENGRAVING	0.00	-56.78
0102	137691	V 01/14/25	1706	THE FINER LINE	47001223	NAME PLATE	0.00	-48.88
TOTAL CHECK							0.00	-105.66
0102	137857	V 01/21/25	6075	XIMENA BIGURRA	01605824	HISPANIC HERITAGE DAY	0.00	-24.18
0102	137891	V 01/21/25	11760	MINUTEMAN PRESS	01605824	500 STICKERS 5.5X7 GLO	0.00	-209.90
0102	138022	V 02/04/25	1484	NAPCO STEEL INC	01404524	REPAIR PARTS	0.00	-227.50
0102	138031	V 02/04/25	21813	PATRICK KINNANE	01101222	SPRINGFIELD VETO SESSI	0.00	-149.00
0102	138067	01/31/25	1706	THE FINER LINE	01404424	NAME PLATE & ENGRAVE	0.00	56.78
0102	138068	01/31/25	1706	THE FINER LINE	47001223	NAME PLATE	0.00	48.88
0102	138069	01/31/25	2226	PETTY CASH	09000016	REFUSE STICKER REFUND	0.00	622.65
0102	138070	02/03/25	21410	ANNE WITT	01	C-PAL	0.00	1,300.92
0102	138071	02/03/25	21959	JILL WOLF	01556524	IMAGO COUPLES TRNG	0.00	500.00
0102	138072	02/04/25	3061	APPLIED GEOSCIENCE INC.	29000025	2024 INFRASTRUCTURE PR	0.00	1,975.00
0102	138073	02/04/25	22182	AYODELE DRUM AND DANCE	01605824	BHM PERFORMER	0.00	900.00
0102	138074	02/04/25	22250	WELL SUITED SOLUTION LLC	01605824	BHM SPEAKER	0.00	200.00
0102	138075	02/04/25	4065	THE HOME DEPOT #1904	01202124	VARIOUS SUPPLIES	0.00	65.86
0102	138075	02/04/25	4065	THE HOME DEPOT #1904	01303525	VARIOUS SUPPLIES	0.00	5.65
0102	138075	02/04/25	4065	THE HOME DEPOT #1904	01404423	VARIOUS SUPPLIES	0.00	256.96
0102	138075	02/04/25	4065	THE HOME DEPOT #1904	01404424	VARIOUS SUPPLIES	0.00	238.89
0102	138075	02/04/25	4065	THE HOME DEPOT #1904	01404424	VARIOUS SUPPLIES	0.00	85.46
0102	138075	02/04/25	4065	THE HOME DEPOT #1904	01404524	RTN VARIOUS SUPPLIES	0.00	-81.00
0102	138075	02/04/25	4065	THE HOME DEPOT #1904	01404524	VARIOUS SUPPLIES	0.00	59.12
0102	138075	02/04/25	4065	THE HOME DEPOT #1904	01404623	VARIOUS SUPPLIES	0.00	115.87
0102	138075	02/04/25	4065	THE HOME DEPOT #1904	01404624	VARIOUS SUPPLIES	0.00	22.87
0102	138075	02/04/25	4065	THE HOME DEPOT #1904	40406823	VARIOUS SUPPLIES	0.00	66.91
0102	138075	02/04/25	4065	THE HOME DEPOT #1904	41000023	VARIOUS SUPPLIES	0.00	18.36
TOTAL CHECK							0.00	854.95
0102	138076	02/05/25	5336	MICHAEL LORKOWSKI	01	C-PAL	0.00	2,000.00
0102	138077	02/07/25	6075	XIMENA BIGURRA	01605824	HISPANIC HERITAGE DAY	0.00	24.18
0102	138078	02/10/25	2226	PETTY CASH	09000016	REFUSE STICKER REFUND	0.00	497.70
0102	138079	02/10/25	19229	JEWEL FOOD STORES	01101623	VARIOUS SUPPLIES	0.00	39.94
0102	138079	02/10/25	19229	JEWEL FOOD STORES	01101623	VARIOUS SUPPLIES	0.00	27.96
0102	138079	02/10/25	19229	JEWEL FOOD STORES	01101123	VARIOUS SUPPLIES	0.00	105.80
TOTAL CHECK							0.00	173.70

SUPERION
DATE: 02/13/2025
TIME: 11:36:35

VILLAGE OF HOFFMAN ESTATES
CHECK REGISTER - DISBURSEMENT FUND

PAGE NUMBER: 2
ACCTPA21

SELECTION CRITERIA: transact.t_c='20' and transact.trans_date between '20250131 00:00:00.000' and '20250213 00:00:00.000'
ACCOUNTING PERIOD: 2/25

FUND - 01 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION-----	SALES TAX	AMOUNT
0102	138080	02/11/25	20911	PEERLESS NETWORK INC	01404424	LANDLINES	0.00	2,394.81
0102	138080	02/11/25	20911	PEERLESS NETWORK INC	40406724	LANDLINES	0.00	902.76
0102	138080	02/11/25	20911	PEERLESS NETWORK INC	01556524	LANDLINES	0.00	3.41
TOTAL CHECK							0.00	3,300.98
0102	138081	02/11/25	2645	FEDERAL EXPRESS CORP	01101423	SHIPPING	0.00	17.15
0102	138082	02/11/25	4496	VERIZON WIRELESS	01101124	LANDLINES	0.00	553.00
0102	138082	02/11/25	4496	VERIZON WIRELESS	01101224	LANDLINES	0.00	191.06
0102	138082	02/11/25	4496	VERIZON WIRELESS	01101424	LANDLINES	0.00	129.73
0102	138082	02/11/25	4496	VERIZON WIRELESS	01101524	LANDLINES	0.00	43.24
0102	138082	02/11/25	4496	VERIZON WIRELESS	01101624	LANDLINES	0.00	129.73
0102	138082	02/11/25	4496	VERIZON WIRELESS	01505124	LANDLINES	0.00	689.76
0102	138082	02/11/25	4496	VERIZON WIRELESS	01505224	LANDLINES	0.00	867.10
0102	138082	02/11/25	4496	VERIZON WIRELESS	01505924	LANDLINES	0.00	118.93
0102	138082	02/11/25	4496	VERIZON WIRELESS	01556524	LANDLINES	0.00	86.49
0102	138082	02/11/25	4496	VERIZON WIRELESS	40406724	LANDLINES	0.00	1,846.57
0102	138082	02/11/25	4496	VERIZON WIRELESS	47008524	LANDLINES	0.00	38.92
0102	138082	02/11/25	4496	VERIZON WIRELESS	47001224	LANDLINES	0.00	3,214.24
0102	138082	02/11/25	4496	VERIZON WIRELESS	01404424	LANDLINES	0.00	322.17
0102	138082	02/11/25	4496	VERIZON WIRELESS	01404524	LANDLINES	0.00	132.97
0102	138082	02/11/25	4496	VERIZON WIRELESS	01404624	LANDLINES	0.00	103.79
0102	138082	02/11/25	4496	VERIZON WIRELESS	01404724	LANDLINES	0.00	64.87
0102	138082	02/11/25	4496	VERIZON WIRELESS	01501224	LANDLINES	0.00	86.49
0102	138082	02/11/25	4496	VERIZON WIRELESS	01505024	LANDLINES	0.00	160.00
0102	138082	02/11/25	4496	VERIZON WIRELESS	01102524	LANDLINES	0.00	43.24
0102	138082	02/11/25	4496	VERIZON WIRELESS	01107124	LANDLINES	0.00	43.24
0102	138082	02/11/25	4496	VERIZON WIRELESS	01201224	LANDLINES	0.00	1,453.00
0102	138082	02/11/25	4496	VERIZON WIRELESS	01303124	LANDLINES	0.00	84.32
0102	138082	02/11/25	4496	VERIZON WIRELESS	01303224	LANDLINES	0.00	839.00
0102	138082	02/11/25	4496	VERIZON WIRELESS	01303324	LANDLINES	0.00	172.98
0102	138082	02/11/25	4496	VERIZON WIRELESS	01401224	LANDLINES	0.00	250.81
0102	138082	02/11/25	4496	VERIZON WIRELESS	01404224	LANDLINES	0.00	255.16
0102	138082	02/11/25	4496	VERIZON WIRELESS	01404324	LANDLINES	0.00	332.98
TOTAL CHECK							0.00	12,253.79
TOTAL CASH ACCOUNT							0.00	24,010.44
TOTAL FUND							0.00	24,010.44
TOTAL REPORT							0.00	24,010.44

Detail of Wire/ACH Activity
For the Period 01/01/25 - 01/31/25

Date	Vendor	Description	Source of Funds	Amount
01/02/25	IPBC	Insurance Premium	General	\$ 660,098.32
01/02/25	Payment Express	Credit Card Merchant Fees 12/24	General, Water & Sewer	\$ 119.40
01/02/25	Neopost	Replenish Postage Machine	General, Water & Sewer	\$ 1,600.00
01/09/25	Plante Moran	ERP Selection Consultants	IT	\$ 11,250.00
01/10/25	Bestco Benefit Plans	Monthly Retiree Premiums	General	\$ 19,156.02
01/10/25	Verra Mobility American Traffic Solutions	Red Light Cameras	General	\$ 7,768.00
01/10/25	MidAmerica	FY2025 HRA Contributions	General, IT, Water and Sewer	\$ 1,600.00
01/14/25	IMRF	IMRF December 2024 Payroll Costs	Various	\$ 111,102.05
01/15/25	Bestco Benefit Plans	Monthly Retiree Premiums	General	\$ 17,752.84
01/15/25	Canon Financial Services Inc	Copier Lease Payment	Capital Vehicle & Equipment	\$ 1,734.00
01/15/25	Leaf	Copier Lease Payment	Capital Vehicle & Equipment	\$ 765.62
01/16/25	Neopost	Replenish Postage Machine	General, Water & Sewer	\$ 1,600.00
01/17/25	Wex Bank	Fuel Purchases	General	\$ 1,080.87
01/21/25	Employer's Claim Service	Workers Comp Claims	Insurance	\$ 2,192.50
01/21/25	DataProse LLC	Printing & Postage for Water Bills	Water & Sewer	\$ 19,783.55
01/21/25	JAWA	Monthly Water Usage	Water & Sewer	\$ 769,748.00
01/21/25	SWANCC	Monthly Tipping Fees	Municipal Waste System	\$ 51,562.00
01/21/25	Central States Pension Fund	Liability Withdrawal	NOW Arena Operating	\$ 763.16
01/23/25	MidAmerica	FY2025 HRA Contributions	General, IT, Water and Sewer	\$ 13,996.31
01/28/25	Bestco Benefit Plans	Monthly Retiree Premiums	General	\$ 21,120.74
01/28/25	FGM Architects Inc	Professional Services	2024 Bond Proceeds	\$ 11,880.00
01/28/25	FGM Architects Inc	Professional Services	2024 Bond Proceeds	\$ 82,596.79
01/28/25	Suburban Liability Ins	Suburban Liability Insurance Pool Premium	Insurance	\$ 943,376.85
01/28/25	Illinois EPA	Loan Payment	Water & Sewer	\$ 61,400.19
01/28/25	CCMSI	General Liability Claims	Insurance	\$ 134,292.31
01/31/25	Neopost	Replenish Postage Machine	General, Water & Sewer	\$ 1,600.00
	TOTAL			\$ 2,949,939.52



AGENDA ITEM REPORT

Village Board of Trustees
February 17, 2025
ITEM 5C

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 - Village Board

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 Apps - All 5 Bldgs

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 Mailing Address	_____ Agent's Telephone Number
_____ Compass Datacenters ORD I, LLC	_____ 14555 Dallas Parkway, Dallas, TX 75254
_____ Applicant's Name	_____ 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



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:

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
14555 Dallas Parkway, Dallas, TX 75254	Agent's Name & Title
Agent's Mailing Address	(469) 902-2412
Compass Datacenters ORD IA, LLC	Agent's Telephone Number
Applicant's Name	14555 Dallas Parkway, 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)

01-31-201-003-0000 (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
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: 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.

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 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
 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

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

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 IB, 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

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.

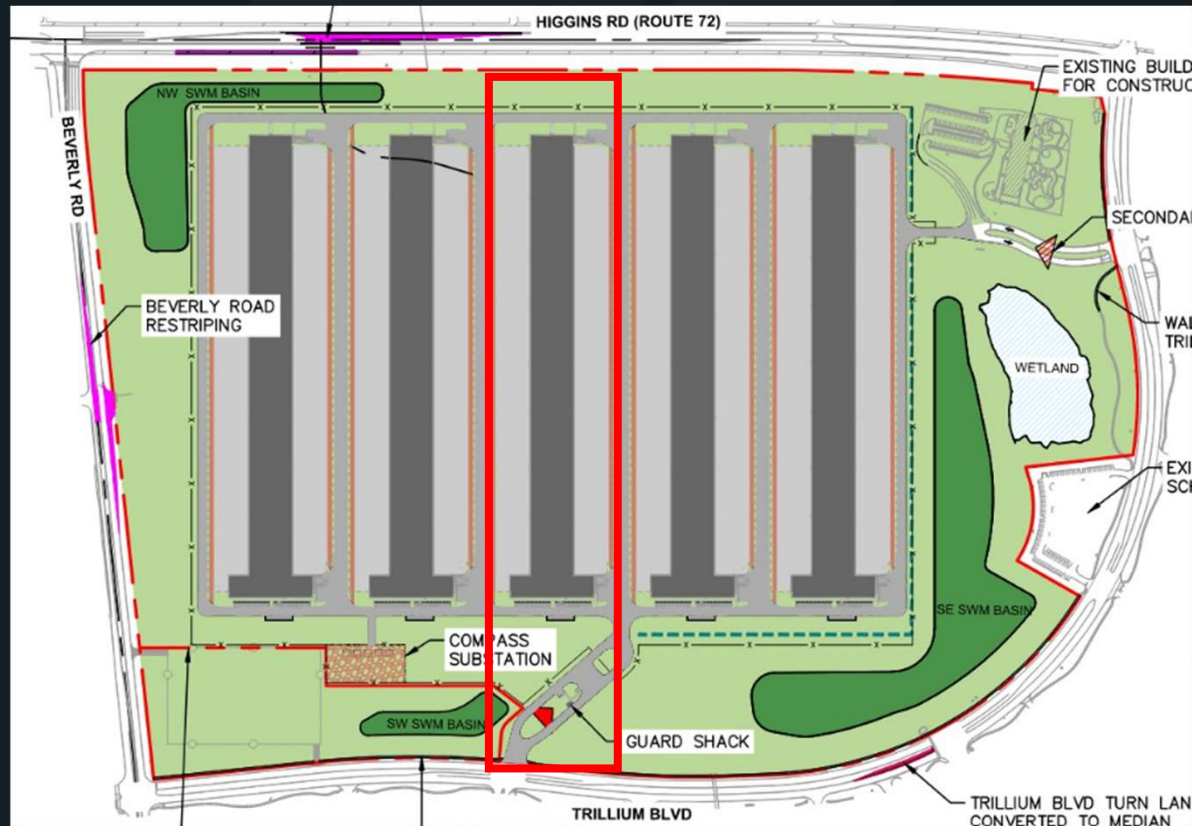
Site Dimensions

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

_____ 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

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

Compass Datacenters ORD IC, 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
_____ 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



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

[____], 20[]

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 ID, LLC
Class 6b Eligibility Application for Property Located at 5550 Trillium Boulevard in
the Village of Hoffman Estates

To whom it may concern:

We represent Compass Datacenters ORD I, LLC and Compass Datacenters ORD ID, LLC (collectively, "Compass" or the "Applicant"), in submitting the Applicant's Class 6b Eligibility Application for new construction at the property located at 5550 Trillium Boulevard in the Village of Hoffman Estates (the "Property").

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
- Exhibit 10: Persons with Interest in Property

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 ORD ID, LLC

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

Company: Compass Datacenters ORD I, LLC and Compass Datacenters ORD ID, 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) 5550 Trillium Boulevard

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

20 (based on combined jobs for all Phases)

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

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*): Future Date Based on Market Conditions

Estimated date of construction completion: Future Date Based on Market Conditions

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*)

Future Submission Based on Market Conditions

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 ID, LLC

Property: 5550 Trillium Boulevard, Hoffman Estates, Illinois

Property Identification Numbers (“PINs”):

<u>PIN</u>	<u>Address</u>	<u>Existing Class</u>
01-32-100-005-0000 (partial)	5550 Trillium Boulevard	591

Future Submission Based on Market Conditions

EXHIBIT 3

(Confirmation of Application Submittal to Village of Hoffman Estates)

Future Submission Based on Market Conditions

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. 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 4 of the project.

Site Dimensions

The site dimensions for this Phase of the 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 4 is anticipated to be approximately 280,000 sf.

EXHIBIT 5

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

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 ID, 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

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

Agent's Mailing Address

Compass Datacenters ORD ID, 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

EXHIBIT A

(Please type or Print)

PIN(s)

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

Common Address

5550 Trillium Boulevard

Future Submission Based on Market Conditions

EXHIBIT 10

Persons with Interest In Property

Current Property Owner

Entity: Compass Datacenters ORD I, LLC
Address: 14555 N. Dallas Parkway, Suite 125
Dallas, TX 75254
File No.: 13427437
Manager: Compass Devo, LLC

Business Operator

Entity: Compass Datacenters ORD ID, LLC
Address: 14555 N. Dallas Parkway, Suite 125
Dallas, TX 75254
File No.: 15218592
Manager: Compass Datacenters ORD I, LLC

Future Submission Based on Market Conditions



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

[], 20[]

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 IE, LLC
Class 6b Eligibility Application for Property Located at 5600 Trillium Boulevard in
the Village of Hoffman Estates

To whom it may concern:

We represent Compass Datacenters ORD I, LLC and Compass Datacenters ORD IE, LLC (collectively, “Compass” or the “Applicant”), in submitting the Applicant’s Class 6b Eligibility Application for new construction at the property located at 5600 Trillium Boulevard in the Village of Hoffman Estates (the “Property”).

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
- Exhibit 10: Persons with Interest in Property

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

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 ORD IE, LLC

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

Company: Compass Datacenters ORD I, LLC and Compass Datacenters ORD IE, 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) 5600 Trillium Boulevard

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

20 (based on combined jobs for all Phases)

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

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*): Future Date Based on Market Conditions

Estimated date of construction completion: Future Date Based on Market Conditions

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*)

Future Submission Based on Market Conditions

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 IE, LLC

Property: 5600 Trillium Boulevard, Hoffman Estates, Illinois

Property Identification Numbers (“PINs”):

<u>PIN</u>	<u>Address</u>	<u>Existing Class</u>
01-32-100-005-0000 (partial)	5600 Trillium Boulevard	591

Future Submission Based on Market Conditions

EXHIBIT 3

(Confirmation of Application Submittal to Village of Hoffman Estates)

Future Submission Based on Market Conditions

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. 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 5 of the project.

Site Dimensions

The site dimensions for this Phase of the 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 5 is anticipated to be approximately 280,000 sf.

EXHIBIT 5

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

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 IE, 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

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

Agent's Mailing Address

Compass Datacenters ORD IE, 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

EXHIBIT A

(Please type or Print)

PIN(s)

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

Common Address

5600 Trillium Boulevard

Future Submission Based on Market Conditions

EXHIBIT 10

Persons with Interest In Property

Current Property Owner

Entity: Compass Datacenters ORD I, LLC
Address: 14555 N. Dallas Parkway, Suite 125
Dallas, TX 75254
File No.: 13427437
Manager: Compass Devo, LLC

Business Operator

Entity: Compass Datacenters ORD IE, LLC
Address: 14555 N. Dallas Parkway, Suite 125
Dallas, TX 75254
File No.: 15218576
Manager: Compass Datacenters ORD I, LLC

Future Submission Based on Market Conditions



AGENDA ITEM REPORT

Village Board of Trustees
February 17, 2025
ITEM 5D

REQUEST: Approval of a Professional Services Agreement for Executive Leadership Development & Coaching with SRSD Consulting LLC in an amount not to exceed \$78,600.

FROM: Eric Palm, Village Manager

ITEM TYPE: Agreement - Village Board

REQUEST SUMMARY

The Village dedicates funds on an annual basis for the training and development of its employees. These opportunities span across all departments and typically center around technical opportunities. In other words, providing training as it relates to developing and enhancing technical skills. This could mean learning hazmat mitigation for a firefighter, receiving continuing education for water operators, or learning new best practices in zoning concepts for a planner. These types of opportunities are available for Village employees. One opportunity that isn't as available for our employees is for leadership development.

While we do an excellent job of training our employees from a technical perspective, one area that needs greater focus is giving our emerging leaders more education around leadership concepts. Most municipal organizations have relied on management personnel to mentor subordinates through informal succession plans and things of the like. While helpful, those strategies often fall short because personnel often don't have the formal education or background to provide meaningful leadership development. In the next couple of years, the Village will see another wave of retirements in senior leadership positions. I have a group of employees that will see new and enhanced roles in the organization in the coming years and I would like to give them additional opportunities for group learning and one-on-one coaching. I have identified a consultant that has developed an emerging leadership development program that is uniquely suited for our needs.

SRSD Consulting is led by Sarah Schillerstrom. The Village has used the services for Ms. Schillerstrom for various projects over the last several years including extensive work with the Engineering and Public Works Departments. She has also been retained for one-on-one coaching relationships with various employees to help them further develop their leadership skills and tackle various issues. Ms. Schillerstrom has over 17 years of municipal experience and is uniquely qualified for this work. I have been very pleased with work thus far and would like to retain her for an emerging leader development program.

The emerging leadership program is a 14-month commitment that focuses on various "soft skill" development on concepts such as:

- Problem solving
- Emotional intelligence
- Communication
- Conflict management
- Relationships & power dynamics

Employees will meet in several different settings including a large group, a smaller pod and individually with Ms. Schillerstrom and their supervisors. Currently, 11 employees have been identified for this program. The employees will also be administered several diagnostic tests to help them in their leadership development journey. The program will start this spring if approved.

FINANCIAL IMPACT

The total cost of the program is \$78,600 and spans over 14 months. \$60,000 has been budgeted for 2025 which will provide the necessary funding for this program.

RECOMMENDATION

Approval of a Professional Services Agreement for Executive Leadership Development & Coaching with SRSD Consulting LLC in an amount not to exceed \$78,600.

ATTACHMENTS

1. SRSD Consulting

VILLAGE OF HOFFMAN ESTATES

Professional Services Agreement for a Executive Leadership Development & Coaching

This Professional Services Agreement (the “Agreement”) is made and entered into this 17th day of February 2025, by and between the VILLAGE OF HOFFMAN ESTATES, ILLINOIS, a municipal corporation located at 1900 Hassell Road, Hoffman Estates, IL (“Village”) and SRSD Consulting LLC (“Consultant”) and sets forth the terms and conditions under which Consultant agrees to perform certain executive leadership development & coaching services.

This Agreement is made pursuant to Consultant’s Proposal dated January 9, 2025, 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. Failure to complete the services outlined in Exhibit A by June 30, 2026. 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 be \$78,600.

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 Village on a monthly basis for services performed in the previous month.

4. PERFORMANCE

Consultant shall perform all Services in accordance with applicable professional standards. Consultants' responsibility to perform Services shall be limited to those Services expressly set forth in Exhibit A. The Services will be provided to Village for its review and all conclusions and decisions as a result of the Services will be the responsibility of Village.

5. 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.

6. CONFIDENTIALITY

During the course of this Agreement, Consultant may have access to data and information of the Village that should remain confidential. Consultant agrees to keep such data and information confidential and not disclose any data or information obtained during the course of performing the Services to any third party without the prior written consent of the Village.

7. 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.

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

8. 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 Consultant or any of its employees, agents or contractors. 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.

9. 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.

10. 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: Sarah Schillerstrom
sarah@sarahschillerstrom.com

11. 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.

12. COMPLIANCE WITH LAWS

Each party hereto covenants and agrees to comply with all applicable federal, state, and local laws, codes, ordinances, rules and regulations.

13. 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.

14. 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.

15. 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.

Village of Hoffman Estates

SRSD Consulting LLC

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

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

Village of Hoffman Estates

Leadership Development Program Proposal

January 9, 2025



www.sarahschillerstrom.com

Primary Contact Person: Sarah Schillerstrom
sarah@sarahschillerstrom.com
773-453-5596

Contents

Company Profile..... 3

Coach Bio..... 3

Understanding of the Project..... 3

Approach to the Project..... 4

 Coaching Program Format..... 4

 Tentative Schedule 5

Confidentiality and Reports 7

Program Cost..... 7

Attachments..... 7

Company Profile

SRSD is a management coaching and consulting firm that believes public servants deserve a workplace where they have opportunities to grow and develop, are supported by strong leaders, and are valued for their contributions.

SRSD supports public sector organizations in developing and implementing strategies to retain their best people, cultivate strong leadership and future successors, and to intentionally create an organizational culture that people want to embrace.

By utilizing a coaching approach and drawing on the principles of Energy Leadership™, SRSD identifies the root causes and barriers to progress to guide individuals, teams, and organizations in effecting incremental, consistent, and impactful change.

SRSD is owned and operated by Sarah Schillerstrom, who has 17 years of experience in local government, including 10 years as a Human Resources Director, and is a certified professional coach.

Coach Bio

Sarah Schillerstrom

With a successful career in local government spanning nearly two decades, Sarah quickly rose through the ranks and held multiple positions across various departments, including Public Works, Administrative Services, Human Resources, and the Village Manager's Office. During her tenure, she served as the Human Resources Director for almost a decade and concluded her service as the Deputy Village Manager. She started her career as a L.P. Cookingham-Noll Fellow and Budget Analyst with the City of Kansas City, MO.

Sarah founded SRSD Consulting, LLC because she believes public servants deserve a workplace where they have opportunities to grow and develop, are supported by strong leaders, and are valued for their contributions.

SRSD supports public sector organizations in developing and implementing strategies to retain their best people, cultivate strong leadership and future successors, and intentionally create an organizational culture that people want to embrace.

As a certified professional coach, Sarah utilizes a coaching approach and draws on the principles of Energy Leadership™, to identify the root causes and barriers to progress, and guide individuals, teams, and organizations in effecting incremental, consistent, and impactful change.



Understanding of the Project

SRSD Consulting, LLC is pleased to present a proposal to provide select members of the team a professional development program that utilizes the best practices in professional coaching and creates an opportunity for participants to experience professional coaching in a group setting. This group coaching program is intended to create an environment by which participants can learn to apply practical concepts to their current duties, as well as provide an opportunity to further develop their supervisory, managerial, and leadership skills. Participants will also learn professional coaching skills that can be used as leaders.

Approach to the Project

This group coaching program aims to create a lasting impact on participants by fostering professional and leadership development and encouraging the practical application of the concepts discussed.

What sets this group coaching program apart is the inclusion of ongoing pod coaching meetings between monthly group coaching sessions, specifically designed to reinforce the application of acquired concepts and insights gained. This approach ensures consistent and incremental progress over time. Additionally, participants learn to establish personalized systems that help them remain accountable for advancing toward their goals.

The benefit of the pod coaching meetings also includes creating an environment for participants to work with colleagues in other departments, establish and build relationships, gain different perspectives, and an opportunity to utilize the concepts to address current challenges. The pod assignments can also be curated to deliberately build relationships across specific departments.

Coaching Program Format

The group coaching program is intended to be 12 months and consists of the following components:

- **Assessments and Information:** Participants will complete three assessments and a “Client In-take Form” prior to the start of the program.
 - **DiSC:** DiSC® is a personal assessment tool used by more than one million people every year to help improve teamwork, communication, and productivity in the workplace.
 - **EQ-I 2.0:** The EQ-i 2.0 is a self-rated assessment that provides insights into an individual's emotional intelligence skills, which can be valuable for enhancing interpersonal relationships, managing stress, making effective decisions, and achieving personal and professional success.
 - **Client Intake Form:** Each participant will be asked to complete a “client in-take” form via Microsoft Forms. The purpose of this form is to collect background information about each participant and to initiate the self-reflection process regarding what they want to get out of the program and what is most important to them.
- **Get to Know You Sessions:** Prior to the group coaching sessions, each participant will meet one on one with the coach for approximately 45 minutes to review and discuss career progression, life circumstances, intentions for the program and review the assessment results.
- **Monthly Group Training:** All participants will attend a series of twelve (12) two (2) hour monthly training sessions. Below is a summary of the topics covered in each monthly group training (*note: these may be subject to a different order based on the needs of the group*).
 - Month 1: Basic Leadership concepts
 - Month 2: Self Awareness and Values
 - Month 3: Energy Leadership
 - Month 4: Relationships and Power Dynamics
 - Month 5: Communication – A Leaders’s Role
 - Month 6: Engaging with Conflict
 - Month 7: Managing Performance

- Month 8: Managing Relationships (EQ)
 - Month 9: Influencing Others
 - Month 10: Problem Solving
 - Month 11: Time Management and Productivity
 - Month 12: Personal Wellness
- **Pod Coaching:** The participants will be assigned to a pod of 5-6 participants required to meet between the monthly group coaching sessions for two hours. Participants will be provided with homework assignments, topics of discussion, and tools to make progress towards their individual goals. The pod coaching will be facilitated by the coach.
 - **Triad Meetings:** At the midpoint of the program, the supervisor/manager will have the opportunity to meet with each participant and the coach to discuss the individual's goals, progress towards their goals and how the supervisor/manager can support ongoing progress. This will also be an opportunity to share additional observations and feedback with the participant.

Tentative Schedule

Scheduling may be modified as needed based on the needs of the group and coach. However, most participants will need to be absent to justify rescheduling a group coaching or pod session.

The workshops, pod coaching, triads and 1:1 meetings are intended to be in person but may switch to virtual if agreed upon by coach and participants.

Kick off	5-Mar	1:00 PM	
Take Assessments	3/6 - 4/4		
1:1 Meetings (6)	8-Apr	9:00	
		10:00	
		11:00	
		12:00	
		1:00	
		2:00	
DiSC Complimentary Workshop	10-Apr	1:00 pm - 4:00 pm	
1:1 Meetings (5)	17-Apr	9:00	
		10:00	
		11:00	
		12:00	
		1:00	
Workshop 1	8-May	9:00 am - 11am	
Pod 1a	22-May	10:00 am- noon	
Pod 1b	22-May	1:00 pm- 3:00 pm	
Workshop 2	12-Jun	9:00 am - 11am	
Pod 2a	25-Jun	10:00 am- noon	
Pod 2b	25-Jun	1:00 pm- 3:00 pm	
Workshop 3	8-Jul	9:00 am - 11:00 am	
Pod 3a	23-Jul	10:00 am- noon	

Pod 3b	23-Jul	1:00 pm- 3:00 pm	
Workshop 4	14-Aug	1:00 pm- 3:00 pm	
Pod 4a	27-Aug	10:00 am- noon	
Pod 4b	27-Aug	1:00 pm- 3:00 pm	
Workshop 5	11-Sep	1:00 pm- 3:00 pm	
Pod 5a	24-Sep	10:00 am- noon	
Pod 5b	24-Sep	1:00 pm- 3:00 pm	
Workshop 6	8-Oct	2:00 - 4:00 pm	
Triad (6)	14-Oct	11:00	
		12:00	
		1:00	
		2:00	
		3:00	
		4:00	
Triad (5)	15-Oct	9:00	
		10:00	
		11:00	
		12:00	
		1:00	
Pod 6a	22-Oct	10:00 am- noon	
Pod 6b	22-Oct	1:00 pm- 3:00 pm	
Workshop 7	6-Nov	1:00 pm - 3:00 pm	
Pod 7a	19-Nov	10:00 am- noon	
Pod 7b	19-Nov	1:00 pm- 3:00 pm	
Workshop 8	4-Dec	1:00 - 3:00 pm	
Pod 8a	17-Dec	10:00 am- noon	
Pod 8b	17-Dec	1:00 pm- 3:00 pm	
Workshop 9	14-Jan	2:00 - 4:00 pm	
Pod 9a	21-Jan	10:00 am- noon	
Pod 9b	21-Jan	1:00 pm- 3:00 pm	
Workshop 10	5-Feb	1:00 - 3:00 pm	
Pod 10a	18-Feb	10:00 am- noon	
Pod 10b	18-Feb	1:00 pm- 3:00 pm	
Workshop 11	5-Mar	1:00 - 3:00 pm	
Pod 11a	18-Mar	10:00 am- noon	
Pod 11b	18-Mar	1:00 pm- 3:00 pm	
Workshop 12	8-Apr	2:00 pm - 4:00 pm	
Pod 11a	22-Apr	10:00 am- noon	
Pod 11b	22-Apr	1:00 pm- 3:00 pm	

Confidentiality and Reports

Confidentiality in a coaching engagement is critical for the client to make progress towards their goals. The terms and conditions of confidentiality will be discussed at the start of the engagement to ensure all parties (client, supervisor, and sponsor) have a common understanding of confidentiality. The coach may report to the supervisor and sponsor the number of sessions, the level of engagement of the client and whether the client is completing their assignments between sessions.

Program Cost

The total cost of the program for eleven (11) participants in the monthly workshops, two (2) coaching pods with five – six (5-6) participants each, and eleven (11) mid-point triad meetings with the participant, supervisor/manager and Coach over 14-months is \$78,600. This pricing includes a discount for the two pods being held on the same day (am and pm).

Note: The DiSC and EQi assessments are included in the costs below. There is no cost for the Client In-take Form.

Invoice Schedule

Month	Invoice Amount
1	\$7,100
2	\$2,750
3	\$5,500
4	\$5,500
5	\$5,500
6	\$5,500
7	\$5,500
8	\$8,250
9	\$5,500
10	\$5,500
11	\$5,500
12	\$5,500
13	\$5,500
14	\$5,500
Total	\$78,600

\$56,600 in 2025 and \$22,000 in 2026

Attachments

- A. Sponsor Coaching Agreement
- B. Participant Coaching Agreement
- C. Sample DiSC Report
- D. Sample EQi 2.0 Report

SRSD Consulting, LLC Coaching Agreement with Sponsor

This agreement is between

Organization
(hereinafter "Sponsor")

and

SRSD Consulting, LLC
Sarah Schillerstrom
Chicago, IL 60660
(hereinafter "Coach")

Description: Coaching is a partnership (defined as an alliance, not a legal business partnership) between the Coach and the Client in a thought-provoking and creative process that inspires the client to maximize personal and professional potential.

Sponsor: The Sponsor is responsible for payment of all services and may provide background information to the Coach.

Client: The Client is the person in direct receipt of the coaching services.

Responsibilities:

1. Coach agrees to maintain the ethics and standards of behavior set by the International Coach Federation "ICF".
2. Client is responsible for creating and implementing his/her own physical, mental and emotional well-being, decisions, choices, actions and results. As such, the Sponsor agrees that the Coach is not and will not be liable for any actions or inaction, or for any direct or indirect result of any services provided by the Coach. Sponsor understands coaching is not therapy and does not substitute for therapy if needed, and does not prevent, cure, or treat any mental disorder or medical disease.
3. Sponsor understands that coaching is not to be used as a substitute for professional advice by legal, mental, medical, financial, or other qualified professionals and will seek independent professional guidance for such matters. If the Client is under the care of a mental health professional, it is advised for the Client to inform the mental health care provider of the nature of the agreed upon coaching relationship between Client and Coach.
4. Sponsor understands that the coach's work with the client as a Certified Professional Coach-Client relationship is centered on a professional coaching methodology that is designed to deepen awareness and facilitate Client's capacity to identify, develop and create unique personal, interpersonal, spiritual, professional and business development intention and goals; illuminate internal and external barriers, challenges, and blocks; develop practices and strategy to work with and through challenges, and create plans and action that allows Client to move in alignment toward their self-defined meaningful outcomes.

5. Sponsor understands that coaching is a comprehensive approach that may involve various aspects of life including work, finances, relationships, spiritual connection, health and wellness, recreation, and education. The Sponsor acknowledges that the Client is fully responsible for how they incorporate and implement coaching principles and insights into areas of their life.
6. Sponsor understands that coaching does not involve any diagnoses or treatment of mental disorders as defined by the American Psychiatric Association and that coaching may be used in conjunction with but is not to be used as a substitute for counseling, psychotherapy, psychoanalysis, mental health care, or substance abuse treatment or other professional advice by legal, medical or other qualified professionals and Client remains fully responsible for availing myself of these services if they identify a need to do so.
7. Sponsor understands that it is the responsibility of the Client to communicate honestly, be open to feedback and assistance and create the time and energy to participate fully in the program.

Services: The coaching services covered in this agreement will be performed via Zoom/virtual video or in-person, as jointly agreed by Client and Coach. Coaching sessions will be approximately 60-minutes long and will involve a structure that includes:

- Establishing the intention/goal of the session as set by the client.
- Integrating observations, awareness, outcomes from any actions taken from prior sessions.
- Coaching around the specific area the Client is working with.
- Check-ins as needed to identify how aligned the session is progressing toward clients' needs, goals, desire; acknowledging that initial intentions/goals often shift or get refined due to clarity and insights in a session and the coach will work with the client to optimize these shifts and insights.
- Closing the session with reflections and awareness of what insights the client developed, what steps/action the client would like to take in alignment with their insights, and what support/accountability they need to move these insights forward in a way that is most meaningful to the clients' unique desired outcome.
- Coach will be available to Client by e-mail and voicemail in between scheduled meetings as defined by the Coach.

"Coaching" is a structured yet adaptive and responsive approach that involves:

- Asking open-ended questions designed to provide space for the client to reflect and surface what is living for them currently, what underlying energy, thoughts, feelings are present in a given circumstance or situation and what impact are they having, and what alternative, expansive and/or simply different energy, thoughts, and feelings might be available to play and work with in relation to the client's unique outcomes and goals.
- Asking clarifying questions to better understand a situation, validating and championing movement in alignment with client's goals, brainstorming, reflecting back observations (only with consent from the client to do so), and scaffolding processes for clients to develop actionable strategy and plans where desired.
- Providing a generative space for clients to access and develop their inner "higher coach" that

is your guide. As a coach I do not "tell you what to do." I am direct and intentional and responsive to your specific needs and I work as a catalyst and guide to help you move with and develop your goals and outcomes in full alignment with your power and purpose in concrete and specific ways that are unique to you.

Schedule & Fees: The Sponsor is responsible for all payments in accordance with the agreed upon fee schedule.

Procedure: The time of the coaching meetings and/or location will be determined by Coach and Client based on a mutually agreed upon time. The Coach will provide virtual meeting details in advance of each session. The Client is responsible for ensuring the internet connection is stable.

Confidentiality: This coaching relationship, as well as all information (documented or verbal) that the Client shares with the Coach as part of this relationship, is bound to confidentiality by the ICF Code of Ethics but is not considered a legally confidential relationship (like in Medicine or Law). The Coach agrees not to disclose any information pertaining to the Client without the Client's written consent. The Coach will not disclose the Client's name as a reference without the Client's consent. Confidential information does not include information that: (a) was in the Coach's possession prior to its being furnished by the Client; (b) is generally known to the public or in the Client's industry; (c) is obtained by the Coach from a third party, without breach of any obligation to the Client; (d) is independently developed by the Coach without use of or reference to the Client's confidential information; (e) information related to the Client's engagement in the coaching process (e.g. attendance, participation, completion of assignments); (f) the Coach's opinions related to ongoing personal and professional development within the organization; and (g) that the Coach is required by law to disclose.

A Client participating in group coaching is bound by the confidentiality of information shared during group sessions and shall not share any information regarding other group members.

Cancellation and Attendance Policy: The cancellation/rescheduling/lateness policy is strictly enforced. Client can cancel or reschedule at no charge with at least 24 hours' notice. Once inside the 24-hour window before the appointment, if Client needs to cancel/reschedule, the session will still be invoiced. If Client is late for the session, the session will still end on time. All Coaching sessions should occur where both Client and Coach are in a very quiet place, with no distractions.

Limited Liability: Except as expressly provided in this agreement, the Coach makes no guarantees or warranties, express or implied. In no event will the Coach be liable to the Client for consequential or special damages. Notwithstanding any damages that the Client may incur, the Coach's entire liability under this agreement, and the Client's exclusive remedy, will be limited to the amount paid by the Client to the Coach under this agreement for all services rendered up until the termination date.

This is the entire agreement of the parties and reflects a complete understanding of the parties with respect to the subject matter. This agreement supersedes all prior written and oral representations.

Please sign this Agreement prior to the first scheduled coaching meeting. Retain a copy for your records:

Sponsor Representative Name: Signature: Date:	Coach Sarah Schillerstrom Signature: Date:
---	--

SRSD Consulting, LLC Coaching Agreement with Client

This agreement is between

Client Name
(hereinafter "Client")

and

SRSD Consulting, LLC
Sarah Schillerstrom
Chicago, IL 60660
(hereinafter "Coach")

Description: Coaching is a partnership (defined as an alliance, not a legal business partnership) between the Coach and the Client in a thought-provoking and creative process that inspires the client to maximize personal and professional potential.

Sponsor: The Sponsor is responsible for payment of all services and may provide background information to the Coach.

Client: The Client is the person in direct receipt of the coaching services.

Responsibilities:

8. Coach agrees to maintain the ethics and standards of behavior set by the International Coach Federation "(ICF)".
9. Client is responsible for creating and implementing his/her own physical, mental and emotional well-being, decisions, choices, actions and results. As such, the Client agrees that the Coach is not and will not be liable for any actions or inaction, or for any direct or indirect result of any services provided by the Coach. Client understands coaching is not therapy and does not substitute for therapy if needed, and does not prevent, cure, or treat any mental disorder or medical disease.
10. Client understands that coaching is not to be used as a substitute for professional advice by legal, mental, medical, financial, or other qualified professionals and will seek independent professional guidance for such matters. If the Client is under the care of a mental health professional, it is advised for the Client to inform the mental health care provider of the nature of the agreed upon coaching relationship between Client and Coach.
11. Client understands that our work together as Certified Professional Coach-Client is centered on a professional coaching methodology that is designed to deepen awareness and facilitate Client's capacity to identify, develop and create unique personal, interpersonal, spiritual, professional and business development intention and goals; illuminate internal and external barriers, challenges, and blocks; develop practices and strategy to work with and through challenges, and create plans and action that allows Client to move in alignment toward their self-defined meaningful outcomes.

12. Sponsor and Client understand that coaching is a comprehensive approach that may involve various aspects of life including work, finances, relationships, spiritual connection, health and wellness, recreation, and education. Client acknowledges that they are fully responsible for how they incorporate and implement coaching principles and insights into areas of their life.
13. Client understands that coaching does not involve any diagnoses or treatment of mental disorders as defined by the American Psychiatric Association and that coaching may be used in conjunction with but is not to be used as a substitute for counseling, psychotherapy, psychoanalysis, mental health care, or substance abuse treatment or other professional advice by legal, medical or other qualified professionals and Client remains fully responsible for availing myself of these services if they identify a need to do so.
14. Client agrees to communicate honestly, be open to feedback and assistance and create the time and energy to participate fully in the program.

Services: The coaching services covered in this agreement will be performed via Zoom/virtual video or in-person, as jointly agreed by Client and Coach. Coaching sessions will be approximately 60-minutes long and will involve a structure that includes:

- Establishing the intention/goal of the session as set by the client.
- Integrating observations, awareness, outcomes from any actions taken from prior sessions.
- Coaching around the specific area the Client is working with.
- Check-ins as needed to identify how aligned the session is progressing toward clients' needs, goals, desire; acknowledging that initial intentions/goals often shift or get refined due to clarity and insights in a session and the coach will work with the client to optimize these shifts and insights.
- Closing the session with reflections and awareness of what insights the client developed, what steps/action the client would like to take in alignment with their insights, and what support/accountability they need to move these insights forward in a way that is most meaningful to the clients' unique desired outcome.
- Coach will be available to Client by e-mail and voicemail in between scheduled meetings as defined by the Coach.

"Coaching" is a structured yet adaptive and responsive approach that involves:

- Asking open-ended questions designed to provide space for the client to reflect and surface what is living for them currently, what underlying energy, thoughts, feelings are present in a given circumstance or situation and what impact are they having, and what alternative, expansive and/or simply different energy, thoughts, and feelings might be available to play and work with in relation to the client's unique outcomes and goals.
- Asking clarifying questions to better understand a situation, validating and championing movement in alignment with client's goals, brainstorming, reflecting back observations (only with consent from the client to do so), and scaffolding processes for clients to develop actionable strategy and plans where desired.
- Providing a generative space for clients to access and develop their inner "higher coach" that is your guide. As a coach I do not "tell you what to do." I am direct and intentional and responsive to your specific needs and I work as a catalyst and guide to help you move with

and develop your goals and outcomes in full alignment with your power and purpose in concrete and specific ways that are unique to you.

Schedule & Fees: The Sponsor is responsible for all payments in accordance with the agreed upon fee schedule.

Procedure: The time of the coaching meetings and/or location will be determined by Coach and Client based on a mutually agreed upon time. The Coach will provide virtual meeting details in advance of each session. The Client is responsible for ensuring the internet connection is stable.

Confidentiality: This coaching relationship, as well as all information (documented or verbal) that the Client shares with the Coach as part of this relationship, is bound to confidentiality by the ICF Code of Ethics but is not considered a legally confidential relationship (like in Medicine or Law). The Coach agrees not to disclose any information pertaining to the Client without the Client's written consent. The Coach will not disclose the Client's name as a reference without the Client's consent. Confidential information does not include information that: (a) was in the Coach's possession prior to its being furnished by the Client; (b) is generally known to the public or in the Client's industry; (c) is obtained by the Coach from a third party, without breach of any obligation to the Client; (d) is independently developed by the Coach without use of or reference to the Client's confidential information; (e) information related to the Client's engagement in the coaching process (e.g. attendance, participation, completion of assignments); (f) the Coach's opinions related to ongoing personal and professional development within the organization; and (g) that the Coach is required by law to disclose.

A Client participating in group coaching is bound by the confidentiality of information shared during group sessions and shall not share any information regarding other group members.

Cancellation and Attendance Policy: The cancellation/rescheduling/lateness policy is strictly enforced. Client can cancel or reschedule at no charge with at least 24 hours' notice. Once inside the 24-hour window before the appointment, if Client needs to cancel/reschedule, the session will still be invoiced. If Client is late for the session, the session will still end on time. All Coaching sessions should occur where both Client and Coach are in a very quiet place, with no distractions.

Limited Liability: Except as expressly provided in this agreement, the Coach makes no guarantees or warranties, express or implied. In no event will the Coach be liable to the Client for consequential or special damages. Notwithstanding any damages that the Client may incur, the Coach's entire liability under this agreement, and the Client's exclusive remedy, will be limited to the amount paid by the Client to the Coach under this agreement for all services rendered up until the termination date.

This is the entire agreement of the parties and reflects a complete understanding of the parties with respect to the subject matter. This agreement supersedes all prior written and oral representations.

Please sign this Agreement prior to the first scheduled coaching meeting. Retain a copy for your records:

Client Name: Signature: Date:	Coach Name: Sarah Schillerstrom Signature: Date:
---	--

SRSD Consulting, LLC Client Acknowledgement and Disclosure

This agreement is between

Client Name
(hereinafter "Client")

and

SRSD Consulting, LLC
Sarah Schillerstrom
Chicago, IL 60660
(hereinafter "Coach")

Acknowledge: I hereby certify that I have read the Agreement between my Sponsor and Coach and acknowledge I understand the terms and conditions of the Agreement.

Client: **First name, Last name**

Signature: _____

Date: _____

Disclosure: I hereby certify that I do not suffer from any physical or mental disability that might affect my participation in the coaching process, and, if I have any substance abuse problem or mental illness, I have consulted with my physical and other health care professional and been advised that I may participate in the coaching process without risk. I agree that if there is any change in this representation, I will promptly advise the coach.

Client: **First name, Last name**

Signature: _____

Date: _____



AGENDA ITEM REPORT

Village Board of Trustees
February 17, 2025
ITEM 5E

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 - Village Board

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. Incentive Agreement (Compass Signed) 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. Invalidation 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 Phase 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.

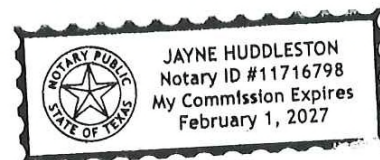
Notary Public

By: Jared Day
Name: Jared Day
Title: President & CFO
Date: February 11, 2025
~~Title: _____~~
~~Date: _____~~

STATE OF Texas)
) SS
COUNTY OF Dallas)

Given under my hand and seal this 11th day of February, 2025.

Jayne Huddleston
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

Village Board of Trustees
February 17, 2025
ITEM 5F

REQUEST: Authorization to:

- a. waive formal bidding; and
- b. 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 - Village Board

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																																
Discovery Discussions																																
Survey																																
Communication Materials																																
Community Pop-ups (x3)																																
Summer Hang (Kick-off)																																
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>

© 1988-2015 ACORD CORPORATION. All rights reserved.

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

February 24, 2025

Council Chambers

7:00 PM

1. **CALL TO ORDER/ROLL CALL**
2. **APPROVAL OF MINUTES**
3. **PUBLIC COMMENT**
4. **OLD BUSINESS**
5. **NEW BUSINESS**
 - A. Authorization to award a contract for the 2025 Northwest Fourth Fest drone show to Hireuavpro.com, Denver, CO in an amount not to exceed \$37,500.
6. **REPORTS**
 - A. Finance Department Monthly Report
 - B. Information Technology Department Monthly Report
 - C. NOW Arena Monthly Report
7. **PRESIDENT'S REPORT**
8. **ITEMS IN REVIEW**
9. **OTHER**
10. **ADJOURNMENT**

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.



AGENDA
Public Works & Utilities Committee
Regular Meeting
Village Hall
1900 Hassell Road, Hoffman Estates, IL 60169

February 24, 2025

Council Chambers

**Immediately Following Finance
Committee**

1. **CALL TO ORDER/ROLL CALL**
2. **APPROVAL OF MINUTES**
3. **PUBLIC COMMENT**
4. **OLD BUSINESS**
5. **NEW BUSINESS**
 - A. Authorization to approve Change Order #1 for construction services for Pfizer Lift Station improvements to Martam Construction Inc. of Elgin, IL, in an amount not to exceed \$10,199 and a time extension of 77 days.
 - B. Authorization to award a contract for the Children's Advocacy Center Renovation project to Total Pro Construction of Chicago, IL (low bid), in an amount not to exceed \$84,770.
 - C. Authorization to:
 - a. waive formal bidding (due to a cooperative purchasing program); and
 - b. purchase one Caterpillar XQ230 generator from Altorfer Power Systems of Elmhurst, IL, (Sourcewell Cooperative Purchasing Program) in an amount not to exceed \$162,825.
6. **REPORTS**
 - A. Public Works Department Monthly Report
 - B. Engineering Division Monthly Report
7. **PRESIDENT'S REPORT**
8. **ITEMS IN REVIEW**
9. **OTHER**
10. **ADJOURNMENT**

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

ADA Coordinator at 847/882-9100.

DRAFT



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

February 24, 2025

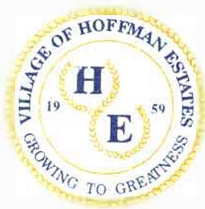
Council Chambers

7:00 PM

1. **CALL TO ORDER/ROLL CALL**
2. **APPROVAL OF MINUTES**
3. **PUBLIC COMMENT**
4. **OLD BUSINESS**
5. **NEW BUSINESS**
 - A. Authorization to purchase (13) LifePak 35 cardiac monitors/defibrillators from Stryker, Chicago, IL, for a total amount not exceeding \$702,333.14.
 - B. Authorization to:
 - a. Waive formal bidding (due to sole source) and
 - b. Award a contract to Digicom Installations, Inc., Huntley, IL, for the station alerting system for new Fire Station #21 in an amount not to exceed \$85,573.43
 - C. Ratification of emergency repairs to Fire Engine 22 by Cummings Sales and Service of Hodgkins, IL, in the amount of \$40,923.30
 - D. Authorization to:
 - a. Waive formal bidding (due to group purchasing); and
 - b. purchase one (1) 2025 Ford Explorer Interceptor utility vehicle, as optioned, from Friendly Ford of Roselle, IL (lowest price) not to exceed \$46,955
6. **REPORTS**
 - A. Police Department Monthly Report
 - B. Health & Human Services Department Monthly Report
 - C. Emergency Management Division Monthly Report
 - D. Fire Department Monthly Report
7. **PRESIDENT'S REPORT**
8. **ITEMS IN REVIEW**
9. **OTHER**
10. **ADJOURNMENT**

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

DRAFT



HOFFMAN ESTATES

GROWING TO GREATNESS

January 17, 2025

To: Mayor and Board of Trustees

TREASURER'S REPORT

December 2024

Attached hereto is the Treasurer's Report for the month of December 2024, summarizing total cash receipts and disbursements for the various funds of the Village.

For the Operating funds, cash receipts and transfers-in exceeded cash disbursements and transfers-out by \$785,684, primarily due to general operating activity. After including these receipts and disbursements, the balance of cash and investments for the operating funds is \$75 million.

For the Operating, Debt Service and Capital Projects funds, cash receipts and transfers-in exceeded cash disbursements and transfers-out by \$734,865, primarily due to general operating activity.

For the Trust Funds, cash receipts and transfers-in exceeded cash disbursements and transfers-out by \$76,360, primarily due to pension fund investment activity.

The total for cash and investments for all funds increased to \$328 million.

Respectfully Submitted,

Stan W. Helgeson
Village Treasurer

Attachment

TREASURER'S REPORT
FOR THE MONTH ENDING December 31, 2024

Fund	Beginning Balance	Receipts/ Transfers - In	Disbursements/ Transfers - Out	Amount in Cash	Amount Invested	Ending Balance
General (incl. Veterans' Mem)	\$ 33,260,225	\$ 7,081,876	\$ 7,102,220	\$ 647,209	\$ 32,592,672	\$ 33,239,882
Payroll Account	-	3,287,538	3,287,538	-	-	-
Petty Cash	2,100	-	199.98	1,900	-	1,900
Foreign Fire Ins. Board	272,743	-	-	272,743	-	272,743
Cash, Village Foundation	13,597	-	-	13,597	-	13,597
Cash, Fire Protection District	334	-	-	334	-	334
Motor Fuel Tax	1,034,854	254,641	5,828	28,433	1,255,234	1,283,667
Comm. Dev. Block Grant	37,411	5,186	5,173	37,424	-	37,424
Asset Seizure - Federal	136,391	3,768	6,411	133,748	-	133,748
Asset Seizure - State	365,457	250	523	302,042	63,141	365,184
Asset Seizure - Battle	1,020	4	-	-	1,024	1,024
Asset Seizure - U.S. Marshall	10,624	-	-	10,624	-	10,624
Municipal Waste System	527,971	261,621	478,858	5,629	305,107	310,735
Roselle Road TIF	3,133,439	12,725	8,043	207,142	2,930,979	3,138,121
Higgins/Hassell TIF	561,243	453,621	346,972	106,609	561,284	667,893
Barrington/Higgins TIF	1,330,642	5,460	83	2,211	1,333,807	1,336,018
Lakewood Center TIF	1,403,942	3,481	809,454	11,876	586,093	597,969
Higgins/Old Sutton TIF	98,397	255	26,138	3,425	69,090	72,515
Stonington/Pembroke TIF	502	256	758	-	-	-
Water & Sewer	18,606,948	2,287,647	1,484,176	514,031	18,896,389	19,410,420
NOW Operating	7,609,084	820,382	458,830	1,604,796	6,365,841	7,970,636
Insurance	3,389,673	177,820	18,392	76,405	3,472,696	3,549,101
Information Technology	2,216,109	349,064	180,317	530,812	1,854,045	2,384,856
Total Operating Funds	\$ 74,012,708	\$ 15,005,597	\$ 14,219,913	\$ 4,510,991	\$ 70,287,401	\$ 74,798,392
Debt Service						
2015 A & C G.O. Debt Serv.	\$ 756,158	\$ 1,669	\$ -	\$ 328,439	\$ 429,388	\$ 757,827
2016 G.O. Debt Serv.	426	-	426	-	-	-
2018 G.O. Debt Serv.	13,104	21,834	-	29,011	5,928	34,939
2024 G.O. Debt Serv.	8,675,877	65,717	32,858	2,596	8,706,139	8,708,736
Total Debt Service Funds	\$ 9,445,566	\$ 89,220	\$ 33,284	\$ 360,046	\$ 9,141,455	\$ 9,501,502
Capital Projects Funds						
Central Road Imp.	\$ 58,503	\$ 72	\$ 3	\$ 43,156	\$ 15,415	\$ 58,572
Hoffman Blvd Bridge Maintenance	303,106	1,087	3	10,974	293,216	304,190
Western Corridor	2,704,116	9,148	441	2,423	2,710,400	2,712,823
Traffic Improvement	18,695	-	-	18,695	-	18,695
Prairie Stone Capital	463,085	1,816	6,357	371	458,174	458,545
Road Improvements	1,647,130	297,020	1,062,541	107,674	773,934	881,608
Western Area Traff. Impr.	24,388	83	-	24,471	-	24,471
West Area Rd Impr. Impact Fee	1,337,138	5,185	298	44,354	1,297,671	1,342,025
Capital Improvements	399,205	457,927	78,359	507,510	271,263	778,773
Capital Vehicle & Equipment	2,758,656	646,692	138,602	123,319	3,143,427	3,266,746
Capital Replacement	8,298,605	31,156	1,577	217,595	8,110,589	8,328,183
Stormwater Management	170,868	346,947	53,897	463,918	-	463,918
2019 Captial Projects	919,261	559,005	1,120,814	1,847	355,604	357,451
Total Capital Proj. Funds	\$ 19,102,756	\$ 2,356,137	\$ 2,462,892	\$ 1,566,307	\$ 17,429,693	\$ 18,996,000
Total Operating, Debt Service and Capital Project Funds	\$ 102,561,030	\$ 17,450,954	\$ 16,716,089	\$ 6,437,344	\$ 96,858,550	\$ 103,295,894
Trust Funds						
Police Pension (Oct)	\$ 104,535,897	\$ (1,749,450)	\$ 788,103	\$ 8,958	\$ 101,989,386	\$ 101,998,345
Firefighters Pension (Nov)	120,573,246	3,321,897	707,984	10,944	123,176,214	123,187,158
Total Trust Funds	\$ 225,109,143	\$ 1,572,447	\$ 1,496,087	\$ 19,902	\$ 225,165,600	\$ 225,185,502
GRAND TOTAL	\$ 327,670,172	\$ 19,023,401	\$ 18,212,177	\$ 6,457,247	\$ 322,024,150	\$ 328,481,397



AGENDA ITEM REPORT

Village Board of Trustees
February 17, 2025
ITEM 7A

REQUEST: Approval of an Ordinance granting a Variation for garage size for the property located at 5560 Airdrie Court.

FROM: Kevin Anderson, Associate Planner

ITEM TYPE: Ordinance - PZC Item

REQUEST SUMMARY

A 3,800 square foot single-family home is currently under construction at 5560 Airdrie Court. The owners are seeking a Variation in order to increase the size of the attached garage under construction to 930 square feet. A maximum garage size of 750 square feet is permitted by Section 9-3-6-K-2 of the Municipal Code.

Location: 5560 Airdrie Ct.

Property Owner / Applicant: Selena and Husein Latic

Property Size: 0.47 acres

Zoning / Land Use: R-2 One-Family Residential, residence under construction

Adjacent Properties: East: R-2 One-Family Residential
West: R-2 One-Family Residential
South: R-2 One-Family Residential
North: Unincorporated Cook County R-3 Single-Family Residential

FINANCIAL IMPACT

N/A

RECOMMENDATION

The Planning & Zoning Commission held a hearing on February 5, 2025, and adopted the Findings and ***recommended approval*** as summarized below and included in Exhibit B - Findings and Recommendations Summary.

1. Adopted the Findings of Fact for a Variation.
2. Recommend to the Village Board approval of a Variation from Section 9-3-6-K-2 of the Municipal Code to permit a garage to be 930 square feet instead of the maximum permitted 750 square feet for the property at 5560 Airdrie Court, subject to the conditions outlined in Exhibit B.

Voting: 8 Ayes, 1 Nays, 1 Absent

Motions Passed.

ATTACHMENTS

1. Ordinance - Variation for Garage Size at 5560 Airdrie Ct
2. Exhibit A - Location Map
3. Exhibit B - PZC Findings and Recommendations Summary
4. PZC Staff Report
5. Supporting Documents

ORDINANCE NO. _____ - 2025
VILLAGE OF HOFFMAN ESTATES
AN ORDINANCE GRANTING A VARIATION FOR GARAGE SIZE FOR THE
PROPERTY LOCATED AT 5560 AIRDRIE COURT, HOFFMAN ESTATES, ILLINOIS

WHEREAS, the Planning and Zoning Commission, at a public hearing duly called and held according to law on February 5, 2025 considered the request by Selena and Husein Latic (owners) for a Variation from Section 9-3-6-K-2 of the Zoning Code to permit a garage to be 930 square feet instead of the maximum 750 square feet for the property located at 5560 Airdrie Court, and shown on Exhibit “A” attached hereto and made a part hereof; and

WHEREAS, the Planning and Zoning Commission made certain Finding of Fact as outlined in the Findings and Recommendations Summary attached hereto and made a part hereof as Exhibit "B" and recommended approval of the Variation to the Board of Trustees; and

WHEREAS, the Corporate Authorities have received and considered said recommendation; and

WHEREAS, the proposed Variation has met the standards of Section 9-1-15 of the Zoning Code of the Hoffman Estates Municipal Code; and

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

Section 1: The Corporate Authorities hereby find that the facts and statements contained in the preamble of this Ordinance are true.

Section 2: A Variation from Section 9-3-6-K-2 of the Zoning Code is hereby granted to permit a garage to be 930 square feet instead of the maximum 750 square feet for the property located at 5560 Airdrie Court.

Section 3: The Variation is granted upon the following conditions:

- a. The development shall substantially conform to the plans submitted as part of this application except as such plans may be changed to conform to all Village Codes and Ordinances.
- b. Plan revisions shall be provided for permit # BLDG2408-0282 prior to the next scheduled building inspection.

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

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

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 Karen Arnet	_____	_____	_____	_____
Trustee Patrick Kinnane	_____	_____	_____	_____
President William D. McLeod	_____	_____	_____	_____

APPROVED THIS _____ DAY OF _____, 2025

Village President

ATTEST:

Village Clerk

Published in pamphlet form this _____ day of _____, 2025.

5560 AIRDRIE CT
PIN: 06-09-105-008-0000

N



UNINCORPORATED COOK COUNTY

5560

AIRDRIE CT

AIRDRIE LN

ROHRSEN RD

MCDONOUGH RD

Legend

-  Subject Property
-  Parcel
-  VillageBoundary



Department of Development Services
Village of Hoffman Estates



**PLANNING & ZONING COMMISSION
FINDINGS & RECOMMENDATION SUMMARY**

Meeting Date: 2/5/2025

Prepared By: Kevin Anderson, Associate Planner

PLN24-0049

Variation from Section 9-3-6-K-2 of the Municipal Code to permit a garage to be 930 square feet instead of the maximum permitted 750 square feet for the property located at 5560 Airdrie Court

Findings of Fact – Variation

Sec. 9-1-15-C: Standards for Variations.

1. The Planning and Zoning Commission shall not recommend the variation of the regulations of the Code unless it shall first make a finding based upon the evidence presented to it in each specific case that:
 - a. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located;
FINDING: No evidence was presented to support that this standard was met.
 - b. The plight of the owner is due to unique circumstances;
FINDING: No evidence was presented to support that this standard was met.
 - c. The variation, if granted, will not alter the essential character of the locality.
FINDING: The Variation, if granted, will not alter the character of the neighborhood.
2. For the purpose of implementing the above rules, the Planning and Zoning Commission shall also, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the applicant have been established by the evidence:
 - a. The particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
FINDING: No evidence was presented to support that this standard was met.
 - b. The conditions upon which the petition for a variation is based would not be applicable, generally, to other property within the same zoning classification;
FINDING: No evidence was presented to support that this standard was met.
 - c. The purpose of the variation is not based exclusively upon a desire to increase the value of the property;

FINDING: *Petitioner has indicated that the intent of the Variation is to increase functionality of the space and not based exclusively on the desire to increase the value of the property.*

- d. The alleged difficulty or hardship has not been created by any person presently having an interest in the property;

FINDING: *No evidence was presented to support that this standard was met.*

- e. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and

FINDING: *The Variation, if granted, will not be detrimental to public health or injurious to other properties.*

- f. The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fires, or endanger the public safety, or substantially diminish or impair property values in the neighborhood.

FINDING: *The Variation, if granted, will not impair the supply of light and air, increase congestion, or endanger public safety.*

- 3. The Planning and Zoning Commission may recommend to the Village Board that such conditions and restrictions be imposed upon the premises benefitted by a variation as may be necessary to comply with the standards set forth in this section to reduce or minimize the injurious effect of such variation upon other property in the neighborhood, and better to carry out the general intent of this Code.

Recommendations

The Planning & Zoning Commission made the following motions:

- 1. Adopt the Findings of Fact for a Variation.

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

Roll call vote:

Aye: Chhatwani, Harner, Henders, Lee, Trieb, Wilson, Wise, Bauske, Combs

Nay: None

Absent: Milford

Motion Passed

- 2. Recommend to the Village Board approval of a Variation form Section 9-3-6-K-2 of the Municipal Code to permit a garage to be 930 square feet instead of the maximum permitted 750 square feet for the property located at 5560 Airdrie Court, subject to the following conditions:
 - a. The development shall substantially conform to the plans submitted as part of this application except as such plans may be changed to conform to all Village Codes and Ordinances.
 - b. Plan revisions shall be provided for permit # BLDG2408-0282 prior to the next scheduled building inspection.

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

Roll call vote:

Aye: Chhatwani, Harner, Henders, Lee, Trieb, Wilson, Wise, Bauske

Nay: Combs

Absent: Milford

Motion Passed



PLANNING & ZONING COMMISSION STAFF REPORT

Meeting Date: 2/5/2025

From: Kevin Anderson, Associate Planner

PLN24-0049

Public Hearing

Variation from Section 9-3-6-K-2 of the Municipal Code to permit a garage to be 930 square feet instead of the maximum permitted 750 square feet for the property located at 5560 Airdrie Court

REQUEST SUMMARY

A 3,800 square foot single-family home is currently under construction at 5560 Airdrie Court. The owners are seeking a Variation in order to increase the size of the attached garage under construction to 930 square feet. A maximum garage size of 750 square feet is permitted by Section 9-3-6-K-2 of the Municipal Code.

Location:	5560 Airdrie Ct.
Property Owner / Applicant:	Selena and Husein Latic
Property Size:	0.47 acres
Zoning / Land Use:	R-2 One-Family Residential, residence under construction
Adjacent Properties:	East: R-2 One-Family Residential West: R-2 One-Family Residential South: R-2 One-Family Residential North: Unincorporated Cook County R-3 Single-Family Residential

BACKGROUND / ANALYSIS

The approved building plans for the home under construction includes a workshop and storage area adjacent to a 2-car garage. The owners are proposing to revise the plans to convert the workshop/storage area to a 3rd stall within the garage. The additional stall would increase the overall garage size to 930 square feet, requiring a Variation from Section 9-3-6-K-2 of the Municipal Code.

The change in floor plans would not alter the exterior elevations of the structure. The original approved building plans include three overhead garage doors which is permitted by code. The home as approved meets all other bulk standards of the R-2 zoning district. The Airdrie Estates Homeowner's Architectural Review Committee has approved the plans and the proposal complies with the restrictions of the Airdrie Estates Lot Development Standards.

The Village Board has granted three garage-size Variations in the Airdrie Estates neighborhood over the last four years. This includes the lot directly east of the subject

property (5550 Airdrie Ct.) which was granted relief for a 1,225 square foot, 4-car garage in 2021.

MOTIONS

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

1. Adopt the Findings of Fact for a Variation.
2. Recommend to the Village Board approval of a Variation from Section 9-3-6-K-2 of the Municipal Code to permit a garage to be 930 square feet instead of the maximum permitted 750 square feet for the property at 5560 Airdrie Court, subject to the following conditions:
 - a. The development shall substantially conform to the plans submitted as part of this application except as such plans may be changed to conform to all Village Codes and Ordinances.
 - b. Plan revisions shall be provided for permit # BLDG2408-0282 prior to the next scheduled building inspection.

ATTACHMENTS

1. PZC Findings and Recommendations Summary - 5560 Airdrie Ct
2. Location Map - 5560 Airdrie Ct.
3. Supporting Documents - 5560 Airdrie Ct



VILLAGE OF HOFFMAN ESTATES PLANNING & ZONING APPLICATION SUMMARY

APPLICATION INFORMATION

Project Number:	PLN24-0049
Project Name:	Garage Size Variation
Project Application Date:	12/4/2024
Project Manager:	Kevin Anderson

PROJECT TYPE

--

SITE INFORMATION

Property Address:	5560 AIRDRIE CT
All Included PINs:	

PROJECT CONTACTS

Relationship to Project	Name / Firm	Address	Phone	E-Mail
APPLICANT	Husein and Selena Latic	1234 Windsor Ln HANOVER PARK, IL 60133	6303980857	latic@comcast.net
AUTHORIZED AGENT	Selena Latic	,	6303980857	
OWNER	Husein and Selena Latic	1234 Windsor Ln Hanover Park, IL 60133		

Standards of Variation

5560 Airdrie Court

Selena & Husein Latic

1. *The particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;*

The current layout of the garage, including the walls, limits the usable space and prevents me from fully utilizing the area for its intended purpose. The specific physical constraints of the property, such as the limited floor area and existing wall placement, make it difficult to store essential items, park vehicles efficiently, or even carry out basic activities within the space.

2. *The conditions upon which the petition for a variation is based would not be applicable, generally, to other property within the same zoning classification;*

The conditions that form the basis of this request for a variation are specific to my property due to its unique layout and physical characteristics. Unlike many other properties within the same zoning classification, my garage has certain limitations such as [mention specific issues, e.g., limited space, awkward wall placement, irregular shape of the property, slope of the land, etc.]. These conditions make it difficult to fully use the space as intended without making changes to the existing structure.

3. *The purpose of the variation is not based exclusively upon a desire to increase the value of the property;*

The purpose of this variation is not solely to increase the monetary value of the property but rather to improve the functionality, usability, and overall livability of the garage space. Currently, the existing wall layout restricts the space's practical use for daily activities, such as parking vehicles, storing items, and carrying out other household functions. The proposed changes are aimed at making the garage a more efficient and accessible space that better suits the needs of the household.

4. *The alleged difficulty or hardship has not been created by any person presently having an interest in the property;*

The initial proposed plan for the garage space was designed with the intention of maximizing functionality. However, in order to meet the village's requirements for square footage, walls were included to ensure compliance with those regulations. As a result, the walls, while necessary to meet the required dimensions, inadvertently created limitations in the usable space within the garage.

5. *The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located;*

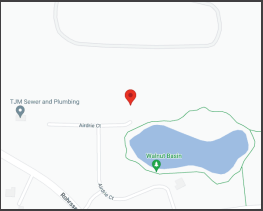
The granting of the variation to remove the garage walls will not be detrimental to the public welfare or injurious to neighboring properties. The proposed changes are internal to the garage and will not affect the exterior appearance of the property or its footprint. The removal of the walls will enhance the functionality of the space without altering the overall structure in a way that would impact the neighborhood's character or surrounding properties.

6. *The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fires, or endanger the public safety, or substantially diminish or impair property values in the neighborhood.*

The proposed variation to remove the garage walls will not impact the supply of light or air to adjacent properties, as it is an internal change with no effect on the building's exterior. It will not increase traffic congestion or pose any fire or safety risks, as the garage will continue to meet all safety codes. Additionally, the modification will not diminish property values in the neighborhood; rather, it will improve the functionality of the space without negatively affecting neighboring properties or the community.



CLAS CLERKING
TRUSTED REAL ESTATE CLERKS



PROPERTY ADDRESS:
5560 AIRDRIE COURT, HOFFMAN ESTATE, ILLINOIS 60192

SURVEY NUMBER: IL2407.4877

DATE SIGNED: 07/25/24

FIELD WORK DATE: 7/24/2024

REVISION DATE(S):
(REV.0 7/25/2024)

POINTS OF INTEREST

STATE OF ILLINOIS } SS
COUNTY OF LASALLE }

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO
THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY
SURVEY. GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.



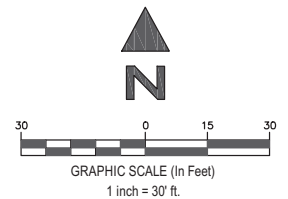
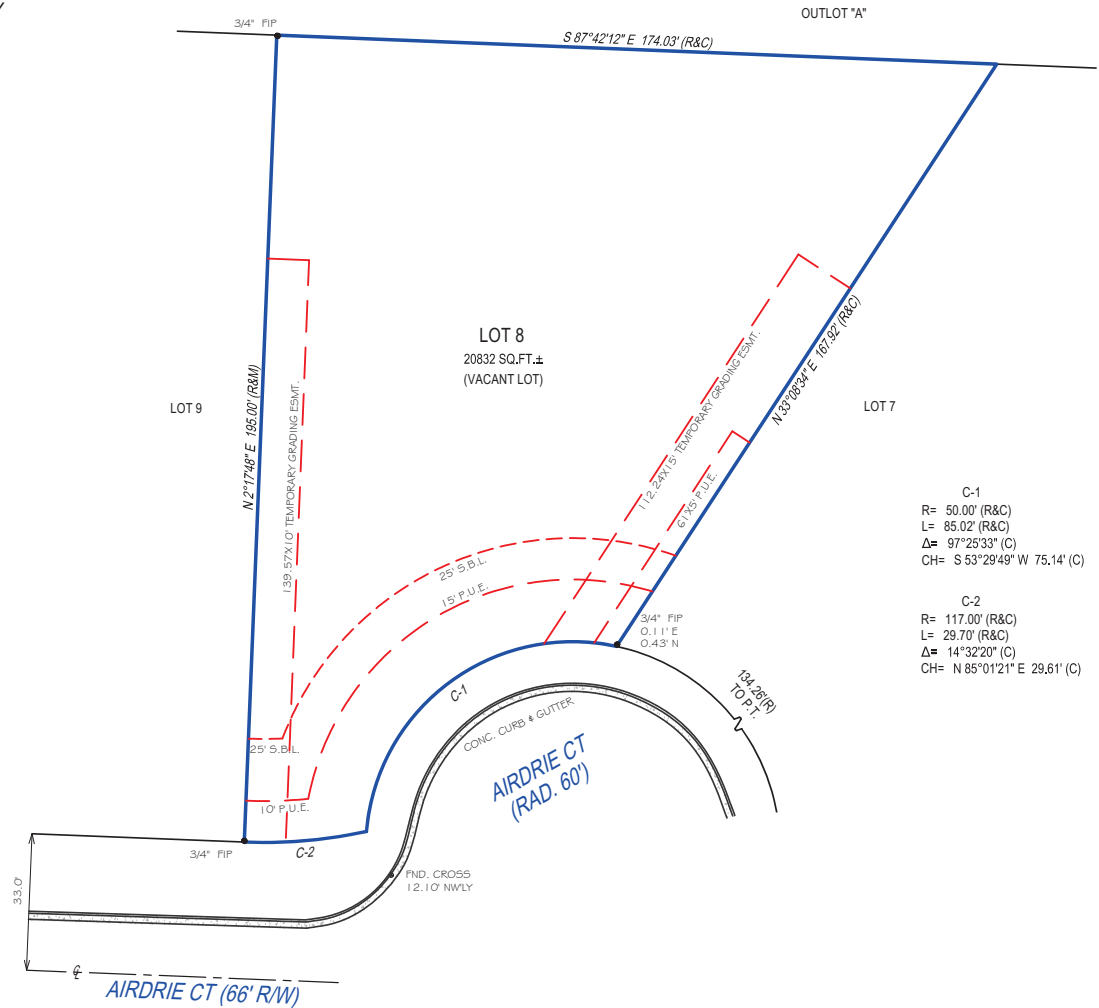
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2971
LICENSE EXPIRES 11/30/2024
EXACTA LAND SURVEYORS, LLC
PROFESSIONAL DESIGN FIRM 184008059-0008



Exacta Land Surveyors, LLC
PLS# 184008059
o: 773.305.4011
316 East Jackson Street | Morris, IL 60450



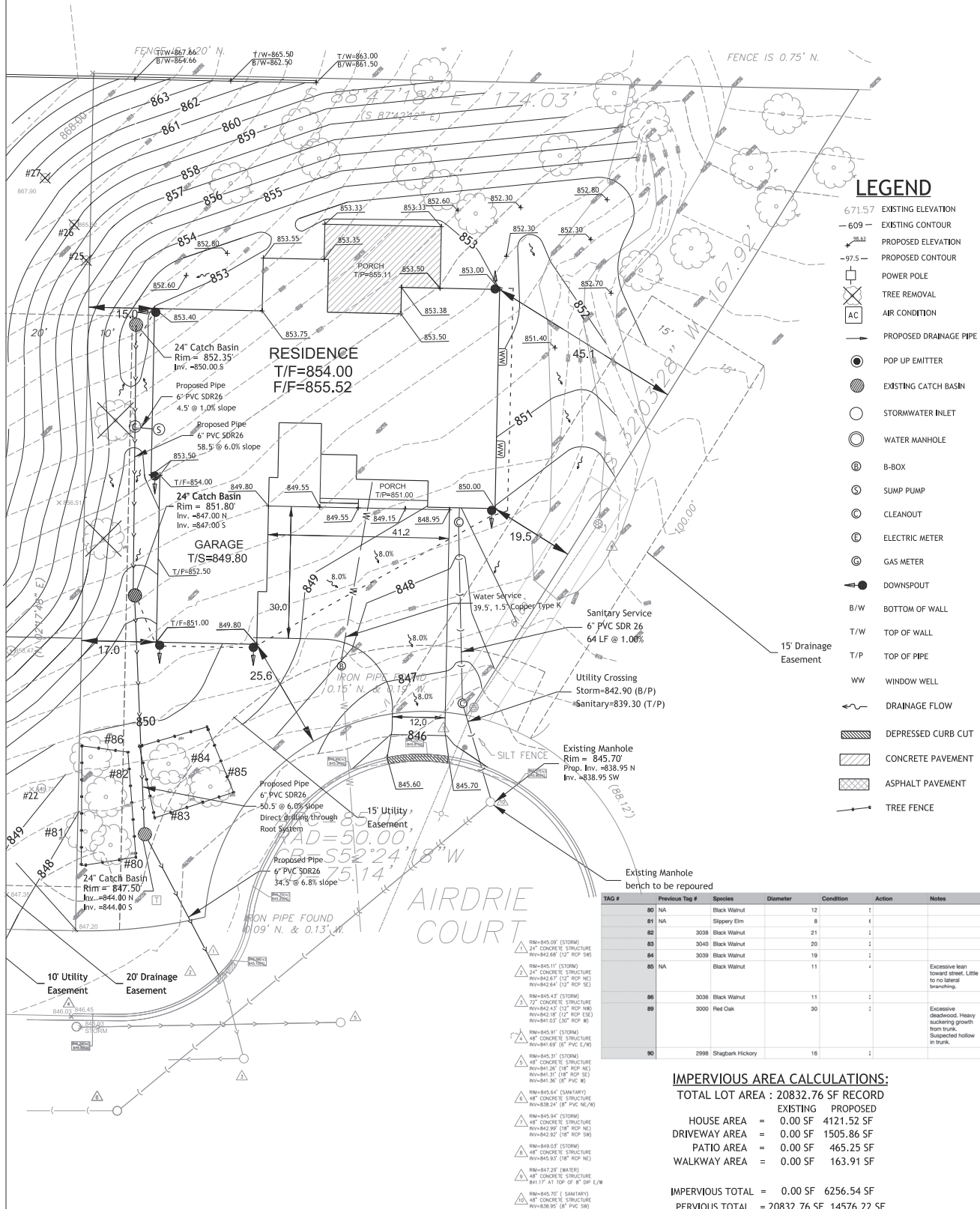
IL2407.4877
PLAT OF SURVEY
COOK COUNTY



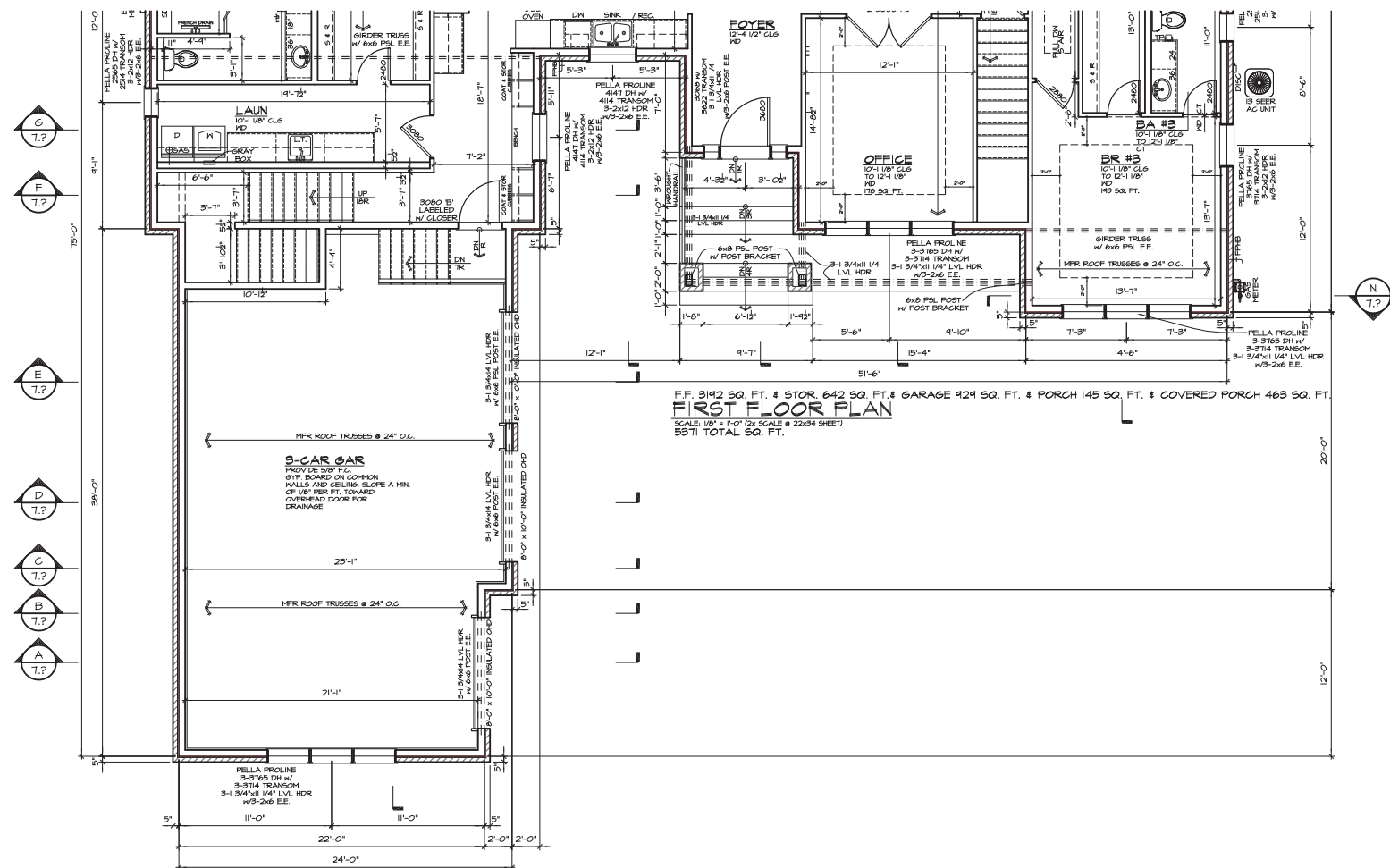
SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

Proposed Site Conditions

Site Plan Under Construction



Proposed 930 sf. 3-car garage



FLOOR PLAN NOTES

1. ALL UNDIMENSIONED PARTITIONS (---) ARE 3/4" ROUGH.
2. ALL ANGLED PARTITIONS ARE 45 DEGREES, UNLESS OTHERWISE NOTED.
3. ALL CONCENTRATED LOADS SHALL BE TRANSFERRED TO FOUNDATION VIA BEAMS, POSTS AND/OR SOLID BLOCKING.
4. ALL EXTERIOR DIMENSIONS ARE TO FACE OF STUD, UNLESS OTHERWISE NOTED.
5. STRUCTURAL JOISTS AND HEADERS SHALL BE SPINNED 1/2" OR BETTER, UNLESS OTHERWISE NOTED. WALL STUDS SHALL BE SPINNED STUD GRADE OR BETTER, UNLESS OTHERWISE NOTED.
6. LAMINATED VENEER LUMBER SHALL PROVIDE DESIGN VALUES EQUAL TO OR EXCEEDING THE FOLLOWING: F_b = 2600 PSI, F_v = 285 PSI, E = 1,800,000 PSI.
7. BEARING STUD WALLS SHALL BE 2X4 @ 16" O.C., UNLESS OTHERWISE NOTED. NON BEARING STUD WALLS SHALL BE 2X4 @ 16" O.C., UNLESS OTHERWISE NOTED.
8. (2)X12 HEADERS MIN AT ALL BEARING WALL OPENINGS, UNLESS OTHERWISE NOTED.
9. POSTS AT HEADERS IN 2X4 OR 2X6 WALLS SHALL BE (1) CRIPPLE - 1 KING STUD @ 3'-0" OPENINGS OR LESS & (2) CRIPPLES - KING @ 3'-0" TO 6'-0" OPENINGS) UNLESS OTHERWISE NOTED.
10. ALL TRUSSES TO BEAR ON EXTERIOR WALLS AND/OR GIRDER TRUSSES, UNLESS OTHERWISE NOTED.
11. TRUSSES NPS TO SIZE MEMBERS, FASTENERS, HANGERS & SET SPACING FOR ALL TRUSSES.
12. SECOND FLOOR WINDOWS SHALL HAVE A FALL PROTECTION DEVICES.
13. ALL HANDRAIL BALLUSTERS TO BE SPACED SUCH THAT A 4" SPHERE CANNOT PASS BETWEEN BALLUSTERS.
14. PROVIDE BACKING FOR STAIR SKIRT BOARDS AT LANDINGS. PROVIDE BACKING FOR HANDRAILS AND HANDRAIL BRACKETS. PROVIDE BACKING AT NEEL POST UNDER FLOOR BETWEEN JOISTS.
15. ALL HANDRAILS TO BE MIN 34" ABV TREAD AND TERMINATE IN A NEEL POST OR RETURN TO WALL.
16. ALL GUARDRAILS TO BE MIN 36" ABV TREAD INCLUDING RAILS AT OPEN SIDES OF STAIRS.
17. ALL HANDRAILS & GUARDRAILS TO MEET 2021 INTERNATIONAL RESIDENTIAL CODE REQUIREMENTS.
18. MIN CLEAR HEAD HEIGHT AT STAIRS SHALL BE 6'-8".
19. WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS TO HAVE A CLEAR EGRESS OPENING OF 5.7 SQ. FT. WITH MIN. DIMENSION OF 24" IN HEIGHT AND 20" IN WIDTH. SILL HEIGHT NOT GREATER THAN 44" ABOVE FLOOR.
20. BOTTOM OF WINDOW HEADERS AT 1ST FLOOR = 7'-10 1/8", AT 2ND FLOOR = 6'-10 1/8".
21. ALL INTERIOR PREHUNG DOORS TO HAVE A TYPICAL R.O. HEADER HEIGHT OF 6'-10 1/2". ADD 2" R.O. ON WIDTH FOR ALL DOORS.
22. ALL INTERIOR BI-FOLD DOORS TO HAVE A TYPICAL R.O. HEADER HEIGHT OF 6'-10". ADD 1 1/2" R.O. ON WIDTH FOR ALL DOORS.
23. ALL ELECTRICAL AND MECHANICAL EQUIPMENT ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS. CONTRACTOR TO VERIFY.
24. FOR ADDITIONAL INFO SEE DETAILS.

- KEY:
- DENOTES BEARING WALL
 - DENOTES WALLS WITH TOP PLATE GREATER THAN 8'-1 1/2" ABOVE FLOOR - STUDS TO BE CONTINUOUS FROM FLOOR DECK TO PLATE
 - DENOTES DROPPED CEILING OR SOFFIT

JAKL BRANDEIS ARCHITECTS LTD
1800 HAWTHORNE LANE SUITE Q
WEST CHICAGO, IL 60185
PH: 630-562-3900 FAX: 630-562-2570
Contact: Mike Anzalone PH: 847-417-4558 FAX: 847-466-9330

DESIGN / BUILD CONSULTANT
BLUEPRINTS by DESIGN INC.
1065 Ash Road
Hoffman Estates, IL 60163
PH: 847-417-4558

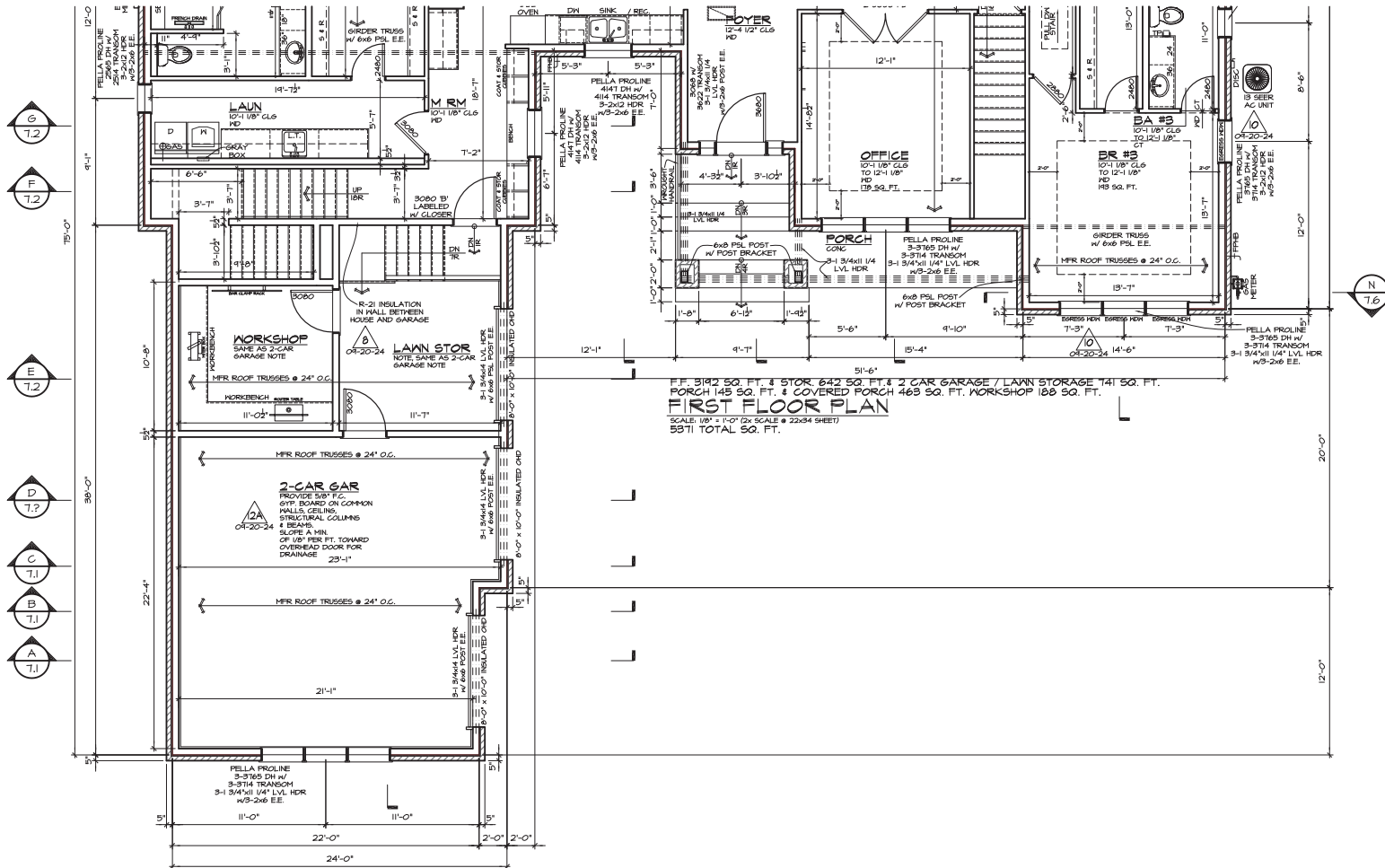
A CUSTOM RESIDENCE FOR
HUSEN & SELENA LATIC
WALNUT POND ESTATES
LOT 8 - 5560 ARDRE COURT
HOFFMAN ESTATES IL 60169
project: - 202428

FIRST FLOOR GARAGE PLAN
Blueprints by Design Inc. accurately represent the common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or altered in any way without the written permission and consent of Blueprints by Design Inc. In the event of unauthorized reuse of these plans by a third party, the third party shall hold Blueprints by Design Inc. harmless.

Revisions:
date: _____ drawn by: _____
designed by: **MAA**
drawn by: **MAA**
checked by: **MAA**
date: **08/17/24**

sheet:
3.1.1

Approved 740 sf. 2-car garage with workshop



FLOOR PLAN NOTES

- ALL UNDIMENSIONED PARTITIONS (---) ARE 3/2" ROUGH.
- ALL ANGLED PARTITIONS ARE 45 DEGREES, UNLESS OTHERWISE NOTED.
- ALL CONCENTRATED LOADS SHALL BE TRANSFERRED TO FOUNDATION VIA BEAMS, POSTS AND/OR SOLID BLOCKING.
- ALL EXTERIOR DIMENSIONS ARE TO FACE OF STUD, UNLESS OTHERWISE NOTED.
- STRUCTURAL JOISTS AND HEADERS SHALL BE SPINN #2 OR BETTER, UNLESS OTHERWISE NOTED. WALL STUDS SHALL BE SPINN STUD GRADE OR BETTER, UNLESS OTHERWISE NOTED.
- LAMINATED VENEER LUMBER SHALL PROVIDE DESIGN VALUES EQUAL TO OR EXCEEDING THE FOLLOWING: F_b = 2600 PSI, F_v = 285 PSI, E = 1,800,000 PSI.
- BEARING STUD WALLS SHALL BE 2X4 @ 16" O.C., UNLESS OTHERWISE NOTED. NON BEARING STUD WALLS SHALL BE 2X4 @ 16" O.C., UNLESS OTHERWISE NOTED.
- (2)X2" HEADERS MIN AT ALL BEARING WALL OPENINGS, UNLESS OTHERWISE NOTED.
- POSTS AT HEADERS IN 2X4 OR 2X6 WALLS SHALL BE (1) CRIPPLE - 1 KING STUD @ 3'-0" OPENINGS OR LESS & (2) CRIPPLES - KING @ 3'-0" TO 6'-0" OPENINGS) UNLESS OTHERWISE NOTED.
- ALL TRUSSES TO BEAR ON EXTERIOR WALLS AND/OR GIRDER TRUSSES, UNLESS OTHERWISE NOTED.
- TRUSS HPS. TO SIZE MEMBERS, FASTENERS, HANGERS & SET SPACING FOR ALL TRUSSES.
- SECOND FLOOR WINDOWS SHALL HAVE A FALL PROTECTION DEVICES.
- ALL HANDRAIL BALLUSTERS TO BE SPACED SUCH THAT A 4" SPHERE CANNOT PASS BETWEEN BALLUSTERS.
- PROVIDE BACKING FOR STAIR SKIRT BOARDS AT LANDINGS. PROVIDE BACKING FOR HANDRAILS AND HANDRAIL BRACKETS. PROVIDE BLOCKING AT NEEL POST UNDER FLOOR BETWEEN JOISTS.
- ALL HANDRAILS TO BE MIN 34" ABV TREAD AND TERMINATE IN A NEEL POST OR RETURN TO WALL.
- ALL GUARDRAILS TO BE MIN 36" ABV TREAD INCLUDING RAILS AT OPEN SIDES OF STAIRS.
- ALL HANDRAILS & GUARDRAILS TO MEET 2021 INTERNATIONAL RESIDENTIAL CODE REQUIREMENTS.
- MIN CLEAR HEAD HEIGHT AT STAIRS SHALL BE 6'-8".
- WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS TO HAVE A CLEAR EGRESS OPENING OF 5.7 SQ. FT. WITH MIN. DIMENSION OF 24" IN HEIGHT AND 20" IN WIDTH. SILL HEIGHT NOT GREATER THAN 44" ABOVE FLOOR.
- BOTTOM OF WINDOW HEADERS AT 1ST FLOOR = 7'-10 1/8", AT 2ND FLOOR = 6'-10 1/8".
- ALL INTERIOR PREHUNG DOORS TO HAVE A TYPICAL R.O. HEADER HEIGHT OF 6'-10 1/2". ADD 2" R.O. ON MOUTH FOR ALL DOORS.
- ALL INTERIOR BI-FOLD DOORS TO HAVE A TYPICAL R.O. HEADER HEIGHT OF 6'-10". ADD 1/2" R.O. ON MOUTH FOR ALL DOORS.
- ALL ELECTRICAL AND MECHANICAL EQUIPMENT ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS. CONTRACTOR TO VERIFY.
- FOR ADDITIONAL INFO SEE DETAILS.

- KEY:**
- DENOTES BEARING WALL
 - DENOTES WALLS WITH TOP PLATE GREATER THAN 6'-4 1/2" ABOVE FLOOR - STUDS TO BE CONTINUOUS FROM FLOOR DECK TO PLATE
 - DENOTES DROPPED ROOF OR SOFFIT

JAKL BRANDEIS ARCHITECTS LTD
 1800 HAWTHORNE LANE SUITE Q
 WEST CHICAGO, IL 60615
 PC: 630-562-3000 FAX: 630-562-2570
 Contact: Mike Anzalone PC: 847-417-4558 FAX: 847-466-9330

DESIGN / BUILD CONSULTANT
BLUEPRINTS by DESIGN INC.
 1065 Ash Road
 Hoffman Estates, IL 60169
 PC: 847-417-4558

A CUSTOM RESIDENCE FOR
HUSEN & SELENA LATIC
 WALNUT POND ESTATES
 LOT 8 - 5560 ARDRE COURT
 HOFFMAN ESTATES IL 60169

FIRST FLOOR GARAGE PLAN
 Blueprints by Design Inc. accurately represents its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or altered in any way without the written permission and consent of Blueprints by Design Inc. In the event of unauthorized reuse of these plans by a third party, the third party shall hold Blueprints by Design Inc. harmless.

VILLAGE OF CHICAGO
HOFFMAN ESTATES
 Permit # BLDG 2408-5292
 Rev # 1 Date: 11/03/2024
 Code Official: OD

Revisions:

Rev	Date	By	Check
1	10/04/24	MAA	

designed by: MAA
drawn by: MAA
checked by: MAA
date: 08/17/24

sheet:
3.1.1



AGENDA ITEM REPORT

Village Board of Trustees
February 17, 2025
ITEM 7B

REQUEST: Approval of an Ordinance amending Section 9-1-18A of the Hoffman Estates Municipal Code (Temporary Planned Development Process).

FROM: James Donahue, Senior Planner

ITEM TYPE: Ordinance - PZC Item

REQUEST SUMMARY

The proposed text amendment extends the effective date of the temporary Planned Development regulations until the Unified Development Ordinance (UDO) is adopted.

FINANCIAL IMPACT

N/A

RECOMMENDATION

The Planning & Zoning Commission held a public hearing on February 5, 2025, and adopted findings and **recommended approval** as summarized below and included in Exhibit A - Findings & Recommendations Summary.

1. Adopted the Findings of Fact for a Text Amendment.
2. Recommended to the Village Board approval of a Text Amendment to Section 9-1-18A of the Hoffman Estates Municipal Code (Temporary Planned Development Process).

Voting: 9 Ayes, 0 Nays, 1 Absent

Motions Passed.

ATTACHMENTS

1. Ordinance Text Amendment - Section 9-1-18A (Temporary PD)
2. Exhibit A - PZC Findings and Recommendations Summary
3. PZC Staff Report
4. Amended Sec. 9-1-18A Temporary PD
5. Application Summary

ORDINANCE NO. _____ - 2025
VILLAGE OF HOFFMAN ESTATES
AN ORDINANCE AMENDING SECTION 9-1-18A
OF THE MUNICIPAL CODE OF THE HOFFMAN ESTATES
(TEMPORARY PLANNED DEVELOPMENT PROCESS)

WHEREAS, the Planning and Zoning Commission, at a public hearing duly called and held according to law on February 5, 2025, considered the request by the Village of Hoffman Estates (applicant) for a Text Amendment to Section 9-1-18A of the Hoffman Estates Municipal Code, and

WHEREAS, the Planning and Zoning Commission adopted certain Finding of Fact and recommended approval of the text amendment as outlined in the Findings and Recommendations Summary attached hereto and made a part hereof as Exhibit "A"; and

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

WHEREAS, the proposed text amendment has met the standards of Section 9-1-17-E. of the Municipal Code.

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

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

Section 2: That Section 9-1-18A. Planned Developments of the Hoffman Estates Municipal Code be and is hereby added to read as follows:

Sec. 9-1-18A. – Planned Developments.

- A. *Authority.* The Village Board may, in accordance with the procedures and standards set out in this section, and by ordinance duly adopted, grant special use authorizing the development of Planned Developments, but only in the districts where such developments are listed as an authorized special use.
- B. *Time for Applications:* It is the intent of the Village Board that the provisions within this section are to be valid until the enactment of the Unified Development Ordinance. Upon adoption of a the Unified Development Ordinance, all applications must be made pursuant to that process and no applications may be made pursuant to this Section. Applications received prior to the expiration of this Section must be complete and include all of the requirements of subsections H and I below in order to be reviewed pursuant to the requirements of this limited-time process. Any incomplete applications received prior to the expiration of this Section shall proceed according to the permanent process.
- C. *Applications pending at the enactment of the Unified Development Ordinance.* Any complete application submitted prior to the expiration of this Section must complete all requirements necessary for submission to the Village Board for approval or denial no later than nine months after the date the application was submitted. Failure to complete the review process in this time period shall result in the application being reviewed pursuant to the requirements of the permanent process. Any change in ownership after the submission of an application shall result in the application being reviewed pursuant to the permanent process. Nothing in this Section shall prevent an applicant from electing to have an application that was reviewed prior to the expiration of this Section reviewed pursuant to the permanent process.
- D. *Purpose.* Planned Developments are included in this section as a distinct category of special use. As such, they are authorized for the same general purposes as all other special uses. The Planned Development is intended to allow the flexible

application of substantive requirements of Chapters 9 and 10 of the Municipal Code for developments that meet certain criteria as outlined in this section. This special regulatory approach is included in this Chapter in recognition of the fact that traditional regulations, which may be useful in protecting the character of substantially developed and stable areas, may impose inappropriate regulations and rigidities upon the development or redevelopment of parcels or areas that lend themselves to an individual, planned approach. Through the flexibility of the Planned Development process, the village seeks to achieve the following specific objectives:

1. Creation of a more desirable environment than would be possible through strict application of other Village land use regulations.
2. Promotion of a creative approach to the use of land and related physical facilities resulting in better design and development, including aesthetic amenities.
3. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation, and geologic features, and the prevention of soil erosion.
4. Combination and coordination of architectural styles, building forms, and building relationships.
5. Provision for the preservation and beneficial use of open space.
6. Encouragement of land uses that promote the public health, safety, and general welfare.
7. Support the economic development goals of the Village, as conveyed through the Village's Comprehensive Plan, or other relevant adopted sub area or strategic plans.

E. *Authorized Districts.* A special use for a Planned Development will only be allowed in the following zoning districts:

1. B-2 Community Business District
2. B-3 Business District
3. B-4 Business District
4. O-5 Office District
5. M-1 Manufacturing District

F. *Authorized Uses.*

1. *Primary Uses*
 - a. Dwelling-Multiple
2. *Accessory uses* including, but not limited to, the following:
 - a. Club houses, pools, patios, decks, gazebos, parks, sports courts, and other structures designed to provide support amenities for the multi-family use.
 - b. Home occupations.
 - c. Those uses listed as permitted uses within the B-1 Neighborhood Business District.

G. *Parties Entitled to Seek Planned Development Approval.* An application for a special use for a Planned Development may be filed by the owner of, or any person having a contractual interest in, the subject property.

H. *General Requirements for Planned Development.* The following are required for all Planned Developments:

1. *Unified Ownership Required.* A Planned Development shall be under single ownership or unified control to ensure that the entire property will be developed, constructed, and maintained as a unified whole. No conveyance of any portion of the property within the Planned Development shall occur without approval of a minor amendment to the

special use for a Planned Development as outlined in Section 9-1-18A-K-3

2. *Minimum Area.* The minimum area for a proposed Planned Development is two-acres; provided, however, that the applicant shall have the burden of establishing that the property is of sufficient size and shape for the proposed Planned Development and to be planned and developed as a unified whole capable of meeting the objectives for which Planned Developments may be established pursuant to this section.
 3. *Covenants and Restrictions Required.* In the event of multiple parcels not under single ownership, unified control will be required in the form of covenants, deed restrictions, easements, and similar restrictions to be recorded in connection with the Planned Development to provide for maintenance of common areas, shared access, parking and other site operational requirements as applicable.
 4. *Public Open Space and Contributions.* Donations shall be provided in accordance with Section 10-9-1.
- I. *Procedure for Approval of Planned Development.* The procedure to be followed in considering applications for a special use for a Planned Development shall be as follows:
1. *Special Use.* Applications for Planned Developments shall follow the process outlined in Section 9-1-18 to obtain a special use. No special use for a Planned Development shall be granted unless the standards found in Section 9-1-18-I are met. In conjunction with this application, all documents as outlined in Section 9-1-18A-J-2 shall be submitted as part of the application submittal.
 2. *Plat of Subdivision and/or Easement.* For all Planned Developments involving the subdivision of land or granting of easements, a plat of subdivision and/or easement shall be required in accordance with Section 10-6-3 of the Subdivision Code.
 3. *Building Permit.* Following approval of an ordinance granting a special use for a Planned Development, a building permit shall be required. Building permit applications shall be made in accordance with requirements of Chapter 11 of the Municipal Code and the requirements of Section 9-1-18A-J.
- J. *Submission for Planned Development.*
1. *Staff Pre-Application Meeting.* A formal meeting to review the proposed Planned Development shall be held with Village staff for discussion of the proposed development relative to the requirements of this Chapter 9 and other sections of the Municipal Code. The petitioner, along with all consultants responsible for preparing plans, studies and documents for the Planned Development plan, shall be present at the pre-application meeting. Prior to this meeting, the applicant shall submit the following materials and any other items that may be required by Village staff to provide useful background for the review team:
 - a. A scaled drawing in sketch form showing the proposed location and extent of the land uses, major streets, lots, environmental areas, stormwater management facilities, and other features as needed to convey the proposed form of development.
 - b. A general description of the proposed Planned Development, the planning objectives to be achieved by it, including the rationales and

assumptions of the applicant supporting the proposed Planned Development, and the market it is intended to serve.

2. *Development Documents for Planned Development.* The following items are required for submission for approval of a Planned Development:

- a. Completion of an application in a form as determined by the Development Services Department.
- b. Legal description.
- c. Plat of Survey.
- d. Proof of ownership or interest in property, including current Title Report.
- e. A written statement addressing the following matters:
 - (1) A general description of the proposed Planned Development, the planning objectives to be achieved by it, including the rationales and assumptions of the applicant supporting the proposed Planned Development, and the market it is intended to serve.
 - (2) How the proposed Planned Development is to be designed, arranged, and operated so as not to adversely affect the development and use of neighboring property in accordance with applicable regulations of this title.
 - (3) A summary of existing natural and environmental resources and features on the subject property, including its topography, vegetation, soils, geology, and scenic view, and the impact of the proposed Planned Development on such resources and features, including proposals to preserve or protect such resources and features.
 - (4) Applicant's intent with respect to the ownership, sale and leasing of the various completed units, structures, spaces and areas within the proposed Planned Development.
 - (5) A development schedule for each and every stage of construction stating the approximate beginning and completion date, proportion of total public or common open space to be provided for each use and with each development stage.
 - (6) A summary of density of residential uses, including the number of dwelling units by type, the number of buildings by type and the number of bedrooms in each building and dwelling unit type.
 - (7) Information on the type and amount of primary and accessory uses, including the amount of open space.
 - (8) A detailed summary of existing bicycle, pedestrian, and transit improvements serving the site and what improvements will be made to enhance or maintain connectivity within the Planned Development and surrounding network.
 - (9) Economic impact summary addressing the economic impacts of the Planned Development on the community including sales tax, equalized assessed property values, transit ridership, employer housing and workforce, etc.
 - (10) A summary of areas proposed to be conveyed, dedicated or reserved for public uses including parks, playgrounds and open spaces.
- f. Site plan indicating:
 - (1) Property lines, lot dimensions, and total gross acreage.
 - (2) Public rights-of-way and easements, including street pavement widths.

- (3) Buildings, structures, and other constructed features (such as fences), with entry and exit points. Building areas, construction types, and heights shall be included.
- (4) All paved surfaces (hardscape), including but not limited to pedestrian and vehicular travel areas.
- (5) Parking areas, including delineated spaces, handicapped spaces, curbs, and planted islands.
- (6) Landscaped areas.
- (7) Natural site features such as water bodies, wetlands, streams, rock outcroppings, etc.
- (8) Transformers and HVAC equipment.
- (9) Conditions on adjacent properties such as buildings, streets, driveways, parking lots, fences and related improvements.
- (10) Fire hydrants.
- (11) Fire Department Connection (FDC).
- (12) Fire lanes.
- (13) Freestanding signs.
- (14) Site lighting.
- (15) Trash storage area and loading areas.
- (16) Chart with all relevant zoning data such as FAR, building height, lot coverage, density, setbacks, parking ratios (by bedroom and unit), etc.
- g. Architectural floor plans.
- h. Building elevations.
- i. Colored renderings.
- j. Site lighting including locations, heights, types and specifications of all exterior fixtures, including, but not limited to, freestanding, wall mounted, ground mounted, security lighting fixtures, and decorative or accent lighting.
- k. Fire apparatus auto-turn exhibits, and location of Fire Department Connection (FDC).
- l. Preliminary landscape plan including, but not be limited to, the following information:
 - (1) North arrow, scale, developer/owner name and address, name and address of landscape architect, and date of preparation.
 - (2) Locations of existing features and proposed improvements.
 - (3) A tree survey and preservation plan.
 - (4) Property lines.
 - (5) All buildings and other structures, paved areas, planted areas, utility poles, fire hydrants, sign locations, fences, underground and overhead utility lines, and any other existing or proposed permanent features.
 - (6) All streets, sidewalks, curbs and gutters, drainage ditches, and other improvements within and adjacent to the site.
 - (7) Locations, sizes, quantity and types (groundcover, shrubs, and ornamental, shade and evergreen trees) of all proposed plantings. Plant sizes shall be scaled to reflect sizes five years after planting.
 - (8) Location of existing natural site features (including, but not limited to, wetland areas, water bodies, streams, rock outcroppings). Locations of existing and proposed berms shall also be shown.
 - (9) Site drainage information, including existing and proposed contours (to verify that the proposed landscaping is compatible with site drainage patterns).
 - (10) Calculations of landscape area.
- m. Signage plan detailing a narrative and graphic explanation of the following:

- (1) Number, location, type and placement of signs on the subject property;
 - (2) Sign materials and methods of illumination;
 - (3) Height and size of signs and sign band areas.
- n. Preliminary engineering plan indicating storm sewer lines, sanitary sewer lines, water mains and storm water detention or retention facilities and proposed grading plans.
 - o. Preliminary stormwater report to meet the requirements of the Metropolitan Water Reclamation District (MWRD) Watershed Management Ordinance (WMO) and applicable portions of Municipal Code. The stormwater management design shall be incorporated into the preliminary plans and required calculations/reports shall be prepared and submitted concurrently with the preliminary engineering.
 - p. Draft of all proposed bylaws, covenants, easements, maintenance and other agreements, wherever applicable.
 - q. Traffic Impact Study and Parking Study.
 - r. Preliminary and Final Plat of Subdivision (if required) in accordance with the requirements of Section 10-6-3.
 - s. Ultimate population table per Section 10-9-1.
 - t. Fiscal Impact Analysis indicating the possible tax consequences the proposed Planned Development will have upon the Village and other affected taxing bodies.
 - u. Market Study.
 - v. Other information, documents or plans as may be determined necessary by the Department of Development Services to complete the evaluation of the request.

K. *Building Permit for Planned Development.* No building permit shall be issued without prior Village Board approval of an ordinance for a special use for a Planned Development. The following items shall be required as part of a submittal for a building permit, in addition to all other permit requirements of Chapter 11 of the Municipal Code:

1. Final engineering plans and details for all utilities, stormwater retention and drainage, and grading.
2. Final stormwater management report to meet the requirements of the Metropolitan Water Reclamation District (MWRD) Watershed Management Ordinance (WMO). The stormwater management design shall be incorporated into the final engineering plans and required calculations/reports shall be prepared and submitted concurrently with the final engineering.
3. Professional engineer's estimate of probable cost for all public and project improvements. A line item cost estimate for all site improvements is required, including the following work categories, at a minimum:
 - a. Site Grading
 - b. Erosion Control
 - c. Sanitary Sewer
 - d. Storm Sewer (including stormwater detention, volume control)
 - e. Water Main
 - f. Pavement (roadway, parking lot, sidewalk, curb & gutter)
 - g. Site Restoration
 - h. Landscaping
 - i. Lighting
4. Final construction staging plan, including a construction schedule.

5. Final, recorded copy of all bylaws covenants, easements, and maintenance agreements as requested by the Village.
6. Final lighting plan and specifications including the following:
 - a. A photometric plot, measured in footcandles. The plot shall include all existing and proposed fixtures on and adjacent to the subject site that affect the site.
 - b. Minimum illumination levels and uniformity ratios.
7. Final landscape plan in substantial conformance with the approved preliminary landscape plan. In addition to those items provided on the preliminary plan, the final landscape plan shall include the following information:
 - c. Species of all proposed plantings and a proposed material schedule (in tabular form), listing: botanical name; common name; size; and quantity. Shade, evergreen, and ornamental tree dimensions shall be scaled to reflect sizes five years after planting in lieu of size at full maturity.
 - d. A cost estimate for landscape materials under separate cover or on the landscape plan.
 - e. Proposed treatment of all ground surfaces; i.e., stone materials, bark, sod, seed and/or other.
 - f. Irrigation plan, including the location and type of system to be provided.
 - g. Building elevations, cross sections, renderings and/or photographs to show relationship of proposed plantings to buildings
8. Other information, documents or plans as may be determined necessary by the Department of Development Services to complete building permit review.

L. *Amendments to Approved Planned Developments.* Amendments to approved Planned Developments shall be reviewed by the Director of Development Services, who shall determine whether the changes are "staff level", "administrative", "minor" or "major" and outlined below:

1. Staff level changes shall be reviewed by Department of Development Services staff for compliance with all code requirements and shall be limited to non-significant impact alterations to an approved Planned Development, such as a change in species of plant material, minor adjustment in building materials, the addition of outdoor seating at a restaurant where there is no negative impact on parking or pedestrian access, addition of a dumpster or utility screen, or other minimal changes that do not materially affect the operational impacts or aesthetics of an approved Planned Development. Such changes may be approved through the issuance of a building permit, where necessary.
2. Administrative amendments shall be limited to the addition of landscaping and other changes to the project that meet or exceed current code requirements where feasible in consideration of the existing improvements present on the site, and where a maximum increase to the gross building floor area would be not more than 20 percent of the existing gross floor area. An administrative Planned Development amendment may be granted if the above changes, on a long-term basis, will not substantially increase traffic to the location, the amount of noise, artificial light or other impacts. Such administrative Planned Development amendments may be approved by the Village Manager, following review procedures established by the Village.

3. Minor amendments to previously approved applications shall be acted upon by the Village Board, after review and recommendation by the Planning, Building and Zoning Committee, who shall receive a recommendation from the Department of Development Services for consideration and final action on such amendments.
4. Major amendments to previously approved applications shall be conducted in accordance with the procedures and requirements for Planned Developments review (including public hearing before the Planning and Zoning Commission and final consideration by the Village Board) as specified in this Chapter. Major amendments shall also require an amendment to the special use for a Planned Development and shall be approved by Ordinance.

M. *Waiver of Submittal Documents.* The Director of Development Services may upon written request by the applicant, and in the discretion of the Director of Development Services, waive one or more of the required applications submittals set forth in Section 9-1-18A-J. Any request by an applicant for such a waiver must be submitted at the time of application and must include specific reasons why such a waiver is being sought.

N. *Site Design and Bulk Requirements.*

1. *Bulk Regulations.* To promote flexibility in design while meeting the purpose of this section, Planned Developments are not subject to the bulk regulations of the underlying zoning district. Instead, the following regulations shall apply:

Maximum Building Height – Residential Uses	125’
Maximum Building Height – All Other Uses	45ft
Maximum FAR	2.0

2. *Site Design Regulations.* Planned Developments shall comply with the all site design regulations of Chapter 10 of the Municipal Code (the Subdivision Code), with the exception of Article 1, Article 2 and Article 6 of Chapter 10. If there is a conflict between this section and the requirements of Chapter 10, the regulations within this section shall govern. Approval of a building permit for an approved Planned Development shall be considered equivalent to site plan approval as outlined in Section 10-1-2-A and 10-2-1-B. Under no circumstance will a development be required to receive both Planned Development and site plan approval.
3. *Off Street Parking Regulations.* The provisions of Section 9-3-2 and Section 10-5-2 shall apply. Proposed parking counts must be supported by evidence including but not limited to the most recent edition of the *ITE Parking Generation Manual* and actual demand data from existing developments similar in nature to that being proposed.
4. *Signage.* Signage shall be considered as part of the overall Planned Development, based upon plans submitted. Plans shall include detailed information about all proposed freestanding and wall signs, including the materials, exact dimensions, and proposed lighting. Signage requirements found within Section 9-3-8 shall not otherwise apply, with the exception of Section 9-3-8-A through Section 9-3-8-L.

5. *Exceptions from Regulations:* The Village Board may, at their sole discretion, approve exceptions from the bulk regulations for Planned Developments, or from any other pertinent requirements as found in Chapter 10, provided the applicant specifically identifies each such exception and demonstrates how each such exception would be compatible with surrounding development; is in furtherance of the stated objectives of this section; and is necessary for proper development of the site.
- O. *Conditions on Planned Development Approvals.* The approval of Planned Development may be conditioned on such matters as the Village Board may find necessary to prevent or minimize any possible adverse effects of the proposed Planned Development; or to ensure its compatibility with surrounding uses and properties and its consistency with the general purposes, goals, and objectives of this Chapter, Chapter 10 of the Municipal Code, and the Comprehensive Plan, or other relevant sub area and strategic plans. Such conditions shall be expressly set forth in the ordinance granting the approval in question. Violation of any such condition or limitation shall be a violation of this Chapter, and shall constitute grounds for revocation of all approvals granted for the Planned Development as well as, as applicable, penalties as found in Section 9-1-20.
- P. *Fees.* All applications for Planned Development and amendments thereto shall pay fees equal to an equivalent site plan approval in addition to the required special use approval.
- Q. Any amendments made to any Planned Development approved pursuant to this time-limited process after the expiration of this process and enactment of a permanent Planned Development process shall be reviewed and subject to the requirements of the process in effect at the time of the requested amendment.

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

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

PASSED THIS _____ day of _____, 2025

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

APPROVED THIS _____ DAY OF _____, 2025

Village President

ATTEST:

Village Clerk

Published in pamphlet form this _____ day of _____, 2025.



**PLANNING & ZONING COMMISSION
FINDINGS & RECOMMENDATION SUMMARY**

Meeting Date: 2/5/2025

Prepared By: James Donahue, Senior Planner

PLN25-0001

**Text Amendment to Section 9-1-18A of the Hoffman Estates Municipal Code (Temporary
Planned Development Process)**

Findings of Fact – Amendments

Sec. 9-1-17-E: Findings of Fact and Recommendations

1. The Planning and Zoning Commission shall not recommend the adoption of a proposed amendment unless it finds that the adoption of such amendment is in the public interest and is not solely for the interest of the applicant.

FINDING: The Village, as applicant, is proposing the amendment as a tool to help with the redevelopment of properties to meet the economic development goals of the Village.

Recommendations

The Planning & Zoning Commission made the following motions:

1. Adopt the Findings of Fact for a Text Amendment.

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

Roll call vote:

Aye: Eva Combs, Adam Bauske, Lon Harner, Lenard Henderson, Daniel Lee, Nancy Trieb, John Wise, Denise Wilson, Raj Chhatwani

Nay: None

Absent: Minerva Milford

Motion Passed.

2. Recommend to the Village Board approval of a Text Amendment to Section 9-1-18A of the Hoffman Estates Municipal Code (Temporary Planned Development Process)

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

Roll call vote:

Aye: Eva Combs, Adam Bauske, Lon Harner, Lenard Henderson, Daniel Lee, Nancy Trieb, John Wise, Denise Wilson, Raj Chhatwani

Nay: None

Absent: Minerva Milford

Motion Passed.



PLANNING & ZONING COMMISSION STAFF REPORT

Meeting Date: 2/5/2025

From: James Donahue, Senior Planner

PLN25-0001

Public Hearing

Text Amendment to Section 9-1-18A of the Hoffman Estates Municipal Code (Temporary Planned Development Process)

REQUEST SUMMARY

The proposed text amendment extends the effective date of the temporary Planned Development regulations until the Unified Development Ordinance (UDO) is adopted.

BACKGROUND / ANALYSIS

In 2023, the Village Board adopted Ordinance 5018-2023, which established a temporary Planned Development process within the Zoning Code (Sec. 9-1-18A). This process was created to accommodate the growing demand for modern multi-family developments in the Village by allowing them to be considered under the temporary Planned Development regulations in specific zoning districts (B-2, B-3, B-4, O-5, and M-1).

Implemented with a 12-month duration, the temporary process was intended to serve as a bridge until the adoption of permanent Planned Development regulations through the UDO. The temporary Planned Development process expired as of April 2024. The UDO timeline has been extended, with adoption anticipated in spring/summer 2025. Following Village Board direction on January 13, 2025, the proposed text amendment extends the effective date of the temporary Planned Development regulations until the UDO's adoption. All other regulations as originally adopted will remain unchanged.

MOTIONS

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

1. Adopt the Findings of Fact for a Text Amendment.
2. Recommend to the Village Board approval of a Text Amendment to Section 9-1-18A of the Hoffman Estates Municipal Code (Temporary Planned Development Process).

ATTACHMENTS

1. Draft Findings and Recommendations Summary
2. Amended Sec. 9-1-18A Temporary Planned Developments

Sec. 9-1-18A. Planned developments.

- A. *Authority.* The Village Board may, in accordance with the procedures and standards set out in this section, and by ordinance duly adopted, grant special use authorizing the development of Planned Developments, but only in the districts where such developments are listed as an authorized special use.
- B. *Time for Applications: It is the intent of the Village Board that the provisions within this section are to be valid for no more than 12 months from the date of adoption, or until the enactment of a permanent Planned Development process the Unified Development Ordinance. No application made pursuant to this section may be made later than 12 months from the date of adoption of this section unless this section has been extended by the Village Board. Upon adoption of a permanent Planned Development process, the Unified Development Ordinance, all applications must be made pursuant to that process and no applications may be made pursuant to this Section. Applications received prior to the expiration of this Section must be complete and include all of the requirements of subsections H and I below in order to be reviewed pursuant to the requirements of this limited-time process. Any incomplete applications received prior to the expiration of this Section shall proceed according to the permanent process.*
- C. *Applications pending at the enactment of the Unified Development Ordinance expiration of the temporary process.* Any complete application submitted prior to the expiration of this Section must complete all requirements necessary for submission to the Village Board for approval or denial no later than nine months after the date the application was submitted. Failure to complete the review process in this time period shall result in the application being reviewed pursuant to the requirements of the permanent process. Any change in ownership after the submission of an application shall result in the application being reviewed pursuant to the permanent process. Nothing in this Section shall prevent an applicant from electing to have an application that was reviewed prior to the expiration of this Section reviewed pursuant to the permanent process.



VILLAGE OF HOFFMAN ESTATES PLANNING & ZONING APPLICATION SUMMARY

APPLICATION INFORMATION

Project Number:	PLN25-0001
Project Name:	Text Amendment - Temp PD Process
Project Application Date:	1/21/2025
Project Manager:	James Donahue

PROJECT TYPE

Text Amendment

SITE INFORMATION

Property Address:	
All Included PINs:	

PROJECT CONTACTS

Relationship to Project	Name / Firm	Address	Phone	E-Mail
APPLICANT	The Village of Hoffman Estates	1900 HASSELL RD HOFFMAN ESTATES, IL 60169	8477812660	planning@vohe.org
OWNER	The Village of Hoffman Estates	1900 HASSELL RD HOFFMAN ESTATES, IL 60169	8477812660	planning@vohe.org



AGENDA ITEM REPORT

Village Board of Trustees
February 17, 2025
ITEM 7C

REQUEST: Approval of an Ordinance granting Preliminary and Final Plat of Subdivision and Site Plan for Compass Data Center located at 3333 Beverly Road.

FROM: James Donahue, Senior Planner

ITEM TYPE: Ordinance - PZC Item

REQUEST SUMMARY

Compass Datacenters ORD 1 LLC is seeking Preliminary and Final Plat of Subdivision and Site Plan approval for a 1.25 million square foot hyperscale data center campus on the 193 acre site of the former Sears Holdings headquarters.

Location:	3333 Beverly Road
Property Owner / Applicant:	Compass Datacenters ORD 1 LLC
Property Size:	193 acres
Zoning / Land Use:	O-5 Office District / Former Sears Headquarters
Adjacent Properties:	North: Cook County Forest Preserve (Not in the Village) South: O-5; Various Office Buildings East: O-5; Various Office Buildings West: Plote gravel pit property (not in the Village)

FINANCIAL IMPACT

N/A

RECOMMENDATION

The Planning & Zoning Commission held a public meeting on February 5, 2025, and adopted Findings and **recommended approval** as summarized below and included in Exhibit B - Findings & Recommendations Summary.

1. Adopted the Findings of Fact for Site Plan.
2. Recommended to the Village Board approval of Preliminary and Final Plat of Subdivision for Compass Data Center dated January 7, 2025.
3. Recommended to the Village Board approval of Preliminary and Final Site Plan, subject to conditions included in Exhibit B.

Voting (Findings of Fact): 8 Ayes, 1 Nay, 1 Absent

Voting (Preliminary & Final Plat of Subdivision): 9 Ayes, 0 Nays, 1 Absent

Voting (Preliminary & Final Site Plan): 9 Ayes, 0 Nays, 1 Absent

Motions Passed.

ATTACHMENTS

1. Ordinance - Compass Data Center
2. Exhibit A - Location Map
3. Exhibit B - Findings and Recommendations Summary
4. Exhibit C - Final Plat of Subdivision
5. PZC Staff Report
6. Final Civil Engineering Plans
7. Landscape Plans
8. Landscape Palette
9. Building Elevations
10. Overall Site (Buildout)
11. Line of Sight Study
12. Community Impact Statement
13. Application Summary

VILLAGE OF HOFFMAN ESTATES

**AN ORDINANCE GRANTING PRELIMINARY AND FINAL PLAT OF SUBDIVISION
AND SITE PLAN FOR COMPASS DATA CENTERS LOCATED AT
3333 BEVERLY ROAD, HOFFMAN ESTATES, ILLINOIS**

WHEREAS, the Planning and Zoning Commission, at a public meeting duly called and held according to law on February 5, 2025, and considered the request by Compass Datacenters ORD 1 LLC (owner and applicant) for Preliminary and Final Plat of Subdivision and Site Plan for the property located at 3333 Beverly Road, and shown on Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, the Planning and Zoning Commission adopted certain Finding of Fact and recommended approval of the Preliminary and Final Plat of Subdivision and Site Plan as outlined in the Findings and Recommendations Summary attached hereto and made a part hereof as Exhibit "B"; and

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

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

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

Section 2: The Village President and Village Clerk are hereby authorized to sign and attest to the Plat of Subdivision attached hereto as Exhibit "C" and the Village Clerk hereby authorized to cause said Plat of Subdivision to be recorded with the Cook County Recorder of Deeds.

Section 3: Preliminary and Final Site Plan is hereby granted, subject to the following conditions:

- a. The building permit shall be obtained within twelve (12) months of Village Board action on this request.
- b. A waiver from Section 10-4-4 C.2.b. is granted to eliminate the required shade tree at the end of each parking row.
- c. A fee in lieu for future sidewalks along Beverly Road and Higgins Road shall be paid. The agreed upon amount will be based on an Engineer's Estimate of Cost as approved by the Director of Engineering.
- d. A private watermain agreement, in a form approved by Corporation Counsel, shall be executed prior to issuance of the first certificate of occupancy for the development.
- e. Prior to issuance of the final certificate of occupancy for the development, property owner shall commission a review of all preserved and installed trees around the perimeter of the site, perform any maintenance required to ensure tree survivability or, if a tree is dead or dying, remove and replace with a similar species.
- f. Prior to issuance of final certificate of occupancy for each building, staff shall conduct a review of perimeter screening to ensure adequate screening (grades, setbacks, landscaping) is provided to obscure view of equipment yards from all public rights-of-way. If staff identifies areas lacking screening, owner shall be notified and additional landscaping installed prior to final occupancy inspection.
- g. The development shall comply with all Village, Cook County, and State of Illinois noise regulations at all times. Prior to issuance of building permits for buildings 3 and 4 of the development, applicant shall provide plans and documentation verifying that noise mitigation measures as recommended in the Environmental Noise Study dated 1/17/25 have been incorporated into the design.
- h. Separate Site Plan approval is required for the electric substation planned for Lot 2.
- i. Landscaping along the Beverly Road and Trillium Boulevard frontages of the substation on Lot 2 shall be consistent with the landscape plans approved as part of this final site plan approval. Fencing around the substation on Lot 2 shall be the consistent with the fencing approved for Lot 1.
- j. A performance guarantee based on an Engineers' Estimate of Cost shall be submitted to the Village prior to issuance of the site development permit.
- k. A permit from the Metropolitan Water Reclamation District (MWRD) shall be provided prior to site construction commencing.
- l. No exterior signage is approved with these plans. Any site or building signage will be required to meet current Village code.

- m. The owner shall comply with obligations of any approved development, incentive or other agreement related to the subject property.
- n. The following conditions relate to the site construction:
 - 1) A pre-construction meeting shall be conducted with the Village staff prior to construction commencing.
 - 2) Fire Department and emergency access to the property shall be maintained at all times. Petitioner shall make any adjustments on the site as needed for access as per direction by the Village.
 - 3) In accordance with Village Code, construction hours shall be limited to 7 a.m. to 7 p.m. Monday through Friday, and 8 a.m. to 6 p.m. Saturday and Sunday.
- o. The following documents and plans, all on file with the Village, are hereby approved and constitute the final site plan approval for the project:

- 1. Final Civil Engineering Plans dated 1/8/25
- 2. Final Plat of Subdivision for Compass Datacenter dated 1/7/25
- 3. Final Landscape Plans updated 11/21/24
- 4. Elevations dated 8/30/24
- 5. Community Impact Statement and attachments dated 1/10/25
- 6. Traffic Generation Memo dated 3/15/24
- 7. Final Stormwater Report dated 12/18/24
- 8. Environmental Noise Study dated 1/17/25

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

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

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 Karen Arnet	_____	_____	_____	_____
Trustee Patrick Kinnane	_____	_____	_____	_____
President William D. McLeod	_____	_____	_____	_____

APPROVED THIS _____ DAY OF _____, 2025

Village President

ATTEST:

Village Clerk

Published in pamphlet form this _____ day of _____, 2025.

3333 BEVERLY RD

01-32-100-005-0000, 01-31-201-003-0000, 01-31-202-000-0000

N

UNINCORPORATED COOK COUNTY



Legend

-  Subject Property
-  Parcel
-  VillageBoundary



Department of Development Services
Village of Hoffman Estates



**PLANNING & ZONING COMMISSION
FINDINGS & RECOMMENDATION SUMMARY**

Meeting Date: 2/5/2025

Prepared By: James Donahue, Senior Planner

PLN24-0011

***Preliminary and Final Plat of Subdivision and Site Plan for Compass Data Center
located at 3333 Beverly Road***

Findings of Fact – Site Plan

Sec. 10-2-2-H: Planning and Zoning Commission Review and Recommendation

1. The Planning and Zoning Commission recommends approval for the stated reasons.

FINDING: The proposed use is permitted by the zoning code, is a good use for the land and meets the Village's economic development goals of diversifying the tax base.

Recommendations

The Planning & Zoning Commission shall make the following motions:

1. Adopt the Findings of Fact for Site Plan.

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

Roll call vote:

Aye: Combs, Bauske, Henderson, Lee, Trieb, Wilson, Wise, Chhatwani

Nay: Harner

Absent: Milford

Motion Passed.

2. Recommend to the Village Board approval of Preliminary and Final Plat of Subdivision, subject to the Final Plat of Subdivision for Compass Datacenter dated January 7, 2025.

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

Roll call vote:

Aye: Combs, Bauske, Harner, Henderson, Lee, Trieb, Wilson, Wise, Chhatwani

Nay: None

Absent: Milford

Motion Passed.

3. Recommend to the Village Board approval of Preliminary and Final Site Plan for Compass Data Center located at 3333 Beverly Road, subject to the following conditions:
 - a. The building permit shall be obtained within twelve (12) months of Village Board action on this request.
 - b. A waiver from Section 10-4-4 C.2.b. is granted to eliminate the required shade tree at the end of each parking row.
 - c. A fee in lieu for future sidewalks along Beverly Road and Higgins Road shall be paid. The agreed upon amount will be based on an Engineer's Estimate of Cost as approved by the Director of Engineering.

- d. A private watermain agreement, in a form approved by Corporation Counsel, shall be executed prior to issuance of the first certificate of occupancy for the development.
- e. Prior to issuance of the final certificate of occupancy for the development, property owner shall commission a review of all preserved and installed trees around the perimeter of the site, perform any maintenance required to ensure tree survivability or, if a tree is dead or dying, remove and replace with a similar species.
- f. Prior to issuance of final certificate of occupancy for each building, staff shall conduct a review of perimeter screening to ensure adequate screening (grades, setbacks, landscaping) is provided to obscure view of equipment yards from all public rights-of-way. If staff identifies areas lacking screening, owner shall be notified and additional landscaping installed prior to final occupancy inspection.
- g. The development shall comply with all Village, Cook County, and State of Illinois noise regulations at all times. Prior to issuance of building permits for buildings 3 and 4 of the development, applicant shall provide plans and documentation verifying that noise mitigation measures as recommended in the Environmental Noise Study dated 1/17/25 have been incorporated into the design.
- h. Separate Site Plan approval is required for the electric substation planned for Lot 2.
- i. Landscaping along the Beverly Road and Trillium Boulevard frontages of the substation on Lot 2 shall be consistent with the landscape plans approved as part of this final site plan approval. Fencing around the substation on Lot 2 shall be the consistent with the fencing approved for Lot 1.
- j. A performance guarantee based on an Engineers' Estimate of Cost shall be submitted to the Village prior to issuance of the site development permit.
- k. A permit from the Metropolitan Water Reclamation District (MWRD) shall be provided prior to site construction commencing.
- l. No exterior signage is approved with these plans. Any site or building signage will be required to meet current Village code.
- m. The owner shall comply with obligations of any approved development, incentive or other agreement related to the subject property.
- n. The following conditions relate to the site construction:
 1. A pre-construction meeting shall be conducted with the Village staff prior to construction commencing.
 2. Fire Department and emergency access to the property shall be maintained at all times. Petitioner shall make any adjustments on the site as needed for access as per direction by the Village.
 3. In accordance with Village Code, construction hours shall be limited to 7 a.m. to 7 p.m. Monday through Friday, and 8 a.m. to 6 p.m. Saturday and Sunday.
- o. The following documents and plans, all on file with the Village, are hereby approved and constitute the final site plan approval for the project:
 1. Final Civil Engineering Plans dated 1/8/25
 2. Final Plat of Subdivision for Compass Datacenter dated 1/7/25
 3. Final Landscape Plans dated 11/21/24
 4. Elevations dated 8/30/24
 5. Community Impact Statement and attachments dated 1/10/25
 6. Traffic Generation Memo dated 3/15/24
 7. Final Stormwater Report dated 12/18/24
 8. Environmental Noise Study dated 1/17/25

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

Roll call vote:

Aye: Combs, Bauske, Harner, Henderson, Lee, Trieb, Wilson, Wise, Chhatwani

Nay: None

Absent: Milford

Motion Passed.

FINAL PLAT OF SUBDIVISION
COMPASS DATACENTER

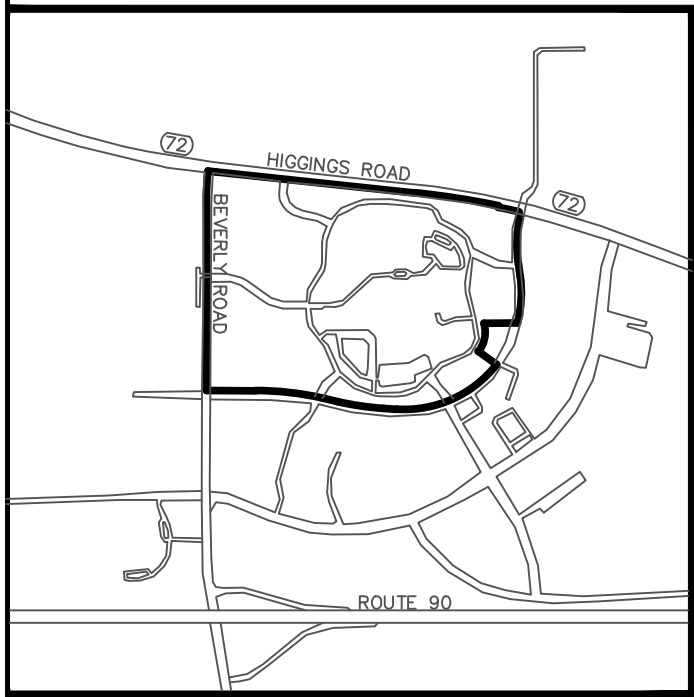
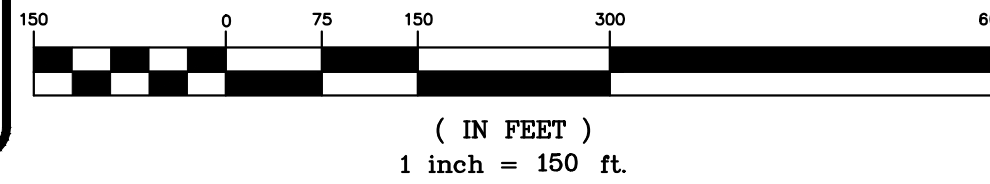
IN SECTIONS 31 AND 32, TOWNSHIP 42 NORTH, RANGE 9 EAST
OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AREA SUMMARY

GROSS AREA: 8,422,549 SQUARE FEET OR 193.355 ACRES
R.O.W. DEDICATION: 38,060 SQUARE FEET OR 0.874 ACRES
NET AREA: 8,384,489 SQUARE FEET OR 192.481 ACRES
(TO HEAVY LINES)
(BASED ON MEASURED VALUES)

P.I.N. 01-31-202-002
P.I.N. 01-31-201-003
P.I.N. 01-32-100-005

GRAPHIC SCALE



VICINITY MAP
NO SCALE

LEGEND

- SET 7/8" O.D.I.P. UNLESS OTHERWISE NOTED
- SET CONCRETE MONUMENT UNLESS OTHERWISE NOTED
- SET CROSS IN CONCRETE UNLESS OTHERWISE NOTED

ABBREVIATIONS

O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
N = NORTH
S = SOUTH
E = EAST
W = WEST
(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(C) = CALCULATED BEARING OR DISTANCE
(D) = DEED BEARING OR DISTANCE
B.S.L. = BUILDING SETBACK LINE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
SF = SQUARE FEET
AC = ACRES

LINE LEGEND

SUBDIVISION BOUNDARY LINE
ADJACENT LAND PARCEL LINE
LOT LINE
EASEMENT LINE
CENTERLINE
BUILDING SETBACK LINE
SECTION LINE

LOT 2
SEARS BUSINESS PARK AMENDED
PLAT OF SUBDIVISION DOCUMENT
91394843

LOT 1
7,944,035 SF
182.370 AC

LOT 1A
RESUBDIVISION OF LOT 1 PRAIRIE STONE
DOCUMENT 1013244049

LOT 3
SEARS BUSINESS PARK AMENDED
PLAT OF SUBDIVISION DOCUMENT
91394843

LOT 1A

LOT 4A2A2A
RESUBDIVISION OF LOT 4A2A2 IN
RESUBDIVISION OF LOT 4A2A
DOCUMENT 0425818050

LOT 4A2A2C
RESUBDIVISION OF LOT 4A2A2
IN RESUBDIVISION OF LOT 4A2A
DOCUMENT 0425818050

LOT 4A2B
PRAIRIE STONE RESUBDIVISION
OF LOT 4A2 IN RESUBDIVISION
OF LOTS 4A AND 4D
DOCUMENT 04067804

LOT 4A2D1
RESUBDIVISION OF LOT 4A2D IN
PRAIRIE STONE, A RESUBDIVISION
OF LOT 4A2D IN PRAIRIE STONE
DOCUMENT 98083603

LOT 4C
RESUBDIVISION OF LOT 4
SEARS BUSINESS PARK
DOCUMENT 91398712

LOT 4F
RESUBDIVISION OF LOT 4
SEARS BUSINESS PARK
DOCUMENT 91398712

LOT 4G1B3
PRAIRIE STONE COMMONS
LOT 4G1B RESUB
DOCUMENT 0710822035

LOT 4G1A
RESUBDIVISION OF PRAIRIE
STONE COMMONS OF LOTS
4G1 AND 4G6
DOCUMENT 0508734007

LOT 4G7

LOT 4G/C
PRATUM
AVENUE

FINAL PLAT OF RESUBDIVISION
OF LOTS 4A1 AND 4G IN PRAIRIE STONE
DOCUMENT 97519164

OWNER/DEVELOPER
COMPASS DATACENTERS ORD I, LLC
14555 N. DALLAS PARKWAY
SUITE 125
DALLAS, TX 75254

AFTER RECORDING
RETURN TO:
VILLAGE OF HOFFMAN ESTATES
1900 HASSELL ROAD
HOFFMAN ESTATES, ILLINOIS
60169

DATE	BY	PG	BOOK	CHECKED BY	DW	PC	BT	REVISIONS
7-26-24	CJC	1						PER EMAIL DATED 7-23-24
10-24-24	BT	2						PER EMAIL DATED 10-23-24
11-11-24	BT	3						PER EMAIL DATED 11-08-24
01-07-25	BT	4						PER EMAIL DATED 12-16-24

CLIENT	PROJECT	NO.	DATE	PC	BT	DW	CHECKED BY	PG	BOOK	DATE	BY
Kimley»Horn	COMPASS DATACENTER HOFFMAN ESTATES, IL	1	7-26-24					1		7-26-24	CJC
		2	10-24-24					2		10-24-24	BT
		3	11-11-24					3		11-11-24	BT
		4	01-07-25					4		01-07-25	BT

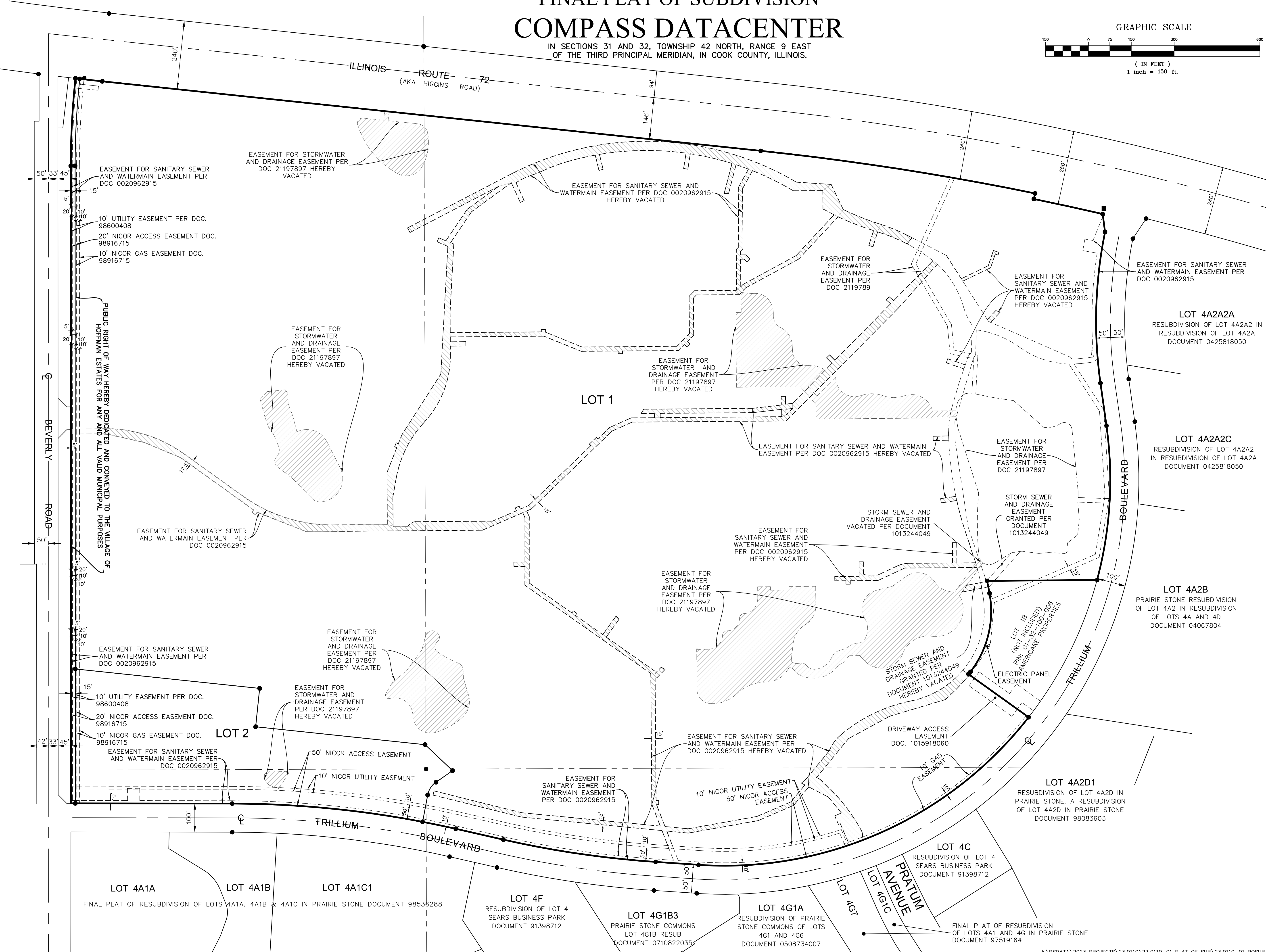
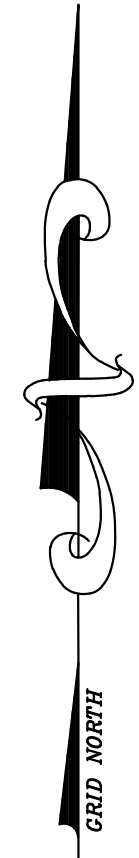
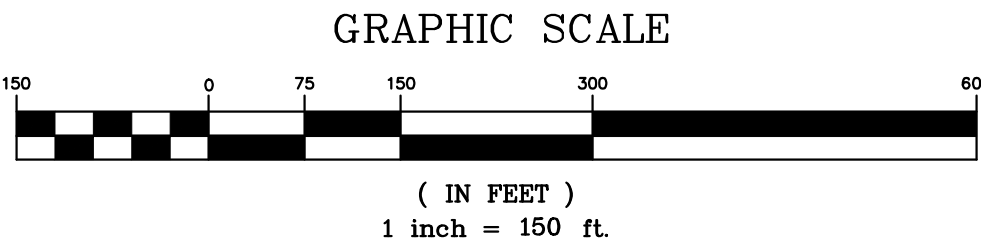
COMPASS SURVEYING LTD	ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING
2631 GINGER WOODS PARKWAY, STE. 100 AURORA, IL 60002 PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM	

SCALE: 1" = 150'

1 OF 4

FINAL PLAT OF SUBDIVISION
COMPASS DATACENTER

IN SECTIONS 31 AND 32, TOWNSHIP 42 NORTH, RANGE 9 EAST
OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



DATE	NO.	PC	BOOK	PG	BY
7-26-24	1	PC	7-26-24	1	BT
10-24-24	2	PC	10-24-24	2	BT
11-16-24	3	PC	11-16-24	3	BT
01-07-25	4	PC	01-07-25	4	BT

Kimley»Horn

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600,
AURORA, IL 60009
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

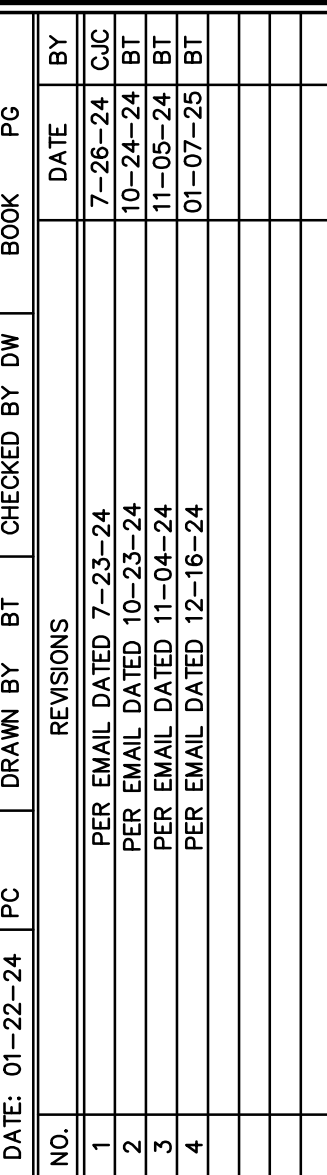
COMPASS SURVEYING LTD

ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING

2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60002
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

IN SECTIONS 31 AND 32, TOWNSHIP 42 NORTH, RANGE 9 EAST
OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

GRID NORTH



Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
42401 WINFIELD ROAD, SUITE 600,
WARRENVILLE, IL 60555
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

COMPASS DATA CENTER
HOFFMAN ESTATES, IL

COMMITTEE
SURVEYING LTD

ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING

2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502

PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

SCALE: 1" = 150'

3 OF 4

NO.: 23.0110-01

FINAL PLAT OF SUBDIVISION
COMPASS DATACENTER

IN SECTIONS 31 AND 32, TOWNSHIP 42 NORTH, RANGE 9 EAST
OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SPACE FOR I.D.O.T. STAMP

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT OF CH. 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS," AS AMENDED. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL, BE REQUIRED BY THE DEPARTMENT.

JOSE RIOS, P.E.
REGION ONE ENGINEER

OWNER'S CERTIFICATE

STATE OF _____)
COUNTY OF _____) SS

THIS IS TO CERTIFY THAT COMPASS DATACENTERS ORD I, LLC, A DELAWARE LIMITED LIABILITY COMPANY, IS THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN HEREON AND AS SUCH OWNER, HAS CAUSED THE PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND AS ALLOWED AND PROVIDED BY STATUTES, AND SAID LIMITED LIABILITY COMPANY DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID.

ALSO, THIS IS TO CERTIFY THAT THE PROPERTY BEING SUBDIVIDED AFORESAID AND, TO THE BEST OF OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF COMMUNITY UNIT SCHOOL DISTRICT 300 AND ELGIN COMMUNITY COLLEGE DISTRICT 509.

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

OWNER NAME: COMPASS DATACENTERS ORD I, LLC
ADDRESS: 14555 N. DALLAS PARKWAY, SUITE 125
DALLAS, TX 75254

BY: _____
TITLE: SIGNATURE
PRINT TITLE

NOTARY'S CERTIFICATE

STATE OF _____)
COUNTY OF _____) SS

I, _____, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT (TITLE) OF SAID LIMITED LIABILITY COMPANY, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN SET FORTH.

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

NOTARY PUBLIC SIGNATURE _____

(PRINT NAME) _____

MORTGAGEE'S CERTIFICATE

STATE OF _____)
COUNTY OF _____) SS

_____, AS MORTGAGEE UNDER

PROVISIONS OF A CERTAIN MORTGAGE DATED _____

AND RECORDED IN THE RECORDER'S OFFICE OF _____ COUNTY,

ILLINOIS, AS DOCUMENT NUMBER _____, HEREBY CONSENTS TO RECORDING OF THE SUBDIVISION HEREIN SHOWN.

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

BY: _____ BY: _____

TITLE: _____ TITLE: _____

NOTARY'S CERTIFICATE

STATE OF _____)
COUNTY OF _____) SS

I, _____, A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ (TITLE) AND _____ (TITLE) OF _____ (COMPANY), WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHO ARE SUBSCRIBED TO THE FOREGOING MORTGAGEE'S CERTIFICATE APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT IN THEIR CAPACITY FOR THE FOR THE USES AND PURPOSES THEREIN SET FORTH AS THE FREE AND VOLUNTARY ACT AN DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY

OF _____ A.D., 20 ____

BY: _____
NOTARY PUBLIC

PLANNING AND ZONING COMMISSION CERTIFICATE

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF HOFFMAN ESTATES, COOK COUNTY, ILLINOIS, THIS ____ DAY OF _____, 20____

SIGNED _____
CHAIRPERSON

ATTEST _____
SECRETARY

VILLAGE BOARD CERTIFICATE

APPROVED BY THE BOARD OF TRUSTEE OF THE VILLAGE OF HOFFMAN ESTATES, COOK COUNTY, ILLINOIS,

THIS ____ DAY OF _____, 20____

SIGNED _____
VILLAGE PRESIDENT

ATTEST _____
VILLAGE CLERK

VILLAGE TREASURER CERTIFICATE

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

THIS ____ / ____ / ____ DAY OF _____, 20____

VILLAGE TREASURER

PUBLIC WATERMAIN EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED BY AND GRANTED TO THE VILLAGE OF HOFFMAN ESTATES AND THEIR SUCCESSORS WITHIN THE AREA SHOWN BY DASHED LINES AND WITHIN THE AREA DEFINED "PUBLIC WATERMAIN EASEMENT" ON THIS PLAT, TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN WATERMAIN FACILITIES, ABOVE AND UNDERGROUND, WITH ALL NECESSARY VALVES, HYDRANTS AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THE SUBDIVISION AND OTHER PROPERTY PUBLIC WATER SERVICE TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN WITHIN SAID EASEMENT AREA SAID WATERMAIN FACILITIES AND OTHER EQUIPMENT, AND FOR THE INSTALLATION, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF SAID WATERMAIN, AND ANY APPURTENANCES, AND FINALLY THE RIGHT IS HEREBY GRANTED TO CUT DOWN AND REMOVE AND TRIM AND KEEP TRIMMED, TREES, SHRUBS, OR SAPLINGS THAT INTERFERE OR THREATEN TO INTERFERE WITH ANY OF THE SAID PUBLIC WATERMAIN FACILITIES AND EQUIPMENT. NO PERMANENT BUILDINGS OR CONCRETE PATIOS SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, PARKING LOTS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED. HOWEVER, IF FENCES ARE TO BE ERECTED BY ANY OWNER OR OWNERS IN THIS SUBDIVISION WITHIN SAID EASEMENT, THESE MUST BE PLACED IN A LOCATION ACCEPTABLE TO THE VILLAGE OF HOFFMAN ESTATES AND PRIOR TO ERECTING SUCH A FENCE, A PERMIT FOR SUCH A FENCE INSTALLATION MUST BE OBTAINED FROM SAID VILLAGE.

PUBLIC SANITARY SEWER EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED BY AND GRANTED TO THE VILLAGE OF HOFFMAN ESTATES AND THEIR SUCCESSORS WITHIN THE AREA SHOWN BY DASHED LINES AND WITHIN THE AREA DEFINED "PUBLIC SANITARY SEWER EASEMENT" ON THIS PLAT, TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN SANITARY SEWER FACILITIES, ABOVE AND UNDERGROUND, WITH ALL NECESSARY MANHOLES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THE SUBDIVISION AND OTHER PROPERTY SANITARY SEWER SERVICE TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN WITHIN SAID EASEMENT AREA SAID SANITARY SEWER FACILITIES AND OTHER EQUIPMENT, AND FOR THE INSTALLATION, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF SAID SANITARY SEWER LINES AND ANY APPURTENANCES, AND FINALLY THE RIGHT IS HEREBY GRANTED TO CUT DOWN AND REMOVE AND TRIM AND KEEP TRIMMED, TREES, SHRUBS, OR SAPLINGS THAT INTERFERE OR THREATEN TO INTERFERE WITH ANY OF THE SAID PUBLIC SANITARY SEWER FACILITIES AND EQUIPMENT. NO PERMANENT BUILDINGS OR CONCRETE PATIOS SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, PARKING LOTS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED. HOWEVER, IF FENCES ARE TO BE ERECTED BY ANY OWNER OR OWNERS IN THIS SUBDIVISION WITHIN SAID EASEMENT, THESE MUST BE PLACED IN A LOCATION ACCEPTABLE TO THE VILLAGE OF HOFFMAN ESTATES AND PRIOR TO ERECTING SUCH A FENCE, A PERMIT FOR SUCH A FENCE INSTALLATION MUST BE OBTAINED FROM SAID VILLAGE.

PUBLIC SIDEWALK EASEMENT PROVISIONS

A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF HOFFMAN ESTATES AND THEIR SUCCESSORS OVER ALL AREAS HEREON PLATTED AND DESIGNATED "PUBLIC SIDEWALK EASEMENT" FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, REPLACE AND MAINTAIN A PATHWAY WITHIN THE SUBJECT EASEMENT AREA, TOGETHER WITH THE RIGHT OF ACCESS FOR THE NECESSARY PERSONS AND OR EQUIPMENT TO COMPLETE ANY OF THE ABOVE WORK, TOGETHER WITH THE RIGHT OF TRANSFER FOR PEDESTRIAN AND NON-MOTORIZED VEHICULAR TRAFFIC ALONG THE EASEMENT. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES OR SHRUBS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE PUBLIC PATHWAYS. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT, BUT THE SAME MAY BE USED FOR DRIVEWAYS CROSSING THE EASEMENT AREA, LAWNS AND LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS.

STORMWATER MANAGEMENT EASEMENT FOR PRIVATE FACILITY

A STORMWATER MANAGEMENT EASEMENT IS HEREBY GRANTED TO THE VILLAGE OF HOFFMAN ESTATES AND THEIR SUCCESSORS OVER ALL AREAS HEREON PLATTED AND DESIGNATED AS "STORMWATER MANAGEMENT EASEMENT". FOR A STORMWATER MANAGEMENT FACILITY TO BE MAINTAINED BY THE OWNER OF SAID FACILITY IN ACCORDANCE WITH VILLAGE ORDINANCES AND APPROVED ENGINEERING PLANS. OPERATION AND MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES WILL BE PERFORMED BY THE VILLAGE ONLY IN THE EVENT OF OWNER DEFAULT IN THE OWNER'S MAINTENANCE OBLIGATIONS, AND WILL BE DONE AT THE OWNER'S EXPENSE

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS

I, DANIEL W. WALTER, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3585, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING 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.

AS SHOWN BY THE ANNEXED PLAT WHICH IS A REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. SCALE OF MAP IS 100 FEET PER ONE INCH.

I HEREBY FURTHER CERTIFY THAT THE SUBJECT RESUBDIVISION, ACCORDING TO AND BASED ON INFORMATION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY ONLY, IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 170107 0155 J, MAP NUMBER 17031C0155J, HAVING A REVISED DATE OF AUGUST 19, 2008.

I ALSO CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREIN DRAWN IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF HOFFMAN ESTATES, ILLINOIS, WHICH HAS ADOPTED A VILLAGE PLAN AND WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE XI OF THE ILLINOIS MUNICIPAL CODES AS HERETOFORE AND HEREAFTER AMENDED.

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

COMPASS SURVEYING LTD
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184--002778
LICENSE EXPIRES 4/30/2025

BY: _____
DANIEL W. WALTER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3585
LICENSE EXPIRES 11/30/2026

SURVEYOR'S DESIGNATION OF RECORDING

STATE OF ILLINOIS)
COUNTY OF KANE) SS

I, DANIEL W. WALTER, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, HEREBY DESIGNATE THE VILLAGE CLERK OF HOFFMAN ESTATES TO RECORD A CERTAIN PLAT OF SUBDIVISION KNOWN AS COMPASS DATA CENTER WITH THE COOK COUNTY RECORDER OF DEEDS OR REGISTRAR OF TITLES. THIS DESIGNATION IS GRANTED UNDER THE RIGHT TO DESIGNATE SUCH RECORDING UNDER 765 ILCS 205/2.

GIVEN UNDER MY HAND AND SEAL AT AURORA , ILLINOIS THIS _____ DAY OF _____, 20____

COMPASS SURVEYING LTD
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184--002778
LICENSE EXPIRES 4/30/2025

BY: _____
DANIEL W. WALTER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3585
LICENSE EXPIRES 11/30/2026

DATE: 01-22-24	PC	DRAWN BY: BT	CHECKED BY: DW	BOOK	PG
NO.	REVISIONS	DATE	BY		
1	PER EMAIL DATED 7-23-24	7-26-24	CJC		
2	PER EMAIL DATED 10-23-24	10-24-24	BT		
3	PER EMAIL DATED 11-04-24	11-04-24	BT		
4	PER EMAIL DATED 12-10-24	01-07-25	BT		

CLIENT

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600,
AURORA, IL 60009
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

PROJECT

COMPASS DATACENTER
HOFFMAN ESTATES, IL

COMPASS
SURVEYING LTD
ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING
2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-9100 EMAIL: ADMIN@CLSURVEYING.COM

SCALE: N/A

4 OF 4

PROJ. NO.: 23.0110-01



PLANNING & ZONING COMMISSION STAFF REPORT

Meeting Date: 2/5/2025

From: James Donahue, Senior Planner

PLN24-0011

Public Meeting

Preliminary and Final Plat of Subdivision and Site Plan for Compass Data Center located at 3333 Beverly Road

REQUEST SUMMARY

Compass Datacenters ORD 1 LLC is seeking Preliminary and Final Plat of Subdivision and Site Plan approval for a 1.25 million square foot hyperscale data center campus on the 193 acre site of the former Sears Holdings headquarters.

Location:	3333 Beverly Road
Property Owner / Applicant:	Compass Datacenters ORD 1 LLC
Property Size:	193 acres
Zoning / Land Use:	O-5 Office District / Former Sears Headquarters
Adjacent Properties:	North: Cook County Forest Preserve (Not in the Village) South: O-5; Various Office Buildings East: O-5; Various Office Buildings West: Plote gravel pit property (not in the Village)

BACKGROUND / ANALYSIS

The Sears Holding headquarters was originally occupied in 1992 when Sears moved from Chicago. The 2.4 million square foot facility was home to more than 8000 employees at its peak and remained operational until Sears went bankrupt in 2018 and sold its assets to Transformco, which later put the site up for sale in 2021. Compass Datacenters (Compass), a Dallas, TX based data center developer, purchased the 193 acre site in September 2023 with plans to develop a 1.25 million square foot hyperscale data center campus.

The proposed data center campus consists of five data center buildings used to store and manage data in support of cloud internet platforms. Each building is approximately 250,000 square feet and comprised of administration spaces at either end with the data halls and equipment in between making up the bulk of each building. Equipment yards with power distribution equipment, backup generators, and cooling equipment for the data halls are located around the perimeter of each building. A ring road is proposed for circulation around the site and in between each building. The site will be secured by a fence and guard house at the main entrance off Trillium Boulevard.

Demolition of the buildings and parking structures began in April 2024. A permit for site mass grading and tree removals was issued in July 2024 following Village Board approval for these early site activities. Building demolition and site grading activities are ongoing.

Overall Site Plan:



LAND USE AND ZONING

Data centers are unique commercial uses in that they have very little impact on traffic and community resources like fire, police, public works and schools, while also having a significant positive financial impact by diversifying the property tax base and generating significant property and utility taxes. These benefits make it desirable for the Village to attract data centers to appropriate parcels within the Village.

Recognizing the immediate and long-term benefits data centers could bring to the community, the Village Board approved amendments to the Municipal Code in 2022 to include data centers as permitted uses in specific zoning districts. Since then, economic development staff have attended data center association events, built networks in the industry, and promoted appropriate sites in the Village to data center developers.

The proposed data center and associated electrical substation is permitted within the O-5 Office District. The subject property is located close to a mile away from any existing residential uses and is surrounded by commercial and industrial uses on the east, south, and west, and a state principal arterial roadway (IL-72) and Forest Preserve property to the north.

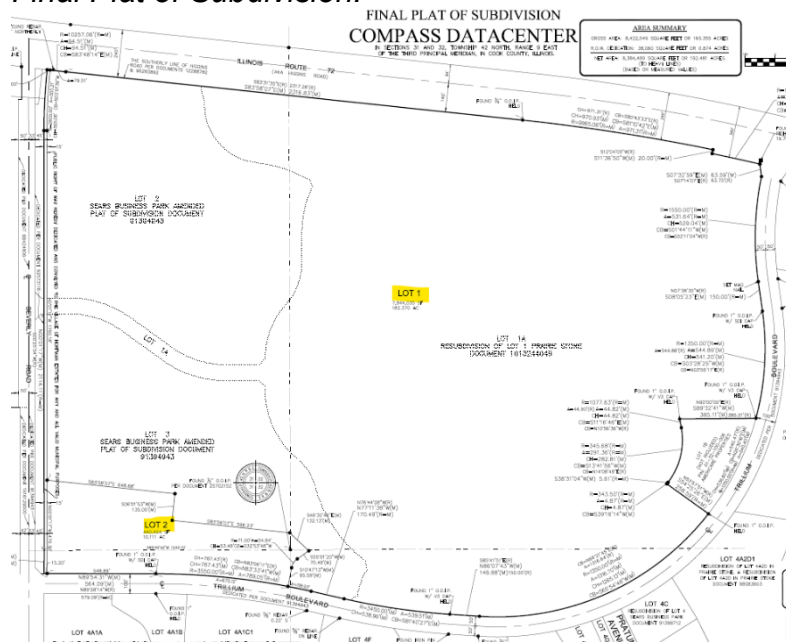
PRELIMINARY AND FINAL PLAT OF SUBDIVISION

The property consists of three previously platted lots. The plat proposes to subdivide

the property into 2 lots. The newly created Lot 1, on which the data center will be located, is approximately 182 acres and Lot 2, where the ComEd substation will be located, is approximately 10 acres. A 15' right-of-way dedication along Beverly Road is shown as well as easements for utilities, storm water and sidewalks being dedicated as per Village code.

The plat meets all the Village requirements for a plat of subdivision and has been reviewed by Corporation Counsel.

Final Plat of Subdivision:



PRELIMINARY AND FINAL SITE PLAN

Access and Parking: Site access will be on the south side of site off Trillium Boulevard, west of Pratum Avenue via a secured entrance with a guard house. The existing site entrance on the northeast side of the site off Trillium Boulevard will remain as a secondary emergency only entrance. The existing site entrances off Higgins Road (IL-72) and Beverly Road will be removed. The Higgins Road entrance removal will be performed in coordination with IDOT and will include removal of the traffic signal. Internal to the site, access roads will be provided between each building and around the entire site. Parking for the the entire development will include 204 spaces, including handicap accessible and electrical vehicle charging space as required by the Village Code.

The applicant commissioned a trip generation study that found that the proposed data center redevelopment is expected to result in a net decrease in site-generated traffic as compared to the former Sears Headquarters. The number of daily trips is expected to drop by 13,940 including significant reductions in the AM and PM peak hours. The study concluded that impacts to the area roadway network were not anticipated and that the proposed access configuration would consolidate the site access to two driveways off Trillium Boulevard, thereby reducing conflicts on Beverly Road and

Higgins Road, which have greater daily vehicular counts.

A sidewalk is being installed along Trillium Boulevard between Beverly Road and the site entrance south of Higgins. Compass has agreed to provide a fee in lieu of installing pedestrian and bicycle accommodation along Beverly Road and Higgins Road. These funds will go towards future design and construction of comprehensive bicycle and pedestrian facilities in the area providing connectivity to other adjacent uses and facilities.

Engineering: The Engineering Division has reviewed the proposed engineering, grading, utility, and erosion control plans and found the plans acceptable. Existing utilities on and near the site will be utilized for the development. Water and sewer connections internal to the site are being abandoned and removed with accompanying utility easements being vacated as well. Public watermain will be installed outside the fenced area along Higgins Road and public sanitary sewer will be installed outside the fenced area along Trillium Boulevard. The on-site (inside fence area) watermain will be privately maintained. As the water enters the site, valves will be in place to control flow and allow for shutdown if repairs were needed, but the internal watermain that loops through the site will be privately owned and maintained. A private watermain agreement between the property owner and the Village will be required and a condition has been added for this.

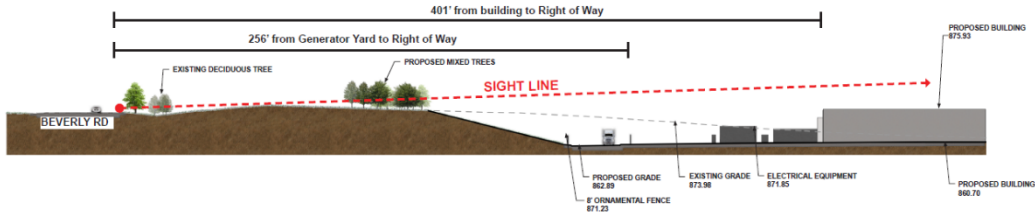
Detention for the site will be provided onsite utilizing two newly created basins in the northwest and southeast corners of the site, providing detention and volume control necessary to meet all current stormwater management regulations as required by the Village and Metropolitan Water Reclamation District (MWRD). The applicant must receive MWRD permit approval prior to construction commencement.

Landscaping: The exterior of the site contains pockets of preserved trees, especially on the northeast and east sides of the site. These trees are incorporated into the proposed landscape plan which overall includes a variety of trees, shrubs and perennials into the site design. A condition has been added stating that at time of acceptance, any dead or dying trees will be required to be replaced. The buildings will be significantly set back site from the public right-of-way on all sides (200' minimum) and will include landscape and native plantings to help screen the site. The new landscape plan conforms to Village Code with respect to setbacks and screening. The applicant is seeking a waiver from Section 10-4-4 C.2.b. which requires a 2.5" tree at the end of each parking row. They have stated that per owner and tenant security requirements, trees are not permitted within the secured fence area as they obstruct security camera visibility. The required parking island trees were included in the periphery landscape plantings. The site will be surrounded by 8' black steel palisade fencing. All landscape will be located between the public right-of-way and the fence.

The applicant has provided a line of sight analysis providing an anticipated visual depiction of the development from the surrounding public rights-of-way, accounting for grading, setbacks, existing trees to be preserved, and new landscape materials as outlined in the landscape plan. Two conditions have been incorporated into the recommendation regarding landscaping and screening to ensure compliance with landscape plan and adequate screening is provided from public rights-of-way as

verified by staff after construction completion.

Line of Sight Exhibit - Beverly Road Perspective:



COMPASS
HOFFMAN ESTATES, IL
OBSERVATION POINT C - PROPOSED CONDITIONS
AUGUST, 2024

COMPASS
Kimley»Horn

Building Design: Each building will be approximately 250,000 square feet with equipment yards on either side of each building which contain power distribution equipment, backup generators, and cooling equipment for the data halls. The proposed buildings are 29' - 8" in height and will be constructed of precast concrete panels and a 2-tone color scheme. Buildings will be significantly set back from the public right-of-way with landscape and grading providing the screening for the buildings and equipment yards.

Exterior Lighting and Site Acoustics: Light poles are proposed with LED light fixture heads along the internal road system and entrances. The head design, direction and distance will limit the lighting from adjoining properties. The lighting levels and downcast fixtures are in compliance with the standards in the Subdivision Code.

As required by Village Code, the applicant commissioned a noise study to identify noise impacts on the site from development. The study identified four nearby noise receptors including a nursing college, school, beer garden and hotel. The school is located approximately 200 feet from the project boundary and 940 feet from the nearest noise source. The nursing college is located directly adjacent to the project boundary and 510

feet from the nearest noise source. The hotel is located approximately 1,800 feet from the project boundary and 2,340 feet from the nearest noise source and the Beer Garden is located approximately 955 feet from the project boundary and 1,645 feet from the nearest noise source. The emergency generators, critical and power center cooling units were identified as the main noise generating sources.

The study found that when the project is built out through construction of building 3 (moving sequentially from west to east), the continuous operations will be in compliance with the nighttime Cook County and State of Illinois noise limits at all nearby sensitive receptors. The intermittent operations will follow the daytime noise limits at all nearby sensitive receptors. Upon buildout of buildings 4 and 5, the sound levels at the nursing college will exceed the daytime/nighttime noise limits at some octave bands. As such, Compass is proposing to install enclosures on the noise generating equipment installed as part of buildings 4 and 5. Implementation of the mitigation measures as outlined in the noise study will ensure that the development is in compliance with the Village Code, Cook County and State of Illinois performance standards. A condition has been added that the recommended mitigation measures as noted in the noise study be implemented by the petitioner as part of the building plan submittals for buildings 4 and 5.

Off-Site Electricity Transmission Lines and Substation: In order to accommodate the projected electric power needs of the project at full build-out, Compass is working directly with ComEd to design and install new high voltage electric transmission lines from an existing ComEd substation south of Interstate 90, west of Beverly Road to a new substation to be constructed on Lot 2. The substation plans have not been finalized at this time; however, the landscape plans for the overall development include significant landscaping along the Beverly Road and Trillium Boulevard frontages to ensure consistency between Lots 1 and 2. Fencing around the substation will be required to match the 8' palisade fence proposed around the perimeter of Lot 1. Preliminary and Final Site Plan approval for Lot 2 will be required prior to commencing construction of the substation.

MOTIONS

The Planning & Zoning Commission shall make the following motions (*a total of 3 motions are required*):

1. Adopt the Findings of Fact for Site Plan.
2. Recommend to the Village Board approval of Preliminary and Final Plat of Subdivision, subject to the Final Plat of Subdivision for Compass Datacenter dated January 7, 2025.
3. Recommend to the Village Board approval of Preliminary and Final Site Plan for Compass Data Center located at 3333 Beverly Road, subject to the following conditions:
 - a. The building permit shall be obtained within twelve (12) months of Village Board action on this request.
 - b. A waiver from Section 10-4-4 C.2.b. is granted to eliminate the required shade tree at the end of each parking row.

- c. A fee in lieu for future sidewalks along Beverly Road and Higgins Road shall be paid. The agreed upon amount will be based on an Engineer's Estimate of Cost as approved by the Director of Engineering.
- d. A private watermain agreement, in a form approved by Corporation Counsel, shall be executed prior to issuance of the first certificate of occupancy for the development.
- e. Prior to issuance of the final certificate of occupancy for the development, property owner shall commission a review of all preserved and installed trees around the perimeter of the site, perform any maintenance required to ensure tree survivability or, if a tree is dead or dying, remove and replace with a similar species.
- f. Prior to issuance of final certificate of occupancy for each building, staff shall conduct a review of perimeter screening to ensure adequate screening (grades, setbacks, landscaping) is provided to obscure view of equipment yards from all public rights-of-way. If staff identifies areas lacking screening, owner shall be notified and additional landscaping installed prior to final occupancy inspection.
- g. The development shall comply with all Village, Cook County, and State of Illinois noise regulations at all times. Prior to issuance of building permits for buildings 3 and 4 of the development, applicant shall provide plans and documentation verifying that noise mitigation measures as recommended in the Environmental Noise Study dated 1/17/25 have been incorporated into the design.
- h. Separate Site Plan approval is required for the electric substation planned for Lot 2.
- i. Landscaping along the Beverly Road and Trillium Boulevard frontages of the substation on Lot 2 shall be consistent with the landscape plans approved as part of this final site plan approval. Fencing around the substation on Lot 2 shall be consistent with the fencing approved for Lot 1.
- j. A performance guarantee based on an Engineers' Estimate of Cost shall be submitted to the Village prior to issuance of the site development permit.
- k. A permit from the Metropolitan Water Reclamation District (MWRD) shall be provided prior to site construction commencing.
- l. No exterior signage is approved with these plans. Any site or building signage will be required to meet current Village code.
- m. The owner shall comply with obligations of any approved development, incentive or other agreement related to the subject property.
- n. The following conditions relate to the site construction:
 - 1. A pre-construction meeting shall be conducted with the Village staff prior to construction commencing.
 - 2. Fire Department and emergency access to the property shall be maintained at all times. Petitioner shall make any adjustments on the site as needed for access as per direction by the Village.
 - 3. In accordance with Village Code, construction hours shall be limited to 7 a.m. to 7 p.m. Monday through Friday, and 8 a.m. to 6 p.m. Saturday and Sunday.
- o. The following documents and plans, all on file with the Village, are hereby approved and constitute the final site plan approval for the project:
 - 1. Final Civil Engineering Plans dated 1/8/25
 - 2. Final Plat of Subdivision for Compass Datacenter dated 1/7/25
 - 3. Final Landscape Plans updated 11/21/24

4. Elevations dated 8/30/24
5. Community Impact Statement and attachments dated 1/10/25
6. Traffic Generation Memo dated 3/15/24
7. Final Stormwater Report dated 12/18/24
8. Environmental Noise Study dated 1/17/25

ATTACHMENTS

1. Draft Findings and Recommendations Summary - Compass Data Center
2. Location Map
3. Final Plat of Subdivision
4. Final Civil Engineering Plans
5. Landscape Plans
6. Landscape Palette
7. Building Elevations
8. Overall Site (Buildout)
9. Line of Sight Study
10. Community Impact Statement
11. Application Summary

Drawing name: K:\GIS\DWG\268424000_Compass_ORDI_HoffmanEstates.dwg C:\Users\Allison.Schwartz\OneDrive\Documents\268424000_Compass_ORDI_HoffmanEstates.dwg
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Contact the Metropolitan
Water Reclamation District
of Greater Chicago 2 days
before starting work.

P (708) 588-4055
E WMOJobStart@mwrdr.org

UTILITY AND GOVERNING AGENCY CONTACTS

ENGINEERING DEPARTMENT
VILLAGE OF HOFFMAN ESTATES
1900 HASSELL ROAD
HOFFMAN ESTATES, IL 60169
TEL: (847) 252-5802
CONTACT: ALAN WENDERSKI, P.E.

SANITARY SEWER SERVICE
VILLAGE OF HOFFMAN ESTATES
1900 HASSELL ROAD
HOFFMAN ESTATES, IL 60169
TEL: (847) 252-5802
CONTACT: ALAN WENDERSKI, P.E.

STORM SEWER SERVICE
VILLAGE OF HOFFMAN ESTATES
1900 HASSELL ROAD
HOFFMAN ESTATES, IL 60169
TEL: (847) 252-5802
CONTACT: ALAN WENDERSKI, P.E.

WATER SERVICE
VILLAGE OF HOFFMAN ESTATES
1900 HASSELL ROAD
HOFFMAN ESTATES, IL 60169
TEL: (847) 252-5802
CONTACT: ALAN WENDERSKI, P.E.

PROJECT TEAM

DEVELOPER
COMPASS DATACENTERS
14555 N. DALLAS PARKWAY, SUITE 125
DALLAS, TX 75254
TEL: (469) 983-8192
EMAIL: TWAKELY@COMPASSDATACENTERS.COM
CONTACT: TIM WAKELY

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD RD, SUITE 600
WARRENVILLE, IL 60555
TEL: (630) 487-5550
EMAIL: AMANDA.FOLTA@KIMLEY-HORN.COM
CONTACT: AMANDA FOLTA, PLA

ROADWAY AUTHORITY
VILLAGE OF HOFFMAN ESTATES
1900 HASSELL ROAD
HOFFMAN ESTATES, IL 60169
TEL: (847) 252-5802
CONTACT: ALAN WENDERSKI, P.E.

POWER COMPANY
COMMONWEALTH EDISON ELECTRIC COMPANY
TEL: (630) 705-7439
CONTACT: ANDREW WALAN
TEL: (630) 691-4396
CONTACT: WILL BURNS

NATURAL GAS COMPANY
NICOR GAS
615 EASTERN AVENUE
BELLWOOD, IL 60104
TEL: (708) 544-5707 EX: 292
CONTACT: DARREN EDMUNDSON
OR YVONNE HARRIS

TELEPHONE
AT&T
TEL: (800) 244-4444
CONTACT: CUSTOMER SERVICE

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD RD, SUITE 600
WARRENVILLE, IL 60555
TEL: (630) 487-5550
EMAIL: JAMIE.PUTNAM@KIMLEY-HORN.COM
CONTACT: JAMIE PUTNAM, P.E.

SURVEYOR
COMPASS SURVEYING, LTD.
2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
TEL: (630) 820-9100
CONTACT: DAN WALTER, PLS

LEGAL DESCRIPTION

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, AND PART OF SECTIONS 3 AND 4, TOWNSHIP 41 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 PLAT 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;

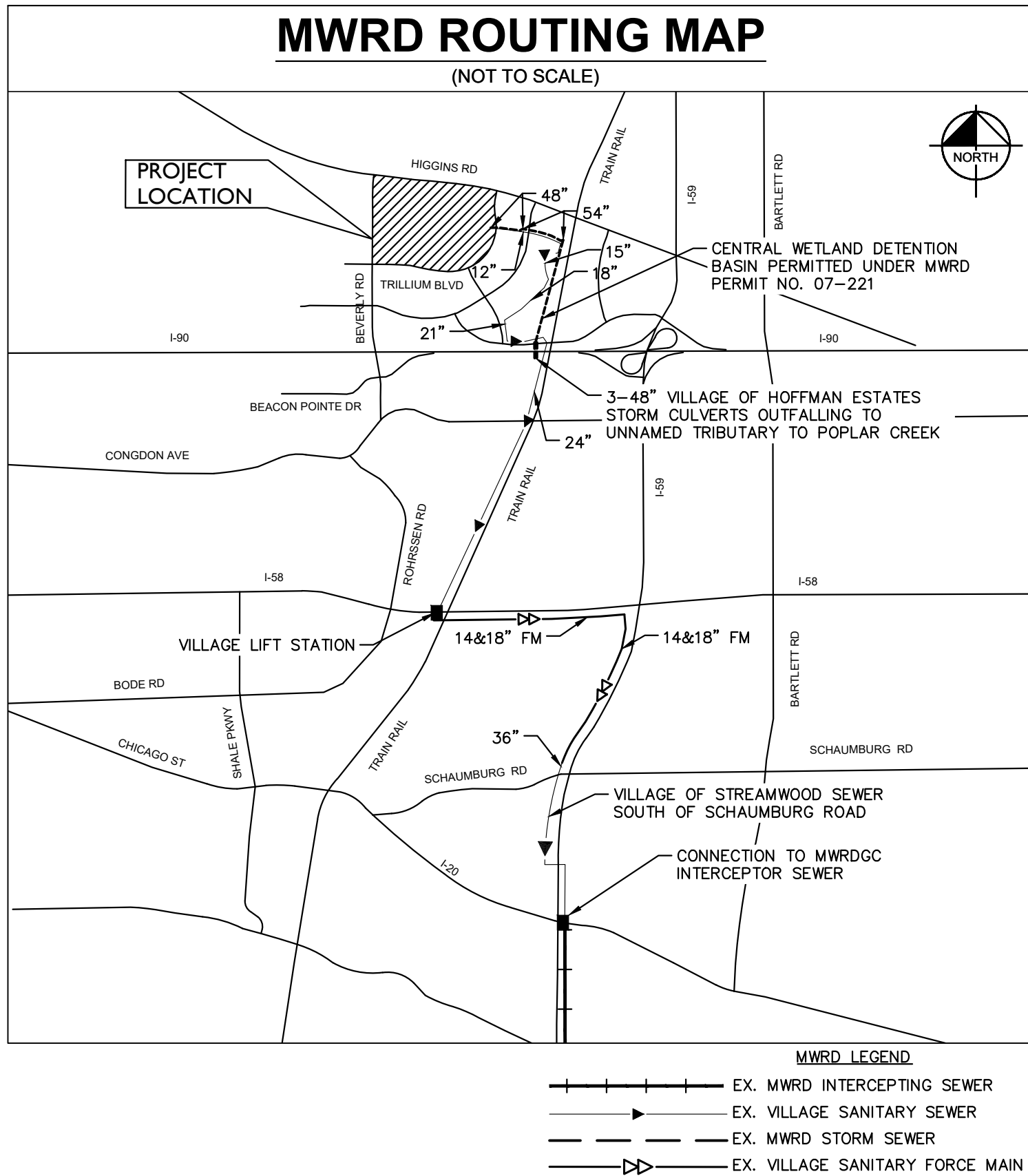
SECOND AMENDMENT TO SEARS BUSINESS PARK DECLARATION OF PROTECTIVE COVENANTS RECORDED MARCH 30, 2017 AS DOCUMENT NUMBER 1708939175.

WITH REGARD THERETO:
ASSIGNMENT OF DECLARANT'S INTEREST IN THE SEARS BUSINESS PARK DECLARATION OF PROTECTIVE COVENANTS DATED 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 02, 2022 AS DOCUMENT NO. 2230646023 RE-RECORDED DECEMBER 1, 2022 AS DOCUMENT NO. 2233516009.

FINAL ENGINEERING PLANS COMPASS DATACENTERS ORD I 5500 TRILLUM BLVD HOFFMAN ESTATES, IL 60192



Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C0.1	GENERAL NOTES
C0.2	MWRD GENERAL NOTES
V1.0	ALTA SURVEY
V1.1	ALTA SURVEY
C1.0	OVERALL EXISTING UTILITY MAP
C1.1	OVERALL EXISTING UTILITIES AND DEMO PLAN
C1.2	EXISTING UTILITIES AND DEMO PLAN
C1.3	EXISTING UTILITIES AND DEMO PLAN
C1.4	EXISTING UTILITIES AND DEMO PLAN
C1.5	EXISTING UTILITIES AND DEMO PLAN
C1.6	EXISTING UTILITIES AND DEMO PLAN
C1.7	EXISTING UTILITIES AND DEMO PLAN
C2.0	OVERALL EXISTING CONDITIONS AND DEMO PLAN
C3.0	OVERALL SITE PLAN
C3.1	SITE PLAN
C3.2	SITE PLAN
C3.3	SITE PLAN
C3.4	SITE PLAN
C3.5	SITE PLAN
C3.6	SITE PLAN
C3.7	BEVERLY ROAD IMPROVEMENTS
C4.0	OVERALL EROSION CONTROL PLAN
C4.1	EROSION CONTROL PLAN
C4.2	EROSION CONTROL PLAN
C4.3	EROSION CONTROL PLAN
C4.4	EROSION CONTROL PLAN
C4.5	EROSION CONTROL PLAN
C4.6	EROSION CONTROL PLAN
C4.7	EROSION CONTROL DETAILS
C5.0	OVERALL GRADING PLAN
C5.1	GRADING PLAN
C5.2	GRADING PLAN
C5.3	GRADING PLAN
C5.4	GRADING PLAN
C5.5	GRADING PLAN
C5.6	GRADING PLAN
C5.7	SITE PLAN & GRADING DETAILS
C5.8	SITE PLAN & GRADING DETAILS
C5.9	SITE PLAN & GRADING DETAILS
C5.10	SITE PLAN & GRADING DETAILS
C5.11	SITE PLAN & GRADING DETAILS

C5.12	GRADING DETAILS
C5.13	GRADING DETAILS
C5.14	SIDEWALK CROSS-SECTIONS
C5.15	SIDEWALK CROSS-SECTIONS
C6.0	OVERALL DRAINAGE PLAN
C6.1	DRAINAGE PLAN
C6.2	DRAINAGE PLAN
C6.3	DRAINAGE PLAN
C6.4	DRAINAGE PLAN
C6.5	DRAINAGE PLAN
C6.6	DRAINAGE PLAN
C6.7	DRAINAGE DETAILS
C7.0	OVERALL WET UTILITY PLAN
C7.1	WET UTILITY PLAN
C7.2	WET UTILITY PLAN
C7.3	WET UTILITY PLAN
C7.4	WET UTILITY PLAN
C7.5	WET UTILITY PLAN
C7.6	WET UTILITY PLAN
C7.7	SANITARY PROFILES
C7.8	SANITARY PROFILES
C7.9	SANITARY PROFILES
C7.10	SANITARY PROFILES
C8.0	FIRE TRUCK TURNS
C8.1	PRATUM AVENUE & TRILLIUM BOULEVARD TURNS
C9.0	MWRD PLAN
C9.1	MWRD MAINTENANCE & MITIGATION PLAN
C10.0	CONSTRUCTION DETAILS
C10.1	CONSTRUCTION DETAILS
C10.2	CONSTRUCTION DETAILS
C10.3	CONSTRUCTION DETAILS
C10.4	CONSTRUCTION DETAILS
C10.5	CONSTRUCTION DETAILS
L1.0	OVERALL LANDSCAPE PLAN
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE PLAN
L1.3	LANDSCAPE PLAN
L1.4	LANDSCAPE PLAN
L1.5	LANDSCAPE PLAN
L1.6	LANDSCAPE PLAN
L2.0	LANDSCAPE NOTES AND DETAILS
L2.1	LANDSCAPE NOTES AND DETAILS

BENCHMARKS

SITE BENCHMARKS:
(LOCATIONS SHOWN ON SURVEY)

SITE BENCHMARKS:

SITE BENCHMARK #1
BOLT WITH TAG ON FIRE HYDRANT LOCATED AT
NORTHEAST CORNER OF INTERSECTION OF BEVERLY AND
TRILLIUM

ELEVATION = 861.73

SITE BENCHMARK #2
CUT BOX ON SECOND LIGHT POLE BASE EAST OF
PRATUM ON SOUTH SIDE OF TRILLIUM

ELEVATION = 852.01

SITE BENCHMARK #3
CUT BOX ON TRAFFIC SIGNAL MANHOLE LOCATED AT
NORTHWEST CORNER OF INTERSECTION OF ROUTE 72
AND TRILLIUM

ELEVATION = 843.08

SITE BENCHMARK #4
CUT BOX ON TRAFFIC SIGNAL MANHOLE LOCATED AT
SOUTHEAST CORNER OF BEVERLY AND ROUTE 72

ELEVATION = 858.94

DRAINAGE CERTIFICATION

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF OR THAT IS SUCH SURFACE WATER DRAINAGE WILL CHANGE, ADEQUATE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS 8TH DAY OF JANUARY, A.D., 2025.

Jamie W. Putnam

IL LICENSED PROFESSIONAL ENGINEER 062-056317
MY LICENSE EXPIRES ON NOVEMBER 30TH, 2025
DESIGN FIRM REGISTRATION NUMBER: 184002012-0006



PROFESSIONAL ENGINEER'S CERTIFICATION

I, JAMES PUTNAM, A LICENSED PROFESSIONAL ENGINEER OF IL, HEREBY CERTIFY THAT THIS SUBMISSION, PERTAINING ONLY TO THE "C" SERIES CIVIL SHEETS LISTED ABOVE BUT EXCLUDING DETAILS PREPARED BY OTHERS, WAS PREPARED ON BEHALF OF COMPASS DATACENTERS ORD I BY KIMLEY-HORN AND ASSOCIATES, INC. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS 8TH DAY OF JANUARY, A.D., 2025.

Jamie W. Putnam

IL LICENSED PROFESSIONAL ENGINEER 062-056317
MY LICENSE EXPIRES ON NOVEMBER 30TH, 2025
DESIGN FIRM REGISTRATION NUMBER: 184002012-0006



Call Before You Dig
811
1-800-892-0123

VILLAGE COMMENTS

MWRD COMMENTS

VILLAGE COMMENTS

IEPA WATERMAIN SUBMITTAL

MWRD 1ST SUBMITTAL

VILLAGE COMMENTS

VILLAGE COMMENTS

REVISIONS

DATE

01/08/25

12/18/24

11/21/24

11/21/24

10/15/24

08/30/24

6/24/24

DATE

TRE

TRE

TRE

TRE

TRE

TRE

TRE

BY

Kimley»Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

SCALE:

AS NOTED

DESIGNED BY: TRE

DRAWN BY: AND

CHECKED BY: JWP

COMPASS
datacenters

COVER SHEET

ORD I

5500 TRILLIUM BLVD
HOFFMAN ESTATES, IL 60192

ORIGINAL ISSUE:
03/06/2024
KHA PROJECT NO.
268424000
SHEET NUMBER
C0.0

Page 108 of 259

Drawing name: K:\CHS_LDE\268424000_Compass_ORDE_HoffmanEstates_IL\2 Design\CAD\PlanSheets\Final Engineering\C0.2 - MWRD NOTES.dwg 03.2 Jan 08, 2025 8:20pm by: Allison Schwitz
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

A. REFERENCED SPECIFICATIONS

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:
- * STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT SS) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION;
 - * STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION;
 - * VILLAGE OF HOFFMAN ESTATES MUNICIPAL CODE;
 - * THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) WATERSHED MANAGEMENT ORDINANCE AND TECHNICAL GUIDANCE MANUAL;
 - * IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

B. NOTIFICATIONS

1. THE MWRD LOCAL SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK (CALL 708-588-4055 OR SEND EMAIL NOTIFICATION WITH PROJECT NAME, LOCATION AND PERMIT NUMBER TO WMOJOBSTART@MWRD.ORG).
2. THE VILLAGE OF HOFFMAN ESTATES ENGINEERING DEPARTMENT AND PUBLIC MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO EACH PHASE OF WORK. CONTRACTOR SHALL DETERMINE ITEMS REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION OR EACH WORK PHASE.
3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS OF UTILITIES AND FOR THEIR PROTECTION DURING CONSTRUCTION. IF EXISTING UTILITIES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED. CALL J.U.L.I.E. AT 1-800-892-0123.

C. GENERAL NOTES

1. ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). CONVERSION FACTOR IS 0 FT.
2. MWRD, THE MUNICIPALITY AND THE OWNER OR OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS.
3. THE CONTRACTOR(S) SHALL INDEMNIFY THE OWNER, ENGINEER, MUNICIPALITY, MWRD, AND THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, OR TESTING OF THIS WORK ON THE PROJECT.
4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY MWRD AND THE MUNICIPALITY UNLESS CHANGES ARE APPROVED BY MWRD, THE MUNICIPALITY, OR AUTHORIZED AGENT. THE CONSTRUCTION DETAILS, AS PRESENTED ON THE PLANS, MUST BE FOLLOWED. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED ON THE IMPROVEMENTS INDICATED ON THE PLANS.
5. THE LOCATION OF VARIOUS UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND REPRESENT THE BEST KNOWLEDGE OF THE ENGINEER. VERIFY LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING THE CONSTRUCTION OPERATIONS.
6. ANY EXISTING PAVEMENT, SIDEWALK, DRIVEWAY, ETC., DAMAGED DURING CONSTRUCTION OPERATIONS AND NOT CALLED FOR TO BE REMOVED SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
7. MATERIAL AND COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY, MWRD, AND OWNER.
8. THE UNDERGROUND CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO NOTIFY ALL INSPECTION AGENCIES.
9. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS DISTURBED DURING CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION.
10. RECORD DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER AS SOON AS UNDERGROUND IMPROVEMENTS ARE COMPLETED. FINAL PAYMENTS TO THE CONTRACTOR SHALL BE HELD UNTIL THEY ARE RECEIVED. ANY CHANGES IN LENGTH, LOCATION OR ALIGNMENT SHALL BE SHOWN IN RED. ALL WYES OR BENDS SHALL BE LOCATED FROM THE DOWNSTREAM MANHOLE. ALL VALVES, B-BOXES, TEES OR BENDS SHALL BE TIED TO A FIRE HYDRANT.

D. SANITARY SEWER

1. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY POLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS.
2. A WATER-TIGHT PLUG SHALL BE INSTALLED IN THE DOWNSTREAM SEWER PIPE AT THE POINT OF SEWER CONNECTION PRIOR TO COMMENCING ANY SEWER CONSTRUCTION. THE PLUG SHALL REMAIN IN PLACE UNTIL REMOVAL IS AUTHORIZED BY THE MUNICIPALITY AND/OR MWRD AFTER THE SEWERS HAVE BEEN TESTED AND ACCEPTED.
3. DISCHARGING ANY UNPOLLUTED WATER INTO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLUSHING OF LINES FOR THE DEFLECTION TEST SHALL BE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE MUNICIPALITY OR MWRD.
4. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (LATEST EDITION).
5. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER SYSTEM.
6. ALL DOWNSPOUTS AND FOOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.
7. ALL SANITARY SEWER PIPE MATERIALS AND JOINTS (AND STORM SEWER PIPE MATERIALS AND JOINTS IN A COMBINED SEWER AREA) SHALL CONFORM TO THE FOLLOWING:

PIPE MATERIAL

VITRIFIED CLAY PIPE
REINFORCED CONCRETE SEWER PIPE
CAST IRON SOIL PIPE
DUCTILE IRON PIPE

PIPE SPECIFICATIONS

ASTM C-700
ASTM C-76
ASTM A-74
ANSI A21.51
ASTM D-3034
ASTM F-679
ASTM D-3350
ASTM D-3035
ASTM D-2241
AWWA C900
AWWA C905

JOINT SPECIFICATIONS

ASTM C-425
ASTM C-443
ASTM C-564
ANSI A21.11
ASTM D-3212
ASTM D-3212
ASTM D-3261, F-2620 (HEAT FUSION)
ASTM D-3212, F-477 (GASKETED)
ASTM D-3139
ASTM D-3139
ASTM D-3139

THE FOLLOWING MATERIALS ARE ALLOWED ON A QUALIFIED BASIS SUBJECT TO DISTRICT REVIEW AND APPROVAL PRIOR TO PERMIT ISSUANCE. A SPECIAL CONDITION WILL BE ADDED TO THE PERMIT WHEN THE PIPE MATERIAL BELOW IS USED FOR SEWER CONSTRUCTION OR A CONNECTION IS MADE.

PIPE MATERIAL

POLYPROPYLENE (PP) PIPE

PIPE SPECIFICATIONS

ASTM F-2736
ASTM F-2764

JOINT SPECIFICATIONS

D-3212, F-477
D3212, F-477

8. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE 1/4" TO 1" IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO 1/4 THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INCHES NOR MORE THAN EIGHT (8) INCHES. MATERIAL SHALL BE CA-7, CA-11 OR CA-13 AND SHALL BE EXTENDED AT LEAST 12" ABOVE THE TOP OF THE PIPE WHEN USING PVC.

9. NON-SHEAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPES OF DISSIMILAR PIPE MATERIALS.

10. ALL MANHOLES SHALL BE PROVIDED WITH BOLTED, WATERTIGHT COVERS. SANITARY LIDS SHALL BE CONSTRUCTED WITH A CONCEALED PICKHOLE AND WATERTIGHT GASKET WITH THE WORD "SANITARY" CAST INTO THE LID.

11. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED:
a) A CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOLS ("SHEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUBWYE SADDLE OR HUB-TEE SADDLE.
b) REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.
c) WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.

12. WHENEVER A SANITARY/COMBINED SEWER CROSSES UNDER A WATERMAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATERMAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN SANITARY/COMBINED SEWERS AND WATERMAINS SHALL BE MAINTAINED UNLESS: THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18" VERTICAL SEPARATION; OR THE SEWER IS LAID IN THE SAME TRENCH WITH THE WATERMAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH, KEEPING A MINIMUM 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATER MAIN, THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN STANDARDS OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.

13. ALL EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED. ABANDONED TANKS SHALL BE FILLED WITH GRANULAR MATERIAL OR REMOVED.

14. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES, AND SHALL BE CAST IN PLACE OR PRE-CAST REINFORCED CONCRETE.

15. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE PRECAST "RUBBER BOOTS" THAT CONFORM TO ASTM C-923 FOR ALL PIPE CONNECTIONS. PRECAST SECTIONS SHALL CONSIST OF MODIFIED GROOVE TONGUE AND RUBBER GASKET TYPE JOINTS.

16. ALL ABANDONED SANITARY SEWERS SHALL BE PLUGGED AT BOTH ENDS WITH AT LEAST 2 FEET LONG NON-SHRINK CONCRETE OR MORTAR PLUG.

17. EXCEPT FOR FOUNDATION/FOOTING DRAINS PROVIDED TO PROTECT BUILDINGS, OR PERFORATED PIPES ASSOCIATED WITH VOLUME CONTROL FACILITIES, DRAIN TILES/FIELD TILES/UNDERDRAINS/PERFORATED PIPES ARE NOT ALLOWED TO BE CONNECTED TO OR TRIBUTARY TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS IN COMBINED SEWER AREAS. CONSTRUCTION OF NEW FACILITIES OF THIS TYPE IS PROHIBITED; AND ALL EXISTING DRAIN TILES AND PERFORATED PIPES ENCOUNTERED WITHIN THE PROJECT AREA SHALL BE PLUGGED OR REMOVED, AND SHALL NOT BE CONNECTED TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS.

18. A BACKFLOW PREVENTER IS REQUIRED FOR ALL DETENTION BASINS TRIBUTARY TO COMBINED SEWERS. REQUIRED BACKFLOW PREVENTERS SHALL BE INSPECTED AND EXERCISED ANNUALLY BY THE PROPERTY OWNER TO ENSURE PROPER OPERATION, AND ANY NECESSARY MAINTENANCES SHALL BE PERFORMED TO ENSURE FUNCTIONALITY. IN THE EVENT OF A SEWER SURCHARGE INTO AN OPEN DETENTION BASIN TRIBUTARY TO COMBINED SEWERS, THE PERMITTEE SHALL ENSURE THAT CLEAN UP AND WASH OUT OF SEWAGE TAKES PLACE WITHIN 48 HOURS OF THE STORM EVENT.

E. EROSION AND SEDIMENT CONTROL

1. THE CONTRACTOR SHALL INSTALL THE EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
2. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL PRIOR TO HYDROLOGIC DISTURBANCE OF THE SITE.
3. ALL DESIGN CRITERIA, SPECIFICATIONS, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL.
4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
5. INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
a) UPON COMPLETION OF INITIAL EROSION AND SEDIMENT CONTROL MEASURES, PRIOR TO ANY SOIL DISTURBANCE.
b) ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.
6. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE CO-PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.
7. A STABILIZED MAT OF CRUSHED STONE MEETING THE STANDARDS OF THE ILLINOIS URBAN MANUAL SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.
8. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND SHALL BE INSTALLED PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITIES INVOLVING CONCRETE.
9. MORTAR WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ADDITION TO CONCRETE WASHOUT FACILITIES FOR ANY BRICK AND MORTAR BUILDING ENVELOPE CONSTRUCTION ACTIVITIES.
10. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN. VOLUME CONTROL FACILITIES SHALL NOT BE USED AS TEMPORARY SEDIMENT BASINS.
11. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) DAYS.
12. ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE-ROW OF SILT FENCE (OR EQUIVALENT).
13. VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
14. SOIL STOCKPILES SHALL, AT A MINIMUM, BE PROTECTED WITH PERIMETER SEDIMENT CONTROLS. SOIL STOCKPILES SHALL NOT BE PLACED IN FLOOD PROTECTION AREAS OR THEIR BUFFERS.
15. EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET.
16. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES.
17. THE CONTRACTOR SHALL EITHER REMOVE OR REPLACE ANY EXISTING DRAIN TILES AND INCORPORATE THEM INTO THE DRAINAGE PLAN FOR THE DEVELOPMENT. DRAIN TILES CANNOT BE TRIBUTARY TO A SANITARY OR COMBINED SEWER. DRAIN TILES ALLOWED IN COMBINED SEWER AREA FOR GREEN INFRASTRUCTURE PRACTICES.
18. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE SITE INSPECTOR MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.
19. THE CONTRCTOR SHALL BE RESPONSIBLE FOR TRENCH DEWATERING AND EXCAVATION FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, WATERMAINS AS WELL AS THEIR SERVICES AND OTHER APPURTENANCES. ANY TRENCH DEWATERING, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DEWATERING INTO A SUMP PIT, FILTER BAG OR EXISTING VEGETATED UPOUSE AREA. SEDIMENT LADEN WATERS SHALL NOT BE DISCHARGE TO WATERWAYS, FLOOD PROTECTION AREAS OR THE COMBINED SEWER SYSTEM.
20. ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.
21. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED ON A YEAR-ROUND BASIS DURING CONSTRUCTION AND ANY PERIODS OF CONSTRUCTION SHUTDOWN UNTIL PERMANENT STABILIZATION IS ACHIEVED.
22. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION.
23. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, SITE INSPECTOR, OR MWRD.

TECHNICAL GUIDANCE MANUAL

MWRD GENERAL NOTES

10/13/2022

STD. DWG. NO.18

PAGE NO. 19

TRE	01/08/25	VILLAGE COMMENTS	AS NOTED	SCALE:	ORD I	ORIGINAL ISSUE:
TRE	12/18/24	MWRD COMMENTS	DESIGNED BY: TRE			03/06/2024
TRE	11/21/24	VILLAGE COMMENTS	DRAWN BY: AND		5500 TRILLIUM BLVD	KHA PROJECT NO.
TRE	11/21/24	IEPA WATERMAIN SUBMITTAL	CHECKED BY: JWP		HOFFMAN ESTATES, IL 60192	268424000
TRE	10/15/24	MWRD 1ST SUBMITTAL				SHEET NUMBER
TRE	08/30/24	VILLAGE COMMENTS				C0.2
TRE	6/24/24	VILLAGE COMMENTS				
BY	DATE	REVISIONS				

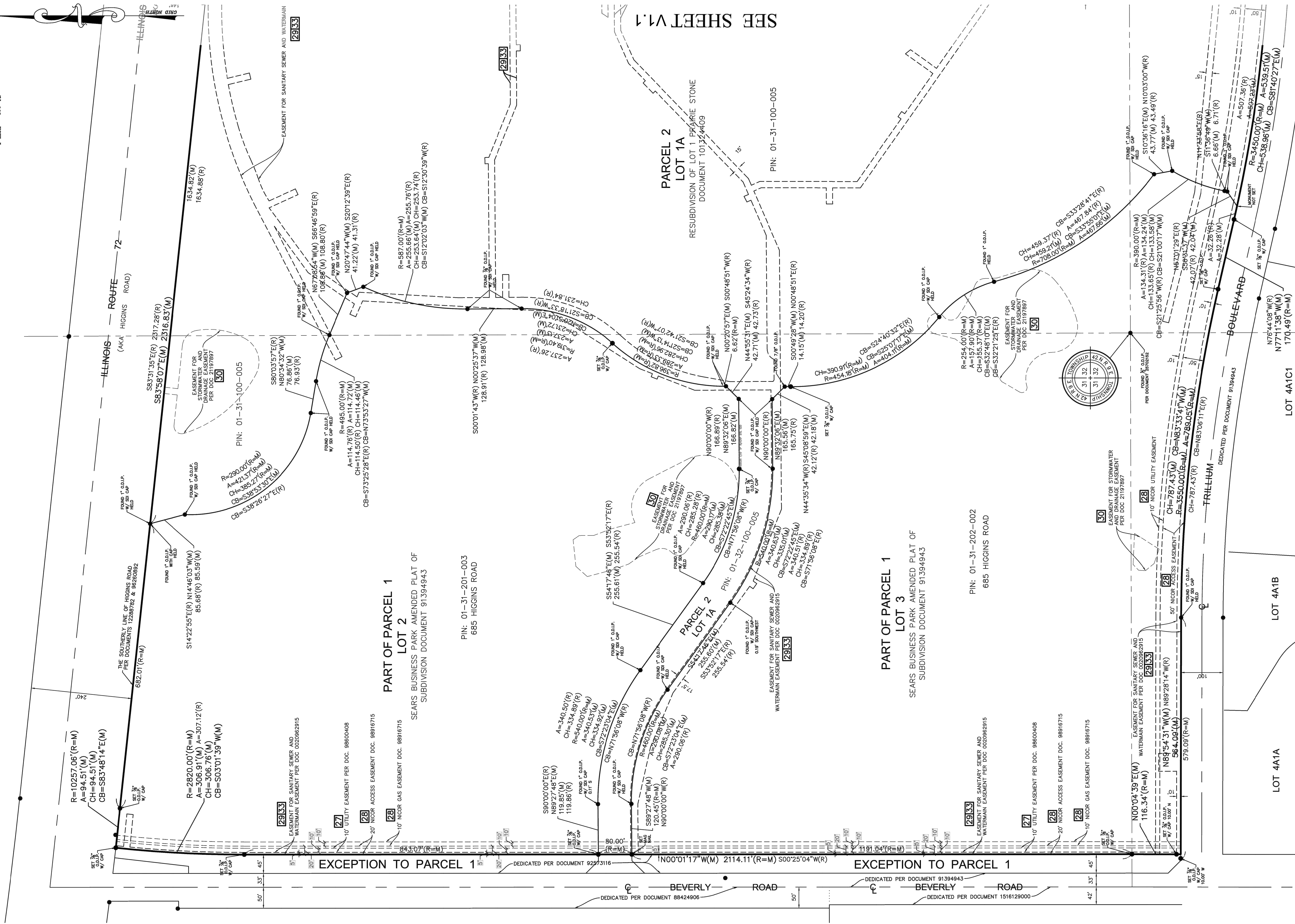
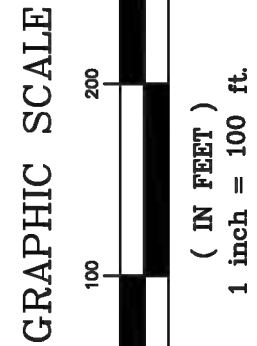
Kimley»Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
4021 WINDLE ROAD, SUITE 600
PHOENIX, AZ 85028-4878
WWW.KIMLEY-HORN.COM



MWRD GENERAL
NOTES

ALTA/NSPS LAND TITLE
AND TOPOGRAPHIC SURVEY



COMPASS
SURVEYING LTD
ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING
2631 GINGER WOODS PARKWAY, STE. 100
AUBURN, IL 60002
PHONE: (630) 820-9100 FAX: (630) 820-7930 EMAIL: ADMIN@CLSURVEYING.COM

COMPASS DATA CENTER
HOFFMAN ESTATES, IL

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600,
AUBURN, IL 60002
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

REVISIONS	
NO.	DATE

DATE: 7/30/2023 PG. 14/25 DRAWN BY: BT/AMA CHECKED BY: DW BOOK: 653 PG. 66

PROJ. NO.: 23.0110

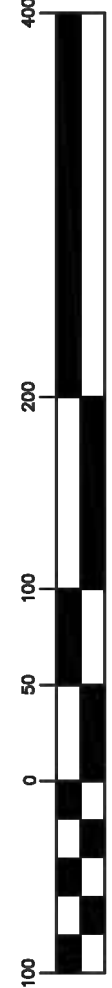
SCALE: 1" = 100'

V1.0

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

(IN FEET)
1 inch = 100 ft



PARCEL 2
LOT 1A
RESUBDIVISION OF LOT 1 PRAIRIE STONE
DOCUMENT 1013244049

PIN: 01-32-100-005
551 HIGGINS ROAD

PROJ. NO.: 23.0110

V1.1

SCALE: 1" = 100'

COMPASS
SURVEYING LTD



ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING

2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CSURVEYING.COM

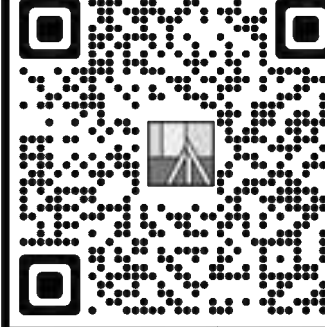
COMPASS DATA CENTER
HOFFMAN ESTATES, IL

COMPASS DATA
HOFFMAN ESTATES, ILL.

CLIENT

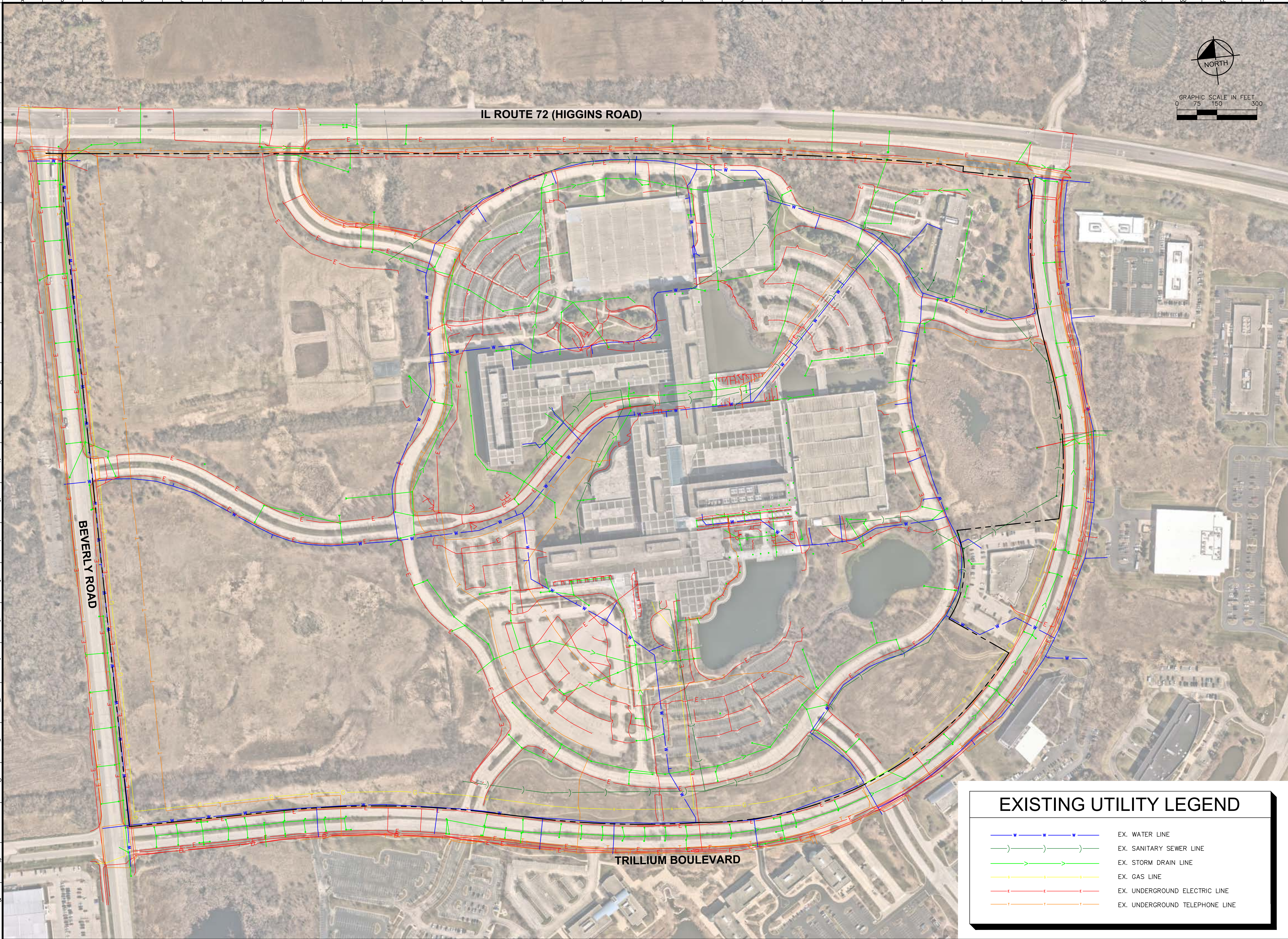
Kimley»»Horn

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600,
WARRENVILLE, IL 60555
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

[illegible]

J:\PSDATA\2023 PROJECTS\23.0110\23.0110 BNDY.DWG

Drawing name: K:\GIS\LDE\268424000_Compass_ORDE_HoffmanEstates_IL\2 Design\CAD\PlanSheets\Final Engineering\C1.0 - EXISTING UTILITY.dwg C1.0 Jun 08, 2025 8:20pm by: Allison.Schultz
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



EXISTING UTILITY LEGEND

— W — W — W —

—) —) —) —

— > — > — > —

— O — O — O —

— E — E — E —

— T — T — T —

EX. WATER LINE

EX. SANITARY SEWER LINE

EX. STORM DRAIN LINE

EX. GAS LINE

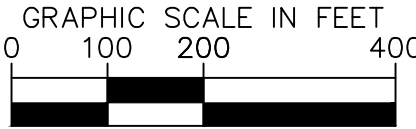
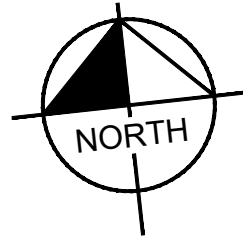
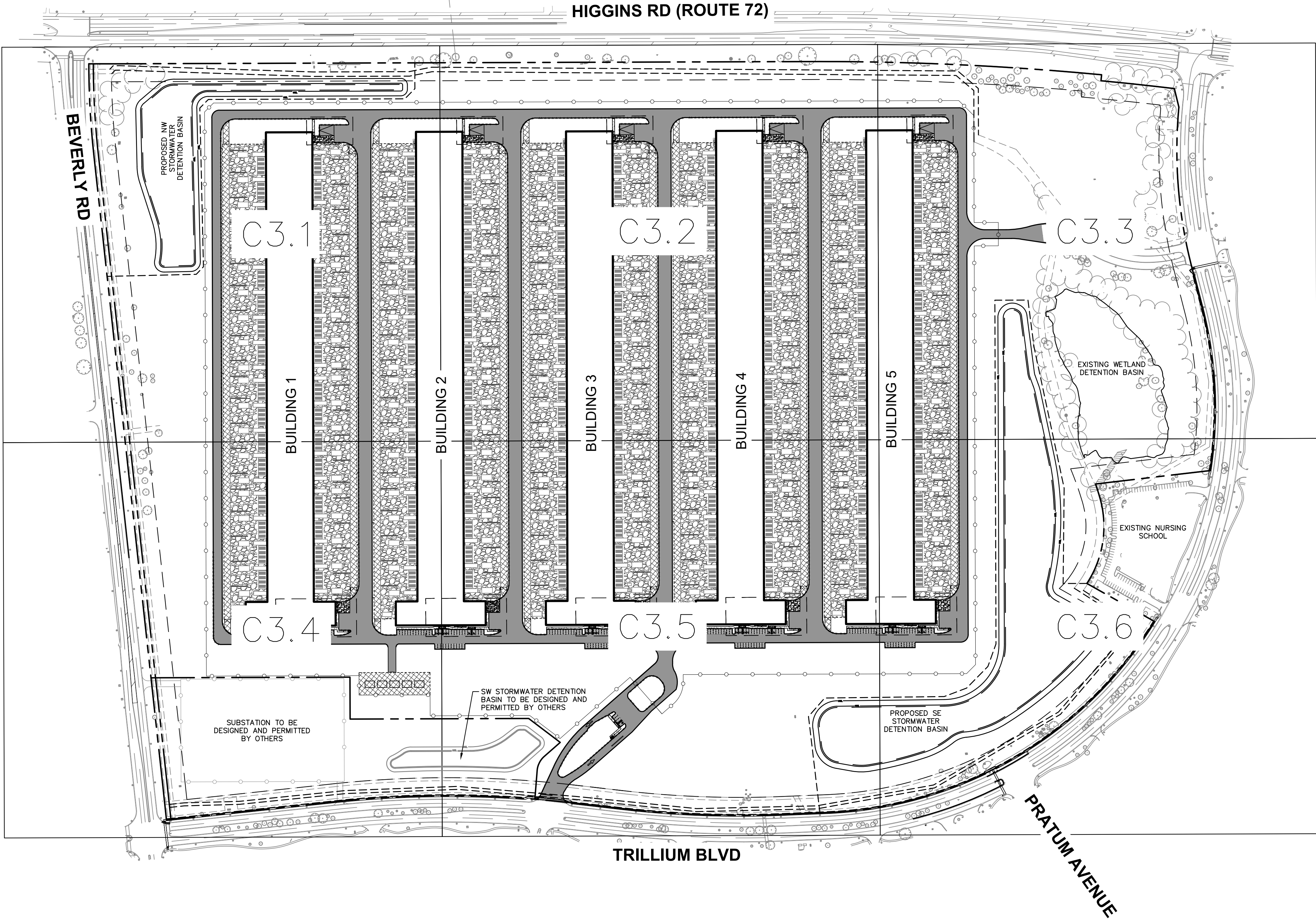
EX. UNDERGROUND ELECTRIC LINE

EX. UNDERGROUND TELEPHONE LINE

SCALE: AS NOTED	DESIGNED BY: TRE	DRAWN BY: AWD	CHECKED BY: JWP	VILLAGE COMMENTS	MWRD COMMENTS	VILLAGE COMMENTS	MWRD COMMENTS	TRE	DATE								
Kimley»Horn				© 2024 KIMLEY-HORN AND ASSOCIATES, INC. 4251 WINFIELD ROAD, SUITE 600 PHONE: 630-487-5550 WWW.KIMLEY-HORN.COM													
OVERALL EXISTING UTILITY MAP				ORD I													
ORIGINAL ISSUE: 03/06/2024				5500 TRILLIUM BLVD HOFFMAN ESTATES, IL 60192													
KHA PROJECT NO. 268424000				SHEET NUMBER													
C1.0				BY													

Page 203 of 259

Drawing name: K:\GIS_LDEV\268424000_Compass_ORDE_HoffmanEstates_IL\2 Design\CAD\PlanSheets\Final Engineering\C3.0 - SITE PLAN.dwg C3.0 Jan 08, 2025 8:20pm By Allison Schmitz
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



GENERAL NOTES

- ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
- RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3'-FEET, TYPICAL.
- REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
- ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.
- PARKING STALLS ADJACENT TO LANDSCAPE AREAS TO BE 10' WIDE.

PAVING AND CURB LEGEND

- HEAVY DUTY ASPHALT PAVEMENT**
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- STANDARD DUTY ASPHALT PAVEMENT**
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- CONCRETE SIDEWALK**
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY CONCRETE PAVEMENT**
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- EQUIPMENT YARD GRAVEL**
6" GRADED AGGREGATE BASE COURSE (AASHTO #21A/21B)
- EQUIPMENT YARD UNPAVED (GRAVEL) ROAD AND SWITCHYARD**
18" GRADED AGGREGATE BASE COURSE (AASHTO #21A/21B)
- DOWNSPOUT GRAVEL**
SEE CONSTRUCTION DETAILS FOR GRAVEL SECTION
- STANDARD PITCH CONCRETE CURB AND GUTTER**
- REVERSE PITCH CONCRETE CURB AND GUTTER**
- CONCRETE DEPRESSED CURB AND GUTTER**

TOTAL PARKING SUMMARY

STANDARD PARKING SPACES PROVIDED	=	173 SPACES
ACCESSIBLE PARKING SPACES PROVIDED	=	11 SPACES
ELECTRIC VEHICLE PARKING SPACES PROVIDED (INCLUDES 5 ACCESSIBLE ELECTRIC VEHICLE SPACES)	=	20 SPACES
TOTAL PARKING SPACES PROVIDED	=	204 SPACES

BUILDING PARKING SUMMARY

BUILDING 1 PARKING SUMMARY			
ACCESSIBLE PARKING SPACES PROVIDED	=	2 SPACES	
ELECTRIC VEHICLE PARKING SPACES PROVIDED (INCLUDES ACCESSIBLE ELECTRIC VEHICLE PARKING SPACE)	=	4 SPACES	
STANDARD PARKING SPACES PROVIDED	=	34 SPACES	
TOTAL PARKING SPACES PROVIDED	=	40 SPACES	
BUILDING 2 PARKING SUMMARY			
ACCESSIBLE PARKING SPACES PROVIDED	=	2 SPACES	
ELECTRIC VEHICLE PARKING SPACES PROVIDED (INCLUDES ACCESSIBLE ELECTRIC VEHICLE PARKING SPACE)	=	4 SPACES	
STANDARD PARKING SPACES PROVIDED	=	34 SPACES	
TOTAL PARKING SPACES PROVIDED	=	40 SPACES	
BUILDING 3 PARKING SUMMARY			
ACCESSIBLE PARKING SPACES PROVIDED	=	2 SPACES	
ELECTRIC VEHICLE PARKING SPACES PROVIDED (INCLUDES ACCESSIBLE ELECTRIC VEHICLE PARKING SPACE)	=	4 SPACES	
STANDARD PARKING SPACES PROVIDED	=	34 SPACES	
TOTAL PARKING SPACES PROVIDED	=	40 SPACES	
BUILDING 4 PARKING SUMMARY			
ACCESSIBLE PARKING SPACES PROVIDED	=	2 SPACES	
ELECTRIC VEHICLE PARKING SPACES PROVIDED (INCLUDES ACCESSIBLE ELECTRIC VEHICLE PARKING SPACE)	=	4 SPACES	
STANDARD PARKING SPACES PROVIDED	=	34 SPACES	
TOTAL PARKING SPACES PROVIDED	=	40 SPACES	
BUILDING 5 PARKING SUMMARY			
ACCESSIBLE PARKING SPACES PROVIDED	=	2 SPACES	
ELECTRIC VEHICLE PARKING SPACES PROVIDED (INCLUDES ACCESSIBLE ELECTRIC VEHICLE PARKING SPACE)	=	4 SPACES	
STANDARD PARKING SPACES PROVIDED	=	34 SPACES	
TOTAL PARKING SPACES PROVIDED	=	40 SPACES	
GUARD HOUSE PARKING SUMMARY			
ACCESSIBLE PARKING SPACES PROVIDED	=	1 SPACES	
STANDARD PARKING SPACES PROVIDED	=	3 SPACES	
TOTAL PARKING SPACES PROVIDED	=	4 SPACES	

FEMA NOTE

PER FLOOD INSURANCE RATE MAP PANEL NO. 17031C0155J, THE ENTIRE SITE IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD.

VILLAGE COMMENTS	DATE	BY
MWRD COMMENTS	01/08/25	TRE
VILLAGE COMMENTS	12/18/24	TRE
IEPA WATERMAIN SUBMITTAL	11/21/24	TRE
MWRD TST SUBMITTAL	11/21/24	TRE
VILLAGE COMMENTS	10/15/24	TRE
VILLAGE COMMENTS	08/30/24	TRE
VILLAGE COMMENTS	6/24/24	TRE
REVISIONS		

Kimley»Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

SCALE:
AS NOTED

DESIGNED BY: TRE

DRAWN BY: AND

CHECKED BY: JWP



**OVERALL SITE
PLAN**

ORD I

5500 TRILLIUM BLVD
HOFFMAN ESTATES, IL 60192

ORIGINAL ISSUE:
03/06/2024

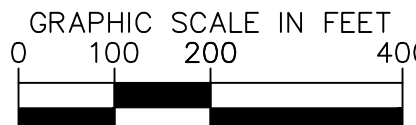
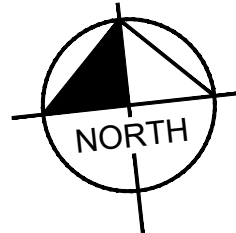
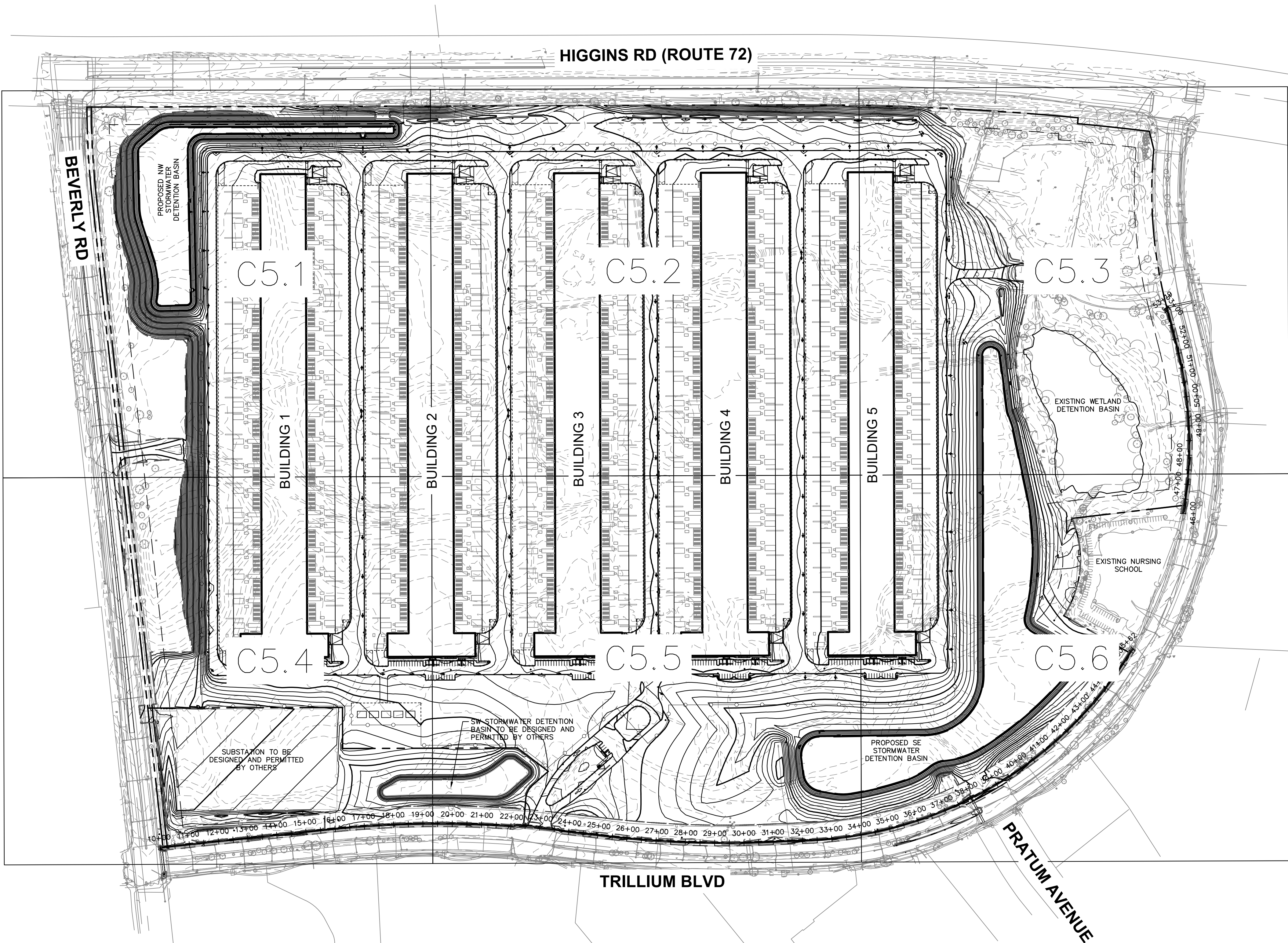
KHA PROJECT NO.
268424000

SHEET NUMBER

C3.0

Drawing name: K:\GIS_LDE\268424000_Compass_Ord\HoffmanEstates_IL\2 Design\CAD\PlanSheets\Final Engineering\C5.0 - GRADING PLAN.dwg C5.0 Jan 08, 2025 8:20pm by: AllisonSchwartz

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



GRADING NOTES

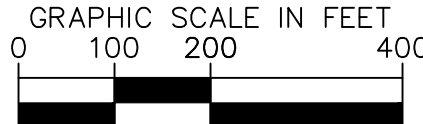
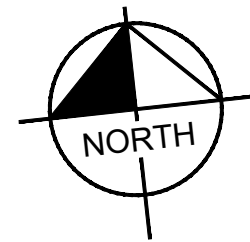
1. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO FLOW LINE ELEVATIONS UNLESS OTHERWISE NOTED.
3. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
4. NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED.
5. MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
6. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
7. WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL REVERSE GUTTER PITCH.
8. MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.

ORD I	OVERALL GRADING PLAN	COMPASS engineers	Kimley»Horn	SCALE: AS NOTED DESIGNED BY: TRE DRAWN BY: AWD CHECKED BY: JWP	VILLAGE COMMENTS MWRD COMMENTS VILLAGE COMMENTS IEPA WATERMAIN SUBMITTAL MWRD TST SUBMITTAL VILLAGE COMMENTS VILLAGE COMMENTS	TRE TRE TRE TRE TRE TRE TRE	01/08/25 12/18/24 11/21/24 11/21/24 10/15/24 08/30/24 6/24/24	DATE BY
5500 TRILLIUM BLVD HOFFMAN ESTATES, IL 60192	ORIGINAL ISSUE: 03/06/2024 KHA PROJECT NO. 268424000 SHEET NUMBER	C5.0						

Drawing name: K:\GIS_LDE\268424000_Compass_Ord\HoffmanEstates_Final Engineering\C7.0 - WET UTILITY PLAN.dwg C7.0 Jan 08, 2025 8:20pm by: Allison Sachwitz
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

ONLY 16" PUBLIC WATERMAIN WORK WITHIN CLOUDED AREA TO BE APPROVED FOR CONSTRUCTION WITH MASS GRADING PERMIT.
16" PUBLIC WATERMAIN WORK IS NOT TO BE INCLUDED IN FULL SITE PERMIT.

PROPOSED 16" WATERMAIN SHALL BE INSTALLED, TESTED, AND PLACED IN-SERVICE BEFORE EXISTING 16" WATERMAIN IS TAKEN OUT OF SERVICE



UTILITY NOTES

- ALL WATER LINES $\geq 3"$ SHALL BE DUCTILE IRON PIPE, CLASS 52.
- ALL SANITARY SEWER LINES SHALL BE PVC MEETING, ASTM D-3034 SDR 26 EXCEPT FOR SANITARY SEWER THAT CROSSES ABOVE WATER MAIN, THIS PIPE SHALL BE AWWA C900 (UNLESS WATER MAIN CASING IS UTILIZED). PROVIDE 60" MINIMUM COVER.
- CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
- ALL ELECTRIC AND TELEPHONE EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
- CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
- CONTRACTOR TO CALL "JULIE" (1-800-892-0123) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
- PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION. THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION. THE MUNICIPALITY SHALL BE NOTIFIED OF ANY AND ALL CHANGES TO THE DESIGN PLANS.
- CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA AS REQUIRED BY OSHA.
- CONTRACTOR TO AVOID DISRUPTION OF ANY ADJACENT TENANT'S TRAFFIC OPERATIONS DURING INSTALLATION OF UTILITIES.
- ALL DIMENSIONS ARE TO CENTERLINE OF PIPE OR CENTER OF MANHOLE UNLESS NOTED OTHERWISE.
- SEE ARCHITECTURAL AND MEP PLANS FOR EXACT UTILITY CONNECTION LOCATIONS AT BUILDING.
- LIGHT POLES SHOWN FOR COORDINATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE SITE LIGHTING PLANS BY OTHERS FOR MORE INFORMATION.
- SEE DETAILS FOR LOCATING STORM STRUCTURES WITHIN THE CURB LINE.
- STORMWATER FACILITIES MUST BE FUNCTIONAL BEFORE BUILDING CONSTRUCTION BEGINS IF REQUIRED BY AUTHORITY HAVING JURISDICTION.

NOTE: WHERE THERE IS LESS THAN 10 FT HORIZONTAL OR 18-IN VERTICAL SEPARATION BETWEEN A SEWER AND WATER MAIN, OR IF WATER MAIN CROSSES UNDER A SEWER, WATER MAIN QUALITY PIPE IS TO BE USED TO CONSTRUCT THE SEWER OR EITHER PIPE IS TO BE ENCASED. THE PROTECTION MUST EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE DISTANCE BETWEEN THE WATER MAIN AND SEWER IS AT LEAST 10 FT. ACCEPTABLE WATER MAIN QUALITY PIPE INCLUDES PVC SDR/WMQ MEETING ASTM D2241 WITH JOINTS MEETING ASTM D3139 OR DUCTILE IRON PIPE. RCP STORM SEWER WITH FLEXIBLE GASKET JOINTS MEETING ASTM C361 OR ASTM C443 IS ALSO ACCEPTABLE AT CROSSINGS.

TRE	VILLAGE COMMENTS	01/08/25	TRE
TRE	MRD COMMENTS	12/18/24	TRE
TRE	VILLAGE COMMENTS	11/21/24	TRE
TRE	IEPA WATERMAIN SUBMITTAL	11/21/24	TRE
TRE	MRD TST SUBMITTAL	10/15/24	TRE
TRE	VILLAGE COMMENTS	08/30/24	TRE
TRE	VILLAGE COMMENTS	6/24/24	TRE
BY	REVISIONS	DATE	

SCALE:	AS NOTED	DESIGNED BY: TRE	DRAWN BY: AND	CHECKED BY: JWP
DESIGNED BY: TRE				
DRAWN BY: AND				
CHECKED BY: JWP				

Kimley»Horn	© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
	4201 WINTFIELD ROAD, SUITE 600 PHONE: 630-487-5550 WWW.KIMLEY-HORN.COM

OVERALL WET UTILITY PLAN	ORD I	5500 TRILLIUM BLVD HOFFMAN ESTATES, IL 60192	ORIGINAL ISSUE:
			03/06/2024
C7.0	SHEET NUMBER	KHA PROJECT NO.	268424000



OVERALL WET UTILITY PLAN

ORD I

5500 TRILLIUM BLVD
HOFFMAN ESTATES, IL 60192

ORIGINAL ISSUE:

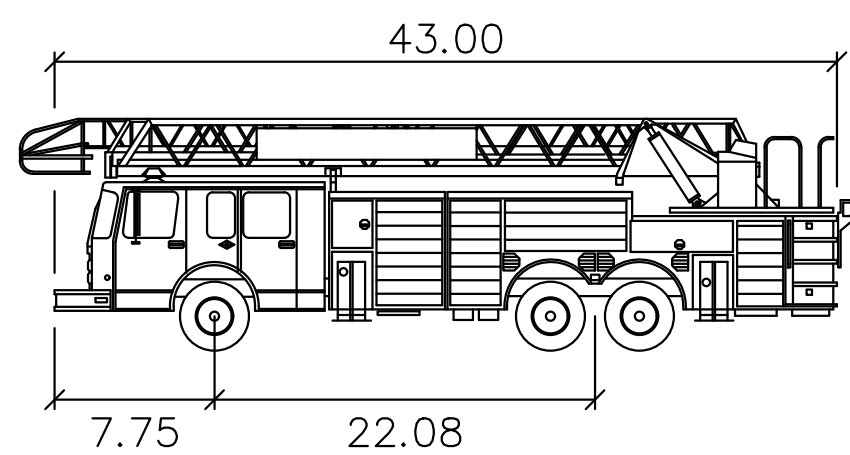
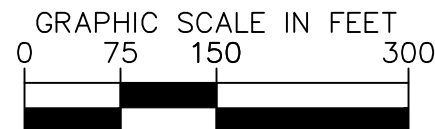
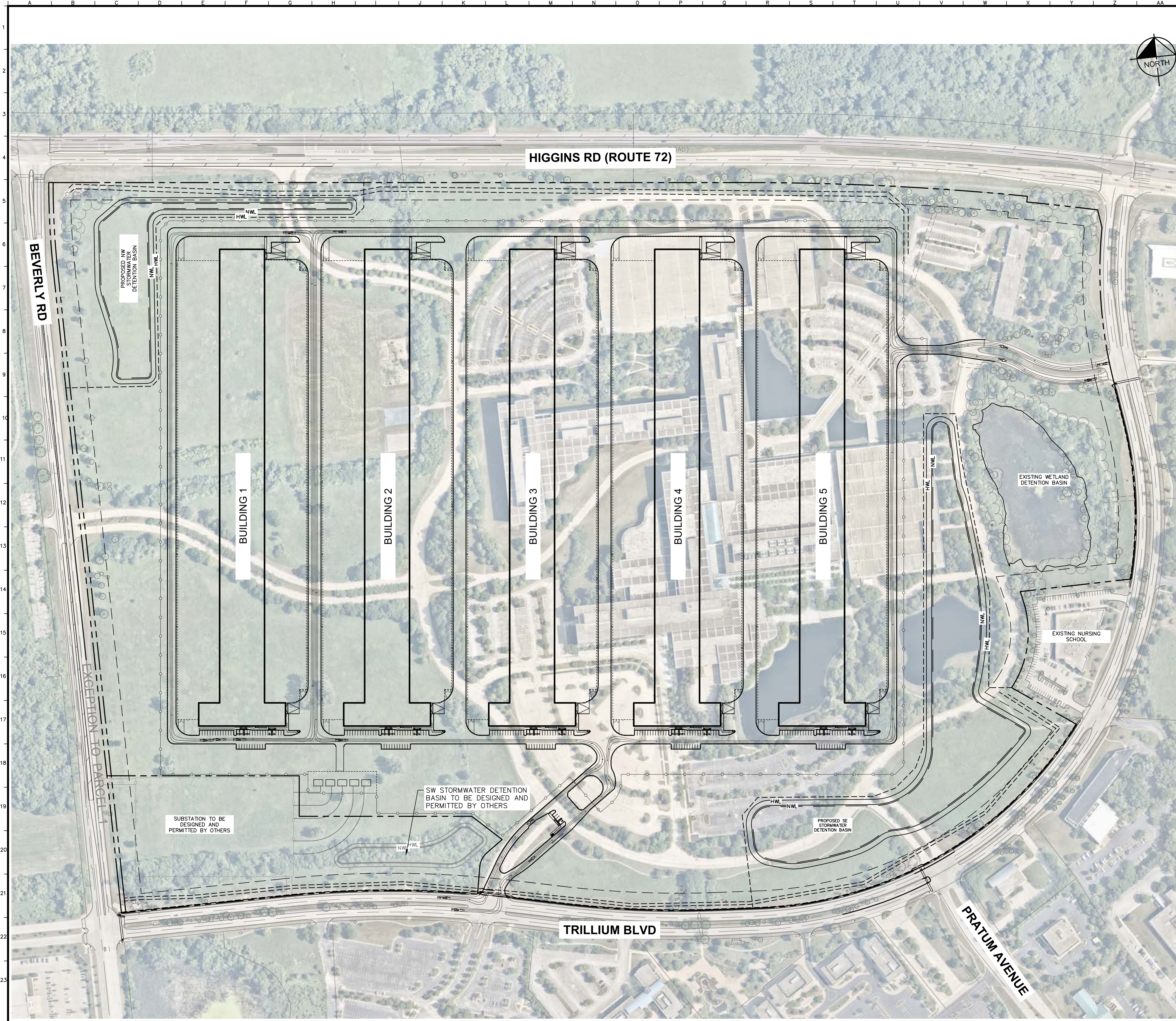
03/06/2024

KHA PROJECT NO.

268424000

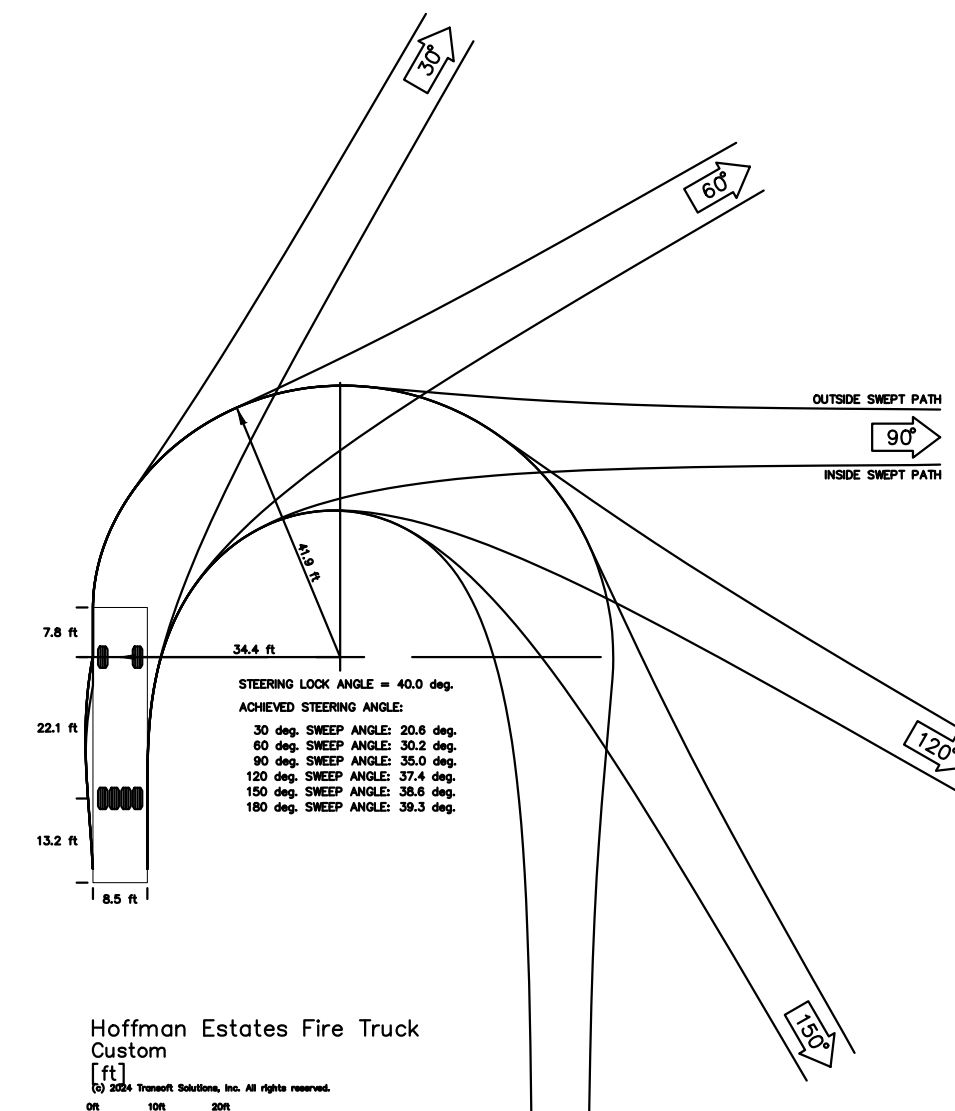
SHEET NUMBER

C7.0

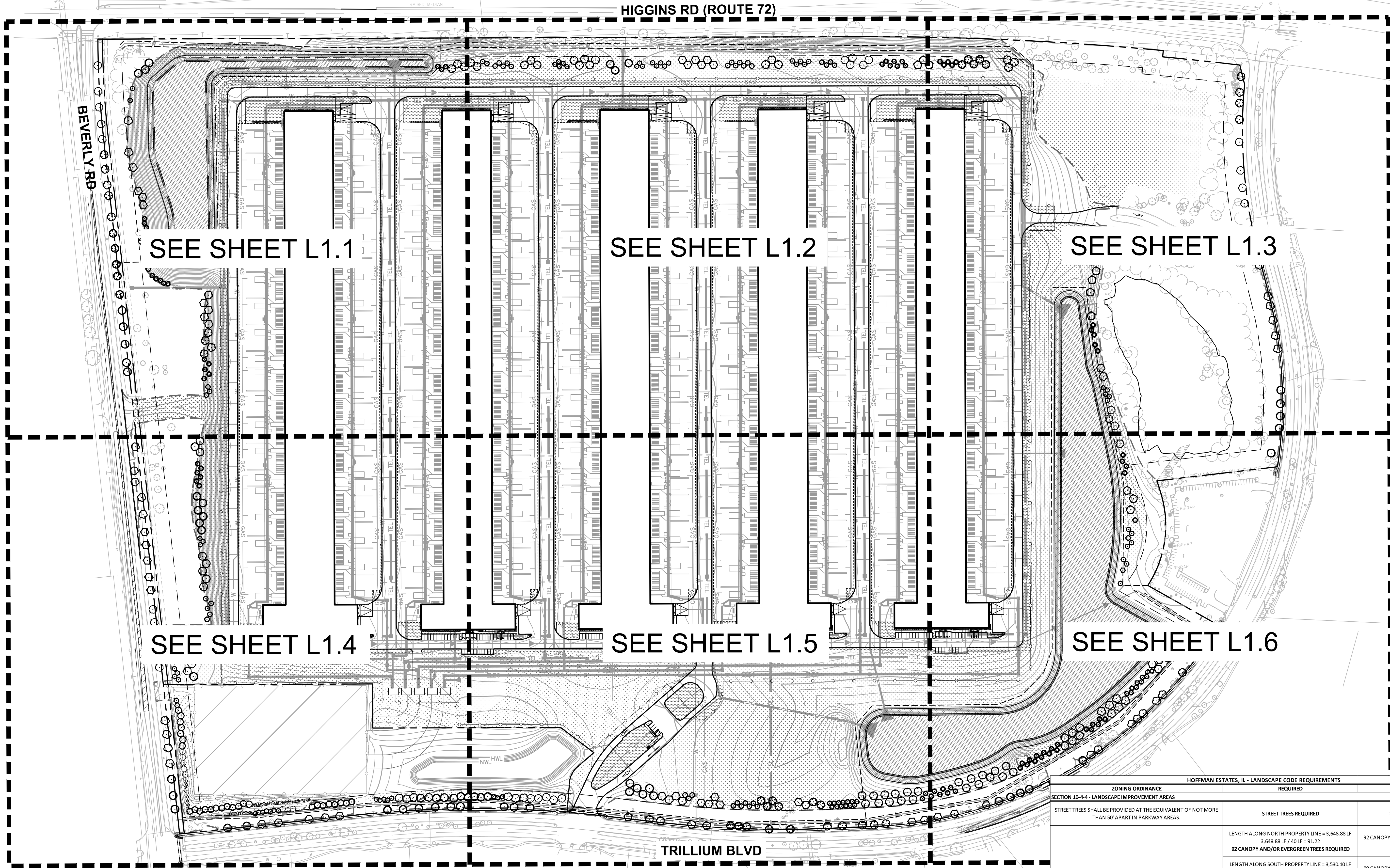


Hoffman Estates Fire Truck

	feet
Width	: 8.50
Track	: 6.91
Lock to Lock Time	: 6.0
Steering Angle	: 40.0

[illegible]

Drawing name: K:\GIS\LDE\268424000_compass_orde_hoffmanestates\1\2 Design\CAD\plan sheets\final engineering\L1.0 - LANDSCAPE PLAN.dwg Nov 21, 2024 9:38am by: Christina Morelli
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



HOFFMAN ESTATES, IL - LANDSCAPE CODE REQUIREMENTS		
ZONING ORDINANCE	REQUIRED	PROPOSED
SECTION 10-4-4 - LANDSCAPE IMPROVEMENT AREAS		
STREET TREES SHALL BE PROVIDED AT THE EQUIVALENT OF NOT MORE THAN 50' APART IN PARKWAY AREAS.	STREET TREES REQUIRED	STREET TREES PROVIDED
A MINIMUM SITE PERIMETER WIDTH OF 10 FEET SHALL BE REQUIRED. SHADE TREES, EVERGREEN TREES (OR A MIX) SHALL BE PROVIDED AT THE EQUIVALENT OF 40 FEET APART. SUCH TREES MAY BE CLUSTERED OR SPACED LINEARLY.	LENGTH ALONG NORTH PROPERTY LINE = 3,648.88 LF 92 CANOPY AND/OR EVERGREEN TREES REQUIRED	92 CANOPY AND EVERGREEN TREES PROVIDED ALONG THE NORTH
	LENGTH ALONG SOUTH PROPERTY LINE = 3,530.10 LF 89 CANOPY AND/OR EVERGREEN TREES REQUIRED	89 CANOPY AND EVERGREEN TREES PROVIDED ALONG THE SOUTH
	LENGTH ALONG EAST PROPERTY LINE = 2,280.68 LF 58 CANOPY AND/OR EVERGREEN TREES REQUIRED	58 CANOPY AND EVERGREEN TREES PROVIDED ALONG THE EAST
	LENGTH ALONG WEST PROPERTY LINE = 2,537.36 LF 64 CANOPY AND/OR EVERGREEN TREES REQUIRED	64 CANOPY AND EVERGREEN TREES PROVIDED ALONG THE WEST
THE EQUIVALENT OF 1 SHADE TREE PER 15 PARKING SPACES IS REQUIRED. EACH SHADE TREE SHALL BE ALLOCATED A MINIMUM LANDSCAPE PERVIOUS SURFACE AREA OF 140 SQUARE FEET.	TOTAL NUMBER OF PARKING SPACES = 200 SPACES 204 SPACES / 15 SPACES = 13.6 14 PARKING LOT TREES REQUIRED	14 PARKING LOT TREES PROVIDED ALONG PERIMETER
LANDSCAPE IMPROVEMENTS SHALL BE PROVIDED ALONG BUILDING FACADES VISIBLE FROM ADJACENT PROPERTIES AND RIGHT-OF-WAY AREAS.	FOUNDATION LANDSCAPE REQUIRED ALONG NORTH AND SOUTH BUILDING FACADES	FOUNDATION LANDSCAPE PROVIDED ALONG NORTH AND SOUTH BUILDING FACADES

ORD I

5500 TRILLIUM BLVD
HOFFMAN ESTATES, IL 60192

ORIGINAL ISSUE:
03/06/2024
KHA PROJECT NO.
268424000

SHEET NUMBER

L1.0

OVERALL
LANDSCAPE
PLAN

COMPASS
differences

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

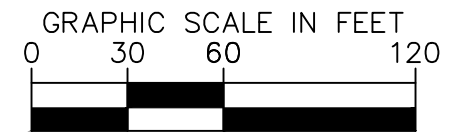
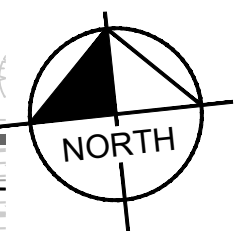
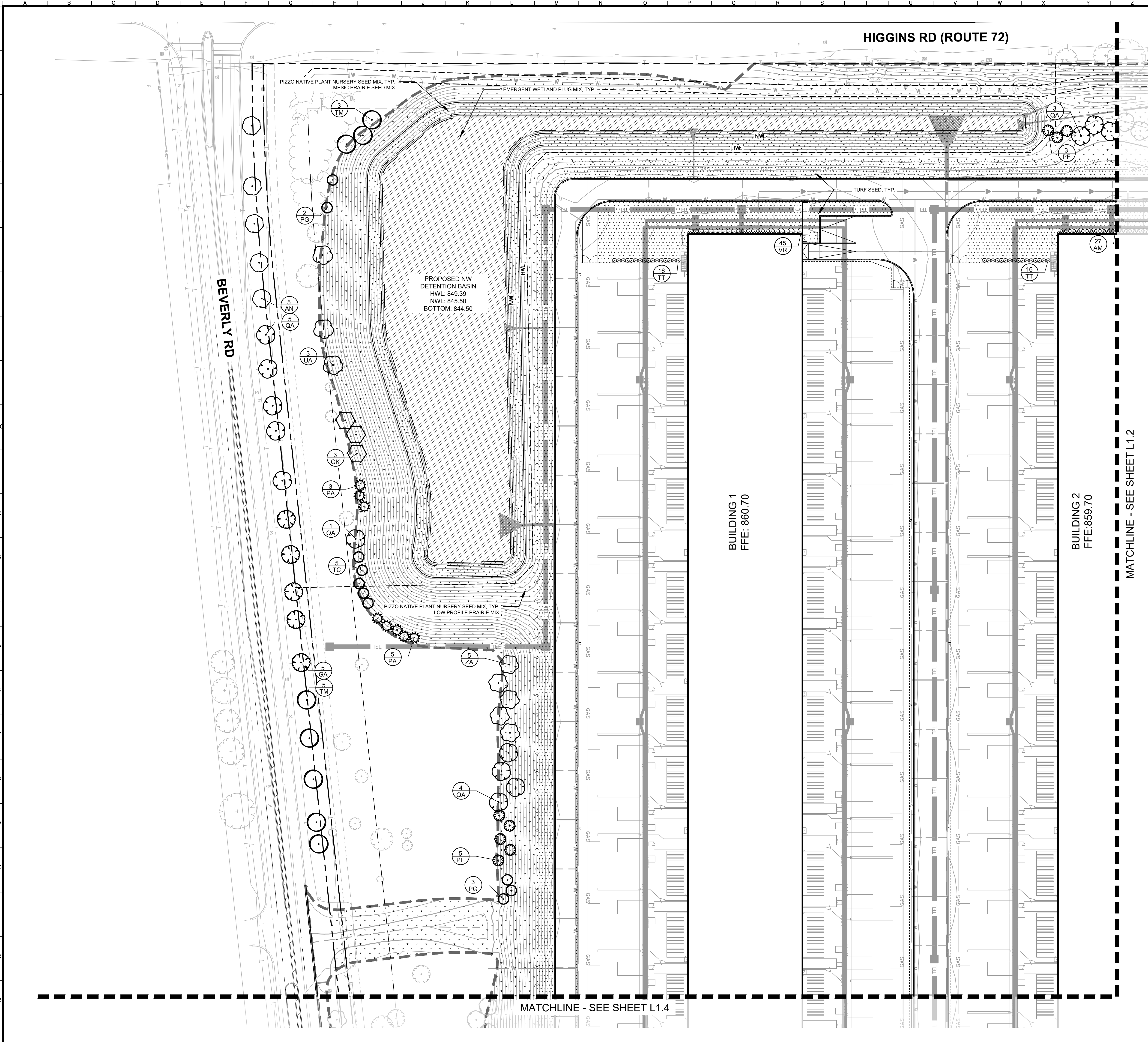
SCALE:
AS NOTED
DESIGNED BY: TRE
DRAWN BY: AND
CHECKED BY: JWP

AS NOTED
DESIGNED BY: TRE
DRAWN BY: AND
CHECKED BY: JWP

VILLAGE COMMENTS
11/21/24
IEPA WATERMAIN SUBMITTAL
11/21/24
MWRD 1ST SUBMITTAL
10/15/24
VILLAGE COMMENTS
08/30/24
VILLAGE COMMENTS
6/24/24
REVISIONS
DATE
BY

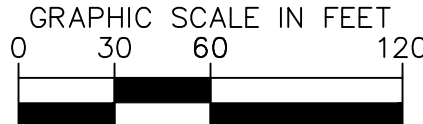
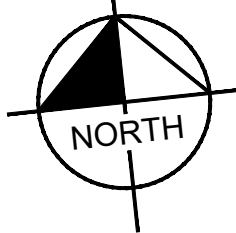
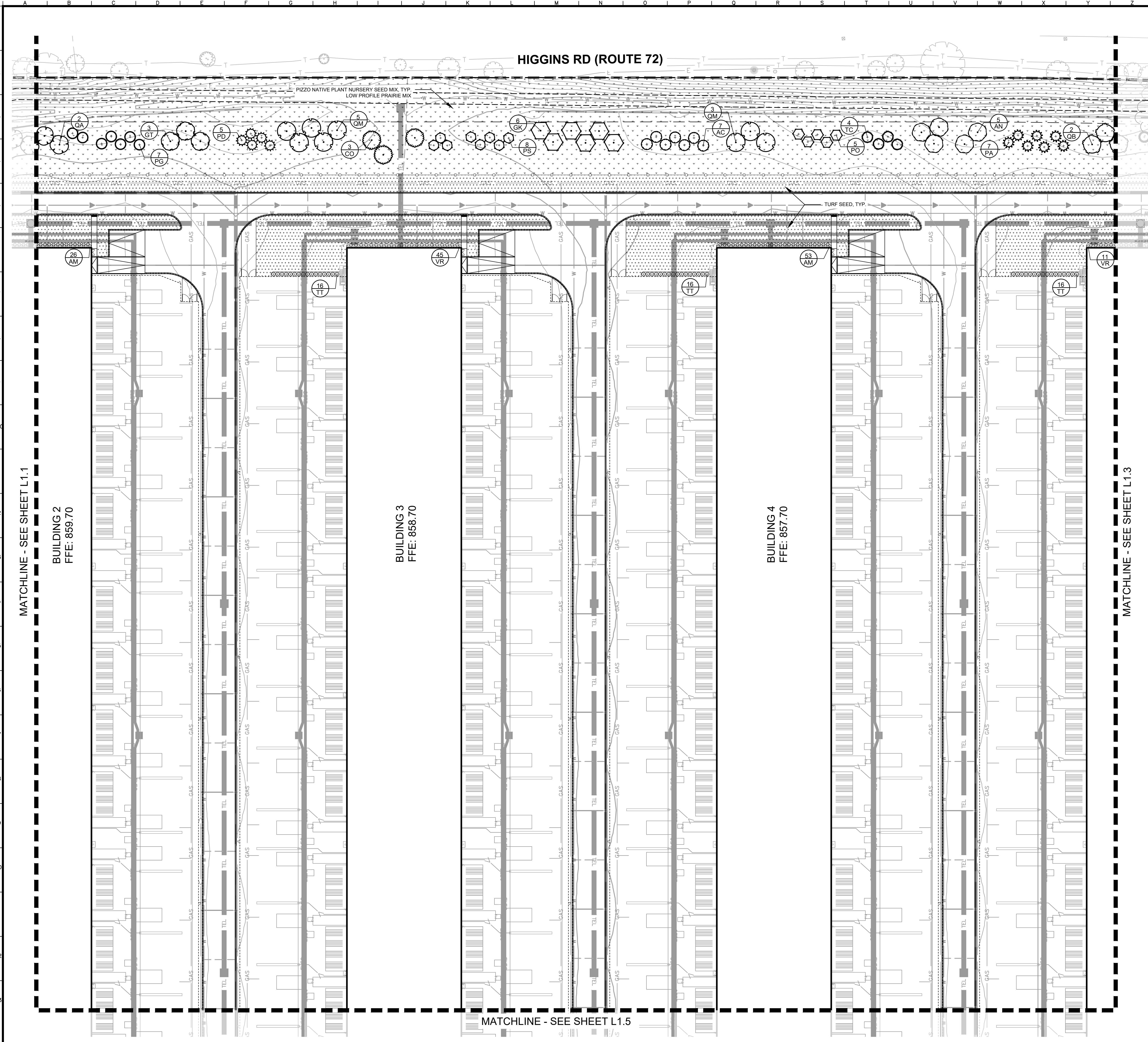
TRE
11/21/24
TRE
11/21/24
TRE
10/15/24
TRE
08/30/24
TRE
6/24/24
BY

Drawing name: K:\GIS\DEV\268424000_compass_orde_hoffmanestates_1\2 Design\CAD\plan sheets\final engineering\Nov 21, 2024 9:58am by: ChristinaMerrell
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



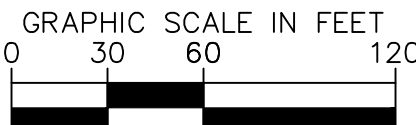
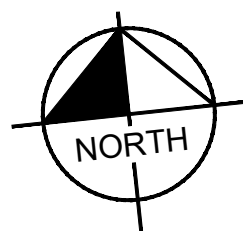
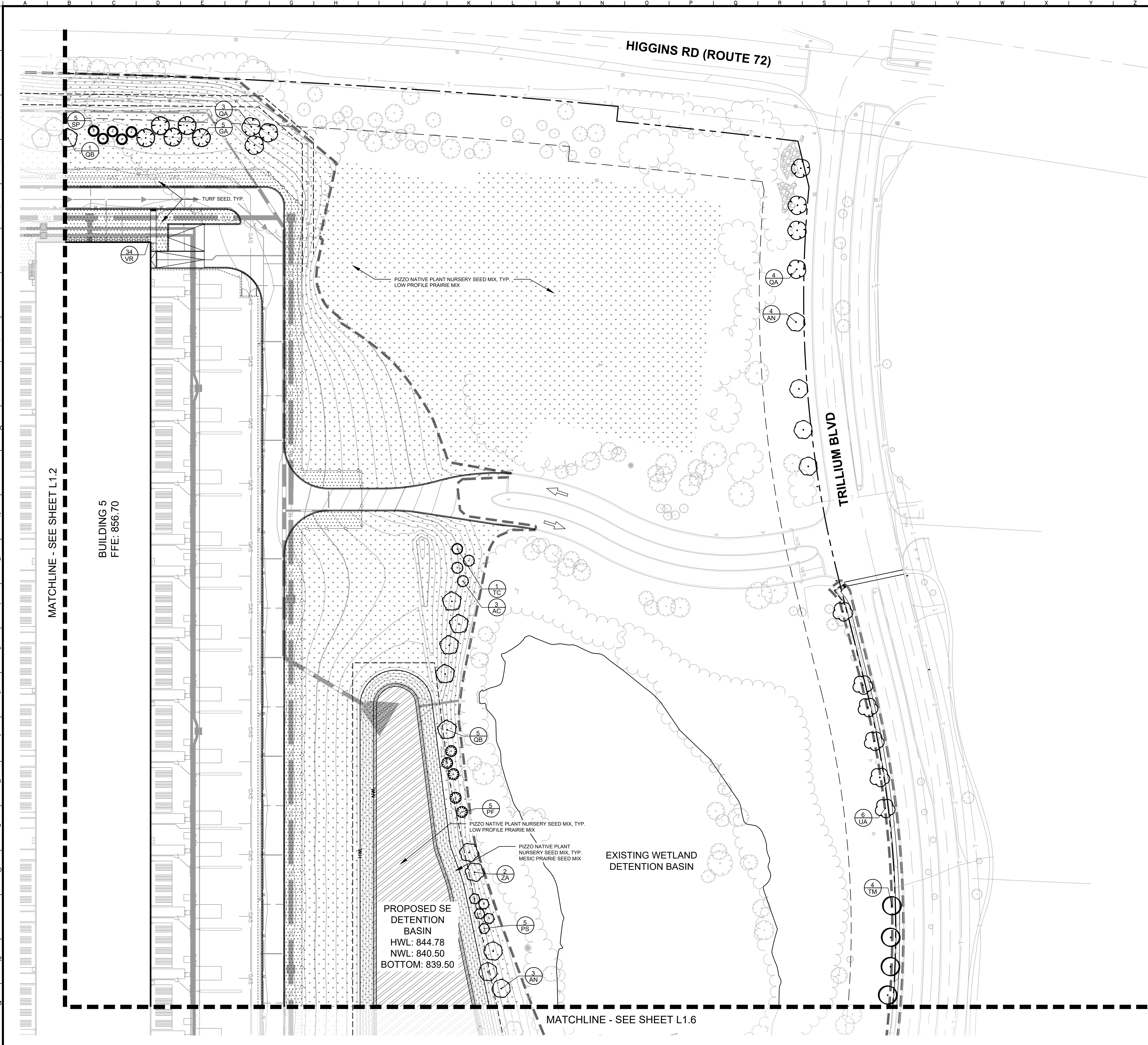
ORD I		LANDSCAPE PLAN				Kimley»Horn © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 4251 WINTERFIELD ROAD, SUITE 600 PHONE: 630-487-5550 WWW.KIMLEY-HORN.COM		SCALE: DESIGNED BY: TRE DRAWN BY: AWD CHECKED BY: JWP		VILLAGE COMMENTS IEPA WATERMAIN SUBMITTAL MWRD TST SUBMITTAL VILLAGE COMMENTS VILLAGE COMMENTS REVISIONS		11/21/24 11/21/24 10/15/24 08/30/24 6/24/24 DATE		TRE TRE TRE TRE BY	
ORIGINAL ISSUE: KHA PROJECT NO. 268424000		5500 TRILLIUM BLVD HOFFMAN ESTATES, IL 60192													
SHEET NUMBER		L1.1													

Drawing name: K:\GIS\LDE\268424000_compass_order_hoffmanestates\2 Design\CAD\planisheets\final engineering\L1.0 - LANDSCAPE PLAN.dwg L1.2 LANDSCAPE PLAN Nov 21, 2024 9:58am by: Christina Marelli
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



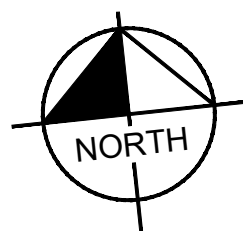
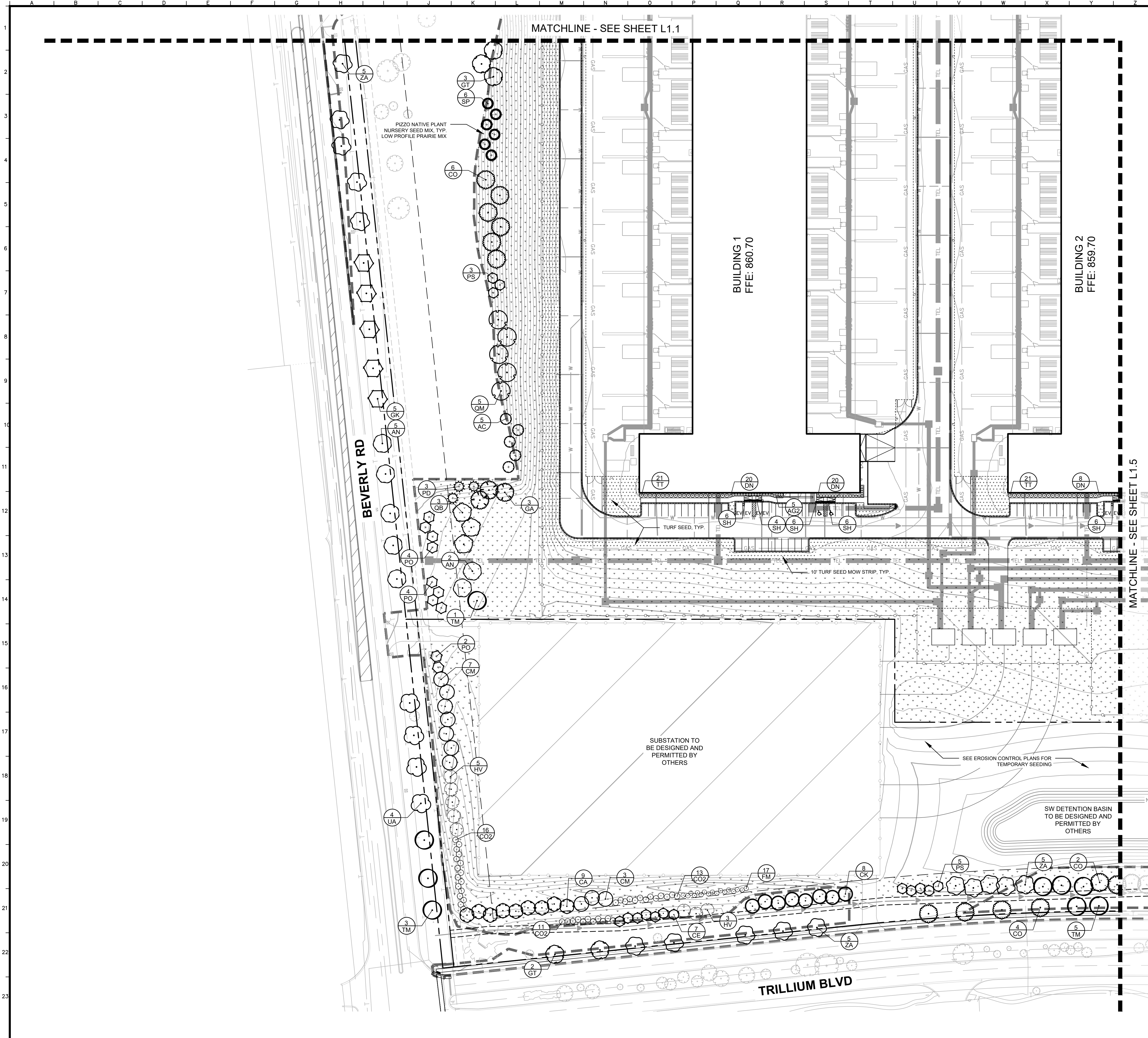
LANDSCAPE PLAN	ORD I 5500 TRILLIUM BLVD HOFFMAN ESTATES, IL 60192	ORIGINAL ISSUE: 03/06/2024 KHA PROJECT NO. 268424000 SHEET NUMBER L1.2		Kimley»Horn © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 4201 WATFIELD ROAD, SUITE 600 PHILADELPHIA, PA 19154 PHONE: 610-487-5550 WWW.KIMLEY-HORN.COM	SCALE: AS NOTED DESIGNED BY: TRE DRAWN BY: AWD CHECKED BY: JWP	VILLAGE COMMENTS 11/21/24 IEPA WATERMAIN SUBMITTAL 11/21/24 MWRD 1ST SUBMITTAL 10/15/24 VILLAGE COMMENTS 08/30/24 VILLAGE COMMENTS 6/24/24 REVISIONS	TRE 11/21/24 TRE 10/15/24 TRE 08/30/24 TRE 6/24/24 BY DATE

Drawing name: K:\GIS_LDE\268424000_compass_order_hoffmanestates\1\2 Design\CAD\plan\sheet\1\1.0 - LANDSCAPE PLAN.dwg Nov 21, 2024 9:58am by: Christina Marelli
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



ORD I		LANDSCAPE PLAN				SCALE: AS NOTED		Kimley»Horn © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 4201 WINFIELD ROAD, SUITE 600 PHOENIX, AZ 85044 PHONE: 602-487-5550 WWW.KIMLEY-HORN.COM			
ORIGINAL ISSUE: 03/06/2024						DESIGNED BY: TRE		A		VILLAGE COMMENTS	
KHA PROJECT NO. 268424000						DRAWN BY: AWD		A		IEPA WATERMAIN SUBMITTAL	
SHEET NUMBER						CHECKED BY: JWP		A		MWRD 1ST SUBMITTAL	
L1.3								A		VILLAGE COMMENTS	
								No.		VILLAGE COMMENTS	
										REVISIONS	
										DATE	
										BY	
										TRE	
										TRE	
										TRE	
										TRE	
										TRE	
										TRE	
										TRE	
										TRE	
										TRE	
										TRE	
										TRE	
										TRE	
										TRE	
										TRE	
										TRE	
										TRE	
										TRE	
										TRE	
										TRE	
										TRE	
										TRE	
										TRE	
										TRE	
										TRE	
										TRE	
										TRE	
										TRE	
										TRE	
										TRE	
										TRE	
										TRE	
										TRE	
										TRE	
										TRE	
										TRE	
										TRE	
										TRE	
										TRE	
										TRE	
										TRE	
										TRE	
										TRE	
										TRE	
										TRE	
										TRE	
										TRE	
										TRE	
										TRE	
										TRE	
										TRE	
										TRE	
										TRE	
										TRE	
										TRE	
										TRE	
										TRE	
										TRE	
										TRE	
										TRE	
										TRE	
										TRE	
										TRE	
										TRE	
										TRE	
										TRE	
										TRE	
										TRE	
										TRE	
										TRE	
										TRE	
										TRE	
										TRE	
										TRE	
										TRE	
										TRE	
										TRE	
										TRE	
								</			

This document contains confidential information and/or trade secrets of Kinley-Horn and Associates, Inc. It shall be without liability to Kinley-Horn and Associates, Inc. if it is disclosed or otherwise made known to third parties without written authorization and adaptation by Kinley-Horn and Associates, Inc.



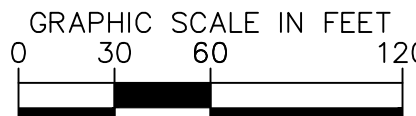
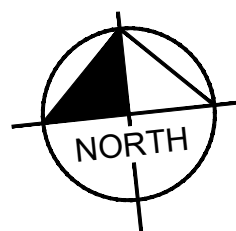
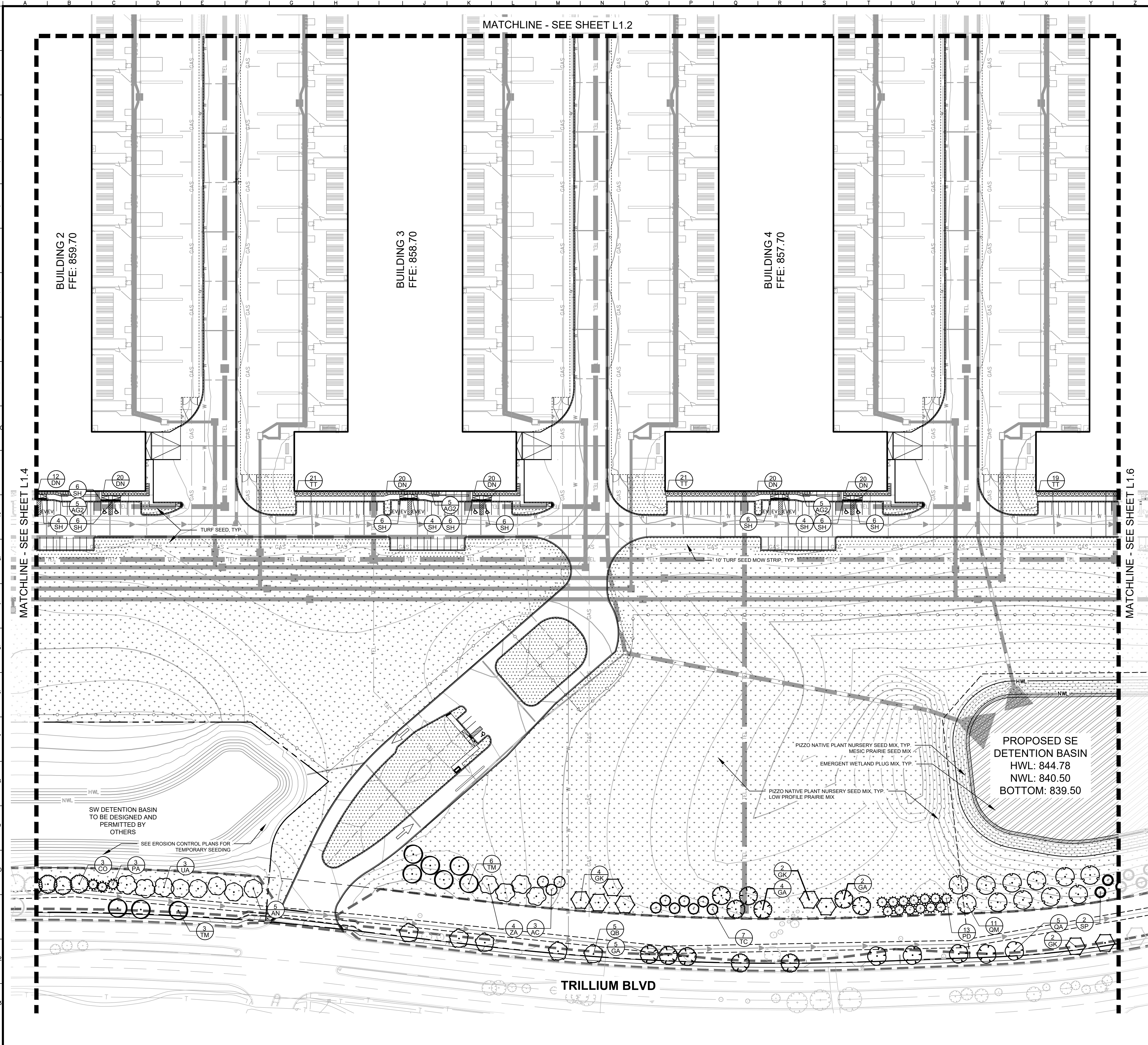
GRAPHIC SCALE IN FEET

0 ## ## ###

**Call
Before
You Dig**
JULIE
1-800-892-0123

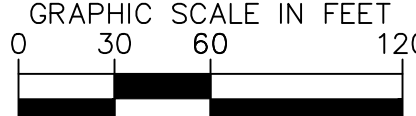
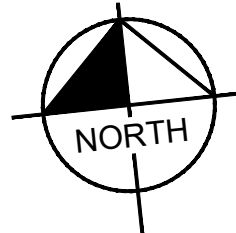
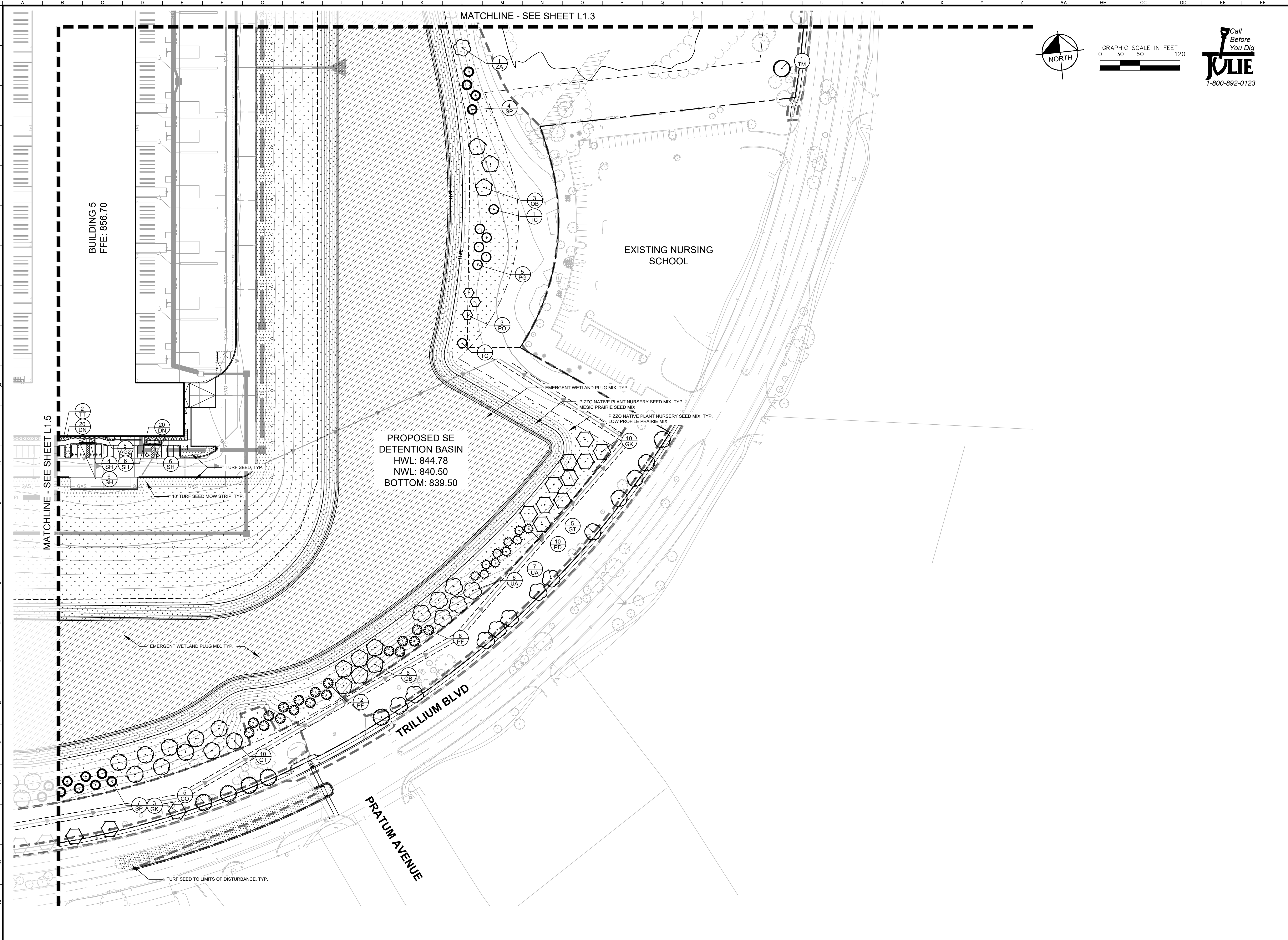
ORD I		LANDSCAPE PLAN				SCALE: AS NOTED		Kimley»Horn © 2024 KIMLEY HORN AND ASSOCIATES, INC. WARENVILLE, IL 60055 PHONE: 630.261.0050 WWW.KIMLEY-HORN.COM		VILLAGE COMMENTS		TRE
ORIGINAL ISSUE: 03/06/2024						DESIGNED BY: TRE		A		VILLAGE COMMENTS		TRE
KHA PROJECT NO. 268424000						DRAWN BY: AND		A		VEPA WATERMAIN SUBMITTAL		TRE
SHEET NUMBER						CHECKED BY: JWP		A		MWRD 1ST SUBMITTAL		TRE
L1.4								N/A		VILLAGE COMMENTS		TRE
								N/A		REVISIONS		DATE
								N/A				BY

Drawing name: K:\GIS\DEV\268424000_compass_order_hoffmanestates\12 Design\AD\plan\sheet\1.0 - LANDSCAPE PLAN.dwg L1.5 LANDSCAPE PLAN Nov 21, 2024 9:58am by: Christina.Marelli
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



L1.5		SHEET NUMBER		KHA PROJECT NO. 268424000		ORIGINAL ISSUE: 03/06/2024		ORD I		5500 TRILLIUM BLVD HOFFMAN ESTATES, IL 60192		LANDSCAPE PLAN				SCALE: AS NOTED		DESIGNED BY: TRE		DRAWN BY: AND		CHECKED BY: JWP		© 2024 KIMLEY HORN AND ASSOCIATES, INC. 4251 WINTERFIELD ROAD, SUITE 600 PHILADELPHIA, PA 19154 WWW.KIMLEY-HORN.COM		Kimley»Horn		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		MWRD 1ST SUBMITTAL		IEPA WATERMAIN SUBMITTAL		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS		VILLAGE COMMENTS			
------	--	--------------	--	------------------------------	--	-------------------------------	--	-------	--	---	--	-------------------	--	---	--	-----------------	--	------------------	--	---------------	--	-----------------	--	--	--	-------------	--	------------------	--	------------------	--	------------------	--	--------------------	--	--------------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	------------------	--	--	--

Drawing name: K:\GIS\LDE\268424000_compass_order_hoffmanestates\1\2 Design\CAD\planetsheets\final engineering\L1.0 - LANDSCAPE PLAN.dwg L1.6 LANDSCAPE PLAN Nov 21, 2024 9:58am by: Christina Marelli
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



L1.6		SHEET NUMBER		KHA PROJECT NO. 268424000		ORIGINAL ISSUE: 03/06/2024		ORD I 5500 TRILLIUM BLVD HOFFMAN ESTATES, IL 60192		LANDSCAPE PLAN				SCALE: AS NOTED		DESIGNED BY: TRE		DRAWN BY: AWD		CHECKED BY: JWP		VILLAGE COMMENTS V	
------	--	--------------	--	------------------------------	--	-------------------------------	--	--	--	-------------------	--	---	--	-----------------	--	------------------	--	---------------	--	-----------------	--	---	--

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
TREES						
	AN	29	ACER X FREEMANII 'AUTUMN BLAZE' / AUTUMN BLAZE MAPLE	B & B	2.5" CAL. MIN.	
	CO	23	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	2.5" CAL. MIN.	
	GA	24	GINKGO BILOBA 'AUTUMN GOLD' / AUTUMN GOLD MAIDENHAIR TREE	B & B	2.5" CAL. MIN.	
	GT	23	GLEDITSIA TRIACANTHOS F. INERMIS / THORNLESS HONEY LOCUST	B & B	2.5" CAL. MIN.	
	GK	35	GYMNOCLADUS DIOICUS / KENTUCKY COFFEETREE	B & B	2.5" CAL. MIN.	
	QA	27	QUERCUS ALBA / WHITE OAK	B & B	2.5" CAL. MIN.	
	QB	25	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	2.5" CAL. MIN.	
	QM	24	QUERCUS MACROCARPA / BURR OAK	B & B	2.5" CAL. MIN.	
	TM	31	TILIA AMERICANA 'MCKSENTRY' / AMERICAN SENTRY® LINDEN	B & B	2.5" CAL. MIN.	
	UA	29	ULMUS X 'MORTON' / ACCOLADE™ ELM	B & B	2.5" CAL. MIN.	
	ZA	27	ZELKOVA SERRATA 'AUTUMN GLOW' / JAPANESE ZELKOVA	B & B	2.5" CAL. MIN.	
EVERGREEN TREES						
	AC	18	ABIES CONCOLOR / WHITE FIR	B & B		6' HT. MIN.
	PA	18	PICEA ABIES / NORWAY SPRUCE	B & B		6' HT. MIN.
	PG	17	PICEA GLAUCA / WHITE SPRUCE	B & B		6' HT. MIN.
	PO	18	PICEA OMORIKA / SERBIAN SPRUCE	B & B		6' HT. MIN.
	PF	31	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' / VANDERWOLF'S PYRAMID LIMBER PINE	B & B		6' HT. MIN.
	PS	21	PINUS STROBUS / WHITE PINE	B & B		6' HT. MIN.
	SP	24	PINUS SYLVESTRIS / SCOTCH PINE	B & B		6' HT. MIN.
	PD	31	PSEUDOTSUGA MENZIESII / DOUGLAS FIR	B & B		6' HT. MIN.
	TC	19	TSUGA CANADENSIS / EASTERN HEMLOCK	B & B		5' HT MIN
ORNAMENTAL TREES						
	CA	9	CARPINUS CAROLINIANA / AMERICAN HORNBEAM	B & B	6' HT. MIN.	SINGLE STEM
	CE	7	CERCIS CANADENSIS / EASTERN REDBUD MULTI-TRUNK	B & B	6' HT. MIN.	MULTI-STEM
	CK	8	CORNUS KOUSA / KOUSA DOGWOOD	B & B	6' HT. MIN.	SINGLE STEM
	CM	10	CORNUS MAS / CORNELIAN CHERRY	B & B	6' HT. MIN.	SINGLE STEM

SHRUBS

EVERGREEN SHRUBS

SYMBOL	CODE	QTY
--------	------	-----

GROUND COVERS

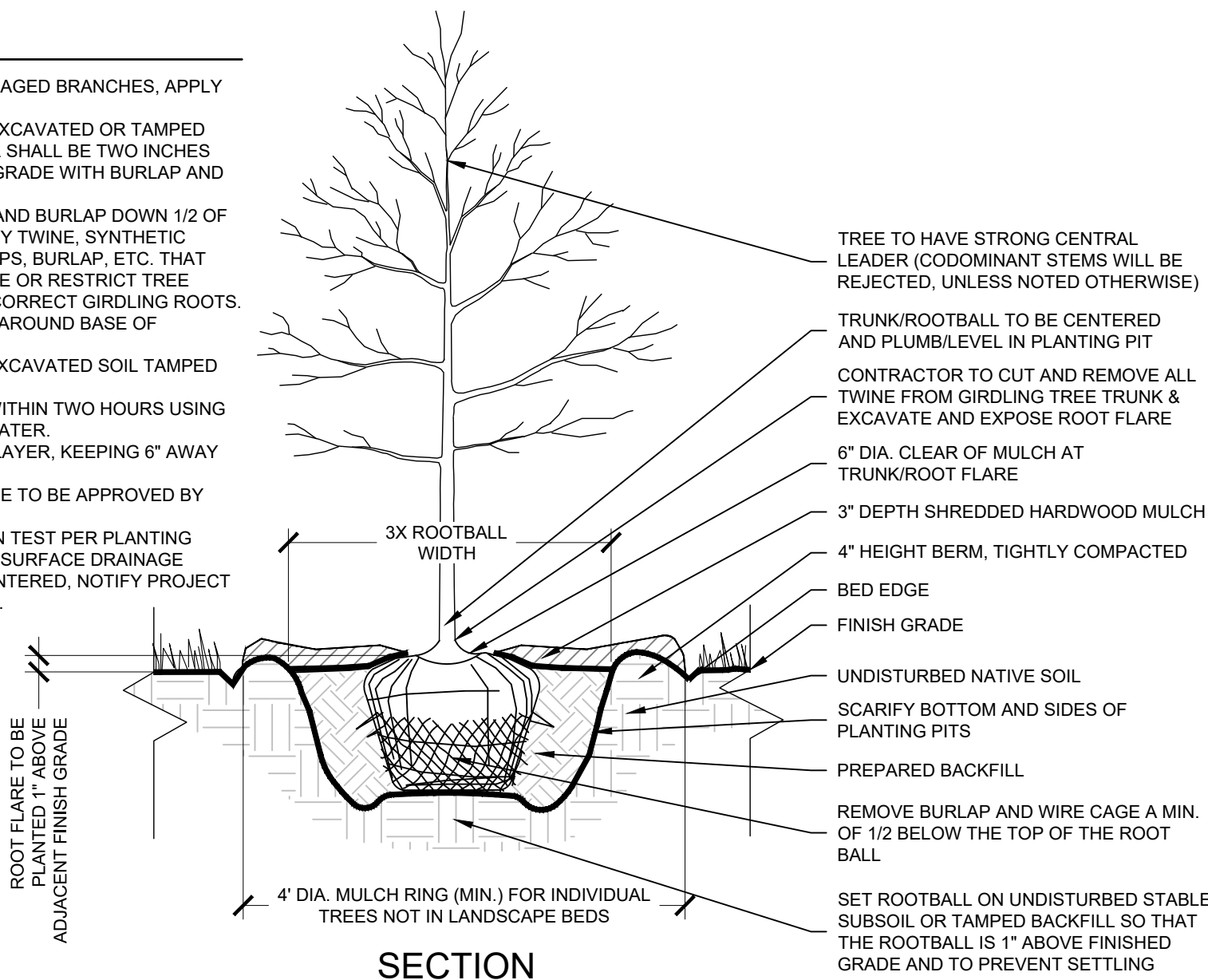
NOTE: SEED TO BE INSTALLED ONLY WITHIN AREAS THAT ARE NOT INUNDATED AT TIME OF PLANTING.

BOTANICAL NAME	COMMON NAME	QTY / ACRE	% OF TOTAL
Acorus calamus	Sweet Flag	300	5%
Asclepias incarnata	Swamp Milkweed	300	5%
Iris virginica	Iris	300	5%
Lobelia siphilitica	Great Blue Lobelia	300	5%
Lythrum alatum	Winged Loosestrife	200	3%
Polygonum amphibium	Knotweed	500	8%
Pontedaria cordata	Pickere! Plant	500	8%
Rudbeckia laciniata	Cut Leaf Coneflower	300	5%
Sagittaria latifolia	Arrowhead	300	5%
Scirpus acutus	Hard Stemmed Bulrush	500	8%
Scirpus atrovirens	Dark Green Bulrush	500	8%
Scirpus fluviatilis	River Bulrush	500	8%
Solidago riddellii	Riddell's Goldenrod	200	3%
Sparganium americanum	Bur Reed	500	8%
Symphyotrichum puniceum	Stemmed Aster	300	5%
Zizania aquatica	Wild Rice	500	8%
TOTAL PLUGS PER ACRE:		6,000	

Drawing name: K:\GIS\LDE\268424000_compass_orde_hoffmanestates.a\2 Design\CAD\plan sheets\final engineering\1.0 - LANDSCAPE PLAN.dwg L2.1 LANDSCAPE NOTES AND DETAILS Nov 21, 2024 9:56am by Christina Morelli
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

NOTES:

1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
3. REMOVE WIRE BASKET AND BURLAP DOWN 1/2 OF ROOT BALL. REMOVE ANY TWINE, SYNTHETIC MATERIAL, WIRES, STRAPS, BURLAP, ETC. THAT COULD GIRDLE THE TREE OR RESTRICT TREE GROWTH. REMOVE OR CORRECT GIRDLING ROOTS.
4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
5. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY.
6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
7. APPLY MULCH IN EVEN LAYER, KEEPING 6" AWAY FROM ROOT FLARE.
8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.
9. PERFORM PERCOLATION TEST PER PLANTING SPECIFICATIONS. IF SUBSURFACE DRAINAGE PROBLEMS ARE ENCOUNTERED, NOTIFY PROJECT LANDSCAPE ARCHITECT.



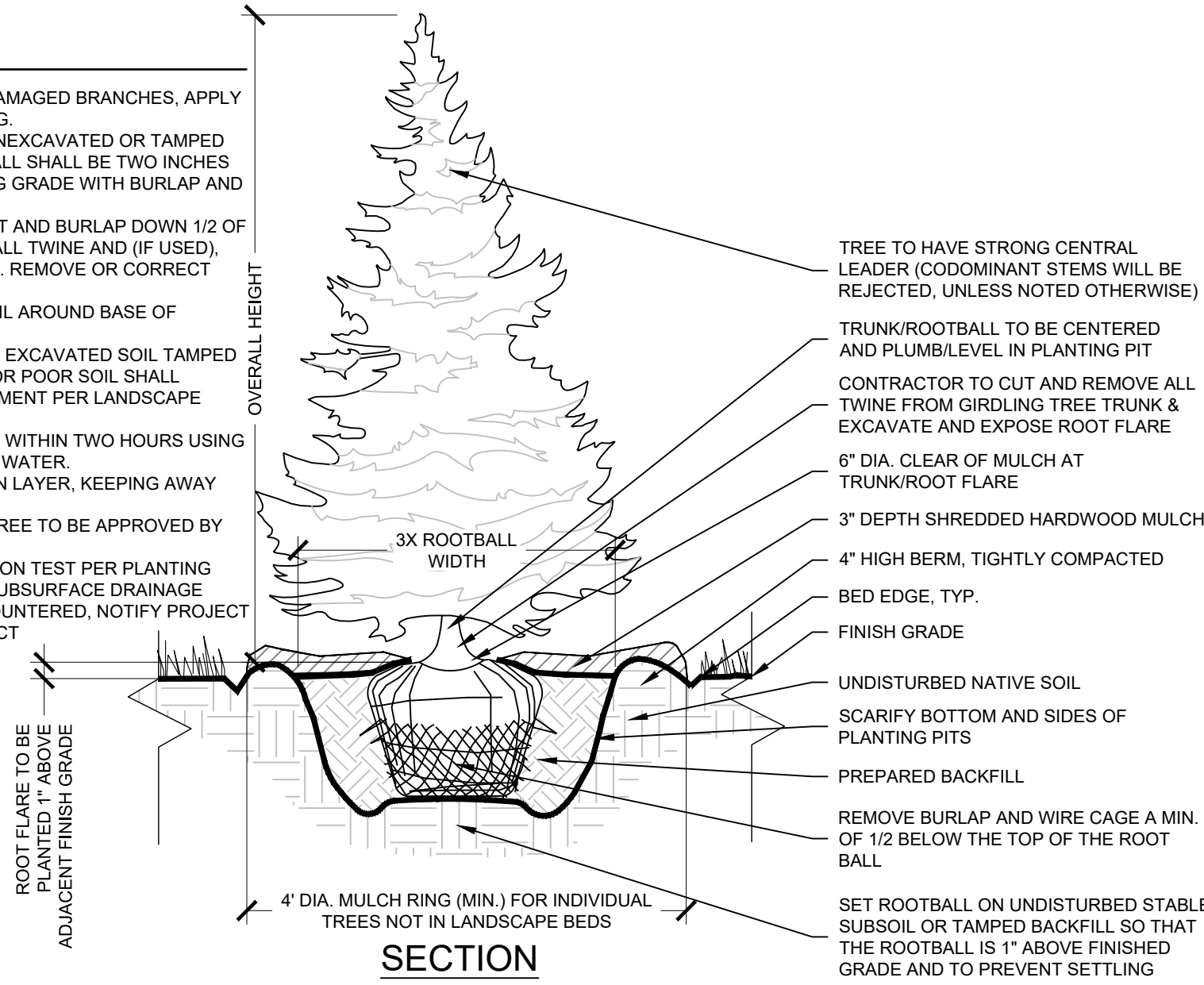
SECTION

1 TYPICAL TREE PLANTING

N.T.S.

NOTES:

1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
3. REMOVE WIRE BASKET AND BURLAP DOWN 1/2 OF ROOTBALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
5. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
7. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.
9. PERFORM PERCOLATION TEST PER PLANTING SPECIFICATIONS. IF SUBSURFACE DRAINAGE PROBLEMS ARE ENCOUNTERED, NOTIFY PROJECT LANDSCAPE ARCHITECT



SECTION

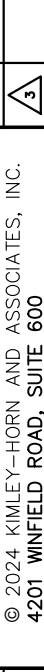
2 EVERGREEN TREE PLANTING

N.T.S.

LANDSCAPE NOTES

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
5. ALL PLANTS TO BE SPECIMEN GRADE, WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, AND SCARS. PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES. PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS PART OF THIS CONTRACT.
6. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
7. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNERS WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
8. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
9. PRUNE PLANTS AS NECESSARY. PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
10. TOPSOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO 6 INCHES BELOW FINISHED GRADE IN TURF AREAS AND 18 INCHES IN PLANTING AREAS.
11. PLANTING AREA TOPSOIL SHALL BE TESTED AND AMENDED PER THE RECOMMENDATIONS OF THE AGRONOMICAL SOIL REPORT. CONTRACTOR SHALL OBTAIN AGRONOMICAL SOIL REPORT.
12. SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.
13. EDGING TO BE A SPADED EDGE UNLESS INDICATED OTHERWISE ON THE PLANS. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
14. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL AND GROUNDCOVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH.
15. INSTALLATION OF TREES WITHIN PARKWAYS SHALL BE COORDINATED IN THE FIELD WITH LOCATIONS OF UNDERGROUND UTILITIES. TREES SHALL NOT BE LOCATED CLOSER THAN 5' FROM UNDERGROUND UTILITY LINES AND NO CLOSER THAN 10' FROM UTILITY STRUCTURES.
16. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
17. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. SOD/SEED SHALL BE LOCAL HARDY TURF GRASS MIX UNLESS, OTHERWISE NOTED.
18. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.
19. THE CONTINUED MAINTENANCE OF ALL REQUIRED LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH SAID MATERIALS ARE REQUIRED. ALL PLANT MATERIALS REQUIRED BY THIS SECTION SHALL BE MAINTAINED AS LIVING VEGETATION AND SHALL BE PROMPTLY REPLACED IF THE PLANT MATERIAL HAS DIED PRIOR TO FINAL ACCEPTANCE. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES.



ORIGINAL ISSUE: 03/06/2024		ORD I 5500 TRILLIUM BLVD HOFFMAN ESTATES, IL 60192		SCALE: AS NOTED	Kimley»Horn		© 2024 KIMLEY-HORN AND ASSOCIATES, INC. 4201 WINFIELD ROAD, SUITE 600 WARRICKVILLE, IL 60555 PHONE: 630-487-5550 WWW.KIMLEY-HORN.COM			
KHA PROJECT NO. 268424000					DESIGNED BY: TRE	▲		VILLAGE COMMENTS	11/21/24	TRE
SHEET NUMBER					DRAWN BY: AND	▲		IEPA WATERMAIN SUBMITTAL	11/21/24	TRE
L2.1					CHECKED BY: JWP	▲		MWRD 1ST SUBMITTAL	10/15/24	TRE
						▲		VILLAGE COMMENTS	08/30/24	TRE
					VILLAGE COMMENTS	6/24/24	TRE			
					REVISIONS	DATE	BY			
					No.					

Compass Landscape Palette



Autumn Blaze Maple



Autumn Gold Ginkgo



White Oak



American Sentry Linden



Kentucky Coffeetree



Accolade Elm



Japanese Zelkova



Common Hackberry



White Fir



Norway Spruce



Serbian Spruce



White Pine



Scotch Pine



Eastern Redbud



Eastern Hemlock



Kousa Dogwood



Black Chokeberry



Buttonbush



Blackbush Honeysuckle



Mindor Forsythia



Common Witch Hazel



Dwarf Ninebark



Prairie Dropseed



View A - South
Scale: 1" = 120'



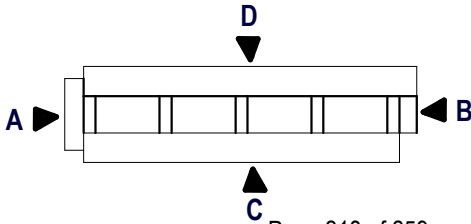
View B - North
Scale: 1" = 120'



View C - East
Scale: 1" = 120'

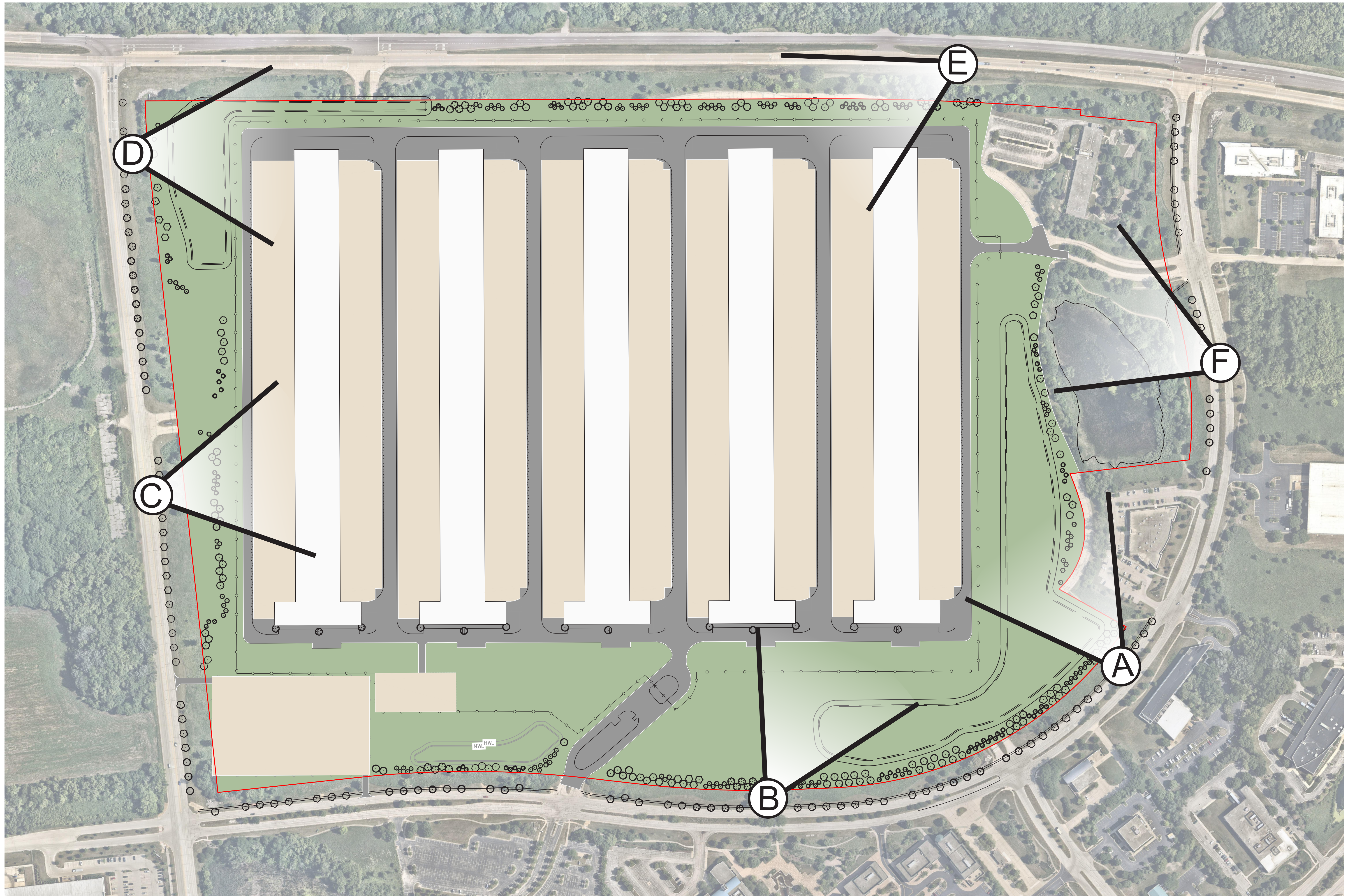


View D - West
Scale: 1" = 120'









NOT TO SCALE

COMPASS

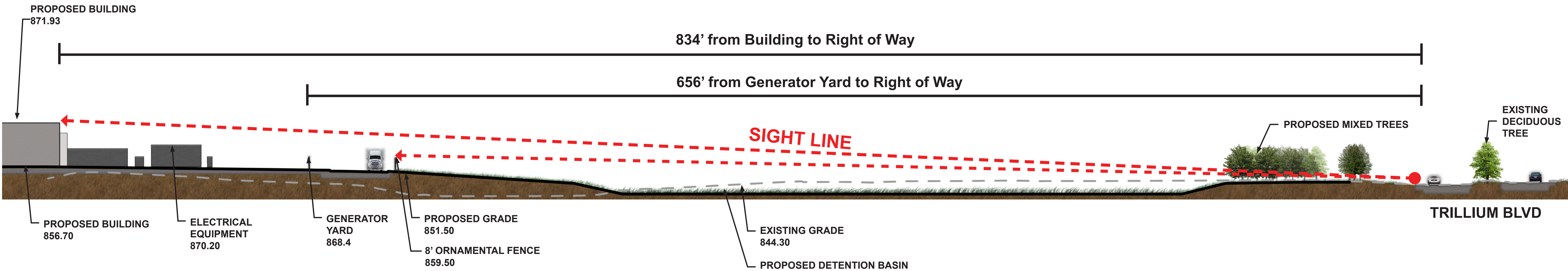
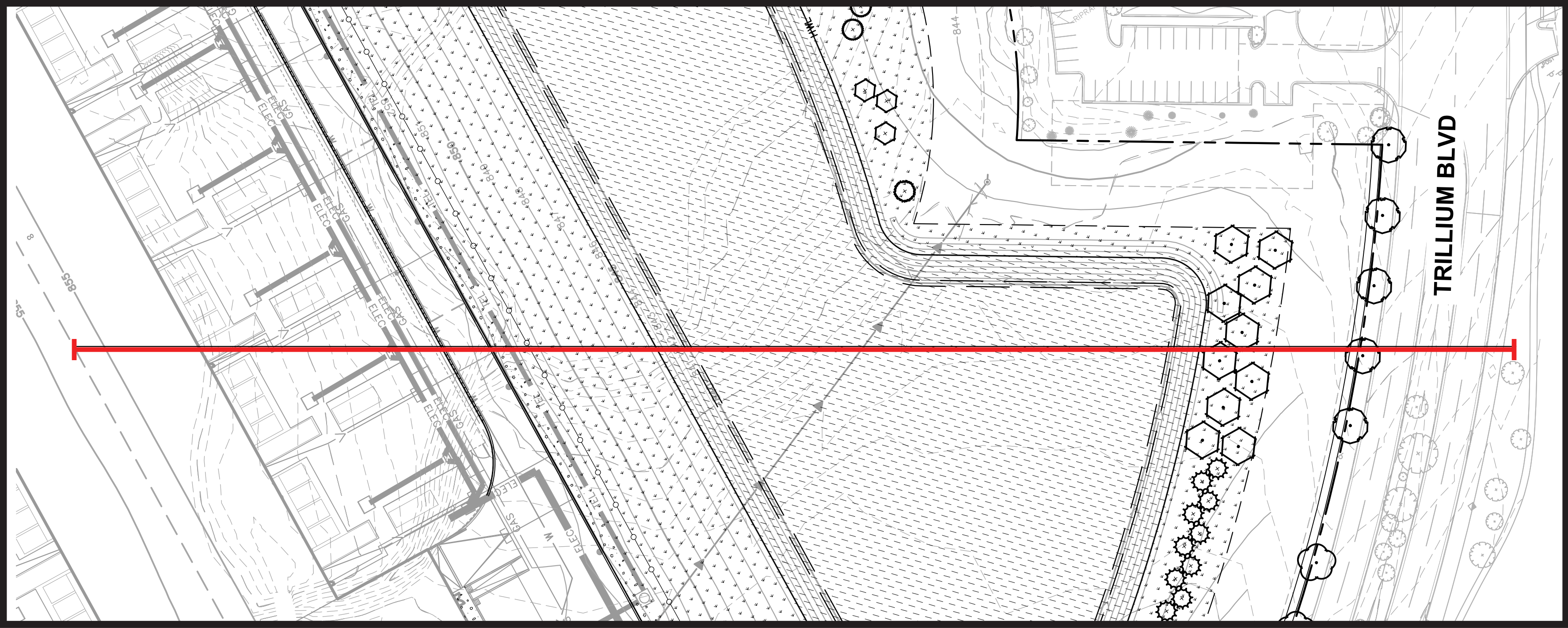
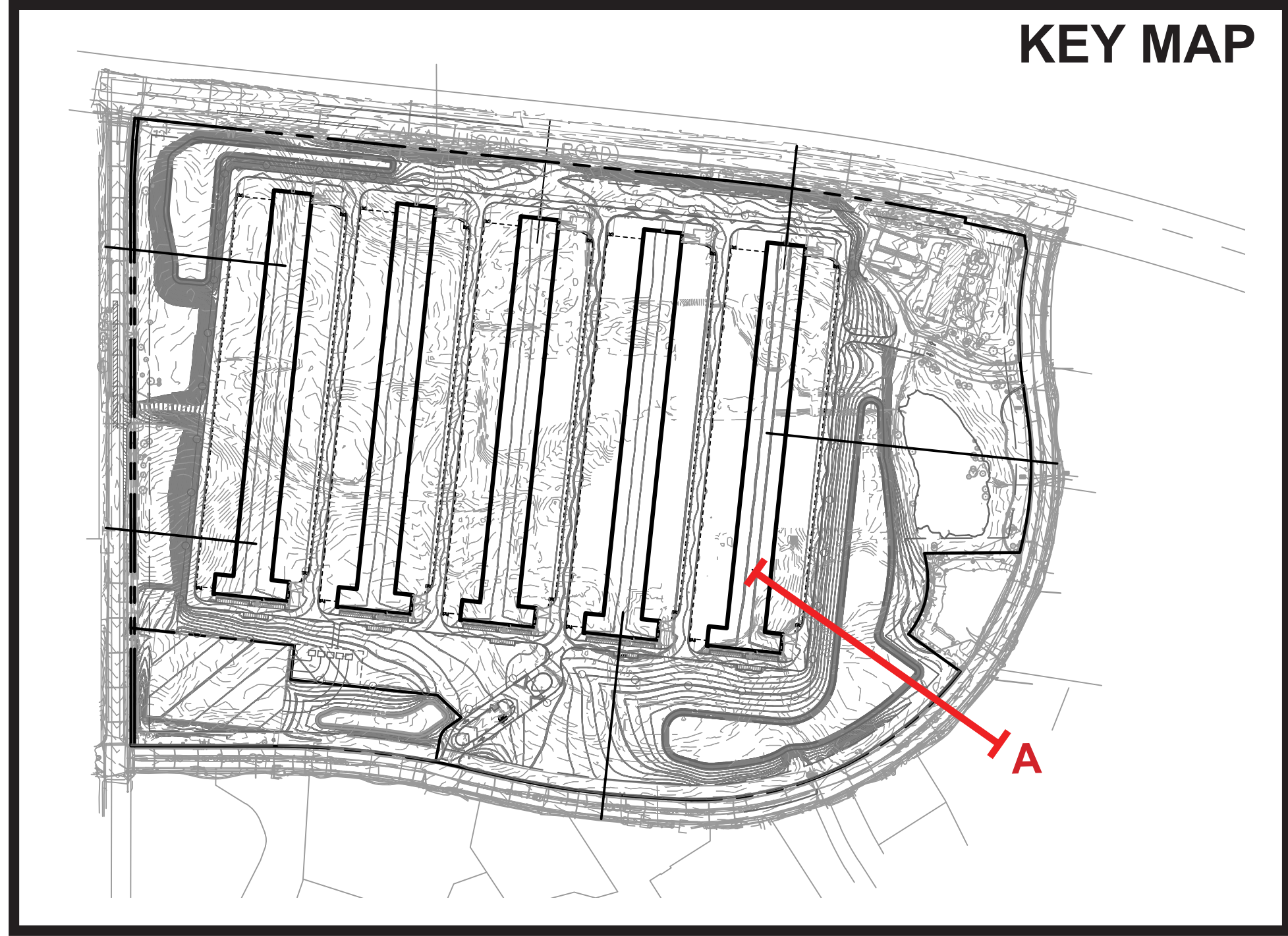
HOFFMAN ESTATES, IL

OBSERVATION POINT MAP

AUGUST, 2024



Kimley»Horn





COMPASS

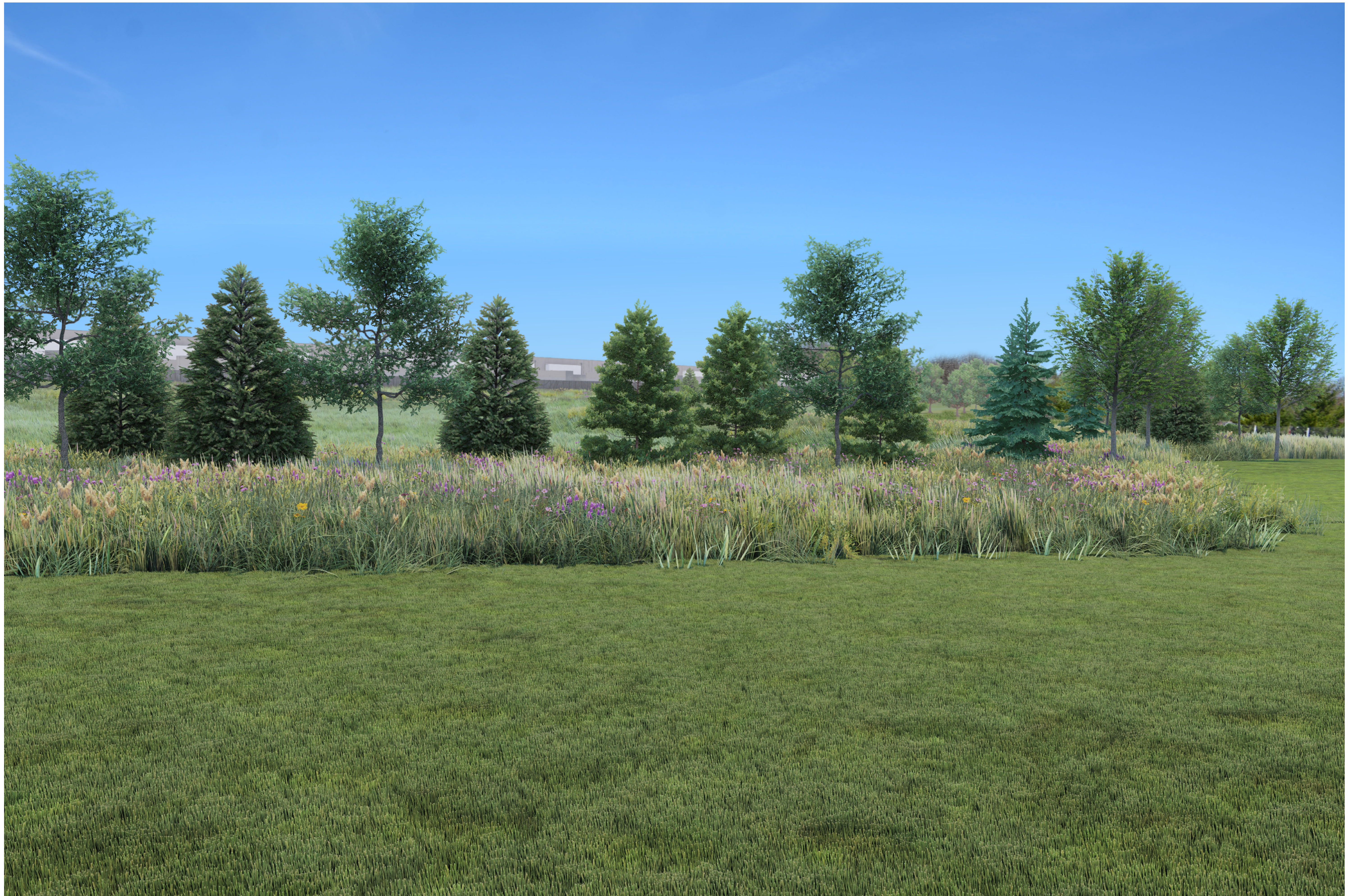
HOFFMAN ESTATES, IL

OBSERVATION POINT A - EXISTING CONDITIONS

AUGUST, 2024



Kimley»Horn



COMPASS

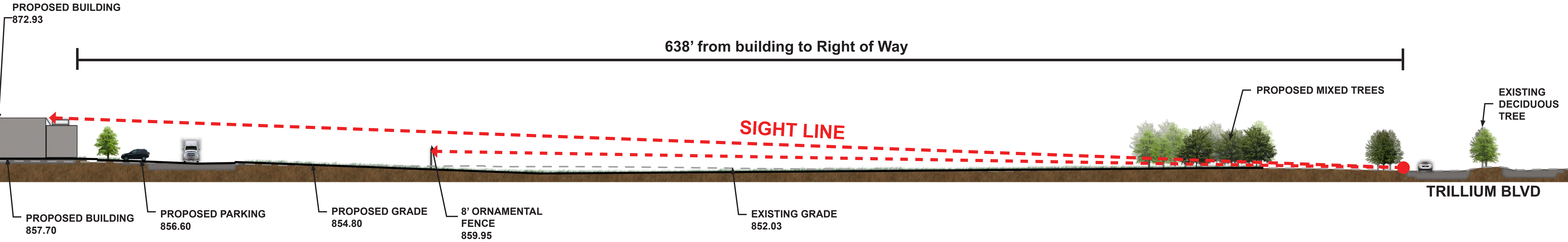
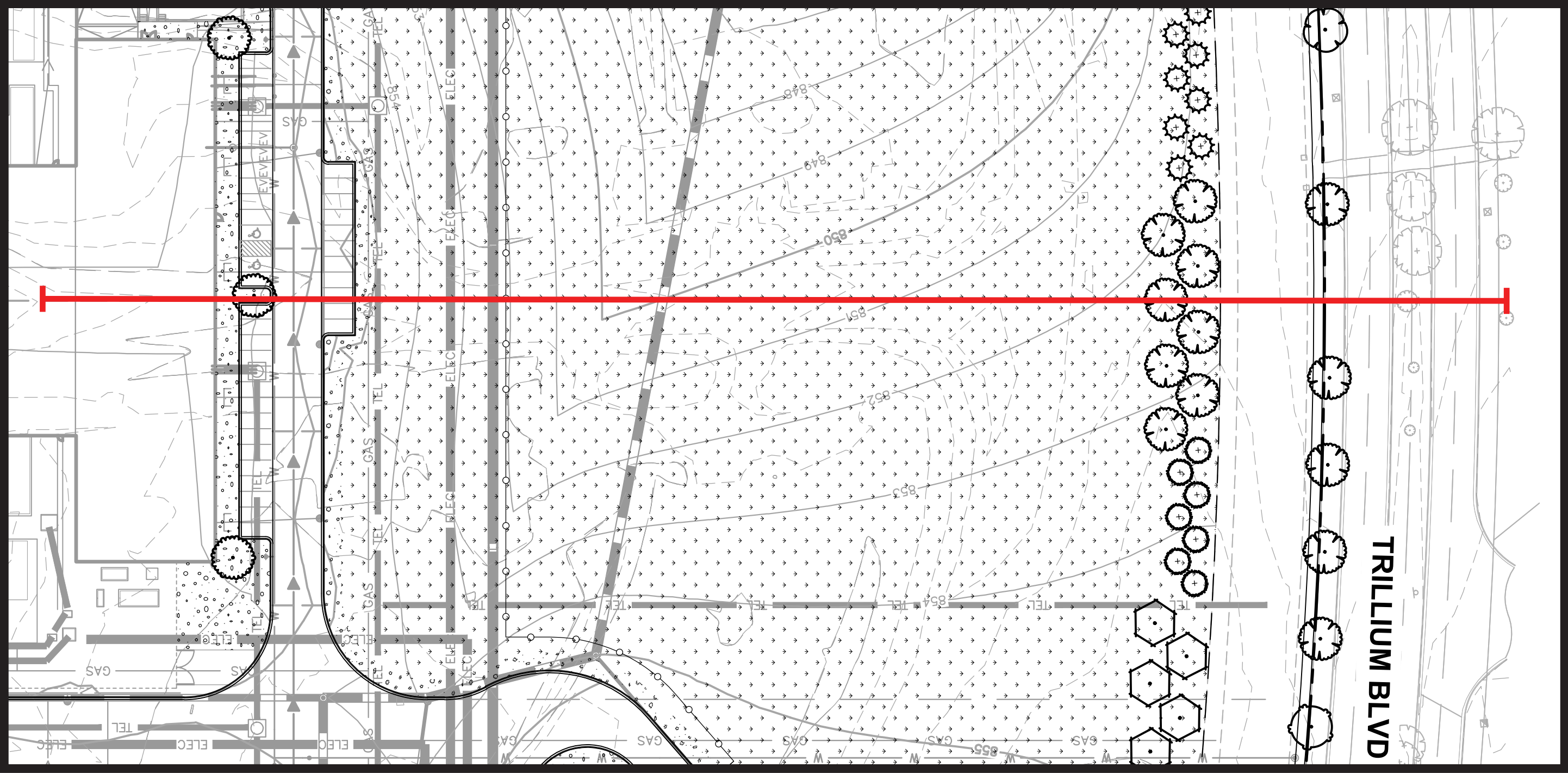
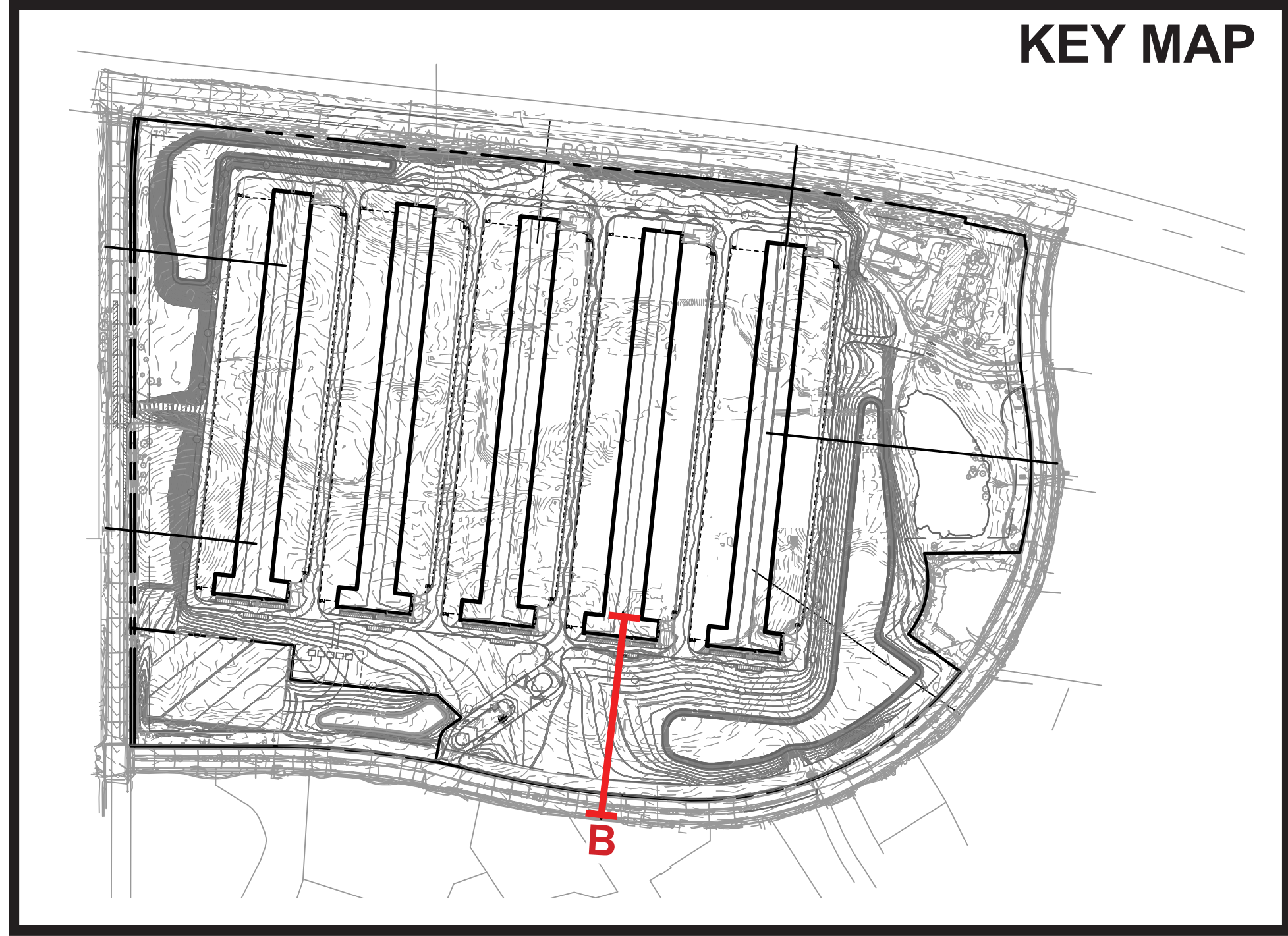
HOFFMAN ESTATES, IL

OBSERVATION POINT A - PROPOSED CONDITIONS

AUGUST, 2024



Kimley»Horn





COMPASS

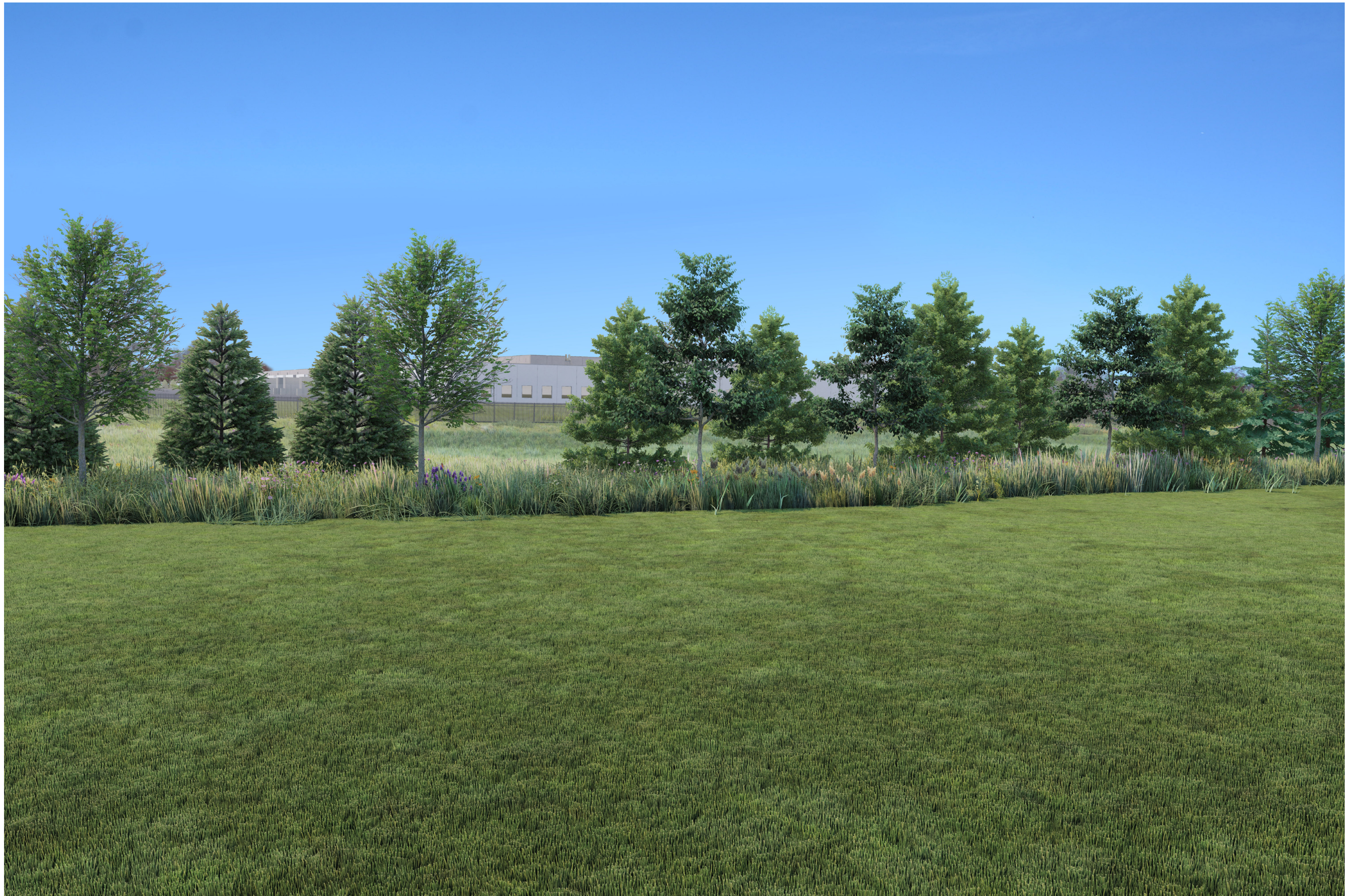
HOFFMAN ESTATES, IL

OBSERVATION POINT B - EXISTING CONDITIONS

AUGUST, 2024



Kimley»Horn



COMPASS

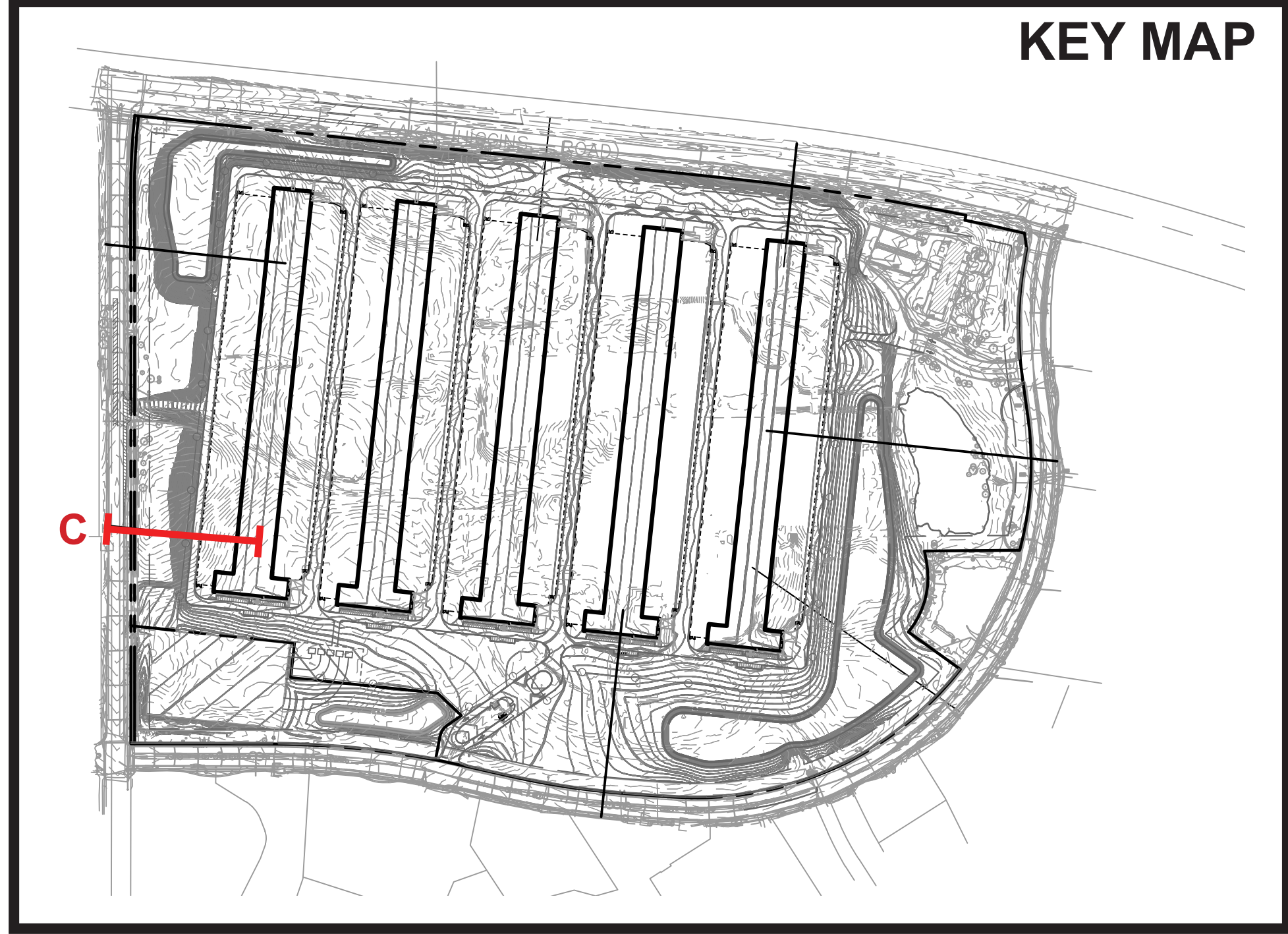
HOFFMAN ESTATES, IL

OBSERVATION POINT B - PROPOSED CONDITIONS

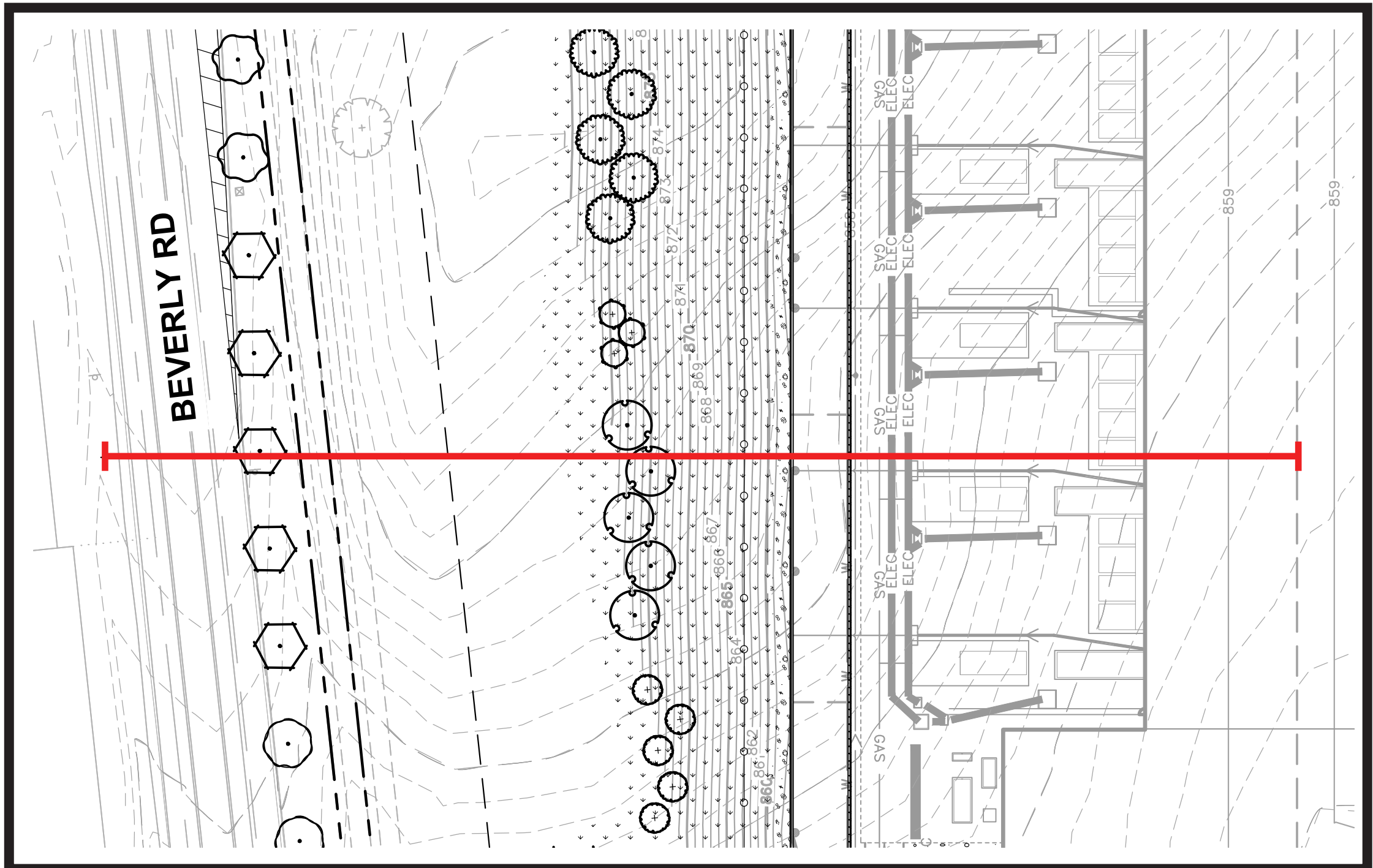
AUGUST, 2024



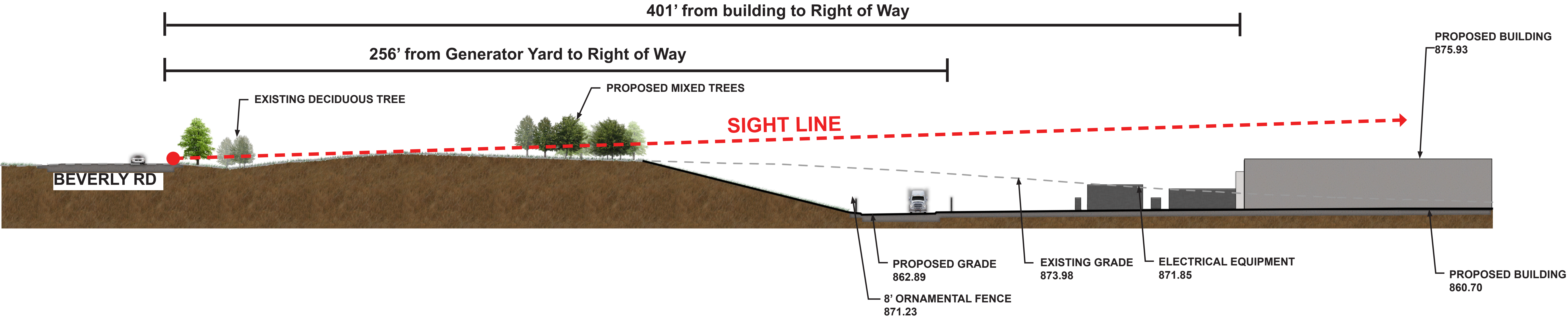
Kimley»Horn



KEY MAP



LANDSCAPE PLAN REFERENCE





COMPASS

HOFFMAN ESTATES, IL

OBSERVATION POINT C - EXISTING CONDITIONS

AUGUST, 2024



Kimley»Horn



COMPASS

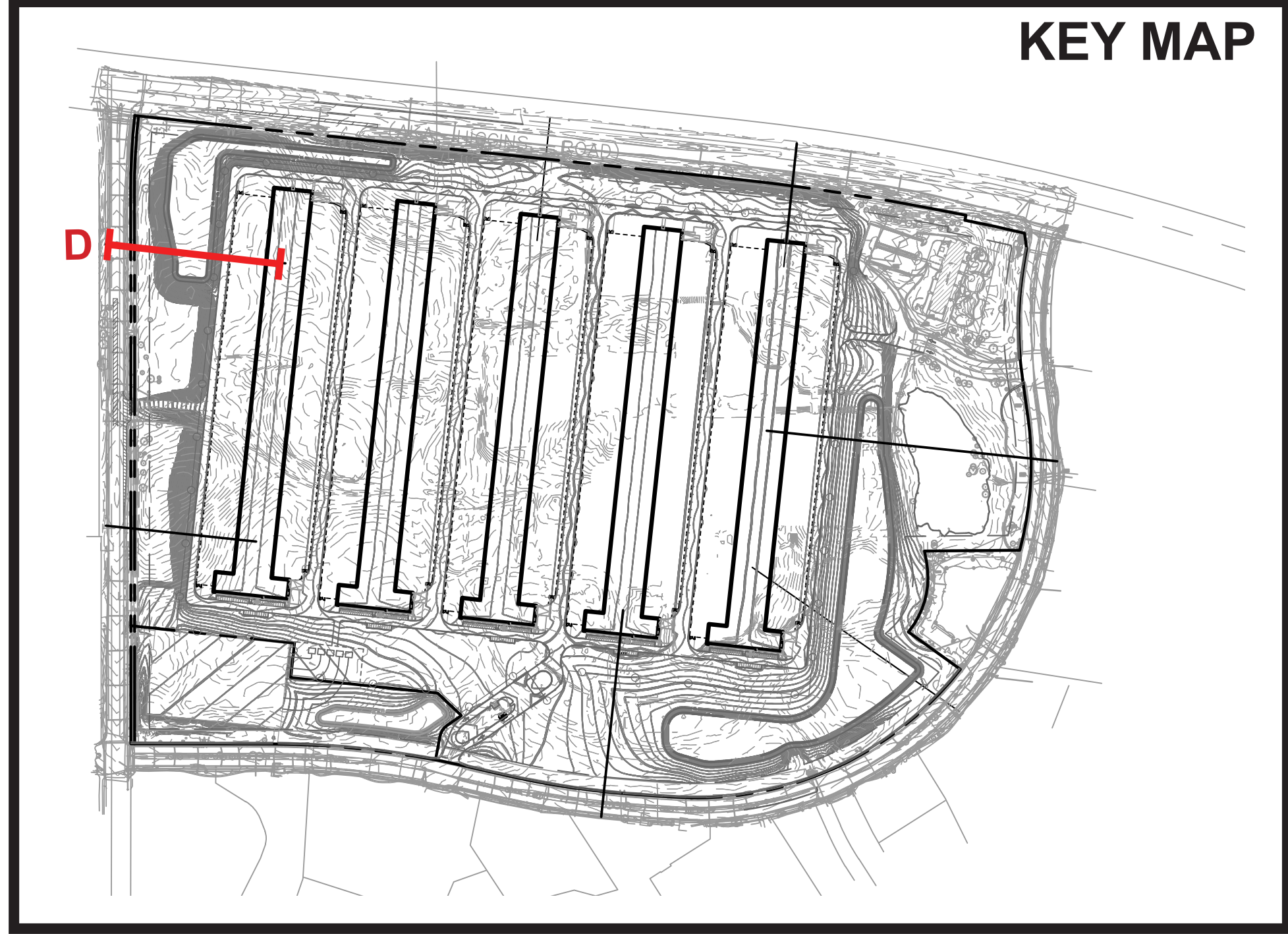
HOFFMAN ESTATES, IL

OBSERVATION POINT C - PROPOSED CONDITIONS

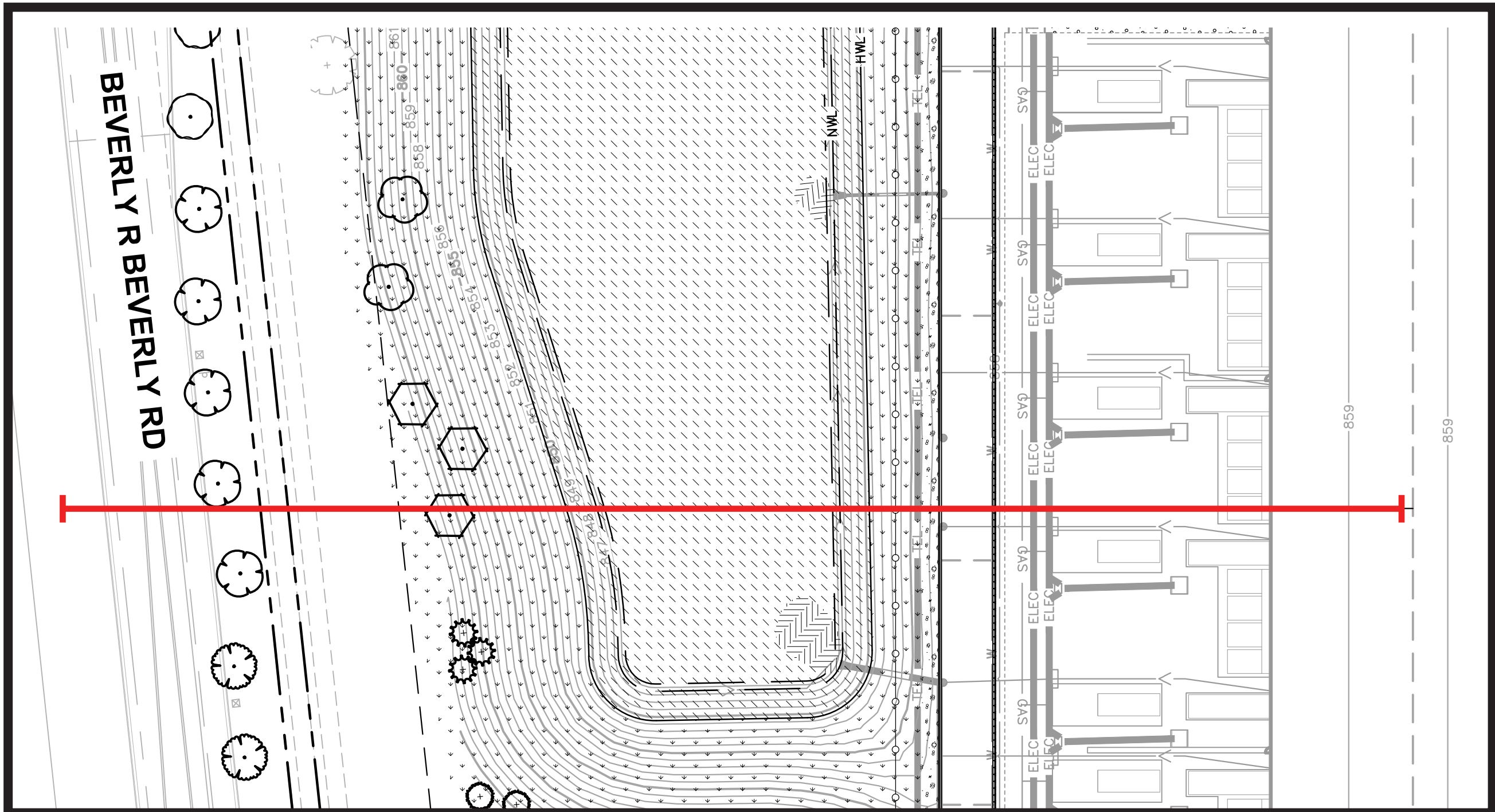
AUGUST, 2024



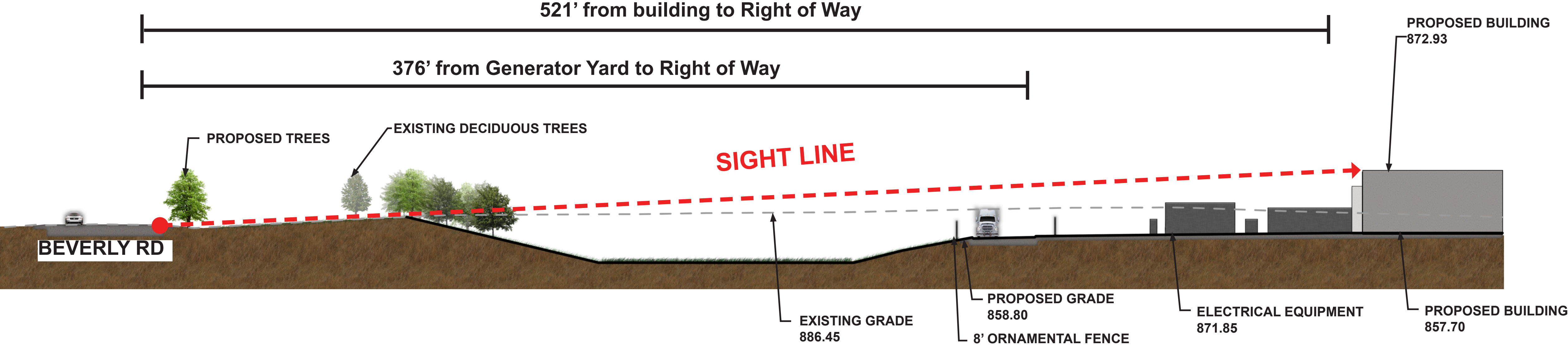
Kimley»Horn



KEY MAP



LANDSCAPE PLAN REFERENCE







COMPASS

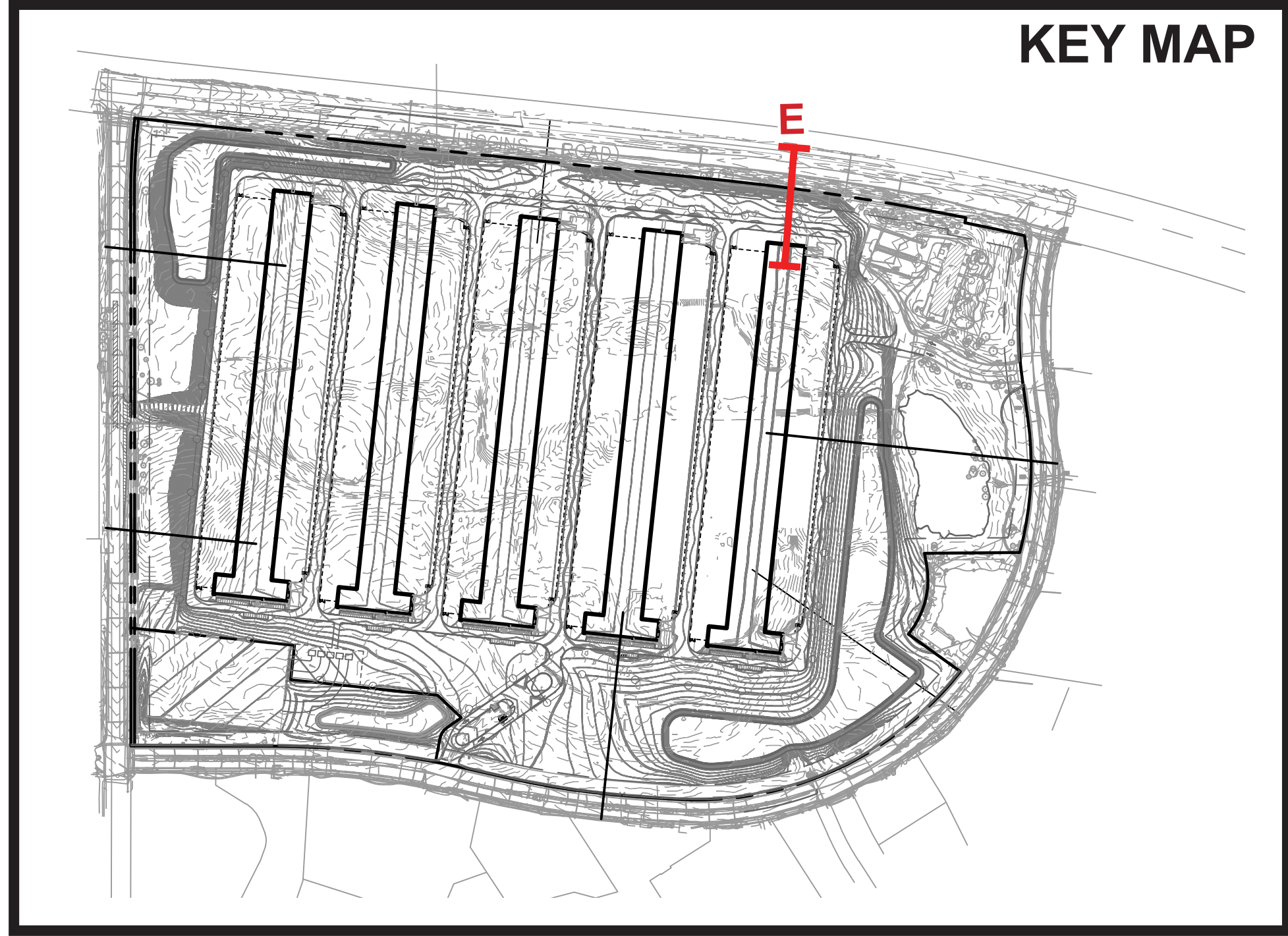
HOFFMAN ESTATES, IL

OBSERVATION POINT D - PROPOSED CONDITIONS

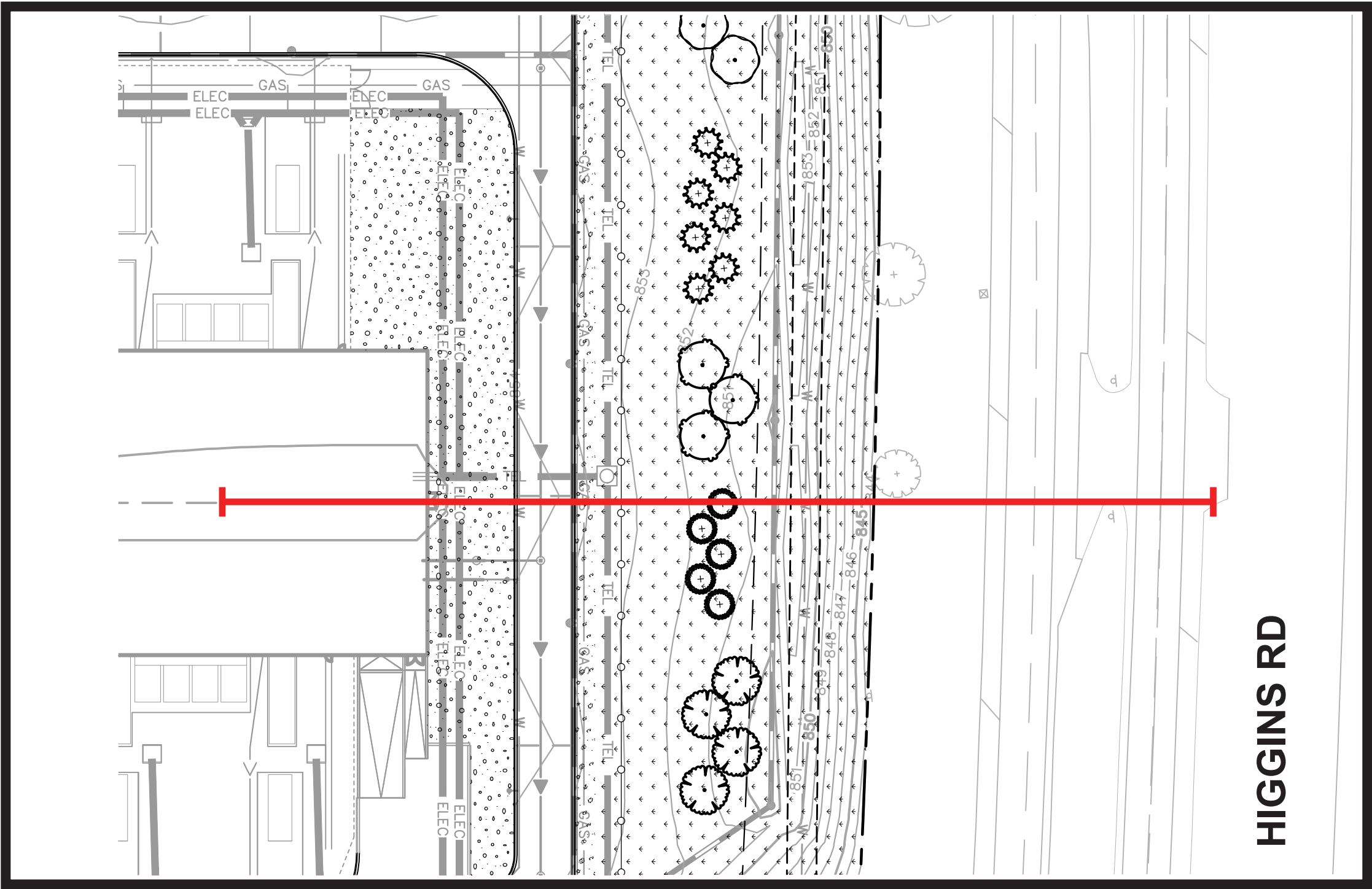
AUGUST, 2024



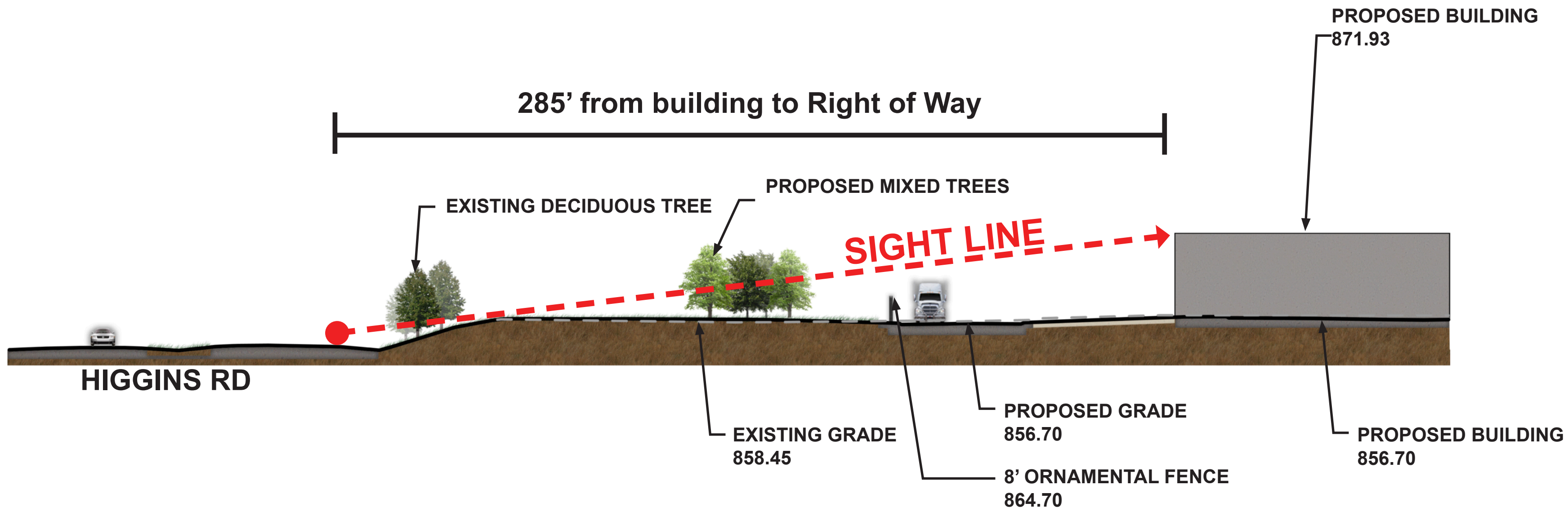
Kimley»Horn



KEY MAP



LANDSCAPE PLAN REFERENCE





COMPASS

HOFFMAN ESTATES, IL

OBSERVATION POINT E - EXISTING CONDITIONS

AUGUST, 2024



Kimley»Horn



COMPASS

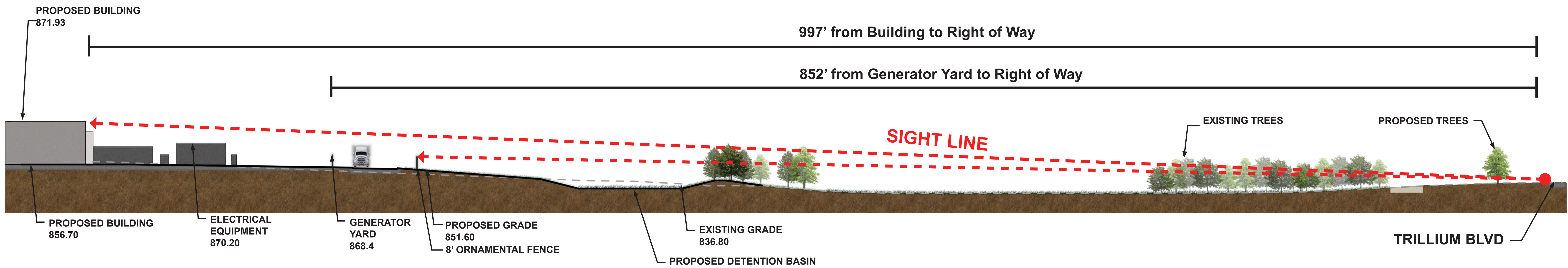
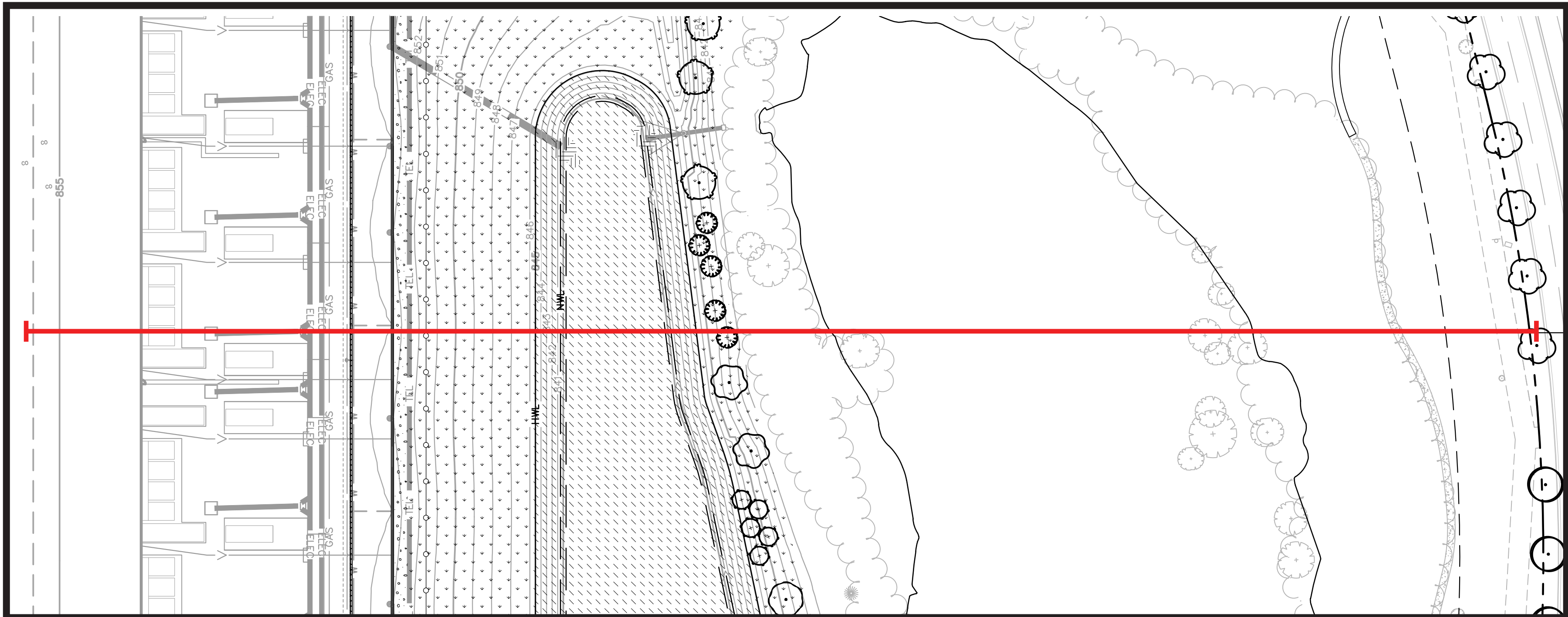
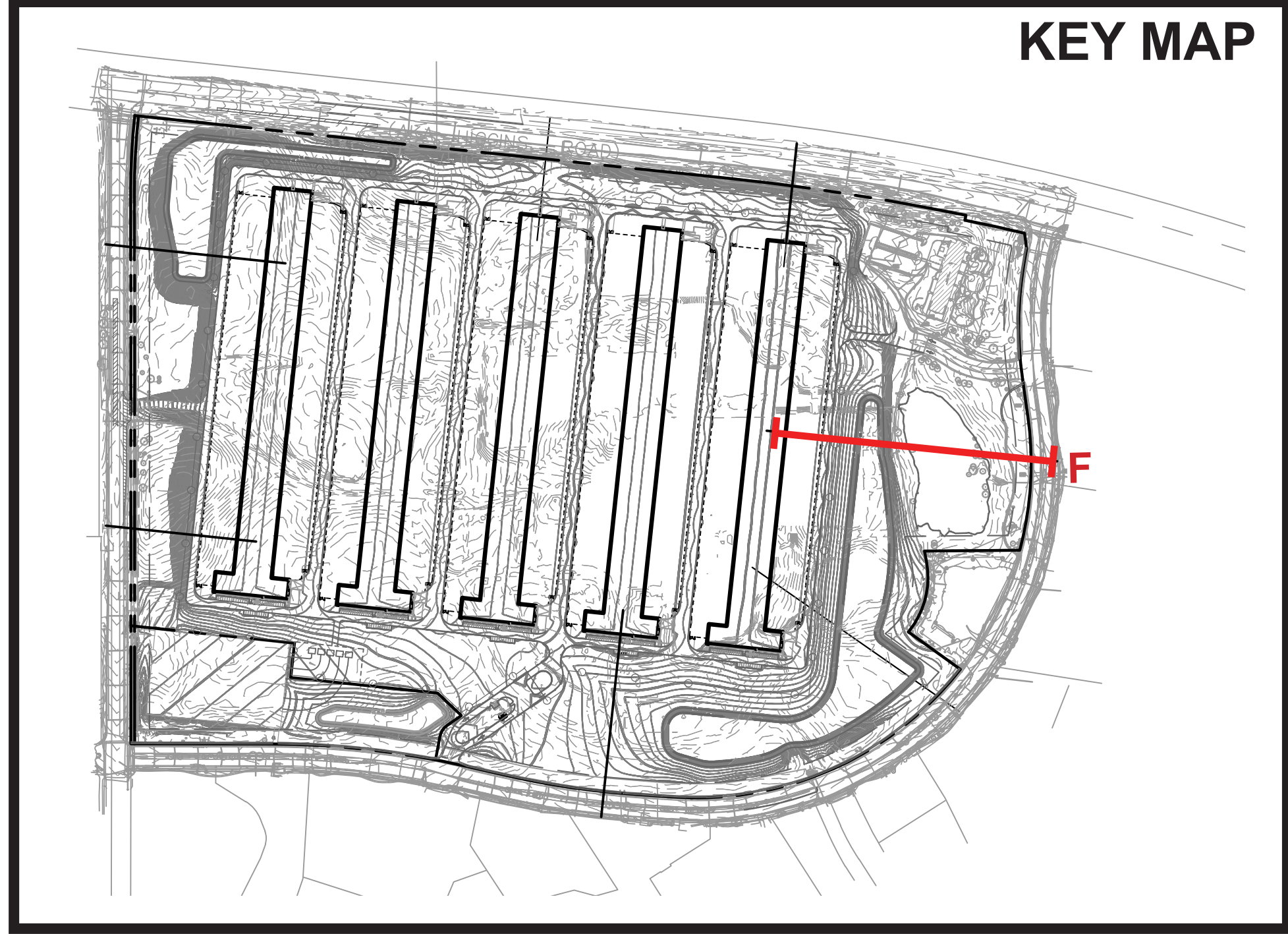
HOFFMAN ESTATES, IL

OBSERVATION POINT E - PROPOSED CONDITIONS

AUGUST, 2024



Kimley»Horn



COMPASS

HOFFMAN ESTATES, IL

SECTION ELEVATION - F

AUGUST, 2024



Kimley»Horn



COMPASS

HOFFMAN ESTATES, IL

OBSERVATION POINT F - EXISTING CONDITIONS

AUGUST, 2024



Kimley»Horn



COMPASS

HOFFMAN ESTATES, IL

OBSERVATION POINT F - PROPOSED CONDITIONS

AUGUST, 2024



Kimley»Horn

To: Village of Hoffman Estates Today's Date: 2025-01-10
Project: Compass ORD1 Issuance: Site Plan – Final Engineering

James Donahue
Senior Planner
Village of Hoffman Estates
1900 Hassell Rd, Hoffman Estates, IL 60169

Dear Jim:

In reference to the requirements for the Community Impact Statement requirements identified in the Hoffman Estates Code of Ordinances, Chapter 10, Article 6, Section 10-6-2, our team has assembled the following document. The requirements of Section 10-6-2 have been restated, with our team's responses following in bold.

1. Project Information

- a. Boundary Survey. A boundary survey or survey of record prepared at a scale of not less than one inch equals 100 feet. The survey shall include the following material:

Response: Please reference Exhibit #1 – Plat of Survey.

- i) Name of the person or firm responsible for preparation of the survey.

Response: COMPASS SURVEYING, LTD. 2631 GINGER WOODS PKWY, SUITE 100, AURORA, IL 60502

- ii) Location, width and name of abutting or adjoining rights-of-way.

**Response: North: IL Route 72 / Higgins Rd - 240' ROW Width
South and East: Trillium Boulevard - 100' ROW Width
West: Beverly Road - 120' to 128' ROW Width**

- iii) Legal description of the parcel in a format appropriate for legal advertisement (including the total acreage of the parcel).

Response:

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.

To: Village of Hoffman Estates Today's Date: 2025-01-10
Project: Compass ORD1 Issuance: Site Plan – Final Engineering

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

- b. Location Map. A location map prepared to scale with the subject property clearly marked.

Response: Please refer to Exhibit #2 – Location Map.

- c. Permanent Index Number (PIN). A listing of all the PINs for the subject property.

Response:

01-31-201-003

01-31-202-002

01-32-100-005

To: Village of Hoffman Estates Today's Date: 2025-01-10
Project: Compass ORD1 Issuance: Site Plan – Final Engineering

- d. Owner of Record. Name and address of the owner of record.

Response:

Jared Day

Compass Datacenters ORD I, LLC

Dallas, TX 75254

- e. Out Parcel Reference. Notation of surveys and other documents pertaining to parcels which are not part of the project, or parcels identified for future subdivision.

Response: The scope of work is contained to the three parcels listed above.

- f. *Land Use.* Description of the existing land use.

Response: The site was the former Sears headquarters that closed in 2021. The large Sears facility and the former daycare at the northeast corner of the site will be demolished and the campus redeveloped.

2. *Project Description.* The following material shall be submitted to provide an accurate description of the proposed project.

- a. *Proposed Land Use Plan.* Descriptions shall be provided for project sub-areas in mixed use or phased projects. The proposed land use plan shall be prepared to scale; however, detailed sub- area maps at a larger scale than the land use plan may be required. The following material shall be submitted to provide an accurate description of the proposed land use plan.

- i) Identification and description of the land use, including the size in acres, type and number of residential units to be constructed, project density, and type and size of non-residential construction.

Response: The Site is located at an approximate address of 5500 Trillium Boulevard, Hoffman Estates, IL 60192. The total site area is 193.35 acres in size while the proposed development area is 44.5 acres in size. The site improvements will contain five data center buildings totaling 1.25 million +/- square feet, equipment yards, parking lots, ComEd substation, customer switchyard / substation, and internal roadways. Following construction, landscaping of the project area will be completed, and the wetlands, buffers and naturalized stormwater management basins will undergo long-term maintenance and monitoring. Trees will not be provided at the ends of the parking rows, see Section 10-4-4 C.2.b of the municipal code.

- ii) Description of structures, including proposed use, height, total square footage, number of bedrooms (for residential units), construction materials, and other items deemed necessary to accurately describe the proposed structure.

Response: Each of the proposed five (5) buildings will consist of approximately 250,000 gross square feet, single story building, 29'- 8" tall, serving as a data center with office and support space. The buildings consist of a pre-engineered precast concrete panel structure.

- iii) Notation of the presence of cafeteria or other food preparation or processing facilities in order to determine applicability of a sewer and water surcharge.

Response: No cafeteria, food preparation, or processing facilities are part of this project.

To: Village of Hoffman Estates

Today's Date: 2025-01-10

Project: Compass ORD1

Issuance: Site Plan – Final Engineering

- iv) The number of trips generated by the use, the number of off-street and on-street parking provided, parking demand expected, handicapped spaces proposed, and loading spaces

Response:

Estimated trips generated: 10 vehicle trips during 4pm-6pm peak hour, 85 vehicle trips during site specific peak hour (2-3pm shift change)

Off-street parking provided: 204 spaces (193 standard and 11 ADA)

On-street parking provided: 0

Parking demand expected: 100

ADA spaced proposed: 11 spaced

Loading spaced proposed: 15 full size truck spaces

- b. *Adjacent Land Use.* A map shall be submitted indicating the adjacent land uses.

Response: Please refer to Exhibit #3 – Adjacent Land Use.

- c. *Adjacent Zoning Classification.* A map shall be submitted indicating the adjacent zoning classifications.

Response: Please refer to Exhibit #4 – Zoning Map.

- d. *Project Compatibility.* A statement describing the compatibility of the proposed project with adjacent land uses and/or land uses permitted under existing zoning. Items analyzed shall include, but not be limited to, lighting, noise, mixture of land uses, building design, screening and shadows (cast by structures over 35 feet in height). Where potential incompatibilities may exist, mitigation measures shall be proposed.

- i) A statement shall be submitted which reviews the appropriateness of the building design both with the regard to the individual structure, as well as in relationship to the context developed by surrounding buildings and topography. The following aspects of the building design shall be specifically discussed:

- a) Building scale relative to planned development in the area and permanent neighboring developments.

Response: The proposed building is compatible with the surrounding low-rise construction and conforms to zoning and development plan guidelines. Utilization of the site and placement of the buildings creates a campus/technology park-like setting.

- b) Architectural materials which are durable, suitable for the type of building and design, as well as demonstrating good architectural character and harmony with nearby buildings.

Response: The proposed buildings will be constructed of precast concrete panels with multiple roof heights and a 2-tone color scheme.

- c) The appropriate relationship and proportion of building components to one another.

Response: The building proportions are purpose-driven, meeting the needs of the client's use. Exterior equipment is screened via landscaping and grading per the included sight line study. Please refer to Exhibit #5 – Sight Line Study.

To: Village of Hoffman Estates

Today's Date: 2025-01-10

Project: Compass ORD1

Issuance: Site Plan – Final Engineering

- d) The use of primary and accent colors with regard to their harmony with other buildings in the area and the limitation of accent colors to secondary uses on the building.

Response: Color selection for materials is intended to be compatible with the landscape and surrounding context, consisting of natural colors that complement one another and work with the landscape.

- e) The avoidance of monotony of design through the use of variation and detail form and setting to provide visual interest.

Response: The architectural envelopes use multiple roof heights to break up the buildings' profile as well as a separate paint color for the support area at the south end of each building,

- 3. *Construction/Phasing Schedule.* A statement of the proposed construction/phasing schedule shall be submitted. This statement shall include the following material:

- a. Estimated starting date of construction.

Response: Construction start estimated June 2024

- b. Total square footage or total residential units to be built by type per year or by phase.

There are no residential units intended to be built at the site.

- c. Estimated completion date of construction.

Response: Construction completion date is unknown at this time.

- 4. *Environmental Impact Analysis.* The following material shall be submitted to provide an accurate description of the environmental impact of the proposed project.

- a. *Topography, Drainage and Hydrology.* The following material shall be submitted describing the topography, drainage system, and site hydrology:

- i) Identification of floodplains, including the delineation of the floodway and flood fringe, description of flood hazards, and a description of proposed uses within the floodplain.

Response: The site is located in FEMA Flood Zone X, an area of low flood risk and out- side the 100-year and 500-year flood zone. Please refer to Exhibit #6 - FEMA FIRMette showing portions of 17031C0155J

- ii) Identification of water courses within or adjacent to the proposed project.

Response: There are no water courses on site or adjacent to the proposed project.

- iii) Description and delineation of wetlands.

Response: There are (3) man-made ponds and (8) existing wetlands on-site. Wetland 2 is a USACE jurisdictional wetland that will remain undisturbed. Wetlands 1 and 6 are under MWRD jurisdiction and will be mitigated off-site. The remaining (5) wetlands are exempt. Please refer to Exhibit #7 – Wetland Delineation.

To: Village of Hoffman Estates

Today's Date: 2025-01-10

Project: Compass ORD1

Issuance: Site Plan – Final Engineering

- iv) A description of the existing drainage system, including the location and description of all drainage improvements.

Response: The existing drainage system consists of above ground swales, underground storm sewer, and stormwater management basins. The northwest portion of the site outfalls to an existing pipe under Higgins Road while the remainder of the site outfalls to the existing Wetland 2 and ultimately under Trillium Blvd to the east.

The proposed project includes demolition of the existing on-site storm sewer infrastructure and construction of a new storm sewer network adequately sized to convey stormwater to one of two proposed stormwater management basins which will preserve the overall area of the existing drainage divides. The two basins located in the northwest and southeast corners of the site will provide detention and volume control to meet current stormwater ordinances.

- v) Previous applicable drainage and hydrologic studies.

Response: Previous stormwater reports have been prepared for the site and surrounding area with the most recent being MWRD Permit 07-221 / RL 20-019 for Prairie Stone Crossing.

- vi) Description of existing drainage problems and any anticipated future drainage patterns.

Response: There are no known existing drainage problems. Future drainage patterns will mimic the existing regional drainage patterns with the northwest portion of the site outfalling to an existing pipe under Higgins Road and the remainder of the site outfalling to Wetland 2 at a rate that will preserve its existing hydrology.

- vii) Project drainage plan listing all required improvements and easements for both on-site and off-site drainage facilities, including improvements necessary to satisfy detention requirements.

Response: Please reference stormwater drawing plans and details and associated stormwater report for detailed information.

- viii) An easement of the impact of the project on community drainage facilities, including a description of methodologies proposed to minimize adverse effects.

Response: No easement is anticipated.

- b. *Soils*. The following material shall be submitted describing soil conditions:

- i) Soil map describing the types of soil found at the site.

Response: Please refer to Exhibit #8 – Soils Map.

- ii) Identification of building constraints and description of methodology to be used to overcome constraints.

Response: Please refer to Exhibit #9 - Geotechnical Report

- iii) Reference to recent soil tests conducted at this site.

Response: Please refer to Exhibit #9 - Geotechnical Report

To: Village of Hoffman Estates Today's Date: 2025-01-10
Project: Compass ORD1 Issuance: Site Plan – Final Engineering

- iv) A summary of the North Cook County Soil and Water Conservation District soils report, with the full report attached.

Response: Please refer to Exhibit #9 - Geotechnical Report

- c. *Water Quality.* The following material shall be submitted to assess the project impact on water quality:
 - i) Identification of methodologies to be utilized to control erosion and sedimentation during construction of the project.

Response: Please refer to Erosion and Sediment Control plans for details.

- ii) Certification by the project developer that the project will conform to all water quality requirements of the Illinois Environmental Protection Agency.

Response: The project will conform to all water quality requirements of the Illinois Environmental Protection Agency.

- d. *Flora and Fauna.* The following material shall be submitted to assess the impacts of the project on plants and animals:

- i) Endangered Plant and Animal Species. The following material shall be submitted describing endangered species: Species inventory of endangered, threatened, or unique plants, reptiles, amphibians, mammals, birds, waterfowl, and other wildlife located in the project area.

Response: The initial EcoCAT results indicated that the Black-Billed Cuckoo may be in the vicinity of the project location. ECS conducted a BBCU Habitat Assessment and determined that the subject site does not provide suitable habitat for the black-billed cuckoo.

A determination letter from the Fish and Wildlife service has also been included which determines that the proposed project is not likely to adversely affect the northern long-eared bat.

Another letter from the USFWS has been included determining that there are no critical habitats within the project area.

Please refer to Exhibit #10 – Endangered Species Documentation.

- ii) *Tree Survey.* A tree survey of all existing trees over three inches in diameter, as required under the Landscape Section of the Subdivision Code.

Response: Tree preservation and removals have been coordinated with Village staff.

- e. *Noise.* The following material shall be submitted to assess the noise impacts of the project:

- i) Identification of existing major generators of noise which may potentially affect the project, including noise generated by aircraft, vehicular traffic, industrial activities, commercial activities, etc.

Response: Please refer to Exhibit #11 – Acoustic Study. The noise producing equipment is identified starting on Page 5 and include Generators, Critical Cooling Units, and Power Center Cooling Units.

- ii) Identification of noise sensitive facilities located in the vicinity of the project, including hospitals, schools, nursing homes, churches, parks, housing for the elderly, etc.

To: Village of Hoffman Estates

Today's Date: 2025-01-10

Project: Compass ORD1

Issuance: Site Plan – Final Engineering

Response: Please refer to Exhibit #11 – Acoustic Study. The nearby sensitive receptors are identified starting on Page 3.

Identification of proposed permanent noise generators located within the project and their anticipated noise levels, including a statement describing noise generation resulting from construction sources.

Response: Please refer to Exhibit #11 – Acoustic Study. Table 3 on Page 6 includes the estimated Sound Power Data for each major noise Generator. A noise impact study of potential construction noise sources is not available at this time.

An assessment of the impact of the project on adjacent land uses and conversely the impact of adjacent land uses on the project, including a description of the methodologies to be utilized to alleviate excessive noise levels both during and after construction.

Response: Please refer to Exhibit #11 – Acoustic Study. Page 14 discusses the potential noise mitigation strategies. Table 8 shows the results of implementing one possible solution of equipment enclosures on the noise generating equipment.

Certification by the project developer that the project will conform to all noise control requirements of the Illinois Environmental Protection Agency and the Cook County Environmental Control Department.

Response: The project design will conform to all noise control requirements identified by IEPA and the Cook Country Environmental Control Department

- f. *Archaeological/Historical Significance.* Material shall be submitted identifying and describing the significant archaeological/historical aspects of the project site.

Response: Please refer to Exhibit #12 - SHPO Clearance Letter. No Cultural Resources are anticipated to be impacted by the Project.

- g. *Recycling.* A recycling plan shall be submitted in accordance with the requirements of the Article 10 of the Municipal Code (Subdivision Code).

Response: Compass operations include provisions for an active recycling program at every facility. The project will fully comply with Article 5 – Section 10-5-3 and Article 9 – Section 7-9-1 requirements for Commercial Recycling Services. Compliance will include the following:

- **Recycling storage will be located within secured exterior fence and screen wall of the property.**
- **Refuse and recyclable material storage enclosures will be located within designated areas to provide accessibility for service vehicles at the Loading Dock.**
- **Reporting requirements identified in Article 9 – Section 7-9-1-3-a:f.**

5. *Revenue/Expenditure Impact Analysis.* The following material shall be submitted to provide a description of the impact of the project on community revenues and expenditures:

- a. *Financial Description.* The following material shall be submitted describing the financial aspects of the proposed project:

- i) Statement of the estimated total project value, equalized assessed value, and the multiplier used. Estimated selling price for residential units.

To: Village of Hoffman Estates

Today's Date: 2025-01-10

Project: Compass ORD1

Issuance: Site Plan – Final Engineering

Response: This information is not available at this time.

- ii) Current land assessment of the property.

Response: The current land assessment of the property is available via public records of the recent site purchase.

To: Village of Hoffman Estates Today's Date: 2025-01-10
Project: Compass ORD1 Issuance: Site Plan – Final Engineering

- iii) Identification of all corporate parties financially involved in the project, including the identification of the principal officers and all major stockholders owning over five percent stock.

Response: The site application is for Compass Datacenters ORD I, LLC and its subsidiaries. Compass Datacenters owns 100% of Compass Datacenters ORD I, LLC.

- iv) Identification of parcels to be subdivided from the total tract for future sale or separate financing.

Response: Parcels will not be subdivided for future sale or separate financing for this project.

- b. *Estimated Revenue Generation.* Identification of the total amount of estimated revenue to be generated by the project. This estimate shall include the following material:

- i) Identification and description of sources and amounts of revenue generated by the project. This description shall include, but not limited to, real estate tax revenues, vehicle license revenues, Illinois personal income tax revenues, motor fuel tax revenues, water and sewer use revenues, annexation fees, and miscellaneous contributions to various government agencies.

Response: This information is not available at this time.

- ii) Identification and description of those revenues specifically available to the Village of Hoffman Estates and each of the other taxing bodies to which the project is subject.

Response: This information is not available at this time.

- c. *Estimated Village Expenditures.* Identification and description of the sources and total amounts of estimated Village revenue expenditures, based on Village requirements and demands created by the project.

Response: This information is not available at this time.

- d. *Revenue/Expenditure Evaluation.* Summarization, in tabular format, of the estimated revenue generation and Village revenue expenditures required above. Where a negative financial impact to the Village is indicated, justification of the project, in terms of specific community benefits, shall be provided.

Response: This information is not available at this time.

- e. *Supplementary Community Impact Statement Requirements.* Additional information may be required in the Supplementary Community Impact Statement based upon the Community Impact Statement and development plans submitted. The scope of issues to be addressed in the Supplementary Community Impact Statement shall be determined by the Assistant Village Manager-Development Services.

- 6. *Market Analysis.* A statement identifying the need for the proposed project shall be submitted. The statement shall include the following material:

- a. *Residential.* Analysis of the impact the proposed project would have on the existing housing market, the availability of housing for persons currently residing in the Village, the availability of housing for persons desiring to relocate in the Village, and the availability of housing for the elderly and persons of low and moderate income.

Response: Not Applicable

To: Village of Hoffman Estates

Today's Date: 2025-01-10

Project: Compass ORD1

Issuance: Site Plan – Final Engineering

- b. *Non-residential.* Analysis of the impact the proposed project would have on similar existing and proposed projects located in the Village and conversely an analysis of the impact similar existing and proposed projects would have on the proposed project.

Response: This information is not available at this time.

- c. *Employment.* Analysis of the impact the proposed project would have on both permanent community employment rates and temporary community employment rates during construction phases of development. This analysis shall include total number of employees.

Response: Compass anticipates approximately 70 regular staff and 30 visitors on the project for operations. The operations will have three (3) shifts; with 35 people max per shift.

- 7. *Air Quality.* The following material shall be submitted to assess the project impact on air quality.

- a. Description of the existing air quality based on measurements taken at County and State monitoring stations.

Response: Please refer to Exhibit #12 - IEPA Air Emissions Permit.

- b. A list of both temporary and permanent pollution emission sources, including a description of type and estimate of amount of pollutants to be emitted by non-residential projects.

Response: Please reference Please refer to Exhibit #13 - IEPA Air Emissions Permit, which identifies the Emergency Generator Systems.

- c. A list of air pollution control equipment to be utilized to meet air pollution control regulations, including a description of methodologies to be used to minimize air pollution during construction of the project.

Response: Please refer to Exhibit #13 - IEPA Air Emissions Permit. The site will operate below 100 Tons per year of Nox. The Engine Generator Systems will be designed with Tier II emissions standards.

- d. Certification that all local, state and federal air pollution standards will be met.

Response: Design of the Engine Generator Systems will meet IEPA, NAAQS, NSPS and MACT Federal regulations.

- 8. *Archaeological/Historical Significance.*

- a. An analysis of any existing structures by period of construction, historical significance, architectural style, condition, present use, assessed valuation, location, identification of structures deemed desirable for preservation, and an evaluation of the impact the proposed project would have on the historic aspects of the site.

Response: Please refer to Exhibit #12 - SHPO Clearance Letter. No Cultural Resources are anticipated to be impacted by the Project.

To: Village of Hoffman Estates

Today's Date: 2025-01-10

Project: Compass ORD1

Issuance: Site Plan – Final Engineering

- b. A description of archaeological resources which may have existed at the site, including data as to artifacts or evidence of prehistoric or early historic occupation or utilization which may have been uncovered at or near the project site.

Response: Please refer to Exhibit #12 - SHPO Clearance Letter. No Archaeological or Cultural Resources have been identified at the existing site.

- c. An assessment of the degree to which development of the site would inhibit or eliminate the possibility of significant archaeological finds.

Response: Please refer to Exhibit #12 - SHPO Clearance Letter. No Cultural Resources are anticipated to be impacted by the Project.

- 9. *Public Service Impacts.* The following material shall be submitted to provide a description of the impact of the project on public services.

- a. *Village Services.* The following material shall be submitted describing the impact of the project on Village services:

- i) *Village Administration.* Assessment of the impact of the project on Village administrative services, including the identification of additional manpower and equipment requirements due to any increase in demand created by the project.

Response: This information is not available at this time.

- ii) *Police Department.* Assessment of the impact of the project on law enforcement services, including the identification of additional manpower and equipment requirements due to any increase in demand created by the project.

Response: Compass anticipates approximately 70 regular staff and 30 visitors on the project for operations. The operations will have three (3) shifts; with 35 people max per shift.

- iii) *Fire Department.* Assessment of the impact of the project on fire protection services, including the identification of additional manpower and equipment requirements due to any increase in demand created by the project, location of the nearest fire station, location of proposed fire hydrants, and topographical or other constraints for accessibility of fire-fighting equipment.

Response: The design will include FDCs and a fire hydrant will be installed within 100 feet of FDCs. Truck circulation for the site has been designed to accommodate the Village of Hoffman Estates fire truck specifications and will allow for fire truck access through the site; please reference the final engineering plans for truck turning movements. Please reference Hydrant locations and road access on Civil Site Plans. The facility will maintain 24/7 security operations and Knox boxes will be provided for Fire Department access.

To: Village of Hoffman Estates

Today's Date: 2025-01-10

Project: Compass ORD1

Issuance: Site Plan – Final Engineering

- iv) Water Production/Distribution System. Assessment of the impact of the project on the water production/distribution system, including the identification of the projected demand for water (estimated daily or monthly usage), location of existing and proposed distribution lines, proposed primary sources of water and emergency water sources, and description of improvements to be installed by the developer, including a looped watermain system.

Response: The proposed development will not be a water-cooled data center facility and will require significantly less water and sewer demand than the previous use on the property.

- b. *Metropolitan Water Reclamation District (MWRD)*. The following material shall be submitted describing the treatment of sanitary waste material generated by the project:

- i) Certification that the project is located within the MWRD.

Response: The project is located within the MWRD.

- ii) Estimated quantity of sewage to be generated by the project and a description of any unusual or toxic waste products to be discharged from non-residential uses, including a description of any methods of pretreatment to be conducted on-site.

Response: There will be significantly less sewer flow generated by the proposed development as compared to the previous use. No negative impacts to downstream sewers are anticipated.

- iii) Location and description of existing sewer lines and improvements in the immediate area which will serve the project.

Response: Existing on-site sanitary sewer lines will be demolished to accommodate the proposed improvements. A new sanitary sewer network will be constructed in accordance with MWRD requirements to convey sanitary sewer flows from the proposed buildings. The proposed point of connection is an existing sewer pipe on the east side of the site. Please refer to civil engineering drawings for details.

- c. *Public Utilities*. Description of all existing and proposed public utility systems (i.e. gas, electric, telephone, etc.) available to service the project, including the identification and location of existing lines and capacities, existing easements and proposed easements both on-site and off-site.

Response: Please refer to the ALTA survey and civil engineering drawings for details.

- d. *Solid Waste*. The following material shall be submitted describing solid waste collection and disposal:

- i) Estimated amounts and types of solid waste material to be generated by the project. This figure shall be determined by using acceptable generation rates for the various land uses.

Response: The site will generate approximately 20-40 yards of trash and approximately 40-60 yards of recycling materials per 40MW building/month.

- ii) Description of storage containers to be utilized, including identification of their site location, type and location of materials used to screen waste collection areas, and identification of anticipated special pick up requirements.

Response: This information is not available at this time.

- e. *Recreation System*. The following material shall be submitted describing the recreation system:

To: Village of Hoffman Estates Today's Date: 2025-01-10
 Project: Compass ORD1 Issuance: Site Plan – Final Engineering

- i) Identification of the park district within which the project will be located.

Response: This project does not include residential design and is not anticipated to have an impact on the local park district.

- ii) Location and description of existing and proposed public recreation facilities available to serve project residents.

Response: This project does not include residential design and is not anticipated to have an impact on the local park district.

- iii) Location and description of proposed public recreation facilities to be located within the project, including identification of sites to be dedicated or reserved for public use, improvements to be installed by the developer, and the percentage of the project to be permanent public open space.

Response: This project does not include public recreation facilities. The property is intended to be private and secure.

- iv) Location and description of proposed private recreation facilities to be located within the project. The maintenance provider for the proposed facilities should be identified.

Response: This project does not include private recreation facilities.

- f. *Library System.* Identification of the library district serving the project and the location of the nearest library facility shall be identified and submitted.

Response: This project does not include residential design and is not anticipated to have an impact on the local library system.

- g. *School System.* The following material shall be submitted describing the school system:

- i) Identification of school districts serving the project.
- ii) Letter from the school districts serving the project confirming that adequate capacity and services are available for the students associated with the project.

Response: This project does not include residential design and is not anticipated to have an impact on the local school system.

- h. *Mass Transit.* The following shall be submitted describing mass transit systems:

- i) Identification of all existing and proposed mass transit systems available to service the project, including identification of the location of nearest access points.

Response: The nearest bus stop is the Pace Prairie Stone Terminal (Hoffman Estates) at the SW corner of Trillium and Pratum.

- ii) Description of mass transit service improvements within the project limits, including identification of those improvements to be installed by the developer. Such improvements shall conform to guidelines developed by the transit service provider.

Response: The project does not include mass transit service improvements

To: Village of Hoffman Estates

Today's Date: 2025-01-10

Project: Compass ORD1

Issuance: Site Plan – Final Engineering

i. Transportation Network. The following material shall be submitted describing the transportation network:

- i) Reference to traffic or transportation studies conducted for this project.

Response: No traffic or transportation studies have been conducted for the project as the proposed trip generation is significantly less than the previous use.

- ii) Transportation network map identifying the existing on-site and adjacent off-site transportation network, including street names, right-of-way widths, pavement widths, current traffic counts, and proposed plans for widening roads.

Response: Off-site roadway improvements include:

- **Higgins Road - Removing the traffic signal at the existing site access point to Higgins Road, removing the existing WBL and EBR turn lanes, and reconstructing a landscape median along Higgins.**
- **Beverly Road - Closing the existing site access from Beverly and making some striping improvements.**
- **Trillium Blvd - Closing the existing site access at Pratum and removing the existing EBL turn lane.**

The proposed use will be a significant reduction in vehicle trips to the site from the previous use, therefore no road widening is proposed. Please refer to engineering drawings for details.

- iii) Traffic generation counts for automobiles and trucks and their directional distribution.

Response: No traffic or transportation studies have been conducted for the project as the proposed trip generation is significantly less than the previous use.

- iv) Proposed transportation plan, including right-of-way dedications, pavement width, sidewalks, bikeways, lighting and identification of those improvements to be installed by the developer.

Response: Please reference the Civil Site Improvement Plans and Civil Road Profiles for detail of onsite roadway and sidewalk design.

- v) Analysis of Levels of Service by intersection movement under the proposed transportation plan, including generation figures for approved, but not yet constructed projects located in the vicinity of the project.

Response: No traffic or transportation studies have been conducted for the project as the proposed trip generation is significantly less than the previous use.

- vi) Identification and location of both internal and external traffic control measures, including traffic control signals, traffic control signs, and identification of those improvements to be installed by the developer.

Response: The network of onsite roads are designed to accommodate WB-67 trucks. With the site being a 24/7/365 facility, the site has a main security entrance. The entrance is designed to accommodate the rejection of large truck deliveries without impeding traffic flow on Trillium Blvd. Other traffic control improvements include closing the existing site access points to Higgins, Beverly, and Pratum.

To: Village of Hoffman Estates

Today's Date: 2025-01-10

Project: Compass ORD1

Issuance: Site Plan – Final Engineering

- vii) An assessment of the impact of the project on the existing transportation network, including a description of methodologies to be utilized to alleviate any adverse impacts. The supporting documentation of trip reduction methods to reduce travel during peak hours is required if proposed as part of the impact reduction assessment. Plans shall comply with the trip reduction requirements of the Clean Air Act.

Response: No traffic or transportation studies have been conducted for the project as the proposed trip generation is significantly less than the previous use.

- j. *Sustainability.* Identification of any aspects of the project designed based on sustainability practices, such as energy efficient systems, use of recycled building materials, solar or wind power generators, accreditation under LEED or similar programs, or any other aspect of the project that exceeds minimum code requirements with regards to efficiency, reduced energy usage, or sustainability.

Response: The project is being designed with the intent to achieve Green Globes certification at the One Green Globe level. Energy efficiency and recycling/waste reduction are part of the strategies intended to meet the Green Globes certification, however at this early stage of the project, all Green Globes points have not been fully defined.

Please contact me if you have questions or need additional clarifications on our team's responses and submission.

Very truly yours,

dlbassociates



Eric T. Severson
Associate Director



732-829-7310

eseverson@dlbassociates.com

To: Village of Hoffman Estates

Today's Date: 2025-01-10

Project: Compass ORD1

Issuance: Site Plan – Final Engineering

Enclosure:

- (13) supplemental Exhibits:
 - Exhibit #1 – Plat of Survey
 - Exhibit #2 - Location Map
 - Exhibit #3 – Adjacent Land Use
 - Exhibit #4 – Zoning Map
 - Exhibit #5 – Sight Line Study
 - Exhibit #6 – FEMA FIRMette
 - Exhibit #7 – Wetland Delineation
 - Exhibit #8 – Soil Map
 - Exhibit #9 – Geotechnical Report
 - Exhibit #10 – Endangered Species Documentation
 - Exhibit #11 – Acoustic Study
 - Exhibit #12 – SHPO Clearance Letter
 - Exhibit #13 – IEPA Air Emissions Permit

**SUPPLEMENTAL EXHIBITS
NOTED IN COMMUNITY
IMPACT STATEMENT ARE ON
FILE WITH THE VILLAGE**



VILLAGE OF HOFFMAN ESTATES PLANNING & ZONING APPLICATION SUMMARY

APPLICATION INFORMATION

Project Number:	PLN24-0011
Project Name:	Compass Data Center
Project Application Date:	3/8/2024
Project Manager:	James Donahue, SENIOR PLANNER

PROJECT TYPE

SITE PLAN AND PLAT OF SUBDIVISION

SITE INFORMATION

Property Address:	3333 BEVERLY RD
All Included PINs:	01-31-202-002, 01-31-201-003, 01-32-100-005

PROJECT CONTACTS

Relationship to Project	Name / Firm	Address	Phone	E-Mail
APPLICANT	Kimley Horn	4201 Winfield Road, Suite 600 Warrenville, IL 60555	6304875568	Jamie.Putnam@kimley-horn.com
OWNER	COMPASS DATACENTERS ORDI LLC	14555 DALLAS PKWY DALLAS, TX 75254	9723220754	
PREVIOUS OWNER	TF HOFFMAN ESTATES II LLC	PO BOX 2440 SPOKANE, WA 99210-2440	8663224547	



VILLAGE OF HOFFMAN ESTATES
PLANNING AND ZONING
PLANNING@VOHE.ORG | 847-781-2660

OWNER CONSENT FOR APPLICATION

ACKNOWLEDGEMENTS AND VERIFICATION

I hereby certify that I am the current owner of record of the subject property. I certify that the statements or information made in any paper or plans are true and correct to the best of my knowledge. I understand that any false, inaccurate, or incomplete information provided by me, or the applicant may result in the denial, revocation, or withdrawal of the request and/or approval.

Furthermore, I acknowledge the following:

- Owner, applicant and primary contact may include other team members (consultants, brokers, tenants, etc.) that may be called upon to present at public meetings before the Planning and Zoning Commission and Village Board. Owner acknowledges that it is bound by and must act in accordance with any statements, promises, or assurances given by such team members (consultants, brokers, tenants, etc.).
- Applicant acknowledges, understands and agrees that under Illinois law, the Village President (Mayor), Village Trustees, Village Manager, Corporation Counsel and/or any employee or agent of the Village or any Planning and Zoning Commission member or Chair, does not have the authority to bind or obligate the Village in any way and therefore cannot bind or obligate the Village. Further, Applicant acknowledges, understands and agrees that only formal action (including, but not limited to, motions, resolutions and ordinances) by the Board of Trustees, properly voting in an open meeting, can obligate the Village or confer any rights or entitlement on the applicant, legal, equitable or otherwise.
- Planning and Zoning Commission members and Village Staff often conduct inspections of subject site(s) as part of the pre-hearing review of requests. These individuals will be carrying official Village identification cards that can be shown upon request.

Required Disclosures:

1. Proof of Ownership
 - a. Proof of current ownership must be submitted with the application. Examples of proof of ownership may include a deed, current tax bill, or title commitment.
2. Disclosure of Beneficiaries
 - a. If the owner or applicant is a Partnership, Corporation, Joint Venture, LLC, Trust, or publicly traded company, the Village of Hoffman Estates Owner or Applicant Disclosure of Beneficiaries found on the application portal must be submitted with the application.
3. Other Interested Parties
 - a. If someone other than the owner has a property interest in the subject property such a mortgage or lease, such property interest and individual or entity holding such interest must be disclosed.

The Owner and Applicant, by signing this Application, certifies the correctness of the application and all submittals and represents that it has the legal authority to do so.

3333 Beverly Road Hoffman Estates, Cook County, IL 60179

Property Address

Property PIN

COMPASS DATACENTERS ORD I, LLC

Ownership Name / Entity Name (Please Print)

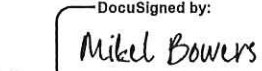

Owner's Signature

1/27/25

Date

MIKEL BOWERS, GENERAL COUNSEL c/o Compass Datacenters ORD I, LLC

Applicant Name / Entity Name (Please Print)

DocuSigned by:

F2CBC265FD8A4C9...

Applicant's Signature

1/10/2025

Date