



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

June 16, 2025	Council Chambers	7:00 PM
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1. **CALL TO ORDER/ROLL CALL**
2. **PLEDGE OF ALLEGIANCE TO THE FLAG**
3. **PUBLIC COMMENT**
4. **APPROVAL OF MINUTES**
 - A. Village Board 06-02-2025
 - B. Village Board 06-09-2025 Special
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 06-16-2025 - \$2,471,048.86
6. **REPORTS**
 - A. President's Report
 1. Board & Commission Appointment(s)/Reappointment(s)/Resignation(s)
 - a. Board & Commission Appointment(s)
 - Sana Zafer, Sustainability Commission, term ending April 30, 2027
 - B. Trustee Comments
 - C. Village Manager's Report
 - D. Village Clerk's Report
 - E. Committee Reports
 1. Public Works & Utilities
 2. Public Health & Safety

3. Finance

F. Treasurer's Report

7. PLANNING AND ZONING COMMISSION RECOMMENDATIONS

- A. Approval of an Ordinance granting a Special Use and Master Sign Plan Amendment for the property at 105 E. Golf Road.
- B. Approval of an Ordinance granting Preliminary and Final Site Plan for a ComEd Substation located at 5700 Trillium Boulevard.

8. ADDITIONAL BUSINESS

- A. Approval of Professional Services Agreement with Kimley-Horn and Associates, Inc., of Chicago, IL, for the Prairie Stone Parkway Access Study, in an amount not to exceed \$60,966.
- B. Approval of an Ordinance authorizing and approving the acquisition of real property by negotiations or condemnation for the Village of Hoffman Estates.
- C. Approval of an Ordinance Authorizing the Acquisition of Real Property for Village Purposes - 2305 Pembroke Avenue.

9. ADJOURNMENT

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

MEETING: **HOFFMAN ESTATES VILLAGE BOARD**
DATE: **JUNE 2, 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 7:24 p.m. The Village Clerk called the roll. Trustees present: Karen Arnet, Patrick Kinnane, Karen Mills, Anna Newell, Gary Stanton.

Trustee Gary Pilafas had an excused absence.

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
R. Musiala, Finance Director
J. Nebel, PW Director
P. Seger, HRM Director
M. Saavedra, HHS Director
P. Gugliotta, Development Services Director
D. Raszka, Director of IT
R. Signorella, Multimedia Production Manager

2. PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was led by Trustee Arnet.

3. PUBLIC COMMENTS

No one wished to be recognized.

4. APPROVAL OF MINUTES

4.A. Approval of Minutes 05-19-2025

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

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

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

Roll Call:

Aye: Arnet, Kinnane, Mills, Newell, Stanton

Nay:

Mayor McLeod voted aye.

Motion carried.

5.B. Approval of the schedule of bills for June 2, 2025 - \$2,448,924.65.

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

Roll Call:

Aye: Arnet, Kinnane, Mills, Newell, Stanton

Nay:

Mayor McLeod voted aye.

Motion carried.

6. REPORTS**6.A. President's Report****1. Board & Commission Appointment(s)/Reappointment(s)/Resignations(s)**

Motion by Trustee Mills, seconded by Trustee Arnet, to accept with regret the resignation of Ken Campbell from the Sister Cities Commission. Voice vote taken. All ayes. Motion carried.

Mayor McLeod stated that Trustee Pilafas had an excused absence. He wished his wife, Joane, a Happy Birthday. Mayor McLeod read a thank you letter he received from Boy Scouts Troop 399 commending Officer Ortiz and Officer Kubat for the great job they did presenting a drug awareness session for the scouts and their parents. Mayor McLeod congratulated Chief Cawley and the officers. Mayor McLeod extended his sympathies to the family of Bob Dohn, a longtime member of the Sister Cities Commission. Mayor McLeod then read a letter from Stan Helgersen, Village Treasurer, announcing his decision to retire after more than 10 years of service with the Village. Mayor McLeod noted that his work has been greatly appreciated. Mayor McLeod attended several meetings and events including a Metropolitan Mayors Caucus Environmental Committee meeting, a Northwest Municipal Conference Legislative Committee meeting, the Commission for Senior Citizens luncheon, a Northwest Municipal Conference Transportation Committee Meeting, a National League of Cities meeting, the Veteran's Memorial Ceremony, a Ribbon Cutting for Internal Med and Lifestyle Med Concierge, an Eagle Scout Court of Honor ceremony, the Unity Celebration at Village Hall, and a graduation party for Ensign Connor William Delahunt. He also was able to attend a lunch meeting with Cook County Board President Toni Preckwinkle.

6.B. Trustee Comments

Trustee Arnet attended the Veteran's Memorial Ceremony, the Unity Celebration at Village Hall, and the graduation party for Ensign Connor William Delahunt.

Trustee Stanton attended a golf fundraiser for Schaumburg Mayor, Tom Dailly, the Veteran's Memorial Ceremony, the Unity Celebration at Village Hall, and the graduation party for Ensign Connor William Delahunt.

Trustee Mills stated she was looking forward to the warmer weather and summer. She wished congratulations to all the graduates.

Trustee Newell attended the Commission for Senior Citizens luncheon, the Veteran's Memorial Ceremony, a JAWA meeting, and the graduation party for Ensign Connor William Delahunt.

Trustee Kinnane attended the Veteran's Memorial Ceremony, a graduation party, Hope Fore Hoffman Golf Outing meeting, and a lunch meeting with Cook County Board President Toni Preckwinkle. He also participated in several volunteer activities assisting various food pantries in Chicago.

6.C. Village Manager's Report

The Village Manager had no report.

6.D. Village Clerk's Report

The Village Clerk stated that during the month of May, 35 passports were processed and 290 FOIA requests were responded to.

6.E. Committee Reports**1. 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.

2. 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.

3. Transportation & Road Improvement

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

7. ADDITIONAL BUSINESS

Motion by Trustee Mills, seconded by Trustee Stanton, to approve by Omnibus Vote items 7.A. through 7.I. Voice vote taken. All ayes. Motion carried.

7.A. Approval of an ordinance authorizing the adoption of the Cook County Multi-Jurisdictional Hazard Mitigation Plan.

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

Roll Call:

Aye: Arnet, Kinnane, Mills, Newell, Stanton

Nay:

Mayor McLeod voted aye.

Motion carried.

7.B. Authorization to waive formal bidding and purchase (3) 2026 Ford Expedition Special Service Vehicles as optioned from Friendly Ford, Roselle, IL, in an amount to not exceed \$157,760.01.

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

Roll Call:

Aye: Arnet, Kinnane, Mills, Newell, Stanton

Nay:

Mayor McLeod voted aye.

Motion carried.

7.C. Authorization to award contract to Copenhagen Construction, Inc, of Gilberts, IL for the NOW Arena Retaining Wall Project in an amount not to exceed \$140,495.

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

Roll Call:

Aye: Arnet, Kinnane, Mills, Newell, Stanton

Nay:

Mayor McLeod voted aye.

Motion carried.

7.D. Authorization to approve Change Order #1 for sanitary and storm sewer televising and evaluation with American Underground Inc., Glenview, IL in an amount not to exceed \$11,226.48.

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

Roll Call:

Aye: Arnet, Kinnane, Mills, Newell, Stanton

Nay:

Mayor McLeod voted aye.

Motion carried.

7.E. Authorization to award contract for the purchase of fire hydrants to Core and Main LP, Aurora, IL (low bid), in an amount not to exceed \$104,990.

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

Roll Call:

Aye: Arnet, Kinnane, Mills, Newell, Stanton

Nay:

Mayor McLeod voted aye.

Motion carried.

7.F. Authorization to award contract for Fire Station 24 Chiller Replacement to Moltree Mechanical LLC, Wonder Lake, IL (lowest qualified bidder) for an amount not to exceed \$78,970.

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

Roll Call:

Aye: Arnet, Kinnane, Mills, Newell, Stanton

Nay:

Mayor McLeod voted aye.

Motion carried.

7.G. Authorization to award contract to perform a Public Works Space Needs Study to Kluber Architects & Engineers, Aurora, IL in an amount not to exceed \$45,350.

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

Roll Call:

Aye: Arnet, Kinnane, Mills, Newell, Stanton

Nay:

Mayor McLeod voted aye.

Motion carried.

7.H. Authorization to waive formal bidding and award five-year contract to Crown Castle Fiber LLC, in an amount not to exceed \$101,100.

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

Roll Call:

Aye: Arnet, Kinnane, Mills, Newell, Stanton

Nay:

Mayor McLeod voted aye.
Motion carried.

7.I. Authorization to waive formal bidding and purchase Axis security cameras from PACE Systems Inc, Naperville, IL in an amount not to exceed \$184,381.19.

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

Roll Call:

Aye: Arnet, Kinnane, Mills, Newell, Stanton

Nay:

Mayor McLeod voted aye.

Motion carried.

8. EXECUTIVE SESSION

Motion by Trustee Mills, seconded by Trustee Arnet, to adjourn the meeting into Executive Session to discuss Litigation (5 ILCS 120/2-(c)-(11)) and Acquisition of Real Property (5 ILCS 120/2-(c)-(5)). Time: 7:44 p.m.

Roll Call:

Aye: Arnet, Kinnane, Mills, Newell, Stanton

Nay:

Mayor McLeod voted aye.

Motion carried.

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.

MEETING: SPECIAL HOFFMAN ESTATES VILLAGE BOARD
DATE: JUNE 9, 2025
PLACE: COUNCIL CHAMBERS
MUNICIPAL BUILDING COMPLEX
1900 HASSELL ROAD
HOFFMAN ESTATES, ILLINOIS

1. CALL TO ORDER:

Village President William McLeod called the meeting to order at 6:50 p.m. The Village Clerk called the roll. Trustees present: Karen Mills, Anna Newell, Gary Stanton, Karen Arnet, Patrick Kinnane.

Trustee Gary Pilafas had an excused absence.

A quorum was present.

ADMINISTRATIVE PERSONNEL PRESENT:

E. Palm, Village Manager

J. Pape, Assistant Village Manager

J. Dickson, Asst. Corporation Counsel

R. Signorella, Multimedia Production Manager

2. PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was led by Trustee Mills.

3. PUBLIC COMMENTS

No one wished to be recognized.

4. ADDITIONAL BUSINESS:

4.A. Boards and Commissions Interviews

The Board interviewed a volunteer for the Sustainability Commission. This applicant will be appointed to the Commission at the June 16, 2025, Village Board Meeting.

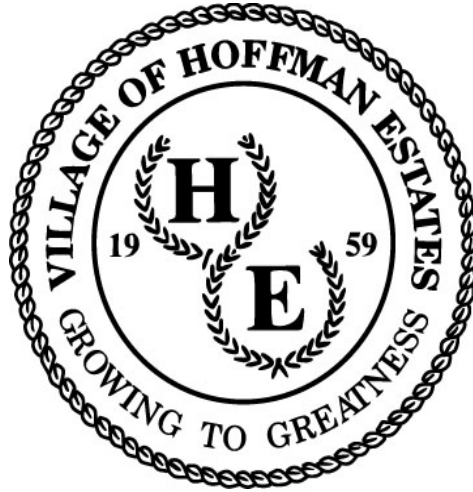
5. ADJOURNMENT

Minutes June 9, 2025

Motion by Trustee Arnet, seconded by Trustee Stanton, to adjourn the meeting. Voice vote taken. All ayes. Motion carried. Time: 6:54 p.m.

Patty Richter Village Clerk

Date Approved



BILL LIST SUMMARY

BILL LIST AS OF	06/16/2025	\$	695,168.00
MANUAL CHECKS	05/30/2025 - 06/12/2025	\$	14,791.27
PAYROLL	06/01/2025 & 06/13/2025	\$	1,603,948.76
CREDIT CARDS	04/06/2025 - 05/05/2025	\$	157,140.83
TOTAL			\$ 2,471,048.86

VILLAGE OF HOFFMAN ESTATES

JUNE 16, 2025

ACCOUNT		VENDOR	DESCRIPTION	AMOUNT
GENERAL FUND				
01	0301	GARVEY'S OFFICE PRODUCTS INC	OFFICE SUPPLIES	\$74.90
01	0301	STAPLES	OFFICE SUPPLIES	\$22.44
01	0301	THE FINER LINE	PACKAGING & SHIPPING FEE	\$16.34
01	0302	ADVANCE AUTO PARTS	STOCK REPAIR PARTS	\$436.84
01	0302	AMAZON CAPITAL SERVICES INC	STOCK REPAIR PARTS	\$173.10
01	0302	BRAD MANNING FORD INC	STOCK REPAIR PARTS	\$996.48
01	0302	BURRIS EQUIPMENT CO	STOCK REPAIR PARTS	\$195.18
01	0302	CAR-ONE TIRE AND AUTO	STOCK REPAIR PARTS	\$1,195.56
01	0302	FACTORY MOTOR PARTS CO	STOCK REPAIR PARTS	\$29.50
01	0302	FACTORY MOTOR PARTS CO	STOCK REPAIR PARTS	\$413.98
01	0302	HERITAGE-CRYSTAL CLEAN	STOCK REPAIR PARTS	\$243.01
01	0302	O'REILLY AUTO PARTS	STOCK REPAIR PARTS	\$13.73
01	0303	STAPLES	OFFICE SUPPLIES	\$183.28
CASH AND INVENTORIES				\$3,994.34
01	1432	GORT ENTERPRISE, INC.	BLDG PERMIT DEPOSIT REIMB	\$4,858.00
01	1442	J.G. UNIFORMS, INC.	UNIFORMS	\$191.00
01	1445	FAISAL MOHAMMED	CITATION OVERPMNT REFUND	\$50.00
01	1445	LORI MONACO	CITATION OVERPMNT REFUND	\$30.00
01	1458	INTOXIMETERS INC	VARIOUS SUPPLIES	\$51.25
PAYMENTS FROM DEPOSITS ON HAND				\$5,180.25
01000011	3202	STAY GOLDEN LEMONMADE LLC	BUSINESS LICENSE REFUND	\$50.00
01000016	3701	GABY GONZALEZ	CPR CLASS REFUND	\$50.00
GENERAL-REVENUE ACCOUNTS				\$100.00
01101223	4402	WAREHOUSE DIRECT	OFFICE SUPPLIES	\$17.02
01101224	4507	ESRI	ARCGIS DRONE2MAP- SUBSCRIP	\$1,750.00
01101224	4507	SEILER INSTRUMENT & MFG. CO. INC.	VARIOUS SUPPLIES	\$3,675.23
ADMINISTRATIVE				\$5,442.25
01101324	4542	ARTHUR L JANURA JR	PROFESS SERVICES - MAY'25	\$12,000.00
01101324	4542	RICHARD A KAVITT ATTORNEY AT LAW	PROFESSIONAL SERVICES	\$2,000.00
01101324	4547	THOMSON REUTERS-WEST	SOFTWARE SUBSCRIPTION	\$782.51
01101324	4567	SAUL EWING LLP	PROFESSIONAL SERVICES	\$10,805.90
LEGAL				\$25,588.41
01101423	4402	STAPLES	OFFICE SUPPLIES	\$8.78
01101423	4403	CAMBRIDGE PRINTING CORPORATION	AP CHECKS STARTING AT #139251	\$877.50
01101423	4403	CAMBRIDGE PRINTING CORPORATION	PO #25000248 SHIPPING FEE	\$264.70
FINANCE				\$1,150.98
01101522	4301	SRSD CONSULTING, LLC	MONTHLY COACHING FEE	\$1,000.00
VILLAGE CLERK				\$1,000.00

VILLAGE OF HOFFMAN ESTATES

JUNE 16, 2025

ACCOUNT	VENDOR	DESCRIPTION	AMOUNT
01101621 4212	JEFF NORTHRUP	SPRING 2025 TUITION REIMB	\$3,098.50
01101621 4212	JUDY ALDANA	SPRING 2025 TUITION REIMB	\$3,000.00
01101622 4301	SRSD CONSULTING, LLC	EMERGING LEADERS PROGRAM	\$5,500.00
01101623 4402	WAREHOUSE DIRECT	OFFICE SUPPLIES	\$32.04
HUMAN RESOURCES			\$11,630.54

01102523 4403	PRESSTECH INC.	HE CITIZEN NEWSLETTER	\$2,273.00
01102523 4414	STORYBLOCKS	SUBSCRIPTIONS 3 LIBRARIES	\$7,000.00
01102524 4507	MONA S MORRISON	PHOTO SHOOT- MEMORIAL DAY	\$180.00
COMMUNICATIONS			\$9,453.00

TOTAL GENERAL GOVERNMENT DEPARTMENT			\$54,265.18
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POLICE DEPARTMENT

01201223 4405	RAY O'HERRON CO	VARIOUS SUPPLIES	\$174.11
ADMINISTRATIVE			\$174.11

01202122 4301	ANNE WITT	SFST COURSE GASOLINE REIMB	\$67.12
01202122 4301	ILLINOIS TACTICAL OFFICER'S ASSOC.	TIM KUBAT REGISTRATION	\$350.00
01202122 4301	NORTH EAST MULTI-REGIONAL TRAINING	TRAINING - DAISY ALDANA	\$100.00
01202122 4301	NORTH EAST MULTI-REGIONAL TRAINING	TRAINING -MEYER & JENNINGS	\$160.00
01202122 4304	ENTENMANN ROVIN CO.	REFINISH	\$66.00
01202123 4414	SIRCHIE ACQUISITION COMPANY, LLC	VARIOUS SUPPLIES	\$229.79
01202124 4542	DACRA TECH LLC	SOFTWARE SERVICES MAY'25	\$2,433.60
01202124 4542	VESTIS FIRST AID	VARIOUS SUPPLIES	\$196.34
PATROL & RESPONSE			\$3,602.85

01202323 4414	AT & T	LEA TRACKING NUMBER	\$245.00
01202323 4414	T-MOBILE USA INC	TOWER & AREA DUMP	\$400.00
01202323 4414	VERIZON WIRELESS SERVICES LLC	CELL TOWER DUMP	\$155.00
01202324 4542	ELINEUP LLC	ELINEUP ANNUAL LICENSE	\$750.00
01202324 4542	ELINEUP LLC	NEW AGENCY SETUP/CONFIGUR	\$599.00
01202324 4542	TRANSUNION RISK & ALTERNATIVE	PROFESSIONAL SERVICES	\$166.20
INVESTIGATIONS			\$2,315.20

01202524 4542	NORTHWEST CENTRAL DISPATCH SYSTEM	JUL'25 MEMBER ASSESSMENT	\$32,708.23
COMMUNICATIONS			\$32,708.23

01202922 4304	J.G. UNIFORMS, INC.	UNIFORMS	\$621.50
01202923 4414	ILLINOIS EPA FISCAL SERV.SECTION	ANNUAL AIR POLLUTION FEE	\$235.00
01202923 4414	PORTER LEE CORP.	POWER SUPPLY 5V	\$37.00
ADMINISTRATIVE SERVICES			\$893.50

TOTAL POLICE DEPARTMENT			\$39,693.89
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VILLAGE OF HOFFMAN ESTATES

JUNE 16, 2025

ACCOUNT	VENDOR	DESCRIPTION	AMOUNT
FIRE DEPARTMENT			
01301222 4303	MABAS DIVISION II	2025 MABAS DIV 2 DUES	\$1,500.00
01301222 4305	RALPH O ROTHBAUER	FRAMING FOR RETIREMENT BADGE	\$391.00
01301223 4414	JILL WEGEHAUPT	FD TABLECLOTHS DRYCLEANED	\$120.00
01301223 4414	TOWN & COUNTRY GARDENS	FLOWERS - ID: 9727781	\$150.00
ADMINISTRATIVE			\$2,161.00
01303023 4414.21	NORTHWEST COMMUNITY HEALTHCARE	BLS NEW INSTRUCTOR TRAINING	\$580.00
PUBLIC EDUCATION			\$580.00
01303122 4301.17	DJS SCUBA LOCKER INC	EQUIPMENT RENTAL	\$75.00
01303122 4301.19	NIPSTA	SUMMER SESS- DYLAN BREMER	\$1,320.00
01303122 4301.19	WILLIAM RAINEY HARPER COLLEGE	COURSE & TUITION FEE	\$1,975.00
01303122 4304	TODAYS UNIFORMS	UNIFORMS	\$3,653.35
01303122 4304.16	AIR ONE EQUIPMENT INC	GEAR REPAIR	\$633.50
01303123 4408.13	AIR ONE EQUIPMENT INC	FLAMEFIGHTER 5FT	\$199.00
01303123 4408.13	DETROIT INDUSTRIAL TOOL	REPAIR PARTS	\$599.65
01303123 4408.17	DJS SCUBA LOCKER INC	EQUIPMENT RENTAL	\$85.00
01303123 4414.14	FIRST LINE TECHNOLOGY	DAHLGREN DECON SOLUTION	\$1,342.00
01303123 4414.14	FIRST LINE TECHNOLOGY	ESTIMATED SHIPPING/HANDLING	\$203.22
01303123 4414.14	FIRST LINE TECHNOLOGY	FIBERTECT PAD	\$1,140.00
01303124 4510.11	TSI INCOPRATED	CALIBRATION OF PORT	\$1,005.00
01303124 4510.11	TSI INCOPRATED	ESTIMATED SHIPPING/HANDLING	\$32.05
01303124 4510.12	MOTOROLA	20 PORTABLE RADIO BATTERIES	\$3,696.60
01303124 4510.13	EQUIPMENT MANAGEMENT CO.	VARIOUS SUPPLIES	\$3,077.00
01303124 4542.15	IMAGETREND, INC.	ANNUAL FEE/ FIELD BRIDGE	\$675.00
01303124 4542.15	IMAGETREND, INC.	IMAGE TREND EMS	\$6,556.36
SUPPRESSION			\$26,267.73
01303222 4301	KEVIN MORTENSEN	PARAMEDIC FEE REIMB - JUL/2024	\$41.00
01303222 4301	NORTHWEST COMMUNITY HOSPITAL	4TH QUATER CLASSESS	\$5,325.00
01303222 4301	ROBERT COOK	PARAMEDIC RENEWAL -JUL/2024	\$41.00
01303223 4419	AIRGAS USA, LLC	MEDICAL SUPPLIES	\$1,520.95
01303223 4419	BOUND TREE MEDICAL, LLC	COLD PACK	\$35.76
01303223 4419	BOUND TREE MEDICAL, LLC	LANCET	\$14.39
01303223 4419	BOUND TREE MEDICAL, LLC	PREP RAZORS	\$177.00
01303223 4419	BOUND TREE MEDICAL, LLC	SAM SPLINT	\$64.71
01303223 4419	BOUND TREE MEDICAL, LLC	STETHOSCOPE	\$170.34
01303223 4419	BOUND TREE MEDICAL, LLC	SUCTION CANISTER	\$119.76
01303224 4510	STRYKER MEDICAL	LP35 DOCKING STATION	\$16,400.00
EMERGENCY MEDICAL SERVICES			\$23,909.91
01303322 4301	ILLINOIS FIRE INSPECTORS ASSOCIATIO	MINI SEMINAR - MAY 2025	\$30.00
01303324 4507	CHICAGO METRO FIRE PREVENTION CO	RADIO RELOCATION FEE	\$200.00
01303324 4507	COMCAST BUSINESS	INTERNET SERVICES	\$13.90
01303324 4507	FIRE SAFETY CONSULTANTS INC	SPRINKLERS INSPECTIONS	\$5,913.00
01303324 4507	JOHNSON CONTROLS SECURITY SOLUTIONS	PROFESSIONAL SERVICES	\$600.00
PREVENTION			\$6,756.90

VILLAGE OF HOFFMAN ESTATES

JUNE 16, 2025

ACCOUNT	VENDOR	DESCRIPTION	AMOUNT
01303524 4510	DIRECT FITNESS SOLUTIONS	PREVENTIVE MAINTENANCE	\$620.00
FIRE STATIONS			\$620.00
TOTAL FIRE DEPARTMENT			\$60,295.54
PUBLIC WORKS			
01401224 4509	LEAF	COPIER LEASE	\$231.73
ADMINISTRATIVE			\$231.73
01404123 4414	ART BEESE	CDL RENEWAL REIMB - 10/2024	\$30.00
01404123 4414	GABRIEL BORJON	CDL RENEWAL REIMB - 07/2024	\$30.00
01404123 4414	JOE R CAPIGA	CDL RENEWAL REIMB - 10/2024	\$30.00
SNOW & ICE REMOVAL			\$90.00
01404223 4414	MENARDS - HNVR PARK	VARIOUS SUPPLIES	\$93.65
01404224 4502	COMMONWEALTH EDISON	ELECTRIC 5510 PRAIRIE	\$778.01
01404224 4502	COMMONWEALTH EDISON	ELECTRIC TRAFFIC SIGNAL	\$2,597.25
01404224 4521	BUILDERS PAVING, LLC	HMA SC N50 REC 9.5MM	\$1,198.38
01404224 4521	PREFORM TRAFFIC CONTROL SYSTEMS LTD	VARIOUS SUPPLIES	\$1,045.50
01404224 4523	CRESCENT ELECTRIC SUPPLY	REPAIR PARTS	\$566.00
01404224 4544	AWT, LLC	HYDRO- STRIP SIGNS OF ENG	\$4,386.20
01404224 4544	HIGH STAR TRAFFIC	24" TYPE I COMBOCADE HIP	\$697.50
TRAFFIC OPERATIONS			\$11,362.49
01404323 4414	MENARDS - HNVR PARK	VARIOUS SUPPLIES	\$100.65
01404324 4507	V CARDENAS LANDSCAPING	2025 LANDSCAPE MAINTENANCE	\$1,593.52
01404324 4507	V CARDENAS LANDSCAPING	2025 LANDSCAPE SERVICES	\$4,587.94
01404324 4537	MENARDS - HNVR PARK	VARIOUS SUPPLIES	\$113.34
01404324 4545	MENARDS - HNVR PARK	VARIOUS SUPPLIES	\$219.87
FORESTRY			\$6,615.32
01404423 4414	GARVEY'S OFFICE PRODUCTS INC	OFFICE SUPPLIES	\$37.77
01404424 4502	COMMONWEALTH EDISON	ELECTRIC 2200 W HIGGINS RD	\$34.40
01404424 4502	COMMONWEALTH EDISON	ELECTRIC 5323 PRAIRIE	\$165.36
01404424 4502	COMMONWEALTH EDISON	ELECTRIC TRAFFIS SIGNAL	\$4,038.58
01404424 4503	NICOR GAS	GAS 1300 WESTBURY DR	\$205.54
01404424 4503	NICOR GAS	GAS 1700 MOON LAKE	\$278.97
01404424 4503	NICOR GAS	GAS 1775 VISTA LN	\$93.75
01404424 4507	ACCURATE DOCUMENT DESTRUCTION INC	SHREDDING SERVICES	\$1,149.61
01404424 4507	SOUND INC.	ANNUAL BRIVO HOSTING FEES	\$1,019.41
01404424 4507	TIGER ELECTRIC CORP	REPAIR SERVICE	\$995.00
01404424 4507	WEATHERGUARD ROOFING CO.	MAINTENANCE- 1900 HASSELL	\$500.00
01404424 4507	WEATHERGUARD ROOFING CO.	MAINTENANCE-2305 PEMBROKE	\$350.00
01404424 4507	WEATHERGUARD ROOFING CO.	MAINTENANCE-2405 PEMBROKE	\$350.00
01404424 4507	WEATHERGUARD ROOFING CO.	MAINTENANCE-411 W HIGGINS	\$550.00

VILLAGE OF HOFFMAN ESTATES

JUNE 16, 2025

ACCOUNT	VENDOR	DESCRIPTION	AMOUNT
01404424 4509	CINTAS #22	FLOOR MAT RENTAL & CLEAN	\$110.24
01404424 4510	ADVANTAGE MECHANICAL INC.	REPAIR SERVICE	\$561.00
01404424 4510	BATTERIES PLUS BULBS	REPAIR PARTS	\$193.53
01404424 4510	DOORS DONE RIGHT INC	REPLACE STEEL FRAME & DOOR	\$2,375.00
01404424 4510	FOX VALLEY FIRE & SAFETY CO	ANNUAL INSPECTION	\$1,275.00
01404424 4510	FOX VALLEY FIRE & SAFETY CO	SEMI-ANNUAL INSPECTION	\$675.00
01404424 4510	HERITAGE-CRYSTAL CLEAN	VAC SOLIDS & LIQUID P/U	\$10,127.97
01404424 4510	MOLTREE MECHANICAL	REPAIR SERVICE	\$675.00
01404424 4510	TEST GAUGE INC	REPAIR PARTS	\$74.82
01404424 4510	WEBMARC DOORS	DOOR REPAIR SERVICE	\$387.90
01404424 4510	WOLF ELECTRIC SUPPLY CO	TCP LAMP	\$700.00
01404424 4516	AMLINGS INTERIOR LANDSCAPE	INTERIOR LANDSCAPING	\$487.83
01404424 4516	ECO CLEAN MAINTENANCE INC	VILLAGE HALL	\$3,602.00
01404424 4516	FACILITY GATEWAY CORPORATION	12 MONTH PREVENTIVE MAINTENAN	\$812.70
01404424 4517	ECO CLEAN MAINTENANCE INC	POLICE DEPT.	\$105.00
01404424 4517	ECO CLEAN MAINTENANCE INC	POLICE DEPT.	\$1,800.00
01404424 4517	FACILITY GATEWAY CORPORATION	12 MONTH PREVENTIVE MAINT	\$555.07
01404424 4518	CINTAS #22	FLOOR MAT RENTAL & CLEAN	\$154.73
01404424 4518	FOX VALLEY FIRE & SAFETY CO	ANNUAL INSPECTION	\$800.00
01404424 4518	FOX VALLEY FIRE & SAFETY CO	FIRE ALARM SYSTEM SERVICE	\$525.00
01404424 4518	HERITAGE-CRYSTAL CLEAN	VAC SOLIDS & LIQUID P/U	\$1,777.68
01404424 4518	MENARDS - HNVR PARK	VARIOUS SUPPLIES	\$37.98
01404424 4518	SOUND INC.	ANNUAL BRIVO HOSTING FEES	\$156.80
01404424 4518	WEATHERGUARD ROOFING CO.	MAINTENANCE- 5775 BEACON	\$400.00
01404424 4518	WEATHERGUARD ROOFING CO.	MAINTENANCE-1300 WESTBURY	\$300.00
01404424 4520	ECO CLEAN MAINTENANCE INC	PWC & VEHICLE MAINTENANCE	\$1,600.00
01404424 4520	HERITAGE-CRYSTAL CLEAN	VAC SOLIDS & LIQUID P/U	\$6,929.21
FACILITIES			\$46,967.85

01404522 4304	CINTAS #22	UNIFORM AND MAT RENTAL	\$147.98
01404523 4411	AL WARREN OIL CO INC	FUEL BIO-DIESEL	\$3,511.20
01404523 4411	AL WARREN OIL CO INC	FUEL REGULAR	\$16,670.56
01404523 4414	CTW INC.	REPAIR PARTS	\$110.43
01404524 4507	PRECISE MRM LLC	5MB FLAT DATA PLAN US	\$308.00
01404524 4507	VERIZON CONNECT FLEET USA LLC	WIRELESS SERVICES	\$2,213.96
01404524 4513	ADVANCE AUTO PARTS	REPAIR PARTS	\$15.39
01404524 4513	BRAD MANNING FORD INC	REPAIR PARTS	\$725.54
01404524 4513	BRAD MANNING FORD INC	RTN REPAIR PARTS	(\$46.66)
01404524 4513	CAR-ONE TIRE AND AUTO	REPAIR PARTS	\$32.00
01404524 4513	FLEET SAFETY SUPPLY	VARIOUS SUPPLIES	\$1,461.24
01404524 4513	RT 62 WASH & LUBE	VEHICLE WASH	\$222.45
01404524 4513	SECRETARY OF STATE	LICENSE PLATE RENEW P1,P2	\$302.00
01404524 4513	SECRETARY OF STATE	LICENSE PLATE RENWAL P42	\$151.00
01404524 4513	ULTRA STROBE COMMUNICATIONS	VARIOUS SUPPLIES	\$82.42
01404524 4514	ACME TRUCK BRAKE & SUPPLY CO.	REPAIR PARTS	\$227.32
01404524 4514	BIGGERS CHEVROLET INC	REPAIR SERVICES/ PARTS	\$742.68
01404524 4514	DRIVE TRAIN SERVICE INC	VARIOUS SUPPLIES	\$1,008.96
01404524 4514	FOSTER COACH SALES INC	REPAIR PARTS	\$88.86
01404524 4514	RUSH TRUCK CENTER OF ILLINOIS, INC	REPAIR PARTS	\$505.26
01404524 4534	ADVANCE AUTO PARTS	REPAIR PARTS	\$160.19
01404524 4534	ADVANCE AUTO PARTS	RTN REPAIR PARTS	(\$27.29)
01404524 4534	BRAD MANNING FORD INC	REPAIR PARTS	\$1,291.56

VILLAGE OF HOFFMAN ESTATES

JUNE 16, 2025

ACCOUNT	VENDOR	DESCRIPTION	AMOUNT
01404524 4534	DULTMEIER SALES	REPAIR PARTS	\$651.00
01404524 4534	FRIENDLY FORD	REPAIR PARTS	\$60.26
01404524 4534	KAMMES AUTO & TRUCK REPAIR INC	STATE INSPECTION	\$315.00
01404524 4534	O'REILLY AUTO PARTS	REPAIR PARTS	\$7.92
01404524 4534	RUSH TRUCK CENTER OF ILLINOIS, INC	REPAIR PARTS	\$699.99
01404524 4534	RUSH TRUCK CENTER OF ILLINOIS, INC	RTN REPAIR PARTS	(\$699.99)
01404524 4534	ULTRA STROBE COMMUNICATIONS	CD3802AW CODE 3 MEGA	\$467.70
01404524 4534	ULTRA STROBE COMMUNICATIONS	SIFZJS FEDERAL SIGNAL	\$780.00
01404524 4534	ULTRA STROBE COMMUNICATIONS	Z858303641A FEDERAL SIGN	\$179.95

FLEET SERVICES

\$32,366.88

01404623 4414	MENARDS - HNVR PARK	VARIOUS SUPPLIES	\$56.25
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F.A.S.T.

\$56.25

01404724 4522	VCNA PRAIRIE LLC	VARIOUS SUPPLIES	\$1,526.00
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STORM SEWERS

\$1,526.00

TOTAL PUBLIC WORKS DEPARTMENT

\$99,216.52

DEVELOPMENT SERVICES

01505023 4404	RECORD INFORMATION SERVICES	API REAL ESTATE 52 WEEK	\$500.00
01505023 4404	RECORD INFORMATION SERVICES	MUNICIPALITIES 52 WEEK	\$600.00
01505024 4507	ALL TOGETHER	COMPREHENSIVE PLAN PUBLIC	\$7,920.00
01505024 4542	UNITED DISPATCH	SENIOR COUPONS	\$28.00
01505024 4546	PADDOCK PUBLICATIONS INC	PUBLIC HEARINGS	\$72.90

PLANNING AND TRANSPORTATION

\$9,120.90

01505123 4403	CLASS PRINTING	2 PART VIOLATION NOTICE	\$938.50
01505124 4507	GILIO LANDSCAPE CONTRACTORS	MOWING FOR CODE	\$255.00
01505124 4507	SAFEBUILT ILLINOIS LLC	BUILDING INSPECTION	\$100.00
01505124 4507	THOMPSON ELEVATOR INSPECTION INC	ELEVATOR INSPECTIONS	\$442.00

CODE ENFORCEMENT

\$1,735.50

01505222 4301	ALAN WENDERSKI	DEPARTMENT EVENT	\$283.28
01505224 4510	MEADE ELECTRIC CO., INC.	ANNUAL TRAFFIC SIGNAL	\$589.38
01505224 4542	MGT IMPACT SOLUTIONS, LLC	PROFESSIONAL SERVICES	\$8,516.82

ENGINEERING

\$9,389.48

01505924 4542	MKM DISTRIBUTORS	LOGO - VARIOUS SUPPLIES	\$2,112.30
01505924 4546	BISNOW LLC	CHICAGO MORNING BRIEF	\$2,300.00

ECONOMIC DEVELOPMENT

\$4,412.30

TOTAL DEVELOPMENT SERVICES DEPARTMENT

\$24,658.18

VILLAGE OF HOFFMAN ESTATES

JUNE 16, 2025

ACCOUNT	VENDOR	DESCRIPTION	AMOUNT
HEALTH & HUMAN SERVICES DEPARTMENT			
01556522 4301	CATHY DAGIAN STANTON	MILEAGE REIMB MAY-JUN'24	\$76.38
01556522 4301	MONICA SAAVEDRA-KULOUSEK	PROFESSIONAL CONF REIMB	\$275.00
01556523 4402	ODP BUSINESS SOLUTIONS, LLC	OFFICE SUPPLIES	\$55.14
01556524 4507.1	CAROL MORGAN	HHS PANTRY ITEMS REIMB	\$68.01
TOTAL HEALTH & HUMAN SERVICES DEPARTMENT			\$474.53

BOARDS & COMMISSIONS DEPARTMENT

01605324 4561.1	ANDREW LINDER	JULY 4TH PARADE	\$200.00
01605324 4561.1	CRYSTAL CLEAR MUSIC PRODUCTIONS LLC	JULY 4TH PARADE	\$1,950.00
01605324 4561.1	DANCE FORCE ELITE	JULY 4TH PARADE	\$2,500.00
01605324 4561.1	FAIRYTALE ENTERTAINMENT	JULY 4TH PARADE	\$912.00
01605324 4561.1	FLORA ANN MCINTYRE ENTERTAINMENT	JULY 4TH PARADE	\$625.00
01605324 4561.1	HOTT PRODUCTIONS	JULY 4TH PARADE	\$250.00
01605324 4561.1	ROBERT RODRIGUEZ	JULY 4TH PARADE	\$2,200.00
01605324 4561.1	SHKUNNA MCGEE	JULY 4TH PARADE	\$1,800.00
01605324 4561.1	STEPHANIE FELBER	JULY 4TH PARADE	\$400.00
01605324 4561.1	TEBALA MOTOR PATROL	JULY 4TH PARADE	\$400.00
01605324 4561.1	ULTIMATE THREAT DANCE CORP NFP	JULY 4TH PARADE	\$1,500.00
FOURTH OF JULY			\$12,737.00

01605724 4507	SHAUGHNESSY & ASSOCIATES	PROFESSIONAL POLYGRAPH	\$75.00
FIRE & POLICE COMMISSION			\$75.00

01605823 4402	A & A CUSTOM SHIRTS	VOLUNTEER RECOGNIT GIFTS	\$4,250.00
01605824 4555	GREG FLANAGAN	SISTER CITIES REIMB	\$14.42
01605824 4555	WILLIAM CHRISTIE	SISTER CITIES REIMB	\$14.42
01605824 4573	KATHRYN MCCORD	UNITY DAY CAKE	\$93.51
01605824 4575	ALLEGRA PRINTING/ELGIN	SUMMER CONCERT FLYERS 3K	\$956.45
01605824 4575	JOHN COOPER	SUMMER CONCERT SERIES	\$2,750.00
01605824 4575	JOSE VALDES	SUMMER CONCERT SERIES	\$2,000.00
01605824 4575	JUSTIN SATTAZAHN	SUMMER CONCERT SERIES	\$4,500.00
MISCELLANEOUS B & C			\$14,578.80

TOTAL BOARDS & COMMISSIONS DEPARTMENT			\$27,390.80
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TOTAL GENERAL FUND			\$315,269.23
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COMMUNITY DEVELOPMENT BLOCK GRANT FUND

04000024 4542	NORTH WEST HOUSING PARTNERSHIP	SINGLE FAMILY REHAB PROJECT	\$27,264.25
04000028 4903	PADDOCK PUBLICATIONS INC	PUBLIC HEARINGS	\$143.10
TOTAL COMMUNITY DEVELOPMENT BLOCK GRANT FUND			\$27,407.35

PRAIRIE STONE CAPITAL FUND

27000025 4621	TRIA ARCHITECTURE INC	CONSTRUCTION OBSERVATION	\$3,181.25
TOTAL PRAIRIE STONE CAPITAL FUND			\$3,181.25

VILLAGE OF HOFFMAN ESTATES

JUNE 16, 2025

ACCOUNT	VENDOR	DESCRIPTION	AMOUNT
ROAD IMPROVEMENT FUND			
29000025 4606	ALAMP CONCRETE CONTRACTORS,INC.	2024 STREET REVITALIZATION	\$48,808.34
29000025 4606	ALLEN HOZIAN	SPRINKLER DAMAGE REIMB	\$100.00
29000025 4606	BUILDERS PAVING, LLC	2025 STREET REVITALIZATION	\$141,920.03
TOTAL ROAD IMPROVEMENT FUND			\$190,828.37

CAPITAL VEHICLE AND EQUIPMENT FUND

37000025 4603	EBY GRAPHICS	VEHICLE GRAPHIC	\$5,578.53
37000025 4603	ULTRA STROBE COMMUNICATIONS	401-1228-PREHI TOMAR PRE	\$354.95
37000025 4603	ULTRA STROBE COMMUNICATIONS	BSM-BKT-PIU25 CODE 3 BRAC	\$65.50
37000025 4603	ULTRA STROBE COMMUNICATIONS	CD3802RBW CODE 3 MEGA	\$1,299.35
37000025 4603	ULTRA STROBE COMMUNICATIONS	C-VS-0618-INUT HAVIS 2020	\$225.19
37000025 4603	ULTRA STROBE COMMUNICATIONS	ECVDMILTST4 SOUND OFF DOME	\$38.84
37000025 4603	ULTRA STROBE COMMUNICATIONS	M180SMC-RB CODE3 M180	\$239.90
37000025 4603	ULTRA STROBE COMMUNICATIONS	PKG-TTP-INUT-1201-4 HAVIS	\$1,449.95
37000025 4603	ULTRA STROBE COMMUNICATIONS	RECT-37SWP-C TOMAR RECT-3	\$104.95
37000025 4603	ULTRA STROBE COMMUNICATIONS	SIFMH FEDERAL SIGNAL REAR	\$780.00
37000025 4603	ULTRA STROBE COMMUNICATIONS	SIFMJS-FPIU25-P3 FEDERAL	\$780.00
37000025 4603	ULTRA STROBE COMMUNICATIONS	VTX609B WHELEN SUPER LED	\$79.95
37000025 4603	ULTRA STROBE COMMUNICATIONS	VTX609R WHELEN SUPER LED	\$79.95
37000025 4603	ULTRA STROBE COMMUNICATIONS	XT4LBKT CODE3 XT4 UNIVERS	\$76.50
37000025 4603	ULTRA STROBE COMMUNICATIONS	Z858303641A FEDERAL SIGNAL	\$169.95
TOTAL CAPITAL VEHICLE AND EQUIPMENT FUND			\$11,323.51

WATERWORKS AND SEWERAGE FUND

40 0411	AMY & SARAH SCHILLER	UB REFUND	\$136.96
40 0411	BOGDAN GASZAK	UB REFUND	\$68.56
40 0411	DIPENDRA & ANJU CHOWDHARY	UB REFUND	\$70.92
40 0411	JIANING YANG & SHIYING NING	UB REFUND	\$127.82
40 0411	KAVAL PATEL	UB REFUND	\$379.35
40 0411	MICHAEL GUELKER	UB REFUND	\$55.00
40 0411	UZMA AHSAN & SYED ASIF MASOOD	UB REFUND	\$58.05
40 1445	HOERR CONSTRUCTION, INC	HYDRANT METER DEP REFUND	\$2,000.00
40 1445	PETER POWER WASH LLC	HYDRANT METER DEP REFUND	\$2,596.91
WATER MISCELLANEOUS PAYMENT			\$5,493.57

40400013 3425	VAJIR MUSABJI	UB OVERPAYMENT REFUND	\$83.64
WATER REFUND			\$83.64

40406724 4502	COMMONWEALTH EDISON	ELECTRIC 1355 WESTBURY DR	\$137.47
40406724 4502	COMMONWEALTH EDISON	ELECTRIC 1775 ABBEY-WOOD	\$3,862.60
40406724 4502	COMMONWEALTH EDISON	ELECTRIC 1790 CHIPPENDALE	\$156.79
40406724 4502	COMMONWEALTH EDISON	ELECTRIC 2 N HILLCREST	\$85.65
40406724 4502	COMMONWEALTH EDISON	ELECTRIC 2002 PARKVIEW	\$1,091.62
40406724 4502	COMMONWEALTH EDISON	ELECTRIC 2150 STONINGTON	\$4,226.98
40406724 4502	COMMONWEALTH EDISON	ELECTRIC 2550 BEVERLY RD	\$702.38
40406724 4502	COMMONWEALTH EDISON	ELECTRIC 3451 N WILSHIRE	\$961.74

VILLAGE OF HOFFMAN ESTATES

JUNE 16, 2025

ACCOUNT	VENDOR	DESCRIPTION	AMOUNT
40406724 4502	COMMONWEALTH EDISON	ELECTRIC 3990 HUNTINGTON	\$110.79
40406724 4502	COMMONWEALTH EDISON	ELECTRIC 4140 CRIMSON	\$997.19
40406724 4502	COMMONWEALTH EDISON	ELECTRIC 4785 W HIGGINS	\$424.77
40406724 4502	COMMONWEALTH EDISON	ELECTRIC 780 HASSELL RD	\$206.44
40406724 4502	COMMONWEALTH EDISON	ELECTRIC 95 ASTER LN	\$855.45
40406724 4503	NICOR GAS	GAS 4690 OLMSTEAD DR	\$53.96
40406724 4507	PRECISE MRM LLC	5MB FLAT DATA PLAN US	\$32.00
40406724 4507	SOUND INC.	ANNUAL BRIVO HOSTING FEES	\$392.12
40406724 4507	VERIZON CONNECT FLEET USA LLC	WIRELESS SERVICES	\$245.99
40406724 4509	ALEXANDER CHEMICAL CORPORATION	CHLORINE	\$240.00
40406724 4509	LEAF	COPIER LEASE	\$231.73
40406724 4510	ACME TRUCK BRAKE & SUPPLY CO.	REPAIR PARTS	\$135.59
40406724 4510	ACME TRUCK BRAKE & SUPPLY CO.	RTN REPAIR PARTS	(\$39.81)
40406724 4510	ADVANCE AUTO PARTS	REPAIR PARTS	\$22.48
40406724 4527	MENARDS - HNVR PARK	VARIOUS SUPPLIES	\$149.48
40406724 4528	SERVICE COMPONENTS INC	VARIOUS SUPPLIES	\$552.71
40406724 4528	USA BLUE BOOK	VARIOUS SUPPLIES	\$884.77
40406724 4528	ZIEBELL WATER SERVICE	REPAIR PARTS	\$2,509.00
40406724 4529	ADVANCED TURF SOLUTIONS	LANDSCAPE MATERIALS	\$854.00
40406724 4529	BEVERLY MATERIALS, L.L.C.	051 CM-06 020 CA11 WASHED	\$1,213.14
40406724 4529	BEVERLY MATERIALS, L.L.C.	CLEAN FILL - SEMI	\$1,050.00
40406724 4529	BEVERLY MATERIALS, L.L.C.	VAC TRUCK	\$250.00
40406724 4529	GREEN SOILS MANAGEMENT LLC	PLANTER'S MIX/ TON	\$49.40
40406724 4529	GREEN SOILS MANAGEMENT LLC	PREMIUM COMPOST	\$100.00
40406724 4529	JSN CONTRACTORS SUPPLY	VARIOUS SUPPLIES	\$313.20
40406724 4529	SERVICE COMPONENTS INC	VARIOUS SUPPLIES	\$214.16
40406724 4529	WATER PRODUCTS CO.	REPAIR PARTS	\$3,484.75
40406724 4529	WATER PRODUCTS CO.	RTN REPAIR PARTS	(\$740.00)
40406724 4529	ZIEBELL WATER SERVICE	16" HYMAX COUPLING	\$7,748.00
40406724 4529	ZIEBELL WATER SERVICE	REPAIR PARTS	\$2,925.22
40406724 4531	MENARDS - HNVR PARK	VARIOUS SUPPLIES	\$149.94
40406724 4585	BRISTOL HOSE & FITTING	REPAIR PARTS	\$131.47
40406724 4585	DRIVE TRAIN SERVICE INC	PLUG	\$13.44
40406724 4585	KAMMES AUTO & TRUCK REPAIR INC	STATE INSPECTION	\$45.00
40406724 4585	MENARDS - HNVR PARK	VARIOUS SUPPLIES	\$91.97
40406725 4602	HIGH STAR TRAFFIC	24" TYPE I COMBOCADE HIP	\$2,000.00
WATER DIVISION			\$39,123.58

40406824 4502	COMMONWEALTH EDISON	ELECTRIC 1200 KINGS DALE	\$145.85
40406824 4502	COMMONWEALTH EDISON	ELECTRIC 1215 MOON-LAKE	\$625.29
40406824 4502	COMMONWEALTH EDISON	ELECTRIC 1513 GOLF RD	\$1,028.23
40406824 4502	COMMONWEALTH EDISON	ELECTRIC 1629 CROWFOOT	\$171.26
40406824 4502	COMMONWEALTH EDISON	ELECTRIC 1775 HUNTINGTON	\$257.63
40406824 4502	COMMONWEALTH EDISON	ELECTRIC 1790 CHIPPENDALE	\$235.18
40406824 4502	COMMONWEALTH EDISON	ELECTRIC 1869 HAMPTON RD	\$127.78
40406824 4502	COMMONWEALTH EDISON	ELECTRIC 2094 CARLING RD	\$95.03
40406824 4502	COMMONWEALTH EDISON	ELECTRIC 2364 HIGGINS RD	\$1,424.72
40406824 4502	COMMONWEALTH EDISON	ELECTRIC 2380 GOLF RD	\$292.82
40406824 4502	COMMONWEALTH EDISON	ELECTRIC 6100 SHOE-FACTOR	\$751.07
40406824 4502	COMMONWEALTH EDISON	ELECTRIC 897 PARK LN	\$107.71
40406824 4507	NIELSEN ZEHE & ANTAS, P.C.	PROFESSIONAL SERVICES	\$12,482.50
40406824 4507	SAUL EWING LLP	PROFESSIONAL SERVICES	\$4,947.00

VILLAGE OF HOFFMAN ESTATES

JUNE 16, 2025

ACCOUNT	VENDOR	DESCRIPTION	AMOUNT
40406824 4525	USA BLUE BOOK	SJE MECH FLOAT SWITCH	\$1,147.43
40406824 4525	XYLEM WATER SOLUTIONS U.S.A. INC.	WDA LIFT STATION PUMP	\$6,017.00
40406824 4530	BUILDERS PAVING, LLC	HMA SC N50 REC 9.5MM	\$280.00
40406824 4530	JSN CONTRACTORS SUPPLY	VARIOUS SUPPLIES	\$313.20
40406825 4602	FULLIFE SAFETY CENTER	REPAIR SERVICE	\$370.50
SEWER DIVISION			\$30,820.20

40407024 4542	FIRST BILLING SERVICES LLC	BILLING SERVICES	\$11,695.36
BILLING DIVISION			\$11,695.36

40407325 4608	AMERICAN UNDERGROUND INC	SANITARY SEWERS CLEANING	\$11,226.48
40407325 4608	AMERICAN UNDERGROUND INC	SERVICES FOR SEWER CCTV	\$20,153.01
40407325 4609	BAXTER & WOODMAN, INC.	SHOE FACTORY RD WM DESIGN	\$7,614.40
CAPITAL PROJECTS			\$38,993.89

TOTAL WATERWORKS AND SEWERAGE FUND			\$126,210.24
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INSURANCE FUND

46 1101	SCOTT LAWRENCE	SICK INCENTIVE REIMB	\$367.10
46700024 4552	FRIENDLY FORD	REPAIR SERVICE	\$4,311.64
RISK RETENTION			\$4,678.74

TOTAL INSURANCE FUND			\$4,678.74
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INFORMATION TECHNOLOGY FUND

47001222 4301	EJ MUNGICAL	LASER FICHE CONFERENCE	\$623.66
ADMINISTRATIVE			\$623.66

47008524 4507	SERVERCENTRAL LLC	CLOUD BACKUP	\$600.00
47008524 4507	TECHNO CONSULTING INC	N-ABLE, COVE	\$3,198.65
47008524 4510	NOMIC NETWORKS INC	NOMIC IPS	\$1,647.00
47008524 4542	TECHNO CONSULTING INC	PROFESSIONAL SERVICES	\$1,200.00
OPERATIONS			\$6,645.65

TOTAL INFORMATION TECHNOLOGY FUND			\$7,269.31
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LAKEWOOD CENTER TIF FUND

67000024 4507	CUMULUS MEDIA-CHICAGO	PROFESSIONAL SERVICES	\$9,000.00
TOTAL LAKEWOOD CENTER TIF FUND			\$9,000.00

BILL LIST TOTAL			\$695,168.00
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SUPERION
DATE: 06/12/2025
TIME: 13:24:54

VILLAGE OF HOFFMAN ESTATES
CHECK REGISTER - DISBURSEMENT FUND

PAGE NUMBER: 1
ACCTPA21

SELECTION CRITERIA: transact.t_c='20' and transact.trans_date between '20250530 00:00:00.000' and '20250612 00:00:00.000'
ACCOUNTING PERIOD: 6/25

FUND - 01 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION-----	SALES TAX	AMOUNT
0102	135838 V	07/16/24	12055	GABRIEL BORJON	01404123	CDL RENEWAL REIMB	0.00	-30.00
0102	135840 V	07/16/24	20862	ROBERT COOK	01303222	PARAMEDIC RENEWAL FEE	0.00	-41.00
0102	135851 V	07/16/24	6925	CATHY DAGIAN STANTON	01556522	MILEAGE REIMB_MAY - JU	0.00	-76.38
0102	135856 V	07/15/24	11261	WEX BANK	01404524	FUEL	0.00	-1,653.74
0102	135979 V	08/06/24	19455	KEVIN MORTENSEN	01303222	PARAMEDIC RENEWAL FEE	0.00	-41.00
0102	136905 V	11/05/24	20400	ART BEESE	01404123	CDL RENEWAL REIMB	0.00	-30.00
0102	136916 V	11/05/24	11447	JOE R CAPIGA	01404123	CDL RENEWAL REIMB	0.00	-30.00
0102	139306 V	06/03/25	20258	DACRA TECH LLC	01202124	SOFTWARE SERVICE MARCH	0.00	-1,750.00
0102	139401 V	06/03/25	1827	THOMPSON ELEVATOR INSPEC	01404524	VARIOUS SUPPLIES	0.00	-76.80
0102	139401 V	06/03/25	1827	THOMPSON ELEVATOR INSPEC	01505124	ELEVATOR INSPECTIONS	0.00	-168.00
0102	139401 V	06/03/25	1827	THOMPSON ELEVATOR INSPEC	01505124	ELEVATOR INSPECTIONS	0.00	-200.00
0102	139401 V	06/03/25	1827	THOMPSON ELEVATOR INSPEC	01505124	ELEVATOR INSPECTIONS	0.00	-40.00
0102	139401 V	06/03/25	1827	THOMPSON ELEVATOR INSPEC	01404524	VARIOUS SUPPLIES	0.00	-71.40
0102	139401 V	06/03/25	1827	THOMPSON ELEVATOR INSPEC	01404524	RTN VARIOUS SUPPLIES	0.00	76.80
TOTAL CHECK							0.00	-479.40
0102	139423	05/30/25	21396	FIGMENT GROUP INC	01404124	ANNUAL FEE	0.00	519.75
0102	139424	06/02/25	2226	PETTY CASH	01201223	PETTY CASH	0.00	21.67
0102	139424	06/02/25	2226	PETTY CASH	01202222	PETTY CASH	0.00	27.00
TOTAL CHECK							0.00	48.67
0102	139425	06/03/25	2226	PETTY CASH	09000016	REFUSE STICKER REFUND	0.00	1,300.46
0102	139426	06/03/25	22386	JOHN TOMASSONE	01605824	BRASS FROM THE PAST	0.00	2,650.00
0102	139427	06/03/25	22385	MARIA DONGO	01000016	CPR CLASS REFUND	0.00	50.00
0102	139428	06/03/25	1827	THOMPSON ELEVATOR INSPEC	01505124	INV #25-1149	0.00	168.00
0102	139428	06/03/25	1827	THOMPSON ELEVATOR INSPEC	01505124	INV #25-1189	0.00	200.00
0102	139428	06/03/25	1827	THOMPSON ELEVATOR INSPEC	01505124	INV #25-1192	0.00	40.00
TOTAL CHECK							0.00	408.00
0102	139429	06/03/25	9459	ULINE	01404524	VARIOUS SUPPLIES	0.00	71.40
0102	139430	06/04/25	20911	PEERLESS NETWORK INC	01404424	LANDLINES	0.00	2,395.04
0102	139430	06/04/25	20911	PEERLESS NETWORK INC	40406724	LANDLINES	0.00	903.23
0102	139430	06/04/25	20911	PEERLESS NETWORK INC	01556524	LANDLINES	0.00	3.41
TOTAL CHECK							0.00	3,301.68
0102	139431	06/06/25	4065	THE HOME DEPOT #1904	01404423	VARIOUS SUPPLIES	0.00	24.97
0102	139431	06/06/25	4065	THE HOME DEPOT #1904	01404424	VARIOUS SUPPLIES	0.00	102.68
0102	139431	06/06/25	4065	THE HOME DEPOT #1904	01404523	VARIOUS SUPPLIES	0.00	78.16
0102	139431	06/06/25	4065	THE HOME DEPOT #1904	01404524	VARIOUS SUPPLIES	0.00	13.87

SUPERION
DATE: 06/12/2025
TIME: 13:24:54

VILLAGE OF HOFFMAN ESTATES
CHECK REGISTER - DISBURSEMENT FUND

PAGE NUMBER: 2
ACCTPA21

SELECTION CRITERIA: transact.t_c='20' and transact.trans_date between '20250530 00:00:00.000' and '20250612 00:00:00.000'
ACCOUNTING PERIOD: 6/25

FUND - 01 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION-----	SALES TAX	AMOUNT
0102	139431	06/06/25	4065	THE HOME DEPOT #1904	01404524	VARIOUS SUPPLIES	0.00	194.23
0102	139431	06/06/25	4065	THE HOME DEPOT #1904	01404623	VARIOUS SUPPLIES	0.00	195.58
0102	139431	06/06/25	4065	THE HOME DEPOT #1904	01404623	VARIOUS SUPPLIES	0.00	106.73
0102	139431	06/06/25	4065	THE HOME DEPOT #1904	40406723	VARIOUS SUPPLIES	0.00	198.43
0102	139431	06/06/25	4065	THE HOME DEPOT #1904	40406724	VARIOUS SUPPLIES	0.00	127.88
TOTAL CHECK							0.00	1,042.53
0102	139432	06/09/25	19229	JEWEL FOOD STORES	01401223	VARIOUS SUPPLIES	0.00	129.16
0102	139432	06/09/25	19229	JEWEL FOOD STORES	01101123	VARIOUS SUPPLIES	0.00	280.45
TOTAL CHECK							0.00	409.61
0102	139433	06/09/25	6161	DATAKOM PUBLISHING	47008525	UCC UPDATE	0.00	449.00
0102	139434	06/09/25	21665	STEPHEN & MARY JANE MALT 01		PERMIT FEE REFUND	0.00	1,392.40
0102	139435	06/09/25	19028	MORIZZO FUNERAL HOME & C	01201224	PROFESSIONAL SERVICES	0.00	65.00
0102	139436	06/09/25	2645	FEDERAL EXPRESS CORP	01101423	SHIPPING	0.00	43.63
0102	139437	06/09/25	8960	COMCAST BUSINESS	01404424	INTERNET SERVICES	0.00	241.16
0102	139438	06/10/25	22290	CLOWNING AROUND ENTERTAI	01605324	NW 4TH FEST FINAL BAL	0.00	4,429.50
0102	139439	06/11/25	22390	JIM GOFFRON	01605824	SUMMER CONCERT 2025	0.00	2,500.00
TOTAL CASH ACCOUNT							0.00	14,791.27
TOTAL FUND							0.00	14,791.27
TOTAL REPORT							0.00	14,791.27

VILLAGE OF HOFFMAN ESTATES
Monthly Credit Card Activity

From: 04/06/2025

To: 5/5/2025

Account Name	Merchant Name	Transaction Date	Accounting Code	Accounting Code	Transaction Amount	Expense Description
ALAN G WAX	AMAZON MKTPL*9Y0OW69W3	04/17/2025	37000025	4602	\$1,396.55	EXERCISE SUPPLIES
ALAN G WAX	AMAZON MKTPL*NB0Z26J20	05/04/2025	01303523	4412	\$124.73	STATION SUPPLIES
ALAN G WAX	AMAZON MKTPL*SD4CJ0J33	04/15/2025	37000025	4602	\$2,116.84	EXERCISE SUPPLIES
ALAN G WAX	AMAZON MKTPL*T224T8033	04/21/2025	01303223	4419	\$144.98	EMS RM EQUIP
ALAN G WAX	AMAZON MKTPL*YP8908SX3	04/15/2025	01303124	4515	\$53.46	APPARATUS SUPPLIES
ALAN G WAX	AMAZON.COM*353H52TK3	04/11/2025	01301223	4402	\$25.75	OFFICE SUPPLIES
ALAN G WAX	AMAZON.COM*900YC8W33	04/04/2025	01303523	4412	\$21.98	STATION SUPPLIES
ALAN G WAX	AMAZON.COM*N18IT1AK2	05/04/2025	01303523	4412	\$114.30	STATION SUPPLIES
ALAN G WAX	AMAZON.COM*N19SH9LG2	05/03/2025	01303523	4412	\$48.32	STATION SUPPLIES
ALAN G WAX	AMAZON.COM*ZL6F80383	04/29/2025	01303122	4301.19	\$181.78	TRAINING SUPPLIES
ALAN G WAX	ILLINOIS FIRE CHIEFS A	04/21/2025	01301222	4301	\$185.00	IFCA CHEIFS SYMPOSIUM
ALAN G WAX	PAR-A-DICE HOTEL	04/22/2025	01301222	4301	\$122.08	IFCA CHEIFS SYMPOSIUM
BEN GIBBS	ADOBE INC.	04/27/2025	01	1445	\$21.24	NOW-SUBSCRIPTION
BEN GIBBS	AMAZON MKTPL*3U87S8WM3	04/16/2025	01	1445	\$59.98	NOW-SUPPLIES
BEN GIBBS	AMAZON MKTPL*LW8YN3OA3	04/21/2025	01	1445	\$16.99	NOW-SUPPLIES
BEN GIBBS	AMAZON MKTPL*MY6083YN3	04/13/2025	01	1445	\$185.99	NOW-SUPPLIES
BEN GIBBS	AMAZON MKTPL*NB50N1XA2	04/29/2025	01	1445	\$380.13	NOW-SUPPLIES
BEN GIBBS	AMAZON MKTPL*NE56T9453	04/22/2025	01	1445	\$1,019.85	NOW-SUPPLIES
BEN GIBBS	AMAZON MKTPL*SM7191533	04/10/2025	01	1445	\$26.99	NOW-SUPPLIES
BEN GIBBS	AMAZON MKTPL*SX4DQ6DN3	04/14/2025	01	1445	\$347.81	NOW-SUPPLIES
BEN GIBBS	AMAZON MKTPL*TW2636EX3	04/20/2025	01	1445	\$101.86	NOW-SUPPLIES
BEN GIBBS	AMAZON.COM*KE3UU6713	04/21/2025	01	1445	\$9.99	NOW-SUPPLIES
BEN GIBBS	AMAZON.COM*NB1AK20B1	05/04/2025	01	1445	\$319.98	NOW-SUPPLIES
BEN GIBBS	AMAZON.COM*NB2OT1AD2	04/28/2025	01	1445	\$14.24	NOW-SUPPLIES
BEN GIBBS	AMAZON.COM*NB8YG4AV2	04/28/2025	01	1445	\$21.38	NOW-SUPPLIES
BEN GIBBS	AMAZON.COM*N101Q8EE2	05/04/2025	01	1445	\$152.36	NOW-SUPPLIES
BEN GIBBS	BOOKEO PTY LTD	05/01/2025	01	1445	\$11.98	NOW-WEB ASSISTANCE
BEN GIBBS	CANVA* 104493-73517246	04/21/2025	01	1445	\$12.99	NOW-GRAPHIC TOOL DESIGN
BEN GIBBS	DUNKIN #352141	04/23/2025	01	1445	\$41.13	NOW-FOOD EXP
BEN GIBBS	DUNKIN #352141	04/24/2025	01	1445	\$41.57	NOW-FOOD EXP
BEN GIBBS	EXPLORETOCK.COM	05/01/2025	01	1445	\$399.00	NOW-CHIC RESTAURNT APP
BEN GIBBS	GOOGLE *YOUTUBE TV	04/25/2025	01	1445	\$82.99	NOW-ADVERTISING
BEN GIBBS	LOG BOOKS UNLIMITED	04/17/2025	01	1445	\$50.96	NOW-LOG BOOKS
BEN GIBBS	LOSCOMALES	04/08/2025	01	1445	\$146.57	NOW-FOOD EXP
BEN GIBBS	LOSCOMALES	04/15/2025	01	1445	\$161.57	NOW-FOOD EXP
BEN GIBBS	LOSCOMALES	04/22/2025	01	1445	\$178.81	NOW-FOOD EXP
BEN GIBBS	LOSCOMALES	04/29/2025	01	1445	\$177.17	NOW-FOOD EXP
BEN GIBBS	PAYPAL *DROPBOX	04/30/2025	01	1445	\$11.99	NOW-SUBSCRIPTION
BEN GIBBS	PAYPAL *KRTYMEC	04/29/2025	01	1445	\$1,295.71	NOW-SUPPLIES
BEN GIBBS	PAYPAL *LISAMMCORM	04/08/2025	01	1445	\$750.00	NOW-ENTERTAINMENT
BEN GIBBS	PAYPAL *MDM ENT	04/16/2025	01	1445	\$300.00	NOW-ENTERTAINMENT COMP
BEN GIBBS	PAYPAL *PERFECTSWIN TP	04/21/2025	01	1445	\$2,560.00	NOW-BASEBL FITNESS CLUB
BEN GIBBS	PAYPAL *SUNLITEBUIL	04/18/2025	01	1445	\$2,900.00	NOW-CMPR FILM/LIGHTING
BEN GIBBS	PAYPAL *TRESMOUSTAC	04/30/2025	01	1445	\$1,200.00	NOW-ENTERTAINMENT
BEN GIBBS	PP*P35940B3C9	04/04/2025	01	1445	\$11.99	NOW-SUPPLIES
BEN GIBBS	PP*P367E8DDE4	05/04/2025	01	1445	\$11.99	NOW-SUPPLIES
BEN GIBBS	ROSATIS PIZZA - HOFFMA	04/14/2025	01	1445	\$308.12	NOW-FOOD EXP
BEN GIBBS	RUBBERCYCLE, LLC	04/25/2025	01	1445	\$651.25	NOW-RUBBER MULCH

VILLAGE OF HOFFMAN ESTATES
Monthly Credit Card Activity

From: 04/06/2025

To: 5/5/2025

Account Name	Merchant Name	Transaction Date	Accounting Code	Accounting Code	Transaction Amount	Expense Description
BEN GIBBS	THE WEBSTRAUNT STORE	04/22/2025	01	1445	\$8,304.55	NOW-SUPPLIES
BEN GIBBS	THE WEBSTRAUNT STORE	05/01/2025	01	1445	\$7,948.00	NOW-SUPPLIES
BEN GIBBS	TST* NOTHING BUNDT CAK	04/11/2025	01	1445	\$36.14	NOW-FOOD EXP
BEN GIBBS	TST*ROOKIES PUB AND GR	04/10/2025	01	1445	\$84.51	NOW-FOOD EXP
BRIAN A RAYMOND	HILTON HOTELS	04/10/2025	01303122	4301.19	\$500.00	HOTEL-FDIC
BRIAN A RAYMOND	HILTON HOTELS	04/11/2025	01303122	4301.19	\$0.76	HOTEL-FDIC
BRIAN A RAYMOND	HILTON HOTELS	04/11/2025	01303122	4301.19	\$250.38	HOTEL-FDIC
BRIAN A RAYMOND	IMAGETREND INC	04/12/2025	01303122	4301.15	\$699.00	IMAGETREND CNCT REG FEE
BRIAN A RAYMOND	MARIANOS #506	04/21/2025	01301222	4305	\$32.00	BAKERY-PROMOTIONS
BRYAN ACKERLUND	AMAZON MKTPL*NB7186GO2	04/28/2025	01404324	4545	\$22.90	FIRST AID SUPPLIES
BRYAN ACKERLUND	AMAZON MKTPL*NT8R11E31	04/10/2025	01404325	4628	\$151.99	SAFETY BARRICADE
BRYAN ACKERLUND	AMAZON MKTPL*QI7XR2FB3	04/30/2025	01404324	4545	\$126.30	FIRST AID/ICE PACKS
BRYAN ACKERLUND	AMAZON.COM*NB0XZ4XB2	04/29/2025	01404324	4545	\$58.45	EYE WASH SOLUTION
BRYAN ACKERLUND	COMCAST CHICAGO	04/15/2025	4046724	4501	\$133.30	SCADA INTERNET
DAN OMALLEY	ICMA ONLINE	04/28/2025	01101222	4303	\$1,200.00	ANNUAL DUES
DAREK RASZKA	AMAZON MKTPL*7G8NH2C43	04/11/2025	47008525	4602	\$323.98	CONFR RM IMPRVMTS
DAREK RASZKA	AMAZON MKTPL*BW0L29BQ3	04/30/2025	47008525	4602	\$91.64	COMPUTER PERIPHERALS
DAREK RASZKA	AMAZON MKTPL*GC0PB9H03	04/09/2025	47008525	4602	\$89.99	UPS BATTERIES
DAREK RASZKA	AMAZON MKTPL*NI1FP6F72	05/02/2025	47008525	4602	\$259.99	UPS BATTERIES
DAREK RASZKA	AMAZON MKTPL*NI3ZU5A82	05/04/2025	47008525	4602	\$573.27	COMPUTER PERIPHERALS
DAREK RASZKA	AMAZON MKTPL*PB77B2C23	04/24/2025	47008525	4602	\$49.99	CONFR RM IMPRVMTS
DAREK RASZKA	AMAZON MKTPL*RH3B05NB3	04/24/2025	47008525	4602	\$27.53	CONFR RM IMPRVMTS
DAREK RASZKA	AMAZON MKTPL*W975278Q3	04/09/2025	47008525	4602	\$430.21	BLU-RAY DUPLICATOR
DAREK RASZKA	AMAZON MKTPL*XB6J379Z3	04/09/2025	47008525	4602	\$40.43	PRINTER PARTS
DAREK RASZKA	COMCAST CHICAGO	04/08/2025	47008524	4542	\$317.40	INTERNET SERVICE
DAREK RASZKA	COMCAST CHICAGO	04/09/2025	47008524	4542	\$351.90	INTERNET SERVICE
DAREK RASZKA	COMCAST CHICAGO	04/19/2025	47008524	4542	\$307.40	INTERNET SERVICE
DAREK RASZKA	COMCAST CHICAGO	04/21/2025	47008524	4542	\$262.35	INTERNET SERVICE
DAREK RASZKA	COMCAST CHICAGO	04/29/2025	47008524	4542	\$122.45	INTERNET SERVICE
DAREK RASZKA	DLS INTERNET SERVICES	04/23/2025	47008524	4542	\$432.48	INTERNET SERVICE
DAREK RASZKA	DYN*DYN.COM/CHARGE	04/11/2025	47008524	4542	\$20.00	NOW ARENA DNS SER
DAREK RASZKA	HYATT PLACE BLOOMINGTO	04/16/2025	47001222	4301	\$534.24	GMIS CONFR
DAREK RASZKA	HYATT PLACE BLOOMINGTO	04/16/2025	47001222	4301	\$534.24	GMIS CONFR
DEBRA SCHOOP	CARDINAL WINE & SPIRIT	04/15/2025	01605824	4555	\$719.40	WINE-FRENCH EVENING
DEBRA SCHOOP	HOFFMANESTATES CHAMBER	04/08/2025	01605824	4555	\$455.00	BON APPETIT REG-SIS CITIES
DEBRA SCHOOP	TST*GARIBALDIS HOFFMAN	04/22/2025	01605824	4555	\$124.14	DINNER-FRENCH STUDENTS
DR AUDRA MARKS	AMAZON MKTPL*4W3A74K93	04/16/2025	01556523	4414	\$45.95	OLDER ADULT FAIR
DR AUDRA MARKS	AMAZON MKTPL*NB11E0972	05/01/2025	01605824	4599	\$57.98	FIRST FRIDAY
DR AUDRA MARKS	FABBRINISFLOWERSGIFTSH	04/15/2025	01556523	4414	\$300.00	OLDER ADULT FAIR
DR AUDRA MARKS	GFS STORE #1913	05/02/2025	01605824	4599	\$107.40	FIRST FRIDAY
DR AUDRA MARKS	MARIANOS #506	04/23/2025	01556523	4414	\$72.90	OLDER ADULT FAIR
DR AUDRA MARKS	MORETTI'S	05/02/2025	01605824	4599	\$60.15	FIRST FRIDAY
DR AUDRA MARKS	PAPA JOHN'S #3338	04/04/2025	01605824	4599	\$183.96	FIRST FRIDAY
DR AUDRA MARKS	PAPA JOHN'S #3338	05/02/2025	01605824	4599	\$108.99	FIRST FRIDAY
DR AUDRA MARKS	RED ROOF PLUS 0199	04/02/2025	01	1408	\$49.99	FAMILY OF FIRE
DR AUDRA MARKS	RED ROOF PLUS 0199	04/11/2025	01	1408	\$99.98	FAMILY OF FIRE
DR AUDRA MARKS	U MART FOODS & BAKE SH	04/04/2025	01556524	4507.1	\$142.77	APR GRANT EVENT
ERIC J PALM	SP WINDY CITY BULLS	04/22/2025	01101222	4301	\$1,250.00	CHARITY GOLF OUTING

VILLAGE OF HOFFMAN ESTATES
Monthly Credit Card Activity

From: 04/06/2025

To: 5/5/2025

Account Name	Merchant Name	Transaction Date	Accounting Code	Accounting Code	Transaction Amount	Expense Description
ERIC J PALM	THE PFISTER HOTEL	04/04/2025	01101222	4301	\$583.98	ICMA CONFERENCE
HALLIE KARLE	OFFICEMAX/OFFICEDEPT#3	04/09/2025	01101223	4402	\$138.95	SUPPLIES-EMERG LDRS PRG
HALLIE KARLE	SQ *PETERSON'S TASTY D	04/16/2025	01101222	4301	\$44.01	COFFEE W/BOARD DONUTS
JAMES THOMAS	JEWEL OSCO 3316	04/22/2025	01202423	4414	\$57.34	CRC SUPPLIES
JAMES THOMAS	OMNI SEVERIN	04/08/2025	01202423	4414	\$221.13	TRAVEL EXP-IACP CONFR
JENNIFER DJORDJEVIC	AMAZON MKTPL*3W6ZF9003	04/22/2025	01101123	4414	\$24.88	SWEARING-IN SUPPLIES
JENNIFER DJORDJEVIC	AMAZON MKTPL*457LC7AL3	04/07/2025	01101123	4414	\$22.99	GUEST BOOK-SWEARING-IN
JENNIFER DJORDJEVIC	AMERICAN 0012230471294	04/09/2025	01101122	4301	\$521.96	USCM CONFR-JUNE
JENNIFER DJORDJEVIC	CHILI'S HOFFMAN ESTATE	04/16/2025	01101122	4301	\$158.39	WINE WEDNESDAY
JENNIFER DJORDJEVIC	FABBRINISFLOWERSGIFTSH	04/28/2025	01101123	4414	\$488.00	SWEARING-IN SUPPLIES
JENNIFER DJORDJEVIC	FABBRINISFLOWERSGIFTSH	04/29/2025	01101123	4414	\$488.00	SWEARING-IN SUPPLIES
JENNIFER DJORDJEVIC	FABBRINISFLOWERSGIFTSH	04/30/2025	01101123	4414	\$488.00	SWEARING-IN SUPPLIES
JENNIFER DJORDJEVIC	JOY TERIYAKI	04/07/2025	01101122	4301	\$393.50	TRUSTEE DINNER
JENNIFER DJORDJEVIC	MARIANOS #506	04/21/2025	01101123	4414	\$63.60	TRUSTEE SUPPLIES
JENNIFER DJORDJEVIC	MARIANOS #506	04/21/2025	01101123	4414	\$108.63	TRUSTEE OFFICES
JENNIFER DJORDJEVIC	MORETTI'S	04/14/2025	01101122	4301	\$130.94	TRUSTEE DINNER
JENNIFER DJORDJEVIC	ROSATIS PIZZA HOFFMAN	04/10/2025	01101122	4301	\$25.15	MAYOR
JENNIFER DJORDJEVIC	ROSATIS PIZZA HOFFMAN	04/17/2025	01101122	4301	\$22.46	MAYOR
JENNIFER DJORDJEVIC	ROSATIS PIZZA HOFFMAN	04/28/2025	01101122	4301	\$25.15	MAYOR
JENNIFER DJORDJEVIC	ROSATIS PIZZA HOFFMAN	05/02/2025	01101122	4301	\$25.15	MAYOR
JENNIFER DJORDJEVIC	TST* TACO LAMAS	04/10/2025	01101123	4414	\$44.47	TRUSTEE LUNCH MTG
JENNIFER DJORDJEVIC	TST*GARIBALDIS HOFFMAN	04/21/2025	01101122	4301	\$171.82	TRUSTEE DINNER
JENNIFER DJORDJEVIC	USMAYORS	04/08/2025	01101122	4301	\$1,500.00	REGISTRATION FEE
JENNIFER DJORDJEVIC	WWW.VOLGISTICS.COM	04/29/2025	01101123	4403	\$48.00	SUBSCRIPTION
JOHN BENDING	5.11 TACTICAL	04/15/2025	01	1442	\$184.80	CADET UNIFORMS
JOHN BENDING	GDP*GDP*UNDERWORLD LLC	04/23/2025	01202122	4301	\$225.00	DUPL CHARGE-RFD ISSUED
JOHN BENDING	GDP*GDP*UNDERWORLD LLC	04/23/2025	01202122	4301	\$225.00	DRONE TRNG-CAPOCCI
JOHN BENDING	GDP*GDP*UNDERWORLD LLC	04/23/2025	01202122	4301	\$225.00	DRONE TRNG-RAFAELLI
JOHN BENDING	GDP*GDP*UNDERWORLD LLC	04/23/2025	01202122	4301	\$225.00	DUPL CHARGE-RFD ISSUED
JOHN BENDING	GDP*GDP*UNDERWORLD LLC	04/23/2025	01202122	4301	\$225.00	DUPL CHARGE-RFD ISSUED
JOHN BENDING	JEWEL OSCO 3216	04/10/2025	01202423	4414	\$28.07	COMM RELATIONS SUPPLIES
JOHN BENDING	PAYPAL *ILLINOISJUV	04/23/2025	01202322	4301	\$255.50	IJOA CONFR-KOWAL
JOHN JANICKI	ADOBE	04/28/2025	01	1445	\$21.24	NOW-SUBSCRIPTION
JOHN JANICKI	ADOBE *ADOBE	04/05/2025	01	1445	\$21.24	NOW-SUBSCRIPTION
JOHN JANICKI	ADOBE *ADOBE	04/08/2025	01	1445	\$13.80	NOW-SUBSCRIPTION
JOHN JANICKI	DNH*GODADDY#3590828245	04/10/2025	01	1445	\$155.19	NOW-WEB ASSISTANCE
JOHN JANICKI	DNH*GODADDY#3707922113	04/14/2025	01	1445	\$44.34	NOW-WEB ASSISTANCE
JOHN JANICKI	DNH*GODADDY#3721117888	04/22/2025	01	1445	\$185.19	NOW-WEB ASSISTANCE
JOHN JANICKI	EIG*CONSTANTCONTACT.C	04/21/2025	01	1445	\$282.00	NOW-WEB ASSISTANCE
JOHN JANICKI	ENDICIA	04/20/2025	01	1445	\$16.03	NOW-POSTAGE
JOHN JANICKI	FACEBK *5K5KXPCTB2	04/26/2025	01	1445	\$1,950.00	NOW-ADVERTISING
JOHN JANICKI	FACEBK *LN49DPLTB2	04/30/2025	01	1445	\$1,259.11	NOW-ADVERTISING
JOHN JANICKI	IACC-CHICAGO.COM	04/09/2025	01	1445	\$518.50	NOW-IACC GALA TICKET
JOHN JANICKI	INFLUENCITY SOFTWARE	04/14/2025	01	1445	\$168.00	NOW-MARKETING SOFTWARE
JOHN JANICKI	PY *BLINK TEES LLC	04/23/2025	01	1445	\$750.00	NOW-PERSONALIZD TSHIRTS
JOHN JANICKI	WIX.COM	04/10/2025	01	1445	\$61.34	NOW-WEB ASSISTANCE
JONATHON DRUMMER	BC* CONSCIOUSCUPCOFFEE	04/17/2025	01	1445	\$996.95	STATION COFFEE
JOSEPH CAPIGA	ABC AUTOMOTIVE	04/25/2025	01404524	4533	\$300.00	PREP-NEW UNIT 94 PARTS

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Account Name	Merchant Name	Transaction Date	Accounting Code	Accounting Code	Transaction Amount	Expense Description
JOSEPH CAPIGA	APPLE.COM/BILL	04/11/2025	01404524	4501	\$0.99	50GB STOR PLN-CAPIGA
JOSEPH CAPIGA	ISA	04/14/2025	01404524	4301	\$120.00	ISA CERTIF RENEWAL
JOSEPH CAPIGA	RAY ALLEN MANUFACTURIN	04/11/2025	01404524	4513	\$1,399.99	P09 K9 MONITOR PARTS
JOSEPH CAPIGA	SUMMIT RACING MAIL ORD	04/29/2025	01404524	4513	\$314.32	UP-FITTING SUPPLIES
JOSEPH NEBEL	APPLE.COM/BILL	04/30/2025	40406724	4529	\$2.99	50GB STOR PLN-WTR DVCS
JOSEPH NEBEL	APPLE.COM/BILL	05/01/2025	40406722	4301	\$0.99	50GB STOR PLN-NEBEL
JOSEPH NEBEL	COURTYARD PEORIA DOWNT	04/16/2025	40406722	4301	\$229.80	LODGING-WATERCON CONFR
JOSEPH NEBEL	COURTYARD PEORIA DOWNT	04/16/2025	01401222	4301	\$229.80	LODGING-WATERCON CONFR
KATHRYN CAWLEY	AMAZON MKTPL*2D96V5JU3	04/13/2025	01202123	4408	\$36.71	RANGE SUPPLIES
KATHRYN CAWLEY	AMAZON MKTPL*2N11466J3	04/10/2025	01202123	4408	\$367.36	RANGE SUPPLIES
KATHRYN CAWLEY	AMAZON MKTPL*939IW4JP3	04/15/2025	01202123	4414	\$117.83	MISC CONSUMABLES
KATHRYN CAWLEY	AMAZON MKTPL*LG8HX1HR3	04/12/2025	01202123	4408	\$29.68	RANGE SUPPLIES
KATHRYN CAWLEY	AMAZON MKTPL*N268W62A2	04/24/2025	01201223	4402	\$28.10	OFFICE SUPPLIES
KATHRYN CAWLEY	AMAZON MKTPL*XG5XO1L13	04/17/2025	01201223	4417	\$38.98	PRISONER SUPPLIES
KATHRYN CAWLEY	AMAZON MKTPL*Y17KK6YJ3	04/16/2025	01202123	4408	\$25.00	RANGE SUPPLIES
KATHRYN CAWLEY	AMAZON.COM*DG8DO2MX3	04/12/2025	01202134	4510	\$42.00	BATTERIES
KATHRYN CAWLEY	AMAZON.COM*K935I6CN3	04/05/2025	01202823	4414	\$24.99	FLASH DRIVE-RECORDS
KATHRYN CAWLEY	EXPEDIA 73082447928045	04/16/2025	01202122	4301	\$16.00	FBI ACADEMY-LEVIN
KATHRYN CAWLEY	FAIRFIELD INN & SUITES	04/11/2025	01202322	4301	\$291.20	IDEOA CONFR-MEYER
KATHRYN CAWLEY	FAIRFIELD INN & SUITES	04/11/2025	01202322	4301	\$291.20	IDEOA CONFR-GIACONE
KATHRYN CAWLEY	METROPOLITAN WASHINGTO	04/24/2025	01202122	4301	\$100.00	FBI ACADEMY-LEVIN
KATHRYN CAWLEY	SAMSClub.COM	04/16/2025	01201223	4417	\$189.64	PRISONER MEALS
KATHRYN CAWLEY	TST*QP	04/14/2025	01201223	4405	\$227.36	TELECOMMR APPRECIATION
KATHRYN CAWLEY	UNITED 01624782854364	04/16/2025	01202122	4301	\$416.96	FBI ACADEMY-LEVIN
KATHRYN CAWLEY	UNITED 01644892042345	04/16/2025	01202122	4301	\$29.99	FBI ACADEMY-LEVIN
KATHRYN CAWLEY	UNITED 01644892042356	04/16/2025	01202122	4301	\$29.99	FBI ACADEMY-LEVIN
KEVIN D KRAMER	AMAZON.COM*NN9ER7ZH3	04/09/2025	01505923	4414	\$17.37	DRY EARSE MARKERS
KEVIN D KRAMER	BISNOW LLC	04/30/2025	01505922	4301	\$149.35	RETAIL NTRWKG EVENT
KEVIN D KRAMER	BITLY.COM	04/06/2025	01505922	4301	\$18.52	ACCIDENTAIL CHARGE
KEVIN D KRAMER	BITLY.COM	04/17/2025	01505922	4301	-\$18.52	ACCIDENTAIL CHARGE
KEVIN D KRAMER	CHICAGO TRIBUNE SUBS	04/21/2025	01505924	4546	\$44.00	MONTHLY SUBSCRIPTION
KEVIN D KRAMER	COSTAR GROUP INC	04/29/2025	01505924	4546	\$498.47	MONTHLY SUBSCRIPTION
KEVIN D KRAMER	HOFFMANESTATES CHAMBER	04/29/2025	01505922	4301	\$30.00	NEW MBER BREAKFAST
KEVIN D KRAMER	ICSC-NY	04/25/2025	01505922	4301	\$250.00	LOCAL NTRWKG EVENT
KEVIN D KRAMER	IONOS INC.	04/17/2025	01605824	4575	\$20.00	ARTS COMM WEBSITE
KEVIN D KRAMER	IONOS INC.	04/20/2025	01605824	4575	\$10.00	ARTS COMM WEBSITE
KEVIN D KRAMER	IONOS INC.	05/01/2025	01605824	4575	\$22.00	ARTS COMM WEBSITE
KEVIN D KRAMER	REJOURNALS* IREJ 2024	04/29/2025	01505922	4301	\$399.00	ANN IL AWARDS RECPTN
KEVIN D KRAMER	REJOURNALS* IREJ 2024	04/29/2025	01505922	4301	\$399.00	ANN IL AWARDS RECPTN
KEVIN D KRAMER	TI FRONT DESK	04/25/2025	01505922	4301	\$181.41	ICSC HOTEL-GALLOWAY
KEVIN D KRAMER	TI FRONT DESK	04/25/2025	01505922	4301	\$181.41	ICSC HOTEL-KRAMER
KEVIN D KRAMER	TST*BELL MARKET - BELL	04/23/2025	01605824	4595	\$480.00	CATERING-C-STE BREAKFAST
KEVIN MCGRAW	AMWAY GRAND PLAZA HOTE	04/09/2025	01404122	4301	\$937.68	HOTEL-NTL SNOW CONFR
KEVIN MCGRAW	SQ *LARA'S POWER WASH	04/17/2025	01404424	4542	\$450.00	VLG GREEN TENT WASHING
MELISSA A BRITO	AMAZON MKTPL*N14635G22	05/05/2025	01102523	4414	\$69.99	WIRELESS MIRCOPHONE
MONICA SAAVEDRA	4IMPRINT, INC	04/17/2025	01556524	4507.1	\$2,529.18	DEPT GIVEAWAYS
MONICA SAAVEDRA	AMAZON MKTPL*479NQ64J3	04/19/2025	01556524	4507.1	\$128.60	JUNE GRANT EVENT
MONICA SAAVEDRA	AMAZON MKTPL*756LH3RD3	04/09/2025	01556524	4507.1	\$82.54	MAY GRANT EVENT

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MONICA SAAVEDRA	AMAZON MKTPL*DC5O33B43	04/15/2025	01605824	4559	\$29.99	SEN COMM APR LUNCH
MONICA SAAVEDRA	AMAZON MKTPL*E57RI4AV3	04/15/2025	01556523	4402	\$18.99	OFFICE SUPPLIES
MONICA SAAVEDRA	AMAZON MKTPL*I75AH0X53	04/09/2025	01556524	4507.1	\$50.98	MAY GRANT EVENT
MONICA SAAVEDRA	AMAZON MKTPL*KK75K9EF3	04/21/2025	01556523	4402	\$15.20	SUPPLIES
MONICA SAAVEDRA	AMAZON MKTPL*LV5WK22C3	04/11/2025	01556524	4507.1	\$192.71	JUNE GRANT EVENT
MONICA SAAVEDRA	AMAZON MKTPL*P854Z58E3	04/10/2025	01556524	4507.1	\$12.99	JUNE GRANT EVENT
MONICA SAAVEDRA	AMAZON MKTPL*VL0C65U43	04/22/2025	01556523	4402	\$43.62	SUPPLIES
MONICA SAAVEDRA	AMAZON MKTPL*X477R3NO3	04/11/2025	01556524	4507.1	\$12.99	JUNE GRANT EVENT
MONICA SAAVEDRA	AMAZON MKTPLACE PMTS	04/16/2025	01556524	4507.1	-\$12.99	CHARGE CREDIT
MONICA SAAVEDRA	AMAZON MKTPLACE PMTS	04/23/2025	01556524	4507.1	-\$7.99	CHARGE CREDIT
MONICA SAAVEDRA	AMAZON.COM*E54G59DJ3	04/10/2025	01556524	4507.1	\$42.68	JUNE GRANT EVENT
MONICA SAAVEDRA	AMAZON.COM*QL1ZA1I33	04/15/2025	01556523	4402	\$66.61	OFFICE SUPPLIES
MONICA SAAVEDRA	AMAZON.COM*XJ2JM2MG3	04/16/2025	01556524	4507.1	\$12.99	JUNE GRANT EVENT
MONICA SAAVEDRA	DUNKIN #351868 Q35	04/15/2025	01605824	4559	\$200.00	SEN COMM LUNCH
MONICA SAAVEDRA	DUNKIN #351868 Q35	04/15/2025	01605824	4559	\$200.00	SEN COMM LUNCH
MONICA SAAVEDRA	DUNKIN #351868 Q35	04/15/2025	01605824	4559	\$100.00	SEN COMM LUNCH
MONICA SAAVEDRA	SHANTI CANINE SPA	04/25/2025	01556523	4414	\$72.00	THERAPY DOG GROOMING
MONICA SAAVEDRA	SP BARK.CO	05/01/2025	01556523	4414	\$29.00	THERAPY DOG SUBSCRPTN
MONICA SAAVEDRA	TARGET 00021220	04/22/2025	01	1408	\$2,420.54	ESSENTIALS-FAMILY OF FIRE
MONICA SAAVEDRA	TARGET 00021220	04/22/2025	01	1408	\$1,944.97	ESSENTIALS-FAMILY OF FIRE
MONICA SAAVEDRA	THEFARMERSDOG.COM	04/17/2025	01556523	4414	\$173.69	THERAPY DOG FOOD
MONICA SAAVEDRA	THEFARMERSDOG.COM	04/24/2025	01556523	4414	\$173.69	THERAPY DOG FOOD
MONICA SAAVEDRA	THERANEST MONTHLY SUB	04/15/2025	01556524	4507	\$115.50	EMR ACTIVE CLIENT PLAN
MONICA SAAVEDRA	TST*GARIBALDIS HOFFMAN	04/16/2025	01605824	4559	\$1,760.00	SEN COMM LUNCH
MONICA SAAVEDRA	VALLI PRODUCE OF HOFFM	04/15/2025	01605824	4559	\$308.00	SEN COMM APR LUNCH
PATRICK J CLARKE	72821 - GRANT PARK NOR	04/08/2025	01301223	4414	\$13.00	AWARD CEREMONY
PATRICK J CLARKE	SQ *PETERSON'S TASTY D	04/11/2025	01301223	4414	\$46.31	CEREMONY
PATRICK J CLARKE	SQ *PETERSON'S TASTY D	04/17/2025	01301223	4414	\$22.00	STAFF MEETING
PATRICK J SEGER	ALBERTSONS B2C	04/09/2025	01101623	4405	\$25.00	ANNU GC-SZAFRANIEC
PATRICK J SEGER	AMAZON MKTPL*3U1XM3U53	04/07/2025	01101623	4402	\$94.28	OFFICE SUPPLIES
PATRICK J SEGER	AMAZON MKTPL*N28PU4IV0	05/02/2025	01101624	4564	\$18.96	PSRW BREAKFAST
PATRICK J SEGER	AMAZON MKTPL*TX3814G23	04/07/2025	01101624	4564	\$158.65	PSRW CANDY JAR GAME
PATRICK J SEGER	APWA - WORK ZONE	04/28/2025	01101624	4564	\$375.00	JOB POST-SUPR FACILITIES
PATRICK J SEGER	BHN*GIFTCARDS	04/21/2025	01101624	4564	\$2,700.00	EMPOWER INCENTIVE GC
PATRICK J SEGER	CABELA'S ONLINE U.S.	04/12/2025	01101624	4564	\$200.00	PSRW CANDY JAR GC
PATRICK J SEGER	CABELA'S ONLINE U.S.	04/26/2025	01101624	4564	\$2,500.00	EMPOWER INCENTIVE GC
PATRICK J SEGER	CABELA'S ONLINE U.S.	04/29/2025	01101624	4564	\$5,000.00	EMPOWER INCENTIVE GC
PATRICK J SEGER	CS *REDROBIN GC	04/18/2025	01101624	4564	\$150.00	EMPOWER INCENTIVE GC
PATRICK J SEGER	DICK POND ATHLETICS	04/22/2025	01101624	4564	\$600.00	EMPOWER INCENTIVE GC
PATRICK J SEGER	DT *DULUTH TRADING CO	04/18/2025	01101624	4564	\$300.00	EMPOWER INCENTIVE GC
PATRICK J SEGER	DT *DULUTH TRADING CO	04/24/2025	01101624	4564	\$150.00	EMPOWER INCENTIVE GC
PATRICK J SEGER	DUNKIN #351868 Q35	05/02/2025	01101624	4564	\$125.00	PSRW RAFFLE GC
PATRICK J SEGER	HOFFMAN ESTATES PARK D	04/21/2025	01101624	4564	\$150.00	EMPOWER INCENTIVE GC
PATRICK J SEGER	HONEYBERRY HOFFMAN EST	05/02/2025	01101624	4564	\$100.00	PSRW RAFFLE GC
PATRICK J SEGER	JEWEL OSCO 3316	04/16/2025	01101623	4405	\$66.99	ANNU CELEBR-2 PPL
PATRICK J SEGER	JEWEL OSCO 3316	04/16/2025	01101623	4405	\$44.99	ANNU CELEBR-2 PPL
PATRICK J SEGER	JEWEL OSCO 3316	04/25/2025	01101623	4405	\$56.99	RETIRE CAKE-BARTNICKI
PATRICK J SEGER	JEWEL OSCO 3316	05/02/2025	01101623	4405	\$44.99	ANNU CELEBR-CATHY D

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PATRICK J SEGER	MORETTI'S	04/14/2025	01101624	4564	\$156.75	PSRW RAFFLE GC
PATRICK J SEGER	MORETTI'S	04/14/2025	01101623	4405	\$75.00	ANNV GC-WEGEHAUPT
PATRICK J SEGER	MORETTI'S	04/17/2025	01101624	4564	\$900.00	EMPOWER INCENTIVE GC
PATRICK J SEGER	MORETTI'S	04/22/2025	01101623	4414	\$265.40	RETIRE CELEBR-BARTNICKI
PATRICK J SEGER	MORETTI'S	04/25/2025	01101623	4405	\$100.00	ANNV GC-2 PPL
PATRICK J SEGER	PANERA BREAD #204022 O	04/18/2025	01101623	4405	\$73.56	ANNV CELEBR-STELL
PATRICK J SEGER	PANERA BREAD #204022 O	05/03/2025	01101623	4405	\$36.58	ANNV CELEBR-JILL
PATRICK J SEGER	PERSONALIZATION MALL	04/15/2025	01101623	4405	\$58.78	RETIRE GIFT-BARTNICKI
PATRICK J SEGER	STARBUCKS STORE 13754	04/21/2025	01101624	4564	\$750.00	EMPOWER INCENTIVE GC
PATRICK J SEGER	STARBUCKS STORE 13754	05/02/2025	01101624	4564	\$125.00	PSRW RAFFLE GC
PATRICK J SEGER	TARGET *CORP GIFTCARDS	04/18/2025	01101624	4564	\$15,750.00	EMPOWER INCENTIVE GC
PATRICK J SEGER	TARGET.COM	04/11/2025	01101624	4564	\$200.00	PSRW CANDY JAR GC
PATRICK J SEGER	TARGET.COM *	04/16/2025	01101623	4405	\$225.00	RETIRE GC/ANNV GC
PATRICK J SEGER	THE ASSEMBLY AMERICAN	05/02/2025	01101624	4564	\$103.00	PSRW RAFFLE GC
PATRICK J SEGER	THE SADDLE ROOM LLC	04/17/2025	01101624	4564	\$900.00	EMPOWER INCENTIVE GC
PATRICK J SEGER	TST*ROOKIES PUB AND GR	04/17/2025	01101624	4564	\$300.00	EMPOWER INCENTIVE GC
PATRICK J SEGER	WGC*ACEHARDWARE	04/17/2025	01101624	4564	\$602.50	EMPOWER INCENTIVE GC
PATRICK J SEGER	YOURMEMBERSHIP	04/26/2025	01101624	4546	\$250.00	JOB POST-SUPR FACILITIES
PAUL W PETRENKO	1000BULBS.COM	05/02/2025	01404424	4517	\$213.12	54 WATT BULBS
PAUL W PETRENKO	AMAZON MKTPL*8W58P39Q3	04/08/2025	01404424	4510	\$27.99	RED EXIT SIGN
PAUL W PETRENKO	AMAZON MKTPL*N21HN7WG1	05/02/2025	01404424	4517	\$66.80	2 LAMPS
PAUL W PETRENKO	AMAZON MKTPL*N283O2YU1	05/02/2025	01404424	4510	\$118.00	REPLC FILTERS-BTL STATION
PAUL W PETRENKO	AMAZON.COM*4E5VL4QH3	04/06/2025	01404424	4510	\$113.60	LAMP SUPPORT CLIP
PAUL W PETRENKO	AMAZON.COM*GM59E8143	04/07/2025	01404424	4510	\$199.85	GLASS FILLER
PAUL W PETRENKO	AMAZON.COM*N14TD40J2	05/04/2025	01404424	4510	\$89.97	3 DBL BURNER GRIDLE
PAUL W PETRENKO	CREDIT RETURN	04/14/2025	01404424	4510	-\$9.00	CHARGE REVERSED
PAUL W PETRENKO	HOBART ESTORE	04/07/2025	01404424	4518	\$516.50	STATION #24 REPAIR
PAUL W PETRENKO	IN *TASTE OF GOODNESS	04/08/2025	01404424	4510	\$9.00	CHARGE TO BE REVERSED
PAUL W PETRENKO	MAGID GLOVE	04/22/2025	01404424	4510	\$212.30	FLUID CRTRDG/SALINE BTTL
PAUL W PETRENKO	PLASTIC-CRAFT CUTTING	04/04/2025	01404424	4510	\$158.57	CUTTING BOARD
PAUL W PETRENKO	THE WEBSTAIRANT STORE	04/28/2025	01404424	4510	\$1,536.58	32 GAL TRASH RECPTACLE
PAUL W PETRENKO	WWP*ROSE PEST SOLUTION	04/25/2025	01404424	4507	\$291.00	PEST SER- HASSLW HIGG
PETER C FERRETTI	AMAZON MKTPL*GY5M31T23	04/28/2025	01101223	4402	\$14.99	CASE IPAD MINI
PETER C FERRETTI	B&H PHOTO 800-606-696	04/25/2025	01101223	4402	\$2,942.50	ST VIEW CAMERA/TRIPOD
PETER C FERRETTI	SP ARMOR-X.COM	04/10/2025	01101223	4402	\$239.92	IPAS MINI CASES/GRIPS-GPS
PETER GUGLIOTTA	AMAZON.COM*6Z3AV4RV3	04/15/2025	01505023	4404	\$47.00	STARTEGIC PLNG BOOK
PETER GUGLIOTTA	ILLINOIS CITY COUNTY M	04/30/2025	01505022	4301	\$70.00	ILCMA SEMINAR
PETER GUGLIOTTA	ILLINOIS CITY COUNTY M	05/02/2025	01505022	4301	-\$70.00	ILCMA SEMINAR CANCELLED
PETER GUGLIOTTA	NEXUS, UM	04/08/2025	01505022	4301	\$900.00	URBAN FUTURES CONFR
RACHEL E MUSIALA	AMAZON MKTPL*B36IG4543	04/17/2025	01404424	4301	\$83.85	FIRE ST SUPPLIES-FACILITIES
RACHEL E MUSIALA	AMAZON MKTPL*DC02P6H83	04/17/2025	40406824	4525	\$985.00	MTR CONTROLLER-LFT STN
RACHEL E MUSIALA	AMAZON MKTPL*M74OQ1HZ3	04/07/2025	01101423	4402	\$18.99	CREDIT CARD MACHINE PAPER
RACHEL E MUSIALA	DAIRY QUEEN #19467	04/30/2025	01101624	4564	\$1,840.00	PUB SER RECNTN WK-HRM
RACHEL E MUSIALA	IL TOLLWAY-WEB	04/08/2025	01301222	4301	\$5.80	UNPAID TOLLS-FIRE
RACHEL E MUSIALA	IL TOLLWAY-WEB	04/15/2025	01102522	4301	\$2.62	IPASS TOLLS
RACHEL E MUSIALA	IL TOLLWAY-WEB	04/15/2025	01303222	4301	\$28.03	IPASS TOLLS
RACHEL E MUSIALA	IL TOLLWAY-WEB	04/15/2025	01101122	4301	\$8.85	IPASS TOLLS
RACHEL E MUSIALA	IL TOLLWAY-WEB	04/15/2025	01401222	4301	\$0.55	IPASS TOLLS

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RACHEL E MUSIALA	IL TOLLWAY-WEB	04/15/2025	01404522	4301	\$45.10	IPASS TOLLS
RACHEL E MUSIALA	IL TOLLWAY-WEB	05/01/2025	01301222	4301	\$7.80	UNPAID TOLLS-FIRE
RACHEL E MUSIALA	THE WEBSTAIRANT STORE	04/10/2025	01404424	4510	\$29,184.00	VH KITCHEN EQUIP-FACILITIES
RYAN M CHRISTENSEN	COURTYARD PEORIA DOWNT	04/16/2025	40406722	4301	\$459.60	WATERCON-HOTEL
SANYOKTA KAPUR	AMAZON MKTPL*7M3KG6GS3	04/23/2025	01505123	4414	\$58.47	MISC OFFICE SUPPLIES
SANYOKTA KAPUR	AMAZON MKTPL*UM4XC1VI3	04/09/2025	01505123	4414	\$90.00	MISC OFFICE SUPPLIES
SANYOKTA KAPUR	INT'L CODE COUNCIL INC	04/15/2025	01505122	4303	\$260.00	CERTF RENEW-SANYO
SANYOKTA KAPUR	NATIONAL ENVIRONMENTAL	04/22/2025	01505122	4301	\$705.00	ANN CONFR-DAVID B
SUSANA ARROYO	ADOBE INC.	04/25/2025	01102524	4510	\$2,294.75	ANN ADOBE CLOUD LIC
SUSANA ARROYO	ILLINOIS GOVERNMENT FI	04/15/2025	01101422	4301	\$30.00	IGFOA SEMINAR-GILLES
WILLIAM D MCLEOD	CH418 - WABASH-RANDOLP	04/15/2025	01101122	4301	\$63.00	PARKING-MTG
WILLIAM D MCLEOD	OLMSTEAD CLEANERS	04/22/2025	01101123	4414	\$175.00	SWEARING-IN LINEN
WILLIAM D MCLEOD	THE ASSEMBLY AMERICAN	05/03/2025	01101122	4301	\$60.44	MEETING
Total					\$157,140.83	



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

June 23, 2025	Council Chambers	7:00 PM
----------------------	-------------------------	----------------

1. **CALL TO ORDER/ROLL CALL**
2. **APPROVAL OF MINUTES**
 - A. Public Works & Utilities Committee 06-02-2025
3. **PUBLIC COMMENT**
4. **NEW BUSINESS**
 - A. Authorization to:
 - a. waive formal bidding; and
 - b. purchase up-fitting for unit 29 from Lindco Equipment, Merrillville, IN (Sourcewell Cooperative Purchasing Program) in an amount not to exceed \$96,218; and
 - c. grant the Village Manager authority to approve additional change orders in a total amount not to exceed \$10,000.
5. **REPORTS**
 - A. Public Works Department Monthly Report
 - B. Engineering Division Monthly Report
6. **PRESIDENT'S REPORT**
7. **ITEMS IN REVIEW**
8. **OTHER**
9. **ADJOURNMENT**

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



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

June 23, 2025	Council Chambers	7:00 PM
----------------------	-------------------------	----------------

1. **CALL TO ORDER/ROLL CALL**
2. **APPROVAL OF MINUTES**
 - A. Public Health & Safety Committee 06-02-2025
3. **PUBLIC COMMENT**
4. **OLD BUSINESS**
5. **NEW BUSINESS**
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**

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AGENDA

Finance Committee
Regular Meeting
Village Hall

1900 Hassell Road, Hoffman Estates, IL 60169

June 23, 2025	Council Chambers	7:00 PM
----------------------	-------------------------	----------------

1. **CALL TO ORDER/ROLL CALL**
2. **APPROVAL OF MINUTES**
 - A. Finance Committee 06-02-2025
3. **PUBLIC COMMENT**
4. **OLD BUSINESS**
5. **NEW BUSINESS**
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.



HOFFMAN ESTATES

GROWING TO GREATNESS

May 21, 2025

To: Mayor and Board of Trustees

TREASURER'S REPORT

April 2025

Attached hereto is the Treasurer's Report for the month of April 2025, summarizing total cash receipts and disbursements for the various funds of the Village.

For the Operating funds, cash disbursements and transfers-out exceeded cash receipts and transfers-in by \$3.7 million, primarily due to general operating expenses. After including these receipts and disbursements, the balance of cash and investments for the operating funds is \$78 million.

For the Operating, Debt Service and Capital Projects funds, cash disbursements and transfers-out exceeded cash receipts and transfers-in by \$4.7 million, primarily due to general operating expenses and monthly operating transfers.

For the Trust Funds, cash disbursements and transfers-out exceeded cash receipts and transfers-in by \$2.4 million, primarily due to pension fund investment activity.

The total for cash and investments for all funds decreased to \$330 million.

Respectfully Submitted,

Stan W. Helgerson
Village Treasurer

Attachment

TREASURER'S REPORT
FOR THE MONTH ENDING April 30, 2025

Fund	Beginning Balance	Receipts/ Transfers - In	Disbursements/ Transfers - Out	Amount in Cash	Amount Invested	Ending Balance
General (incl. Veterans' Mem)	\$ 38,981,630	\$ 5,924,179	\$ 7,438,409	\$ 3,895,509	\$ 33,571,891	\$ 37,467,400
Payroll Account	-	3,164,212	3,164,212	-	-	-
Petty Cash	4,500	-	-	4,500	-	4,500
Foreign Fire Ins. Board	304,645	-	-	304,645	-	304,645
Cash, Village Foundation	15,011	-	-	15,011	-	15,011
Cash, Fire Protection District	38,857	345	-	39,202	-	39,202
Motor Fuel Tax	955,032	184,021	276,458	5,529	857,065	862,595
Comm. Dev. Block Grant	47,211	10	-	47,220	-	47,220
Asset Seizure - Federal	86,081	-	10,148	75,933	-	75,933
Asset Seizure - State	366,679	233	361	302,474	64,077	366,551
Asset Seizure - Battle	1,035	4	-	-	1,039	1,039
Asset Seizure - U.S. Marshall	10,624	-	-	10,624	-	10,624
Municipal Waste System	666,112	292,815	721,392	8,107	229,429	237,536
Roselle Road TIF	3,350,330	234,426	12,075	596,220	2,976,461	3,572,682
Higgins/Hassell TIF	921,557	11,719	1,575	362,267	569,434	931,701
Barrington/Higgins TIF	1,351,187	5,634	-	3,193	1,353,628	1,356,821
Lakewood Center TIF	582,707	2,367	10,125	1,787	573,162	574,949
Higgins/Old Sutton TIF	73,237	281	1,575	1,850	70,093	71,943
Stonington/Pembroke TIF	2,439	558	1,575	1,421	-	1,421
Water & Sewer	19,355,885	1,778,507	2,906,890	24,213	18,203,289	18,227,502
NOW Operating	9,887,891	1,847,226	2,518,577	2,908,814	6,307,726	9,216,540
Insurance	2,627,658	217,047	171,393	219,706	2,453,606	2,673,312
Information Technology	2,055,052	303,494	398,875	81,907	1,877,764	1,959,671
Total Operating Funds	\$ 81,685,360	\$ 13,967,078	\$ 17,633,639	\$ 8,910,135	\$ 69,108,664	\$ 78,018,798
Debt Service						
2015 A & C G.O. Debt Serv.	\$ 687,445	\$ 1,788	\$ -	\$ 253,610	\$ 435,623	\$ 689,233
2016 G.O. Debt Serv.	149,770	10,777	477	160,071	-	160,071
2018 G.O. Debt Serv.	933,344	79,957	-	1,007,287	6,014	1,013,301
Total Debt Service Funds	\$ 1,770,559	\$ 92,522	\$ 477	\$ 1,420,967	\$ 441,637	\$ 1,862,605
Capital Projects Funds						
Central Road Imp.	\$ 58,780	\$ 61	\$ -	\$ 43,181	\$ 15,659	\$ 58,841
Hoffman Blvd Bridge Maintenance	307,273	1,192	-	10,974	297,492	308,466
Western Corridor	2,344,342	6,751	130,589	5,339	2,215,165	2,220,504
Traffic Improvement	18,695	-	-	18,695	-	18,695
Prairie Stone Capital	1,321,091	289,367	-	1,145,495	464,962	1,610,458
Road Improvements	4,109,706	1,100,456	1,211,092	154,696	3,844,373	3,999,070
Western Area Traff. Impr.	18,365	47	2,083	16,329	-	16,329
West Area Rd Impr. Impact Fee	1,030,256	3,574	108,333	6,028	919,470	925,498
Capital Improvements	1,416,495	328,512	104,375	347,801	1,292,831	1,640,632
Capital Vehicle & Equipment	2,913,086	173,856	951,005	47,865	2,088,072	2,135,937
Capital Replacement	7,072,064	24,595	446,667	80,983	6,569,009	6,649,992
Stormwater Management	103,707	48,685	138,293	14,098	-	14,098
2019 Captial Projects	695,281	1,575	24,183	311,906	360,768	672,674
2024 Captial Projects	7,498,598	646,959	621,030	-	7,524,527	7,524,527
Total Capital Proj. Funds	\$ 28,907,740	\$ 2,625,630	\$ 3,737,650	\$ 2,203,391	\$ 25,592,328	\$ 27,795,719
Total Operating, Debt Service and Capital Project Funds	\$ 112,363,658	\$ 16,685,230	\$ 21,371,766	\$ 12,534,493	\$ 95,142,629	\$ 107,677,122
Trust Funds						
Police Pension (Mar)	\$ 102,722,077	\$ 2,261,775	\$ 2,846,713	\$ 10,024	\$ 102,127,114	\$ 102,137,138
Firefighters Pension (Mar)	122,141,855	1,955,046	3,769,194	9,997	120,317,710	120,327,707
Total Trust Funds	\$ 224,863,932	\$ 4,216,821	\$ 6,615,908	\$ 20,021	\$ 222,444,824	\$ 222,464,845
GRAND TOTAL	\$ 337,227,590	\$ 20,902,051	\$ 27,987,674	\$ 12,554,514	\$ 317,587,453	\$ 330,141,967



AGENDA ITEM REPORT

Village Board of Trustees

June 16, 2025

ITEM 7A

REQUEST: Approval of an Ordinance granting a Special Use and Master Sign Plan Amendment for the property at 105 E. Golf Road.

FROM: Kevin Anderson, Planner II

ITEM TYPE: Ordinance - PZC Item

REQUEST SUMMARY

Ownership of Dream Clean Car Wash located at 105 E. Golf Road has transferred, and the new owner is seeking Special Use approval to allow the continued operation of the car wash. The applicant is also seeking an amendment to the previously approved Master Sign Plan to allow an increase in the electronic message center component of the sign from 9 to 18 square feet.

FINANCIAL IMPACT

N/A

RECOMMENDATION

The Planning & Zoning Commission held a public hearing on June 4, 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 Special Use as outlined in the report.
2. Adopted the Findings of Fact for a Master Sign Plan Amendment as outlined in the attached document.
3. Recommended to the Village Board approval of a Special Use to DCCW Hoffman Estates LLC for a car wash, subject to the following condition:
 - a. The approval of the Special Use shall be based upon the application materials submitted by the applicant and made part of this petition.
4. Recommended to the Village Board approval of a Master Sign Plan Amendment, subject to the following conditions:
 - a. The sign design shall substantially conform to the Master Sign Plan Amendment dated June 4, 2025.
 - b. A sign permit shall be required for all new signs.

Voting (all motions): 9 Ayes, 0 Nay, 1 Absent

Motions Passed.

ATTACHMENTS

1. Ordinance - 105 E Golf Road

2. Exhibit A - Location Map - 105 E Golf Rd
3. Exhibit B - Findings and Recommendations Summary - 105 E Golf Rd
4. Exhibit C - Amended Master Sign Plan - 105 E Golf Road
5. Staff Report - 105 E Golf Road
6. Supporting Documents - 105 E Golf Road
7. Planning & Zoning Commission 06-04-2025 Draft Minutes

VILLAGE OF HOFFMAN ESTATES

AN ORDINANCE GRANTING A SPECIAL USE AND MASTER SIGN PLAN
AMENDMENT FOR THE PROPERTY LOCATED AT
105 E. GOLF ROAD, HOFFMAN ESTATES, ILLINOIS

WHEREAS, the Planning and Zoning Commission, at a public hearing duly called and held according to law on June 4, 2025, considered the following requests by DCCW Hoffman Estates LLC (owner and applicant) for a car wash located at 105 E. Golf Road, and shown on Exhibit “A” attached hereto and made a part hereof:

- A. Special Use to permit a car wash.
- B. Master Sign Plan Amendment; and

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

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

WHEREAS, the proposed Special Use and Master Sign Plan Amendment have met the standards set forth in the Municipal Code;

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

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

Section 2: A Special Use and Master Sign Plan Amendment attached hereto as Exhibit “C” is hereby granted to DCCW Hoffman Estates, LLC for the property at 105 E. Golf Road, subject to the following conditions:

- a. The approval of the Special Use shall be based on the application materials submitted by the petitioner for this request. Any change in business operations or occupancy will require additional review by Village.
- b. A building permit shall be obtained within six (6) months of the date of Village Board approval.
- c. Signs shall substantially conform to the plans presented and attached as part of this application.

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.

105 E. GOLF RD
PIN: 07-15-200-046-0000

N



VILLAGE OF SCHAUMBURG

GOLF RD

105

APPLE ST

Legend

-  Subject Property
-  Parcel
-  VillageBoundary



Department of Development Services
Village of Hoffman Estates



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

Meeting Date: 6/4/2025

Prepared By: Kevin Anderson, Planner II

PLN25-0017

Special Use and Master Sign Plan Amendment to DCCW Hoffman Estates LLC for a car wash and new signage for the property at 105 E. Golf Road.

Findings of Fact – Special Use

Sec 9-1-18-I Standards for a Special Use. No special use shall be recommended by the Planning and Zoning Commission unless said Planning and Zoning Commission shall find:

1. That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
FINDING: The proposal will not alter the operations of the existing car wash and will not be detrimental to the public health, safety, morals, comfort or general welfare.
2. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
FINDING: The continued operation of a car wash will not be injurious to surrounding properties.
3. That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
FINDING: The continuation of the use will not impede normal and orderly development of surrounding properties.
4. That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided;
FINDING: The property is already served by adequate utilities, access, and drainage.
5. That adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in public streets;
FINDING: There would be no change in the existing curb cuts or access to public roads.
6. That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except in each instance as such regulations may be modified by the Village Board pursuant to the recommendation of the Planning and Zoning Commission; and
FINDING: The car wash is expected to conform to all applicable regulations of the Village Code.
7. That the special use shall 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.
FINDING: The continuation of an existing business is in line with the Business Retention and Expansion (BRE) goals of the Village's Economic Development Strategic Plan.

Findings of Fact – Master Sign Plan

Sec. 9-3-9-M-13 requires that the Planning and Zoning Commission shall, in making its determination, find that adequate evidence is provided to meet the Standards of a Master Sign Plan.

1. The Master Sign Plan shall result in architecture and graphics of a scale appropriate for the subject development and the surrounding area.
FINDING: *The signs proposed are appropriate in design and scale to the subject development. All signs would meet the same size restrictions as current MSP.*
2. The Master Sign Plan shall provide signage consistent with the site plan and architecture of the project.
FINDING: *The proposal includes a consistent design theme for all signs.*
3. The Master Sign Plan will avoid visual clutter.
FINDING: *The sign provides an appropriate setback from the lot lines and do not visually block any structures or sight lines.*
4. The Master Sign Plan shall allow visitors, employees, and consumers to readily identify the business entrances, while addressing the community's need for attractive, unobstructed architecture and commercial graphics.
FINDING: *The primary function of the freestanding sign is for business identification. The EMC will allow the owner to identify special pricing or products.*
5. The Master Sign Plan shall result in a unified theme of signage for this project.
FINDING: *All proposed signs share a unifying design element and color scheme.*

Recommendations

The Planning & Zoning Commission made the following motions:

1. Adopt the Findings of Fact for a Special Use.

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

Roll call vote:

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

Nay:

Absent: Milford

Motion Passed.

2. Adopt the Findings of Fact for a Master Sign Plan Amendment.

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

Roll call vote:

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

Nay:

Absent: Milford

Motion Passed.

3. Recommend to the Village Board of Trustees approval of a Special Use to DCCW Hoffman Estates LLC to operate a car wash subject to the following conditions:
 - a. The approval of the Special Use shall be based upon the application materials submitted by the applicant and made part of this petition.

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

Roll call vote:

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

Nay:

Absent: Milford

Motion Passed.

4. Recommend to the Village Board of Trustees approval of a Master Sign Plan Amendment subject to the following conditions.
 - a. The sign design shall substantially conform to the sign plans submitted as part of this application. All other conditions and restrictions of the 2016 Master Sign Plan shall remain in effect.
 - b. A sign permit shall be required for all new signs.

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

Roll call vote:

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

Nay:

Absent: Milford

Motion Passed.

105 E. Golf Rd
Amended Master Sign Plan
Dream Clean Car Wash
DCCW Hoffman Estates LLC

Dream Clean Carwash (DCCW)
Amended Master Sign Plan
June 4, 2025

Introduction

This Master Sign Plan applies to the existing carwash 105 E. Golf Road. The Master Sign Plan approved June 7, 2017, by Ordinance 4608 shall remain in effect with the exception of a new sign package allowing an electronic message center of 18 square feet in lieu of the previously approved 9 sf.

The Master Sign Plan requirements have been developed based on the signage that is unique to the Dream Clean Carwash. The Dream Clean Carwash lot is approximately .42 acres with an existing building. This plan has been designed with signage for this development that maintains consistency with other similar developments, yet takes into account certain unique characteristics of this development.

A. Area Included in Master Sign Plan

This Master Sign Plan applies to 105 E. Golf Road

B. General Provisions

1. Definition. For the purposes of this Master Sign Plan, “Property” shall mean 105 E. Golf Road.
2. Driver Sight Visibility. No sign shall be placed in a manner that will obstruct driver or pedestrian sight lines and create an unsafe condition based on analysis by the Village Transportation Division.
3. Landscaping. Landscaping shall be provided at the base of the ground sign, unless determined to be unsafe or not feasible by the Village Department of Development Services.
4. Illumination. All signs permitted by this Master Sign Plan may be illuminated in accordance with Section 9-3-8-F of the Zoning Code unless otherwise indicated in the approved Master Sign Plan documents.
5. Sign Design. Colors and letter graphic styles on the signs shall be determined by the owners of the property; however, signs that are of a similar type shall be of a consistent color and graphic style.
6. Calculation of Sign Area. Such signs shall meet the requirements of Section 9-3-8-D, except that the architectural base and support structure of a ground sign shall not be included in the total sign area if these areas do not contain text, logos or any other graphics.
7. Permits. Sign permits shall be required in accordance with Section 9-3-8-A of the Zoning Code.

Dream Clean Carwash (DCCW)

Amended Master Sign Plan

June 4, 2025

8. Coordination with Village Sign Code. All regulations of the Zoning Code shall apply unless specifically stated otherwise in this master sign plan. In the event of a conflict between this Master Sign Plan and the Zoning Code, the Master Sign Plan regulations shall apply.
9. Master Sign Plan. This document and the attached exhibit represent the entire Master Sign Plan.

C. Ground Sign

1. Ground Sign
 - a. Type. The design of a sign shall be limited to a ground, monument style or pylon sign and shall not have exposed sign supports.
 - b. Number and Size. One ground sign shall be permitted on the property. The sign shall be a maximum of 16 feet in height. The sign shall be a maximum of 150 square feet per side.
 - c. Location. The ground sign shall be located on the northeast corner of the lot and shall be a minimum of 5 feet from any property line and a minimum 5 feet from any pavement or curb.
 - d. Sign Design. The sign shall be designed in accordance with Exhibit A (Sheet # Sign-1)

D. Wall Signs

1. All Wall Signs shall be in accordance with the following:
 - a. Type. Wall signs shall be internally lit channel letters or logos individually set on a sign board. The sign board shall be mounted directly to the building wall surface. Wall signs and sign board are not to extend more than 12" from the wall on which it is mounted.
 - b. Number and Size.

Primary Wall Signs – Two primary wall signs shall be permitted on the north and east elevation. Both shall be allowed a maximum square footage of 55 square feet.

Secondary Wall Sign – Two secondary signs shall be permitted on the north and south elevations denoting "Wash Entry" and "Wash Exit". Each sign shall have a maximum size of 5 square feet.

Dream Clean Carwash (DCCW)

Amended Master Sign Plan

June 4, 2025

E. Menu Order Boards

1. Type. Car wash menu board signs shall be internally lit.
2. Number and Size. Four total signs shall be permitted. Two (2) “post-kiosk” menu boards having a maximum height of 8’ and a maximum size of 25 square feet and two (2) “pre-kiosk” menu board signs having a maximum height of 8’ and a maximum size of 55 square feet
3. Location. Signs shall be located at the sale kiosks and shall not block driver visibility or vehicular movement.

F. Miscellaneous Signs

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

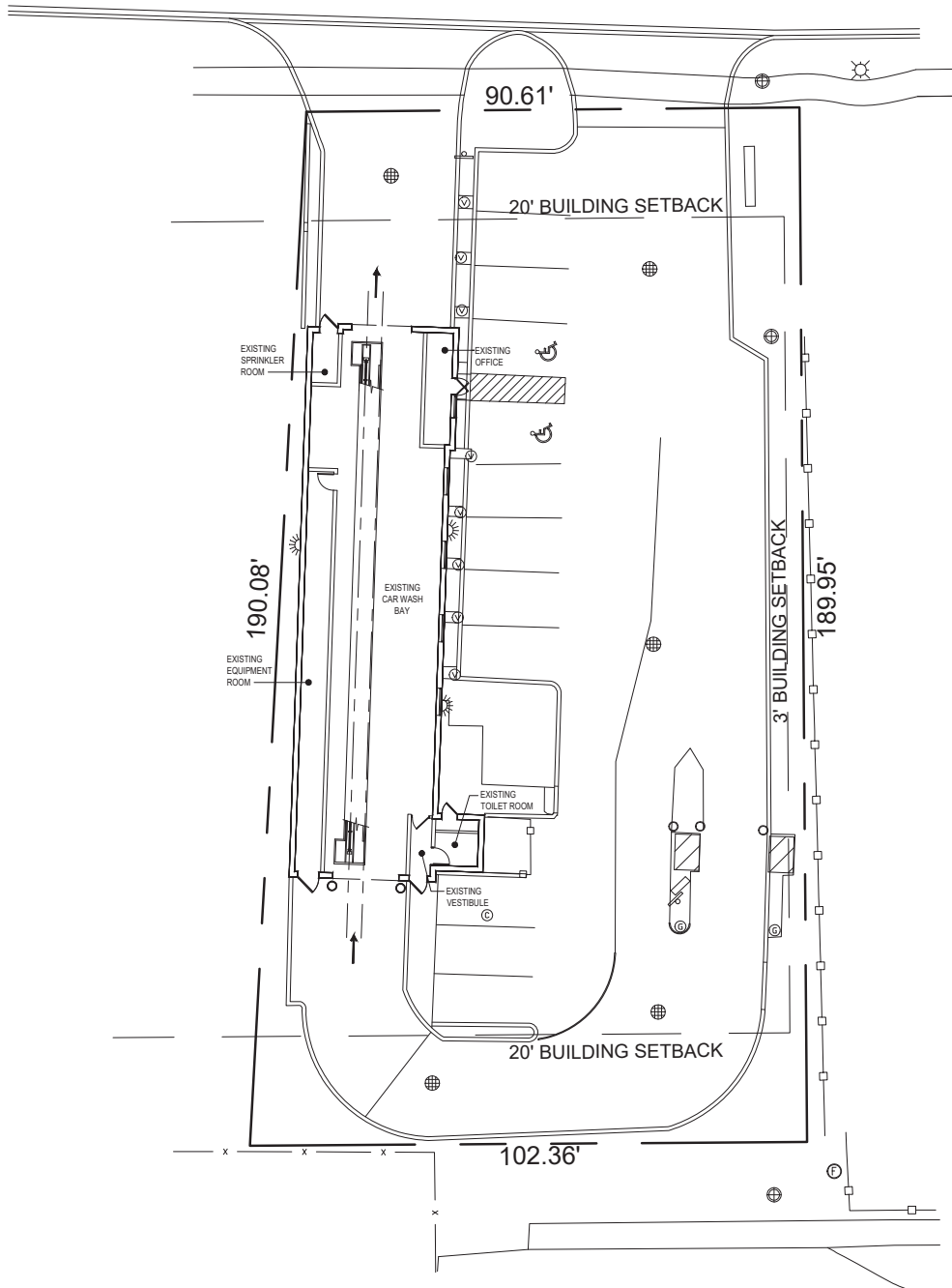
G. Temporary Signs

1. Special Event Signs. Special event signs shall be permitted as provided in the Zoning Code (Section 9-3-8-K).

H. Amendments

1. Changes. Changes to the text, colors, or graphic style of the signs shall not require a formal amendment to this plan, provided the size and all other requirements of this plan are met and all signs of each type have identical design and colors.
2. Interpretations. Signs that are not explicitly addressed in the provisions of this plan, but that meet the intent of the plan may be permitted through administrative approval.
3. New Signs. The addition of new signs or relocation of existing signs shall not require a formal amendment to this plan, provided the signs meet all requirements of this plan. Any amendment to add additional signs or make substantial changes to the approved signs in this plan shall be subject to review by the Planning & Zoning Commission and approval by the Village Board through the process outlined in the Zoning Code for variations.

GOLF ROAD



APPLE STREET

CAR WASH RENOVATION FOR
Dream Clean
 HOFFMAN ESTATES

APRIL 14, 2025
 ArchAmerica Job No. 24010

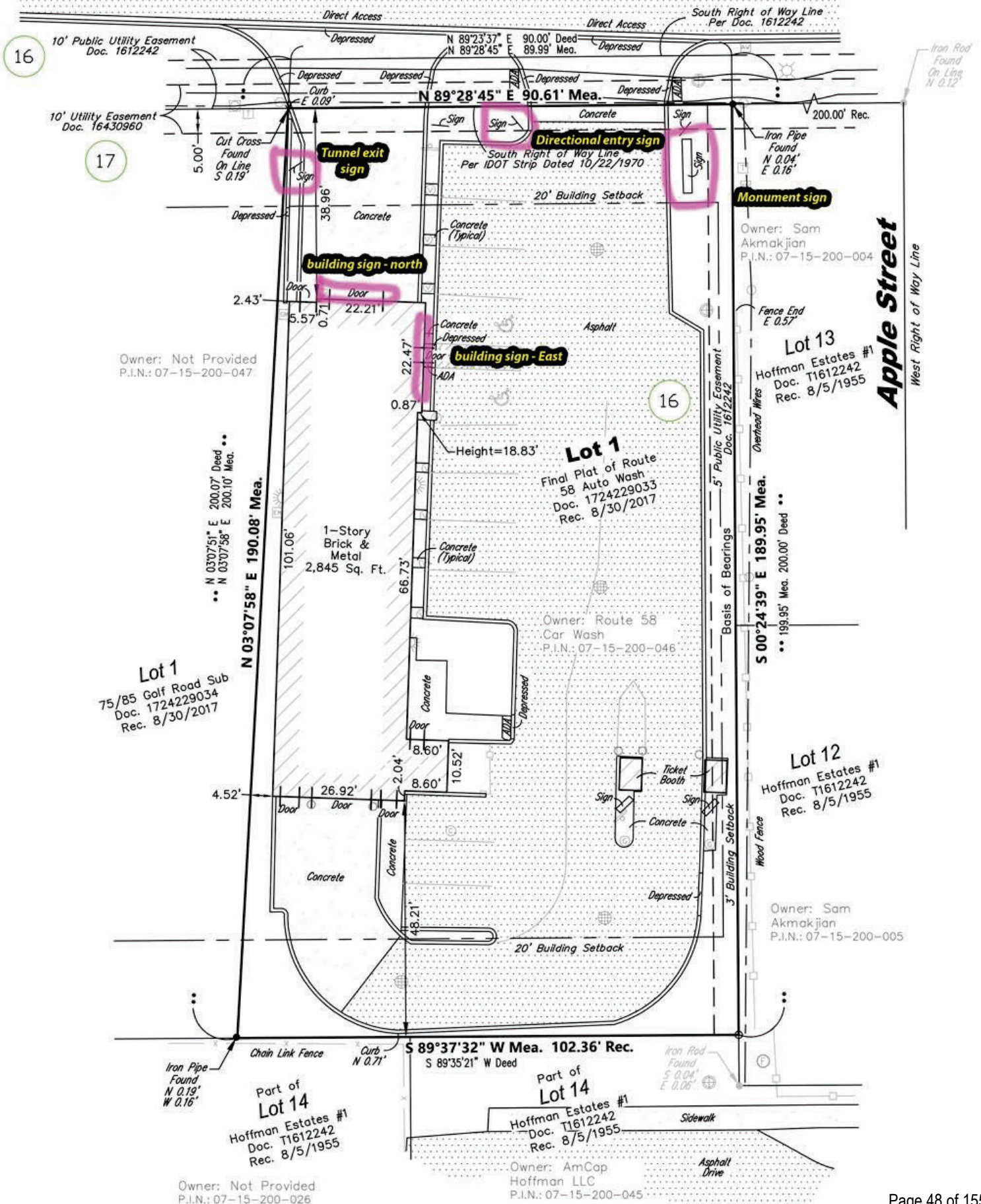
ARCHAMERICA

34121 N. US 45, Suite 213
 Grayslake, Illinois 60030

Phone 847-336-6600
 Fax 847-336-6601

Golf Road

Public Right of Way
Width Varies



Client Signature

Client Print Name

Date

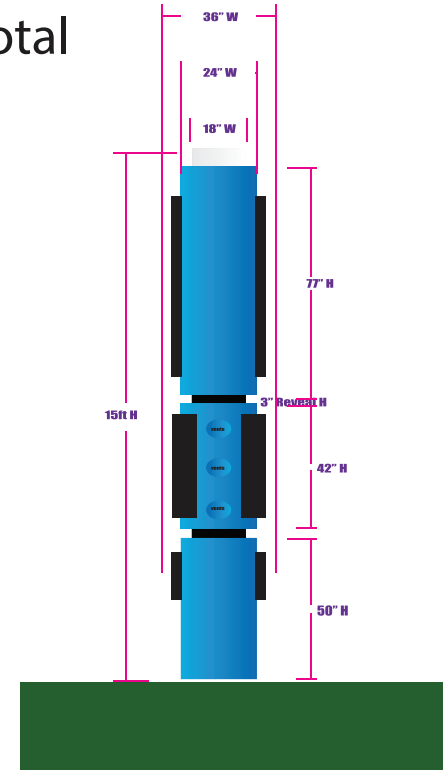
☐ Artwork is APPROVED
Proceed with order

☐ Make Changes
& send NEW Proof

☐ Make Changes
& Proceed with order



67.5 Sq ft Per Side = 135 sq ft total



15ft Version w/ EMC Video

Re-use existing foundation & steel Support from previous sign

Dream Clean Car Wash Branding Guidelines & Paint Colors



Client is the last person to review the final details of this job per specifications provided on this proof. By providing your signature, printed name & date & checking the appropriate w/ Check Marking Your Choice above. You are responsible for any additional costs for errors missed on this job.

IMPORTANT! PLEASE READ: OUR PROOF & PRODUCTION POLICY
At iC Signs, we take pride in precision - but the final examination for accuracy is your responsibility. Before giving approval, please examine all proofs carefully for the accuracy of information presented, including spelling, punctuation, numbers, graphics, colors, sizes and general layout. Our normal production cycle will begin from the date approval is received.
We cannot accept changes or approvals verbally.
IF YOUR JOB IS A RUSH TURNAROUND, OR NEEDS A SPECIFIC DATE OR TIME, THIS CLIENT'S RESPONSIBILITY TO LET OUR STAFF KNOW PRIOR TO ORDER APPROVAL OF YOUR ORDER. RUSH FEES WILL APPLY FOR LESS THAN 72 HR TURNAROUND TIME, NOT ALL JOBS CAN BE RUSHED.
COLORS DERIVED ON THIS PROOF ARE PRINTED SIMULATIONS TO ASSIST IN VISUALIZING THE DESIGN. THEY MAY NOT ACCURATELY REFLECT THE ACTUAL COLOR SPECIFIED. ALL SCREENS SHOW COLORS IN VARIOUS WAYS. OURS ARE COLOR CALIBRATED FOR DESIGN PROCESSES.
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Job Name: Monument		Contact: Tim	
Location: 105 E Golf Rd Hoffman Estates IL			
Design By: CH	Survey By: CLH	Sales Person: CLH	
Date: 3-22-25	Manufacturer: iC Signs & Graphics Inc.	Underwriters Laboratories	Drawing #: PERMIT

417 Sheridan Rd. Highwood, IL 60040 P: 708.669.7177 E: Cory@icsignsinc.com W: icsignsinc.com

Page 49 of 155

Client Signature

Client Print Name

Date

☐ Artwork is APPROVED
Proceed with order

☐ Make Changes
& send NEW Proof

☐ Make Changes
& Proceed with order


East Face

SIDE:

180"W x 48"H Shoebox Backer Painted

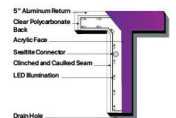


UL toggle

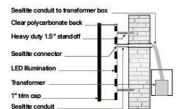
Safety Switch

FRONT/BACK LIT
CHANNELLETTERS

FRONT VIEW



SIDE VIEW



North Face

FRONT SIDE:

180"W x 48"H Shoebox Backer Painted



UL toggle

Safety Switch



Client is the last person to review the final details of this job per specifications provided on this proof. By providing your signature, printed name & date & checking the appropriate w/ Check Marking Your Choice above. You are responsible for any additional costs for errors missed on this job.



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Job Name:	Building Signs	Contact:	Tim
Location:	105 E Golf Rd Hoffman Estates IL		
Design By:	CH	Survey By:	CLH
Date:	1-22-25	Manufacturer:	IC Signs & Graphics Inc.  Underwriters Laboratories
Sales Person:	CLH	Drawing #:	PERMIT

Client Signature _____

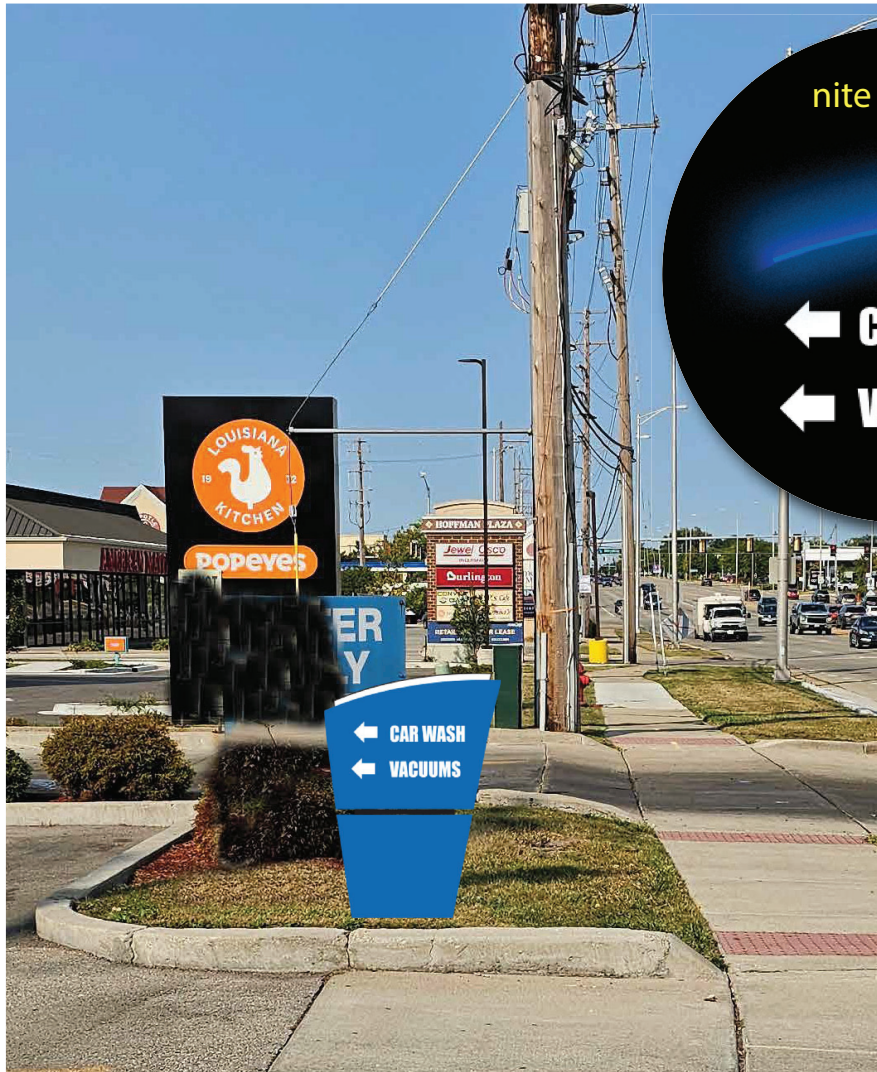
Client Print Name _____

Date _____

☐ Artwork is APPROVED
Proceed with order

☐ Make Changes
& send NEW Proof

☐ Make Changes
& Proceed with order



<-- Style Example:
Routed CNC Faces w/ Flush Back
white lexan - LED Lit white

3ft H overall Directional by Street Per Hoffman Estate Code

Sign - E / 2 Sided

Faces - EAST SIDE

24"W x 1"H white Top Spine
architectural blue glow

2.25"H Text/Arrow
Routed Face /
Flush Back Acrylic
LED Lit

← CAR WASH
← VACUUMS

3ft H
overall

Faces - WEST SIDE

24"W x 1"H white Top Spine
architectural blue glow

2.25"H Text/Arrow
Routed Face /
Flush Back Acrylic
LED Lit

CAR WASH →
VACUUMS →

3ft H
overall

Single Saddle 2" Pole



LED Lit -
*client to supply
electrical to site*

Directional Signs For Internal Traffic Flow

Client is the last person to review the final details of this job per specifications provided on this proof. By providing your signature, printed name & date & checking the appropriate w/ Check Marking Your Choice above. You are responsible for any additional costs for errors missed on this job.



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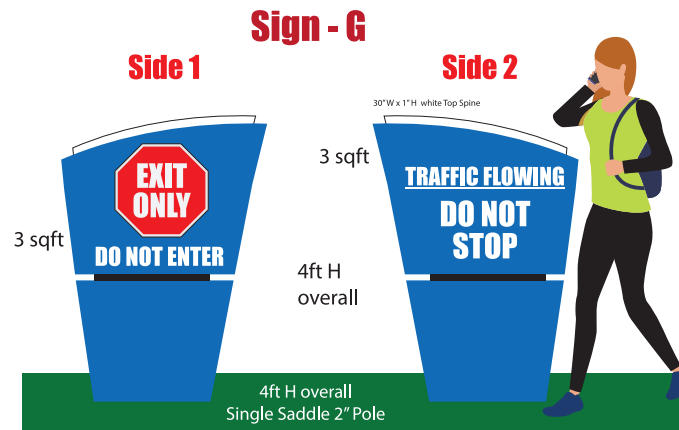
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Job Name:	Directionals	Contact:	Tim
Location:	105 E Golf Rd Hoffman Estates IL		
Design By:	CH	Survey By:	CLH
Date:	3-28-25	Manufacturer:	IC Signs & Graphics Inc. 
		Underwriters Laboratories	Drawing #: 3ftMAX -Permit v2
		Sales Person:	CLH

FINAL

**Tunnel Exit
Signs**



**Tunnel Exit Signs
(when grass/soil is at exit)**

Text/Arrow
Routed Face / Flush Back Acrylic
LED Lit



PLANNING & ZONING COMMISSION STAFF REPORT

Meeting Date: 6/4/2025

From: Kevin Anderson, Planner II

PLN25-0017

Public Hearing

Special Use to DCCW Hoffman Estates LLC for a car wash and Master Sign Plan Amendment for the property located at 105 E. Golf Road

REQUEST SUMMARY

Ownership of Dream Clean Car Wash located at 105 E. Golf Road has transferred, and the new owner is seeking Special Use approval to allow the continued operation of the car wash. The applicant is also seeking an amendment to the previously approved Master Sign Plan to allow an increase in the electronic message center component of the sign from 9 to 18 square feet.

Location:	105 E. Golf Rd.
Property Owner / Applicant:	DCCW Hoffman Estates LLC
Property Size:	~19,000 sf.
Zoning / Land Use:	B-2 Community Business / existing car wash
Adjacent Properties:	East: R-2 One Family Residential West: B-2 Community Business South: B-2 Community Business North: Village of Schaumburg, commercial uses

BACKGROUND / ANALYSIS

The subject property has been continuously operating as a car wash since 1964. The previous owner of Dream Clean Car Wash has brought on new investors and is creating a new LLC to own and operate the business. The car wash is currently operating under Special Use Ordinance 5011-2023, which specifically permits Dream Clean Operating Company LLC to operate. Therefore, to allow the continued operation of the business, the new ownership group is requesting a new Special Use. There are no changes planned to the site operations or hours of operation.

There is an existing Master Sign Plan (MSP) for this property approved in 2016 by Ordinance 4608. As part of the new ownership's updates to the property, a new sign package is proposed. Most of the new signs comply with the restrictions of the original Master Sign Plan. However, the plans propose a slightly larger electronic message center (EMC) than is currently allowed. The current MSP allows an EMC sign to be 6' x 1.5' (9 sf.). The proposal would increase the EMC component of the sign to 6' x 3' (18 sf.). The overall height and square footage of the freestanding sign would still comply with the previously approved MSP restrictions. The design and color scheme of the new monument sign would be consistent with the new sign package proposed for the

remainder of the site.

The current EMC has been in operation since 2017 with no complaints or violations.

Notification

A notification sign is posted and letters were mailed to all properties within 300' of the subject property. No objections have been received.

MOTIONS

The Planning & Zoning Commission shall make the following motions (a total of 4 motions are required):

1. Adopt the Findings of Fact for a Special Use as outlined in the attached document.
2. Adopt the Findings of Fact for a Master Sign Plan Amendment as outlined in the attached document.
3. Recommend to the Village Board approval of a Special Use to DCCW Hoffman Estates LLC for a car wash, subject to the following condition:
 - a. The approval of the Special Use shall be based upon the application materials submitted by the applicant and made part of this petition.
4. Recommend to the Village Board approval of a Master Sign Plan Amendment, subject to the following conditions:
 - a. The sign design shall substantially conform to the Master Sign Plan Amendment dated June 4, 2025.
 - b. A sign permit shall be required for all new signs.

ATTACHMENTS

1. Draft Findings and Recommendations Summary - 105 E Golf Rd
2. Location Map - 105 E Golf Rd
3. Supporting Documents - 105 E Golf Rd



VILLAGE OF HOFFMAN ESTATES PLANNING & ZONING APPLICATION SUMMARY

APPLICATION INFORMATION

Project Number:	PLN25-0017
Project Name:	Special Use Permit and a Master Sign Plan Amendment
Project Application Date:	5/8/2025
Project Manager:	Kevin Anderson

PROJECT TYPE

Master Sign Plan - Amendment; Special Use;

SITE INFORMATION

Property Address:	105 E GOLF RD
All Included PINs:	07-15-200-046-0000

PROJECT CONTACTS

Relationship to Project	Name / Firm	Address	Phone	E-Mail
APPLICANT	DCCW Hoffman Estates, LLC	105 E GOLF RD HOFFMAN ESTATES, IL 601690904	[REDACTED]	[REDACTED]
AUTHORIZED AGENT	Mitchell Zaveduk	2844 Floral Drive Northbrook, IL 60062	[REDACTED]	[REDACTED]
OWNER	DCCW Hoffman Estates, LLC	105 E GOLF RD HOFFMAN ESTATES, IL 601690904	[REDACTED]	[REDACTED]

The bearing S00°24'39"E. being the easterly line of Lot 1 in Final Plat of Route 58 Auto Wash, records of County of Cook, State of Illinois, was used as the basis of bearing for this survey. Said easterly line of Lot 1 in Final Plat of Route 58 Auto Wash, being shown on said map as S00°24'39"E. - 389.90'.

SURVEY PREPARED BY LAKE SURVEYING SERVICES
1100 HEATHER DRIVE,
LAKE ZURICH, IL 60047
847-647-1079

LOT 3 IN THE FINAL PLAT OF ROUTE 36 AUTO ROAD BEING A RESUBDIVISION OF PART OF LOT 34 IN BLOCK 3 IN HOFFMAN ESTATE 2 BEING A SUBDIVISION OF THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER AND THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 30 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED AUGUST 26, 1907 37849-9393, IN COCK COUNTY, ILLINOIS, LYING NORTH OF HOGGINS ROAD, TOGETHER WITH THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 30 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF HOGGINS ROAD, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COCK COUNTY, ILLINOIS, ON AUGUST 5, 1909 AS DOCUMENT NUMBER 161842.

These schedule B items are the same as that shown on a title commitment prepared by Chicago Title Insurance Company Commitment No. 20250227NE, dated March 10, 2023.

The property is zoned B-2 Community Business

○	SET BACK PIPE	⊞	GAS METER
○	FOUR INCH PIPE	⊞	ELECTRIC METER
×	ROUND CUT CROSS	⊞	LIGHT POLE
—	WATER MANHOLE	⊞	MISC LIGHT
—	TRANS. POLE	⊞	GATE ARM
—	UTILITY POLE	⊞	SIGN
—	A.S.S. WATER	⊞	VACUUM
—	CATCH BASIN	⊞	BOLLARD
—	FIBER OPTIC MANHOLE	⊞	HANDICAPPED PARKING
—	TELEPHONE POLE		
—		—	PROPERTY LINE
—		—	PROPERTY LINE EXTENSION
—		—	UTILITY CAUTION
—		—	BUILDING SETBACK
—		—	OVERHEAD WIRES

THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFICANTS ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION.

NONE AT TIME OF FOLLOWUP

By graphic plotting only, this property is in Zone X of the Flood Insurance Rate Map, Community No. 17043, Map No. 17031C0387.J which bears an effective date of 08-29-2008 and is not in a Special Flood Hazard Area. No field surveying was performed to determine this zone.

DATE	DESCRIPTION	DATE	DESCRIPTION
12/9/22	NETWORK COMMENTS	12/28/22	CLIENT COMMENTS
12/7/22	NETWORK COMMENTS	1/30/23	CLIENT COMMENTS
12/9/22	ADDED ZONING INFORMATION	2/2/23	CLIENT COMMENTS
12/13/22	UPDATER EAST BUILDING LANE	3/30/23	TITLE REVIEW

FULLY WORKED & LK DRAFTED OR C-CHECKED BY: GJK FB & PGH

SCALE : 1" = 20'

Chicagoland Portfolio Project
 NV5 Project No. 202205413-1
 105 E. Golf Road, Hoffman Estates, IL

BASED UPON TITLE COMMITMENT NO. 22ST02137NB
OF CHICAGO TITLE INSURANCE COMPANY
BEARING AN EFFECTIVE DATE OF MARCH 10, 2023.

TO: KASPAR CAPITAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS;
IREAN CLEAV -HOFFMAN LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS;
SLUDS II FUNDING LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS;
CHICAGO TITLE INSURANCE COMPANY;
BICK & FLAHER CORPORATION, AN NVIS COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2001 IONIDUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(3), 7(C), 8, 9, 10, 12, 14, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON NOVEMBER 28, 2022.

JEAN

3-30-2023

GLORIA JEAN MOYER
REGISTRATION NO.33823
IN THE STATE OF ILLINOIS
DATE OF FIELD SURVEY: NOVEMBER 28, 2022
DATE OF LAST REVISION: MARCH 30, 2023
NETWORK PROJECT NO. 2202064643-1 AAC

 Land Surveying Services, Inc.
1825 Bradley Drive, Lake Zurich, Illinois 60059
TEL: (847) 593-1222 FAX: (847) 593-1228
www.landsurveyingservices.com
Professional Seals: Peter L. Moyer, L.S. 0000033

Bock & Clark Corporation

an NV5 Company

NINE

NVL5

	N	V	I
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[illegible]

1-800-345-7529 (Toll-free)

Transaction Services 1-800-SURVEYS (787-8397)
3550 W. Market Street, Suite 200, Akron, Ohio 44333

www.BockandClark.com maywehelpyou@bockandclark.com www.NV5.com

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT

SHEET 1 OF 1

Page 56 of 56

DCCW Hoffman Estates, LLC, a Delaware limited liability company, is applying for a Special Use designation for the property located at 105 E. Golf Rd. Hoffman Estates, IL for the continued operation of a Car Wash as provided for pursuant to Hoffman Estates Zoning Code

This property was last submitted for and received Special Use approval in February 2023 when the prior car wash was purchased by Dream Clean Car Wash (Daniel Raleigh). This car wash, along with six (6) others owned by Mr. Raleigh are part of a realignment of ownership with a new investment partner and as such a new entity (*still controlled by Mr. Raleigh*) is now the title holder of the underlying property, which calls for re-application for this special Use.

The property shall continue to operate as an express wash.

The current plan is same as with prior plan as submitted in 2023 with following details:

- Hours of operation 8 a.m. to 8 p.m., 2-3 employees each day
- Eight vacuum stations to remain in place
- Deliveries once a month or so, as have been operating all along.
- No changes to configuration/stacking, etc. as currently in operation, all which have functioned well to date.
- Upgraded Master Sign Package as being requested as part of Special Use.
- We are planning upgrades to the tunnel mechanisms in June to improve quality and lower water usage. We will seek permits once plans are finalized.

Looking forward to continued operations and upgrades as noted above.

DCCW Hoffman Estates LLC d/b/a Dream Clean Car Wash

By: _____
Daniel Raleigh



PROJECT NAME: Dream Clean Car Wash

STANDARDS OF SPECIAL USE

Zoning Code Section 9-1-18-I requires that the Planning and Zoning Commission shall, in making its determination, find that adequate evidence is provided to meet the Standards of Special Use.

You must answer and explain each Standard of Special Use. Incomplete submittals will not be considered. Any submittal that does not contain an explanation of why and how each standard is met will not be accepted.

1. That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. Please explain how and why you meet this standard.

The existing car wash will continue to operate in the same manner as was recently approved by the Village.

2. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within that neighborhood. Please explain how and why you meet this standard.

The existing car wash is located in the commercial district and will continue to operate in the same manner as was approved by the Village.

3. That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district. Please explain how and why you meet this standard.

The existing car wash has its own access and will continue to operate in the same manner.

4. That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided. Please explain how and why you meet this standard.

All utilities, drainage, and IDOT approval was completed in 2017, and will continue in the same manner.

5. That adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in public streets. Please explain how and why you meet this standard.

IDOT access was permitted and all work was completed in 2018, the operation of the existing car will remain the same.

6. That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except in each instance such as regulations may be modified by the Village Board pursuant to the recommendation of the Planning and Zoning Commission. Please explain how and why you meet this standard.

The request is for a transfer of the existing Special use to complete the sale of the car wash, the daily operation will remain the same as previously approved by the Village in 2017.

7. That the special use shall 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.

The existing car wash is located in the commercial district and will continue to support the growth of the area.



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING MASTER SIGN PLAN ADDENDUM

REQUIRED SUBMITTALS

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

STANDARDS OF A MASTER SIGN PLAN

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

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

The existing car wash is located in the commercial district and will continue to support the growth of the area.

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

Our other signage on Site plan proofs that are internally approved within your village are all items that are part of our corporate sign packages.

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

Correct, Our Signs are designed as Clean finish and easy to read appearance

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

Correct, all signage outlined on our plans are needed items for our customers within the facility and new coming coming into it, for Directional and traffic movement to keep a safe and flowing movement.

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

Yes, again, These are our corporate new standards. Following our branding guidelines through all of our locations that we are rebranding or building new.



MINUTES
Planning & Zoning Commission
Regular Meeting
Village Hall
1900 Hassell Road, Hoffman Estates, IL 60169

June 4, 2025	Council Chambers	6:30 PM
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1. CALL TO ORDER/ROLL CALL

Chairperson Combs called the meeting to order at 06:30 PM.

Commissioners Present: Eva Combs, Adam Bauske, Lon Harner, Lenard Henderson, Daniel Lee, Nancy Trieb, Denise Wilson, John Wise, Rajkumari Chhatwani

Commissioners Absent: Excused: Minerva Milford

A quorum was present.

Administrative Personnel Present: James Donahue, Senior Planner; Kevin Anderson, Planner II; Daisy Dose-Adamzadeh, Planner II

2. APPROVAL OF MINUTES

A. Planning & Zoning Commission 05-07-2025

Motion by Commissioner Harner, seconded by Commissioner Chhatwani, to approve the May 07, 2025, regular meeting minutes. Voice vote taken. Ayes - 6 | Nays - 0 | (Abstain: Daniel Lee, John Wise, Denise Wilson). Motion Passed.

3. CHAIRPERSON'S REPORT

Chairperson Combs stated the corner side yard setback for a storage shed located at 760 Orange Lane, which was denied by the Commission, was also denied by the Village Board.

4. NEW BUSINESS

A. Public Hearings

1. Special Use to DCCW Hoffman Estates LLC for a car wash and Master Sign Plan Amendment for the property at 105 E. Golf Road

Motion by Commissioner Harner, seconded by Commissioner Henderson, to open the Public Hearing. Voice vote taken. Ayes - 9 | Nays - 0 | (Abstain: None). Motion Passed.

Chairperson Combs swore in the petitioners.

Craig Krandel (Zukowski, Rogers, Flood & McArdle - 50 N Virginia St, Crystal Lake, IL)
Mitch Zaveduk (Dream Clean Carwash - 2844 Floral Dr, Northbrook)

Mr. Krandel presented an overview of the project.

Kevin Anderson presented an overview of the staff report. Mr. Anderson stated that the petitioners noted that there were two inaccurate pages within the agenda packet for this item, which would be corrected before being presented to the Village Board.

Commissioner Lee asked what the distance was from the road to the main sign location. Mr. Anderson stated the sign is located on the east side of the drive aisle and is set back approximately ten (10) feet from the north lot line.

Commissioner Wise had no questions.

Commissioner Wilson had no questions.

Commissioner Henderson asked if they were anticipating to be more busy with the new sign. Mr. Krandel stated he cannot comment on how much more activity a new sign would bring. Commissioner Henderson suggested traffic mitigation measures be taken when they are busy. Mr. Krandel stated this comment would be passed along to management to review strategies.

Commissioner Trieb had no questions.

Commissioner Harner had no questions.

Commissioner Chhatwani had no questions.

Vice Chairperson Bauske asked the petitioner if he agreed with the conditions of approval in the staff report. Mr. Krandel stated yes.

Chairperson Combs asked staff if the Village restricts other advertising on the business' signage. Mr. Anderson stated yes, off-site signage is restricted within the Code.

Chairperson Combs asked if there were any members of the audience that would like to comment on the request. There were no public comments.

Motion by Commissioner Harner, seconded by Commissioner Henderson, to close the Public Hearing. Voice vote taken. Ayes - 9 | Nays - 0 | (Abstain: None). Motion Passed.

Motion by Vice Chairperson Bauske, seconded by Commissioner Harner, to adopt the

Findings of Fact for a Special Use as outlined in the June 04, 2025, Staff Report.

Roll call vote:

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

Nay: None

Absent: Minerva Milford

Motion Passed.

Motion by Vice Chairperson Bauske, seconded by Commissioner Chhatwani, to adopt the Findings of Fact for a Master Sign Plan Amendment as outlined in the June 04, 2025, Staff Report.

Roll call vote:

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

Nay: None

Absent: Minerva Milford

Motion Passed.

Motion by Vice Chairperson Bauske, seconded by Commissioner Harner, to recommend to the Village Board approval of a Special Use to DCCW Hoffman Estates LLC for a car wash, subject to the conditions as of the June 04, 2025, Staff Report.

Roll call vote:

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

Nay: None

Absent: Minerva Milford

Motion Passed.

Motion by Vice Chairperson Bauske, seconded by Commissioner Harner, to recommend to the Village Board approval of a Master Sign Plan Amendment, subject to the conditions as of the June 04, 2025, Staff Report.

Roll call vote:

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

Nay: None

Absent: Minerva Milford

Motion Passed.

Chairperson Combs stated that this recommendation would be presented to the Village Board at their next regular meeting on June 16, 2025, at 7:00 p.m.

2. Variation from Section 9-3-6-D of the Municipal Code to permit an accessory structure to be setback 0 feet from the side lot line instead of the minimum required 3 feet for the property at 510 Glendale Lane

Motion by Commissioner Harner, seconded by Commissioner Henderson, to open the Public

Hearing. Voice vote taken. Ayes - 9 | Nays - 0 | (Abstain: None). Motion Passed.

Chairperson Combs swore in the petitioners.

Mariusz Poplawski (510 Glendale Lane)
Malgorzata Poplawski (510 Glendale Lane)

Mrs. Poplawski presented an overview of the project.

Kevin Anderson presented an overview of the staff report.

Mr. and Mrs. Poplawski addressed the Commissioners stating the pool and deck were added for the use of their family, and they did not realize they needed a permit for a structure not attached to the house. Chairperson Combs questioned Mr. Poplawski's statement that the distance was 14-inches and asked him to clarify if this was to the footings. Mr. Poplawski stated it was 14-inches from the edge of the deck to the fence. Chairperson Combs asked staff to clarify. Mr. Anderson stated the documents provided by the petitioner state the distance is only 0.3 feet from the property line.

Commissioner Chhatwani had no questions.

Commissioner Harner had no questions.

Commissioner Trieb had no questions.

Commissioner Henderson had no questions.

Commissioner Wilson asked staff which side of the structure was the side that is either 0.3 feet or 14-inches from the property line. Mr. Anderson stated it is the west side of the structure, between the deck and the property line. Commissioner Wilson asked if they were considering amending the Code as a whole, to which Mr. Anderson clarified this was a variation request and would affect this structure only.

Commissioner Wise had no questions.

Commissioner Wilson asked what the setbacks were for the garages / accessory structures of other properties in the area. Mr. Anderson stated all the accessory structures he was able to review in this area met the setback requirements.

Commissioner Lee stated he feels the issue of whether the deck is 0.3 feet or 14-inches from the property line requires clarification because being able to access the side of the structure for debris removal, mowing, etc. is important. Commissioner Lee commented that the fence looks to be 14-inches away, rather than 3-inches, in the photograph, and stated maybe the location of the fence is not accurate. Mr. Anderson responded that the plans the Commission is reviewing and voting on this evening are based on the 0.3-foot setback. However, if the Commission were to have the petitioner return to the designer and have the plans amended to accurately reflect what he has testified to here tonight, the request could be continued in order to allow the petitioner time to present information that appropriately reflects what was testified to this evening.

Mr. Poplawski stated that each week he is able to maintain the lawn in the area in question using his weed whacker.

Chairperson Combs stated that the issue is that the petitioner has presented a plan that shows 0.3 feet, which contradicts the distance he is verbally telling the Commissioners is on the site (14-inches). Mr. Anderson stated the neighbor's fence is located a few inches within the property line, not on the subject property's lot line.

Chairperson Combs swore in an additional petitioner.

Dave Hafner (545 Glendale Lane)

Mr. Hafner stated he is in support of the variation, commenting that the petitioner is always working on the house and that the metal fences were installed many years ago.

Mr. Anderson provided the Commissioners with a copy of the petition from eight surrounding property owners in favor of the variation.

Chairperson Combs called for a vote to continue the hearing and allow the petitioner to amend it with the actual setback from the property line. The architect would have to make the necessary changes to the plans. Commissioner Henderson suggested that when the architect comes to the property, that the accessory structure be adjusted to meet the code if the dimensions are closer to 0.3-feet.

Vice Chairperson Bauske asked to clarify if there were any additional dimensions (height, etc.) that were of concern regarding this structure, or is the setback the only issue. Mr. Anderson stated the setback is the main concern. If the petitioners were to meet the 3-foot setback, the building permit would be issued without the need for the variation.

Mr. Poplawski commented that the inspectors from the Village told him the structure was well-built. Vice Chairperson Bauske stated that his main concern is whether the plan is correct.

Chairperson Combs asked if there were any members of the audience that would like to comment on the request.

Chairperson Combs swore in an additional petitioner.

Chris Cosman (505 Glendale Lane)

Mr. Cosman commented on the character of the neighbors. Chairperson Combs asked that comments be kept related to the variation at hand, not the neighbor's character.

Chairperson Combs asked staff if there was a date to which the hearing should be assigned for continuation, or if it would depend on when the revised documents arrive from the petitioners? Mr. Anderson stated it would be best to wait until the plans arrive before scheduling a continuation date.

Motion by Vice Chairperson Bauske, seconded by Commissioner Trieb, to continue the Public Hearing for a Variation from Section 9-3-6-D of the Municipal Code to permit an

accessory structure to be setback 0 feet from the side lot line instead of the minimum required 3 feet for the property at 510 Glendale Lane to a date yet to be determined.

Roll call vote:

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

Nay: Lon Harner

Absent: Minerva Milford

Motion Passed.

Chairperson Combs asked if the hearing would remain open. Mr. Anderson stated the Public Hearing would remain open.

B. Public Meetings

1. Preliminary and Final Site Plan for a ComEd Substation located at 5700 Trillium Boulevard

Chairperson Combs swore in the petitioners.

Mark Halford (Compass Data Centers, 14555 N Dallas Parkway, Dallas, TX)

Bill Pegel (ComEd, 2241 Coventry Circle, Sycamore, IL)

Jamie Putnam (Kimley-Horn, 4201 Winfield Road, Warrenville, IL)

Mr. Halford presented an overview of the project.

James Donahue presented an overview of the staff report.

Commissioner Chhatwani had no questions.

Commissioner Harner asked if there was a reason for having an entrance on Beverly Road for this facility. Mr. Pegel stated their substation standards for maintenance and safety require two entrances to a station, which are typically kept separated so that, in the case of an emergency or an outage, operators can get to the site and get the equipment up and live. Commissioner Harner commented that Beverly Road is a highly traveled roadway. Mr. Pegel stated most of the vehicles would likely be entering via the Trillium entrance due to traffic conditions. Commissioner Harner asked staff if the roadway would be resurfaced. Mr. Donahue stated underground electric lines are being run from the existing substation south of I-90 to Beverly Road; there are currently test holes in the pavement to check the subsurface and when the project is complete, the roadway will be repaired. Mr. Pegel agreed that the roadway is not currently complete, but that permits would be pulled to repair the road accordingly.

Commissioner Trieb had no questions.

Commissioner Henderson commented he was happy with the lack of barbed wire.

Commissioner Wilson had no questions.

Commissioner Wise asked whether the feeders were abandoned from the previous Sears facility. Mr. Pegel stated that he was not aware if they had been demolished, but that typically when a building is abandoned, this equipment is brought back to ComEd Assets.

Commissioner Lee had no questions.

Vice Chairperson Bauske asked the petitioners if they agreed with the conditions of approval in the staff report. Mr. Halford stated yes.

Chairperson Combs asked about security for the property. Mr. Pegel stated there is security installed on the facilities for motion detection, cameras on most facilities, and there is a control building that is managed which meets all requirements. Chairperson Combs asked if there was an issue on site that it would be routed automatically to the proper department (i.e. Police, Fire, etc.). Mr. Pegel stated yes, the OCC and the TSO system operators receive warnings on their control boards. Chairperson Combs asked about the color of the 86-foot masts. Mr. Pegel stated it was his assumption that the poles would be galvanized, but he had not looked at the plans for this level of information. Chairperson Combs asked if they could blend in with the sky because another facility in town looks like Stonehenge. Mr. Pegel stated the challenge with painted poles is the long-term maintenance issues. ComEd does try to minimize the amount of long-term maintenance because this cost is socialized to all rate-payers. Chairperson Combs asked how sound would impact the Forest Preserve. Mr. Halford could not speak directly to the sound study. He stated they met the requirements but was unable to speak about how it would impact the Forest Preserve specifically. Chairperson Combs commented her concern was with regard to how it would interfere with the wildlife. Mr. Donahue pointed out the sphere of sound provided on the map does not travel that far north.

Commissioner Henderson asked whether this facility would have security. Mr. Halford stated this location would have Tier 1 security, meaning there will not be cameras at the fence, but they will have cameras on the control building as well as motion detection.

Chairperson Combs asked if there were any members of the audience that would like to comment on this request. Chairperson Combs swore in the petitioner.

Doreen Gibrich (1850 Nicholson Drive)

Mrs. Gibrich thanked staff for keeping residents up-to-date. Ms. Gibrich asked why they did not consider the NW corner of Higgins Road for their location. Mr. Pegel stated he believes the location was chosen based upon the distance from the substation where the equipment is coming from and the lines being pulled to service the new substation. Mr. Donahue pulled up a map of the area on the screen at the front of the meeting room and showed the audience the locations from which the power would be coming. Mr. Pegel stated they typically try to reduce the amount of impact on an area from construction and coordinate with the customer to determine site limits, soil conditions, etc. that impact the constructability of the substation. Mr. Putnam stated the location of the nursing college and the interstate, along with the location of the existing substation where the lines are being pulled from all were factors in deciding on the best location for the new substation.

Mrs. Gibrich stated her frustration that money rules out in the end over business and

residential impacts.

Mrs. Gibrich asked for further clarification about the security on site - will there just be cameras, or will there be a physical person on the site? Mr. Pegel stated ComEd does not staff their stations 24/7, including data centers, since the property is owned by the customer and the equipment is installed, owned, operated and maintained by ComEd per the tariff filed with ICC. Mr. Pegel also addressed the comment about the cost of the site clarifying that the site is rate-payer-funded. This means ComEd makes investments based on the laws they have as a public utility, and since they are rate-payer-funded, meaning every electric utility customer pays into the fund, the ICC, as regulator, challenges ComEd to find the most economical way to perform the work they are doing in order to have the least impact to all rate payers, both locally and through the Illinois territory, as well as to transmission from Illinois all the way to the East Coast. Mr. Halford stated the Compass site would have 24/7 security, which Mrs. Gibrich affirmed was information he had provided at the February Public Meeting.

Mrs. Gibrich asked about proper funding / training for the Fire Station. Mr. Pegel stated they work with the municipality or individual jurisdictional fire departments to perform site walkdowns, pre-planning, etc., and as much training as possible with their staff. Mr. Pegel also stated that for substations, the Fire Department is not allowed to enter the substation until ComEd staff are on-site, confirm it has been de-energized, and escort emergency personnel into the station.

Mrs. Gibrich asked if, at the time the sound study was completed, there had been any consideration of performing the study near the homes within the area. Mr. Pegel stated there are certain parameters regulated for this type of study/location, but he was unable to speak directly about what the parameters are or who sets them. Mr. Donahue stated that the sphere of noise that could potentially come from the substation, which the study states would not exceed what the allowances are, would not travel that far, so the chances of the residences south of I-90 hearing noise from this substation site would not happen because residents would hear noises from the tollway before they would hear noises from the substation. Mr. Pegel stated the sound from the transformers is due to the fans making a slight humming sound.

Mrs. Gibrich asked if there were any studies relating to native plants and wildlife in the area. Mr. Halford stated this was completed during the original site approval and there was no impact found.

Chairperson Combs swore in an additional petitioner.

Scott Gibrich (1850 Nicholson Drive)

Mr. Gibrich asked ComEd if, in the normal operation of the datacenters, is the delivery of power consistent, or would residents expect to see issues with power surges, brown outs, etc. Mr. Pegel responded that during the planning and engineering process, the system supporting the load from the customer is studied, whether it be large load, commercial/industrial, or residential, and they continue to study it along the way and adjust accordingly. This facility is a large load customer, and would be serviced by the transmission system. It is high-voltage distribution, which is not the same distribution system used for residential services.

Mr. Gibrich further clarified his question as to where the power is coming from. Is it sufficient to support the datacenter without having to pull more power from the surrounding area? Mr. Pegel stated that all large load customers are required to adhere to the load-ramp as submitted for the study, which is how they ensure these concerns do not occur. Mr. Pegel stated they are not a generator, but rather they are strictly a transmission company.

Mr. Gibrich asked if there were any cost benefits to being close to the transmission facility. Mr. Pegel explained how rates are quantified and impacted by other factors for rate-payers.

Mr. Gibrich asked if there were other TDC plans for this immediate area. Mr. Pegel stated he was not aware of any TDC plans for this immediate area.

Mr. Gibrich commented that he is hoping the area at Shoe Factory and Beverly Road will not become another data center or industrial area close to the residences.

Motion by Vice Chairperson Bauske, seconded by Commissioner Harner, to adopt the Findings of Fact for Site Plan as presented in the June 04, 2025, Staff Report.

Roll call vote:

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

Nay: None

Absent: Minerva Milford

Motion Passed.

Motion by Vice Chairperson Bauske, seconded by Commissioner Harner, to recommend to the Village Board of Trustees approval of Preliminary and Final Site Plan for a ComEd Substation located at 5700 Trillium Boulevard, subject to the conditions as of the June 04, 2025, Staff Report.

Roll call vote:

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

Nay: None

Absent: Minerva Milford

Motion Passed.

Chairperson Combs stated this recommendation would be presented to the Village Board at the next regular meeting on Monday, June 16, 2025 at 7:00 p.m.

5. STAFF DISCUSSION

Daisy Dose-Adamzadeh stated that there were not currently any items scheduled for the next regular PZC meeting on June 18, 2025, but that this could change. Commissioners will be updated accordingly.

6. PUBLIC COMMENT

None.

7. ADJOURNMENT

Motion by Commissioner Chhatwani, seconded by Commissioner Henderson, to adjourn at 07:57 PM. Voice vote taken. Ayes - 9 | Nays - 0 (None) | Abstain - 0 (None). Motion Passed.

Minutes prepared by Marquelle Cnota, Administrative Assistant.

Chairperson's Approval

Date Approved

[MIN FOOT]

Draft



AGENDA ITEM REPORT

Village Board of Trustees

June 16, 2025

ITEM 7B

REQUEST: Approval of an Ordinance granting Preliminary and Final Site Plan for a ComEd Substation located at 5700 Trillium Boulevard.

FROM: James Donahue, Senior Planner

ITEM TYPE: Ordinance - PZC Item

REQUEST SUMMARY

Compass Datacenters ORD 1 LLC is seeking site plan approval for a ComEd Substation that will serve the data center campus that is currently under construction on the 193-acre site of the former Sears Holdings Headquarters.

FINANCIAL IMPACT

N/A

RECOMMENDATION

The Planning & Zoning Commission held a public meeting on June 4, 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 Site Plan, subject to conditions included in Exhibit B.

Voting (all motions): 9 Ayes, 0 Nay, 1 Absent

Motions Passed.

ATTACHMENTS

1. Ordinance - ComEd Substation
2. Exhibit A - Location Map
3. Exhibit B - Findings and Recommendations Summary
4. Staff Report - ComEd Substation
5. Supporting Documents - ComEd Substation

VILLAGE OF HOFFMAN ESTATES

**AN ORDINANCE GRANTING PRELIMINARY AND FINAL SITE PLAN FOR A
COMED SUBSTATION LOCATED AT 5700 TRILLIUM BOULEVARD
HOFFMAN ESTATES, ILLINOIS**

WHEREAS, the Planning and Zoning Commission, at a public meeting duly called and held according to law on June 4, 2025, considered the request by Compass Datacenters ORD 1 LLC (owner and applicant) for Preliminary and Final Site Plan for the property located at 5700 Trillium Boulevard, 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 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: Preliminary and Final Site Plan is hereby granted, subject to the following conditions:

- a. The building permit shall be obtained with twelve (12) months of Village Board action on this request.
- b. Prior to the issuance of the final certificate of occupancy for the development, the 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 it with a similar species.
- c. Prior to the issuance of a 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.
- d. The development shall comply with all Village, Cook County, and State of Illinois noise regulations at all times.
- e. A performance guarantee based on an Engineers' Estimate of Cost shall be submitted to the Village prior to the issuance of the site development permit.
- f. A permit from the Metropolitan Water Reclamation District (MWRD) shall be provided prior to site construction commencing.
- g. The following conditions relate to the site construction:
 - i. A preconstruction meeting shall be conducted with Village Staff prior to construction commencing.
 - ii. 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.
 - iii. In accordance with Village Code, construction hours shall be limited to 7 a.m. to 7 p.m. Monday - Friday, and 8 a.m. to 6 p.m. Saturday and Sunday.
- h. The following documents and plans, all on file with the Village, are hereby approved and constitute the final site plan approval for the project:
 - i. Final Civil Engineering Plans dated 3/17/25
 - ii. ComEd Renderings received 4/9/25
 - iii. Final Stormwater Report dated "Revised March 2025"
 - iv. Environmental Noise Study dated 2/26/25
 - v. Photometric Plan dated 2/17/25

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

ATTEST:

Village President

Village Clerk

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

5700 TRILLIUM BLVD (Compass Data Center Substation)
PIN: 01-32-100-005-0000, 01-31-201-003-0000, 01-31-202-000-0000

N



UNINCORPORATED COOK COUNTY

HIGGINS RD

COMPASS DATA CENTER SITE
5400 - 5650
TRILLIUM BLVD

PROJECT LOCATION

5700

TRILLIUM BLVD

BEVERLY RD

APPLE ST

I - 90 EXPRESSWAY

Legend

-  Subject Property
-  Parcel
-  VillageBoundary



Department of Development Services
Village of Hoffman Estates



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

Meeting Date: 6/4/2025

Prepared By: James Donahue, Senior Planner

PLN25-0009

Preliminary and Final Site Plan for a ComEd Substation located at 5700 Trillium Boulevard

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 Site Plan meets the Zoning and Subdivision code requirements and is a necessary use for the previously approved Compass Datacenter which was identified as a good use for the land and meets the Village's economic development goals of diversifying the tax base.

Recommendations

The Planning & Zoning Commission made the following motions:

1. Adopt the Findings of Fact for Site Plan.

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

Roll call vote:

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

Nay:

Absent: Milford

Motion Passed.

2. Recommend to the Village Board approval of Preliminary and Final Site Plan for a ComEd Substation located at 5700 Trillium Boulevard, subject to the following conditions:
 - a. The building permit shall be obtained within twelve (12) months of Village Board action on this request.
 - b. 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.
 - c. 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.
 - d. The development shall comply with all Village, Cook County, and State of Illinois noise regulations at all times.
 - e. A performance guarantee based on an Engineers' Estimate of Cost shall be submitted to the Village prior to issuance of the site development permit.

- f. A permit from the Metropolitan Water Reclamation District (MWRD) shall be provided prior to site construction commencing.
- g. 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.
- h. 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 3/17/25
 - 2. ComEd Renderings received 4/9/25
 - 3. Final Stormwater Report dated "Revised March 2025"
 - 4. Environmental Noise Study dated 2/26/25
 - 5. Photometric Plan dated 2/17/25

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

Roll call vote:

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

Nay:

Absent: Milford

Motion Passed.



PLANNING & ZONING COMMISSION STAFF REPORT

Meeting Date: 6/4/2025

From: James Donahue, Senior Planner

PLN25-0009

Public Meeting

Preliminary and Final Site Plan for a ComEd Substation located at 5700 Trillium Boulevard

REQUEST SUMMARY

Compass Datacenters ORD 1 LLC is seeking site plan approval for a ComEd Substation that will serve the data center campus that is currently under construction on the 193-acre site of the former Sears Holdings Headquarters.

Location:	5700 Trillium Boulevard
Property Owner / Applicant:	Compass Datacenters ORD 1 LLC
Property Size:	10 Acres
Zoning / Land Use:	O-5 Office District / Data Center Campus
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

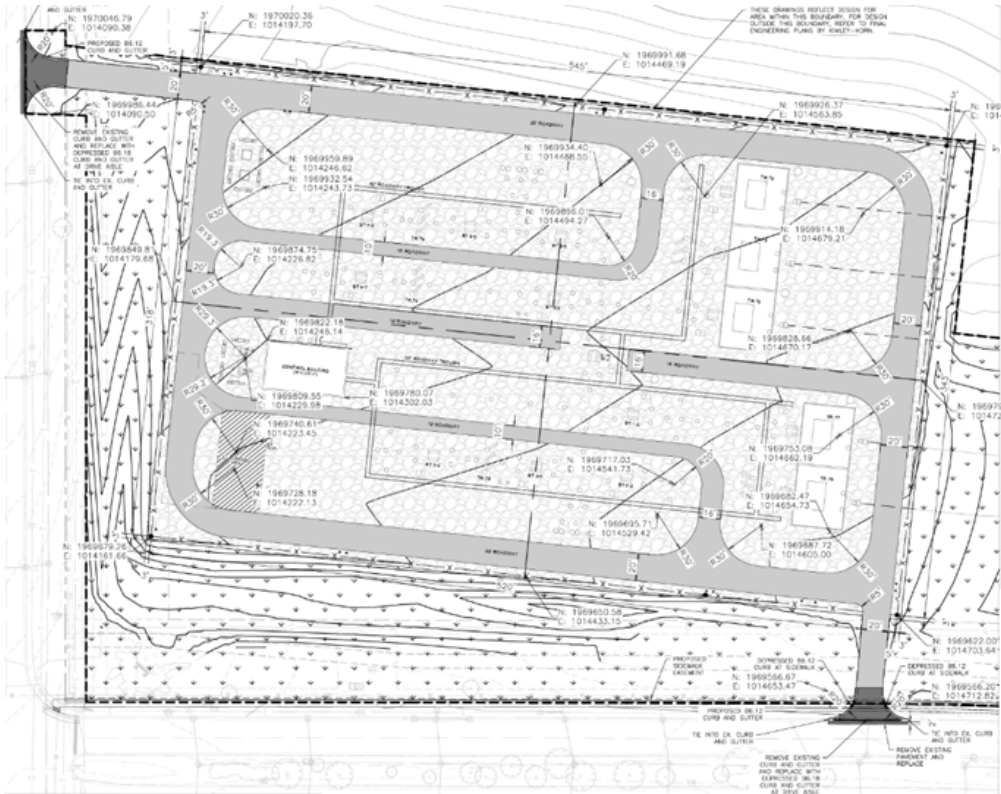
In February 2025, the Village Board approved plans for a 1.25 million-square-foot hyperscale data center campus by Compass Datacenters (Compass) that is currently under construction on the site of the old Sears Holdings Headquarters. Compass is working directly with ComEd to design and install new high-voltage electric transmission lines from an existing ComEd substation south of Interstate 90, west of Beverly Road, to a new substation proposed on the southwest corner of the Compass development. Ownership of the substation parcel will ultimately transfer from Compass to ComEd.

The proposed 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 all sides.

PRELIMINARY AND FINAL SITE PLAN

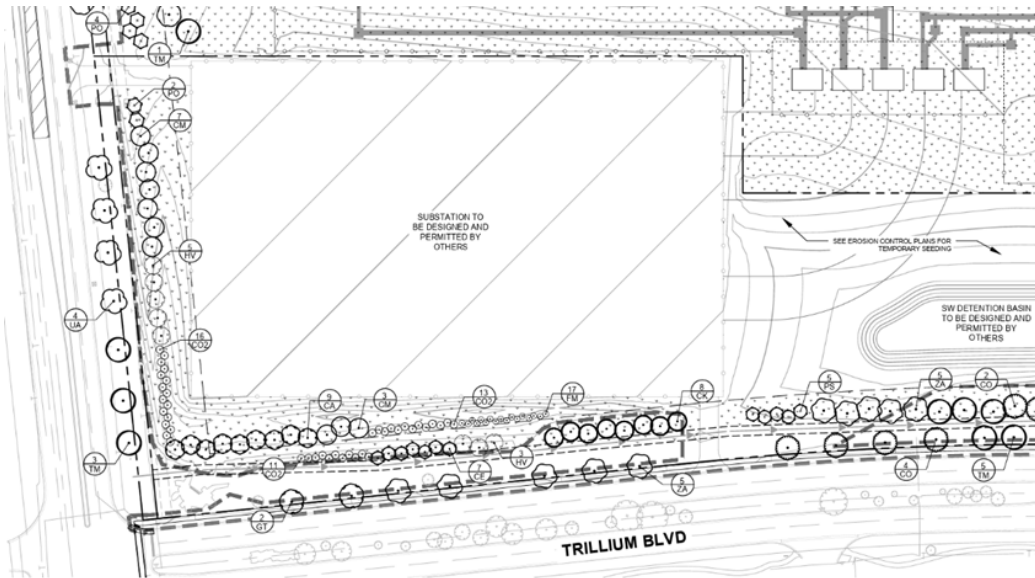
Access and Parking: Access to the site will be via Trillium Boulevard and Beverly Road. Employees who visit the site for maintenance would park within the enclosed site on internal roads. The site will not generate any traffic. As part of the Compass development, a sidewalk is being installed along Trillium Boulevard.

Engineering: The Engineering Division has reviewed the proposed engineering, grading, utility, and erosion control plans and found the plans acceptable. Water and sewer connections are not required for the site. Hydrant coverage already exists for the overall site within the rights-of-way on Trillium Boulevard and Beverly Road. Detention for the site will be provided onsite utilizing a newly created basin in the southeast corner of the site which will provide 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.



Proposed Site Plan

Landscaping: As part of the approved Compass plans, the perimeter of the site will be landscaped with a variety of trees, evergreens, shrubs and perennials in the site design. Conditions of Approval from the original Compass site plan approval have been added as part of this site approval, stating that at the time of acceptance, any dead or dying trees within the landscape screening will be required to be replaced and any gaps in the site perimeter landscape as identified by staff shall be addressed through installing additional landscape prior to final occupancy. The previously approved landscape plan conforms to the Village Code with respect to setbacks and screening. The site will be surrounded by 8' black steel palisade fencing to match the fencing on the Compass site. All landscape will be located between the public right-of-way and the fence.



Approved Compass Landscape Plan

The applicant has provided site renderings that provide an anticipated visual depiction of the development from the surrounding public rights-of-way, accounting for grading, setbacks, and new landscape materials as outlined in the landscape plan.



Site Rendering Looking East from Beverly Road

Building Design: The ComEd Substation will include above-ground and below-grade electrical equipment and transformers, a small metal/CMU control building of approximately 1,650 square feet not exceeding 20 feet in height, a charging area for electric vehicles and other necessary substation and electrical structures (including the standard 86-foot-tall static masts used for safety purposes).

Exterior Lighting and Site Acoustics: Lighting is proposed with LED light fixture heads adjacent to the electrical equipment, transformers and static masts to provide

security lighting on the site. The head design, direction and distance will limit the lighting on adjoining properties. The lighting levels 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 from the ComEd substation. The study found that the area surrounding the substation site is already noisy from traffic and commercial activity. After monitoring current noise levels and modeling to predict the future noise output, the study concluded that the proposed substation with five transformers will meet all noise standards of the Village, County and State.

MOTIONS

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

1. Adopt the Findings of Fact for Site Plan as outlined in the attached document.
2. Recommend to the Village Board of Trustees approval of Preliminary and Final Site Plan for a ComEd Substation located at 5700 Trillium Boulevard, subject to the following conditions:
 - a. The building permit shall be obtained with twelve (12) months of Village Board action on this request.
 - b. Prior to the issuance of the final certificate of occupancy for the development, the 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 it with a similar species.
 - c. Prior to the issuance of a 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.
 - d. The development shall comply with all Village, Cook County, and State of Illinois noise regulations at all times.
 - e. A performance guarantee based on an Engineers' Estimate of Cost shall be submitted to the Village prior to the issuance of the site development permit.
 - f. A permit from the Metropolitan Water Reclamation District (MWRD) shall be provided prior to site construction commencing.
 - g. The following conditions relate to the site construction:
 - i. A preconstruction meeting shall be conducted with Village Staff prior to construction commencing.
 - ii. 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.
 - iii. 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.
 - h. The following documents and plans, all on file with the Village, are hereby approved and constitute the final site plan approval for the project:
 - i. Final Civil Engineering Plans dated 3/17/25

- ii. ComEd Renderings received 4/9/25
- iii. Final Stormwater Report dated "Revised March 2025"
- iv. Environmental Noise Study dated 2/26/25
- v. Photometric Plan dated 2/17/25

ATTACHMENTS

- 1. Draft Findings and Recommendations Summary - ComEd Substation
- 2. Location Map - 5700 Trillium Boulevard
- 3. Supporting Documents



VILLAGE OF HOFFMAN ESTATES PLANNING & ZONING APPLICATION SUMMARY

APPLICATION INFORMATION

Project Number:	PLN25-0009
Project Name:	ComEd Substation (Compass Data Center)
Project Application Date:	2/10/2025
Project Manager:	James Donahue

PROJECT TYPE

Site Plan

SITE INFORMATION

Property Address:	5700 TRILLIUM
All Included PINs:	01-31-202-002-0000

PROJECT CONTACTS

Relationship to Project	Name / Firm	Address	Phone	E-Mail
APPLICANT	COMPASS DATACENTERS ORDI LLC	14555 DALLAS PKWY DALLAS, TX 75254	9723220754	
OWNER	COMPASS DATACENTERS ORDI LLC	14555 DALLAS PKWY DALLAS, TX 75254	9723220754	

ComEd Electric Substation - Project Narrative

Compass Datacenters ORD I, LLC (“Compass”) has proposed for the operation (and possible eventual ownership) by Commonwealth Edison Company (“ComEd”) of an electrical substation (the “ComEd Substation”) on a parcel of approximately 10 acres (the “Parcel”) situated within the southwestern portion of the Compass Data Center Campus (“Campus”). The Parcel is already approved by the Village for use as an electrical substation. The ComEd Substation will initially serve only the Compass Data Center Campus but could over time serve additional electrical customers. The ComEd Substation will include above-ground and below-grade electrical equipment and transformers, a small metal equipment enclosure of approximately 1,650 square feet not exceeding 20 feet in height, a charging area for electric vehicles and other necessary substation and electrical structures (including one or more standard 86-foot-tall static masts used for safety purposes).

The Parcel, in its eastern portion, will also hold a stormwater detention facility with a naturalized bottom to provide MWRD- and Village-required detention and water quality volumes. The detention facility to be situated within the Parcel will serve only the Parcel and not other portions of the Campus. The storm sewer and site grading has been designed to convey all of the runoff from the Parcel in a 100-year storm event to this detention basin. The basin, in turn, discharges to the east of the Parcel into the Campus’s storm sewer network. There are no mapped floodplain, floodway or wetlands within the Parcel.

While the ComEd Substation will operate 24 hours a day, 7 days a week, there will be no full-time employees stationed at the substation. Personnel would typically visit only for routine maintenance and more rare emergent operational needs. There are no occupied buildings on the site, only the small unmanned equipment enclosure.

The ComEd Substation will feature an 8-foot-tall palisade fence around the entire exterior perimeter consistent in design with the fencing used for the Campus as a whole. Landscaping will be designed to surround the southern and western perimeter exterior of the ComEd Substation and should enhance the natural beauty of the Campus. The landscaping has been shown on the overall Campus site plan submittal made by Compass.

Sound standards have been taken into account in the design of the ComEd Substation. A study prepared by Mostardi Platt (dated 02/26/25) has been provided as part of the site plan review submittal made by Compass related to the ComEd Substation.

It is anticipated that the work on site will proceed in phases per the currently estimated scheduled start dates below:

- Construction start: July 2025
 - Contractor mobilization, fine earthwork
- Below Grade construction: July 2025
 - Underground utility work including storm sewer and electrical conduits.
Foundation work throughout the site.
- Above Grade construction: January 2026
 - Electrical equipment, poles, busses, equipment enclosure.
- Construction complete: December 2026

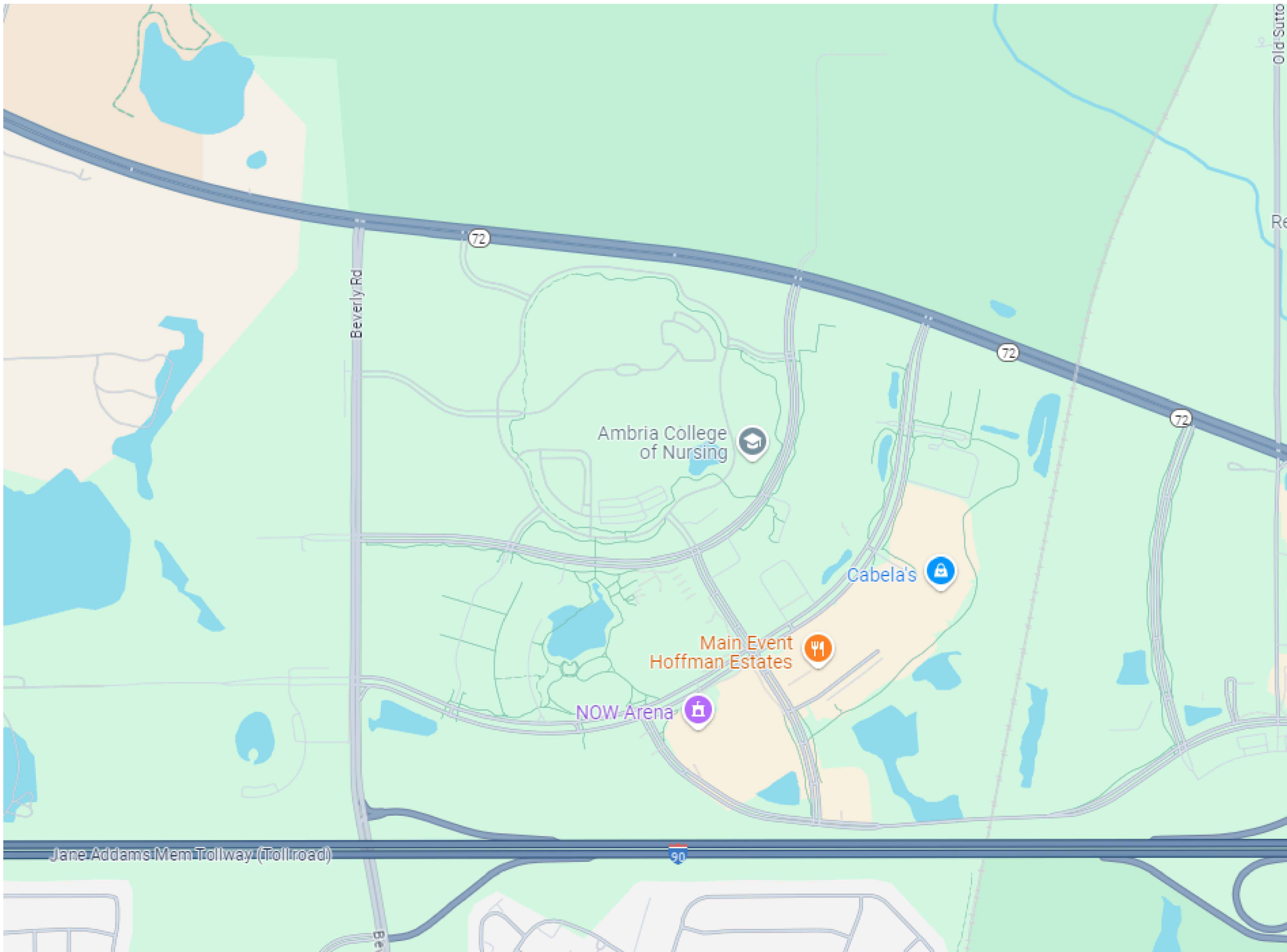


An Exelon Company

COMMONWEALTH EDISON

TSS 181 COMPASS

11/15/2024



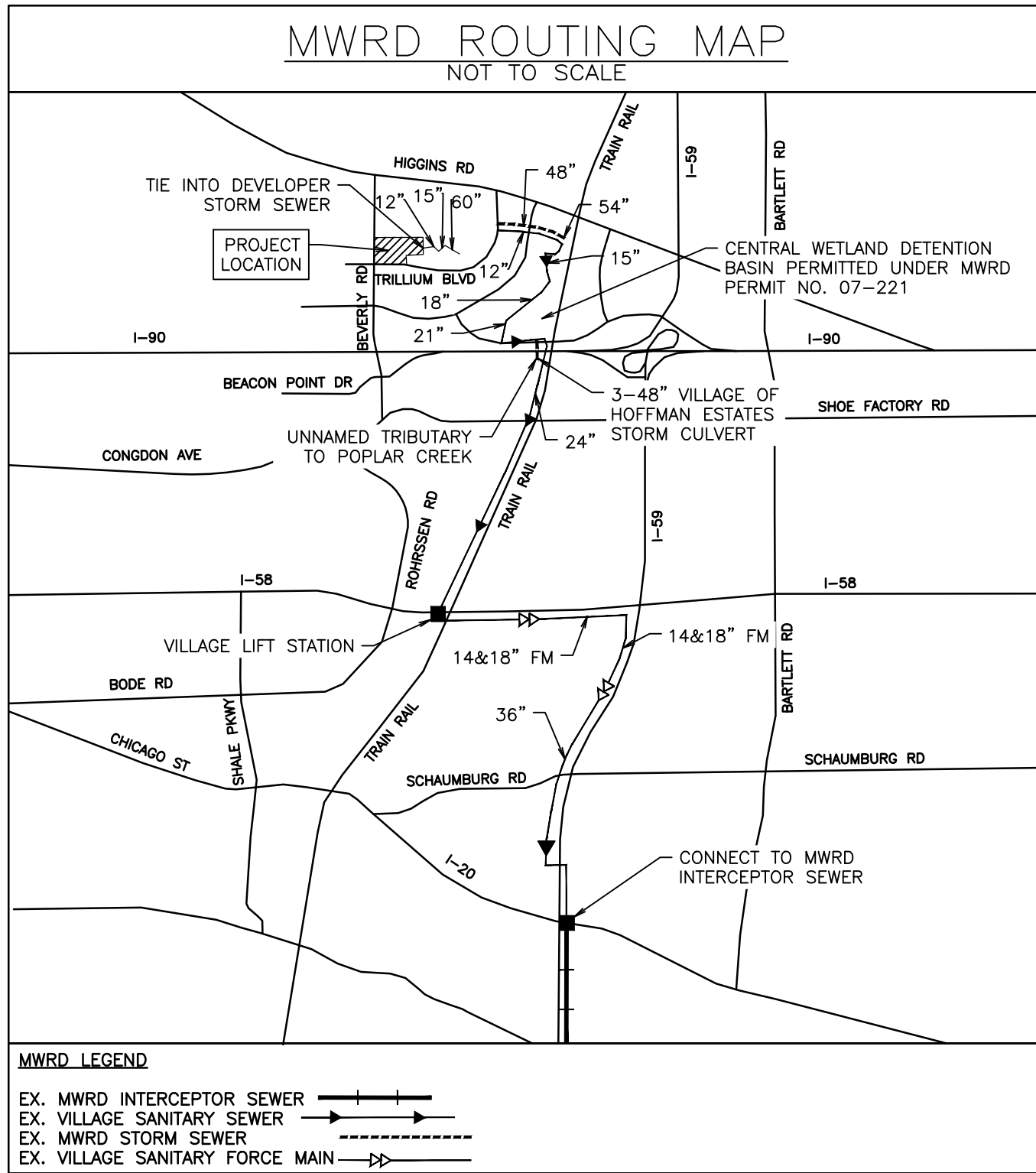
VICINITY MAP

SCALE: N.T.S.

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- 181.1-2 PLAN OF SUBSTATION LAYOUT (WEST)
- 181.1-3 PLAN OF SUBSTATION GRADING (EAST)
- 181.1-4 PLAN OF SUBSTATION GRADING (WEST)
- 181.1-5 PLAN OF SUBSTATION DRAINAGE (EAST)
- 181.1-6 PLAN OF SUBSTATION DRAINAGE (WEST)
- 181.1-7 DETAILS OF GRADING AND DRAINAGE IMPROVEMENTS
- 181.1-8 DETAILS OF GRADING AND DRAINAGE IMPROVEMENTS
- 181.1-9 DETAILS OF GRADING AND DRAINAGE IMPROVEMENTS
- 181.SK-1 GENERAL NOTES
- 181.SK-2 PLAN OF EROSION AND SEDIMENT CONTROL (EAST)
- 181.SK-3 PLAN OF EROSION AND SEDIMENT CONTROL (WEST)
- 181.SK-4 DETAILS OF EROSION AND SEDIMENT CONTROL
- 181.SK-5 DETAILS OF EROSION CONTROL AND DEWATERING



CONTACT THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO 2 DAYS BEFORE STARTING WORK

P: (708) 588-4055
E: WMOJobStart@MWRD.ORG

PROFESSIONAL ENGINEER'S CERTIFICATION

I, CHRISTOPHER W. HANCHETT, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, CERTIFY THAT THE PROPOSED DEVELOPMENT SHALL NOT ADVERSELY INCREASE FLOOD ELEVATIONS OR DECREASE FLOOD CONVEYANCE CAPACITY UPSTREAM OR DOWNSTREAM OF THE PROJECT ARE

CH HANCHETT

I, CHRISTOPHER W. HANCHETT, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, DO NOT ACKNOWLEDGE THE PRESENCE OF ANY FLOOD PROTECTION AREAS WITHIN 100' OF THE PROPOSED SITE

CH HANCHETT

I, CHRISTOPHER W. HANCHETT, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THE CIVIL ENGINEERING PLANS WERE PREPARED ON BEHALF OF COMMONWEALTH EDISON BY V3 COMPANIES, LTD. 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 17th DAY OF March, A.D., 2024.

CH HANCHETT

ILLINOIS LICENSED PROFESSIONAL ENGINEER 062-063179
MY LICENSE EXPIRES ON NOVEMBER 30, 2025

ILLINOIS LICENSED DESIGN FIRM NO. 184-000902



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--	03/17/25	ISSUED FOR PERMIT (W.O. #19524428)	SXR	SAV
AIC	01/13/25	ISSUED FOR PERMIT (W.O. #19524428)	SXR	CWH
A1B	12/06/24	ISSUED FOR PERMIT (W.O. #19524428)	SXR	SAV
A1A	11/15/24	ISSUED FOR COMMENT (W.O. #19524428)	SXR	SAV



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Commonwealth Edison Co.
Chicago, Illinois
Transmission and Distribution Operations



COVER SHEET
TSS 181 COMPASS DATA CENTER
SUBSTATION

TSS 181

COMPASS

DC 00
SC

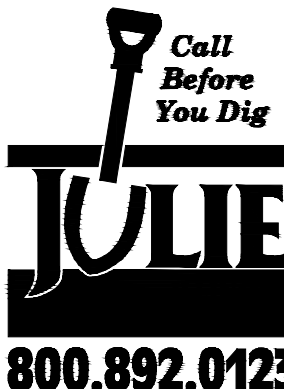
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Call 800.892.0123 48 hours before you dig

Joint Utility Locating Information for Excavators

OWNER
COMMONWEALTH EDISON COMPANY
1 LINCOLN CENTER, 5TH FLOOR
OAKBROOK TERRACE, IL 601811

CONTRACTOR
TO BE DETERMINED

CONSULTING
ENGINEER

V3 COMPANIES
7325 JANES AVE
WOODRIDGE, IL 60517
TEL: (630) 724-9200



--				
A1C	01/13/25	ISSUED FOR PERMIT (W.D. #19524428)	SXR	CWH
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Commonwealth Edison Co.
Chicago, Illinois

PLAN OF
SUBSTATION LAYOUT (WEST)

TSS 181

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	SC

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181.1-1_UNCONTROLLED

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D

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A

THESE DRAWINGS REFLECT DESIGN FOR
AREA WITHIN THIS BOUNDARY. FOR DESIGN
OUTSIDE THIS BOUNDARY, REFER TO FINAL
ENGINEERING PLANS BY KIMLEY-HORN.

DETENTION
BASIN

PROPOSED
SIDEWALK BY
OTHERS

NOTES:

1. ELECTRICAL EQUIPMENT AND FOUNDATIONS SHOWN FOR REFERENCE ONLY. REFER TO PLANS PREPARED BY SARGENT AND LUNDY.
2. APRONS SHALL ADHERE TO VILLAGE OF HOFFMAN ESTATES STANDARD COMMERCIAL INDUSTRIAL APRON WITH CURB.
3. CURB AND GUTTER WILL NEED TO BE REMOVED AND REPLACED WITH DEPRESSED CURB AND GUTTER IN ACCORDANCE WITH VILLAGE OF HOFFMAN ESTATES STANDARDS.
4. THE ENGINEERING DIVISION MUST INSPECT THE BASE PRIOR TO PAVING. SURFACE SHALL BE IN "READY TO PAVE" CONDITION. COMPACTED SUBBASE MATERIAL SHALL BE PROOF ROLLED WITH A LOADED SIX (6) WHEEL DUMP TRUCK IN THE PRESENCE OF A VILLAGE INSPECTOR, AND APPROVED PRIOR TO PLACING ANY PAVING MATERIAL.
5. UPON COMPLETION OF CONSTRUCTION, THE OWNER SHALL CAUSE TO BE FURNISHED "AS-CONSTRUCTED" PLANS IN PDF WITH CAD FILES TO THE HOFFMAN ESTATES VILLAGE COMMUNITY DEVELOPMENT DEPARTMENT.

HEAVY DUTY HMA PAVEMENT

2" HMA SURFACE COURSE, MIX D N50
3" HMA BINDER COURSE, IL19.0, N50
12" AGGREGATE BASE COURSE - CA6

DRIVE AISLE/ROADWAY

SHALL MEET COMED C-SPEC C5499 - SEE DETAIL ON 181.1-8

SUBSTATION YARD

SEE TYPICAL SUBSTATION GRAVEL CROSS SECTION ON 181.1-8

RESTORATION

IDOT TYPE 1 SEED AND EROSION CONTROL BLANKET
TOPSOIL FURNISH AND PLACE, 4"

NATIVE RESTORATION

IDOT CLASS 4 SEED W/EROSION CONTROL BLANKET
(NAG 5150BN OR APPROVED EQUAL)

PROPOSED FENCE: PALLISADE FENCE (IMPASSE II TRIDENT)

EDGE OF GRADING

TYPE B6.12 CURB AND GUTTER

TYPE B6.12 CURB AND GUTTER
(DEPRESSED)

TYPE B6.18 CURB AND GUTTER
(DEPRESSED)

GRAPHIC SCALE



1 = 30



ALB	12/06/24	ISSUED FOR PERMIT (W.D. #19524428)	SXR	SAV	
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PLAN OF
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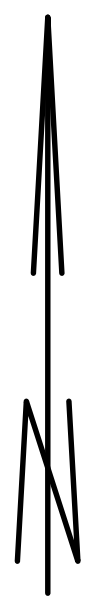
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PLAN OF
SUBSTATION GRADING (WEST)

181.1-3_UNCONTROLLED

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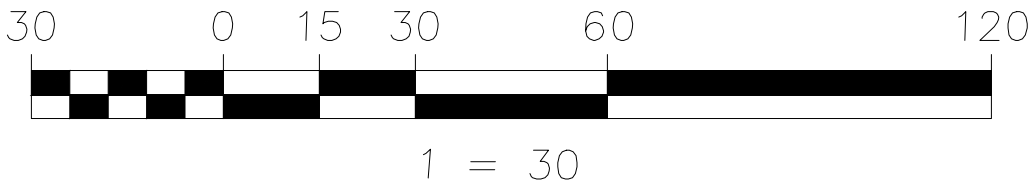
GRADING LIMITS TIE INTO EXISTING GRADE

NATURALIZED STORMWATER BASIN
DETENTION
REQ'D: 3.31 AC-FT
PROV: 3.62 AC-FT
NWL: 853.25
HWL: 857.00
BOTTOM: 852.70

528 LF - 4" PERF. UNDERDRAIN @ 0.00%

40' OVERFLOW LOCATION
I.E: 858.00
I.E. 853.25

GRAPHIC SCALE



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PLAN OF
SUBSTATION GRADING (EAST)

TSS 181

COMPASS

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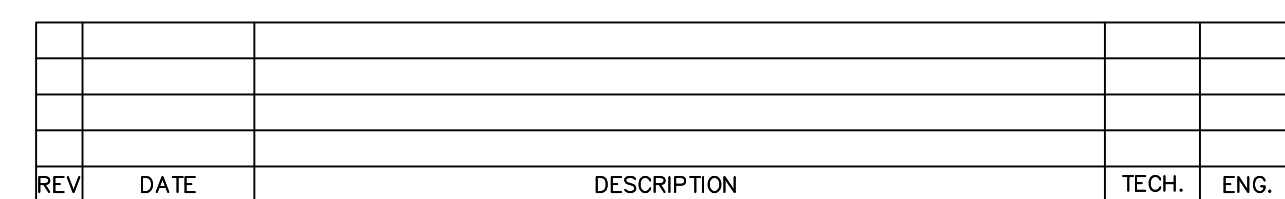
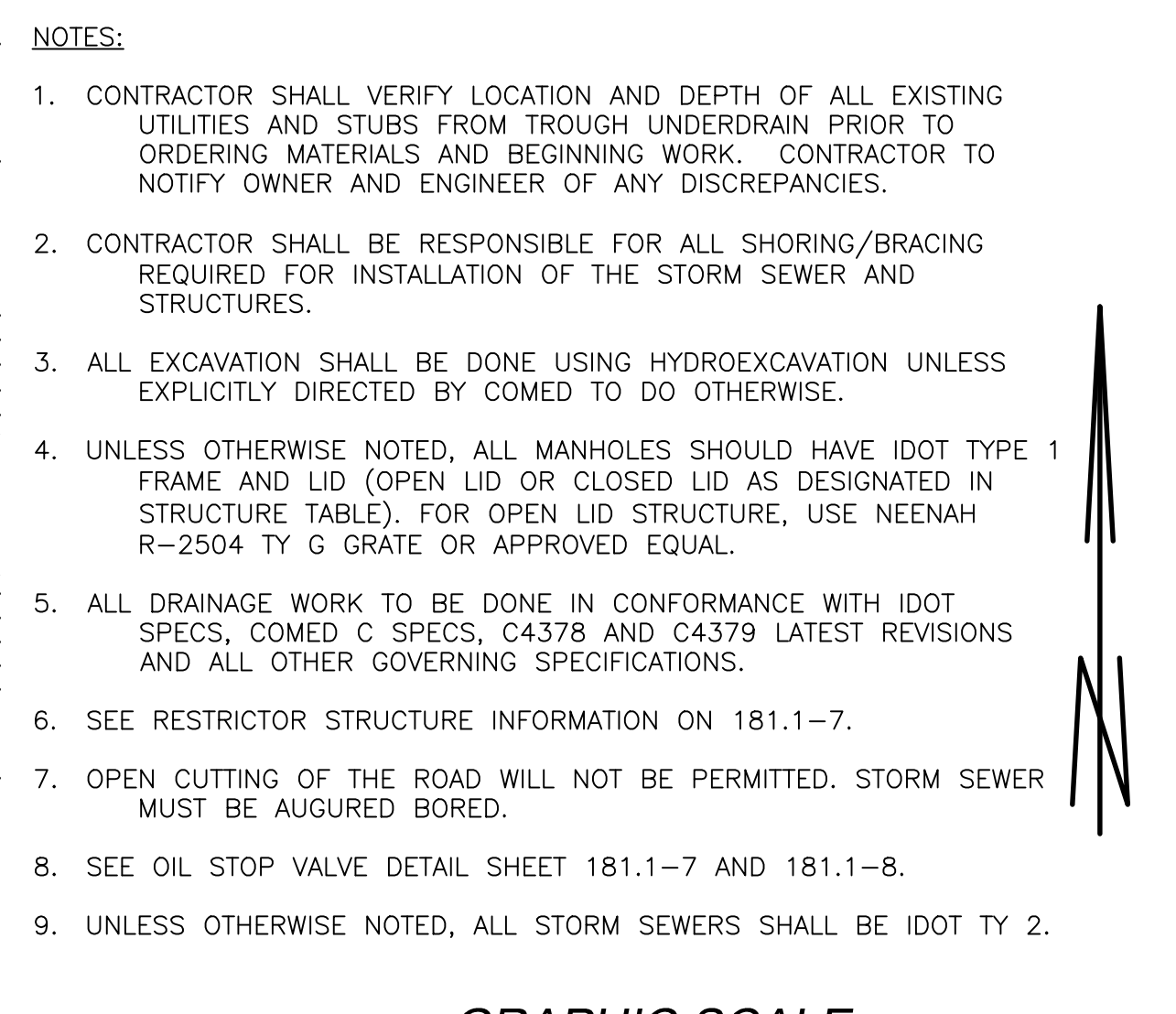
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SXR SAV
TECH. ENG.



PLAN OF
SUBSTATION DRAINAGE (WEST)

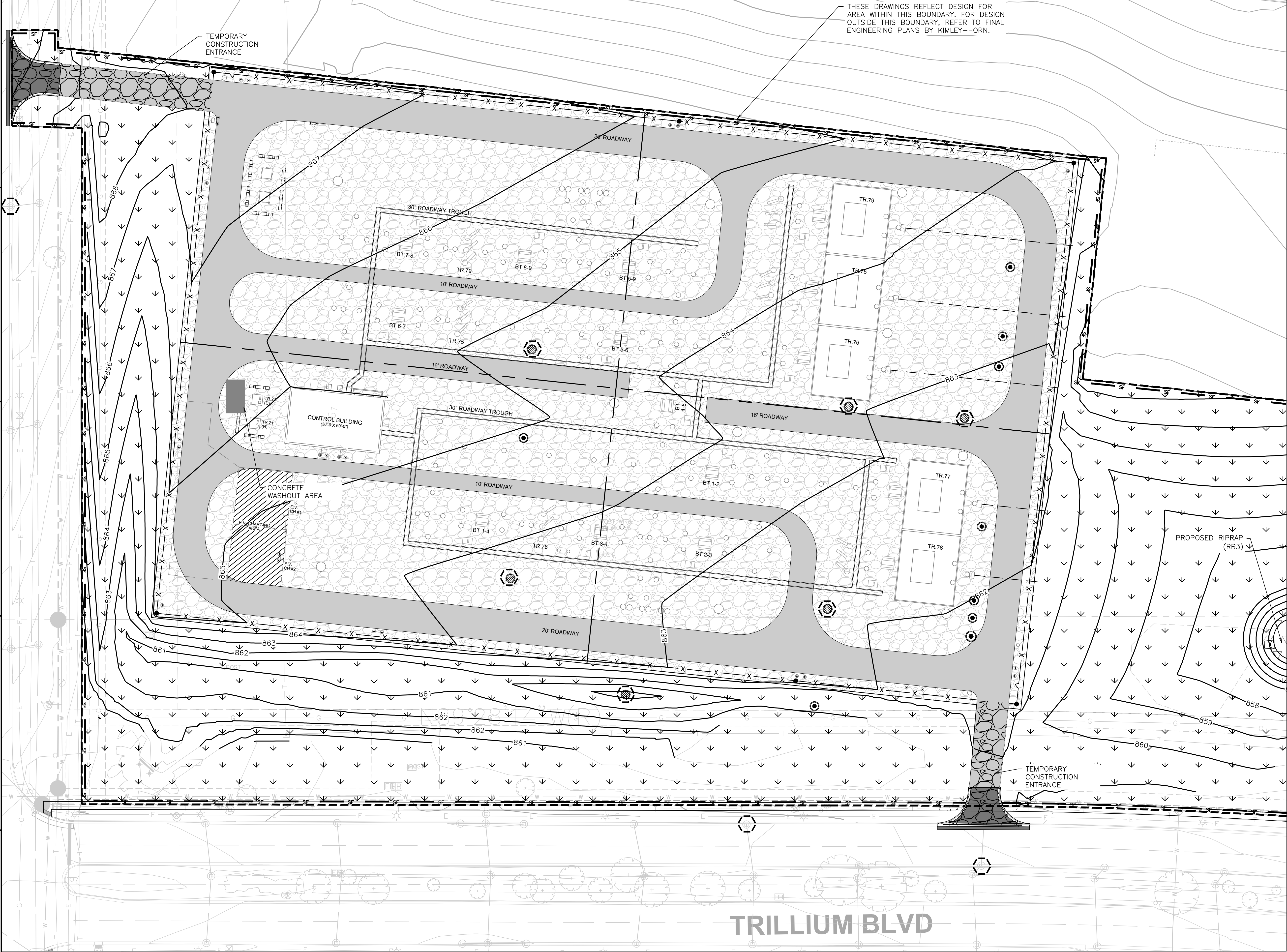
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181.1-5 UNCONTROLLED

INSTALL NEW 2#6 AND
1#8 WIRE IN EXISTING
OR NEW CONDUIT

--				
A1C	03/17/25	ISSUED FOR PERMIT (W.D. #19524428)	SXR	SA
A1B	12/06/24	ISSUED FOR PERMIT (W.D. #19524428)	SXR	SA
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REV	DATE	DESCRIPTION	TECH	EN



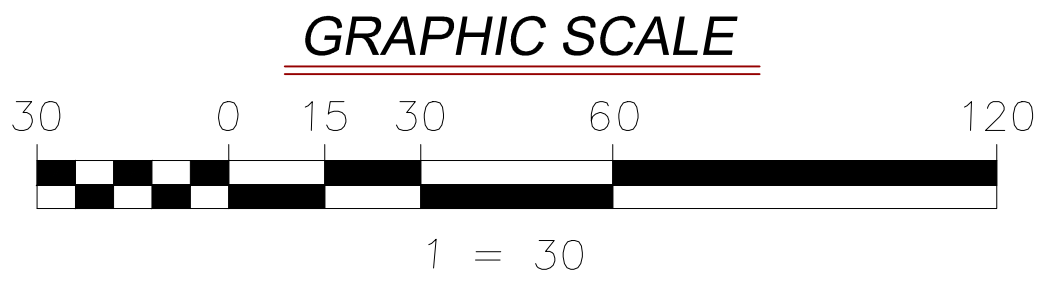


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NOTES:

1. CONTRACTOR TO INSTALL CONSTRUCTION ENTRANCE PRIOR TO COMMENCEMENT OF WORK.
2. CONTRACTOR TO INSTALL PERIMETER EROSION CONTROL PRIOR TO COMMENCEMENT OF ANY EARTHWORK. CONTRACTOR TO MAINTAIN AS SHOWN AND INSTALL ADDITIONAL PERIMETER EROSION CONTROL WHEREVER NECESSARY THROUGHOUT CONSTRUCTION ACTIVITIES TO MINIMIZE SOIL EROSION.
3. CONTRACTOR IS TO MAKE SURE ALL STOCKPILED MATERIAL IS PROPERLY STABILIZED AND ENCLOSED WITH SILT FENCE OR EROSION EEL IN ORDER TO PREVENT SEDIMENT FROM LEAVING THE SITE.
4. ALL SEDIMENT AND EROSION CONTROL MEASURES IN AND AROUND THE PROPOSED IMPROVEMENTS ARE TO REMAIN IN PLACE AND TO BE MAINTAINED THROUGHOUT CONSTRUCTION ACTIVITIES UNTIL THE PROPOSED IMPROVEMENTS ARE COMPLETED AND THE SITE ADEQUATELY STABILIZED.
5. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AS INDICATED ON THIS SHEET. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE PROVISIONS INDICATED IN THE EROSION CONTROL NOTES AND DETAILS IN THIS SET.
6. CONTRACTOR SHALL USE AND MAINTAIN CONCRETE WASHOUT WHENEVER CONCRETE IS POURED ONSITE. HYDRO VAC. SPOILS PIT MAY NOT BE USED AS CONCRETE WASHOUT.
7. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL SUBMIT A DEWATERING PLAN TO COMED FOR APPROVAL PRIOR TO BEGINNING DEWATERING ACTIVITIES.
8. CONTRACTOR SHALL INSTALL CONSTRUCTION ENTRANCES AS REQUIRED TO PREVENT TRACKING ONTO PUBLIC RIGHT OF WAY. IF EXISTING ENTRANCE WILL BE USED AS A CONSTRUCTION ENTRANCE, IT SHALL BE MONITORED DAILY TO CONFIRM THERE IS NO TRACKING ON TO THE RIGHT OF WAY. IF ANY TRACKING HAS OCCURED, THE STREET SHALL BE CLEANED IMMEDIATELY AND THE CONTRACTOR SHOULD CONSIDER INSTALLING A PROPOSED CONSTRUCTION ENTRANCE IN THAT LOCATION.

- SF — SILT FENCE
- INLET FILTER BASKET
- ▨ SUBSTATION YARD
SEE TYPICAL SUBSTATION GRAVEL CROSS SECTION ON 96.1-4
- ▤ RESTORATION
SODDING
TOPSOIL FURNISH AND PLACE, 4"
- ▥ NATIVE RESTORATION
IDOT CLASS 4 SEED W/EROSION CONTROL BLANKET (NAG 5150BN OR APPROVED EQUAL)



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Verify, Verify, Verify...For Veracity, Integrity, and Compliance

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PLAN OF
EROSION AND SEDIMENT CONTROL (WEST)

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-202-002

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POST WITH BIRDHOUSE
POST

PROPOSED RIPRAP (RR3)

528 LF - 4" PERF. UNDERDRAIN @ 0.00%

INSTALL PERFORATED RISER

INSTALL PERFORATED RISER IN WEST CULVERT AND TEMPORARILY PLUG EAST CULVERT DURING CONSTRUCTION SO BASIN ACTS AS TEMPORARY SEDIMENT BASIN.

4" PERFORATED PVC WITH NON-WOVEN FILTER FABRIC WRAPPED AROUND MESH (CHICKEN WIRE OR HARDWARE CLOTH), STAND PIPE TO BE SAME SIZE AS OUTLET PIPE.

CONCRETE RETAINING WALL

CONNECT TO 15" OUTLET PIPE

FLOW

4" PVC

CONCRETE BLOCK

PERFORATED RISER

NOTES:

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2. CONTRACTOR TO INSTALL PERIMETER EROSION CONTROL PRIOR TO COMMENCEMENT OF ANY EARTHWORK. CONTRACTOR TO MAINTAIN AS SHOWN AND INSTALL ADDITIONAL PERIMETER EROSION CONTROL WHEREVER NECESSARY THROUGHOUT CONSTRUCTION ACTIVITIES TO MINIMIZE SOIL EROSION.
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SILT FENCE

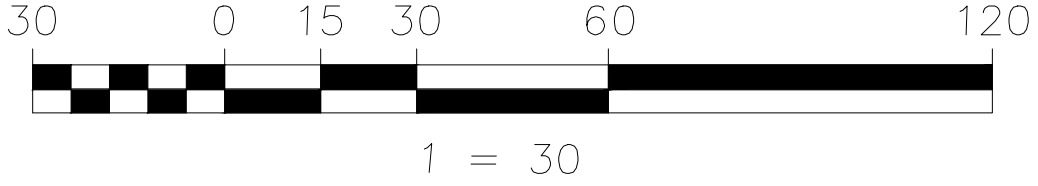
INLET FILTER BASKET

SUBSTATION YARD
SEE TYPICAL SUBSTATION GRAVEL CROSS SECTION ON 96.1-4

RESTORATION
SODDING
TOPSOIL FURNISH AND PLACE, 4"

NATIVE RESTORATION
IDOT CLASS 4 SEED W/EROSION CONTROL BLANKET (NAG 5150BN OR APPROVED EQUAL)

GRAPHIC SCALE



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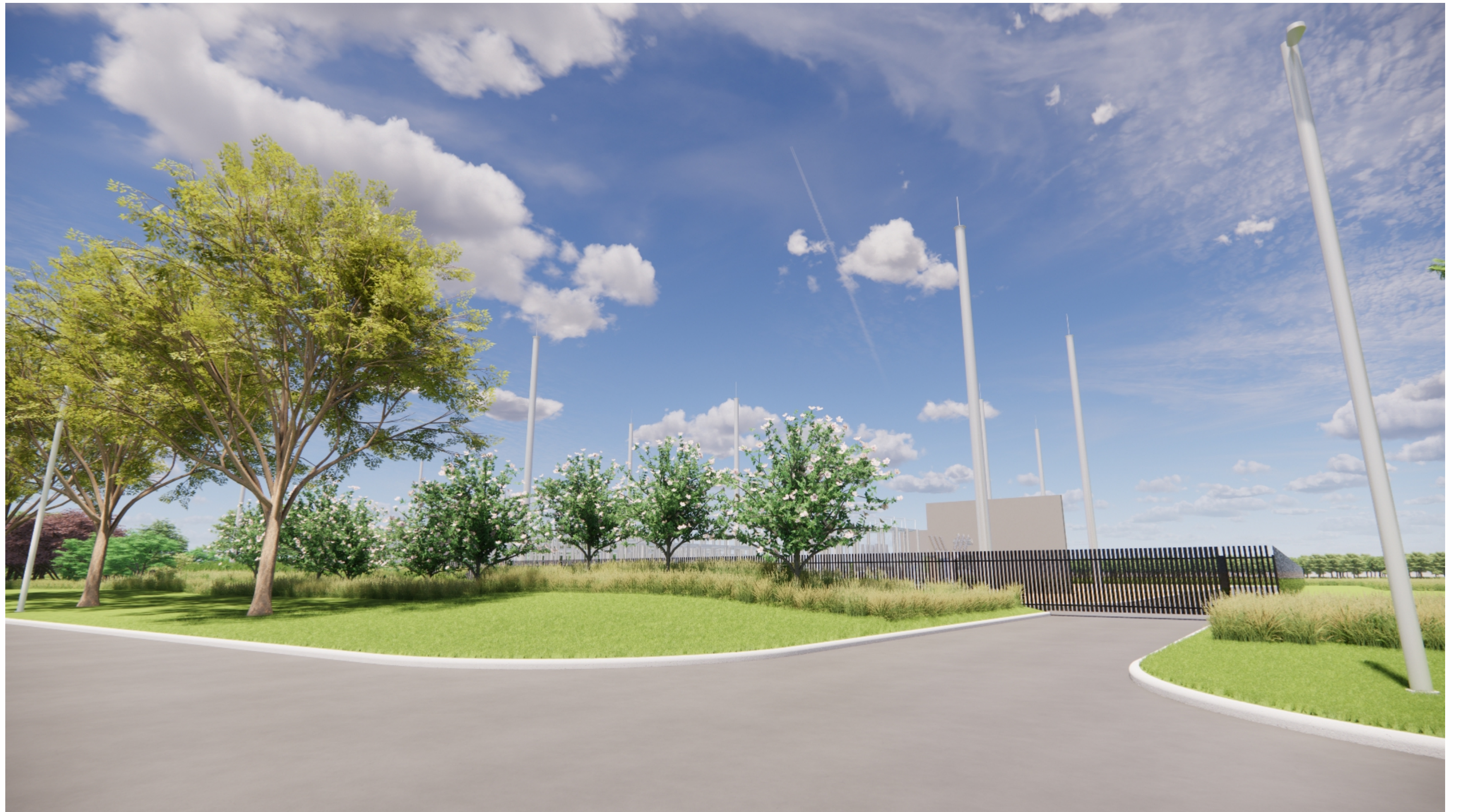
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PLAN OF EROSION AND SEDIMENT CONTROL (EAST)

TSS 181 COMPASS DC 00 SC

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Luminaire Locations

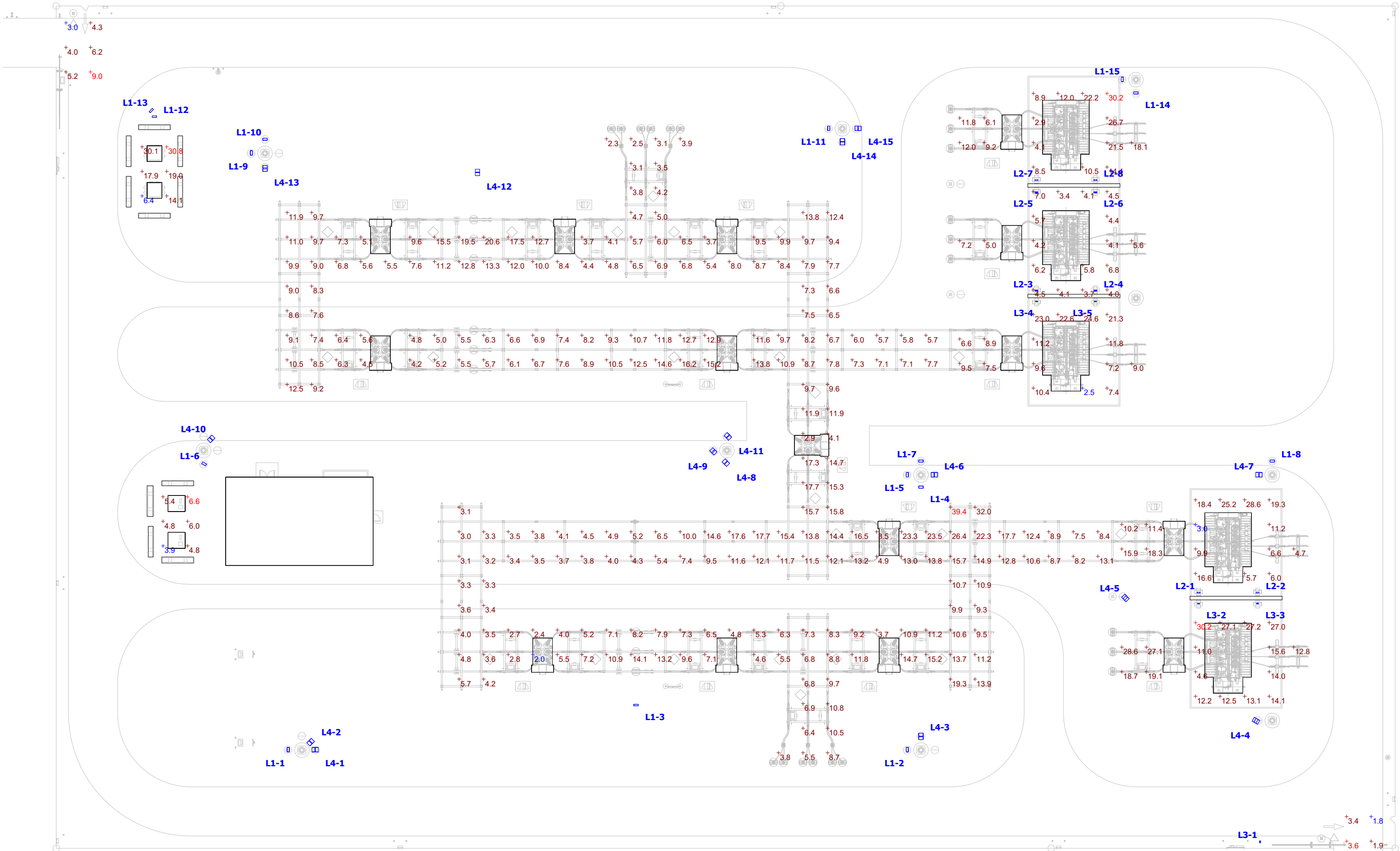
No.	Label	MH	Orientation	Tilt
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3	L1	28.00	0.00	30.00
4	L1	30.00	180.00	45.00
5	L1	30.00	270.00	45.00
6	L1	50.00	210.00	45.00
7	L1	30.00	0.00	45.00
8	L1	30.00	0.00	45.00
9	L1	30.00	270.00	45.00
1	L2	20.00	0.00	0.00
2	L2	20.00	0.00	0.00
3	L2	20.00	0.00	0.00
4	L2	20.00	0.00	0.00
5	L2	20.00	0.00	0.00
6	L2	20.00	0.00	0.00
7	L2	20.00	0.00	0.00
8	L2	20.00	0.00	0.00
1	L3	28.00	90.00	30.00
2	L3	20.00	180.00	60.00
3	L3	20.00	180.00	45.00
4	L3	20.00	180.00	45.00
5	L3	20.00	180.00	45.00
1	L4	30.00	90.00	45.00
2	L4	30.00	45.00	45.00
3	L4	30.00	0.00	45.00
4	L4	50.00	300.00	30.00
5	L4	28.00	135.00	30.00
6	L4	30.00	90.00	45.00
7	L4	30.00	270.00	45.00
8	L4	30.00	135.00	45.00
9	L4	50.00	315.00	60.00
10	L1	30.00	0.00	45.00
11	L1	30.00	270.00	45.00
12	L1	28.00	180.00	30.00
13	L1	28.00	315.00	30.00
14	L1	30.00	180.00	45.00
15	L1	30.00	270.00	45.00
10	L4	30.00	45.00	45.00
11	L4	50.00	315.00	45.00
12	L4	28.00	180.00	45.00
13	L4	50.00	180.00	60.00
14	L4	50.00	180.00	45.00
15	L4	30.00	90.00	45.00
1	L1	30.00	270.00	45.00

Schedule

Symbol	Label	QTY	Manufacturer	Catalog	Description	Filename	LLF	Input Power
	L1	15	Lithonia Lighting	HLF2 LED P2 50K WFL MVOLT	HLF SERIES FLOOD Size 2, P2, 5000K WITH NEMA 7X7 DISTRIBUTION	HLF2_LED_P2_50K_WFL_MVOLT.ies	0.9	487
	L2	8	Lithonia Lighting	TWH LED ALO 50K T3M	TWH LED, ALO PERFORMANCE PACKAGE, 5000K CCT, TYPE 3 MEDIUM	TWH_LED_ALO_50K_T3M.ies	0.9	78
	L3	5	Lithonia Lighting	DSXF3 LED 6 P2 50K 70CRI WFL	D-Series Floodlight Size 3 with 6 COBs P2 Lumen Package 5000K CCT 70CRI Type WFL Distribution	DSXF3_LED_6_P2_50K_70CRI_WFL.ies	0.9	138.31
	L4	15	Lithonia Lighting	HLF2 LED P6 50K WFL	High Lumen Floodlight Size 2 P6 Lumen Package 5000K CCT Type WFL Distribution	HLF2_LED_P6_50K_WFL.ies	0.9	768.6108

Statistics

Description	Symbol	Avg	Max	Min	Max/Min
Main Equipment Area	+	8.9 fc	39.4 fc	2.0 fc	19.7:1
Outdoor Switchgear	+	19.7 fc	30.8 fc	6.4 fc	4.8:1
South Gate	+	2.7 fc	3.6 fc	1.8 fc	2.0:1
TR.75, 76, 79	+	10.1 fc	30.2 fc	2.5 fc	12.1:1
TR.77, 78	+	15.9 fc	30.2 fc	3.0 fc	10.1:1
West Gate	+	5.3 fc	9.0 fc	3.0 fc	3.0:1
Aux Transformers	+	5.3 fc	6.6 fc	3.9 fc	1.7:1



Plan View
Scale - 1" = 35ft

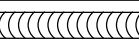
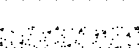
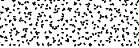
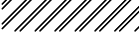
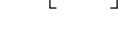


COMED TSS 181 COMPASS SUBSTATION
EXTERIOR LIGHTING CALCULATION

DES/RVW
SRG/BJs
Date
02/17/2025
Scale
As Noted
Drawing No.
15078-039-LTG-1
Revision
0

COMPASS
CONTROL BUILDING
138KV CONTROL BUILDING

MATERIAL SYMBOLS

	GRAVEL, GRANULAR FILL
	BACKER ROD AND SEALANT
	BATT INSULATION
	RIGID INSULATION
	PLYWOOD
	CONCRETE
	EARTH
	GROUT, SAND, CEMENT MORTAR
	STEEL, IRON
	HOLLOW METAL FRAME

ABBREVIATIONS

AFF	ABOVE FINISH FLOOR
AHU	AIR HANDLING UNIT
ALUM	ALUMINUM
APPROX	APPROXIMATE
ARCH	ARCHITECTURE, ARCHITECT
BM	B
BD	BEAM
BLDG	BOARD
BLKG	BLOCKING
BOT	BOTTOM
CJ	C
CL	CONTROL JOINT,
CLG	CONSTRUCTION JOINT
COL	CENTER LINE
CONC	COLUMN
CONTR	CONCRETE
	CONTRACT,
	CONTRACTOR
DBL	D
DIA	DOUBLE
DIM	DIAMETER
DN	DIMENSION
DR	DOWN
DS	DOOR
DWG	DOWNSPOUT
	DRAWING
EA	E
EEWS	EACH
EF	EMERGENCY EYEWASH & SHOWER
EJ	EXHAUST FAN
EL	EXPANSION JOINT
ELEV	ELEVATION
EQUIP	ELEVATOR
EQ	EQUIPMENT
ETC	EQUAL
EXIST	AND SO FORTH (ETCETERA)
EXP	EXISTING
EJ	EXPANSION JOINT
FD	F
FDN	FLOOR DRAIN
FEB	FOUNDATION
	FIRE EXTINGUISHER & WALL
	BRACKET
FEC	FIRE EXTINGUISHER CABINET
FIN	FINISHED,
	FINISH
FLR	FLOOR
GA	G
GALV	GAUGE
GIB	GALVANIZED
GYP	GAS INSULATED BUS DUCT
GYP BD	GYP SUM BOARD
H	HOLLOW METAL
HORIZ	HORIZONTAL
HP	HIGH POINT
HVAC	HEATING, VENTILATION &
	AIR CONDITIONING

I.D.	INSIDE DIAMETER
INSUL	INSULATION
INT	INTERIOR
JT	J
	JOINT
LAV	L
LBL	LAVATORY
	LABEL
M	M
MAINT	MAINTENANCE
MANUF	MANUFACTURER
MAS	MASONRY
MAX	MAXIMUM
MECH	MECHANICAL
MIN	MINIMUM
MISC	MISCELLANEOUS
MTD	MOUNTED
MTL	METAL
N	N
NOT IN CONTRACT	NUMBER
NTS	NOT TO SCALE
O	O
ON CENTER	OUTSIDE DIAMETER
O.D.	OPPOSITE
OPP	OPPOSITE HAND
OPP.HD.	OPENING
OPNG	
P	P
PAINT (e.g. P-1)	PANEL
PNL	FAIR
PR	
R	R
REFERENCE	RECEPTACLE
RECP	REGULAR
REG	REINFORCED
REINF	
S	S
SCHEDULE	SECTION
SCHED.	SHEET
SECT	SIMILAR
SHT	SPECIFICATION
SIM	STEEL
SPEC	STRUCTURAL
STL	
STRUC	
T	T
TOP OF	TOP OF
T.O.P.	TOP OF PARAPET
TOP OF STEEL	TYPICAL
TYP	
U	U
UNLESS OTHERWISE NOTED	
V	V
VENTILATE,	VENTILATOR
VENTILATOR	VERTICAL
VERT	VOLUME
VOL	
W	W
WIDTH	WITH
WT	WEIGHT

GENERAL NOTES

- ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES & STANDARDS AS LISTED OR REFERENCED ON DRAWING 181.4-2.
- REFER TO STRUCTURAL DRAWINGS FOR OPENING LOCATIONS"
- THE CONTRACTOR SHALL INCLUDE ALL WORK REQUIRED TO COMPLY WITH ALL APPLICABLE CODES AND STANDARDS AS LISTED OR REFERENCED ON PLANS AND LIFE SAFETY CRITERIA.
- DIMENSIONS SHALL GOVERN. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS. LARGE SCALE DETAILS OR PLANS SHALL GOVERN OVER SMALL SCALE DETAILS OR PLANS.
- THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL EXIT SIGNS, EMERGENCY LIGHTING SYSTEMS, AND ALARM SYSTEMS AS REQUIRED BY APPLICABLE CODES AND STANDARDS.
- ALL FLOORS SHALL BE INSPECTED FOR DAMAGE, WARPING OR OTHER NOTICEABLE DEVIATIONS AND PATCHED AND LEVELED PRIOR TO COVERING WITH ANY POSSIBLE FLOOR FINISHES OR INSTALLATION OF ANY FLOOR MOUNTED EQUIPMENT.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL MANUFACTURER'S RECOMMENDED MAINTENANCE PROCEDURES AND SCHEDULES.
- ANY MANUFACTURER'S OR BRAND NAME PRODUCTS INDICATED OR SPECIFIED ARE DONE SO TO ESTABLISH A MINIMUM LEVEL OF QUALITY.
- ALL CONSTRUCTION SHALL MEET OR EXCEED LOCAL INDUSTRY STANDARDS. DETAILS ARE PROVIDED TO INDICATE MINIMUM QUALITY AND TO GIVE STANDARDS OF CONSTRUCTION. IF A CONDITION IS NOT SPECIFICALLY DETAILED, SUBMIT A SIMILAR DETAIL FOR GUIDE AND APPROVAL.
- PROVIDE PRESERVATIVE-TREATED WOOD AT ALL LOCATIONS WHERE WOOD IS IN DIRECT CONTACT WITH CONCRETE OR MASONRY.
- PROVIDE 3/4" FIRE-RETARDANT TREATED PLYWOOD BACKING AT ALL ELECTRICAL, PHONE, AND SECURITY SYSTEM PANELS.
- PROVIDE FIRE-RESISTANT TREATED WOOD BLOCKING FOR SECURE ANCHORAGE OF ALL SHELVES, RUNNING TRIM, RAILINGS, SUSPENDED ITEMS, DOOR-STOPS, GRAB-BARS, AND OTHER SIMILAR WOODWORK, HARDWARE, SPECIAL TIES, ACCESSORIES, FIXTURES, OR EQUIPMENT.
- PAINT OR COAT ALL EXPOSED SURFACES OF CONSTRUCTION UNLESS NOTED OTHERWISE OR IF SURFACES ARE PRE-FINISHED OR GALVANIZED. UNLESS NOTED OTHERWISE, COLOR TO BE WHITE OR OWNER APPROVED EQUAL. INTERIOR FACE OF PRE-CAST CONCRETE WALLS TO BE DYED WHITE BY FABRICATOR WITH DYE APPROPRIATE FOR CONCRETE WALL SYSTEM. REFER TO PROTECTIVE COATINGS SPECIFICATIONS.
- ALL OPENING DIMENSIONS ARE NOMINAL. THE CONTRACTOR SHALL FIELD MEASURE ALL OPENINGS AND COORDINATE WITH THE APPROPRIATE SUPPLIER FOR ALL DOORS.
- ALL CONDUITS, PLUMBING, PIPING, DUCTWORK, AND OTHER EQUIPMENT EXPOSED TO VIEW SHALL BE LOCATED PARALLEL OR PERPENDICULAR TO THE STRUCTURAL FRAMING SYSTEM.
- PROVIDE GALVANIC PROTECTION BETWEEN DISSIMILAR MATERIALS, WHERE REQUIRED.
- ARCHITECTURAL DETAILS ARE APPLICABLE WHERE INDICATED BY SECTION CUT, BY NOTE, OR BY DETAIL TITLE. PROVIDE SIMILAR DETAILS AT SIMILAR CONDITIONS UNLESS NOTED OTHERWISE. THE CONTRACTOR MAY REQUEST A CLARIFICATION IF REQUIRED, OTHERWISE THE MORE STRINGENT REQUIREMENTS SHALL CONTROL.
- PROVIDE FIRE-STOPPING SYSTEMS AT TOP OF AND AT ALL PENETRATIONS THROUGH FIRE-RATED PARTITIONS.
- SEAL ALL EXTERIOR BUILDING JOINTS AT BOTH THE EXTERIOR AND INTERIOR SURFACES AGAINST MOISTURE AND AIR INFILTRATION.
- SEAL AROUND ALL DOOR FRAMES, WALL-MOUNTED FIXTURES AND EQUIPMENT TO ADJACENT WALL SURFACES.
- THE CONTRACTOR SHALL REVIEW THE DIMENSIONS OF ALL EQUIPMENT IN THE PROJECT REGARDLESS OF THE SOURCE AND COORDINATE ACCESS TO THE SPACE AND VERIFY CLEAR FLOOR SPACE IS PROVIDED AS REQUIRED TO ENSURE EASE OF INSTALLATION.
- ALL WORK MUST BE OF GOOD QUALITY, FREE FROM DEFECTS, AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONSTRUCTION (IFC) DOCUMENTS AND CLIENT SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL PENETRATIONS IN THE STRUCTURE FOR THE PROPER INSTALLATION OF THE WORK. REFER TO STRUCTURAL DRAWING FOR SECONDARY FRAMING AND OR REINFORCING REQUIRED AT PENETRATIONS IN STEEL, OR CONCRETE.
- BRACE PARTITIONS, SUSPENDED ITEMS, ETC. ONLY TO STRUCTURAL ELEMENTS ABOVE. DO NOT ANCHOR TO PLUMBING / SPRINKLER PIPES, DUCTWORK, ELECTRICAL CONDUIT OR SIMILAR ELEMENTS.
- EXTEND ALL FLOORING COMPLETELY INTO RECESSES AND BEHIND ALL EQUIPMENT.
- ALL BUILDING SYSTEMS AND COMPONENTS SHOULD BE REVIEWED AGAINST LOCAL CLIMATE, LOCAL BUILDING CODE, AND ANY SPECIAL REQUIREMENTS PER SITE SELECTION.
- CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION AND DISTRIBUTION OF ALL CONSTRUCTION (IFC) DRAWINGS AND SPECIFICATIONS FROM ALL DISCIPLINES TO AND WITH ALL THE NECESSARY SUBCONTRACTORS AND CONSTRUCTION TRADES CONSTRUCTING THE BUILDING.
- THE CONTRACTOR SHALL PROVIDE ACCESS DOORS OR PANELS AS REQUIRED FOR SERVICING OF PIPING, DUCTWORK, CABLE TRAYS, FIRE DAMPERS AND SIMILAR APPLICATIONS. ALL PROPOSED ACCESS DOOR LOCATIONS TO BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION.

1.1 GENERAL SCOPE OF WORK

- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE APPLICABLE BUILDING CODES, OSHA, AND ALL OTHER APPLICABLE CODES, RULES, REGULATIONS AND ORDINANCES AND BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION.
- CONTRACTOR, AS USED IN THESE DOCUMENTS, REFERS TO: THE GENERAL CONTRACTOR, OR (DEPENDING UPON THE PROJECT DELIVERY APPROACH) THE AT-RISK CONSTRUCTION MANAGER, AND BY INFERENCE, THE SUB-CONTRACTORS, OR SUPPLIERS OF ANY PRODUCT, COMPONENT, DEVICE, EQUIPMENT OR MATERIAL OF ANY KIND REQUIRED TO COMPLETE THE WORK SPECIFIED IN THE CONTRACT DOCUMENTS, REGARDLESS OF AFFILIATION OR RELATIONSHIP TO THE GENERAL CONTRACTOR ON THE PROJECT. THE INTENT IS TO ENSURE THAT ALL PARTIES TO THE WORK PROVIDE ALL WORK IN CONFORMANCE WITH ALL PROJECT REQUIREMENTS AND MEET ALL PROJECT SPECIFIC INSURANCE REQUIREMENTS, OWNER'S PROJECT RULES AND REGULATIONS, AND ALL SECURITY PROTOCOLS.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS INDICATED ON THE DRAWINGS AT THE JOB SITE AND SHALL NOTIFY OWNER'S DESIGNEE OF ANY OMISSIONS, DISCREPANCIES AND/OR CONFLICTS BEFORE PROCEEDING WITH THE WORK.
- THE DRAWINGS INDICATE SCHEMATICALLY THE EXTENT, GENERAL CHARACTER, AND LOCATION OF THE WORK INCLUDED IN THE SCOPE OF THE PROJECT, BUT DO NOT INCLUDE EVERY COMPONENT (I.E. FASTENERS, ETC.). MINOR DETAILS, COMPONENTS OR REQUIREMENTS THAT MAY HAVE BEEN OMITTED, BUT ARE REQUIRED TO COMPLETE THE WORK IN A PROFESSIONAL AND WORKMANLIKE MANNER, SHALL BE PROVIDED AND INCLUDED AT NO ADDITIONAL COST.
- CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL WORK THAT IS OBVIOUS OR READILY APPARENT AS NECESSARY AND REASONABLY REQUIRED TO COMPLETE THE WORK OF EACH SYSTEM, COMPONENT OR SUB-SYSTEM TO ACHIEVE THE REQUIRED FUNCTIONALITY AND THE DESIGN AND AESTHETIC INTENT OF THE DRAWINGS.
- THE GENERAL SCOPE OF WORK NOTES CONTAINED HEREIN ARE NOT INTENDED TO REPRESENT ALL OF THE CONTRACTOR'S RESPONSIBILITIES AND PROJECT REQUIREMENTS. OWNER MAY HAVE ADDITIONAL PROJECT REQUIREMENTS CONTAINED IN THE AGREEMENT AND OTHER DOCUMENTS OR EXHIBITS TO THE AGREEMENT. ALL AGREEMENTS, INSTRUCTIONS, GENERAL WORK NOTES, PROJECT MANUALS AND THE WORKING DRAWINGS SHALL BE DILIGENTLY EXECUTED TO THE BEST OF CONTRACTOR'S ABILITY SO THAT THE WORK IS COMPLETED IN A PROFESSIONAL AND WORKMANLIKE MANNER CONSISTENT WITH THE INTENT OF ALL THE DOCUMENTS.

1.2 DEFINITIONS

- "BY OTHERS" OR "N.I.C." DENOTES WORK TO BE PROVIDED BY OWNER OR A CONTRACTOR OTHER THAN THE CONTRACTOR(S) ASSIGNED TO THIS PROJECT AND IS NOT TO BE INCLUDED AS PART OF THE CONSTRUCTION AGREEMENT. THE CONTRACTOR(S) FOR THE WORK OF THIS AGREEMENT MUST COORDINATE THE WORK OF OTHERS SO THAT THE PROJECT IS COMPLETED IN A SEAMLESS AND INTEGRATED MANNER.
- "ALIGN" AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE DISSIMILAR MATERIALS OR FINISHED FACES IN THE SAME PLANE.
- "TYPICAL" AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION IS THE SAME OR REPRESENTATIVE FOR ALL SIMILAR CONDITIONS OR DETAILS UNLESS NOTED OTHERWISE (U.N.O.). DETAILS ARE USUALLY KEYED AND NOTED "TYPICAL" ONLY ONCE, WHEN THEY FIRST OCCUR OR ARE INITIALLY REFERENCED.

1.3 EXECUTION

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS ASSOCIATED WITH THE SCOPE OF THIS PROJECT AND ARRANGING FOR AND COORDINATING ALL REQUIRED INSPECTIONS AND OBTAINING ALL NECESSARY APPROVALS OF THE WORK.
- THE CONTRACTOR SHALL PROVIDE TEMPORARY ENCLOSURES OR OTHER MEANS OF PROTECTION AS REQUIRED FOR THE EFFICIENT, SAFE AND SECURE COMPLETION OF THE WORK.
- THE CONTRACTOR AND ALL ASSOCIATED SUB-CONTRACTORS SHALL EACH INCLUDE ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, AND ANY INCIDENTALS REQUIRED FOR THE COMPLETION OF THE WORK INDICATED HEREIN, SPECIFIED BY THE DRAWINGS AND NOTES, AND REASONABLY INFERRED AS REQUIRED FOR A COMPLETE AND WORKMANLIKE INSTALLATION. THIS INCLUDES ALL NECESSARY SCAFFOLDS, GUARDRAILS AND PROTECTION REQUIRED TO COMPLY WITH ALL LAWS, REGULATIONS, AND OSHA REQUIREMENTS.
- INSTALL ALL MATERIALS, SYSTEMS, FINISHES, PRODUCTS AND EQUIPMENT IN STRICT ACCORDANCE WITH ALL PRINTED MANUFACTURER'S SPECIFICATIONS AND REQUIREMENTS AND IN COMPLIANCE WITH APPLICABLE CODES AND STANDARDS.
- EACH CONTRACTOR, SUB-CONTRACTOR AND SUPPLIER OF ANY PRODUCT, SYSTEM, COMPONENT, MATERIAL OR FINISH IS INDIVIDUALLY RESPONSIBLE FOR MAKING THEMSELVES FAMILIAR WITH THE APPLICABLE CODES AND STANDARDS, THE DRAWINGS, GENERAL NOTES, FIELD CONDITIONS AND PROJECT REQUIREMENTS THAT APPLY TO THEIR WORK AND FOR COMPONENTS THAT ARE ADJACENT TO AND AFFECTED BY THEIR WORK. EACH CONTRACTOR MUST VERIFY ALL FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY PRIOR TO THE ORDER OF ANY COMPONENT REQUIRED FOR THE PROJECT. CONTRACTOR IS RESPONSIBLE FOR OBTAINING WRITTEN CLARIFICATION FROM THE OWNER OR OWNER'S DESIGNEE BEFORE PROCEEDING WITH ANY WORK IN QUESTION OR ANY RELATED WORK.
- CONTRACTOR SHALL CLEAN UP DEBRIS INSIDE AND OUTSIDE THE WORK SITE WHICH HAS BEEN CAUSED BY THE WORK ON A DAILY BASIS. ACCUMULATED DEBRIS THAT MAY CAUSE A HAZARDOUS CONDITION MAY BE REQUIRED TO BE CLEANED UP MORE FREQUENTLY THAN A DAILY BASIS.
- DO NOT SCALE DRAWINGS. DIMENSIONS ARE FROM FINISHED FACE (NOT INCLUDING APPLIED MATERIALS) UNLESS NOTED OTHERWISE (U.N.O.).
- "CLEAR" OR "HOLD" DIMENSIONS SHALL NOT VARY MORE THAN 1/8" FROM SIDE TO SIDE, FRONT TO BACK, FINISHED SURFACE TO FINISHED SURFACE. A CLEAR OR HOLD DIMENSION SHALL TYPICALLY BE A MINIMUM OF THE CLEAR DIMENSION REQUIRED WITH THE VARIANCE BEING SLIGHTLY LARGER.
- CONTRACTOR MUST PROTECT ANY AND ALL SURFACES, FINISHES, PRODUCTS AND EQUIPMENT THAT ARE INSTALLED PRIOR TO OCCUPANCY AND ARE IN THE ACTIVE WORK AREA AND MAY BE SUBJECT TO ACCIDENTAL DAMAGE OR ABUSE, DIRT, DUST, STAINING, OIL, GREASE OR OTHER FOREIGN MATTER. THIS INCLUDES WITHOUT LIMITATION, OWNER EQUIPMENT, LIGHT FIXTURES, FURNISHINGS, ACCESSORIES, ETC.
- CONTRACTOR SHALL INCLUDE, AT NO ADDITIONAL COST TO OWNER, FINAL TOUCH-UP OF PAINTED SURFACES THAT MAY BE NECESSITATED BY THE WORK OF THE TRADES AND INSTALLATION OF EQUIPMENT BY CONTRACTOR AND/OR OWNER. ODES, RULES, REGULATIONS AND ORDINANCES AND BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION.
- ALL PENETRATIONS THROUGH WALLS, REGARDLESS OF CONSTRUCTION TYPE (CONCRETE, CONCRETE MASONRY, PRECAST, ETC) SHALL BE SEALED WITH APPROVED MATERIALS. ON-RATED WALLS SHALL RECEIVE CAULKING OR SEALANTS WITH MINIMUM SERVICE LIFE OF 30 YEARS. FIRE RATED WALLS OR BARRIERS SHALL RECEIVE, DEPENDING UPON THE SIZE OF THE GAP AT THE PENETRATIONS, APPROVED FIRE CAULK, HIGH DENSITY SILICONE ELASTOMER OR FIRE PILLOWS. ANY MATERIALS USED IN FIRE RATED WALLS OR BARRIERS MUST BE U.L. CERTIFIED, MUST BE INSTALLED IN A MANNER TO ACHIEVE THE REQUIRED FIRE RATING CONSISTENT WITH THE RATED WALL OR BARRIER, AND MUST PROVIDE A MINIMUM SERVICE LIFE OF 30 YEARS. ALL FIRE SEALS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL IN ACCORDANCE WITH ESTABLISHED SHOP DRAWING PROCEDURES.

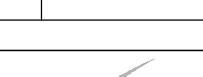
Digitally signed
by Kevin M
Schreiber
Date: 2025.02.24
17:40:35 -0500



LICENSE EXPIRES: 11/30/26

Sargent & Lundy LLC's Illinois Department
of Professional Regulation Registration
Number is 184-000106

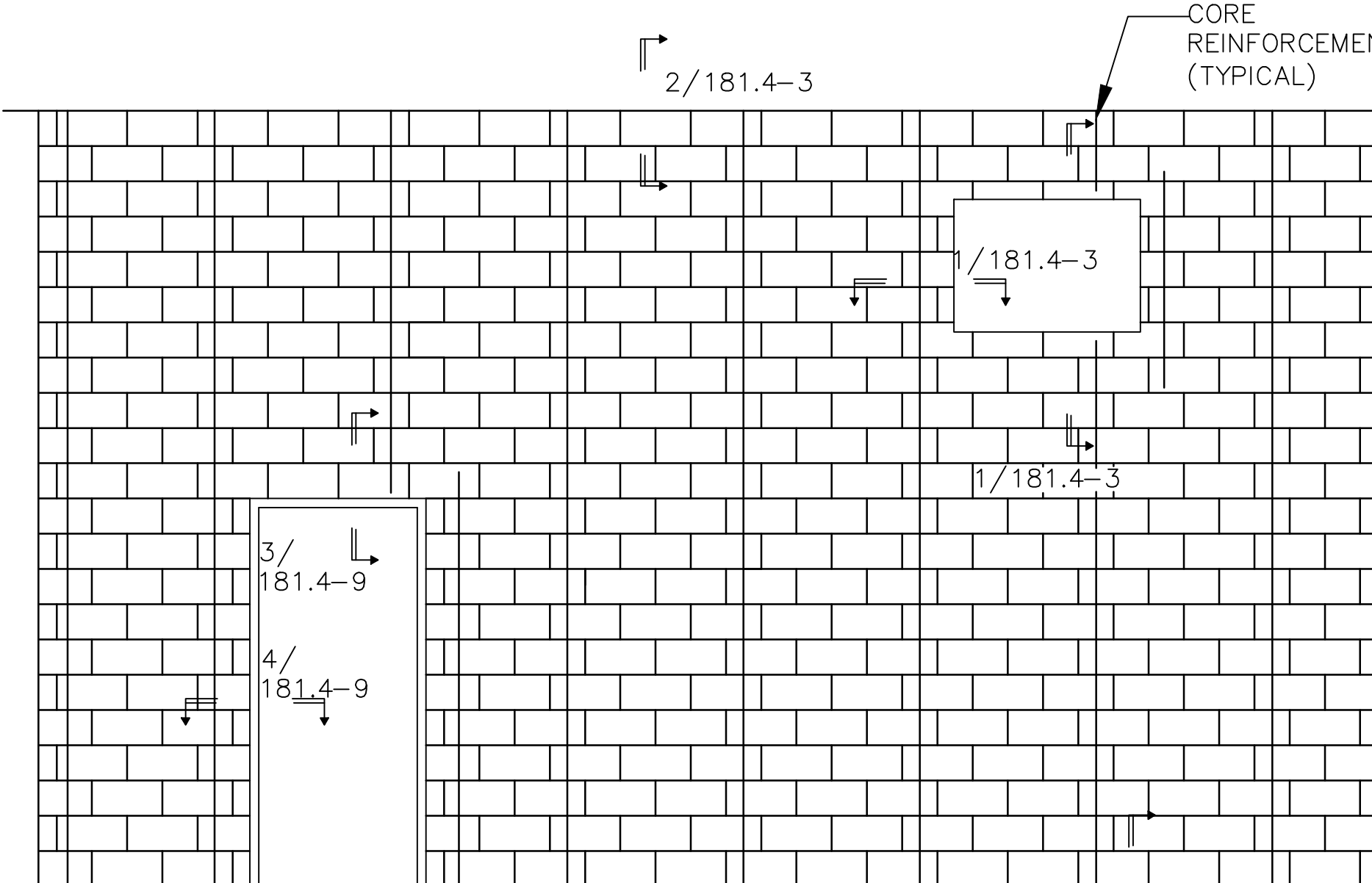
ARCHITECTURAL DRAWING INDEX	
NUMBER	DRAWING NAME
181.4-1	OVERVIEW OF ARCHITECTURAL GENERAL NOTES AND ABBREVIATIONS, 138KV CONTROL BUILDING
181.4-2	LAYOUT OF 138KV CONTROL BUILDING
181.4-3	PLAN OF 138KV CONTROL BUILDING
181.4-4	PLAN OF 138KV CONTROL BUILDING, ROOF
181.4-5	ELEVATIONS OF 138KV CONTROL BUILDING
181.4-6	SECTIONS OF 138KV CONTROL BUILDING
181.4-7	SECTIONS OF WALL AND DETAILS 1, 138KV CONTROL BUILDING
181.4-8	SECTIONS OF WALL AND DETAILS 2, 138KV CONTROL BUILDING
181.4-9	OVERVIEW OF SCHEDULES AND DETAILS 1, 138KV CONTROL BUILDING

1B	02-24-25	ISSUED FOR COMMENTS W.O.#18270306	JK	CC	MB
1A	01-24-25	ISSUED FOR COMMENTS W.O.#18270306	JK	CC	MB
REV	DATE	DESCRIPTION	PREPARED	REVIEWED	APPROVED
			ANY MODIFICATION OR ADDITION TO THIS DRAWING BY ANY ORGANIZATION OTHER THAN SARGENT & LUNDY IS NOT THE RESPONSIBILITY OF SARGENT & LUNDY		
PROJ. No.			15078-039		

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FLOOR PLAN GENERAL NOTES

- SEE DRAWING #181.4-1 FOR SHEET INDEX AND ARCHITECTURAL GENERAL NOTES, LEGEND, AND ABBREVIATIONS.
- D## INDICATES DOOR NUMBER. SEE DOOR SCHEDULE ON DWG #181.4-9
- C# INDICATES WALL TYPE. SEE DWG #181.4-3 FOR WALL DETAILS.
- IF MECHANICAL HVAC UNITS HAVE TO BE RELOCATED FOR ANY UNFORESEEN SITE CIRCUMSTANCES, APPROVAL BY ENGINEER OF RECORD OR OWNER REQUIRED PRIOR TO RELOCATION.
- REFER TO DRAWING 181.4-10 FOR DIRECTION TO STRUCTURAL DRAWINGS FOR ADDITIONAL DIMENSIONS AND INFORMATION.



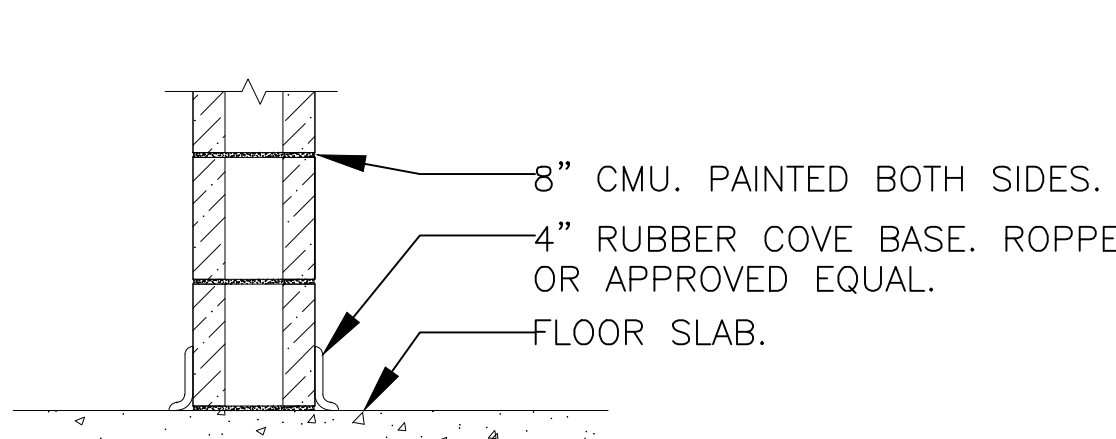
GENERAL CMU WALL ELEVATION FOR DETAIL KEY TAGS
NOT TO SCALE

TYPICAL BOLLARDS, REFER TO STRUCTURAL

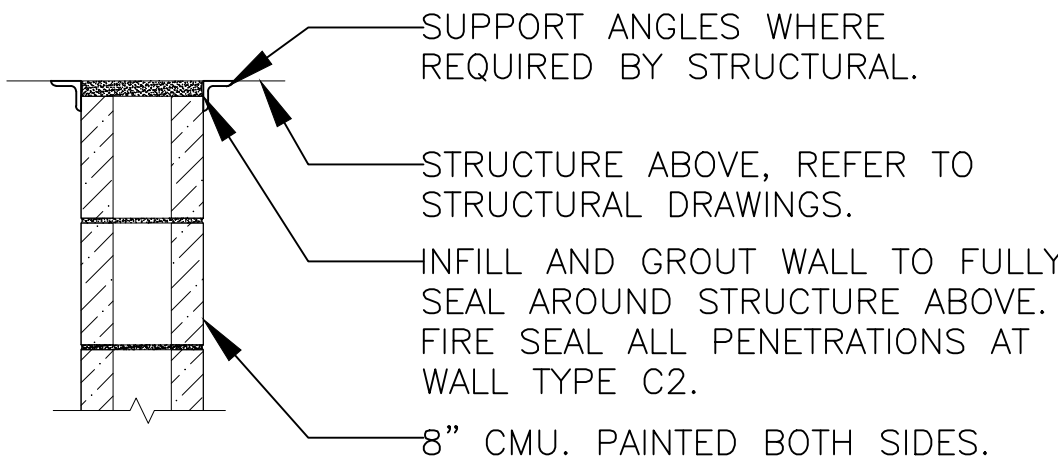
CONCRETE WALK OUT PAD, TYPICAL AT EXIT DOORS REFER TO STRUCTURAL

BUILDING FLOOR PLAN
SCALE: 1/4" = 1'-0"

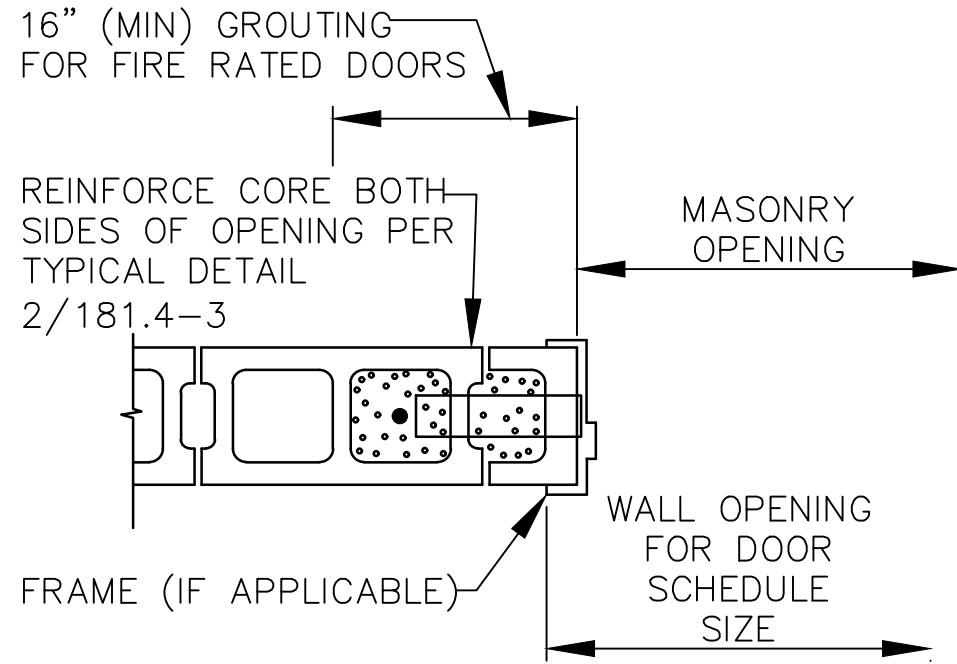
PARTITION TYPE C2					
PLAN			SECTION		
SEE HEAD DETAIL IN SCHEDULE BELOW.			SEE BASE DETAIL IN SCHEDULE BELOW.		
8" CONCRETE MASONRY UNIT.					
TYPE	FIRE RATING	UL DESIGN NUMBER	HEAD	BASE	TYPE COMMENTS
C2	2-HR	N/A	181.4-3	181.4-3	8" CMU WALLS ARE MIN. 2HR RATING PER IBC 721.1(2).



WALL TYPE C2 BASE DETAIL
NOT TO SCALE



WALL TYPE C2 HEAD DETAIL
NOT TO SCALE



TYPICAL JAMB FOR MASONRY WALL OPENING



LICENSE EXPIRES: 11/30/26

Sargent & Lundy LLC's Illinois Department of Professional Regulation Registration Number is 184-000106



GRAPHIC SCALE
DRAWING SCALE- ARCH "D" - 1/4" = 1'-0"

REV	DATE	DESCRIPTION	PREPARED	REVIEWED	APPROVED
1B	02-24-25	ISSUED FOR COMMENTS W.O.#18270306	JK	CC	MB
1A	01-24-25	ISSUED FOR COMMENTS W.O.#18270306	JK	CC	MB



ANY MODIFICATION OR ADDITION TO THIS DRAWING BY ANY ORGANIZATION OTHER THAN SARGENT & LUNDY IS NOT THE RESPONSIBILITY OF SARGENT & LUNDY
PROJ. No. 15078-039

REV	DATE	DESCRIPTION	TECH.	ENG.
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-



Commonwealth Edison Co.
Chicago, Illinois

PLAN OF
138KV CONTROL BUILDING

TSS 181

COMPASS

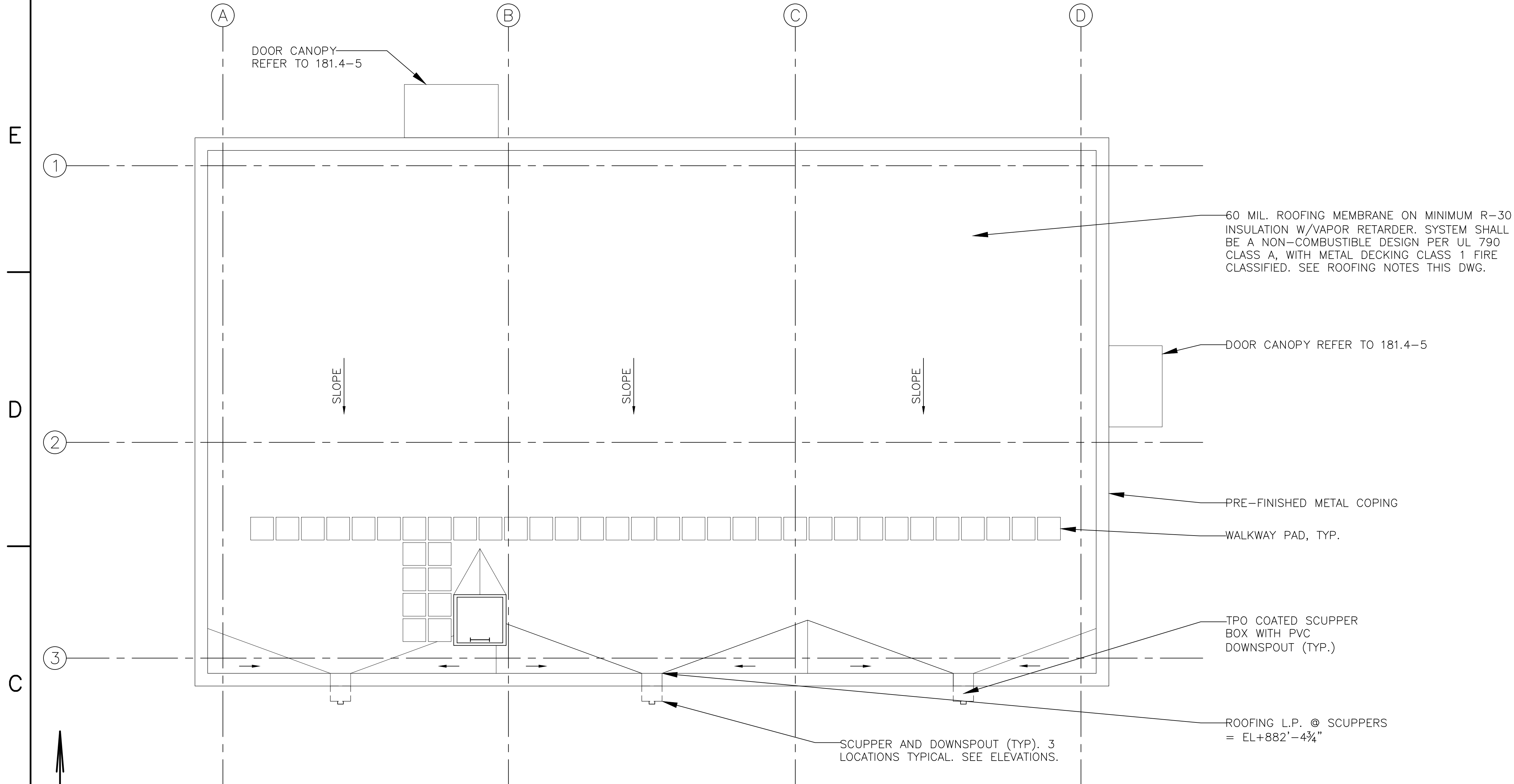
SCALE 1/4" = 1'-0" DATE 01-24-25

DRAWN BY S&L

ENG. BY S&L

181.4-3_S2024-0727

THIS MATERIAL IS THE PROPERTY OF COMED AND CONTAINS CONFIDENTIAL INFORMATION WHICH MUST NOT BE DUPLICATED, USED OR DISCLOSED OTHER THAN AS EXPRESSLY AUTHORIZED BY COMED.



ROOFING NOTES:

- 1) CLEAN AND PREPARE FOR MEMBRANE ROOFING. INSTALL 4'X4' POLYISO RIGID INSULATION WITH 2 PART POLYURETHANE ADHESIVE. THICKNESS SHALL BE DETERMINED BY EDGE CONDITIONS. RELIEF CUT INSULATION TO LAY FLAT OVER DECK SLOPE. INSTALL TAPERED INSULATION SADDLES AROUND ROOF DRAINS, SCUPPER INLETS AND EXHAUST HOODS. TAPER SHALL BE 1/2" PER FOOT SLOPE FOR SADDLES.
- 2) INSTALL WOOD FIBER TES PANELS TO SUMP INTO ROOF DRAINS & SCUPPERS FOR POSITIVE DOWNWARD SLOPE DRAINAGE.
- 3) INSTALL 1/2" 4'X4' DENS DECK BOARD OVER INSULATION WITH POLYURETHANE ADHESIVE.
- 4) INSTALL RUSS STRIP AT BASE OF PARAPET WALL WITH 1-1/2" TAPCON ANCHORS EVERY 2' ON CENTER.
- 5) FULLY ADHERE 60 MIL CARLISLE TPO FIELD SHEET. HEAT WELD ALL SEAMS. LONG SEAMS IN FIELD SHEETS TO BE COMPLETED UTILIZING MOTORIZED SEAM WELDER.
- 6) PROBE ALL SEAMS AND WELD REPAIR AS REQUIRED.
- 7) FULLY ADHERE WALL FLASHINGS UP OVER WALL AND CAP NAIL TO WOOD NAILERS.
- 8) INSTALL EXPANSION JOINTS PER PLANS. ANCHOR TO WOOD BLOCKING ON SIDES AND STRIP INTO FIELD SHEET.
- 9) FLASH CURBS, DRAINS, AND SCUPPERS PER DRAWING LOCATIONS.
- 10) APPLY CUT EDGE SEALANT TO ALL FIELD CUT SHEET EDGES.

LUMBER:

- 1) USE KILN-DRIED LUMBER FOR ALL LUMBER AND BLOCKING REQUIRED TO PROVIDE A NAILING SURFACE FOR OTHER COVERINGS. LUMBER SHALL BE SECURED TO WALL PANELS USING TAPCON ANCHORS.

METAL:

- 1) ALL NEW SHEET METAL TO BE TPO CLAD STEEL FROM ROOFING MANUFACTURER. SHOP BEND TO FORM ALL SHAPES NEEDED FOR COPING. COPING JOINTS TO BE COVERED WITH 6" TPO STRIPS WELDED TO BOTH COPING PIECES.

PLUMBING:

- 1) SCUPPER BOXES TO HAVE DROP IN BOTTOM TO ACCEPT DOWNSPOUTS WITH SEALED ELBOWS AND FITTINGS TO REACH GRADE. ANCHOR DOWNSPOUTS INTO WALL WITH 3 METAL STRAP ANCHORS PER DOWNSPOUT.

ROOFING PRODUCTS:

CARLISLE (NO SUBSTITUTES PERMITTED):

- 1) 60 MIL. REINFORCED TPO SURE WELD MEMBRANE-WHITE 10' X 100' ROLLS
- 2) SURE WELD ADHESIVE 5 GAL CONTAINERS
- 3) 1".1.5".2" POLYISOCYANURATE INSULATION, 4'X4', 20 PSI,
- 4) TAPERED POLYISO. INSULATION, 4'X4' 20 PSI
- 5) TPO RUSS STRIP, 6" X 100', WHITE, PEEL & STICK
- 6) 18" TES BOARD 0-1.5'
- 7) 60 MIL TPO FLASHING 24"X50' WHITE
- 8) 45 MIL REINFORCED TPO FLASHING 6"X100' WHITE
- 9) TPO MEMBRANE PRIMER
- 10) UNIVERSAL SINGLE PLY SEALANT
- 11) TPO CUT EDGE SEALANT
- 12) WATER CUT OFF MASTIC
- 13) WEATHERED MEMBRANE CLEANER
- 14) TPO T-JOINT CORNER COVER, WHITE
- 15) TPO OUTSIDE CORNER COVER, WHITE
- 16) 1" TERM BAR WITH HOLES
- 17) 2" SEAM FASTENER PLATES
- 18) 1-1/4" HP FASTENERS
- 19) TPO COATED METAL 4'X10'
- 20) FAST ADHESIVE DUAL CARTRIDGE
- 21) LAP SEALANT

GEORGIA PACIFIC:

- 1) DENS DECK ROOF BOARD 1/2", 4'X4'

KARNAK:

- 1) RUBBERIZED ROOFING CEMENT
- 2) PLASTIC ROOFING CEMENT
- 3) POLYESTER REINFORCING MESH, 6", 24"
- 4) 102 CONCRETE DECK PRIMER, 5 GALLON CONTAINERS

BASF:

- 1) SONNEBORN NP-1 ONE PART URETHANE CAULK

GAF:

- 1) RUBEROID TORCH DOWN SMOOTH MODIFIED BITUMEN, 39-5/8" WIDE X 32'-3" LONG X 0.148 (3.8MM) THICK

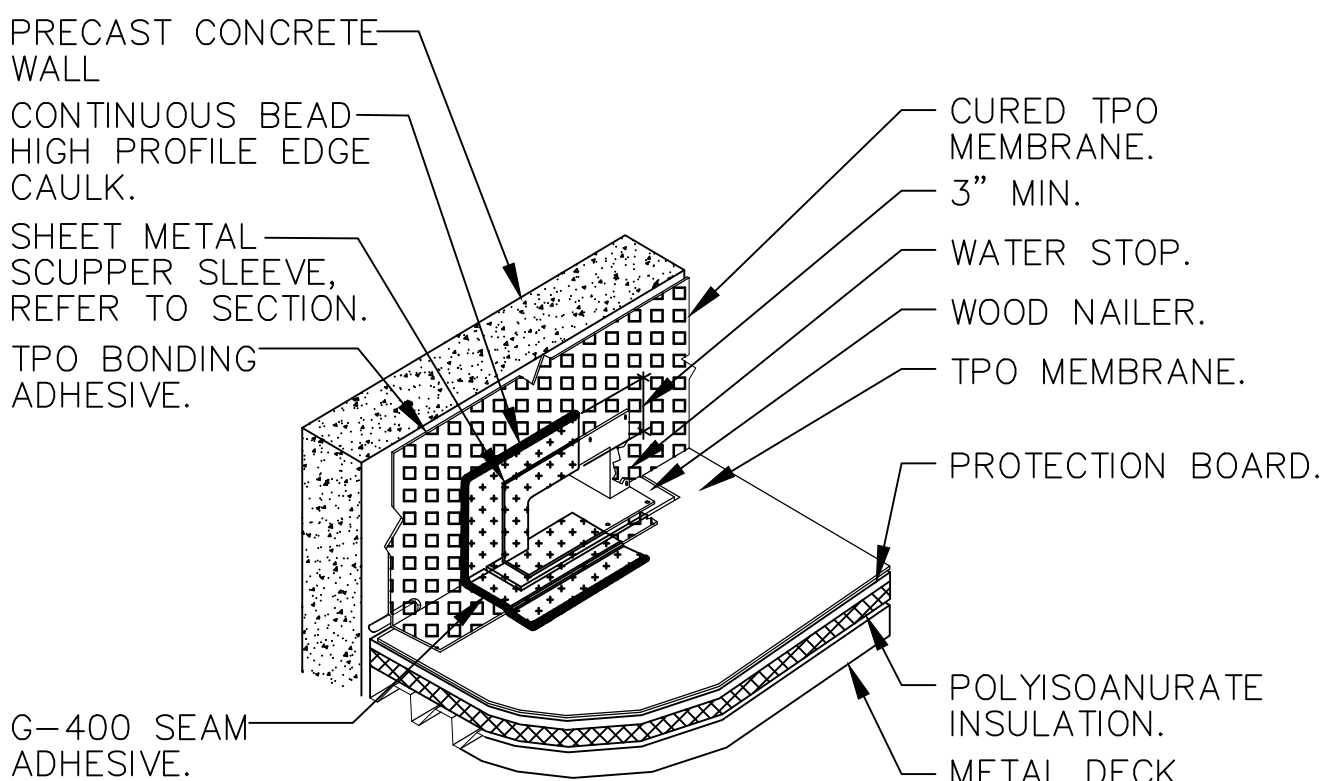
DOW CHEMICAL:

- 1) FIRE-RESISTANT INSULATING FOAM SEALANT (RED CAN)

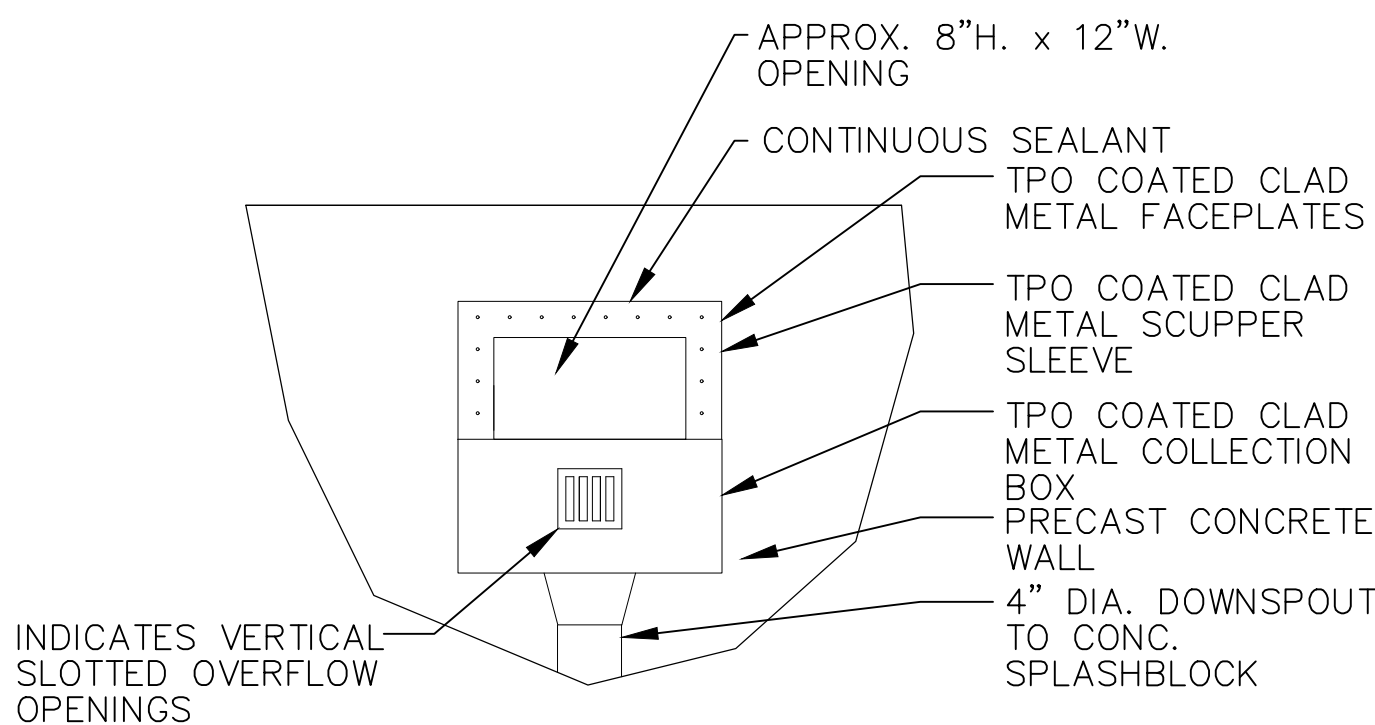
PLAN OF BUILDING - ROOF

SYMBOL LEGEND:

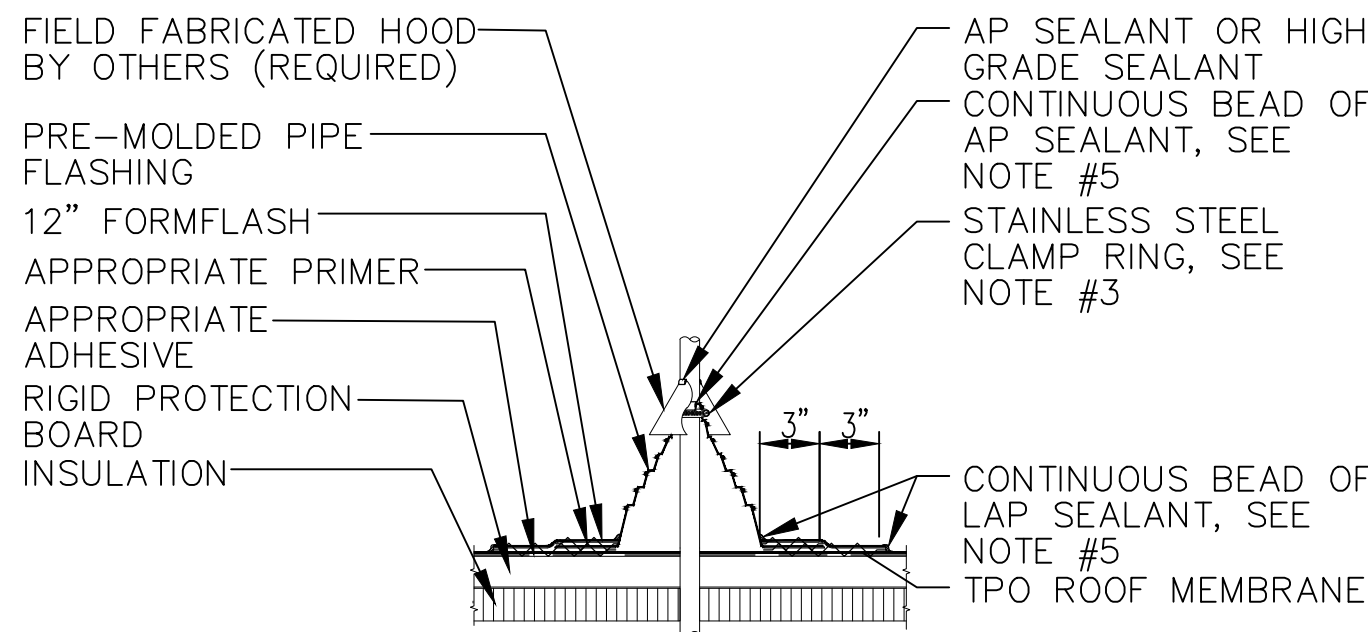
SLOPE
- INDICATES ROOF SLOPE



③ SCUPPER ISOMETRIC DETAIL
(REFER TO ROOF PLAN)



② SCUPPER DETAIL - EXT. ELEV.
SCALE:N.T.S.



GENERAL NOTES:

1. REMOVE ALL EXISTING FLASHINGS, LEADS, ETC. PIPE SURFACE MUST BE FREE OF ALL RUST, GREASE, INSULATION, ETC.
2. PIPE MUST BE ANCHORED TO ENSURE STABILITY.
3. PRE-MOLDED PIPE FLASHING MAY BE CUT TO HEIGHT, BUT NO LOWER THAN REINFORCING RING (NO WRINKLES OR FOLDS UNDER CLAMPING RING).
4. 12" FORMFLASH EXTENDING 1/4" (6 mm) FROM PIPE FLASHING WALL TO 3" (76 mm) BEYOND PIPE FLASHING.
5. APPLY AP SEALANT BETWEEN PENETRATION AND PRE-MOLDED PIPE FLASHING PRIOR TO INSTALLATION OF CLAMPING RING.
6. PRE-MOLDED PIPE FLASHING FITS 1" (25 mm) - 6" (152 mm) PENETRATION SIZES.
7. DO NOT USE WHEN SERVICE LINE TEMP. EXCEEDS 180°F.
8. FORMFLASH SHOULD BE WARMED TO ENSURE FORMABILITY.

① PIPE PENETRATION @
ROOF MEMBRANE
(REFER TO ROOF PLAN)



LICENSE EXPIRES: 11/30/26

Sargent & Lundy LLC's Illinois Department
of Professional Regulation Registration
Number is 184-000106

Digitally signed
by Kevin M
Schreiber
Date: 2025.02.24
17:12:10 -06'00'

0 5 10 15
GRAPHIC SCALE
DRAWING SCALE- ARCH "D" - 1/4" = 1'-0"

REV	DATE	DESCRIPTION	PREPARED	REVIEWED	APPROVED
1B	02-24-25	ISSUED FOR COMMENTS W.O.#18270306	JK	CC	MB
1A	01-24-25	ISSUED FOR COMMENTS W.O.#18270306	JK	CC	MB

	ANY MODIFICATION OR ADDITION TO THIS DRAWING BY ANY ORGANIZATION OTHER THAN SARGENT & LUNDY IS NOT THE RESPONSIBILITY OF SARGENT & LUNDY	
	PROJ. No.	15078-039

REV	DATE	DESCRIPTION	TECH.	ENG.
1				

Commonwealth Edison Co.
AN EXELON COMPANY Chicago, Illinois

PLAN OF
138KV CONTROL BUILDING
ROOF

TSS 181	COMPASS	DC 00
SCALE 1/4" = 1'-0"	DATE 01-24-25	THIS MATERIAL IS THE PROPERTY OF COMED AND CONTAINS CONFIDENTIAL INFORMATION WHICH MUST NOT BE DUPLICATED, USED OR DISCLOSED OTHER THAN AS EXPRESSLY AUTHORIZED BY COMED.
DRAWN BY S&L		
ENG. BY S&L		
181.4-4_S2024-0727		

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T/O PARAPET
EL: 886'-9"

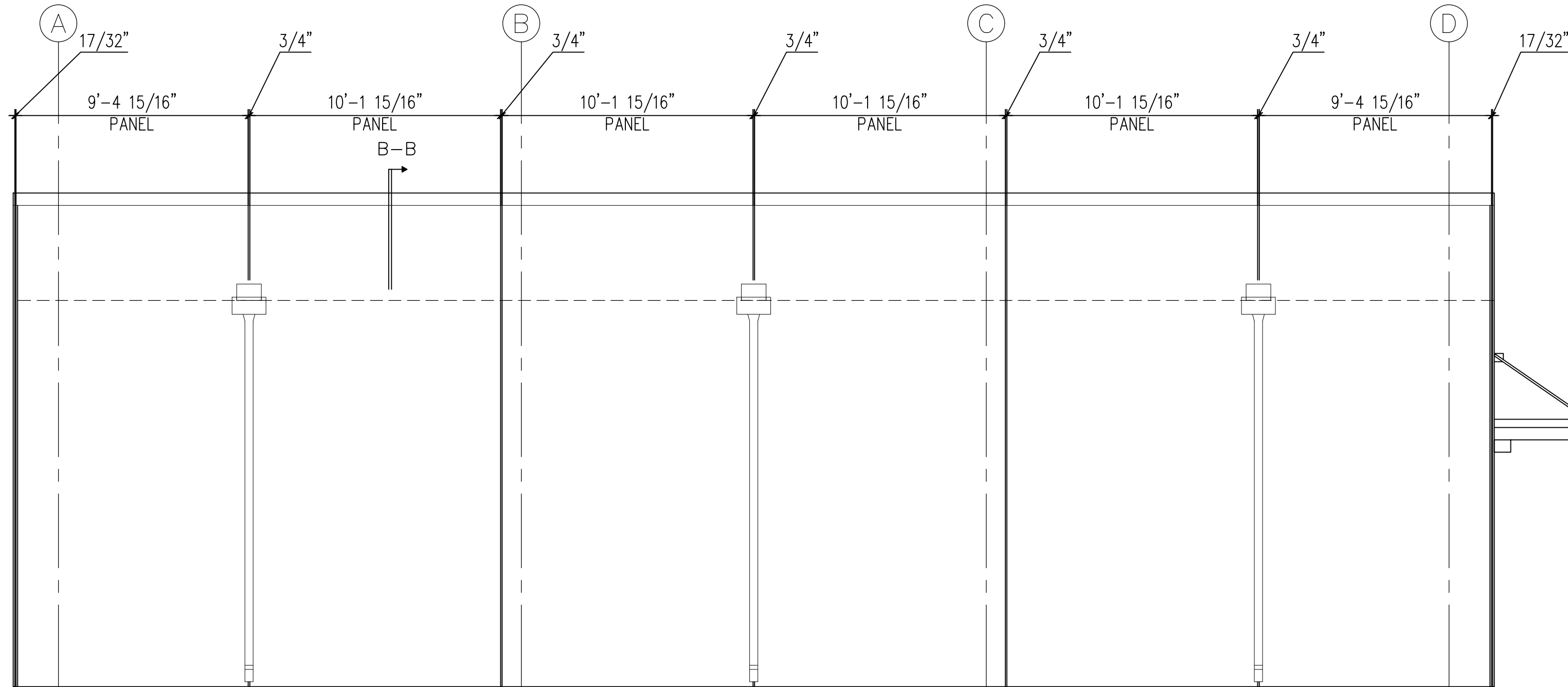
ROOFING LOW POINT
EL: 882'-4 3/4"

T/O SLAB
EL: 866'-9"

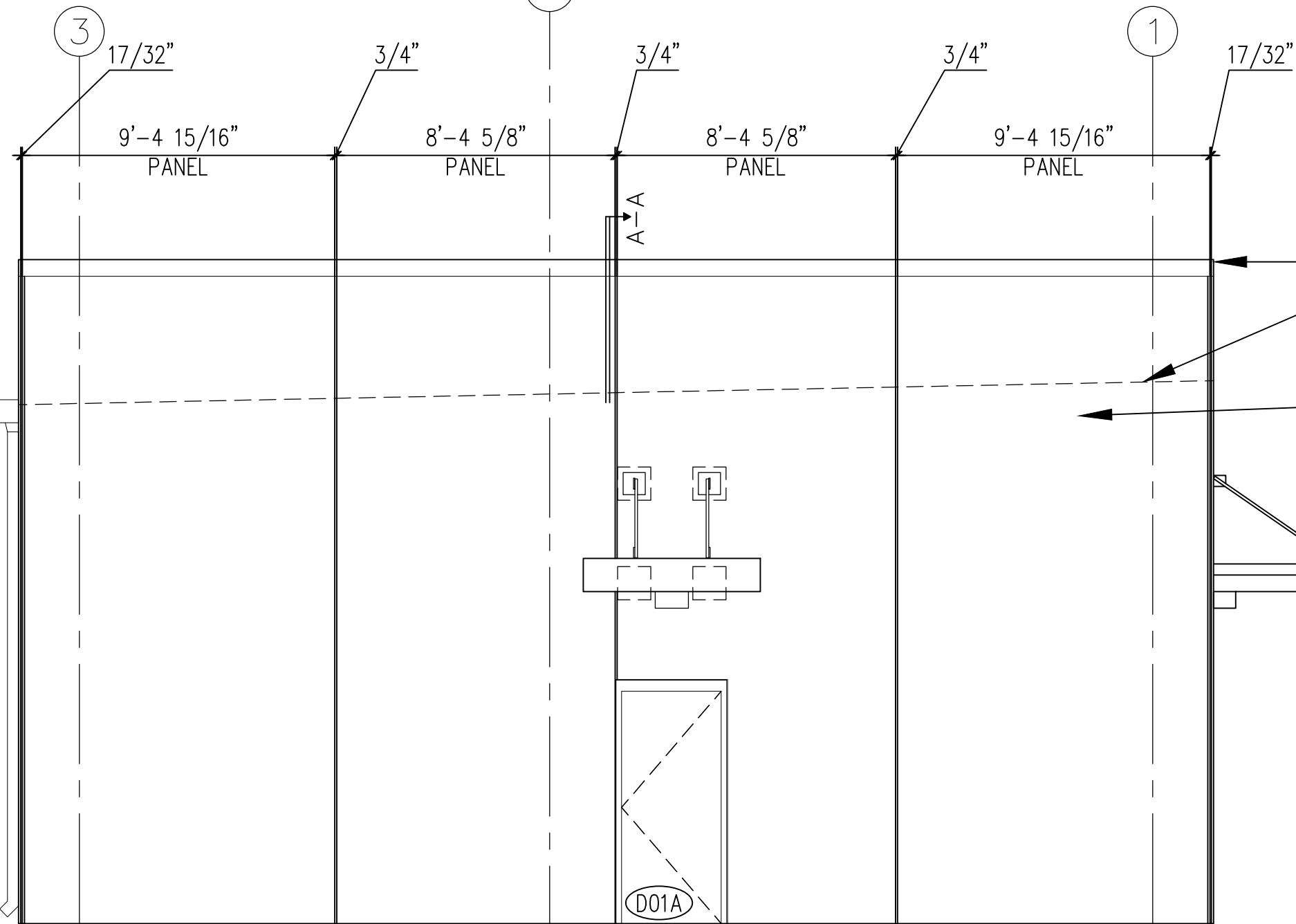
T/O PARAPET
EL: 886'-9"

ROOFING HIGH POINT
EL: 883'-1 1/4"

T/O SLAB
EL: 866'-9"

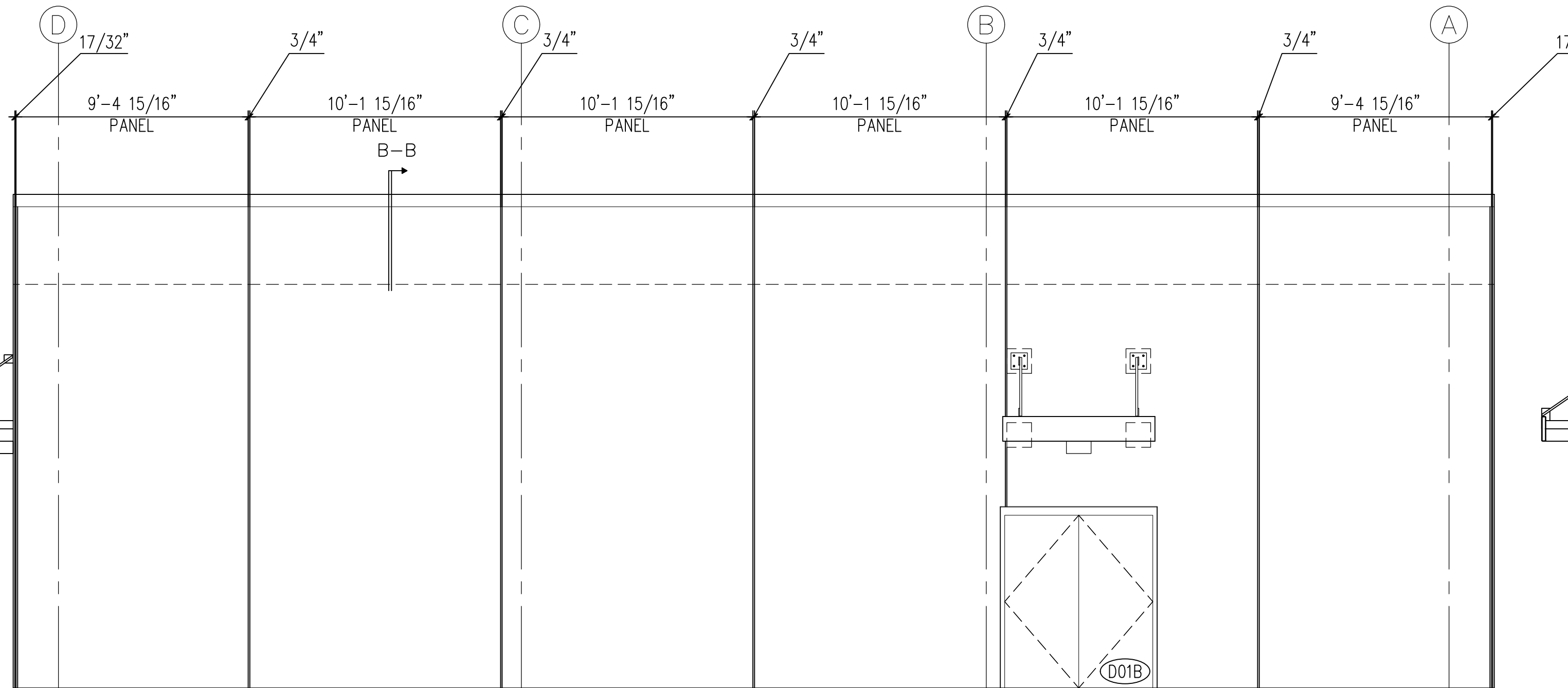


SOUTH BUILDING ELEVATION

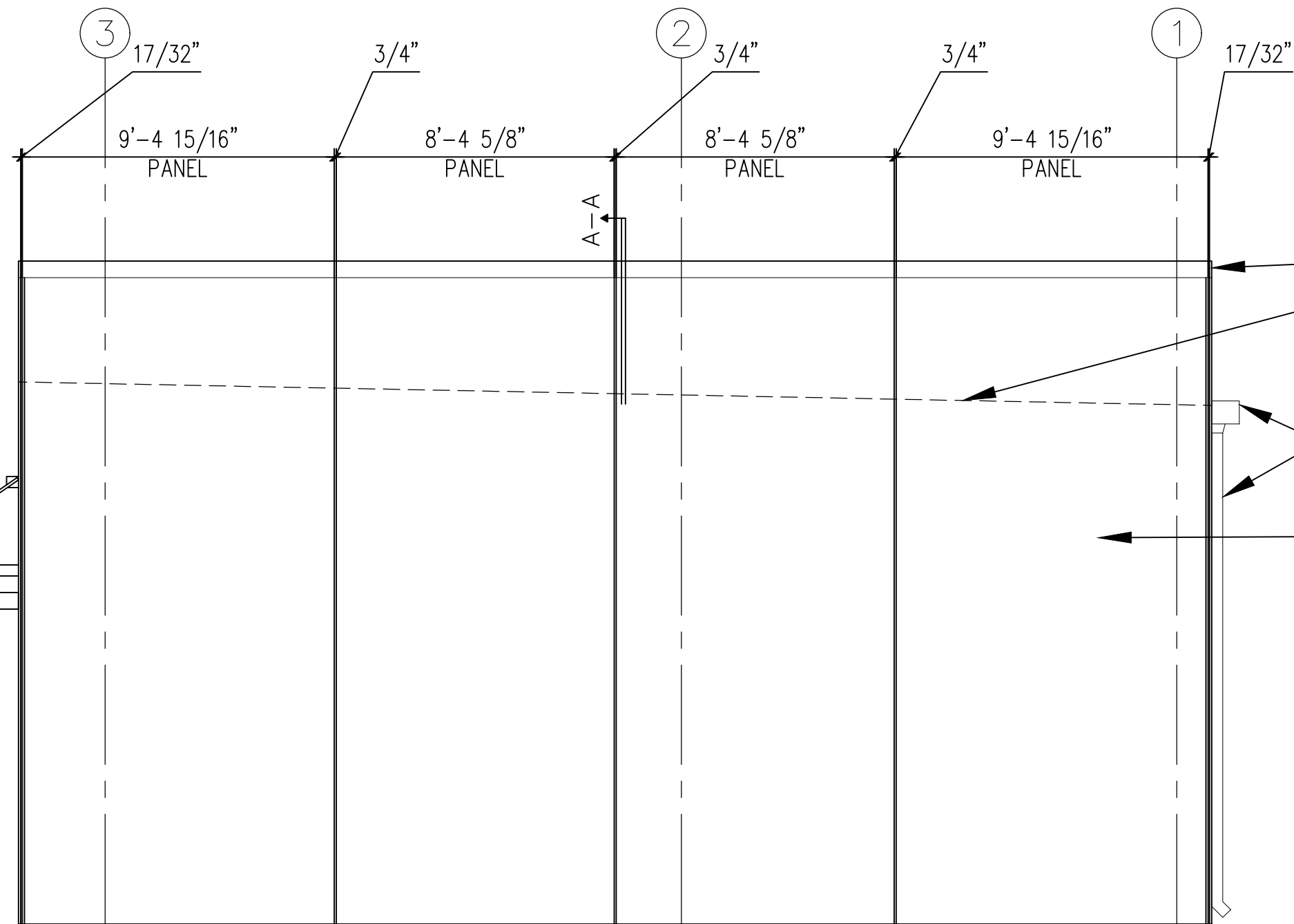


EAST BUILDING ELEVATION

METAL COPING (FINISH B)
DASHED LINE SHOWS APPROXIMATE LOCATION OF ROOF ON OPPOSITE SIDE OF WALL.
EXTERIOR FACE OF PRECAST CONCRETE SHALL BE EITHER FACTORY OR FIELD PAINTED WITH AN ELASTOMERIC COATING SUCH AS SHERWIN WILLIAMS CONFLX SHERLASTIC OR APPROVED EQUAL. MINIMUM TOTAL DRY FILM THICKNESS OF PAINT SYSTEM SHALL BE 12 MILS. COATING SYSTEM SHALL CONSIST OF ONE COAT OF LOXON CONCRETE AND MASONRY PRIMER, PLUS TWO COATS OF CONFLX SHERLASTIC ELASTOMERIC COATING OR APPROVED EQUAL. INTERIOR FACE OF PRECAST SHALL BE FACTORY WHITE OR FIELD PAINTED WHITE WITH 2 COATS SHERWIN WILLIAMS LOXON XP MASONRY COATING OR APPROVED EQUAL. SEE SPECIFICATIONS FOR APPROVED ALTERNATE SYSTEMS AND PRODUCTS (TYP). FINISH A.



NORTH BUILDING ELEVATION



WEST BUILDING ELEVATION

METAL COPING (FINISH B)
DASHED LINE SHOWS APPROXIMATE LOCATION OF ROOF ON OPPOSITE SIDE OF WALL.
SCUPPER AND DOWNSPOUT (TYP)
EXTERIOR FACE OF PRECAST CONCRETE SHALL BE EITHER FACTORY OR FIELD PAINTED WITH AN ELASTOMERIC COATING SUCH AS SHERWIN WILLIAMS CONFLX SHERLASTIC OR APPROVED EQUAL. MINIMUM TOTAL DRY FILM THICKNESS OF PAINT SYSTEM SHALL BE 12 MILS. COATING SYSTEM SHALL CONSIST OF ONE COAT OF LOXON CONCRETE AND MASONRY PRIMER, PLUS TWO COATS OF CONFLX SHERLASTIC ELASTOMERIC COATING OR APPROVED EQUAL. INTERIOR FACE OF PRECAST SHALL BE FACTORY WHITE OR FIELD PAINTED WHITE WITH 2 COATS SHERWIN WILLIAMS LOXON XP MASONRY COATING OR APPROVED EQUAL. SEE SPECIFICATIONS FOR APPROVED ALTERNATE SYSTEMS AND PRODUCTS (TYP). FINISH A.

PROVIDE COMMERCIAL METAL AWNING BY ARCHITECTURAL LOUVERS CO (HARRY LLC), MODEL H8CV, DOUBLE SIDED AWNING WITH 30PSF WIND LOAD RATING, FACTORY FINISHED WITH KYNAR 500 COLOR SELECTED BY OWNER. AWNING AT SIMILAR LOCATIONS WITH SINGLE PERSONNEL DOOR SHALL BE 6'-4" WIDE BY 3'-6" BY 8" FRAME DEPTH. PROVIDE (2) RIGGING SUPPORT OPTIONAL TIEBACKS PER CANOPY. PROVIDE LED WALL PACK LIGHT FIXTURE AT EA. LOCATION. SEE ELECTRICAL DWGS. FOR REQMTS.

EXTERIOR FINISH SCHEDULE					
TAG	LOCATION	MANUFACTURER	PRODUCT	COLOR	REMARKS
FINISH A	PRECAST CONCRETE STAIN	REFER TO ELEVATION NOTE	REFER TO ELEV.	TO MATCH: RAL 7035, SEMI GLOSS FINISH.	1, 5, 6
FINISH B	EXTERIOR PAINTED METAL	BY FABRICATOR	BY FABRICATOR	BY FABRICATOR TO MATCH FINISH A, RAL 7035	1, 2, 3, 4, 5
SCHEDULE NOTES:					
1. ALL LOUVERS TO BE SHOP FINISHED TO MATCH FINISH B.			4. EXTERIOR DOORS TO BE FINISHED TO MATCH FINISH B.		
2. ALL METAL ELEMENTS NOT INDIVIDUALLY LISTED OTHERWISE TO BE SHOP FINISHED TO MATCH FINISH B.			5. PROVIDE SAMPLES OF ALL FINISHES TO OWNER FOR REVIEW AND APPROVAL.		
3. WINDOWS TO BE FINISHED TO MATCH WINDOW SCHEDULE ON DRAWING #181.4-9.			6. TYPICAL JOINT SEALANTS TO MATCH ADJACENT CONCRETE FINISH, CONTACT SARGENT & LUNDY W/ CONFLICTS OF CLARIFICATION QUESTIONS.		



Sargent & Lundy LLC's Illinois Department of Professional Regulation Registration Number is 184-000106



REV	DATE	DESCRIPTION	PREPARED	REVIEWED	APPROVED
1B	02-24-25	ISSUED FOR COMMENTS W.O.#18270306	JK	CC	MB
1A	01-24-25	ISSUED FOR COMMENTS W.O.#18270306	JK	CC	MB

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PROJ. No. 15078-039

Commonwealth Edison Co. Chicago, Illinois	
ELEVATIONS OF 138KV CONTROL BUILDING	
TSS 181	COMPASS
SCALE 1/4" = 1'-0"	DATE 01-24-25
DRAWN BY S&L	ENG. BY S&L
181.4-5_S2024-0727	

E T/O PARAPET
EL: 886'-9"

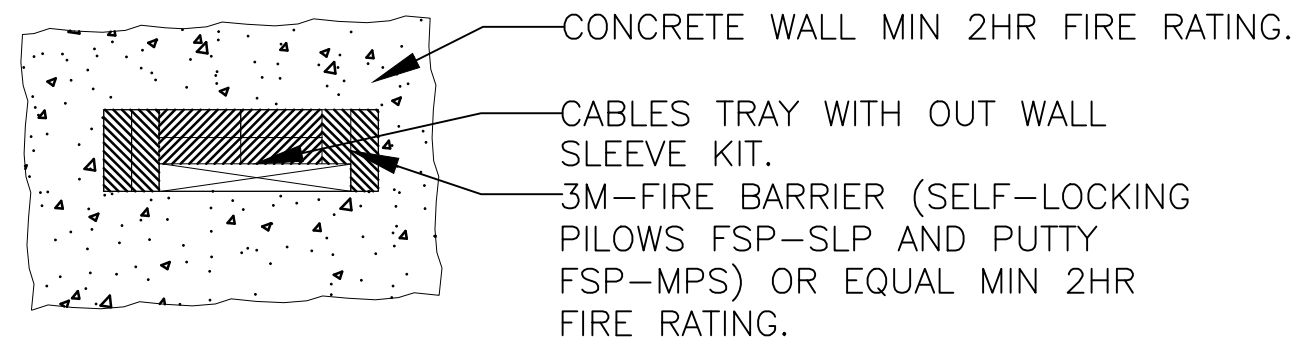
ROOFING LOW POINT
EL: 882'-4 3/4"

D T/O SLAB
EL: 866'-9"

T/O GRADE @ BLDG
EL: 865'-9"

BUILDING SECTION A-A
SCALE: 1/4" = 1'-0"

PROVIDE CONTINUOUS 40 MIL
VAPOR BARRIER BELOW SLAB.



TYPICAL CABLE TRAY PENETRATION

- TYPICAL WALL SECTION:
- 10" TOTAL ASSEMBLY THICKNESS.
 - EQUAL WIDTHS PRECAST CONCRETE, EXTERIOR FINISHED PER ELEVATIONS, INTERIOR FINISHED WHITE.
 - 3" INSULATED CORE.
 - ASSEMBLY R VALUE R-15 MINIMUM.
 - ASSEMBLY FIRE RATING INHERENTLY 2 HOUR WITH CONCRETE THICKNESS.

TYPICAL DETAIL 2 ON
DRAWING #W-181.4-7

B T/O PARAPET
EL: 886'-9"

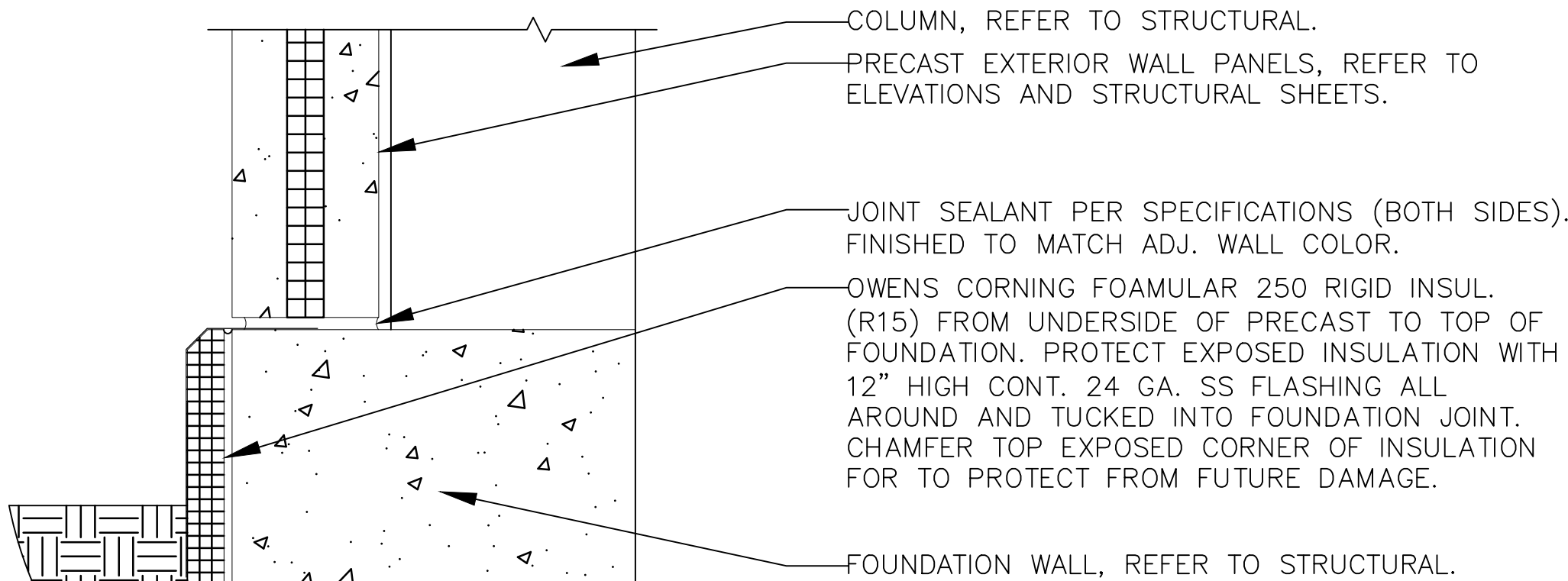
ROOFING HIGH POINT
EL: 883'-1 1/4"

ROOFING LOW POINT
EL: 882'-4 3/4"

T/O SLAB
EL: 866'-9"

T/O GRADE @ BLDG
EL: 865'-9"

BUILDING SECTION B-B
SCALE: 1/4" = 1'-0"



DETAIL 1 - EXTERIOR WALL SECTION
SCALE: NOT TO SCALE



GRAPHIC SCALE
DRAWING SCALE- ARCH "D" - 1/4" = 1'-0"

REV	DATE	DESCRIPTION	PREPARED	REVIEWED	APPROVED
1B	02-24-25	ISSUED FOR COMMENTS W.O.#18270306	JK	CC	MB
1A	01-24-25	ISSUED FOR COMMENTS W.O.#18270306	JK	CC	MB

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	PROJ. No. 15078-039

TYPICAL DETAIL 1 THIS
SHEET.

TYPICAL WALL SECTION
SCALE: NOT TO SCALE

REV	DATE	DESCRIPTION	TECH.	ENG.
1	01-24-25	ISSUED FOR COMMENTS W.O.#18270306	JK	CC
2	02-24-25	ISSUED FOR COMMENTS W.O.#18270306	JK	CC

Commonwealth Edison Co.
AN EXELON COMPANY Chicago, Illinois

SECTIONS OF
138KV CONTROL BUILDING

TSS 181	COMPASS	DC 00
SCALE 1/4" = 1'-0"	DATE 01-24-25	THIS MATERIAL IS THE PROPERTY OF COMED AND CONTAINS CONFIDENTIAL INFORMATION WHICH MUST NOT BE DUPLICATED, USED OR DISCLOSED OTHER THAN AS EXPRESSLY AUTHORIZED BY COMED.
DRAWN BY S&L	ENG. BY S&L	
181.4-6_S2024-0727		

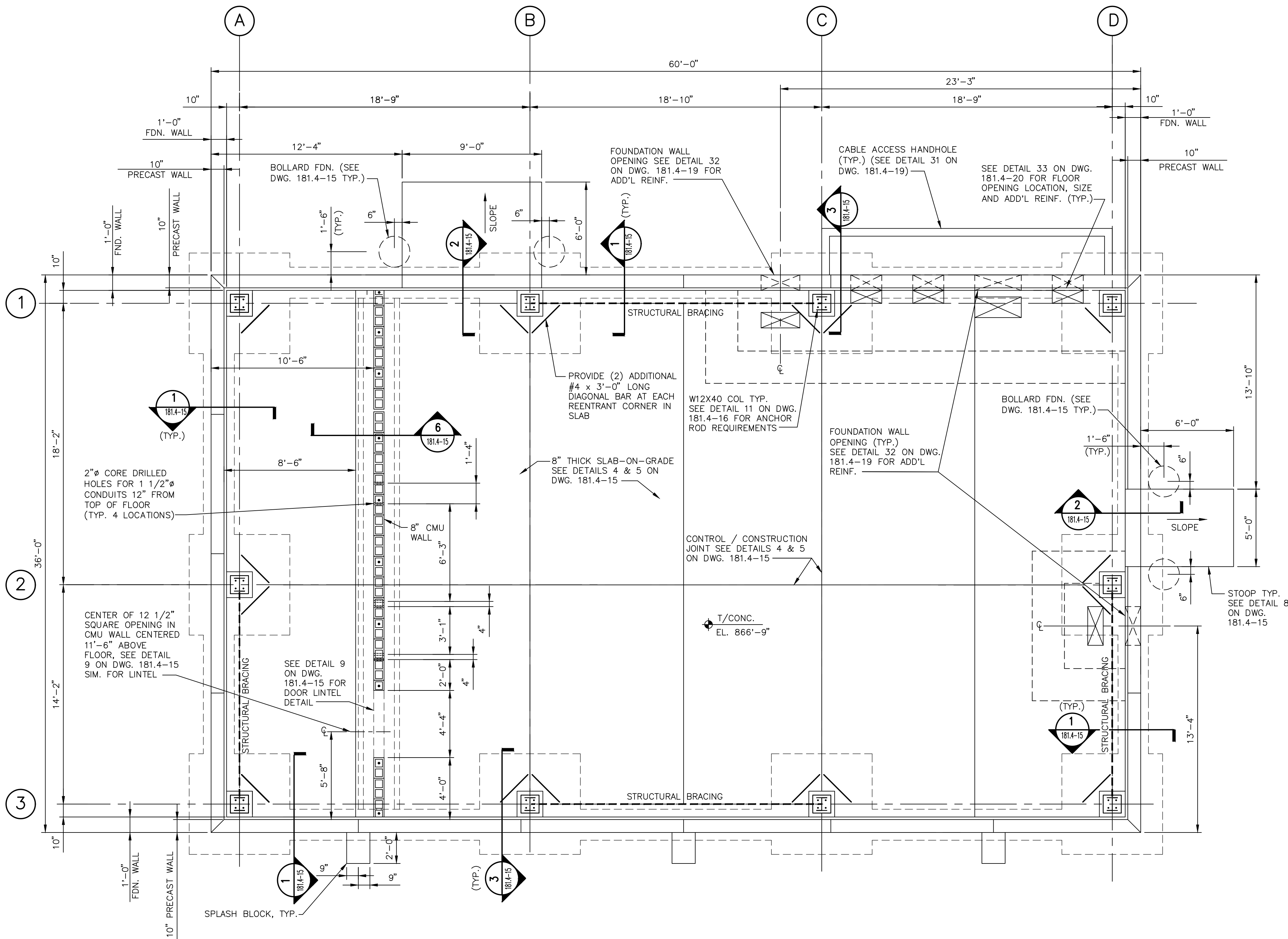


Digitally signed by
Kevin M. Schreiber
DN: cn=Kevin M. Schreiber, o=S&L, ou=Engineering, email=kschreiber@sl.com, c=US

LICENSE EXPIRES: 11/30/26

Sargent & Lundy LLC's Illinois Department
of Professional Regulation Registration
Number is 184-000106

- NOTES:
1. FOR GENERAL NOTES SEE DRAWINGS 181.4-10 AND 181.4-11.
 2. SEE ARCHITECTURAL, ELECTRICAL AND MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
 3. FOR STRUCTURAL DETAILS SEE DRAWINGS 181.4-15 THRU 181.4-20.



FOUNDATION PLAN

- NOTES:
1. B/FOOTING EL. 860'-6"
 2. T/FDN. WALL AND PIER EL. 866'-9"
 3. T/SLAB EL. 866'-9"
 4. SEE DRAWING 181.4-14 FOR STRUCTURAL BRACING ELEVATIONS AND DETAILS
 5. SEE DRAWING 181.4-15 FOR TYPICAL CONCRETE DETAILS

REFERENCE DRAWINGS:

PLAN OF ROOF FRAMING 138KV CONTROL BUILDING	181.4-13
SECTIONS OF 138KV CONTROL BUILDING EXTERIOR WALL ELEVATIONS	181.4-14
SECTIONS OF STRUCTURAL DETAILS 1-33 138KV CONTROL BUILDING	181.4-15 THRU 181.4-20



LICENSE EXPIRES: 11/30/26

Sargent & Lundy LLC's Illinois Department of Professional Regulation Registration Number is 184-000106

REV	DATE	DESCRIPTION	PREPARED	REVIEWED	APPROVED
1B	02-24-25	ISSUED FOR PERMIT W.O. #18270306	MDDR	KMS	KMS
1A	01-24-25	ISSUED FOR COMMENTS W.O. #18270306	MDDR	KMS	



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PROJ. No. 15078-039

1		DATE		DESCRIPTION		TECH.		ENG.	
comed		Commonwealth Edison Co. Chicago, Illinois							
AN EXELON COMPANY		PLAN OF FOUNDATION 138KV CONTROL BUILDING							
TSS 181		COMPASS		DC 00		SC			
SCALE 1/4" = 1'-0"		DATE 12-19-24		THIS MATERIAL IS THE PROPERTY OF COMED AND CONTAINS CONFIDENTIAL INFORMATION WHICH MUST NOT BE DUPLICATED, USED OR DISCLOSED OTHER THAN AS EXPRESSLY AUTHORIZED BY COMED.					
DRAWN BY S&L		ENG. BY S&L		181.4-12_S2024-0727					

Sound Level Study for COMPASS Substation Hoffman Estates, Illinois

Prepared For:

Mr. Kevin Batke
Senior Manager – EGIS
Sargent & Lundy
55 E. Monroe Street
Chicago, IL 60603

Project No. M240110

February 6, 2024 – Original Report
February 26, 2025 – Rev 1





**Sound Level Impact Evaluation for
Compass Substation
Hoffman Estates, Illinois**

Prepared For:
Sargent & Lundy

**February 6, 2024 – Original Report
February 26, 2025 – Rev 1**

Prepared By:
Mostardi Platt

Project No. M240110

CERTIFICATION STATEMENT

I certify that, based on information and belief formed after reasonable inquiry, the statements and information in the document are true, accurate and complete.

MOSTARDI PLATT

A handwritten signature in black ink, appearing to read 'J. Macak III', with a stylized flourish at the end.

Joseph J. Macak III
Principal Consultant
jmacak@mp-mail.com
Phone: 630-993-2127

February 26, 2025 (Rev 1)

Sound Level Impact Evaluation for Compass Substation

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APPENDIX

Appendix A	Design Information
Appendix B	Sound Level Readings and plus Meteorological Data During Background Testing

1.0 EXECUTIVE SUMMARY

Mostardi Platt was retained by Sargent & Lundy to perform a sound level evaluation for the Compass Substation located near 3333 Sears Parkway in Hoffman Estates, IL, and to collect 120-hour background ambient noise data. The new substation will consist of five (5) new 100 MVA standard noise transformers that will support a new data center.

The ambient study was performed to document existing daytime and nighttime sound levels with a Type I certified sound level meter for comparison with Illinois regulations.

The objective of the study was to determine if the noise levels for the substation would comply with applicable regulations and not cause an unacceptable increase in the background sound levels at the substation in Hoffman Estates, Illinois. Commercial properties west and south of the site could be impacted by the new transformers, and noise modeling demonstrates the extent of noise impacts.

The results demonstrate that the operation of the new substation with standard noise transformers will result in compliance with the applicable Illinois noise standards.

2.0 PROJECT SCOPE

This report presents the results of the background sound level study and evaluation of the proposed Compass Substation construction and operation in Hoffman Estates, Illinois. The project evaluated the construction of five (5) 100 MVA standard noise transformers that will support the power demand for the new data center to be built at the site of the former Sears Campus in Hoffman Estates.

The objectives of the study were to determine the current sound pressure levels at the site and surrounding community, to determine how the existing area compares with the Illinois noise standards, and to model the impact of the substation upgrade on the five nearest residences. The project required the following steps:

1. Conducting an ambient background sound level study (daytime and nighttime) to characterize the existing sound pressure levels surrounding the Compass substation.
2. Tabulating the sound pressure level data and calculating the sound power levels.
3. Organizing acoustical modeling and evaluation to determine the modeled impacts of the new transformer on the nearest residences. Preparing a report.

2.1 Mostardi Platt Project Team

Joseph J. Macak III – Principal Consultant
Dominique Barnes – Project Engineer
Mark Chamberlin – Senior Consultant

3.0 DEFINITIONS

Ambient Noise (Background Noise): Shall mean all of the encompassing noise associated with a given environment, usually being a composite of sounds from many sources near and far.

Amplitude: Shall mean the absolute value of the maximum displacement from zero value during one period of oscillation.

A-Weighted Sound Level: In decibels (dB(A)), a frequency weighted sound level, determined by the use of the metering characteristics and A-weighted network specified in ANSI S1. 4-1983 (R2006) "Specification for Sound Level Meters" and latest revisions thereof.

Class A Property: A residential property.

Class B Property: A business/commercial property.

Class C Property: Industrial property including electrical substations.

Daytime Hours: 7:00 am to 10:00 pm, local time.

Decibel (dB): Shall mean a standard unit of acoustic pressure measurement having a zero reference of 0.0002 microbar.

L_{feq}: The sound level, in decibels, equivalent to the total sound energy measured over a defined period of time. It is used as the average for the time period; however, it is not a simple arithmetic average because the meter measures decibel values logarithmically. The "f" in the acronym applies to the "frequency" setting of the analyzer.

L_fF₉₀: The 10th percentile sound pressure level (90% of the values are above this level), fast meter setting (F), measuring multiple octave band levels concurrently.

Nighttime Hours: 10:00 pm to 7:00 am, local time.

Octave Band Sound Pressure Level: The sound pressure level for the sound being maintained within the specified octave band. The octave band measurement frequencies in Hertz (cycles per second) are 31.5, 63, 125, 250, 500, 1000, 2000, 4000, and 8000.

Sound Power Level (PWL): A measure of the total airborne acoustic power generated by a noise source, expressed on a decibel scale referenced to some standard (typically picowatts, 10⁻¹² watts).

Sound Pressure Level (SPL): In decibels (dB), 20 times the logarithm to the base 10 of the ratio of the magnitude of a particular sound pressure to the standard reference pressure of 20 micro-Pascals.

4.0 APPLICABLE REQUIREMENTS

4.1 Site View

The Compass substation is located in a Hoffman Estates office district. It is bordered by Hoffman Estates office and manufacturing districts to the east, south, and southwest, as well as unincorporated Cook County public land districts to the north, residential district to the west, and commercial district to the northwest. Figure 1 shows the aerial view of the existing site, and Figure 2 shows a graphic of the site after building.

4.2 Hoffman Estates Municipal Code

4.2.1 Noise Limitations

The Village of Hoffman Estates has established limitations on noise from specific sources within the Hoffman Estates Code of Ordinances. The specific noise limitations applicable to the COMPASS substation are located in The Village of Hoffman Estates, IL Code of Ordinances, Chapter 7 – Offenses and Punishment, Article 8. – Public Nuisances, Sec. 7-8-3; and Chapter 9 - Zoning Code, Article 3. – General Requirements and Procedures Applicable Within Various Districts, Sec. 9-3-11.

Specifically, Section 7-8-3.C. Noise Pollution Standards, states ...

1. Any property use established in a Zoning District as defined and designated under [Chapter 9](#) of this Code shall be so operated as to comply with the performance standards governing noise set forth in the Cook County Noise and Vibration Control Regulations adopted November, 1973, with amendments.
2. Any emission of noise or earth-shaking vibration from any source in excess of the limitations established in or pursuant to this Code shall be deemed and is hereby declared to be a public nuisance, and may be subject to summary abatement procedures.
3. It shall be unlawful for anyone to cause excessive noises which may be detrimental to the health and well-being of an individual.

Section Sec. 9-3-11.B.1 of the - General requirements and performance standards states ...

1. Noise. No person, use or activity shall cause or allow the emission of sound beyond the boundaries of their property so as to violate any provision of [Chapter 8](#): Noise Regulations, Illinois Pollution Control Board Rules and Regulations, or the Illinois Environmental Protection Act.

In short, Hoffman Estates requires compliance with the Cook County Noise Ordinance and the requirements in the state of Illinois. The Illinois Pollution Control Board's noise regulations, originally established in 1973 under Chapter 8, have been updated and are now codified under Title 35: Environmental Protection, Subtitle H: Noise.

These regulations are designed to control noise pollution and set forth standards and limitations for various noise sources.

The key components of the regulations are:

1. General Provisions (Part 900):
 - a. Definitions: Clarifies terms used within the regulations, ensuring consistent interpretation.

- b. Prohibition of Noise Pollution: Prohibits the emission of sound beyond one's property boundaries that causes noise pollution or violates any provision of the regulations.
 - c. Measurement Procedures: Outlines standardized methods for measuring sound to ensure compliance.
2. Sound Emission Standards and Limitations for Property-Line-Noise-Sources (Part 901):
 - a. Land Classification: Categorizes land based on use (e.g., residential, commercial) to apply appropriate noise standards.
 - b. Permissible Sound Levels: Specifies maximum allowable sound levels that can be emitted to different classes of land, with distinctions made for daytime and nighttime hours.
 - c. Specific Noise Characteristics: Addresses unique noise types, such as highly impulsive sounds and prominent discrete tones, setting specific limits and considerations for each.

For detailed information and to access the full text of these regulations, you can refer to the Illinois Pollution Control Board's official documentation:

- General Provisions (Part 900):
<https://www.ilga.gov/Commission/jcar/admincode/JCARTitlePart.asp?Title=035&Part=0900>
- Sound Emission Standards (Part 901) applicable to the Hoffman Estates site:
<https://www.ilga.gov/commission/jcar/admincode/035/035009010001030R.html>

These documents provide comprehensive guidelines and standards to manage and control noise pollution across Illinois.

4.3 Cook County Noise Ordinance

Cook County has established limitations on noise from specific sources within the Cook County, IL Code of Ordinances. Chapter 30: Environment, Article IV restricts noise from new motor vehicles (Sec. 30-451) and new motor-powered equipment (Sec. 30-452). As these are the only restrictions in this Article, no part of Article IV applies to COMPASS Substation.

Appendix A: Zoning restricts noise in industrial districts only (Article 6: Industrial Districts). As COMPASS is located in an office district, the regulations therein do not apply.

4.4 Illinois Noise Standards for Class B Sales or Service Property

The applicable Illinois noise standard for Class C to Class B impacts, as defined by 35 IAC 901.103, is given in Table 1. These standards always apply, and there are no separate daytime and nighttime standards for commercial property impacts. There are no residential properties within the region of influence of the data center and substation.

Table 1. Illinois Class C to Class B Noise Standards.

State of Illinois Noise Ordinance Limits		Octave Band Center Frequency, Hertz								
Class C Impact to Class B Commercial	dB(A) *	31.5 Hz	63 Hz	125 Hz	250 Hz	500 Hz	1 kHz	2 kHz	4 kHz	8 kHz
Class B Impact Limit (All hours)	65.7*	80	79	74	69	63	57	52	48	45



Figure 1. COMPASS Substation Site Location at 3333 Sears Parkway in Hoffman Estates. Arrow Points to the Future Substation Location.



Figure 2. Compass Substation and Data Center Layout.

5.0 FACILITY LOCATION

The new site arrangement is shown in Figure 3. A full drawing is given in Appendix A.

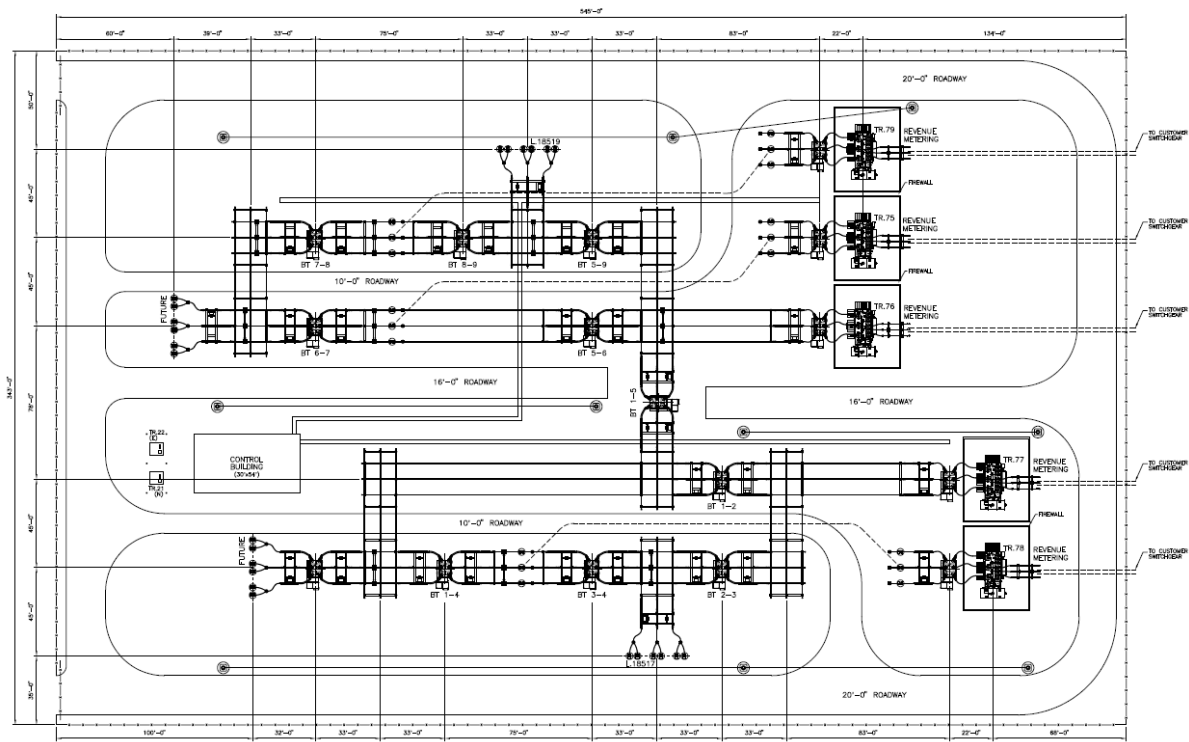


Figure 3. New COMPASS Hoffman Estates Site Arrangement.

6.0 DESIGN INFORMATION

The design drawings and layout information are included in Appendix A. The new 100 MVA transformers will be standard noise and will comply with NEMA TR-.1

7.0 SOUND LEVEL MEASUREMENTS

A *Norsonic nor140 Sound Analyzer*, equipped with Type 1225 microphone with preamplifier and foam windscreen, was used to collect the data. This instrument meets the Type I precision requirements defined in ANSI S1.4 for acoustical measurement devices.

Sound Analyzer Calibration: The sound level instruments were acoustically calibrated using a sound level calibrator with a known sound pressure level and accuracy of ± 0.5 dB. The calibration frequency was 1,000 Hz producing 114 dB output. A calibration level change exceeding ± 1.0 dB would require that the measurement series be repeated. Note this magnitude of deviation was not experienced during the measurements at the site.

The calibrator is certified per the manufacturer's specification, and the analyzer is calibrated at a minimum of once every other year. Both calibrations are performed to verify compliance with the U.S. National Institute of Standards and Technology specifications.

7.1 Background Measurements

Nighttime and daytime continuous background sound pressure levels for the project site were collected continuously from January 29 through February 5, 2024. The test location was near the south property entrance as shown in Figure 4.

Table 2 is a summary of the daytime and nighttime sound pressure level readings collected over the 7-day period. The Leq and L90 levels are presented for comparison to the applicable Illinois octave bands. All values complied with the octave band sound pressure for Illinois. Appendix B of the report includes all the background data.



Figure 4. Background Sound Level Testing at Compass Site.

Table 2. Background Sound Level Data for COMPASS Hoffman Estates.

State of Illinois Noise Ordinance Limits Class B Business/Commercial Standards		Octave Band Center Frequency, Hertz									
		dB(A) *	31.5 Hz	63 Hz	125 Hz	250 Hz	500 Hz	1 kHz	2 kHz	4 kHz	8 kHz
Allowable Sound Pressure Levels to Class B Land From Class C Land		65.7*	80	79	74	69	63	57	52	48	45
* The A-weighted sound level limits were calculated using the octave band sound pressure level limits. The state of Illinois noise ordinance does not list A-weighted sound level limits.											
L_{Aeq} Measurements - Background											
Averaging Period	Measurement Type	dB(A)	31.5 Hz	63 Hz	125 Hz	250 Hz	500 Hz	1 kHz	2 kHz	4 kHz	8 kHz
All Hourly Values (24 hours)	L _{feq}	55.7	77.2	72.2	62.1	56.6	54.7	52.1	41.9	30.5	23.9
Nighttime Hours	L _{feq}	53.25	69.6	63.4	56.2	50.8	51.9	50.0	38.9	25.2	19.3
Daytime Hours	L _{feq}	56.65	78.9	74.0	63.6	58.2	55.7	52.9	43.0	32.0	25.3
L₉₀ Measurements - Background											
Location	Measurement Type	dB(A)	31.5 Hz	63 Hz	125 Hz	250 Hz	500 Hz	1 kHz	2 kHz	4 kHz	8 kHz
All Hourly Values (24 hours)	L _f 90%	51.9	57.8	56.4	50.8	46.7	49.5	49.2	38.4	19.7	14.5
Nighttime Hours	L _f 90%	50.2	55.3	53.8	48.6	45.3	48.2	47.3	36.0	15.0	10.7
Daytime Hours	L _f 90%	52.7	58.8	57.4	51.8	47.4	50.1	50.0	39.4	21.1	15.8

Note: Illinois standards for compliance testing are based on L_{eq} measurements. L₉₀ levels were presented for comparison (90% of the readings were higher than the value presented).

7.2 Nearfield Measurements

Nearfield noise measurements were not required for this project since the substation has not been constructed.

8.0 ACOUSTICAL MODELING OF SITE

8.1 Modeling Description

Methodology for modeling noise levels from equipment is based on **ISO 9613-2 International Standard Acoustics—Attenuation of Sound Propagation Outdoors**, 1996. The Mostardi Platt acoustical model with SoundPlan® utilizes these standards and calculates impacts in a grid system, and develops sound level contours taking into consideration acoustical controls (e.g. barriers, silencers), geometrical divergence, atmospheric absorption, ground effects, reflection from surfaces, and screening by obstacles. SoundPlan outputs on an octave band basis were converted from dB(A) back to dB sound pressure levels for comparison to Illinois Standards.

8.2 Sound Power Levels for Transformers

Based on the nearfield sound pressure level measurements, Mostardi Platt calculated the transformer sound power levels (PWL) for the substation equipment. The levels used in the model are given in Table 3.

Table 3. Sound Power Levels for Transformers in Model, ref. Picowatt.

Industry											
Source name	Reference	Level 24 Hr dB(A)	Frequency spectrum [dB(A)]								
			31 Hz	63 Hz	125 Hz	250 Hz	500 Hz	1 kHz	2 kHz	4 kHz	8 kHz
TR 79	Lw/unit	-	33.6	55.9	98.0	93.0	98.3	96.3	94.4	86.7	71.9
TR 75	Lw/unit	-	33.6	55.9	98.0	93.0	98.3	96.3	94.4	86.7	71.9
TR 76	Lw/unit	-	33.6	55.9	98.0	93.0	98.3	96.3	94.4	86.7	71.9
TR 77	Lw/unit	-	33.6	55.9	98.0	93.0	98.3	96.3	94.4	86.7	71.9
TR 78	Lw/unit	-	33.6	55.9	98.0	93.0	98.3	96.3	94.4	86.7	71.9

Note: A safety margin to address uncertainty was added for modeling purposes. Values reflect with a slight margin.

8.3 Modeling Results – dB(A) Impacts

The A-weighted sound level contours for the of the substation is shown in Figure 5 for operation of all five (5) 100 MVA transformers at maximum rating. None of the noise modeling evaluates sound from the data center operations.

The thicker red line contour line represents 65.7 dB(A), which reflects the Illinois Class B impact standard. The modeling is performed without the addition of background noise to obtain the direct impacts of the new substation. The numbers in the boxes reflect the dB(A) impact at the five nearest commercial property receptors.

Figure 6 shows additional contours to demonstrate how the levels drop with distance.



Figure 5. A Weighted Sound Pressure Level Impacts for COMPASS Hoffman Estates. Red Contour is Extent of 65.7 dB(A) Equivalent Impact for Comparison to Standard.

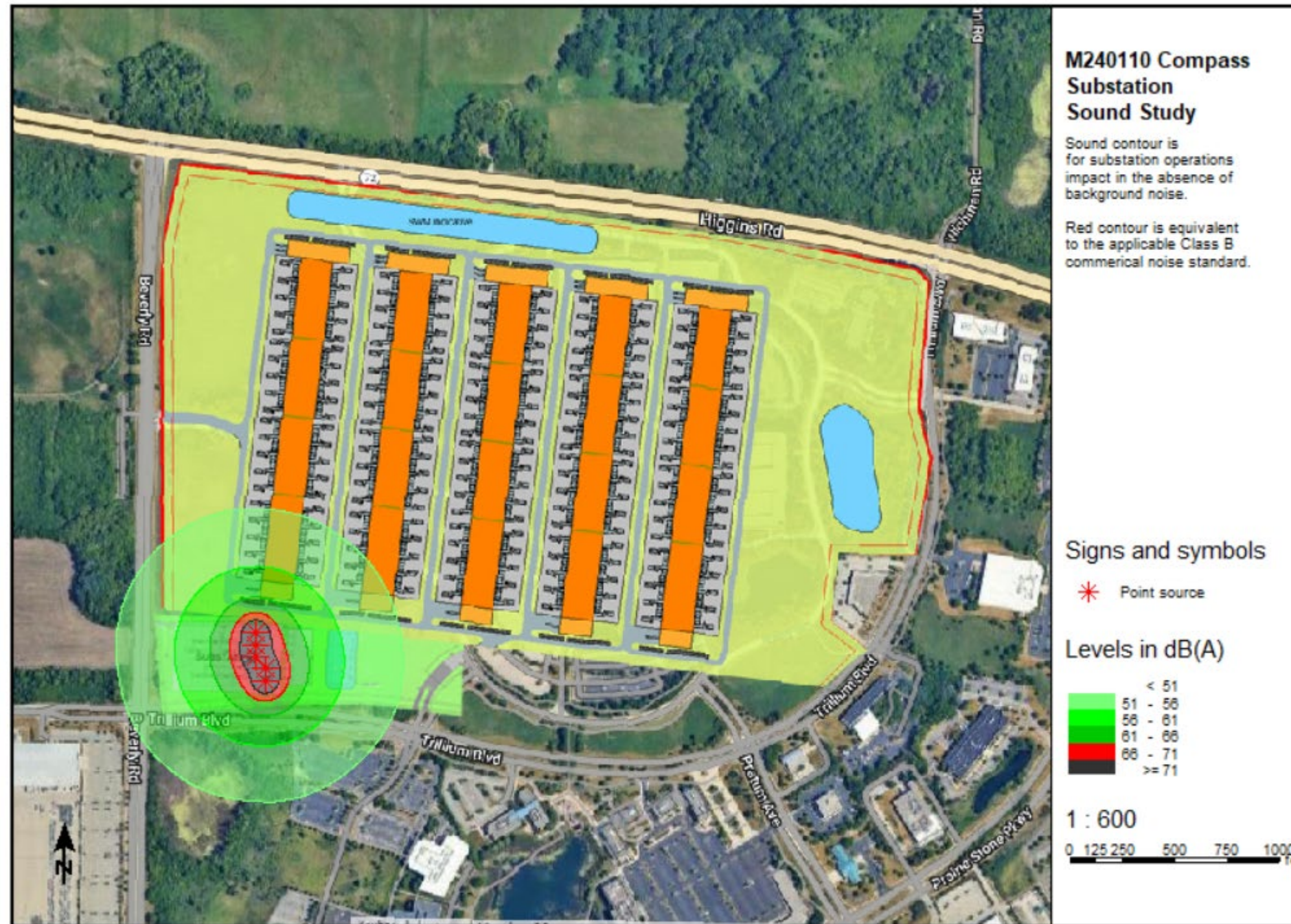


Figure 6. Daytime/Nighttime Sound Pressure Level Contours for COMPASS Hoffman Estates.

8.4 Modeling Results – Octave Band Impacts at Nearest Commercial Properties.

Mostardi Platt computed the octave band sound pressure level impacts at five nearest commercial properties for comparison to the Illinois octave band standards for Class B property.

Table 4 represents the octave band impacts for the five properties shown in Figure 5. All results meet the Illinois standards.

Table 4. Octave Band Impacts (dB) at Five Nearest Commercial Properties.

State of Illinois Noise Ordinance Limits Class C Impact to Class B Commercial		Octave Band Center Frequency, Hertz									
		dB(A) *	31.5 Hz	63 Hz	125 Hz	250 Hz	500 Hz	1 kHz	2 kHz	4 kHz	8 kHz
		Class B Impact Limit (All hours)	65.7*	80	79	74	69	63	57	52	48
No. Name		Predicted Octave Band Impacts, dB									
1	Commercial 1	48.0	18.2	27.3	59.2	46.5	46.2	40.5	35.7	21.7	10.0
2	Commercial 2	46.4	16.7	25.8	57.7	45.0	44.6	38.8	33.7	18.5	10.0
3	Commercial 3	43.7	14.3	23.3	55.2	42.4	41.9	35.9	30.2	12.4	10.0
4	Commercial 4	40.9	11.8	20.8	52.7	39.8	39.2	32.9	26.3	5.2	10.0
5	Commercial 5	37.2	8.6	17.6	49.3	36.3	35.4	28.8	20.5	10.0	10.0

9.0 CONCLUSION

The data presented demonstrate that the surrounding community near the proposed Compass substation is relatively noisy due to the proximity of commercial activity and traffic noise. Pre-construction noise monitoring over a seven-day period demonstrated that Class B octave band noise standards were in compliance with all Illinois octave bands. Background monitoring is used to demonstrate pre-project noise levels should noise levels become an issue in the future.

Acoustical modeling was used to demonstrate equipment impacts at various distances and at various receptors. For modeling at the nearest commercial properties, five receptors were selected and identified as Commercial 1 to Commercial 5.

The noise contour plots demonstrate that the substation will comply with the applicable Illinois Class B standards. Further, as shown in Table 4, the octave band impacts at the five closest Commercial Properties comply with all applicable octave band decibel limits.

The new Compass Substation with five (5) standard noise 100 MVA transformers will comply with all applicable noise standards for the site layout presented in Figure 3 and Appendix A.



AGENDA ITEM REPORT

Village Board of Trustees
June 16, 2025
ITEM 8A

REQUEST: Approval of Professional Services Agreement with Kimley-Horn and Associates, Inc., of Chicago, IL, for the Prairie Stone Parkway Access Study, in an amount not to exceed \$60,966.

FROM: Sonia Zala, Senior Transportation Engineer

ITEM TYPE: Agreement - Village Board

REQUEST SUMMARY

The Prairie Stone Business Park, located on the west side of the Village, began development in the early 1990s with the intention of becoming a large business hub. At that time, the roadway infrastructure was built to support high volumes of commuter traffic, including wide, four-lane, median-divided streets designed for a dense concentration of office workers and vehicle flow.

Over time, the area has evolved. The business park was never fully built out, and the character and land use have shifted toward a broader mix of commercial, retail, and entertainment destinations. As a result, overall vehicle demand has decreased, and the existing roadway design no longer aligns with the current or anticipated future needs of the area.

This shift presents an opportunity to reconsider how the public right-of-way is used. Rather than remaining primarily vehicle-focused, there is growing potential to support a more balanced transportation network that includes pedestrian and bicycle access. In particular, the area experiences unique traffic and parking demands during events at the NOW Arena and seasonal activity at the Village Green and Hideaway Brew Garden, where pedestrian crossings and parking patterns contribute to congestion.

To address these challenges and prepare for future improvements, an access study is proposed to focus on three key corridors: Prairie Stone Parkway, Hoffman Boulevard, and Pratum Avenue. The study will identify strategies to improve traffic flow during NOW Arena events and analyze parking conditions and pedestrian movements near the Village Green/Hideaway Brew Garden during summer events. It will also help determine if modifications to roadway design, connectivity, and cross-sections would better support current and future land uses throughout the Prairie Stone Parkway corridor. In addition to recommending physical improvements, the study will also evaluate Arena operations to identify any interim operational changes that could enhance traffic flow to and from the Arena during events.

The findings of this study will provide a basis for potential Phase 1 engineering work, should the Village choose to move forward with implementing the recommended improvements. It also allows the Village to provide direction to developers who may

plan to build on currently vacant parcels. This proactive approach ensures infrastructure is aligned with the evolving needs of the community and supports the goals of the Village's Western Area Plan adopted in 2021.

FINANCIAL IMPACT

In 2024, Prairie Stone Capital funds were budgeted for this study. While funds were not budgeted in 2025, there is sufficient balance in the Prairie Stone Capital fund to cover the not-to-exceed amount of \$60,966.

RECOMMENDATION

Approval of Professional Services Agreement with Kimley-Horn and Associates, Inc., of Chicago, IL, for the Prairie Stone Parkway Access Study, in an amount not to exceed \$60,966.

ATTACHMENTS

1. Final- PSP- VOHE Professional Services Agreement

VILLAGE OF HOFFMAN ESTATES

Professional Services Agreement

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 Kimley-Horn and Associates, Inc., with a principal place of business at 111 W. Jackson Boulevard, Suite 1320, Chicago, Illinois (“Contractor”) and sets forth the terms and conditions under which Contractor agrees to perform engineering services as set forth below.

This Agreement is made pursuant to Hoffman Estates RFP dated March 28, 2025 and Contractor’s Proposals dated June 2, 2025 attached hereto as Exhibit A and incorporated herein by reference.

1. SERVICES

Contractor shall perform engineering services detailed in scope of services, attached hereto as Exhibit A and incorporated herein by reference, at various locations within the Village of Hoffman Estates, Illinois.

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 Contractor, not specifically provided for in this Agreement, shall be allowed by the Village nor shall Contractor 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 March 31, 2026. Failure to complete the services outlined in Exhibit A by the completion date 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 \$60,966.00.

Costs include all mobilization, equipment and labor charges incurred throughout the duration of the services. Traffic control, heavy clearing, root cutting, waste hauling and disposal, structure location, municipal water usage license, fees, permits, and or deposits are not considered part of the fee.

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

Contractor 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.

4. RELATIONSHIP OF THE PARTIES

In performing Services hereunder, Contractor 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 Contractor's control. Contractor agrees to comply with all applicable state and federal statutes and the Municipal Code of the Village. Contractor further agrees to indemnify and hold Village harmless for any and all claims made arising out of Contractor's breach of the obligations contained in this paragraph.

Contractor 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. INSURANCE

At Contractor's sole expense, Contractor 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 Contractor shall meet all insurance requirements as stated in Article 107.27 of the "Standard Specifications for Road and Bridge Construction" adopted January 1, 2022. All 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

6. THIRD PARTY MATERIALS

Contractor will not prepare any deliverables or other material for Village that contains any limitations by third parties on its use without first securing either (i) Village's prior written approval of such limitations, or (ii) the third party's prior written waiver of such limitations. Contractor will not use any materials produced or provided by any third party ("Third Party Materials") having said limitations without having secured the appropriate licenses or prior written approval of each said third party. In addition, Contractor will not, without Village's prior written approval, use any Third Party Materials pursuant to licenses or agreements that limit or

prohibit the assignment of Contractor's rights in and to such Third Party Materials to Village or Village's designee. Contractor shall maintain a copy of all such licenses and agreements and provide copies to Village upon Village's request.

7. OWNERSHIP OF WORK PRODUCT

Contractor agrees that all work product produced by Contractor hereunder, including, without limitation, all reports and other documents ("Work Product") shall be deemed to be works made for hire under U.S. copyright laws and that all right, title, and interest in and to the Work Product shall be the sole property of Village and Village shall have the exclusive right to the copyrights on the Work Product. To the extent that the Work Product is not deemed to satisfy the requirements for a work made for hire under U.S. copyright laws, Contractor hereby assigns to Village all copyrights the Work Product and agrees to execute any additional documents requested by Village to further such assignment at no additional cost to Village. Contractor warrants that the Work Product shall not infringe the patent, copyright or other intellectual property or proprietary right of any third party and agrees to defend, indemnify and hold Village harmless against any such third party claim.

8. ASSIGNMENT AND SUBCONTRACTING

This Agreement shall not be assigned by Contractor 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 Contractor. No assignee of Contractor 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, Contractor 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
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If to Contractor: Justin Opitz, AICP
Kimley-Horn
570 Lake Cook Rd, Suite 200
Deerfield, IL 60015
Email: justin.opitz@kimley-horn.com
Phone: (630) 216-4567

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.

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

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

Kimley-Horn and Associates, Inc.

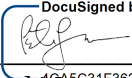
By:  _____
Printed Name: **Peter Lemmon**
Title: **Vice President**
Date: **6/5/2025**

EXHIBIT A

June 2, 2025

Ms. Sonia Zala, P.E.
Village of Hoffman Estates
1900 Hassell Rd
Hoffman Estates, IL 60169

Re: Agreement for Transportation Engineering Services
Prairie Stone Parkway Access Study

Dear Ms. Zala:

Kimley-Horn and Associates, Inc. (“Kimley-Horn” or “Consultant”) is pleased to submit this Professional Services Agreement (the “Agreement”) to the Village of Hoffman Estates. (“Client”) for transportation engineering services related to the Prairie Stone Parkway Access Study in Hoffman Estates, Illinois.

Following our response to the Prairie Stone Parkway Access Study Request For Proposals (RFP) and in-person interview with the Village of Hoffman Estates, it is our understanding that the Village seeks a comprehensive access plan for the Prairie Stone Parkway study area. Key areas of focus include assessing existing infrastructure, proposing roadway repurposing and pedestrian pathing, planning for special event traffic, coordinating with stakeholders, and identifying new access points for future developments. Kimley-Horn presents the following Scope of Services to conduct the Prairie Stone Parkway Access Study.

Scope of Services

Task 1 – Coordination and Preliminary Information

Task 1.1 – Field Visit and Observations (Non-Event)

Kimley-Horn will conduct a study area visit on a typical weekday to observe existing traffic conditions and confirm pertinent data in the site vicinity regarding roadway lane configurations, traffic control, curbside regulations and activity, and pedestrian/bicycle accommodations. Observations will focus on:

- Prevailing multimodal traffic conditions and patterns
- Curbside activity (e.g., parking, pick-up/drop-off activity, loading zones, etc.)
- Access location and control
- Operational deficiencies and their contributing factors along the adjacent streets
- Other characteristics impact on how vehicles, pedestrians, and bicyclists circulate through the immediate area, the existing developments, and surrounding streets

Task 1.2 – Study Area Traffic Counts

To establish current traffic volumes at key locations in the study area, intersection traffic counts will be performed at the following 11 locations, representing the intersections that are anticipated to be most impacted by the access plan alternatives. Additional count locations can be included for additional services, should they be needed, and will be identified during the initial coordination in Task 1.

- Prairie Stone Parkway/Beverly Road
- Prairie Stone Parkway/Salvation Army Access Road
- Prairie Stone Parkway/West Arena Access
- Prairie Stone Parkway/Hoffman Boulevard
- Prairie Stone Parkway/Pratum Boulevard
- Pratum Avenue/Trillium Boulevard
- Pratum Avenue/Tate & Lyle Access
- Pratum Avenue/Main Event-East Arena Lot Main Access
- Pratum Avenue/East Arena Lot South Access
- Hoffman Blvd/East Arena Lot-West Arena Lot Access
- Hoffman Blvd/Pratum Avenue

These counts will be conducted during five time periods. Preliminary time periods are outlined below but will be reviewed and confirmed with the Village and stakeholders as part of Task 1.

- Weekday Morning Peak Period: 7:00-9:00 AM
Coincides with typical morning commute peak hours
- Weekday Evening Peak Period: 4:00-6:00 PM
Coincides with typical evening commute peak hours
- Saturday Midday Peak Period: 11:00 AM-1:00 PM
Coincides with typical weekend midday peak hours
- Friday/Saturday Pre-Event: 5:00-7:00 PM
Coincides with typical Friday/Saturday pre-event peak hours
- Friday/Saturday Post-Event: 9:00-11:00 PM
Coincides with typical Friday/Saturday post-event peak hours

All intersection traffic counts will include vehicle, bicycle, and pedestrian volumes to represent the current multimodal characteristics of the study area street system. These time periods generally coincide with typical streets and event peak hours in the area. The Friday/Saturday pre- and post- event counting periods will be scheduled on a date that is coordinated with Village and NOW Arena staff to ensure typical event conditions. The traffic count data will be summarized, evaluated, and used as a basis for the access plan alternatives.

Task 1.3 – NOW Arena Event Field Visit and Observations

To document key operational characteristics of pre-event and post-event transportation conditions at NOW Arena and in the study area, Kimley-Horn will attend and perform pre-event and post-event observations before, during, and after two identified typical events. Observations at one of the events will be conducted during the same event as the pre- and post- event traffic counts. Additional events can be included as additional services, should they be needed, and will be identified during the initial coordination in Task 1.

Pre-event observations will begin two hours prior to the event start time. In our experience, this period includes the timeframe in which a large majority of vehicles enter the adjacent arena parking lots, and when event-related traffic controls (closure of Hoffman Boulevard between Prairie Stone Parkway and Arena Lots to vehicles, police presence at crosswalks along Prairie Stone Parkway) are put in place.

Post-event observations will start once a considerable portion of event-goers begin to exit the arena and will continue for approximately one to two hours, depending on prevailing traffic conditions. This time period may vary depending on the event and start time.

Building on the characteristics documented in Task 1.1, event day observations will focus on the multimodal conditions associated with:

TRAFFIC

- Prevailing traffic patterns, access routes, queuing, and areas of congestion with contributing factors
- Traffic control and roles of police personnel posted for traffic management
- Conditions at key intersections listed in Task 1.2
- Conditions at curbside drop-off/pick-up zones for:
 - Personal Vehicles
 - Rideshare and Taxis
 - ADA-Accessible

PARKING

- Study area locations, including East Arena Lot, West Arena Lot, Tate & Lyle Lot, and Main Event Lot
- Access routes and traffic control at driveways
- Circulation within the lots
- Parking utilization counts during the event, organized by location and type
- Special-use spaces (e.g., Premium, media, ADA-accessible, rideshare staging, buses, equipment trucks, etc.)
- Tailgating activity (if any)

PUBLIC TRANSPORTATION/SHUTTLE SERVICE (IF ANY) PEDESTRIANS

- Walk routes and accommodations leading to/from the arena and adjacent parking areas
- Intersection accommodations
- Conflicts with primary traffic routes

BICYCLES

- Routes, activity, and parking around the arena

EMERGENCY RESPONSE

- Activity and access related to police, fire, and other first responders at the arena and vicinity

COMMUNICATIONS

- Wayfinding and informational route signs
- Event day signs for temporary traffic and parking conditions
- Materials and information available (e.g., website, social media, mobile) to communicate traffic and parking directions

Task 1.4 – Existing Capacity Analysis

Kimley-Horn will perform capacity analyses for existing conditions using Synchro software to evaluate operation and capacity at each of the study intersections outlined in Task 1.2. Analysis of intersection

capacity and queuing provides a baseline understanding of area traffic conditions and informs the assessment of traffic impact on conditions resulting from the access plan alternatives. At this stage, capacity and queue analysis will be performed for existing conditions at each study intersection for the typical weekday and Saturday, as well as weekend event scenarios as described in Task 1.2.

Task 1.5 – Existing Conditions Summary Memorandum

Kimley-Horn will prepare a memorandum summarizing field visits and observations (non-event day and event day), as well as the existing traffic counts and capacity analysis. The summary will be documented with a written narrative supported by photos and exhibits illustrating key characteristics and highlighting current transportation-related strengths and challenges on both non-event and event days.

Task 2 – Meetings and Presentations

Task 2.1 – Kick-Off Meeting with Village Staff

Kimley-Horn will schedule and facilitate a kick-off meeting (in-person) with Village staff from the Village Planning and Transportation Division and the Engineering Division, and other departments. This meeting will serve as an initial touch point to confirm the scope of services, project schedule, and upcoming meetings, and identify the various stakeholders.

Task 2.2 – Preliminary Information Gathering Meetings with Stakeholders

Kimley-Horn will schedule and facilitate (up to 3 in-person) meetings with Village staff and the identified stakeholders, including NOW Arena staff, property owners or key tenants, and others that contribute to the future vision for Prairie Stone Parkway. The intent of the meetings is to request pertinent documents and data related to the study area, solicit input, and inform a comprehensive understanding of existing conditions. Documents and data related to event schedules, parking information, and pertinent traffic-related issues and opportunities will be discussed and requested. The number of meetings needed will depend on the stakeholders identified in Task 2.1. Ideally, limiting the meeting attendees to 5-6 people will help facilitate productive discussions.

Task 2.3 – Existing Conditions Summary Meeting with Village Staff

Kimley-Horn will schedule a (virtual) meeting with Village staff to review the Existing Conditions Summary Memorandum (Task 1.5) to review the findings with staff and discuss any feedback or questions before the memorandum is finalized and distributed to the broader stakeholder group.

Task 2.4 – Existing Conditions Summary at Village’s Transportation and Road Improvement Committee Meeting

Kimley-Horn will work with Village staff to get the Existing Conditions Summary Memorandum placed on the regular agenda of the Transportation and Road Improvement Committee Meeting. We recognize this committee meets on the second Monday of each month at Village Hall.

Kimley-Horn will prepare a presentation for the committee meeting detailing the methodology and findings of the Existing Conditions Summary Memorandum. The purpose of this meeting is to inform the committee about the study progress and solicit feedback on the findings.

Task 2.5 – Preliminary Access Plan Alternatives Review Meeting with Village Staff

Kimley-Horn will schedule up to 2 (virtual) meetings with Village staff to review the three Preliminary Access Plan Alternatives (Task 3.1-3.3), to review the recommendations with staff, and discuss any feedback or questions before the Preliminary Access Plan Alternatives are distributed to the broader stakeholder group.

Task 2.6 – Preliminary Access Plan Alternatives Review Meeting with Stakeholders

Kimley-Horn will schedule and facilitate up to 3 (virtual) meetings with Village staff and the identified stakeholders to review the Preliminary Access Plan Alternatives and discuss feedback or questions.

Task 2.7 – Preliminary Access Plan Alternatives at Village’s Transportation and Road Improvement Committee Meeting

Kimley-Horn will work with Village staff to get the Preliminary Access Plan Alternatives placed on the regular agenda of the Transportation and Road Improvement Committee Meeting.

Kimley-Horn will prepare a presentation for the committee meeting that details the Preliminary Access Plan Alternative configurations and recommendations. The purpose of this meeting is to inform the committee of the progress of the study and solicit feedback on the alternatives.

Task 2.8 – Final Access Plan Alternatives Review Meeting with Village Staff and Stakeholders

Incorporating feedback from the review of the Preliminary Access Plan Alternatives, Kimley-Horn will schedule and facilitate up to 1 (in-person) meeting with Village staff and identified stakeholders to review the Final Access Plan Alternatives. This meeting will serve to discuss feedback or questions prior to finalizing the study.

Task 2.9 – Final Access Plan Alternative Meeting at Village Board

Kimley-Horn will prepare a presentation for the Village Board that details the methodology of the study and summarizes the findings and recommendations. The purpose of this meeting is to adopt the study. We recognize the Village Board meets on the first and third Monday of each month at Village Hall.

Task 3 – Development of Access Plan Alternatives

Task 3.1 – Access Plan for Current and Future Development

EXISTING CONNECTIONS

Kimley-Horn will assess the adequacy of current access configurations for existing developments along Prairie Stone Parkway, situated west of Village Green and Hideaway Brew Garden, and east of Main Event. This evaluation will reference data from the Existing Conditions Summary Memorandum (Task 1.5), considering factors like access spacing, capacity, and safety. Additionally, the existing cross-section along Prairie Stone Parkway will be reviewed by performing capacity analyses to determine its sufficiency and whether modifications or repurposing of space would better serve both existing and planned developments, including event-related conditions. Timeline, high-level cost estimates, and the pros and cons of potential cross-section modifications will be provided.

PROPOSED 32-ACRE DEVELOPMENT

Based on data from the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition, Kimley-Horn will estimate site-generated traffic projections for the proposed 32-acre Development. The projected traffic associated with the proposed development will then be assigned to the surrounding study area street network according to an estimated trip distribution coordinated with Village staff.

Kimley-Horn will perform capacity analyses for future conditions using Synchro software to evaluate operation and capacity at the proposed 32-acre Development access intersection(s). Capacity and queue analysis will be performed for future conditions at the intersections for the typical weekday and Saturday, as well as weekend event scenarios. Options for physical location and types of access will be evaluated and identified, including timeline and cost estimates. Furthermore, the need for turn lanes, a potential traffic signal, or other measures to address potential capacity deficiencies will be documented.

VILLAGE OWNED 3-ACRE LOT

Based on the discussions held with Village staff related to the Village-owned 3-acre lot between Village Green and Salvation Army, Kimley-Horn will identify options for physical location and types of access, including timeline and cost estimates. The potential for cross-access, additional parking accommodation, and improvements related to pedestrian and bicycle mobility will be analyzed and documented.

Task 3.2 – Access Plan for the NOW Arena

Using gathered data on event conditions from the existing conditions analysis, Kimley-Horn will evaluate the current access adequacy for the West Arena Lot and identify potential modifications with the goal of improving efficiency for large inflows and outflows during events. The team will review the parking lot configuration, including any temporary configurations used during events, and recommend changes to the layout to reduce loading and unloading times. Pedestrian mobility and pathing within the parking lot will also be considered to facilitate safe passage between the lot, NOW Arena, and proposed adjacent 32-acre development to the west. A key aspect of this evaluation will be analyzing the feasibility of permanently closing the section of Hoffman Boulevard adjacent to the Arena parking lots to enhance pedestrian access, supported by capacity analyses.

In addition to physical modifications, Kimley-Horn will propose transportation management strategies aimed at facilitating multimodal access, managing traffic flow to and from the West Arena Lot, minimizing impacts on nearby intersections, and providing safe and comfortable areas for walking and biking before and after events. Potential measures may include street and intersection controls; designated rideshare (Uber/Lyft) routes and pick-up/staging locations, variable message signing; and enhancements to pedestrian and cyclist infrastructure.

Kimley-Horn will coordinate with the NOW Arena to review the current system for collecting money for event parking. Using the observation data on event conditions from the existing conditions analysis, Kimley-Horn will evaluate the current parking payment system and outline parameters and key considerations for up to two alternative strategies.

Task 3.3 – Access Plan for the Village Green/Hideaway Brew Garden

Kimley-Horn will conduct a study area visit on a Thursday night summer concert to observe traffic operations and conditions, as well as record parking demand in the Village Green/Hideaway Brew Garden site vicinity, including the Prairie Stone Parkway on-street spaces and the Tate & Lyle Parking Lot. Using the parking demand data collected, Kimley-Horn will evaluate the adequacy of the current parking supply and the temporary nature of the on-street spaces and determine the feasibility of alternative parking configurations. This assessment may include identifying new parking locations and modifying the existing configurations. Cost estimates will be provided for each option.

Kimley-Horn will also analyze pedestrian mobility and routing between the Village Green/Hideaway Brew Garden, Prairie Stone Parkway on-street spaces, and the Tate & Lyle Parking Lot to determine the adequacy of the existing connections. The team will propose alternative pedestrian pathways to promote safe and efficient passage between the parking areas and the Village Green/Hideaway Brew Garden, NOW Arena parking lots, and the potential development on the Village- owned 3-acre lot.

Task 4 – Final Report

Based on the above work tasks, Kimley-Horn will prepare a technical report, with appropriate tables and graphics, documenting the study methodology, data collected, analyses, Access Plans, and their key recommendations and findings. A draft version of the Access Plans will be provided to the Village, project stakeholders, and the Village's Transportation and Road Improvement Committee for review prior to finalizing the Access Plan Study document.

Optional Task 5 – Interim Pilot Access Plan for the NOW Arena

Task 5.1 – Interim Pilot Access Plan for the NOW Arena

Using gathered data on event conditions from the existing conditions analysis, Kimley-Horn will identify temporary modifications (street and intersection controls, rideshare (Uber/Lyft) routes and pick-up/staging locations, variable message signing, parking lot loading, etc.) to pilot and test at a NOW Arena event.

Task 5.2 – Interim Pilot NOW Arena Access Plan Alternative Review Meeting with Village Staff and NOW Arena

Kimley-Horn will schedule a (virtual) meeting with Village staff and NOW Arena staff to review the Interim Pilot NOW Arena Access Alternative (Task 5.1) and discuss any feedback or questions before the Interim Pilot Access Plan is deployed and observed at a NOW Arena event (Task 5.3).

Task 5.3 – Interim Pilot NOW Arena Event Field Visit and Observations

After the first field visit at a NOW Arena Event (Task 1.3), and formation of the Interim Pilot Access Plan for the NOW Arena (Task 5.2), Kimley-Horn will attend and perform pre-event and post-event observations of one additional NOW Arena Event under Interim Pilot Access Plan conditions. Using the same observation methodology detailed in Task 1.3, Kimley-Horn will document key operational characteristics of Interim Pilot Access Plan.

Additional Meetings and Coordination

Kimley-Horn anticipates that project meetings, outside of those specifically listed above, may be requested with the Client and stakeholders to review the proposed access plan alternatives, outline key findings, and to support and provide responses as part of the review and approval process.

Kimley-Horn will be available to attend and actively participate in meetings/hearings upon Client request and will bill this service on a time-and-materials basis according to then-current hourly rates.

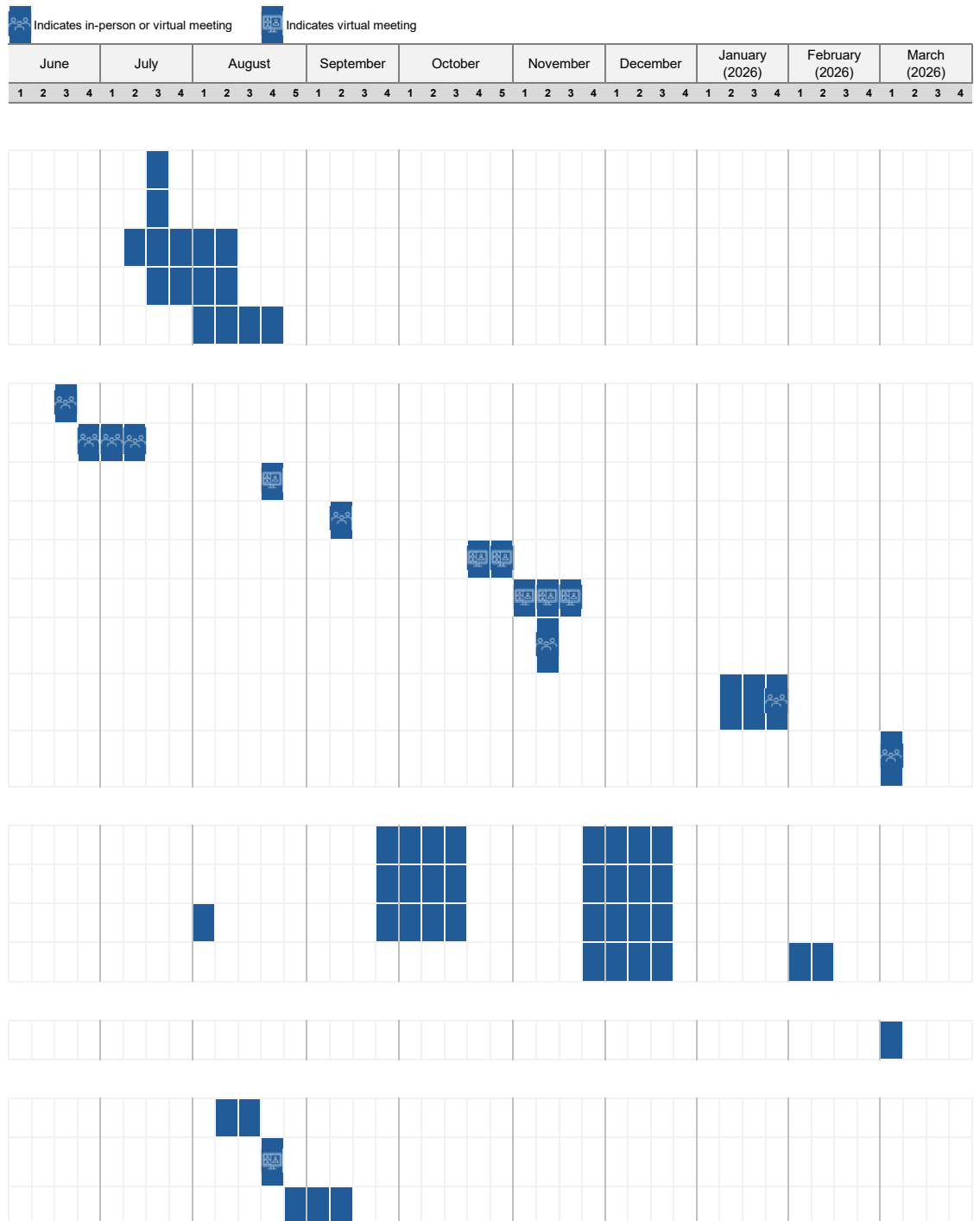
Information Provided by Client

Unless otherwise indicated by Client, we shall be entitled to rely on the completeness and accuracy of all information provided by the Client or the Client's consultants or representatives. The Client will provide all appropriate information requested by Kimley-Horn during the project, including but not limited to up-to-date site plans and programmatic information (NOW Arena attendance, staff count, etc.).

Schedule

The schedule is enclosed under separate cover. Any delays (due to inclement weather or the actions of others beyond Kimley-Horn's control) will be communicated to the Client immediately should they impact the proposed schedule.

Prairie Stone Access Study Schedule



Insert new rows ABOVE this one

Prairie Stone Parkway Access Study Budget Matrix		Kimley-Horn				
		Project Manager	Senior Traffic Eng.	Mobility Planner QA/QC	Design Engineer	Analyst
	Tasks	Justin Opitz	Peter Lemmon	Rory Fancier-Splitt	Emma Albers	Sofia Camp
1	Coordination and Preliminary Information					
1.1	Field Visit and Observations (Non-Event)					4
1.2	Study Area Traffic Counts					10
1.3	NOW Arena Event Field Visit and Observations (2 Events)	12				16
1.4	Existing Capacity Analysis	2	2			8
1.5	Existing Conditions Summary Memorandum	6		2		16
	Sub-Total Hours	20	2	2	0	54
	Task Fee Total	\$ 16,290.00				
2	Meetings and Presentations					
2.1	Kick-Off Meeting with Village Staff (In-Person)	4		4		
2.2	Preliminary Information Gathering Meetings with Stakeholders (Up to 3 In-Person)	5				5
2.3	Existing Conditions Summary Meeting with Village Staff (Virtual)	2				2
2.4	Existing Conditions at Transportation & Road Committee (In-Person)	4				4
2.5	Preliminary Access Plan Alternatives Review Meeting with Village Staff (Up to 2 Virtual)	2		2	2	
2.6	Preliminary Access Plan Alternatives Review Meeting with Stakeholders (Up to 3 Virtual)	3				3
2.7	Preliminary Access Plan Alternatives Review Meeting with Transportation & Road Committee (In-Person)	4		4		
2.8	Final Access Plan Alternatives Review Meeting with Village Staff and Stakeholders (In-Person)	4		4		
2.9	Final Access Plan Alternatives Meeting at Village Board	4				
	Sub-Total Hours	32	0	14	2	14
	Task Fee Total	\$ 15,820.00				
3	Development of Access Plan Alternatives					
3.1	Access Plan for Current and Future Development	4	2	2	2	2
3.2	Access Plan for the NOW Arena	4	4	2	2	2
3.3	Access Plan for the Village Green/Hideaway Brew Garden	4	2	2	2	6
	Sub-Total Hours	12	8	6	6	10
	Task Fee Total	\$ 11,160.00				
4	Final Report					
4.1	Final Report	4	2	2	2	16
	Sub-Total Hours	4	2	2	2	16
	Task Fee Total	\$ 5,830.00				
	Total Hours	68	12	24	10	94
	Project Total (no optional)	\$ 49,100.00				
	Traffic Counts Processing Expense	\$ 3,300.00				
	4.6% Expense Allocation	\$ 2,258.60				
	Final Project Total (no optional)	\$ 54,658.60				
5	OPTIONAL Interim Pilot Access Plan for the NOW Arena					
5.1	OPTIONAL Interim Pilot Access Plan for the NOW Arena	2	2	2		
5.2	OPTIONAL Interim Pilot NOW Arena Access Plan Alternative Review Meeting with Village Staff and NOW Arena (Virtual)	2		2		
5.3	OPTIONAL Interim Pilot NOW Arena Event Field Visit and Observations (1 Event)	6				8
	Optional Total Hours	10	2	4	0	8
	Optional Project Total	\$ 6,030.00				
	4.6% Expense Allocation	\$ 277.38				
	Final Project Total (with optional)	\$ 60,965.98				



AGENDA ITEM REPORT

Village Board of Trustees

June 16, 2025

ITEM 8B

REQUEST: Approval of an Ordinance authorizing and approving the acquisition of real property by negotiations or condemnation for the Village of Hoffman Estates.

FROM: Jana Dickson, Assistant Corporation Counsel

ITEM TYPE: Ordinance - Village Board

REQUEST SUMMARY

Pursuant to authorities under the Illinois Municipal Code, the Village is seeking to acquire property from Beverly/Beacon, LLC which is necessary for the improvement of Shoe Factory Road from west of Essex Drive to east of Beverly Road. The property interests to be acquired are legally described in Exhibit A.

FINANCIAL IMPACT

To be determined through negotiations or condemnation proceedings.

RECOMMENDATION

Approval of an Ordinance authorizing and approving the acquisition of real property by negotiations or condemnation for the Village of Hoffman Estates.

ATTACHMENTS

1. Ordinance
2. Exhibit A - Legal Description

VILLAGE OF HOFFMAN ESTATES

**AN ORDINANCE AUTHORIZING AND APPROVING THE ACQUISITION
OF REAL PROPERTY BY NEGOTIATION OR CONDEMNATION FOR THE
VILLAGE OF HOFFMAN ESTATES, COUNTY OF COOK, STATE OF ILLINOIS**

WHEREAS, the Village of Hoffman Estates, County of Cook, State of Illinois (the "Village") is a duly organized and existing village created under the provisions of the laws of the State of Illinois, is an Illinois Home Rule Municipality, and is now operating under the provisions of the Illinois Municipal Code, and all laws amendatory thereof and supplementary thereto, with full powers to enact ordinances for the benefit of the residents of the Village; and

WHEREAS, there exists within the corporate limits of the Village certain property located at the Southwest corner of Beverly Road and Beacon Pointe Drive ("Subject Property"); and

WHEREAS, the President and the Village Board (collectively, the "Corporate Authorities") find that it is advisable, necessary and in the best interests of the Village and its residents to acquire certain property rights in a portion of the Subject Property, i.e., fee simple title, permanent and temporary easements, which acquisitions are necessary for the improvement of Shoe Factory Road from west of Essex Drive to east of Beverly Road in Cook County, Illinois; and

WHEREAS, the property interests which are legally described in the attached Exhibit A should be acquired to fulfill the foregoing needs and best interests of the Village; and

WHEREAS, pursuant to the provisions of Section 2-3-8 of the Illinois Municipal Code (65 ILCS 5/2-3-8), villages incorporated under said Code may acquire and hold real and personal property for corporate purposes; and

WHEREAS, pursuant to Section 11-61-1 and section 11-71-1 of the Illinois Municipal Code (65 ILCS 5/11-61-1 and 65 ILCS 5/11-71-1), the Corporate Authorities of the Village may exercise the right of eminent domain by condemnation proceedings in conformity with the provisions of the Constitution and statutes of the State of Illinois for the acquisition of property useful, advantageous or desirable for municipal purposes or public welfare; and

WHEREAS, in accordance with the property ownership disclosure requirement imposed on units of local government as set forth in Section 3.1 of the Public Officer Prohibited Activities Act (50 ILCS 105/3.1 *et seq*), the Village has determined that the record title holder of the Subject Property is Beverly/Beacon, LLC ("Owner").

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 foregoing recitals are hereby adopted and incorporated in this Ordinance.

Section 2: It is useful, advantageous, desirable, necessary and in the public interest and welfare of the Village and its residents to acquire certain property rights in Subject Property as described in attached Exhibit A by negotiation or condemnation to fulfill the Village's said goal.

Section 3: The Village, the Village Corporation Counsel and/or their respective designee(s) are hereby authorized to undertake good faith negotiations with the Owner of Subject Property and to take all necessary actions incidental thereto including, but not limited to, determining a valuation of the property interests the Village seeks to acquire in the Subject

Property that the Village believes will represent a fair amount to be offered to the Owner of the Subject Property and to report to the Corporate Authorities upon the status of negotiations with the Owner from time to time as they occur.

Section 4: In the event that the Corporation Counsel and/or its representative designees are unable to negotiate the acquisition of said certain property interests in the Subject Property with the Owner, or if said owner is incapable of consenting to a negotiated acquisition or the name and residence of the Owner is unknown or the Owner is a non-resident of Illinois, the Corporation Counsel and/or its respective designees are authorized to prepare and commence a condemnation action in the circuit court of Cook County to acquire said property interests in the Subject Property.

Section 5: This Ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law.

Section 6: 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 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.

Route : Shoe Factory Road
Section:
County : Cook
Job No.:
Parcel : 0005
Sta. 129+93.32 To Sta. 136+47.61
Sta. 1133+69.43 To Sta. 1149+91.23
Owner : Beverly/Beacon, LLC, an Illinois
limited liability company

Index No. 06-05-401-001

That part of Lot 4 in Laufenburger Subdivision, being a subdivision of part of Fractional Section 5 and the Northeast Quarter of Section 8, all in Township 41 North, Range 9 East of the Third Principal Meridian, according to the plat thereof recorded December 18, 2006 as document number 0635216073 and corrected by certificate of correction recorded October 15, 2013 as document number 1328819060, in Cook County, Illinois, described as follows:

Beginning at the southwest corner of said Lot 4; thence on an Illinois Coordinate System NAD 83(2011) East Zone bearing of North 14 degrees 50 minutes 41 seconds West along a westerly line of said Lot 4, a distance of 8.40 feet; thence northeasterly 858.43 feet along a curve to the left having a radius of 1329.42 feet, the chord of said curve bears North 56 degrees 19 minutes 41 seconds East, 843.59 feet to a point of tangency; thence North 37 degrees 49 minutes 47 seconds East, a distance of 387.85 feet; thence North 38 degrees 58 minutes 32 seconds East, a distance of 150.03 feet; thence North 37 degrees 49 minutes 47 seconds East, a distance of 127.68 feet to a point of curvature; thence northeasterly 131.29 feet along a curve to the left having a radius of 200.00 feet, the chord of said curve bears North 19 degrees 01 minute 26 seconds East, 128.94 feet to a point of tangency, being 11.58 feet normally distant West of the east line of said Lot 4; thence North 0 degrees 13 minutes 04 seconds East along a line 11.58 feet normally distant West of and parallel with the east line of said Lot 4, a distance of 310.56 feet to a point of curvature; thence northerly 345.91 feet along a curve to the right having a radius of 8066.58 feet, the chord of said curve bears North 1 degree 26 minutes 47 seconds East, 345.89 feet to an easterly line of said Lot 4; thence South 3 degrees 42 minutes 58 seconds East along an easterly line of said Lot 4, a distance of 60.70 feet to the east line of Lot 4; thence South 0 degrees 13 minutes 04 seconds West along the east line of said Lot 4, a distance of 679.85 feet (679.65 feet, recorded) to the southeasterly line of Lot 4; thence southwesterly 76.39 feet (76.71 feet, recorded) along the southeasterly line of said Lot 4 on a curve to the left having a radius of 1127.04 feet, the chord of said curve bears South 39 degrees 53 minutes 31 seconds West, 76.38 feet to a point of tangency on said southeasterly line; thence South 37 degrees 57 minutes 00 seconds West along the southeasterly line of said Lot 4, a distance of 699.81 feet to a point of curvature on said southeasterly line; thence southwesterly 65.45 feet (65.44 feet,

(Continued)

Route : Shoe Factory Road
Section:
County : Cook
Job No.:
Parcel : 0005
Sta. 129+93.32 To Sta. 136+47.61
Sta. 1133+69.43 To Sta. 1149+91.23
Owner : Beverly/Beacon, LLC, an Illinois
limited liability company

Index No. 06-05-401-001

recorded) along the southeasterly line of said Lot 4 on a curve to the right having a radius of 562.50 feet, the chord of said curve bears South 41 degrees 17 minutes 00 seconds West, 65.41 feet to a point of compound curvature on said southeasterly line; thence southwesterly 752.74 feet along the southeasterly line of said Lot 4 on a curve to the right having a radius of 1450.00 feet, the chord of said curve bears South 59 degrees 29 minutes 18 seconds West, 744.32 feet to the point of beginning.

Said parcel containing 0.711 acre, more or less.

Route : Shoe Factory Road
Section:
County : Cook
Job No.:
Parcel : 0005P.E.
Sta. 129+93.32 To Sta. 139+77.09
Sta. 1133+69.48 To Sta. 1149+50.00
Owner : Beverly/Beacon, LLC, an Illinois
limited liability company

Index No. 06-05-401-001

That part of Lot 4 in Laufenburger Subdivision, being a subdivision of part of Fractional Section 5 and the Northeast Quarter of Section 8, all in Township 41 North, Range 9 East of the Third Principal Meridian, according to the plat thereof recorded December 18, 2006 as document number 0635216073 and corrected by certificate of correction recorded October 15, 2013 as document number 1328819060, in Cook County, Illinois, described as follows:

Commencing at the southwest corner of said Lot 4; thence on an Illinois Coordinate System NAD 83(2011) East Zone bearing of North 14 degrees 50 minutes 41 seconds West along a westerly line of said Lot 4, a distance of 8.40 feet to the point of beginning; thence northeasterly 858.43 feet along a curve to the left having a radius of 1329.42 feet, the chord of said curve bears North 56 degrees 19 minutes 41 seconds East, 843.59 feet to a point of tangency; thence North 37 degrees 49 minutes 47 seconds East, a distance of 387.85 feet; thence North 38 degrees 58 minutes 32 seconds East, a distance of 150.03 feet; thence North 37 degrees 49 minutes 47 seconds East, a distance of 127.68 feet to a point of curvature; thence northeasterly 131.29 feet along a curve to the left having a radius of 200.00 feet, the chord of said curve bears North 19 degrees 01 minute 26 seconds East, 128.94 feet to a point of tangency, being 11.58 feet normally distant West of the east line of said Lot 4; thence North 0 degrees 13 minutes 04 seconds East along a line 11.58 feet normally distant West of and parallel with the east line of said Lot 4, a distance of 310.56 feet to a point of curvature; thence northerly 345.91 feet along a curve to the right having a radius of 8066.58 feet, the chord of said curve bears North 1 degree 26 minutes 47 seconds East, 345.89 feet to an easterly line of said Lot 4; thence North 3 degrees 42 minutes 58 seconds West along an easterly line of said Lot 4, a distance of 245.41 feet to an angle point on said easterly line; thence North 5 degrees 05 minutes 46 seconds West along an easterly line of said Lot 4, a distance of 78.73 feet; thence southerly 157.86 feet along a curve to the right having a radius of 2121.00 feet, the chord of said curve bears South 0 degrees 02 minutes 13 seconds East, 157.82 feet to a point of tangency; thence South 2 degrees 05 minutes 42 seconds West, a distance of 246.17 feet to a point of curvature; thence southerly 265.22 feet along a curve to the left having a radius of 8095.00 feet, the chord of said curve bears South 1 degree 09 minutes 24 seconds West, 265.21 feet to a point of tangency, being 40.00 feet normally

(Continued)

Route : Shoe Factory Road
Section:
County : Cook
Job No.:
Parcel : 0005P.E.
Sta. 129+93.32 To Sta. 139+77.09
Sta. 1133+69.48 To Sta. 1149+50.00
Owner : Beverly/Beacon, LLC, an Illinois
limited liability company

Index No. 06-05-401-001

distant West of the east line of said Lot 4; thence South 0 degrees 13 minutes 04 seconds East along a line 40.00 feet normally distant West of and parallel with the east line of said Lot 4, a distance of 18.88 feet; thence South 89 degrees 46 minutes 56 seconds East, a distance of 16.42 feet to a point 23.58 feet normally distant West of the east line of said Lot 4; thence South 0 degrees 13 minutes 04 seconds West along a line 23.58 feet normally distant West of and parallel with the east line of said Lot 4, a distance of 285.00 feet; thence South 15 degrees 07 minutes 18 seconds West, a distance of 106.59 feet; thence South 37 degrees 49 minutes 47 seconds West, a distance of 149.24 feet; thence South 38 degrees 58 minutes 32 seconds West, a distance of 150.03 feet; thence South 37 degrees 49 minutes 47 seconds West, a distance of 20.66 feet; thence North 52 degrees 10 minutes 13 seconds West, a distance of 42.78 feet; thence South 37 degrees 49 minutes 47 seconds West, a distance of 20.00 feet; thence South 52 degrees 10 minutes 13 seconds East, a distance of 42.78 feet; thence South 37 degrees 49 minutes 47 seconds West, a distance of 135.00 feet; thence South 52 degrees 10 minutes 13 seconds East, a distance of 4.00 feet; thence South 37 degrees 49 minutes 47 seconds West, a distance of 212.32 feet to a point of curvature; thence southwesterly 159.05 feet along a curve to the right having a radius of 1319.42 feet, the chord of said curve bears South 41 degrees 16 minutes 59 seconds West, 158.95 feet; thence North 45 degrees 15 minutes 49 seconds West along a radial line, a distance of 14.00 feet; thence southwesterly 516.16 feet along a curve to the right having a radius of 1305.42 feet, the chord of said curve bears South 56 degrees 03 minutes 49 seconds West, 512.81 feet; thence South 22 degrees 36 minutes 32 seconds East along the prolongation of a radial line, a distance of 8.00 feet; thence westerly 170.36 feet along a curve to the right having a radius of 1313.42 feet, the chord of said curve bears South 71 degrees 06 minutes 24 seconds West, 170.24 feet to a westerly line of said Lot 4; thence South 14 degrees 50 minutes 41 seconds East along a westerly line of said Lot 4, a distance of 16.00 feet to the point of beginning.

Said permanent easement containing 1.066 acres, more or less.

Said permanent easement to be used for grading, drainage and public utility purposes.

Route : Shoe Factory Road
Section:
County : Cook
Job No.:
Parcel : 0005T.E.-A
Sta. 1145+54.93 To Sta. 1146+73.31
Owner : Beverly/Beacon, LLC, an Illinois
limited liability company

Index No. 06-05-401-001

That part of Lot 4 in Laufenburger Subdivision, being a subdivision of part of Fractional Section 5 and the Northeast Quarter of Section 8, all in Township 41 North, Range 9 East of the Third Principal Meridian, according to the plat thereof recorded December 18, 2006 as document number 0635216073 and corrected by certificate of correction recorded October 15, 2013 as document number 1328819060, in Cook County, Illinois, described as follows:

Commencing at the southwest corner of said Lot 4; thence on an Illinois Coordinate System NAD 83(2011) East Zone bearing of North 14 degrees 50 minutes 41 seconds West along a westerly line of said Lot 4, a distance of 8.40 feet; thence northeasterly 858.43 feet along a curve to the left having a radius of 1329.42 feet, the chord of said curve bears North 56 degrees 19 minutes 41 seconds East, 843.59 feet to a point of tangency; thence North 37 degrees 49 minutes 47 seconds East, a distance of 387.85 feet; thence North 38 degrees 58 minutes 32 seconds East, a distance of 150.03 feet; thence North 37 degrees 49 minutes 47 seconds East, a distance of 127.68 feet to a point of curvature; thence northeasterly 131.29 feet along a curve to the left having a radius of 200.00 feet, the chord of said curve bears North 19 degrees 01 minute 26 seconds East, 128.94 feet to a point of tangency, being 11.58 feet normally distant West of the east line of said Lot 4; thence North 0 degrees 13 minutes 04 seconds East along a line 11.58 feet normally distant West of and parallel with the east line of said Lot 4, a distance of 310.56 feet to a point of curvature; thence northerly 345.91 feet along a curve to the right having a radius of 8066.58 feet, the chord of said curve bears North 1 degree 26 minutes 47 seconds East, 345.89 feet to an easterly line of said Lot 4; thence North 3 degrees 42 minutes 58 seconds West along an easterly line of said Lot 4, a distance of 245.41 feet to an angle point on said easterly line; thence North 5 degrees 05 minutes 46 seconds West along an easterly line of said Lot 4, a distance of 78.73 feet; thence southerly 157.86 feet along a curve to the right having a radius of 2121.00 feet, the chord of said curve bears South 0 degrees 02 minutes 13 seconds East, 157.82 feet to a point of tangency; thence South 2 degrees 05 minutes 42 seconds West, a distance of 246.17 feet to a point of curvature; thence southerly 265.22 feet along a curve to the left having a radius of 8095.00 feet, the chord of said curve bears South 1 degree 09 minutes 24 seconds West, 265.21 feet to a point of tangency, being 40.00 feet normally distant West of the east line of said Lot 4; thence South 0 degrees 13 minutes 04 seconds East

(Continued)

Route : Shoe Factory Road
Section:
County : Cook
Job No.:
Parcel : 0005T.E.-A
Sta. 1145+54.93 To Sta. 1146+73.31
Owner : Beverly/Beacon, LLC, an Illinois
limited liability company

Index No. 06-05-401-001

along a line 40.00 feet normally distant West of and parallel with the east line of said Lot 4, a distance of 18.88 feet; thence South 89 degrees 46 minutes 56 seconds East, a distance of 16.42 feet to a point 23.58 feet normally distant West of the east line of said Lot 4; thence South 0 degrees 13 minutes 04 seconds West along a line 23.58 feet normally distant West of and parallel with the east line of said Lot 4, a distance of 285.00 feet; thence South 15 degrees 07 minutes 18 seconds West, a distance of 106.59 feet; thence South 37 degrees 49 minutes 47 seconds West, a distance of 149.24 feet; thence South 38 degrees 58 minutes 32 seconds West, a distance of 132.38 feet to the point of beginning; thence continuing South 38 degrees 58 minutes 32 seconds West, a distance of 17.65 feet; thence South 37 degrees 49 minutes 47 seconds West, a distance of 20.66 feet; thence North 52 degrees 10 minutes 13 seconds West, a distance of 42.78 feet; thence South 37 degrees 49 minutes 47 seconds West, a distance of 20.00 feet; thence South 52 degrees 10 minutes 13 seconds East, a distance of 42.78 feet; thence South 37 degrees 49 minutes 47 seconds West, a distance of 37.14 feet; thence North 57 degrees 29 minutes 40 seconds West, a distance of 247.15 feet; thence North 46 degrees 56 minutes 58 seconds West, a distance of 221.87 feet; thence North 48 degrees 20 minutes 03 seconds East, 70.00 feet; thence South 48 degrees 27 minutes 10 seconds East, a distance of 82.40 feet; thence South 57 minutes 29 minutes 40 seconds East, a distance of 374.00 feet to the point of beginning.

Said temporary easement containing 0.906 acres, more or less.

Said temporary easement to be used for grading purposes.

Route : Shoe Factory Road
Section:
County : Cook
Job No.:
Parcel : 0005T.E.-B
Sta. 133+40.89 To Sta. 134+71.17
Owner : Beverly/Beacon, LLC, an Illinois
limited liability company

Index No. 06-05-401-001

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(Continued)

Route : Shoe Factory Road
Section:
County : Cook
Job No.:
Parcel : 0005T.E.-B
Sta. 133+40.89 To Sta. 134+71.17
Owner : Beverly/Beacon, LLC, an Illinois
limited liability company

Index No. 06-05-401-001

14 seconds West, a distance of 120.47 feet; thence South 11 degrees 06 minutes 19 seconds West, a distance of 130.00 feet; thence North 74 degrees 34 minutes 37 seconds East, a distance of 134.12 feet; thence South 78 degrees 50 minutes 56 seconds East, 251.53 feet; thence northerly 61.01 feet along a curve to the right having a radius of 8095.00 feet, the chord of said curve bears North 0 degrees 41 minutes 56 seconds East, 61.01 feet to the point of beginning.

Said temporary easement containing 0.601 acre, more or less.

Said temporary easement to be used for grading purposes.



AGENDA ITEM REPORT

Village Board of Trustees

June 16, 2025

ITEM 8C

REQUEST: Approval of an Ordinance Authorizing the Acquisition of Real Property for Village Purposes - 2305 Pembroke Avenue.

FROM: Eric Palm, Village Manager

ITEM TYPE: Ordinance - Village Board

REQUEST SUMMARY

The Village is under contract to acquire the 11 acres of property that was listed for sale, adjacent to the Public Works maintenance garage. Attached please find an Ordinance authorizing the purchase of the property.

FINANCIAL IMPACT

The purchase price of the property is \$385,000. The Ordinance provides for a not-to-exceed cost of \$400,000 plus or minus any prorations or expenses which are typical in a real estate transaction. This cost will be charged to the Pembroke Stonington TIF.

RECOMMENDATION

Approve an Ordinance Authorizing the Acquisition of Real Property for Village Purposes - 2305 Pembroke Avenue

ATTACHMENTS

1. 2305Pembroke-sale 6-10-25 (002)

ORDINANCE NO. _____ - 2025

VILLAGE OF HOFFMAN ESTATES

**AN ORDINANCE AUTHORIZING THE
ACQUISITION OF REAL PROPERTY FOR VILLAGE PURPOSES
(2305 PEMBROKE AVENUE)**

WHEREAS, 65 ILCS 5/2-5-12 authorizes the village to acquire and own real property for public purposes; and

WHEREAS, certain real property located at 2305 Pembroke Avenue, Hoffman Estates, Illinois, hereinafter the “Property,” has been advertised as being for sale; and

WHEREAS, the proposed purchase price does not exceed a previously obtained appraised value for the Property.

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

Section 1: The Corporate Authority finds that the statements in the foregoing preamble are correct and the same are incorporated herein as if fully set forth.

Section 2: The Corporate Authority finds that the acquisition of the Property is for a public purpose and a purchase price not to exceed \$400,000.00 is in the best interest of the Village; and

Section 3: The Village President and/or the Village Manager of the Village of Hoffman Estates is hereby authorized to acquire the Property in an amount not to exceed \$400,00.00 plus or minus any prorations or expenses and to execute all documents necessary for closing on the purchase of the property.

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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.