

AGENDA

*Village of Hoffman Estates
Second Meeting of the Month
Village Board of Trustees*

*1900 Hassell Road
Hoffman Estates, IL 60169
847/882-9100*

Board Room

January 21, 2019

(Immediately Following Special Finance Committee)

1. **CALL TO ORDER/ROLL CALL**
2. **PLEDGE OF ALLEGIANCE TO THE FLAG**
3. **RECOGNITION OF AUDIENCE**
4. **APPROVAL OF MINUTES – January 7, 2019**
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 January 21, 2019 - \$3,714,475.09
 - C. Request Board approval of an Ordinance approving a Tax Increment Redevelopment Plan and Project for the Lakewood Center Redevelopment Project Area in the Village of Hoffman Estates, Cook and Kane Counties, Illinois.
 - D. Request Board approval of an Ordinance designating the Lakewood Center Redevelopment Project Area in the Village of Hoffman Estates, Cook and Kane Counties, Illinois, a Redevelopment Project Area pursuant to the Illinois Tax Increment Allocation Redevelopment Act.
 - E. Request Board approval of an Ordinance adopting the use of Tax Increment Allocation Redevelopment Financing for the Lakewood Center Redevelopment Project Area in the Village of Hoffman Estates, Cook and Kane Counties, Illinois.
 - F. Request Board approval of an Ordinance authorizing the sale of personal property owned by the Village of Hoffman Estates (surplus auction items).
 - G. Request Board approval of two (2) IDOT resolutions to appropriate Motor Fuel Tax funds for:
 - 1) 2019 street revitalization project in an amount not to exceed \$2,030,000; and
 - 2) 2019 traffic signal maintenance and Opticom repairs in an amount not to exceed \$105,000.
 - H. Request Board approval of request by Hoffman Estates Acquisitions LLC and Somerset Development LLC to extend the time period from 180 days to 270 days to acquire the vacant AT&T campus for the C-MU Commercial-Mixed Use zoning to become effective.

6. **REPORTS (INFORMATION ONLY)**

A. **President's Report**

. . . Presentation(s)

- Great Citizen Award – Sonika Menon
- Great Citizen Award – Rihon Menon
- Great Citizen Award – Rinna Talwar
- Great Citizen Award – Anya Talwar

. . . Boards & Commissions Appointments

B. **Trustee Comments**

C. **Village Manager's Report**

D. **Village Clerk's Report**

E. **Treasurer's Report**

F. **Committee Reports**

- Public Health & Safety
- Finance
- Public Works & Utilities

7. **PLANNING & ZONING COMMISSION REPORT**

- A. Request by Blackberry Falls Professional Office Park, LLC (owner) and Joseph Caruso (applicant) for a master sign plan amendment in accordance with Section 9-3-8-M-12 of the Zoning Code for the properties located at 2353 and 2357 W. Hassell Road.

Voting: 10 Ayes, 1 Absent

Motion carried.

8. **ADDITIONAL BUSINESS** *(All other new business; those items not recommended unanimously by the Committee)*

- A. Request Board approval of an Ordinance amending Section 8-3-22, Number of Licenses, of Article 3, Alcoholic Liquors, of the Hoffman Estates Municipal Code (decrease in number of Class "A" Licenses, Garsillo's Italian Bar & Grill, 1001 W. Golf Road, and increase number of Class "A" licenses, B. Mour-Entertainment Inc. d/b/a Botana's, 1001 W. Golf Road, Hoffman Estates).

- B. Request Board authorization to declare \$7,905,254.17 as the taxing district allocation for tax levy year 2017 within the EDA Special Tax Allocation Fund, and direct the Treasurer to remit said funds to the taxing districts per PA097-0636.

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: JANUARY 7, 2019
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 7:01 p.m. The Village Clerk called the roll. Trustees present: Gary Stanton, Michael Gaeta, Karen Arnet, Karen Mills, Anna Newell, Gary Pilafas
A quorum was present.

ADMINISTRATIVE PERSONNEL PRESENT:

J. Norris, Village Manager
D. O'Malley, Deputy Village Manager
A. Janura, Corporation Counsel
P. Cross, Asst. Corporation Counsel
M. Koplín, Asst. Village Manager-Development Services
P. Fortunato, Fire Chief
K. Cawley, Asst. Police Chief
J. Nebel, Public Works Director
F. Besenhoffer, IS Director
R. Musiala, Finance Director
K. Kramer, Economic Development Director
M. Saavedra, H&HS Director
S. Ostrovsky, Asst. to the Village Manager
M. Galloway, GG Intern

2. PLEDGE OF ALLEGIANCE TO THE FLAG:

The Pledge was led by Trustee Stanton.

3. RECOGNITION OF AUDIENCE:

No one wished to be recognized.

4. APPROVAL OF MINUTES:

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

Approval of Minutes
Minutes from December 17, 2018.

5. CONSENT AGENDA/OMNIBUS VOTE:

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

5.A. Approval of Agenda

Roll Call:

Aye: Stanton, Gaeta, Arnet, Mills, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

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

5.B. Approval of the schedule of bills for January 7, 2019: \$4,077,381.99.

Roll Call:

Aye: Stanton, Gaeta, Arnet, Mills, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

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

5.C. Request Board approval of Ordinance No. 4701-2019 granting a variation to premises at 1835 W. Parkside Lane, Hoffman Estates.

Roll Call:

Aye: Stanton, Gaeta, Arnet, Mills, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

6. REPORTS:

6.A. President's Report

Great Citizen Award

Linda Dressler was awarded the Great Citizen Award for all of her volunteer efforts and hours.

Proclamation(s)

Trustee Gaeta read the following proclamation.

Motion by Trustee Stanton, seconded by Trustee Arnet, to concur with the proclamation January 2019 as Mental Wellness Month. Voice vote taken. All ayes. Motion carried.

Dr. Saavedra accepted the proclamation.

Trustee Mills read the following proclamation.

Motion by Trustee Gaeta, seconded by Trustee Arnet, to concur with the proclamation proclaiming January 2019 as National Mentoring Month. Voice vote taken. All ayes. Motion carried.

Annette Forster, Kids Hope USA, was congratulated by the Board and accepted the proclamation.

Boards & Commission Appointments

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to approve the appointment of Craig Kuehne to the Celtic Fest Commission. Voice vote taken. All ayes. Motion carried.

Motion by Trustee Arnet, seconded by Trustee Pilafas, to approve the appointment of Beth Kalopisis to the Arts Commission. Voice vote taken. All ayes. Motion carried.

Motion by Trustee Arnet, seconded by Trustee Pilafas, to approve the appointment of Ben Gibbs as Interim Chair of the 4th of July Commission. Voice vote taken. All ayes. Motion carried.

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to accept the resignation, with regrets, of Matthew Lawrie from the Bicycle and Pedestrian Advisory Committee. Voice vote taken. All ayes. Motion carried.

Mayor McLeod stated that we are all mourning the passing of Marilyn Lind, he reminded everyone of the upcoming Senior Commission breakfast and Coffee with the Board, he stated that he attended a holiday party at Rookies, a Legislative Committee meeting, a DARE graduation, the Senior Commission breakfast and bingo, a Chamber luncheon, Wine Wednesday, a meeting with Mori Seki, a NWMC Legislative meeting, he swore in three new police officers, went to a Cub Scout meet and Greet, Officer Dornbos' retirement luncheon and the TIF hearing.

6.B. Trustee Comments

Trustee Stanton stated that he attended a DARE graduation and the senior breakfast and bingo.

Trustee Mills wished everyone a Happy New Year, she stated that she attended a Chamber luncheon, Officer Dornbos' retirement luncheon, a 60th Anniversary meeting and she asked everyone to keep September 21st open to celebrate the Village's 60th anniversary at the Sears Centre Arena.

Trustee Arnet stated that she attended a 60th Anniversary Commission meeting, the TIF hearing and she wished everyone a Happy New Year.

Trustee Pilafas wished everyone a Happy New Year.

Trustee Newell wished everyone a Happy New Year.

Trustee Gaeta stated that he attended a DARE graduation, the senior breakfast, a Chamber lunch, Wine Wednesday, a meeting regarding raising allergy awareness, a Mayor for the Day lunch and the retirement luncheon for Officer Dornbos.

6.C. Village Manager's Report

Mr. Norris wished everyone a Happy New Year.

6. D. Village Clerk's Report

The Village Clerk stated that during the month of December 122 FOIA requests were received and 46 passports were processed.

6.E. Committee Reports**General Administration & Personnel**

Trustee Mills stated that they would be meeting to request approval of an ordinance declaring Village property surplus and permitting the sale of personal property owned by the Village and to receive and file the Cable TV, Human Resources Management and Legislative Operations & Outreach Monthly Reports.

Transportation & Road Improvement

Trustee Mills stated that they would be meeting to request approval of two IDOT resolutions to appropriate Motor Fuel Tax Funds for 2019 Street Revitalization project in an amount not to exceed \$____; and 2019 Traffic Signal Maintenance and Opticom repairs in an amount not to exceed \$____ and to receive and file the Transportation Division Monthly Report and an item in review a discussion of parking permit program in the Washington Blvd and Alcoa Lane area (May, 2019).

Planning, Building & Zoning

Trustee Stanton stated that they would be meeting to request approval for three Tax Increment Finance Ordinances for the Lakewood Center TIF: an Ordinance approving a Tax Increment Redevelopment Plan and Project for the Lakewood Center Redevelopment Project Area in the Village of Hoffman Estates, Cook and Kane Counties, Illinois, an Ordinance designating the Lakewood Center Redevelopment Project Area in the Village of Hoffman Estates, Cook and Kane Counties, Illinois, a Redevelopment Project Area pursuant to the Illinois Tax Increment Allocation Redevelopment Act, and an Ordinance adopting the use of Tax Increment Allocation Redevelopment Financing for the Lakewood Center Redevelopment Project Area in the Village of Hoffman Estates, Cook and Kane Counties, Illinois and to receive and file the Planning Division, the Code Enforcement Division and the Economic Development and Tourism monthly reports.

8. ADDITIONAL BUSINESS:

There was no Additional Business.

9. ADJOURNMENT:

Motion by Trustee Arnet, seconded by Trustee Pilafas, to adjourn the meeting. Time: 7:26 p.m. Voice vote taken. All ayes. Motion carried.

Bev Romanoff
Village Clerk

Date Approved

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BILL LIST SUMMARY

BILL LIST AS OF 01/21/2019	\$	695,825.33
MANUAL CHECKS 01/04 - 01/18/2019	\$	30,054.60
WIRE TRANSFERS 12/01- 12/31/18	\$	1,477,075.95
CREDIT CARDS 11/06-12/05/2018	\$	246,287.32
PAYROLL 01/18/2019	\$	<u>1,265,231.89</u>
TOTAL	\$	3,714,475.09

VILLAGE OF HOFFMAN ESTATES

January 21, 2019

ACCOUNT	YEAR	VENDOR	DESCRIPTION	AMOUNT	
GENERAL FUND					
01	0301	19	GARVEY'S OFFICE PRODUCTS INC	OFFICE SUPPLIES	\$44.36
01	0302	18	ACME TRUCK BRAKE & SUPPLY CO.	REPAIR PARTS	\$281.03
01	0302	18	ACME TRUCK BRAKE & SUPPLY CO.	STOCK REPAIR PARTS	\$11.07
01	0302	18	ADVANCE AUTO PARTS	REPAIR PARTS	\$11.72
01	0302	18	ADVANCE AUTO PARTS	RTN REPAIR PARTS	(\$40.07)
01	0302	18	ADVANCE AUTO PARTS	STOCK REPAIR PARTS	\$121.21
01	0302	18	BRISTOL HOSE & FITTING	REPAIR PARTS	\$311.84
01	0302	18	MONROE TRUCK EQUIPMENT	REPAIR PARTS	\$329.10
01	0302	19	ADVANCE AUTO PARTS	FILTERS	\$110.05
01	0302	19	ADVANCE AUTO PARTS	RETURN AIR BREATHER	(\$11.72)
01	0302	19	BRISTOL HOSE & FITTING	STOCK PARTS	\$306.16
01	0302	19	CHICAGO PARTS & SOUND LLC	OIL ROW CASE	\$81.30
01	0302	19	GLOBAL EMERGENCY PRODUCTS	PARTS	\$85.95
01	0302	19	MORTON GROVE AUTOMOTIVE WEST	STOCK REPAIR PARTS	\$185.00
01	0303	18	PROVEN IT	COPIER SERVICES	\$444.87
01	0303	18	XEROX CORP.	COPIER LEASING	\$3,887.15
01	0303	18	XEROX CORP.	COPIER LEASING	\$56.16

CASH AND INVENTORIES

\$6,215.18

01	1420	18	ACRES GROUP	TREE PLANTING	\$874.00
01	1445.1	18	HAWTHORN SUITES BY WYNDHAM	REPLACE CK #108840 BUS LICENSE	\$209.00
01	1445.1	19	APOLLO MANAGEMENT	470 AMHERST UB REFUND	\$182.20
01	1445.1	19	FREDERICK GLENN	REFUND UB OVERPAYMENT	\$25.80
01	1445.1	19	JJSA7 INC	REISSUE CHECK	\$27.00
01	1445.1	19	MELISSA A POWELL	REISSUE CK #110079	\$230.08
01	1445.1	19	PIOTR & MAGDALENA GRZEGORCZYK	REFUND UB OVERPAYMENT	\$140.01
01	1445.1	19	RAUSCHENBERGER FINANCIAL ADVISORS	REISSUE CK#109992	\$5.00
01	1445.1	19	SCOTT MELZER	REISSUE CK #110443	\$193.00
01	1445.1	19	THOMAS ZITO	REISSUE CK #109300	\$41.00

PAYMENTS FROM DEPOSITS ON HAND

\$1,927.09

01	1214	19	NCPERS-IL IMRF	DED:2030 IMRF LIFE	\$768.00
01	1218	19	INT'L BROTHERHOOD TEAMSTERS LCL 700	DED:2029 ASSESSMENT	\$51.00
01	1218	19	INT'L BROTHERHOOD TEAMSTERS LCL 700	DED:2034 PW DUES	\$3,814.00
01	1218	19	METROPOLITAN ALLIANCE OF POLICE	DED:2033 MAP 96	\$2,706.00
01	1218	19	METROPOLITAN ALLIANCE OF POLICE	DED:2038 MAP 97	\$360.00
01	1222	19	AFLAC	DED:1027 AFLAC-INS	\$9,006.86
01	1223	19	AFLAC	DED:2027 AFL-AF TAX	\$1,865.48
01	1226	19	PRE PAID LEGAL SERVICE INC	DED:2035 LEGAL	\$1,107.14
01	1239	19	JOHN HANCOCK LIFE INSURANCE CO.	DED:2040 LTC INS	\$318.02

PAYROLL DEDUCTION

\$19,996.50

VILLAGE OF HOFFMAN ESTATES

January 21, 2019

ACCOUNT	YEAR	VENDOR	DESCRIPTION	AMOUNT
01000011 3203	18	ILLINOIS STATE POLICE	COST CENTER # 4365	\$27.00
01000013 3405	18	BLUE CROSS BLUE SHIELD	REFUND PARAMEDIC FEE	\$1,517.47
01000013 3405	18	UNITED HEALTHCARE	REFUND PARAMEDIC FEE	\$439.97
01000013 3405	19	JOESPH UTAS	REFUND PARAMEDIC FEE	\$95.00
01000013 3405	19	ROBERT VOLTZ	REFUND PARAMEDIC FEE	\$100.00
01000013 3411	19	LISA RENDA	REFUND PET LICENSE	\$5.00
01000014 3502	19	SECRETARY OF STATE	SUSPENSION FEE REF132-1	\$10.00
GENERAL-REVENUE ACCOUNTS				\$2,194.44
 GENERAL GOVERNMENT				
01101122 4301	19	MARK KOPLIN	REIM NEW JERSEY	\$52.94
01101123 4414	19	ABSOLUTE VENDING SERVICE	JAN-MAR WATER COOLER RENTAL	\$96.00
LEGISLATIVE				\$148.94
01101222 4301	19	MARK KOPLIN	BELL WORKS TOUR - NJ	\$48.00
ADMINISTRATIVE				\$48.00
01101323 4404	19	MUNICIPAL CODE CORP.	COPIES OF SUPPLEMENT CODE	\$2,620.86
01101324 4542	18	RICHARD A KAVITT ATTORNEY AT LAW	PROFESSIONAL SERVICES	\$1,000.00
01101324 4542	19	RICHARD A KAVITT ATTORNEY AT LAW	LEGAL ADMIN SERVICES	\$1,300.00
01101324 4547	18	THOMSON REUTERS-WEST	PROFESSIONAL SERVICES	\$1,222.30
01101324 4567	18	CLARK BAIRD SMITH LLP	PROFESSIONAL SERVICES	\$3,098.75
01101324 4567	18	PADDOCK PUBLICATIONS INC	NOTICES BID REAL ESTATE	\$2,079.00
LEGAL				\$11,320.91
01101423 4401	18	THE UPS STORE	SHIPPING	\$41.93
01101423 4401	19	POSTMASTER	MAIL PERMIT #24 FEE	\$225.00
01101423 4401	19	POSTMASTER	PERMIT #223000 ANNUAL FEE	\$225.00
01101423 4402	19	GARVEY'S OFFICE PRODUCTS INC	FILE FOLDERS	\$305.59
01101423 4402	19	GARVEY'S OFFICE PRODUCTS INC	OFFICE SUPPLIES	\$48.73
01101423 4414	19	ABSOLUTE VENDING SERVICE	JAN-MAR WATER COOLER RENT	\$18.00
01101424 4505	19	SIKICH LLP	PROFESSIONAL SERVICES	\$7,500.00
01101424 4507	19	LUMESIS INC	UNDERWRITER PLATFORM	\$1,000.00
FINANCE				\$9,364.25
01101522 4301	19	MUNICIPAL CLERKS OF LAKE COUNTY	FOIA & OMA INTERNET AGE	\$15.00
01101523 4414	19	ABSOLUTE VENDING SERVICE	JAN-MAR WATER COOLER RENT	\$18.00
01101524 4546	18	PADDOCK PUBLICATIONS INC	PUBLIC HEARING	\$534.00
VILLAGE CLERK				\$567.00
01101623 4402	19	WAREHOUSE DIRECT	OFFICE SUPPLIES	\$45.97

VILLAGE OF HOFFMAN ESTATES

January 21, 2019

ACCOUNT	YEAR	VENDOR	DESCRIPTION	AMOUNT
01101623 4416	18	PROVEN IT	COPIER SERVICES	\$23.71
01101624 4507	18	DISCOVERY BENEFITS	FSA DECEMBER 2018	\$558.60
HUMAN RESOURCES				\$628.28
01102523 4403	18	PRESSTECH INC.	DECEMBER NEWSLETTER	\$2,530.00
COMMUNICATIONS				\$2,530.00
01106222 4303	19	ILLINOIS NATOA	ANNUAL DUES	\$85.00
01106224 4501	19	AVI SYSTEMS INC	REPAIR TOUCHPANEL	\$345.10
CABLE TELEVISION				\$430.10
01107124 4507	19	NORTHWEST CENTRAL DISPATCH SYSTEM	ANNUAL JEMC MEMBERSHIP	\$19,567.50
EMERGENCY OPERATIONS				\$19,567.50
TOTAL GENERAL GOVERNMENT DEPARTMENT				\$44,604.98
POLICE DEPARTMENT				
01201222 4303	19	ILL ASSOC OF CHIEFS OF POLICE	MEMBERSHIP BOS	\$220.00
01201222 4303	19	ILL ASSOC OF CHIEFS OF POLICE	MEMBERSHIP CAWLEY	\$95.00
01201222 4303	19	ILL ASSOC OF CHIEFS OF POLICE	MEMBERSHIP DUES	\$95.00
01201222 4303	19	ILLINOIS LEAP	ANNUAL DUES	\$40.00
01201223 4402	18	OFFICE DEPOT	OFFICE SUPPLIES	\$369.09
01201223 4402	18	PLUM GROVE PRINTERS INC	BUSINESS CARDS	\$41.25
01201223 4405	19	THE FINER LINE	SHADOW BOX DORNBOS	\$360.75
01201223 4417	18	WALGREENS	PRESCRIPTIONS	\$37.40
01201223 4422	18	CAMIC JOHNSON	PROFESSIONAL SERVICES	\$350.00
01201224 4507	19	CHERYL AXLEY	PROFESSIONAL SERVICES	\$400.00
ADMINISTRATIVE				\$2,008.49
01202122 4301	19	DISASTER READY SOLUTIONS LLC	3/15/19 CONFERENCE	\$50.00
01202122 4301	19	GENERAL DYNAMICS & TACTICAL SYSTEMS	SIMUNITION TRAINING	\$620.00
01202122 4301	19	VAN METER & ASSOC. INC	TUITION	\$160.00
01202123 4408	18	GRAINGER INC	REPAIR PARTS	\$267.64
PATROL & RESPONSE				\$1,097.64
01202224 4542	18	AMERICAN TRAFFIC SOLUTIONS	RED LIGHT CAMERAS	\$28,000.00
TRAFFIC CONTROL				\$28,000.00
01202322 4301	19	WICKLANDER-ZULAWSKI & ASSOC. INC.	INTERVIEW & INTERROGATION	\$495.00

VILLAGE OF HOFFMAN ESTATES

January 21, 2019

ACCOUNT	YEAR	VENDOR	DESCRIPTION	AMOUNT
01202323 4403	19	PLUM GROVE PRINTERS INC	BUSINESS CARDS	\$130.00
01202323 4403	19	PLUM GROVE PRINTERS INC	UNIFORMS	\$32.50
01202324 4509	19	LEAF	COPIER SYSTEM	\$187.00
01202324 4542	18	TRANSUNION RISK & ALTERNATIVE	PROFESSIONAL SERVICES	\$44.50
01202324 4542	19	CRITICAL REACH	2019 SOFTWARE FEE	\$685.00
01202324 4542	19	LEADS ONLINE	INVESTIGATION SYSTEM	\$4,528.00
INVESTIGATIONS				\$6,102.00
01202422 4301	19	TRI-RIVER POLICE TRAINING REGION	DARE OFFICER TRAINING	\$750.00
COMMUNITY RELATIONS				\$750.00
01202524 4542	19	NORTHWEST CENTRAL DISPATCH SYSTEM	MEMBER ASSESSMENT	\$117,356.82
COMMUNICATIONS				\$117,356.82
01202922 4303	19	IL. ASSOC OF PROPERTY & EVIDENCE MA	MEMBERSHIP NOTARNICOLA	\$35.00
01202922 4303	19	IL. ASSOC OF PROPERTY & EVIDENCE MA	MEMBERSHIP WISNIEWSKI	\$35.00
01202922 4303	19	ILLINOIS DIVISION IAI	MEMBERSHIP NOTARNICOLA	\$25.00
01202922 4303	19	INT'L ASSOC FOR PROPERTY & EVIDENCE	MEMBERSHIP RENEWAL	\$50.00
01202922 4303	19	INT'L ASSOC FOR PROPERTY & EVIDENCE	MEMBERSHIP RENEWAL	\$50.00
01202924 4508	18	GOLF ROSE PET LODGE	RESCUE ANIMAL SERVICES	\$1,485.15
ADMINISTRATIVE SERVICES				\$1,680.15
TOTAL POLICE DEPARTMENT				\$156,995.10
FIRE DEPARTMENT				
01301223 4402	18	PLUM GROVE PRINTERS INC	DIGITAL PRINTING	\$841.52
01301223 4402	19	OFFICE DEPOT	OFFICE SUPPLIES	\$39.44
ADMINISTRATIVE				\$880.96
01303023 4414.21	18	AMBU INC	INFANT FACE MASKS	\$46.00
01303023 4414.21	18	AMBU INC	MEDIUM ADULT MASKS	\$92.00
PUBLIC EDUCATION				\$138.00
01303122 4301	19	NIPSTA	HAZARDOUS MATERIALS	\$300.00
01303122 4301.14	19	NIPSTA	HAZARDOUS MATERIALS	\$100.00
01303122 4304	19	ON TIME INC	UNIFORMS	\$3,448.00
01303122 4304.16	19	MUNICIPAL EMERGENCY SERVICES	RESCUE GLOVES	\$458.88
01303123 4408.12	18	MR ACE LLC	VARIOUS SUPPLIES	\$193.17
01303123 4408.13	18	AIR ONE EQUIPMENT INC	RACING FUEL	\$180.00
01303123 4408.13	18	SCOTT HEALTH & SAFETY	REPAIR PARTS	\$184.48
01303123 4414	18	MR ACE LLC	VARIOUS SUPPLIES	\$59.97
01303123 4414.14	19	GRAINGER INC	OIL DRI	\$378.00

VILLAGE OF HOFFMAN ESTATES

January 21, 2019

ACCOUNT	YEAR	VENDOR	DESCRIPTION	AMOUNT
01303124 4510.14	19	SENSIT TECHNOLOGIES	ESTIMATED SHIPPING/HANDLING	\$14.30
01303124 4510.14	19	SENSIT TECHNOLOGIES	REPLACEMENT METHANE SENSOR	\$44.65
01303124 4515.10	18	MCMASTER CARR SUPPLY CO	REPAIR PARTS	\$463.58
01303124 4515.10	18	MR ACE LLC	VARIOUS SUPPLIES	\$43.69
01303124 4515.10	19	ACME TRUCK BRAKE & SUPPLY CO.	CHROME GRAB HANDLE	\$34.90
01303124 4515.10	19	AMAZON CAPITAL SERVICES INC	SVC BODY RECEIVER FA21R	\$102.50
01303124 4515.10	19	BUMPER TO BUMPER/ LEE AUTO	TAIL LITE CONVTR FA21R	\$14.09
01303124 4515.10	19	R.A. ADAMS	BALL MOUNT	\$33.81

SUPPRESSION

\$6,054.02

01303222 4301	18	INFECTION CONTROL EMERGING CONCEPTS	BASIC DESIGNATED INFECTION	\$770.00
01303222 4301	19	BRIAN CAMPBELL	PM LIC RENEWAL REIMB	\$41.00
01303223 4419	18	AIRGAS USA, LLC	MEDICAL SUPPLY RENTALS	\$321.32
01303223 4419	18	EMP	AMBULANCE CHILD RESTRAINT	\$3,196.00
01303224 4510	18	PHYSIO-CONTROL INC.	ESTIMATED SHIPPING/HANDLING	\$65.00
01303224 4510	18	PHYSIO-CONTROL INC.	LNCS DB1 ADULT SOFT REUSA	\$1,402.20
01303224 4510	18	PHYSIO-CONTROL INC.	MASIMO SET RED LNCS PATIE	\$844.60
01303224 4542	19	PHYSIO-CONTROL INC.	SUBSCRIPTION TRANSMISSION	\$2,715.96

EMERGENCY MEDICAL SERVICES

\$9,356.08

01303324 4507	18	CHGO METRO.FIRE PREVENTION CO	DECEMBER 2018 MAINTENANCE	\$1,389.00
01303324 4507	19	AT & T	LANDLINES	\$772.53
01303324 4507	19	JOHNSON CONTROLS SECURITY SOLUTIONS	MONITORING SERVICES	\$60,737.53

PREVENTION

\$62,899.06

01303525 4602	19	MID AMERICA VACUUM	APPLIANCE PARTS	\$5.57
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FIRE STATIONS

\$5.57

TOTAL FIRE DEPARTMENT

\$79,333.69

PUBLIC WORKS

01401223 4402	19	AMAZON CAPITAL SERVICES INC	2019 WALL CALENDAR	\$23.69
01401223 4402	19	AMAZON CAPITAL SERVICES INC	LABELING TAPE	\$23.82

ADMINISTRATIVE

\$47.51

01404123 4409	19	MORTON SALT, INC	ROCK SALT	\$98,042.60
01404124 4507	18	ALEXIAN BROTHERS CORPORATE HEALTH	CONSORTIUM FEE	\$75.00
01404124 4507	18	ALEXIAN BROTHERS CORPORATE HEALTH	RTN TO WORK PHYSICAL	\$85.00
01404124 4509	18	ALTA ENTERPRISES LLC	MONTHLY RENTAL FEE & DELIVERY	\$9,885.00
01404124 4509	19	ALTA ENTERPRISES LLC	3 - 3 MONTH RENTAL OF (3)	\$900.00

SNOW & ICE REMOVAL

\$108,987.60

VILLAGE OF HOFFMAN ESTATES

January 21, 2019

ACCOUNT	YEAR	VENDOR	DESCRIPTION	AMOUNT
01404325 4610	18	ACRES GROUP	TREES, SHRUBS, AND PLANT	\$9,242.00
FORESTRY				\$9,242.00
01404423 4408	18	MR ACE LLC	CORRECTION	\$13.58
01404423 4412	18	CASE LOTS	24X32 LINERS	\$199.50
01404423 4412	18	CASE LOTS	33X39 LINERS 100/CS	\$179.00
01404423 4412	18	CASE LOTS	BROWN MULTIFOLD TOWELS	\$160.00
01404423 4412	18	CASE LOTS	CLEANING SUPPLIES	\$615.20
01404423 4412	18	CASE LOTS	KITCHEN ROLL TOWEL 30/CS	\$114.00
01404423 4412	18	CASE LOTS	TOILET TISSUE 2 PLY 96 R	\$493.50
01404424 4501	18	AT & T	LANDLINES	\$191.01
01404424 4501	19	AT & T	LANDLINES	\$195.31
01404424 4503	18	NICOR GAS	GAS 1700 MOON LAKE	\$682.09
01404424 4503	18	NICOR GAS	GAS 1775 VISTA LN	\$169.14
01404424 4507	18	ACCURATE DOCUMENT DESTRUCTION INC	PROFESSIONAL SERVICES	\$513.43
01404424 4507	18	HOLIDAY CHEER DECORATIONS	RENTAL & INSTALLATION OF	\$1,102.00
01404424 4507	19	MCCLOUD SERVICES	PEST MANAGEMENT	\$201.06
01404424 4507	19	SOUND INC.	MONTHLY HOSTING FEES	\$1,015.87
01404424 4509	18	CINTAS #22	FLOOR MATS RENTAL & CLEAN	\$23.33
01404424 4509	19	CINTAS #22	UNIFORM RENTAL & CLEANING	\$28.48
01404424 4510	18	MENARDS - HNVN PARK	CERAMIC UTL HTR	\$199.96
01404424 4510	18	MR ACE LLC	CORRECTION	(\$147.51)
01404424 4510	18	MR ACE LLC	VARIOUS SUPPLIES	\$83.07
01404424 4510	19	GRAINGER INC	FUSES	\$20.20
01404424 4510	19	GRAINGER INC	RESTROOM SUPPLIES	\$24.91
01404424 4510	19	SOUND INC.	MONITORING CHARGE HOLDUP	\$90.00
01404424 4516	19	AMLINGS INTERIOR LANDSCAPE	INTERIOR LANDSCAPE MAINT	\$423.12
01404424 4516	19	WOLF ELECTRIC SUPPLY CO	REPAIR PARTS	\$125.00
01404424 4517	18	MR ACE LLC	VARIOUS SUPPLIES	\$23.98
01404424 4518	18	CINTAS #22	FLOOR MATS RENTAL & CLEAN	\$154.50
01404424 4518	18	JENSEN'S PLUMBING & HEATING	SENSOR REPAIRS TO HEATING	\$831.58
01404424 4518	18	MR ACE LLC	CORRECTION	\$133.93
01404424 4518	18	MR ACE LLC	VARIOUS SUPPLIES	\$55.40
01404424 4518	19	CINTAS #22	FLOOR MAT RENTAL & CLEAN	\$40.00
01404424 4518	19	NEUCO INC	FAN MOTOR	\$137.99
01404424 4518	19	SOUND INC.	MONTHLY HOSTING FEES	\$236.11
01404424 4542	18	ACRES GROUP	FALL TENT REMOVAL	\$1,600.00
FACILITIES				\$9,928.74
01404522 4301	18	HOWARD DELORD	RENEWEL COST	\$65.00
01404522 4304	19	CINTAS #22	UNIFORM RENTAL & CLEANING	\$71.10
01404523 4408	19	PAT CHLOPEK	TOOL ALLOWANCE	\$700.00
01404523 4411	18	GAS DEPOT OIL CO	FUEL	\$10,345.20
01404523 4411	19	FACTORY MOTOR PARTS CO	ECO BOX	\$131.70
01404524 4507	18	VERIZON NETWORKFLEET	QUICK INSTALL HARNESS	\$133.98

VILLAGE OF HOFFMAN ESTATES

January 21, 2019

ACCOUNT	YEAR	VENDOR	DESCRIPTION	AMOUNT
01404524 4507	19	VERIZON NETWORKFLEET	WIRELESS SERVICES	\$1,836.66
01404524 4509	19	AIRGAS USA, LLC	CYLINDER RENTAL	\$196.57
01404524 4513	18	CHICAGO PARTS & SOUND LLC	REPAIR PARTS	\$49.98
01404524 4513	18	REX RADIATOR SALES	REPAIR PARTS	\$285.00
01404524 4513	18	REX RADIATOR SALES	RTN REPAIR PARTS	(\$366.00)
01404524 4513	19	ADVANCE AUTO PARTS	OIL FILTER	\$2.59
01404524 4513	19	DUNDEE FORD	DIAGNOSE P23	\$340.00
01404524 4513	19	ILLINOIS SECRETARY OF STATE	LICENSE PLATE P88 A	\$8.00
01404524 4513	19	ILLINOIS SECRETARY OF STATE	LICENSE PLATE UNIT P42A	\$8.00
01404524 4513	19	ILLINOIS SECRETARY OF STATE	PLATES UNIT P30A	\$8.00
01404524 4513	19	INTERSTATE BATTERY SYSTEMS	BATTERIES	\$106.67
01404524 4514	18	ACME TRUCK BRAKE & SUPPLY CO.	REPAIR PARTS	\$211.06
01404524 4514	18	ACME TRUCK BRAKE & SUPPLY CO.	RTN REPAIR PARTS	(\$326.03)
01404524 4514	18	ADVANCE AUTO PARTS	REPAIR PARTS	\$82.52
01404524 4514	18	BUMPER TO BUMPER/ LEE AUTO	REPAIR PARTS	\$344.93
01404524 4514	18	CERTIFIED FLEET SERVICES	MANUAL PUMP SHIFT	\$615.73
01404524 4514	18	FIRESTONE TRUCK & SERVICE CENTER	VEHICLE TIRES	\$568.24
01404524 4514	18	GLOBAL EMERGENCY PRODUCTS	REPAIR PARTS	\$148.16
01404524 4514	18	KAMMES AUTO & TRUCK REPAIR INC	VEHICLE INSPECTIONS	\$35.00
01404524 4514	18	PETROCHOICE LLC	VEHICLE FLUIDS	\$147.15
01404524 4514	19	ACME TRUCK BRAKE & SUPPLY CO.	TURBO CLAMP	\$26.86
01404524 4514	19	ADVANCE AUTO PARTS	BRK CALIPER PIN/ BRACKET	\$32.93
01404524 4514	19	ADVANCE AUTO PARTS	BRK PAD/DISC FC08	\$55.62
01404524 4514	19	ADVANCE AUTO PARTS	CANISTER SOLENOID	\$31.97
01404524 4514	19	ADVANCE AUTO PARTS	CORE RETURN	(\$5.00)
01404524 4514	19	ADVANCE AUTO PARTS	ELECTRIC THROTTLE FC08	\$167.03
01404524 4514	19	ADVANCE AUTO PARTS	RETURN SOLENOID	(\$34.41)
01404524 4514	19	ADVANCE AUTO PARTS	TOWING STARTER KIT	\$41.79
01404524 4514	19	ADVANCE AUTO PARTS	TRL BALL MOUNT	\$33.24
01404524 4514	19	BUMPER TO BUMPER/ LEE AUTO	FRONT HUB ASSEMBLY FC08	\$417.18
01404524 4514	19	BUMPER TO BUMPER/ LEE AUTO	RTN HUB ASSMBLY FC08	(\$316.58)
01404524 4514	19	BUMPER TO BUMPER/ LEE AUTO	VAPOR CAN PURGE FC08	\$28.24
01404524 4514	19	DUNDEE FORD	DOOR KNOB FC02	\$13.20
01404524 4514	19	GLOBAL EMERGENCY PRODUCTS	HORN BRUSH KIT	\$163.14
01404524 4514	19	GRAINGER INC	FUSE FE23	\$12.87
01404524 4514	19	GRAINGER INC	GREEN STROBE LIGHT FC08	\$88.24
01404524 4514	19	ILLINOIS SECRETARY OF STATE	TITLE ONLY FIRE UNIT FE24	\$95.00
01404524 4514	19	O'REILLY AUTO PARTS	REPAIR PARTS	\$31.90
01404524 4514	19	O'REILLY AUTO PARTS	UNIFORMS	\$47.74
01404524 4534	18	ALTA ENTERPRISES LLC	VARIOUS SUPPLIES	\$52.54
01404524 4534	18	AMAZON CAPITAL SERVICES INC	REPAIR PARTS	\$279.80
01404524 4534	18	AMAZON CAPITAL SERVICES INC	VARIOUS SUPPLIES	\$139.90
01404524 4534	18	DUNDEE FORD	REPAIR PARTS	\$68.08
01404524 4534	18	FACTORY MOTOR PARTS CO	REPAIR PARTS	\$95.00
01404524 4534	18	KAMMES AUTO & TRUCK REPAIR INC	VEHICLE INSPECTIONS	\$366.00
01404524 4534	18	MR ACE LLC	VARIOUS SUPPLIES	\$3.79
01404524 4534	18	O'REILLY AUTO PARTS	TIRE VALVE	\$1.48
01404524 4534	18	VERMEER MIDWEST/VERMEER-IL	HARNESS	\$120.63

VILLAGE OF HOFFMAN ESTATES

January 21, 2019

ACCOUNT	YEAR	VENDOR	DESCRIPTION	AMOUNT
01404524 4534	18	WHOLESALE DIRECT INC	REPAIR PARTS	\$346.79
01404524 4534	19	BOB ROHRMAN'S SCHAUMBURG FORD	SWITCH ASY	\$20.92
01404524 4534	19	POMP'S TIRE	VEHICLE TIRES	\$672.04
01404524 4535	19	ADVANCE AUTO PARTS	OIL FILTER	\$2.59
01404524 4535	19	BUMPER TO BUMPER/ LEE AUTO	CERAMIC PADS FC05	\$32.95
01404524 4535	19	BUMPER TO BUMPER/ LEE AUTO	PARTS FC05	\$46.78
01404524 4535	19	FIRESTONE TRUCK & SERVICE CENTER	RETURN TIRES #C05	(\$185.20)
01404524 4535	19	FIRESTONE TRUCK & SERVICE CENTER	TIRE PKG #C05	\$377.92
01404524 4536	18	BUMPER TO BUMPER/ LEE AUTO	REPAIR PARTS	\$67.89
01404524 4536	19	ADVANCE AUTO PARTS	EGR VALVE	\$102.95
01404524 4536	19	REX RADIATOR SALES	VEHICLE REPAIR PARTS	\$129.00
01404524 4545	19	PAT CHLOPEK	BOOT ALLOWANCE	\$125.00
01404525 4602	18	AMAZON CAPITAL SERVICES INC	REPAIR PARTS	\$57.00

FLEET SERVICES

\$19,584.02

01404623 4414	18	PLUM GROVE PRINTERS INC	BUSINESS CARDS	\$32.50
01404624 4542	19	MICHAEL CALENDO	REIMBURSEMENT	\$125.00

F.A.S.T.

\$157.50

01404723 4408	18	STANDARD EQUIPMENT CO	JETSCAN SLED XT AND THREAD	\$1,625.40
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STORM SEWERS

\$1,625.40

01404824 4502	18	COMMONWEALTH EDISON	ELECTRIC GRAND CANYON	\$2,506.66
01404824 4502	18	CONSTELLATION NEW ENERGY INC	ELECTRIC 5510 PRAIRIE STONE	\$87.70
01404824 4544	18	3M HAK0206	FILM ROLLS FOR STREET	\$446.61
01404824 4544	18	3M HAK0206	MARKING MATERIALS	\$243.76
01404824 4544	18	3M HAK0206	REFLECTIVE SHEETING	\$778.51

TRAFFIC CONTROL

\$4,043.24

TOTAL PUBLIC WORKS DEPARTMENT

\$153,616.01

DEVELOPMENT SERVICES

01505023 4414	19	ABSOLUTE VENDING SERVICE	JAN-MAR WATER COOLER RENT	\$18.00
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PLANNING

\$18.00

01505122 4303	19	IACE	MEMBER DUES BANASZYNSKI	\$40.00
01505122 4303	19	IACE	MEMBER DUES KUFFER	\$40.00
01505122 4303	19	IACE	MEMBER DUES KUTTENBERG	\$30.00
01505122 4303	19	IACE	MEMBER DUES ZABOROWSKI	\$40.00
01505122 4303	19	JOHN SHOGREN	REIMB PLUMBING DUES	\$180.00

VILLAGE OF HOFFMAN ESTATES

January 21, 2019

ACCOUNT	YEAR	VENDOR	DESCRIPTION	AMOUNT
01505122 4303	19	SUBURBAN BUILDING OFFICIALS CONF	SBOC ANNUAL MEMBERSHIP	\$75.00
01505123 4414	19	ABSOLUTE VENDING SERVICE	JAN-MAR WATER COOLER RENT	\$24.00
01505124 4545	19	DAVE BANASZYNSKI	SAFETY SHOE REIMB 2019	\$76.99
01505124 4545	19	JEFF MATTES	REIMB SAFETY SHOE	\$68.92
CODE ENFORCEMENT				\$574.91
01505223 4414	18	MR ACE LLC	VARIOUS SUPPLIES	\$13.58
01505223 4414	19	ABSOLUTE VENDING SERVICE	JAN-MAR WATER COOLER RENTAL	\$18.00
01505224 4507	18	CIVILTECH ENGINEERING, INC.	PROFESSIONAL SERVICES	\$373.80
01505224 4542	18	ALL-STAR CAB DISPATCH INC	TRANSPORTATION COUPONS	\$1,099.00
01505224 4542	18	AMERICAN CHARGE SERVICE	TRANSPORTATION COUPONS	\$1,841.00
01505224 4542	18	UNITED DISPATCH	TRANSPORTATION COUPONS	\$196.00
01505224 4542	19	ALL-STAR CAB DISPATCH INC	TRANSPORTATION COUPONS	\$35.00
TRANSPORTATION AND ENGINEERING				\$3,576.38
01505924 4546	18	MULTIVIEW INC	AD & PUBLICITY	\$12,000.00
01505924 4546	18	NORTHERN IL REAL ESTATE MAGAZINE	DIRECTORY ECONIC DEVELOP.	\$100.00
01505924 4546	18	TOWN SQUARE PUBLICATIONS	PUBLICITY	\$695.00
01505924 4546	19	CORNETT PUBLISHING CO INC	ADVERTISEMENTS	\$4,500.00
01505924 4590	18	ADESA ILLINOIS LLC	VEHICLE TAX INCENTIVE	\$52,250.00
ECONOMIC DEVELOPMENT				\$69,545.00
TOTAL DEVELOPMENT SERVICES DEPARTMENT				\$73,714.29
HEALTH & HUMAN SERVICES DEPARTMENT				
01556523 4413	18	PLUM GROVE PRINTERS INC	FORMS	\$273.40
01556523 4416	18	PROVEN IT	COPIER SERVICES	\$93.78
TOTAL HEALTH & HUMAN SERVICES DEPARTMENT				\$367.18
BOARDS & COMMISSIONS				
01605324 4561	18	MCDONALD MODULAR SOLUTIONS, INC	SANITATION SERVICES	\$100.00
FOURTH OF JULY				\$100.00
01605724 4507	18	ALEXIAN BROTHERS CORPORATE HEALTH	EMPLOYEE PHYSICAL	\$659.00
01605724 4507	18	STEPHEN A LASER ASSOC PC	OFFICER ASSESSMENT	\$3,300.00
FIRE & POLICE COMMISSION				\$3,959.00
01605824 4555	19	ILL SISTER CITIES ASSOC	SISTER CITY DUES 2019	\$50.00
01605824 4559	19	LUCKY ENTERTAINMENT	ENTERTAINMENT FEB. 2019	\$180.00
01605824 4560	18	ADRIENNE REEVES	REIM FOR TEEN CENTER SUPPLIES	\$145.68
MISCELLANEOUS B & C				\$375.68
TOTAL BOARDS & COMMISSIONS DEPARTMENT				\$4,434.68
TOTAL GENERAL FUND				\$543,399.14

VILLAGE OF HOFFMAN ESTATES

January 21, 2019

ACCOUNT	YEAR	VENDOR	DESCRIPTION	AMOUNT
MFT FUND				
03400024 4512	18	MEADE ELECTRIC CO., INC.	TRAFFIC SIGNAL MAINTENANCE	\$525.00
TOTAL MFT FUND				\$525.00
HOFFMAN BLVD BRIDGE MAINTENANCE				
24000024 4542	18	CIVILTECH ENGINEERING, INC.	PROFESSIONAL SERVICES	\$373.80
TOTAL HOFFMAN BLVD BRIDGE MAINTENANCE FUND				\$373.80
CAPITAL IMPROVEMENT FUND				
36000025 4615	18	TRANSYSTEMS CORP.	PROFESSIONAL SERVICES	\$11,456.61
TOTAL CAPITAL IMPROVEMENTS FUND				\$11,456.61
CAPITAL VEHICLE & EQUIPMENT FUND				
37000025 4603	18	SUBURBAN ACCENTS INC	GRAPHICS & LETTERING REMOVAL	\$200.00
37000025 4603	18	ULTRA STROBE COMMUNICATIONS	ANTENNA REPAIRS	\$205.28
37000025 4603	18	ULTRA STROBE COMMUNICATIONS	REMOVAL OF EQUIPMENT	\$475.00
TOTAL CAPITAL VEHICLE AND EQUIPMENT FUND				\$880.28
WATERWORKS FUND				
40 1445	19	PLANNED DEVELOPMENT & CONSTRUCTION	HYDRANT METER DEPOSIT	\$650.33
40 1445	19	SSC CONSTRUCTION	HYDRANT METER DEPOSIT	\$1,550.00
WATER MISCELLANEOUS PAYMENT				\$2,200.33
40406723 4408	18	MR ACE LLC	VARIOUS SUPPLIES	\$11.99
40406723 4414	18	MR ACE LLC	VARIOUS SUPPLIES	\$25.98
40406723 4414	19	MENARDS - HNVR PARK	VARIOUS SUPPLIES	\$35.90
40406724 4501	18	AT & T	LANDLINES	\$81.85
40406724 4501	19	AT & T	LANDLINES	\$83.70
40406724 4502	18	CONSTELLATION NEW ENERGY INC	ELECTRIC 1355 WESTBURY	\$157.61
40406724 4502	18	CONSTELLATION NEW ENERGY INC	ELECTRIC 2 N HILLCREST	\$146.24
40406724 4502	18	CONSTELLATION NEW ENERGY INC	ELECTRIC 2002 PARKVIEW	\$176.23
40406724 4502	18	CONSTELLATION NEW ENERGY INC	ELECTRIC 2150 STONINGTON	\$156.37
40406724 4502	18	CONSTELLATION NEW ENERGY INC	ELECTRIC 2550 BEVERLY	\$424.75
40406724 4502	18	CONSTELLATION NEW ENERGY INC	ELECTRIC 3451 N WILSHIRE	\$698.29
40406724 4502	18	CONSTELLATION NEW ENERGY INC	ELECTRIC 3990 HUNTINGTON	\$164.87
40406724 4502	18	CONSTELLATION NEW ENERGY INC	ELECTRIC 4140 CRIMSON	\$427.07
40406724 4502	18	CONSTELLATION NEW ENERGY INC	ELECTRIC 4690 OLMSTEAD	\$199.95
40406724 4502	18	CONSTELLATION NEW ENERGY INC	ELECTRIC 720 CHARLESTON	\$203.81
40406724 4502	18	CONSTELLATION NEW ENERGY INC	ELECTRIC HIGGINS BEVERLY	\$391.75

VILLAGE OF HOFFMAN ESTATES

January 21, 2019

ACCOUNT	YEAR	VENDOR	DESCRIPTION	AMOUNT
40406724 4502	18	CONSTELLATION NEW ENERGY INC	ELECTRIC S/HIGGINS OLD SUTTON	\$707.12
40406724 4507	18	PDC LABORATORIES INC	ANNUAL DRINKING WATER	\$6,057.00
40406724 4507	19	JULIE, INC.	ANNUAL TRANSMISSIONS	\$10,823.78
40406724 4507	19	SOUND INC.	MONTHLY HOSTING FEES	\$435.38
40406724 4507	19	VERIZON NETWORKFLEET	WIRELESS SERVICES	\$787.14
40406724 4510	18	ACME TRUCK BRAKE & SUPPLY CO.	REPAIR PARTS	\$72.11
40406724 4510	18	KELLER-HEARTT OIL	VEHICLE FLUIDS	\$116.20
40406724 4528	18	HYDRAFLO INC.	REPAIR PARTS	\$77.65
40406724 4529	18	BEVERLY MATERIALS, L.L.C.	CLEAN FILL	\$25.00
40406724 4529	18	BEVERLY MATERIALS, L.L.C.	STONE	\$61.70
40406724 4529	19	BEVERLY MATERIALS, L.L.C.	#6 WASH	\$141.51
40406724 4529	19	BEVERLY MATERIALS, L.L.C.	CLEAN FILL 6 WHEEL	\$100.00
40406724 4529	19	UNDERGROUND PIPE & VALVE CO	REPAIR PARTS	\$219.00
40406724 4585	18	ACME TRUCK BRAKE & SUPPLY CO.	REPAIR PARTS	\$22.48
40406724 4585	18	ADVANCE AUTO PARTS	REPAIR PARTS	\$228.12
40406724 4585	18	BOB ROHRMAN'S SCHAUMBURG FORD	REPAIR PARTS	\$42.03
40406724 4585	18	KAMMES AUTO & TRUCK REPAIR INC	VEHICLE INSPECTIONS	\$122.00
40406724 4585	19	BOB ROHRMAN'S SCHAUMBURG FORD	BELT V73	\$256.10
40406724 4585	19	BOB ROHRMAN'S SCHAUMBURG FORD	RETURN PULLEY UNIT61	(\$42.03)
40406724 4585	19	POMP'S TIRE	VEHICLE TIRES	\$493.14
40406725 4602	18	GUTERMANN INC	GUTERMAN AS 3-C COMBINED	\$4,000.00
40406725 4602	18	GUTERMANN INC	GUTERMAN ZS820 COMPLETE 1	\$14,300.00
40406725 4602	18	GUTERMANN INC	ON SITE TRAINING AND DELI	\$1,050.00
40406725 4602	18	GUTERMANN INC	ZS.NET 1 YEAR SUBSCRIPTION	\$120.00

WATER DIVISION

\$43,601.79

40406824 4502	18	CONSTELLATION NEW ENERGY INC	ELECTRIC 1101 WESTBURY	\$1,052.95
40406824 4502	18	CONSTELLATION NEW ENERGY INC	ELECTRIC 1869 HAMPTON	\$116.70
40406824 4502	18	CONSTELLATION NEW ENERGY INC	ELECTRIC 2090 CENTRAL	\$105.59
40406824 4502	18	CONSTELLATION NEW ENERGY INC	ELECTRIC 6100 SHOE FACTOR	\$805.97
40406824 4502	18	CONSTELLATION NEW ENERGY INC	ELECTRIC 897 PARK LANE	\$90.65
40406824 4507	18	METROPOLITAN INDUSTRIES INC	SANITARY LIFT REPAIRS	\$990.00
40406824 4525	18	FLOW-TECHNICS INC	ESTIMATED SHIPPING/HANDLING	\$200.00
40406824 4525	18	FLOW-TECHNICS INC	NEW MIXER FOR UNIVERSITY	\$4,330.00
40406824 4530	18	BEVERLY MATERIALS, L.L.C.	CLEAN FILL	\$25.00
40406824 4530	18	BEVERLY MATERIALS, L.L.C.	STONE	\$61.70
40406824 4530	18	DE VINCI CONSTRUCTION CO.	EMERGENCY SANITARY SEWER	\$10,950.00
40406824 4530	18	TRAFIC SERVICES INC	VARIOUS SUPPLIES	\$900.00
40406824 4530	19	BEVERLY MATERIALS, L.L.C.	#6 WASH	\$141.50
40406824 4530	19	BEVERLY MATERIALS, L.L.C.	CLEAN FILL 6 WHEEL	\$100.00

SEWER DIVISION

\$19,870.06

40407024 4542	18	FIRST BILLING SERVICES LLC	BILLING SERVICES	\$1,506.83
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BILLING DIVISION

\$1,506.83

VILLAGE OF HOFFMAN ESTATES

January 21, 2019

ACCOUNT	YEAR	VENDOR	DESCRIPTION	AMOUNT
40407325 4608	18	MIDWEST WATER GROUP INC	MANHOLE REPAIRS	\$1,800.00
CAPITAL PROJECTS				\$1,800.00
40407425 4608	18	BAXTER & WOODMAN, INC.	PROVIDE CONTINUED ENGINEER	\$2,655.00
2015 BOND CAPITAL PROJECTS				\$2,655.00
40407524 4529	18	CORE & MAIN LP	10" MUELLER RW GV MJ VALV	\$6,510.00
40407524 4529	18	CORE & MAIN LP	12" MUELLER RW GV MJ VALV	\$3,582.00
40407524 4529	18	CORE & MAIN LP	6" MUELLER RW GV MJ VALVE	\$3,486.00
40407524 4529	18	CORE & MAIN LP	8" MUELLER RW GV MJ VALVE	\$5,598.00
40407525 4608	18	BAXTER & WOODMAN, INC.	ENGINEERING SERVICES FOR	\$3,121.25
				\$22,297.25
TOTAL WATERWORKS AND SEWERAGE FUND				\$93,931.26
INSURANCE FUND				
46 1101	18	ROBERT KRAVETZ	REIM FROM SICK INCENTIVE	\$2,379.23
46 1101	18	STEVEN W ANDERSON	REIM FROM SICK INCENTIVE	\$222.65
46 1101	19	MICHAEL RAUCCI	REIM FROM SICK INCENTIVE	\$613.12
46700024 4552	18	CHICAGO COMMUNICATIONS, LLC	VEHICLE ANTENNA	\$224.00
46700024 4552	18	DUNDEE COLLISION INC	VEHICLE REPAIRS	\$486.00
46700024 4579	18	ALEXIAN BROTHERS CORPORATE HEALTH	EMPLOYEE PHYSICAL	\$1,836.00
TOTAL INSURANCE FUND				\$5,761.00
INFORMATION SERVICES				
47001222 4301	19	SUPERION LLC	CENTRAL SQUARE 2019	\$699.00
47001223 4406	19	SOUTHERN COMPUTER WAREHOUSE	HEW-CC364A	\$624.40
47001223 4406	19	SOUTHERN COMPUTER WAREHOUSE	HEW-CE740A	\$136.62
47001223 4406	19	SOUTHERN COMPUTER WAREHOUSE	HEW-CE741A	\$240.66
47001223 4406	19	SOUTHERN COMPUTER WAREHOUSE	HEW-CF214X	\$201.82
47001223 4406	19	SOUTHERN COMPUTER WAREHOUSE	HEW-CF226XD	\$320.83
47001223 4406	19	SOUTHERN COMPUTER WAREHOUSE	HEW-CF280XD	\$864.48
47001223 4406	19	SOUTHERN COMPUTER WAREHOUSE	HEW-CF380XD	\$1,086.00
47001223 4406	19	SOUTHERN COMPUTER WAREHOUSE	HEW-CF440AM	\$898.83
ADMINISTRATIVE				\$5,072.64

VILLAGE OF HOFFMAN ESTATES

January 21, 2019

ACCOUNT	YEAR	VENDOR	DESCRIPTION	AMOUNT
47008524 4507	19	ESRI	ARCGIS DESKTOP ADVANCED C	\$3,000.00
47008524 4507	19	ESRI	ARCGIS DESKTOP BASIC SING	\$1,300.00
47008524 4507	19	ESRI	ARCGIS DESKTOP STANDARD S	\$1,500.00
47008524 4507	19	ESRI	ARCGIS ENGINE SINGLE USE	\$100.00
47008524 4507	19	ESRI	ARCGIS FOR SERVER ENTERPR	\$5,000.00
47008524 4507	19	ESRI	ARCGIS NETWORK ANALYST FO	\$500.00
47008524 4507	19	ESRI	ARCGIS ONLINE CREATOR (FO	\$5,080.45
47008524 4507	19	ESRI	ARCGIS SPATIAL ANALYST FO	\$500.00
47008524 4507	19	ESRI	ARCPAD MAINTENANCE	\$500.00
47008524 4507	19	FOUR WINDS INTERACTIVE, LLC	ANNUAL MAINTENANCE	\$680.58
47008525 4819	19	KNOW BE4 INC	KNOWBE4 SECURITY AWARENES	\$9,753.75
OPERATIONS				\$27,914.78
TOTAL INFORMATION SYSTEMS FUND				\$32,987.42
 EDA SPECIAL TAX ALLOCATION				
60 1403.1	18	EUGENE L GRIFFIN & ASSOCIATES LTD	PROFESSIONAL SERVICES	\$1,611.93
60 1403.1	19	SIKICH LLP	PROFESSIONAL SERVICES	\$2,500.00
TOTAL EDA SPECIAL TAX ALLOCATION				\$4,111.93
 BARRINGTON-HIGGINS TIF FUND				
63000024 4507	18	THE W-T GROUP, LLC	ADMIN SERVICES	\$2,398.89
TOTAL BARRINGTON-HIGGINS TIF FUND				\$2,398.89
 BILL LIST TOTAL				 \$695,825.33

SUPERION
 DATE: 01/18/2019
 TIME: 12:05:09

VILLAGE OF HOFFMAN ESTATES
 CHECK REGISTER - DISBURSEMENT FUND

PAGE NUMBER: 1
 ACCTPA21

SELECTION CRITERIA: transact.t_c='20' and transact.trans_date between '20190104 00:00:00.000' and '20190118 00:00:00.000'
 ACCOUNTING PERIOD: 1/19

FUND - 01 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTIDN-----	SALES TAX	AMOUNT
0102	111710 V	12/04/18	11607	THE LAKOTA GROUP INC	01505024	PROFESSIONAL SERVICES	0.00	-6,757.00
0102	112029 V	12/21/18	19402	MIKA'S TRADING	01	BUSINESS LIC RFD	0.00	-25.00
0102	112038 V	12/21/18	3350	PETCO ANIMAL SUPPLIES, I	01202623	CANINE CARE	0.00	-710.25
0102	112198 V	01/08/19	19427	SUBURBAN LIABILITY INSUR	46700024	LIABILITY INSURANCE PO	0.00	-368,981.49
0102	112208 V	01/08/19	1878	RICHARD N WILLIAMS	40406824	REPAIR PARTS	0.00	-2,488.84
0102	112213 V	01/08/19	1876	UNDERGROUND PIPE & VALVE	40406824	REPAIR PARTS	0.00	-2,488.84
0102	112213	01/08/19	1876	UNDERGROUND PIPE & VALVE	40406824	REPAIR PARTS	0.00	2,488.84
TOTAL CHECK							0.00	0.00
0102	112214	01/08/19	1876	UNDERGRDUND PIPE & VALVE	40406824	REPAIR PARTS	0.00	2,488.84
0102	112215	01/08/19	14550	CALL ONE	01404424	LANDLINES	0.00	9,770.83
0102	112215	01/08/19	14550	CALL ONE	40406724	LANDLINES	0.00	4,007.34
0102	112215	01/08/19	14550	CALL ONE	40406824	LANDLINES	0.00	46.98
0102	112215	01/08/19	14550	CALL ONE	01303324	LANDLINES	0.00	46.35
0102	112215	01/08/19	14550	CALL ONE	01556524	LANDLINES	0.00	43.75
TOTAL CHECK							0.00	13,915.25
0102	112216	01/10/19	18340	PETLAND	01202623	CANINE CARE BALANCE	0.00	710.25
0102	112217	01/11/19	2226	PETTY CASH	01101122	REM PETTY CASH	0.00	48.00
0102	112217	01/11/19	2226	PETTY CASH	01101322	REM PETTY CASH	0.00	40.30
0102	112217	01/11/19	2226	PETTY CASH	01000012	REM PETTY CASH	0.00	33.99
0102	112217	01/11/19	2226	PETTY CASH	01101422	REM PETTY CASH	0.00	21.80
0102	112217	01/11/19	2226	PETTY CASH	01101522	REM PETTY CASH	0.00	49.06
0102	112217	01/11/19	2226	PETTY CASH	01404424	REM PETTY CASH	0.00	16.49
0102	112217	01/11/19	2226	PETTY CASH	01505122	REM PETTY CASH	0.00	130.00
0102	112217	01/11/19	2226	PETTY CASH	01505124	REM PETTY CASH	0.00	50.00
0102	112217	01/11/19	2226	PETTY CASH	01505922	REM PETTY CASH	0.00	12.00
0102	112217	01/11/19	2226	PETTY CASH	01556522	REM PETTY CASH	0.00	41.42
0102	112217	01/11/19	2226	PETTY CASH	01605824	REM PETTY CASH	0.00	19.39
0102	112217	01/11/19	2226	PETTY CASH	01605824	REM PETTY CASH	0.00	5.11
0102	112217	01/11/19	2226	PETTY CASH	01605824	REM PETTY CASH	0.00	12.00
TOTAL CHECK							0.00	479.56
0102	112218	01/11/19	18039	WEX BANK	01404524	FUEL	0.00	701.05
0102	112219	01/14/19	11607	THE LAKOTA GROUP INC	01505024	PROFESSIONAL SERVICES	0.00	6,757.00
0102	112220	01/14/19	14550	CALL ONE	01404424	LANDLINES	0.00	5,161.06
0102	112220	01/14/19	14550	CALL ONE	40406724	LANDLINES	0.00	2,029.26
0102	112220	01/14/19	14550	CALL ONE	40406824	LANDLINES	0.00	47.63
0102	112220	01/14/19	14550	CALL ONE	01303324	LANDLINES	0.00	47.05
0102	112220	01/14/19	14550	CALL ONE	01556524	LANDLINES	0.00	44.37
TOTAL CHECK							0.00	7,329.37
0102	112221	01/16/19	19427	SUBURBAN LIABILITY INSUR	46700024	LIABILITY INSURANCE P	0.00	368,981.49

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VILLAGE OF HOFFMAN ESTATES
 CHECK REGISTER - DISBURSEMENT FUND

PAGE NUMBER: 2
 ACCTPA21

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 ACCOUNTING PERIOD: 1/19

FUND - 01 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDDR	NAME	BUDGET UNIT	-----DESCRIPTION-----	SALES TAX	AMOUNT
0102	112222	01/16/19	4065	THE HOME DEPOT #1904	40406724	VARIOUS SUPPLIES	0.00	163.84
0102	112222	01/16/19	4065	THE HOME DEPOT #1904	40406725	VARIOUS SUPPLIES	0.00	450.00
0102	112222	01/16/19	4065	THE HOME DEPOT #1904	40406824	VARIOUS SUPPLIES	0.00	143.56
0102	112222	01/16/19	4065	THE HOME DEPOT #1904	40406824	VARIOUS SUPPLIES	0.00	79.32
0102	112222	01/16/19	4065	THE HOME DEPOT #1904	01303124	VARIOUS SUPPLIES	0.00	1,818.80
0102	112222	01/16/19	4065	THE HOME DEPOT #1904	01303123	VARIOUS SUPPLIES	0.00	1,015.11
0102	112222	01/16/19	4065	THE HOME DEPOT #1904	01303123	VARIOUS SUPPLIES	0.00	818.44
0102	112222	01/16/19	4065	THE HOME DEPOT #1904	01404223	VARIOUS SUPPLIES	0.00	199.00
0102	112222	01/16/19	4065	THE HOME DEPOT #1904	01404324	VARIOUS SUPPLIES	0.00	199.48
0102	112222	01/16/19	4065	THE HOME DEPOT #1904	01404424	VARIOUS SUPPLIES	0.00	22.61
0102	112222	01/16/19	4065	THE HOME DEPOT #1904	01404424	VARIOUS SUPPLIES	0.00	37.01
0102	112222	01/16/19	4065	THE HOME DEPOT #1904	01404623	VARIOUS SUPPLIES	0.00	109.94
0102	112222	01/16/19	4065	THE HOME DEPOT #1904	40406723	VARIOUS SUPPLIES	0.00	153.53
0102	112222	01/16/19	4065	THE HOME DEPOT #1904	40406723	VARIOUS SUPPLIES	0.00	64.82
0102	112222	01/16/19	4065	THE HOME DEPOT #1904	40406724	VARIOUS SUPPLIES	0.00	5.98
TOTAL CHECK							0.00	5,281.44
0102	112223	01/16/19	19229	JEWEL FOOD STORES	01201223	BEVERAGES	0.00	62.99
0102	112223	01/16/19	19229	JEWEL FOOD STORES	01101123	BEVERAGES	0.00	49.94
TOTAL CHECK							0.00	112.93
0102	112224	01/16/19	2239	COOK COUNTY CLERK	01201222	RENEW NOTARY	0.00	10.00
0102	112225	01/16/19	6169	MARK WONDOLKOWSKI	01	C-PAL LOAN	0.00	2,000.00
0102	112416	01/18/19	19450	ARTISTS IN CHRISTIAN TES	01605824	ENTERTAINMENT MLK JR	0.00	250.00
TOTAL CASH ACCOUNT							0.00	30,054.60
TOTAL FUND							0.00	30,054.60
TOTAL REPORT							0.00	30,054.60

Detail of Wire/ACH Activity
For the Period 12/01/18 - 12/31/18

Date	Vendor	Description	Source of Funds	Amount
12/03/18	IPBC	Insurance Premium	General	\$ 574,429.51
12/03/18	Payment Express	Credit Card Merchant Fees 11/18	General, Water & Sewer	\$ 93.05
12/03/18	Neopost	Annual Fee	General	\$ 50.00
12/06/18	Employer's Claim Service	Workers Comp Claims	Insurance	\$ 11,935.85
12/10/18	IMRF	IMRF November 2018 Payroll Costs	Various	\$ 128,476.62
12/12/18	Sebis	Postage Deposit for Water Bills	Water & Sewer	\$ 12,000.00
12/14/18	Northwest Central 9-1-1 System	Monthly Radio Lease Obligation 12/18	Capital Vehicle & Equipment	\$ 15,656.79
12/14/18	Dr. Marc Reynolds	Services for 60th Anniversary Book	General	\$ 803.00
12/14/18	CCMSI	General Liability Claims	Insurance	\$ 11,831.00
12/17/18	JAWA	Monthly Water Usage	Water & Sewer	\$ 665,531.00
12/17/18	SWANCC	Monthly Tipping Fees	Municipal Waste System	\$ 49,234.23
12/20/18	Paymentus	IVR System Merchant Fees Misc 11/18	General	\$ 9.25
12/20/18	Paymentus	IVR System Merchant Fees Water 11/18	Water & Sewer	\$ 733.85
12/21/18	Neopost	Replenish Postage Machine	General, Water & Sewer	\$ 1,600.00
12/28/18	CCMSI	General Liability Claims	Insurance	\$ 3,888.80
12/31/18	Dr. Marc Reynolds	Services for 60th Anniversary Book	General	\$ 803.00
	TOTAL			\$ 1,477,075.95

VILLAGE OF HOFFMAN ESTATES
Monthly Credit Card Activity

From: 11/06/2018

To: 12/5/2018

Account Name	Merchant Name	Transaction Date	Accounting Code	Accounting Code	Transaction Amount	Expense Description
ANTHONY FASHODA	B&H PHOTO 800-606-696	12/03/2018	01106224	4510	\$127.26	MICROPHONE
ANTHONY FASHODA	DLT SOLUTIONS 703-773-	11/28/2018	01505225	4602	\$1,974.94	AUTOCAD CIVIL 3D
ANTHONY FASHODA	ILLINOIS GOVERNMENT FI	11/06/2018	01101422	4301	\$60.00	HOLIDAY LUNCH-FASHODA/ARROYO
ANTHONY FASHODA	ILLINOIS GOVERNMENT FI	11/06/2018	01101422	4301	\$30.00	HOLIDAY LUNCHEON-FASHODA
ANTHONY FASHODA	MARIANOS #506	11/08/2018	01101423	4414	\$23.40	BUDGET WORKSHOP FOOD
ANTHONY FASHODA	MORETTIS RISTORANTE HO	11/08/2018	01101423	4414	\$360.20	BUDGET WORKSHOP FOOD
BEN GIBBS	ADOBE *ACROPRO SUBS	11/26/2018	01	1445	\$15.93	SCA-SUBSCRIPTION
BEN GIBBS	AMAZON.COM*M893H5QC2	11/09/2018	01	1445	\$77.94	SCA-SUPPLIES
BEN GIBBS	AMZN MKTP US*M80T778Y1	11/08/2018	01	1445	\$38.85	SCA-SUPPLIES
BEN GIBBS	DNH*GODADDY.COM	11/05/2018	01	1445	\$26.95	SCA-WEB REGISTRATION
BEN GIBBS	EIG*CONSTANTCONTACT.C	11/16/2018	01	1445	\$47.81	SCA-SUBSCRIPTION
BEN GIBBS	MICROSOFT *BING ADS	11/17/2018	01	1445	\$190.66	SCA-SUBSCRIPTION
BEN GIBBS	THE HOME DEPOT #1912	11/27/2018	01	1445	\$179.93	SCA-EVENT SUPPLIES
BEN GIBBS	THE WEBSTAUANT STORE	11/13/2018	01	1445	\$390.97	SCA-CONCESSION SUPPLIES
BEN GIBBS	THE WEBSTAUANT STORE	11/21/2018	01	1445	-\$23.00	SCA-CONCESSION SUPPLIES CR
BEN GIBBS	VILLAGE TAVERN AND GRI	11/23/2018	01	1445	\$211.72	SCA-LUNCH MEETING
BEN GIBBS	WIX.COM*334591161	11/06/2018	01	1445	\$4.99	SCA-SUBSCRIPTION
BEN GIBBS	WIX.COM*335172531	11/07/2018	01	1445	\$36.00	SCA-SUBSCRIPTION
BOB MARKKO	CDW GOVT #QBH7821	11/16/2018	01404523	4402	\$94.99	ZEBRA PRINTING LABELS
DARIN W FELGENHAUER	AMAZON.COM*M04XY8000	11/30/2018	01202823	4414	\$295.06	FRONT DESK MATS
DARIN W FELGENHAUER	YOYCART.COM	11/06/2018	01201223	4421	\$87.69	VET MEMORIAL TAPS
DEBRA SCHOOP	ARDC	11/05/2018	01101322	4303	\$393.47	ANNUAL REGISTRATION-LASOTA
DEBRA SCHOOP	ARDC	11/27/2018	01101322	4303	\$393.47	ANNUAL REGISTRATION-CROSS
DEBRA SCHOOP	ICSC	11/05/2018	01505922	4301	\$50.00	MEMBERSHIP RENEWAL-O'MALLEY
DEBRA SCHOOP	ICSC	11/19/2018	01505922	4301	\$610.00	ICSC CONFER REG-MCLEOD
DEBRA SCHOOP	ICSC	11/19/2018	01505922	4301	\$610.00	ICSC CONFER REG-O'MALLEY
DEBRA SCHOOP	ICSC	11/30/2018	01505922	4301	\$50.00	MEMBERSHIP RENEWAL-MILLS
DEBRA SCHOOP	ONYX ELECTRONICS	11/30/2018	01101323	4416	\$21.00	COOK COUNTY RECORDER-DOC
DR AUDRA MARKS	AMAZON.COM*M04QZ8AN1	11/27/2018	01556523	4414	\$168.01	MEMORY CARDS-CAMERAS
DR AUDRA MARKS	APAMEMBERDUCESSUBS	11/23/2018	01556522	4303	\$199.00	APA MEMBERSHIP RENEWAL
DR AUDRA MARKS	MARIANOS #506	11/09/2018	01556524	4556	\$18.57	REFRESHMENTS-AUTISM GROUP
DR AUDRA MARKS	PAPA JOHN'S #3338	11/06/2018	01556524	4556	\$44.22	TEEN CENTER
DR AUDRA MARKS	PAPA JOHN'S #3338	11/13/2018	01556524	4556	\$51.22	TEEN CENTER
DR AUDRA MARKS	PAPA JOHN'S #3338	11/20/2018	01556524	4556	\$67.19	TEEN CENTER
DR AUDRA MARKS	PAPA JOHN'S #3338	11/27/2018	01556524	4556	\$65.23	TEEN CENTER
DR AUDRA MARKS	PAPA JOHN'S #3338	12/04/2018	01556524	4556	\$34.23	TEEN CENTER
DR AUDRA MARKS	PAYPAL *ACEPTASSOCI	11/12/2018	01556522	4303	\$100.00	ACEPT MEMBERSHIP
DR AUDRA MARKS	PESI INC	11/23/2018	01556522	4301	\$199.99	HHS TRAINING CONFER
DR AUDRA MARKS	RED ROOF PLUS HOFFMAN	11/13/2018	01	1408	\$49.99	HOMELESS HE RESIDENT
DR AUDRA MARKS	RED ROOF PLUS HOFFMAN	11/28/2018	01	1408	\$49.99	HOMELESS HE RESIDENT
DR AUDRA MARKS	RED ROOF PLUS HOFFMAN	11/28/2018	01	1408	\$49.99	HOMELESS HE RESIDENT

VILLAGE OF HOFFMAN ESTATES
Monthly Credit Card Activity

From: 11/06/2018

To: 12/5/2018

Account Name	Merchant Name	Transaction Date	Accounting Code	Accounting Code	Transaction Amount	Expense Description
DR AUDRA MARKS	TARGET 00008359	11/30/2018	01605824	4560	\$25.47	DEC CHILDREN'S ART EVENT
DR AUDRA MARKS	TARGET 00021220	12/04/2018	01605824	4599	\$118.32	1ST FRIDAY HOLIDAY PARTY
FRED BESENHOFFER	AMAZON PRIME	11/24/2018	47001222	4303	\$12.99	PRIME MEMBERSHIP FEE
FRED BESENHOFFER	COMCAST CHICAGO	11/08/2018	47008524	4542	\$159.85	INTERNET SERVICE
FRED BESENHOFFER	COMCAST CHICAGO	11/09/2018	47008524	4542	\$139.55	INTERNET SERVICE
FRED BESENHOFFER	COMCAST CHICAGO	11/23/2018	47008524	4542	\$80.95	INTERNET SERVICE
FRED BESENHOFFER	COMCAST CHICAGO	11/29/2018	47008524	4542	\$79.90	INTERNET SERVICE
FRED BESENHOFFER	DLS INTERNET SERVICES	11/23/2018	47008524	4542	\$350.00	INTERNET SERVICE
FRED BESENHOFFER	MESSAGEOPS.COM	11/23/2018	47008524	4542	\$19.95	EMAIL MGT SOFTWARE SUBSCRIP
FRED BESENHOFFER	MONOPRICE, INC.	11/13/2018	47008525	4602	\$63.48	CABLES
FRED BESENHOFFER	SOLARWINDS	11/15/2018	47008524	4542	\$234.83	SUBSCRIPTION
FRED BESENHOFFER	SOUTHERN COMPUTER WAR	11/16/2018	47001223	4406	\$341.51	TONER
FRED BESENHOFFER	SOUTHERN COMPUTER WAR	11/20/2018	47001223	4406	\$215.05	TONER
FRED BESENHOFFER	VUE*CISCO EXAN AT VUE	11/29/2018	47001222	4301	\$325.00	CERTIFICATION TESTING
FRED BESENHOFFER	VUE*ISC2	12/03/2018	47001222	4301	\$50.00	CERTIFICATION RESCHEDULE
FRED BESENHOFFER	WEB*NETWORKSOLUTIONS	11/15/2018	47008524	4542	\$49.98	SUBSCRIPTION
GREGORY POULOS	JEWEL-OSCO	11/11/2018	01201223	4421	\$19.46	VETERANS DAY REFRESHMENTS
JENNIFER DJORDJEVIC	BUONA HOFFMAN #6	11/12/2018	01101123	4414	\$25.47	TRUSTEE DINNER
JENNIFER DJORDJEVIC	GIGIS PLAYHOUSE CHICAG	11/27/2018	01101124	4542	\$300.00	VOLUNTEER DINNER
JENNIFER DJORDJEVIC	HOFFMAN ESTATES GARIBA	11/05/2018	01101123	4414	\$99.19	TRUSTEE DINNER
JENNIFER DJORDJEVIC	HOFFMAN ESTATES GARIBA	11/05/2018	01101123	4414	\$3.00	TRUSTEE DINNER
JENNIFER DJORDJEVIC	HOFFMAN ESTATES GARIBA	11/07/2018	01101122	4301	\$26.36	CHAMBER LUNCH
JENNIFER DJORDJEVIC	HOO*HOOTSUITE INC	11/08/2018	01101123	4404	\$5.99	SUBSCRIPTION
JENNIFER DJORDJEVIC	JIMMY JOHNS - 424	11/12/2018	01101123	4414	\$112.39	TRUSTEE DINNER
JENNIFER DJORDJEVIC	JIMMY JOHNS - 424	12/03/2018	01101124	4542	\$10.59	VOLUNTEER DINNER
JENNIFER DJORDJEVIC	JIMMY JOHNS - 424 - EC	12/03/2018	01101123	4414	\$72.85	TRUSTEE DINNER
JENNIFER DJORDJEVIC	MARIANOS #506	11/05/2018	01101123	4414	\$42.84	POLICE EXPLORERS RECEPTION
JENNIFER DJORDJEVIC	MICHAELS STORES 9176	12/04/2018	01101124	4542	\$30.66	VOLUNTEER DINNER
JENNIFER DJORDJEVIC	MORETTIS RISTORANTE HO	11/19/2018	01101123	4414	\$38.36	TRUSTEE DINNER
JENNIFER DJORDJEVIC	PARTY CITY 5256	11/28/2018	01101122	4301	\$39.51	WINE WEDNESDAY
JENNIFER DJORDJEVIC	ROSATIS PIZZA - HOFFMA	11/19/2018	01101123	4414	\$102.46	TRUSTEE DINNER
JENNIFER DJORDJEVIC	SPANGLER CANDY	11/20/2018	01101123	4414	\$28.93	SKATE W/SANTA CANDY CANES
JENNIFER DJORDJEVIC	THE SADDLE ROOM LLC	11/13/2018	01101122	4301	\$97.54	CEO LUNCH
JENNIFER DJORDJEVIC	US CONF OF MAYORS	12/03/2018	01101122	4301	\$700.00	JAN 2019 WASH DC
JENNIFER DJORDJEVIC	VOLGISTICS INC	11/29/2018	01101123	4404	\$48.00	VOLUNTEER DATA BASE SUBSCRIP
JOHN JANICKI	AMAZON.COM*M01LZ1OF0	11/20/2018	01	1445	\$60.23	SCA-SUPPLIES
JOHN JANICKI	AMAZON.COM*M89Y93RW0	11/16/2018	01	1445	\$359.98	SCA-SUPPLIES
JOHN JANICKI	AMZN MKTP US*M856X6YH2	11/20/2018	01	1445	\$33.96	SCA-SUPPLIES
JOHN JANICKI	DJ S AUTO SERVICE	11/20/2018	01	1445	\$108.41	SCA-VEHICLE SERVICE
JOHN JANICKI	FACEBK *7N7NRHNTB2	11/19/2018	01	1445	\$750.00	SCA-SUBSCRIPTION
JOHN JANICKI	FACEBK *HPUL3JSTB2	11/30/2018	01	1445	\$304.91	SCA-SUBSCRIPTION

VILLAGE OF HOFFMAN ESTATES
Monthly Credit Card Activity

From: 11/06/2018

To: 12/5/2018

Account Name	Merchant Name	Transaction Date	Accounting Code	Accounting Code	Transaction Amount	Expense Description
JOHN JANICKI	FACEBK *LU8Y2JNSB2	11/27/2018	01	1445	\$750.00	SCA-SUBSCRIPTION
JOHN JANICKI	FACEBK *THL56JATB2	11/10/2018	01	1445	\$750.00	SCA-SUBSCRIPTION
JOHN JANICKI	GOOGLE *ADS6015163255	11/09/2018	01	1445	\$500.00	SCA-SUBSCRIPTION
JOHN JANICKI	GOOGLE *ADS6015163255	11/15/2018	01	1445	\$500.00	SCA-SUBSCRIPTION
JOHN JANICKI	GOOGLE *ADS6015163255	11/20/2018	01	1445	\$500.00	SCA-SUBSCRIPTION
JOHN JANICKI	GOOGLE *ADS6015163255	11/26/2018	01	1445	\$500.00	SCA-SUBSCRIPTION
JOHN JANICKI	PAINTBALL EXPLOSION	12/04/2018	01	1445	\$150.00	SCA-GC
JOHN JANICKI	SPEEDWAY 05338 421	11/20/2018	01	1445	\$11.87	SCA-GASOLINE
JOHN JANICKI	TINT - TINTUP.COM	11/09/2018	01	1445	\$200.00	SCA-SOCIAL MEDIA INTERGRATION
JOHN JANICKI	TINT - TINTUP.COM SIGN	11/30/2018	01	1445	\$300.00	SCA-SOCIAL MEDIA INTERGRATION
JOHN JANICKI	WOOBX	12/01/2018	01	1445	\$30.00	SCA-SUBSCRIPTION
JOHN JANICKI	WPY*IMPACT SIGNS	11/06/2018	01	1445	\$1,073.00	SCA-CUSTOM SIGNS
JOSEPH NEBEL	AMAZON.COM*M83T458W2	11/08/2018	40406723	4414	\$42.50	5 POINT SOCKETS
JOSEPH NEBEL	AMAZON.COM*M84Z33KW2	11/14/2018	40406723	4414	\$85.00	5 POINT SOCKETS
JOSEPH NEBEL	AMZN MKTP US*M04SC14F2	11/24/2018	40406722	4301	\$118.50	LAMINATING SHEETS
JOSEPH NEBEL	AMZN MKTP US*M863478H1	11/08/2018	40406723	4408	\$8.99	CHARGER CABLE CORD
JOSEPH NEBEL	APL*ITUNES.COM/BILL	12/03/2018	40406723	4408	\$0.99	ICLOUD STORAGE PLAN-NEBEL
JOSEPH NEBEL	COMCAST CHICAGO	11/15/2018	40406724	4501	\$104.85	BUSINESS INTERNET-XIAO
JOSEPH NEBEL	ROSATIS PIZZA - HOFFMA	11/14/2018	01401223	4414	\$532.02	ANNUAL S&I LUNCHEON
KELLY KERR	AMAZON.COM*M81O28W62	11/20/2018	01404223	4414	\$141.50	KEY CABINET 240 KEY TAGS
KELLY KERR	AMZN MKTP US*M856U5230	11/12/2018	40406723	4402	\$26.97	IPHONE CASES
KELLY KERR	AMZN MKTP US*M866U4IG2	11/18/2018	40406723	4414	\$24.98	IPHONE CASES
KELLY KERR	ILLINOIS ARBORIST ASSN	11/19/2018	01404322	4301	\$795.00	ANN TRAINING SEMINAR
KELLY KERR	MCDONALD'S F37651	11/26/2018	40406723	4414	\$120.42	BREAKFAST-SNOW STORM
KELLY KERR	PAYPAL *TIMEMACHINE	11/21/2018	01404623	4408	\$162.61	REPLACEMENT TIME CLOCK
KELLY KERR	PAYPAL *TIMEMACHINE	11/21/2018	40406723	4414	\$162.60	REPLACEMENT TIME CLOCK
KELLY KERR	PETERSONS TASTY DELIGH	11/14/2018	01404123	4414	\$97.99	ANNUAL S&I MEETING
KEVIN D KRAMER	51801 - CUMBERLAND GAR	11/08/2018	01505922	4301	\$6.00	TRAIN-IL ICSC ST COMMITTEE MTG
KEVIN D KRAMER	HE CHAMBER	11/19/2018	01505922	4301	\$15.00	CHAMBER HOLIDAY LUNCHEON
KEVIN D KRAMER	MORETTIS RISTORANTE HO	11/28/2018	01505922	4301	\$125.96	JOINT REVIEW BOARD LUNCH
KEVIN D KRAMER	NIU OUTREACH	11/21/2018	01505922	4301	\$1,500.00	REG-ENTERPRS ZONE APP ANALYS
KEVIN D KRAMER	SOUTHWES 5262412448837	11/26/2018	01505922	4301	\$295.96	AIRFARE-LAS VEGAS ICSC
KEVIN D KRAMER	THE ASSEMBLY AMERICAN	11/15/2018	01505922	4301	\$39.00	COMMUNITY TOUR LUNCH
KEVIN D KRAMER	VENTRA VENDING 05501	11/08/2018	01505922	4301	\$6.00	PARK-IL ICSC ST COMMITTEE MTG
KEVIN D KRAMER	WWW.1AND1.COM	11/21/2018	01605824	4575	\$10.00	ARTS COMMISSION WEBSITE
MONICA SAAVEDRA	APAMEMBERDUESSUBS	11/20/2018	01556522	4303	\$247.00	APA DUES
MONICA SAAVEDRA	DULUTH TRADING HOFFMAN	11/05/2018	01556524	4564	\$25.00	WELLNESS DAY GC
MONICA SAAVEDRA	OTC BRANDS, INC.	11/06/2018	01605824	4560	\$46.16	YOUTH COMM SPIRAL NOTEBOOKS
MONICA SAAVEDRA	OTC BRANDS, INC.	11/08/2018	01605824	4560	-\$2.72	REIMBURSEMENT-SALES TAX
MONICA SAAVEDRA	OTC BRANDS, INC.	11/21/2018	01605824	4559	\$45.37	PENS-SR COMM HOLIDAY BREAKFST
MONICA SAAVEDRA	RED ROOF PLUS HOFFMAN	11/12/2018	01	1408	\$49.99	HOMELESS HE RESIDENT

VILLAGE OF HOFFMAN ESTATES
Monthly Credit Card Activity

From: 11/06/2018

To: 12/5/2018

Account Name	Merchant Name	Transaction Date	Accounting Code	Accounting Code	Transaction Amount	Expense Description
MONICA SAAVEDRA	SP * CIBOWARES	11/07/2018	016058/24	4559	\$131.44	SR COMM HARVEST UTENSILS
MONICA SAAVEDRA	STONEGATE CONFERENCE /	11/16/2018	01605824	4559	\$2,724.48	SR COMM HARVEST LUNCH
MONICA SAAVEDRA	TARGET 00021220	11/05/2018	01556524	4564	\$75.00	WELLNESS DAY GC
PATRICK FORTUNATO	FULL COMPASS SYSTEMS	11/05/2018	01303124	4510.15	\$12.44	AUDIO CABLES
PATRICK FORTUNATO	HOFFMAN ESTATES GARIBA	11/30/2018	01301222	4305	\$155.39	DEPARTMENT RETREAT
PATRICK FORTUNATO	MENARDS 3327	11/15/2018	01303525	4602	\$130.21	SIGNAGE
PATRICK FORTUNATO	SQ *SQ *PETERSON'S TAS	11/29/2018	01301222	4305	\$64.74	MULTI DEPT MEETING
PATRICK J SEGER	BROWN INDUSTRIES INC	11/29/2018	01101623	4405	\$644.89	2019 ANNIV PINS
PATRICK J SEGER	CABELA'S PROMOTIONS	11/07/2018	01101624	4564	\$712.50	WELLNESS INCENTIVE GC
PATRICK J SEGER	CABELA'S PROMOTIONS	11/07/2018	01101624	4564	\$47.50	WELLNESS RAFFLE PRIZE
PATRICK J SEGER	CABELA'S PROMOTIONS	11/07/2018	01101623	4405	\$19.00	ANNIV GC-NOTARNICOLA
PATRICK J SEGER	CABELA'S PROMOTIONS	11/20/2018	01101623	4405	\$18.00	ANNIV GC-KRETCHMER
PATRICK J SEGER	CABELA'S PROMOTIONS	11/29/2018	01101623	4405	\$18.00	ANNIV GC-WINTZ
PATRICK J SEGER	DIBENEDETTOTRATTORIA	11/15/2018	01101624	4564	\$75.00	WELLNESS INCENTIVE GC
PATRICK J SEGER	DICK POND ATHLETICS	11/15/2018	01101624	4564	\$75.00	WELLNESS INCENTIVE GC
PATRICK J SEGER	DT *DULUTH TRADING CO	11/07/2018	01101624	4564	\$225.00	WELLNESS INCENTIVE GC
PATRICK J SEGER	DULUTH TRADING HOFFMAN	11/28/2018	011016123	4405	\$20.00	ANNIV GC-SHOGREN
PATRICK J SEGER	HOFFMAN ESTATES GARIBA	11/09/2018	01101623	4405	\$225.98	RETIREMENT LUNCH-RUSSMANN
PATRICK J SEGER	JEWEL-OSCO	11/08/2018	01101623	4405	\$56.99	RETIREMENT CAKE-RUSSMANN
PATRICK J SEGER	JEWEL-OSCO	11/19/2018	01303023	4403	\$79.99	CFA CAKE-FIRE DEPT
PATRICK J SEGER	JEWEL-OSCO	11/20/2018	01101623	4405	\$39.99	RETIREMENT CAKE-BURNITZ
PATRICK J SEGER	JEWEL-OSCO	11/26/2018	01101624	4568	\$17.98	ADA/FMLA TRAINING REFRESH
PATRICK J SEGER	JEWEL-OSCO	11/29/2018	01101624	4568	\$18.38	HARASSMENT TRAIING REFRSH-FIRE
PATRICK J SEGER	KROGERONLINEGIFTCARD#E	11/05/2018	01101624	4564	\$1,358.25	WELLNESS INCENTIVE GC
PATRICK J SEGER	KROGERONLINEGIFTCARD#E	11/05/2018	01101624	4564	\$50.50	WELLNESS RAFFLE PRIZE
PATRICK J SEGER	KYOTO JAPANESE STEAK A	11/06/2018	01101624	4564	\$75.00	WELLNESS INCENTIVE GC
PATRICK J SEGER	KYOTO JAPANESE STEAK A	11/14/2018	01101623	4405	\$20.00	ANNIV GC-CONNOLLY
PATRICK J SEGER	MAIN EVENT HOF ES-REST	11/06/2018	01101624	4564	\$75.00	WELLNESS INCENTIVE GC
PATRICK J SEGER	MR ACE	11/29/2018	01101623	4405	\$200.00	ANNIV GC-PEDERSEN
PATRICK J SEGER	NAI GIFT CARDS	11/05/2018	01101623	4405	\$100.00	RETIREMENT GC-RUSSMANN
PATRICK J SEGER	NAI GIFT CARDS	11/09/2018	01101623	4405	\$200.00	RETIREMENT GC-BURNITZ
PATRICK J SEGER	PERSONALIZATION MALL	11/09/2018	01101623	4405	\$49.88	RETIREMENT CLOCK-BURNITZ
PATRICK J SEGER	RED ROBIN	11/05/2018	01101624	4564	\$75.00	WELLNESS INCENTIVE GC
PATRICK J SEGER	ROOKIES 4	11/06/2018	01101624	4565	\$150.00	WELLNESS INCENTIVE GC
PATRICK J SEGER	STARBUCKS STORE 13754	11/12/2018	01101624	4564	\$300.00	WELLNESS INCENTIVE GC
PATRICK J SEGER	STARBUCKS STORE 27406	11/14/2018	01101624	4564	\$150.00	WELLNESS INCENTIVE GC
PATRICK J SEGER	TARGET.COM *	11/08/2018	01101624	4564	\$1,200.00	WELLNESS INCENTIVE GC
PATRICK J SEGER	TARGET.COM *	11/08/2018	01101623	4402	\$33.98	KITCHEN SHEARS RETIRE LUNCH
PATRICK J SEGER	TARGET.COM *	11/15/2018	01101624	4564	\$400.00	WELLNESS INCENTIVE PRIZE WINNR
PAUL W PETRENKO	JMAC SUPPLY	11/28/2018	01404424	4510	\$265.95	UNIVERSAL ELECTRIC STRIKE
PAUL W PETRENKO	KYLE SWITCH PLATES	11/06/2018	01404424	4518	\$38.75	GE LOW VOLTAGE LIGHT SWITCHES

VILLAGE OF HOFFMAN ESTATES
 Monthly Credit Card Activity

From: 11/06/2018

To: 12/5/2018

Account Name	Merchant Name	Transaction Date	Accounting Code	Accounting Code	Transaction Amount	Expense Description
PAUL W PETRENKO	PRO LABS	12/03/2018	01404424	4510	\$40.00	MOLD TEST
PETER GUGLIOTTA	AMAZON.COM*M097K2ZF2	11/26/2018	01505123	4414	\$41.24	MISCELLANEOUS SUPPLIES
PETER GUGLIOTTA	AMAZON.COM*M85AW92X1	11/12/2018	01505123	4408	\$139.01	48" SMART LEVEL
PETER GUGLIOTTA	AMAZON.COM*M88E00DQ2	11/12/2018	01505123	4414	\$12.47	DISINFECTING WIPES
PETER GUGLIOTTA	AMZN MKTP US*M00DB5V11	11/30/2018	01505123	4414	\$13.78	COAT HOOKS
PETER GUGLIOTTA	AMZN MKTP US*M035M4VB2	12/03/2018	01505123	4414	\$9.87	DESK ORGANIZER
PETER GUGLIOTTA	AMZN MKTP US*M050N7 TT0	11/27/2018	01505123	4414	\$6.89	COAT HOOK
PETER GUGLIOTTA	AMZN MKTP US*M05LD84E0	11/22/2018	01505123	4414	\$10.99	DESK FAN
PETER GUGLIOTTA	AMZN MKTP US*M06VJ55R2	12/03/2018	01505023	4414	\$8.45	MOUSE PADS
PETER GUGLIOTTA	AMZN MKTP US*M08UA6ZE2	11/25/2018	01505123	4414	\$8.45	MOUSE PADS
RACHEL E MUSIALA	ILLINOIS GOVERNMENT FI	11/08/2018	01101422	4301	-\$30.00	SEMINAR REFUND
RACHEL E MUSIALA	ILLINOIS GOVERNMENT FI	11/08/2018	01101422	4301	-\$55.00	SEMINAR REFUND
RACHEL E MUSIALA	ILLINOIS GOVERNMENT FI	11/09/2018	01101422	4301	\$30.00	GEN LUNCH & LEARN
RACHEL E MUSIALA	MARIANOS #506	11/20/2018	01101423	4414	\$11.87	BUDGET WORKSHOP
RACHEL E MUSIALA	MOE'S SOUTHWEST GRIQPS	11/20/2018	01101423	4414	\$389.99	BUDGET WORKSHOP
RACHEL E MUSIALA	PAYFLOW/PAYPAL	12/03/2018	01101424	4542	\$5.00	MONTHLY FEE-ONLINE PAY
RACHEL E MUSIALA	VZWRLSS*IVR VB	11/28/2018	01101124	4501	\$995.48	MONTHLY CELL PHONE BILL
RACHEL E MUSIALA	VZWRLSS*IVR VB	11/28/2018	01101224	4501	\$157.09	MONTHLY CELL PHONE BILL
RACHEL E MUSIALA	VZWRLSS*IVR VB	11/28/2018	01101324	4501	\$127.61	MONTHLY CELL PHONE BILL
RACHEL E MUSIALA	VZWRLSS*IVR VB	11/28/2018	01101424	4501	\$172.63	MONTHLY CELL PHONE BILL
RACHEL E MUSIALA	VZWRLSS*IVR VB	11/28/2018	01101524	4501	\$63.80	MONTHLY CELL PHONE BILL
RACHEL E MUSIALA	VZWRLSS*IVR VB	11/28/2018	01101624	4501	\$127.61	MONTHLY CELL PHONE BILL
RACHEL E MUSIALA	VZWRLSS*IVR VB	11/28/2018	01102524	4501	\$132.73	MONTHLY CELL PHONE BILL
RACHEL E MUSIALA	VZWRLSS*IVR VB	11/28/2018	01106224	4501	\$63.80	MONTHLY CELL PHONE BILL
RACHEL E MUSIALA	VZWRLSS*IVR VB	11/28/2018	01207124	4501	\$63.80	MONTHLY CELL PHONE BILL
RACHEL E MUSIALA	VZWRLSS*IVR VB	11/28/2018	01201224	4501	\$756.88	MONTHLY CELL PHONE BILL
RACHEL E MUSIALA	VZWRLSS*IVR VB	11/28/2018	01301224	337.16	\$337.16	MONTHLY CELL PHONE BILL
RACHEL E MUSIALA	VZWRLSS*IVR VB	11/28/2018	01303124	4501	\$191.41	MONTHLY CELL PHONE BILL
RACHEL E MUSIALA	VZWRLSS*IVR VB	11/28/2018	01303124	4501.15	\$63.80	MONTHLY CELL PHONE BILL
RACHEL E MUSIALA	VZWRLSS*IVR VB	11/28/2018	01303224	4501	\$802.27	MONTHLY CELL PHONE BILL
RACHEL E MUSIALA	VZWRLSS*IVR VB	11/28/2018	01303324	4501	\$63.80	MONTHLY CELL PHONE BILL
RACHEL E MUSIALA	VZWRLSS*IVR VB	11/28/2018	01401224	4501	\$110.45	MONTHLY CELL PHONE BILL
RACHEL E MUSIALA	VZWRLSS*IVR VB	11/28/2018	01404124	4501	\$117.11	MONTHLY CELL PHONE BILL
RACHEL E MUSIALA	VZWRLSS*IVR VB	11/28/2018	01404224	4501	\$58.97	MONTHLY CELL PHONE BILL
RACHEL E MUSIALA	VZWRLSS*IVR VB	11/28/2018	01404324	4501	\$336.87	MONTHLY CELL PHONE BILL
RACHEL E MUSIALA	VZWRLSS*IVR VB	11/28/2018	01404424	4501	\$370.19	MONTHLY CELL PHONE BILL
RACHEL E MUSIALA	VZWRLSS*IVR VB	11/28/2018	01404524	4501	\$63.80	MONTHLY CELL PHONE BILL
RACHEL E MUSIALA	VZWRLSS*IVR VB	11/28/2018	01404724	4501	\$40.83	MONTHLY CELL PHONE BILL
RACHEL E MUSIALA	VZWRLSS*IVR VB	11/28/2018	01404824	4501	\$206.70	MONTHLY CELL PHONE BILL
RACHEL E MUSIALA	VZWRLSS*IVR VB	11/28/2018	01501224	4501	\$138.95	MONTHLY CELL PHONE BILL
RACHEL E MUSIALA	VZWRLSS*IVR VB	11/28/2018	01505024	4501	\$63.80	MONTHLY CELL PHONE BILL

VILLAGE OF HOFFMAN ESTATES
 Monthly Credit Card Activity

From: 11/06/2018

To: 12/5/2018

Account Name	Merchant Name	Transaction Date	Accounting Code	Accounting Code	Transaction Amount	Expense Description
RACHEL E MUSIALA	VZWRLSS*IVR VB	11/28/2018	01505124	4501	\$911.10	MONTHLY CELL PHONE BILL
RACHEL E MUSIALA	VZWRLSS*IVR VB	11/28/2018	01505224	4501	\$575.07	MONTHLY CELL PHONE BILL
RACHEL E MUSIALA	VZWRLSS*IVR VB	11/28/2018	01505924	4501	\$168.44	MONTHLY CELL PHONE BILL
RACHEL E MUSIALA	VZWRLSS*IVR VB	11/28/2018	01556524	4501	\$127.61	MONTHLY CELL PHONE BILL
RACHEL E MUSIALA	VZWRLSS*IVR VB	11/28/2018	40406724	4501	\$1,593.80	MONTHLY CELL PHONE BILL
RACHEL E MUSIALA	VZWRLSS*IVR VB	11/28/2018	47008524	4542	\$86.20	MONTHLY CELL PHONE BILL
RACHEL E MUSIALA	VZWRLSS*IVR VB	11/28/2018	147001224	4501	\$3,491.84	MONTHLY CELL PHONE BILL
RACHEL E MUSIALA	VZWRLSS*IVR VB	11/28/2018	47001224	4501	\$199.98	MONTHLY CELL PHONE BILL
RACHEL E MUSIALA	WCI*GROOT EAST	11/19/2018	09000024	4542	\$96,000.00	VILLAGE REFUSE SERVICE
RACHEL E MUSIALA	WCI*GROOT EAST	11/19/2018	09000024	4542	\$97,504.94	VILLAGE REFUSE SERVICE
RACHEL E MUSIALA	WORLD'S FINEST CHOCOLA	11/09/2018	01	1442	\$3,095.00	POLICE EXPLORER FUNDRAISER
RICHARD D ENGLUND	AMAZON.COM*M056K0BT1	12/03/2018	01303122	4301.15	\$98.00	BLUE-RAY PLAYER
RICHARD D ENGLUND	AMAZON.COM*M87182UZ1	11/15/2018	01303124	4515.10	\$51.78	ALUMINUM SUV STEPS
RICHARD D ENGLUND	AMZN MKTP US*M84W05801	11/07/2018	01303125	4602.14	\$119.66	ALUMINUM BENCH
RICHARD D ENGLUND	AMZN MKTP US*M86959K02	11/14/2018	01303123	4408.17	\$18.99	DRY SUIT BAG
RICHARD D ENGLUND	LA-Z-BOY FURNITURE	11/21/2018	01303525	4602	\$136.60	RECLINER REPAIRS
RICHARD D ENGLUND	LA-Z-BOY FURNITURE	11/21/2018	01303525	4602	\$259.41	RECLINER REPAIRS
RICHARD D ENGLUND	LA-Z-BOY FURNITURE	11/21/2018	01303525	4602	\$150.41	RECLINER REPAIRS
RYAN N BEBE	CHICAGO TRIB SUBSCRIPT	11/08/2018	01	1445	\$59.83	FFIB-SUBSCRIPTION
RYAN N BEBE	CHICAGO TRIB SUBSCRIPT	11/27/2018	01	1445	\$110.65	FFIB-SUBSCRIPTION
RYAN N BEBE	CHICAGO TRIB SUBSCRIPT	11/28/2018	01	1445	\$102.91	FFIB-SUBSCRIPTION
RYAN N BEBE	DAILY HERALD/REFLEJOS	11/12/2018	01	1445	\$54.80	FFIB-SUBSCRIPTION
RYAN N BEBE	DAILY HERALD/REFLEJOS	11/19/2018	01	1445	\$54.00	FFIB-SUBSCRIPTION
RYAN N BEBE	DAILY HERALD/REFLEJOS	11/19/2018	01	1445	\$64.40	FFIB-SUBSCRIPTION
RYAN N BEBE	DAILY HERALD/REFLEJOS	11/26/2018	01	1445	\$58.00	FFIB-SUBSCRIPTION
SUZANNE E OSTROVSKY	EB 2018 HOLIDAY LUN	11/29/2018	01102522	4301	-\$5.00	CREDIT FOR REG FOR LUNCHEON
SUZANNE E OSTROVSKY	EB 2018 HOLIDAY LUNCH	11/28/2018	01102522	4301	\$35.00	REGISTRATION FOR LUNCHEON
SUZANNE E OSTROVSKY	EIG*CONSTANTCONTACT.C	11/16/2018	01102524	4507	\$493.50	PRE-PAY EMAIL SERVICE
TED BOS	EVIDENT INC	11/26/2018	01202123	4414	\$155.95	EVIDENCE TAPE
TED BOS	ILLINOIS FIRE AND POLI	11/19/2018	01605722	4303	\$375.00	ANNUAL REGISTRATION FEE
TED BOS	INT*IN *ARROWHEAD SCIE	11/20/2018	01202123	4414	\$185.19	FINGERPRINTING SUPPLIES
WILLIAM D MCLEOD	THE ASSEMBLY AMERICAN	11/18/2018	01605824	5501	\$44.38	CELTIC FEST MEETING
WILLIAM D MCLEOD	THE ASSEMBLY AMERICAN	12/01/2018	01605324	4563	\$44.83	4TH OF JULY MEETING
Total					\$246,287.32	

VILLAGE OF HOFFMAN ESTATES

AN ORDINANCE APPROVING A
TAX INCREMENT REDEVELOPMENT PLAN AND PROJECT
FOR THE LAKEWOOD CENTER REDEVELOPMENT
PROJECT AREA IN THE VILLAGE OF HOFFMAN ESTATES,
COOK AND KANE COUNTIES, ILLINOIS

WHEREAS, the President and Board of Trustees (the “Corporate Authorities”) of the Village of Hoffman Estates, Cook and Kane Counties, Illinois (the “Village”), has heretofore determined that the stable economic and physical development of the Village is endangered by the presence of blighting and other adverse factors pertaining to a portion of the Village hereinafter described as the “Project Area,” with a resulting decline of a portion of the Village which impairs the value of private investments and threatens the sound growth and the tax base of the Village and the taxing districts having the authority to tax real property in the Village (the “Taxing Agencies”) and threatens the health, safety, morals and welfare of the public; and

WHEREAS, the Corporate Authorities have heretofore determined that in order to promote and protect the health, safety, morals and welfare of the public, that blighting and other adverse conditions in the Village need to be eradicated and that redevelopment in the Village be undertaken, and that to remove and alleviate blighting and adverse conditions in the Village, it is necessary to encourage private investment and restore and enhance the tax base of the Village and the Taxing Agencies by such redevelopment; and

WHEREAS, the Village has heretofore evaluated various lawfully available programs to provide such assistance and has determined that the use of tax increment allocation financing (“TIF”) pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended (the “Act”) is necessary to achieve the redevelopment goals of the Village for such Project Area; and

WHEREAS, the Village has heretofore caused to be conducted and made available for public inspection on October 25, 2018, an eligibility study (the “Eligibility Study”) to determine whether a proposed approximately 145.2 acre Lakewood Center Redevelopment Project Area (the “Project Area”) (legally described in **Exhibit A**, Legal Description of the Lakewood Center Redevelopment Project Area), qualifies as a “redevelopment project area” pursuant to the Act, which study was conducted by SB Friedman Development Advisors (“SB Friedman”); and

WHEREAS, the Village further caused the preparation of and made available for public inspection the proposed Lakewood Center Redevelopment Project Area Tax Increment Financing District Eligibility Study and Redevelopment Plan and Project dated October 25, 2018, including all exhibits contained in the appendix, such as the legal description of the Project Area, the Eligibility Study, and an estimate of redevelopment project costs (the “Plan”) (see **Exhibit B**, “Lakewood Center Redevelopment Project Area Redevelopment Plan and Project”), which Plan was prepared by SB Friedman; and

WHEREAS, the Corporate Authorities on November 5, 2018, pursuant to the Act, adopted Ordinance No. 4692-2018 establishing Monday, January 7, 2019 at 6:50 p.m. at the Helen Wozniak Council Chambers, Hoffman Estates Village Hall, 1900 Hassell Road, Hoffman Estates, Illinois as the time and place of a public hearing (the “Hearing”) relative to the Plan, the designation of the Project Area, and the use of TIF (see **Exhibit C**, “Ordinance Calling for a Public Hearing”); and

WHEREAS, pursuant to Section 11-74.4-4.2 of the Act, on November 6, 2000 the Village adopted Ordinance No. 3235-2000 establishing an “Interested Parties” registry and the registration rules for such registration of interested parties; and

WHEREAS, the Plan includes summaries of surveys and analyses conducted for the Project Area and derived from those surveys and analyses and included in the Plan are conclusions that the proposed Project Area qualifies as a “blighted redevelopment project area” pursuant to the Act; and

WHEREAS, the Plan sets forth in writing the comprehensive program to be undertaken to accomplish the goals and objectives of the Village for redeveloping the Project Area, includes an itemized list of estimated redevelopment project costs proposed for the Project Area, evidence indicating that the Project Area on the whole has not been subject to growth and development through investment by private enterprise, an assessment of the financial impact of the Plan and Project Area and any increased demand for services from any taxing agency affected by the Plan and any program to address such financial impact or increased demand, the sources of funds to pay redevelopment project costs, the nature and term of the obligations to be issued, the most recent equalized assessed valuation (“EAV”) of the Project Area, an estimate as to the EAV after redevelopment and the general land uses to apply in the Project Area, a commitment to fair employment practices and an affirmative action plan, and a certification that the Plan will not result in displacement of residents from ten (10) or more inhabited units, and the Plan complies with the requirements of the Act; and

WHEREAS, the Plan and the goals, objectives and strategies contained within the Plan conform to the Hoffman Estates Comprehensive Plan dated July, 2007 (the “2007 Comprehensive Plan”); and

WHEREAS, the Plan does not include the development of vacant land (i) with a golf course and related clubhouse and other facilities or (ii) designated by federal, State, county, or municipal government as public land for outdoor recreational activities or for nature preserves and used for that purpose within five (5) years prior to the adoption of the redevelopment plan; and

WHEREAS, the Project Area does not contain any residential units, and the Plan will not result in displacement of residents from ten (10) or more inhabited units, and according to the Act a housing impact study need not be performed; and

WHEREAS, the Corporate Authorities, pursuant to the Act, and as part of the Ordinance Calling for a Public Hearing, convened a joint review board on November 28, 2018 consisting of a representative selected by each community college district, local elementary school district and

high school district or each local community unit school district, park district, library district, township, fire protection district, and county that will have the authority to directly levy taxes on the property within the proposed Project Area at the time that the proposed redevelopment project area is approved, a representative selected by the Village, and a public member (the “JRB”), as required by and in all respects in compliance with the provisions of the Act; and

WHEREAS, notice of the JRB meeting and Hearing, together with a copy of the Plan, and the name of a person to contact for further information was given to the Taxing Agencies and to the Department of Commerce and Economic Opportunity of the State of Illinois by certified mail on November 7, 2018 (see **EXHIBIT D**, “Notice of Public Hearing and Convening A Joint Review Board Meeting”); and

WHEREAS, pursuant to Section 11-74.4-5 of the Act, the Village published a notice in the *Daily Herald* on November 7, 2018 that interested persons may register with the Village in order to receive information on the proposed designation of the Project Area and approval of the Plan (see **EXHIBIT E**, “Notice of Interested Parties Registry,” including Publishers Affidavit Evidencing Published Notice); and

WHEREAS, notice of the Hearing and the availability of the Plan, including how to obtain this information, was provided to taxpayers of record within the Project Area by certified mail on November 7, 2018, and to interested parties by regular mail on November 7, 2018 (see **EXHIBIT F**, “Notice of the Availability of a Plan and the Public Hearing”); and

WHEREAS, notice of the availability of the Plan and Interested Parties registry, including how to obtain this information, was provided to all residential addresses, after a good faith effort, the Village determined are located outside the boundaries of the proposed Project Area and within 750 feet of the boundaries of the proposed Project Area by regular mail on November 7, 2018 (see **Exhibit F**); and

WHEREAS, notice of the Hearing and the availability of the Plan was published twice, and each notice not more than thirty (30) nor less than ten (10) days prior to the hearing in a newspaper of general circulation, with the first publication on December 10, 2018 in the *Daily Herald*, and the second publication on December 21, 2018 in the *Daily Herald* (see **Exhibit F**); and

WHEREAS, the JRB was convened and met as required by the Act and, by a vote of those members present and voting on November 28, 2018, the JRB recommended that the Village approve the Plan (see **EXHIBIT G**, “Minutes of JRB Meeting”); and

WHEREAS, the Village held the Public Hearing on January 7, 2019 commencing at 6:50 p.m. in the Helen Wozniak Council Chambers, Hoffman Estates Village Hall, 1900 Hassell Road, Hoffman Estates, Illinois; and

WHEREAS, at the Hearing any interested person, taxpayer, or affected taxing district were able to file written objections to, and were heard orally in respect to any issues embodied in the notice of the Hearing, and the Village heard and determined (accepted?) all protests and objections, if any, at the Hearing; and

WHEREAS, the Hearing was adjourned on January 7, 2019; and

WHEREAS, no changes have been made in the proposed Plan or in the parcels of property to be included in the proposed Project Area that require additional public hearings since the adjournment of the Hearing; and

WHEREAS, the Plan sets forth the factors which cause the proposed Project Area to be classified as a blighted area of improved land, and the Corporate Authorities have reviewed the information concerning such factors presented in the Plan and at the Hearing, and are generally informed of the conditions which would cause the Project Area to be classified as a blighted area of improved land defined in the Act; and

WHEREAS, the Corporate Authorities have reviewed evidence indicating that the proposed Project Area on the whole has not been subject to growth and development through investment by private enterprise and have reviewed the conditions pertaining to lack of private investment in the proposed Project Area to determine whether private development would take place in the proposed Project Area as whole without the adoption of the proposed Plan; and

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to real property in the proposed Project Area to determine whether contiguous parcels of real property and improvements thereon in the proposed Project Area would be substantially benefited by the proposed Plan and project improvements; and

WHEREAS, the Corporate Authorities have made an assessment of any financial impact of the Plan and proposed Project Area on or any increased demand for services from any taxing agency affected by the Plan and Project Area, and any program to address such financial impact or increased demand; and

WHEREAS, the Corporate Authorities have reviewed the proposed Plan and the existing comprehensive plan for development of the Village as a whole to determine whether the Plan conforms to the comprehensive plan of the Village; and

WHEREAS, the Corporate Authorities have introduced this "Plan Adoption Ordinance" for the Plan not less than fourteen (14) days, nor more than ninety (90) days after the adjournment of the Hearing:

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

Section 1: Recitals

- (a) The statements set forth in the preambles to this Ordinance are found to be true and correct and are adopted as part of this Ordinance.

Section 2: Authority

(a) The Village of Hoffman Estates, Cook and Kane Counties, Illinois is a duly constituted and organized home rule municipality as described in Section § 6 Article VII of the 1970 Constitution of the State of Illinois, and as such has specific powers granted to it by said 1970 Constitution and by law.

(b) This Ordinance is adopted pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended.

Section 3: Findings

The Corporate Authorities hereby make the following findings:

(a) The Project Area is generally and legally described in Exhibit A, attached hereto and incorporated herein as if set out in full by this reference.

(b) The Plan, including all figures and tables, the general land use plan, all exhibits contained in the appendix, such as the legal description of the Project Area, the Eligibility Study, and an estimate of redevelopment project costs, is contained in Exhibit B, attached hereto and incorporated herein as if set out in full by this reference.

(c) There exist conditions which cause the proposed Project Area to be classified as a blighted area for improved land, pursuant to the Act.

(d) The proposed Project Area on the whole in the past five (5) years has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without the adoption of the Plan, and without the use of incremental tax revenues, and such incremental tax revenues will be exclusively utilized for the development of the Project Area and possible contiguous redevelopment project areas, including the possible establishment of contiguous redevelopment project areas.

(e) The Plan conforms to the 2007 Comprehensive Plan for the development of the Village as a whole.

(f) The Project Area does not contain any residential units, and it hereby is, expressly determined that the proposed Plan will not result in displacement of residents from ten (10) or more inhabited units, and accordingly a housing impact study need not be performed.

(g) As set forth in the Plan, the estimated date of completion of the redevelopment project is not later than December 31, 2043, and the estimated date of completion of the retirement of all obligations incurred to finance redevelopment projects costs as defined in the Plan is not later than December 31, 2043, being the year in which the payment to the Village treasurer, as provided in the Act, is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the year in which this Ordinance is adopted.

(h) The parcels of real property in the proposed Project Area are contiguous, and only those contiguous parcels of real property and improvements thereon that will be substantially benefited by the proposed Plan and project improvements are included in the proposed Project Area.

Section 4: Approval of the Plan. The Plan, which was the subject of the Hearing, is adopted and approved.

Section 5: Transmittal to Cook County. The Village hereby authorizes and directs the Village Clerk to send a copy of this Ordinance and all appropriate materials to the Cook County Clerk to inform the County Clerk about the Plan.

Section 6: Severability. If any provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such provision shall not affect any of the remaining provisions of this Ordinance, and to that effect all provisions of this Ordinance are deemed severable.

Section 7: The Village Clerk is hereby authorized to publish this ordinance in pamphlet form.

Section 8: This Ordinance shall be in full force and effect immediately from and after its passage and approval.

PASSED THIS _____ day of _____, 2019

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

APPROVED THIS _____ DAY OF _____, 2019

Village President

ATTEST:

Village Clerk

Published in pamphlet form this _____ day of _____, 2019.

EXHIBIT A

Legal Description of the Lakewood Center Redevelopment Project Area

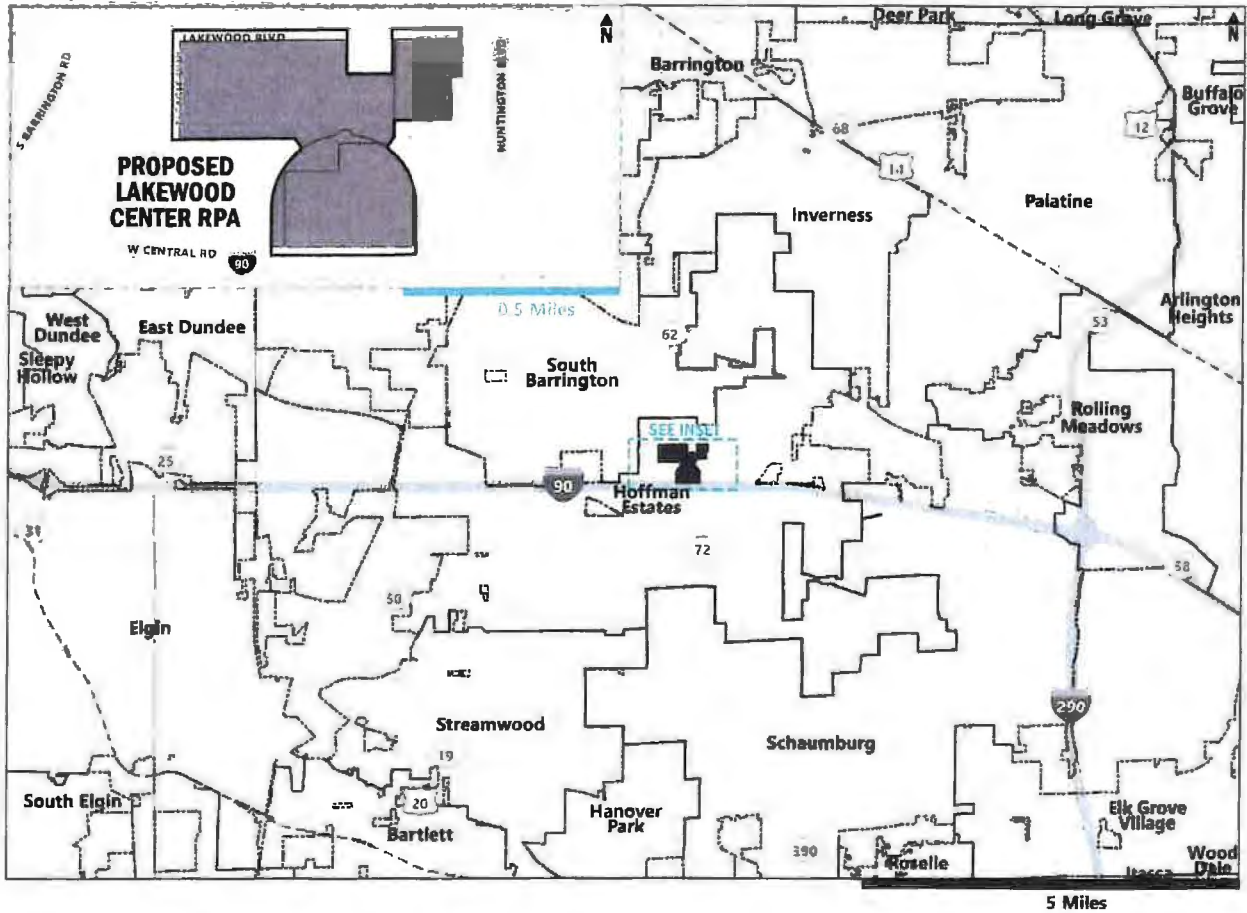
THAT PART OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN AND ALSO PART OF FRACTIONAL SECTIONS 5 AND 6, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 36; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, 416.33 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 500.95 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 195.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 558.00 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 710.00 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36; THENCE SOUTH 00 DEGREES 17 MINUTES 58 SECONDS WEST ALONG SAID WEST LINE, 189.05 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 8.80 FEET; THENCE SOUTHWESTERLY 29.49 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 250.00 FEET (CHORD BEARS SOUTH 31 DEGREES 08 MINUTES 10 SECONDS WEST, 29.47 FEET); THENCE SOUTH 34 DEGREES 30 MINUTES 56 SECONDS WEST, 90.47 FEET (90.52 FEET RECORD); THENCE SOUTHERLY 59.72 FEET (59.70 FEET RECORD) ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 39.50 FEET (CHORD BEARS SOUTH 08 DEGREES 48 MINUTES 10 SECONDS EAST, 54.20 FEET); THENCE SOUTHEASTERLY 793.70 FEET (793.72 FEET RECORD) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 872.50 FEET (CHORD BEARS SOUTH 26 DEGREES 03 MINUTES 38 SECONDS EAST, 766.62 FEET); THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 475.02 FEET; THENCE SOUTHEASTERLY 15.59 FEET (15.67 FEET RECORD) ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET (CHORD BEARS SOUTH 14 DEGREES 53 MINUTES 30 SECONDS EAST, 15.42 FEET) TO A POINT ON THE NORTH LINE OF CENTRAL ROAD; THENCE SOUTH 00 DEGREES 12 MINUTES 23 SECONDS WEST, 115.00 FEET TO A POINT ON THE SOUTH LINE OF CENTRAL ROAD; THENCE NORTH 89 DEGREES 47 MINUTES 37 SECONDS WEST ALONG THE SOUTH LINE OF CENTRAL ROAD, 1598.68 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 12 SECONDS WEST ALONG THE SOUTH LINE OF CENTRAL ROAD, 151.20 FEET; THENCE NORTH 00 DEGREES 11 MINUTES 48 SECONDS EAST, 115.00 FEET TO A POINT ON THE NORTH LINE OF CENTRAL ROAD; THENCE NORTHERLY 8.63 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET (CHORD BEARS NORTH 06 DEGREES 10 MINUTES 53 SECONDS EAST, 8.61 FEET); THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 475.08 FEET; THENCE NORTHEASTERLY 793.70 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 872.50 FEET (CHORD BEARS NORTH 26 DEGREES 03 MINUTES 38 SECONDS EAST, 766.61 FEET); THENCE NORTHERLY 59.73 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 39.50 FEET (CHORD BEARS NORTH 08 DEGREES 48 MINUTES 10 SECONDS EAST, 54.20 FEET); THENCE NORTH 34 DEGREES 30 MINUTES 56 SECONDS WEST, 88.89 FEET; THENCE NORTHWESTERLY 23.03 FEET (23.04 FEET RECORD) ALONG A CURVE TO THE

RIGHT HAVING A RADIUS OF 264.00 FEET (CHORD BEARS NORTH 32 DEGREES 00 MINUTES 55 SECONDS WEST, 23.03 FEET); THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 1481.14 FEET TO A POINT ON THE WEST LINE OF EAGLE WAY; THENCE NORTH 00 DEGREES 24 MINUTES 17 SECONDS EAST ALONG THE WEST LINE OF EAGLE WAY, 1315.03 FEET TO THE INTERSECTION WITH THE NORTH LINE OF LAKEWOOD BLVD EXTENDED WESTERLY; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF LAKEWOOD BLVD, 2107.35 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 520.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 542.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 520.00 FEET TO A POINT ON THE NORTH LINE OF LAKEWOOD BLVD; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 921.18 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 60.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

EXHIBIT B

**Lakewood Center Redevelopment Project Area Tax Increment Financing District
Eligibility Study and Redevelopment Plan and Project**



HOFFMAN ESTATES, ILLINOIS
Lakewood Center
Redevelopment Project Area

Tax Increment Financing District
 Eligibility Study and Redevelopment Plan and Project

FINAL REPORT | October 25, 2018



**HOFFMAN ESTATES, IL
Lakewood Center Redevelopment Project Area
Tax Increment Financing District
Eligibility Study and Redevelopment Plan and Project**

Table of Contents

SECTION	PAGE
1. Introduction.....	1
2. Eligibility Analysis.....	8
3. Redevelopment Plan and Project	19
Appendix 1: Limitations of the Eligibility Study and Consultant Responsibilities.....	30
Appendix 2: Glossary	31
Appendix 3: Lakewood Center RPA Boundary Legal Description	33
Appendix 4: List of PINs in Lakewood Center RPA.....	35
Appendix 5: Market Overview for AT&T Business Park Produced by Colliers International.....	36
Appendix 6: Jensen Hughes Building Code Memo.....	37
Appendix 7: Stantec Due Diligence Report.....	38

LIST OF MAPS	PAGE
Map 1: Community Context.....	5
Map 2: RPA Boundary.....	6
Map 3: Existing Land Use.....	7
Maps 4A to 4E: Summary of Improved Eligibility Factors Present to a Major Extent	14-18
Map 5: Proposed Future Land Use.....	21

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1. Introduction

The Village of Hoffman Estates (the “Village”) seeks to establish a tax increment financing (“TIF”) district to serve as an economic development tool and promote the revitalization of the former AT&T headquarters in Hoffman Estates, also known as the Lakewood Center. SB Friedman Development Advisors (“SB Friedman”) was engaged in September 2018 to conduct a TIF District Eligibility Study (the “Eligibility Study”) and prepare a Redevelopment Plan and Project (the “Redevelopment Plan”).

This document serves as the Eligibility Study and Redevelopment Plan (the “Report”) for the proposed Lakewood Center Redevelopment Project Area (“Lakewood Center RPA” or the “RPA”). **Section 2** of the Report, the Eligibility Study, details the eligibility factors found within the proposed RPA in support of its designation as a “blighted area” for improved land, within the definitions set forth in the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended (the “Act”). **Section 3** of this Report, the Redevelopment Plan, outlines the comprehensive program to revitalize the RPA, as required by the Act.

Redevelopment Project Area

The proposed Lakewood Center RPA is located within the Village of Hoffman Estates in Cook County (the “County”), as shown on **Map 1**. The proposed Lakewood Center RPA consists of four tax parcels (all of which are improved parcels) and three buildings, which were the home to AT&T headquarters prior to AT&T vacating the campus upon termination of its lease in 2016. The two southern parcels comprise stormwater detention ponds for the AT&T buildings and other adjacent office buildings. The three buildings within the RPA include:

- **Building 2000** | A four-story office building constructed in 1992 with an area of approximately 1.3 million square feet. The first floor is located below grade and is accessible by AT&T Center Drive.
- **Building 2001** | A six-story office building constructed in 1999 with an area of approximately 280,000 square feet. The building is connected to Building 2000 by means of an enclosed walkway.
- **Building 2501** | A single-story educational building with an area of approximately 40,000 square feet, constructed in 1990.

Somerset Development is interested in renovating and converting the existing buildings to serve as the premier mixed-use suburban commercial campus in the Chicagoland area. The bulk of the proposed effort is to convert Building 2000 from an obsolete single-tenant space designed in the 1990s to a modern multi-tenant commercial and retail center.

Two subdivisions in the RPA are expected to be recorded in 2018 to facilitate redevelopment and designate land to be developed in the future for other uses. Eligibility was analyzed in September 2018 based on an approximate understanding of the parcel geography that would result after subdivision. The RPA comprises approximately 145.2 acres of land, of which approximately 130.7 acres are improved and approximately 14.5 acres are right-of-way. The parcels included in the proposed RPA are roughly bounded by Lakewood Boulevard on the north, N. Eagle Way on the west, the east edge of the campus parking lot on the east, W. AT&T Center Drive around the stormwater detention facility, and W. Central Road on the south, as illustrated in **Map 2**. Based upon SB Friedman’s research, the RPA currently consists of commercial land uses, including office, as shown in **Map 3**.

Determination of Eligibility

SB Friedman’s eligibility study concludes that the proposed Lakewood Center RPA is eligible for designation as a “blighted area” for improved land, per the Act. For the purposes of TIF eligibility analysis, in a previously developed area, parcels that include side yards, parking lots, parking structures related to an adjacent building, or stormwater infrastructure are considered improved.

IMPROVED PARCELS: BLIGHTED AREA FINDINGS

Within the RPA, the following five (5) eligibility factors have been found to be present to a meaningful extent and reasonably distributed throughout the RPA:

1. Lack of Growth in Equalized Assessed Value (“EAV”);
2. Deterioration;
3. Excessive Vacancies;
4. Obsolescence; and
5. Presence of Structures below Minimum Code Standards.

These factors are defined under the Act at 65 ILCS 5/11-74.4-3 (a) and (b) and are more fully described in **Appendix 2**.

Based on the presence of five (5) eligibility factors, the improved parcels in the RPA qualify under a blighted area finding (requires at least five eligibility factors).

SUMMARY OF ELIGIBILITY FINDINGS

SB Friedman has found that the RPA qualifies as a “blighted area,” with five (5) of the thirteen (13) eligibility factors present to a meaningful extent within the RPA. These conditions hinder the potential to redevelop the area and capitalize on its unique attributes. The RPA will benefit from a strategy that addresses the conditions of deterioration, excessive vacancies, obsolescence and associated infrastructure while improving its overall physical condition.

Redevelopment Plan Goal, Objectives and Strategies

GOAL. The overall goal of the Redevelopment Plan and Project is to rehabilitate the former AT&T headquarters into a modern, vibrant commercial center. This will reduce or eliminate conditions that qualify the proposed RPA as a blighted area as well as reduce vacancy, revitalize the area, strengthen the economic base, and enhance the Village’s overall quality of life.

OBJECTIVES. The following six (6) objectives support the overall goal of revitalization of the RPA:

1. Facilitate the assembly of sites in the RPA for commercial and retail uses;
2. Facilitate the physical improvement and rehabilitation of existing commercial structures and façades within the RPA;

3. Foster the replacement, repair, construction and/or improvement of public and private infrastructure, where needed, to create an environment conducive to private investment;
4. Provide resources for streetscaping, landscaping and signage to improve the image, attractiveness and accessibility of the RPA; create a cohesive identity for the RPA and surrounding area; and provide, where appropriate, for screening of service facilities such as parking lots and loading areas;
5. Improve connectivity to alternative modes of transportation in and near the RPA, including on- and off-site bike and pedestrian connectivity to the I-90/Barrington Road Bus Rapid Transit station; and
6. Support the goals and objectives of other overlapping plans, including the Village of Hoffman Estate's Comprehensive Plan published in 2007 (the "2007 Comprehensive Plan") and adopted 2018 Village Board goals; and coordinate available federal, state and local resources to further the goals of this Redevelopment Plan and Project.

STRATEGIES. Rehabilitation and redevelopment of the RPA is to be achieved through an integrated and comprehensive strategy that leverages public resources to stimulate private investment. The underlying strategy is to use TIF, as well as other funding sources, to reinforce and encourage further private investment.

Financial Plan

ELIGIBLE COSTS. The Act outlines several categories of expenditures that can be funded using incremental property taxes. These expenditures, referred to as eligible redevelopment project costs, include all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to this Redevelopment Plan pursuant to the Act.

ESTIMATED REDEVELOPMENT PROJECT COSTS. The estimated eligible costs of this Redevelopment Plan are \$115.75 million. The total of estimated eligible redevelopment costs provides an upper limit on expenditures that are to be funded using tax increment revenues, exclusive of capitalized interest, issuance costs, interest and other financing costs.

EQUALIZED ASSESSED VALUE OF PROPERTIES IN THE RPA. The 2017 EAV (the most recent year in which assessed values and the equalization factor were available) of all taxable parcels in the RPA is approximately \$30.3 million prior to subdivision. SB Friedman estimated the EAV of parcels after subdivision based on acreage. The prorated EAV of the RPA post-subdivision is estimated at \$27.8 million. By tax year 2042 (collection year 2043), the total taxable EAV for the RPA is anticipated to be approximately \$136.6 million.

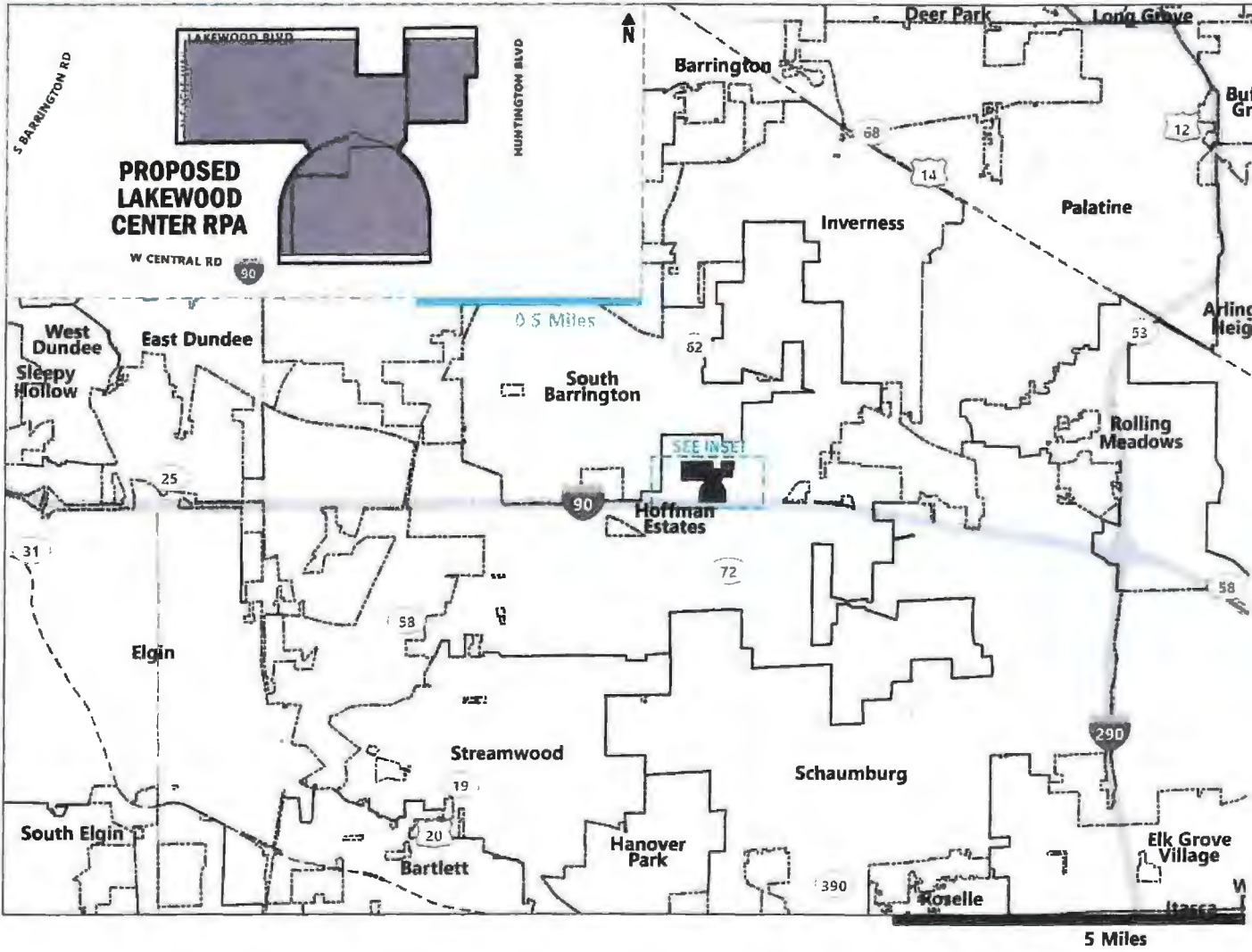
Required Findings and Tests

The required conditions for the adoption of this Redevelopment Plan and Project are found to be present within the Lakewood Center RPA:

1. The RPA is approximately 145.2 acres in size and thus satisfies the requirement that it be at least 1.5 acres;
2. Limited private investment has occurred in the Lakewood Center RPA over the last five years;

3. Without the support of public resources, redevelopment of the Lakewood Center is not financially feasible. Accordingly, “but for” the designation of a TIF district, this project would be unlikely to proceed;
4. The Lakewood Center RPA includes only those contiguous parcels of real property that are expected to benefit substantially from the proposed Redevelopment Plan;
5. The Redevelopment Plan conforms to and proposes land uses that are consistent with the 2007 Comprehensive Plan;
6. The Village certifies that no displacement will occur as a result of activities pursuant to this Redevelopment Plan. Therefore, a Housing Impact Study is not required under the Act; and
7. The Redevelopment Plan is estimated to be completed, and all obligations issued to finance redevelopment costs shall be retired no later than December 31, 2043, if the ordinances establishing the RPA are adopted during 2019.

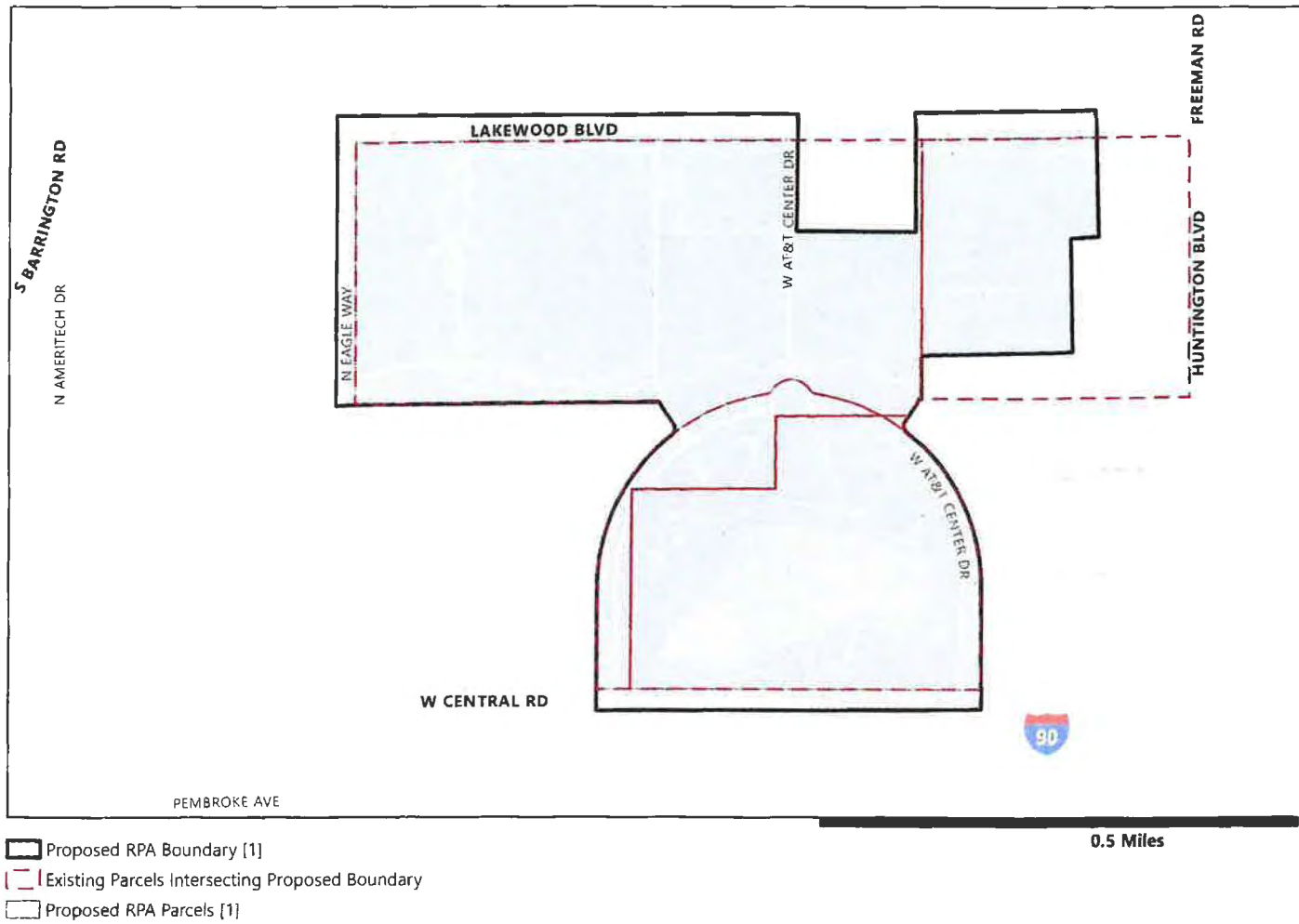
Map 1: Context Map



Source: Cook County, Esri, SB Friedman, Village of Hoffman Estates

SB Friedman Development Advisors

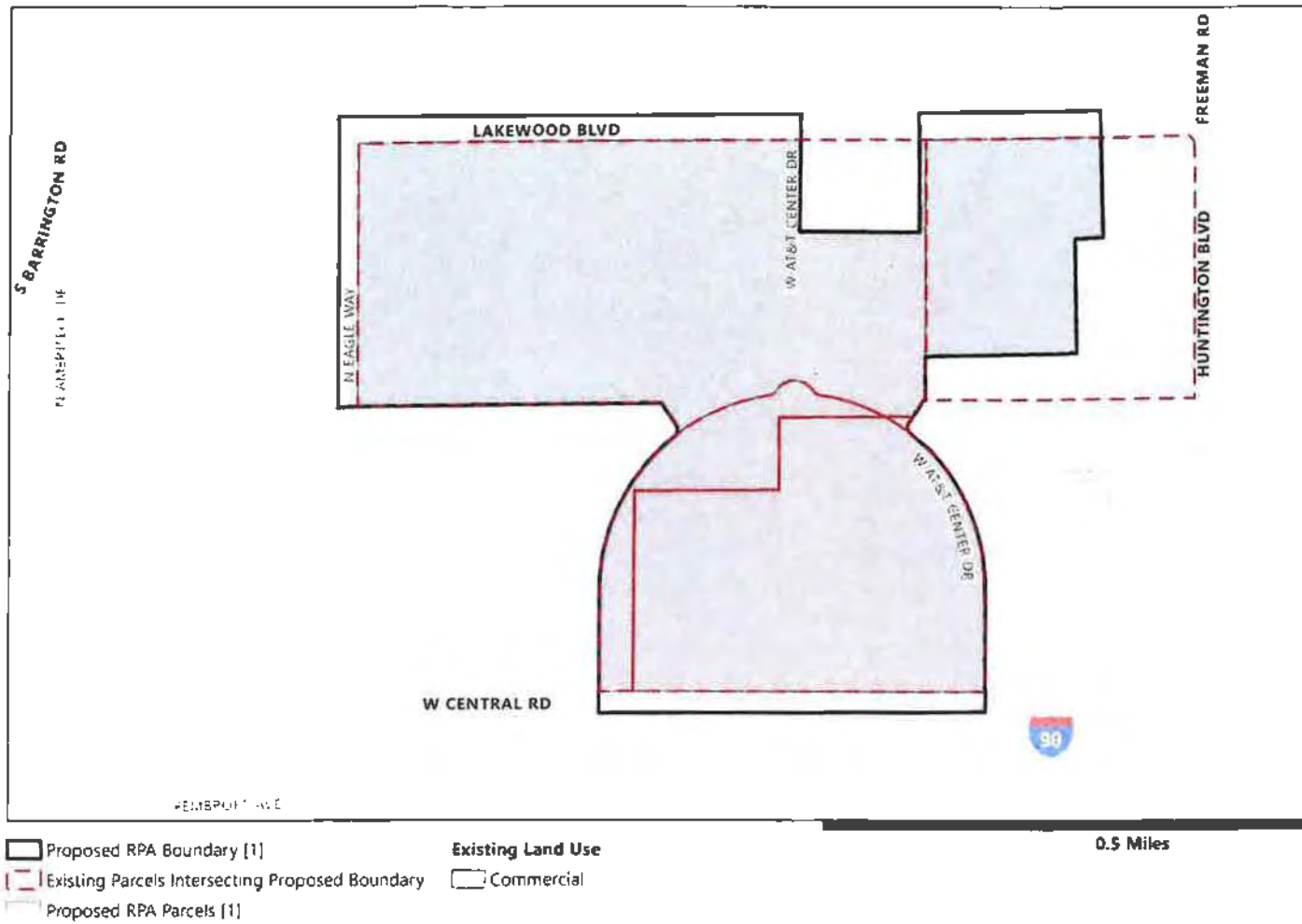
Map 2: RPA Boundary Map



[1] Proposed RPA and RPA parcel boundaries are approximate. Subdivisions necessary to determine precise boundaries have not yet been recorded.
Source: Cook County, Esri, SB Friedman, Village of Hoffman Estates

SB Friedman Development Advisors

Map 3: Existing Land Use



[1] Proposed RPA and RPA parcel boundaries are approximate. Subdivisions necessary to determine precise boundaries have not yet been recorded. Source: Cook County Esch, SB Friedman, Village of Hoffman Estates.

2. Eligibility Analysis

SB Friedman's eligibility study concludes that the proposed Lakewood Center RPA is eligible for designation as a "blighted area" for improved land, per the Act.

Provisions of the Illinois Tax Increment Allocation Redevelopment Act

Under the Act, two primary avenues exist to establish eligibility for an area to permit the use of TIF for redevelopment: declaring an area as a "blighted area" and/or a "conservation area." "Blighted areas" are those improved or vacant areas with blighting influences that are impacting the public safety, health, morals, or welfare of the community, and are substantially impairing the growth of the tax base in the area. A description of the statutory provisions of the Act is provided below.

Factors for Improved Areas

According to the Act, "blighted areas" for improved land must demonstrate at least five (5) of the following eligibility factors, which threaten the health, safety, morals or welfare of the proposed district. "Conservation areas" must have a minimum of 50% of the total structures within the area aged 35 years or older, plus a combination of three (3) or more additional eligibility factors that are detrimental to the public safety, health, morals or welfare, and that could result in such an area becoming a "blighted area." The following are eligibility factors for improved areas:

1. Dilapidation
2. Obsolescence
3. Deterioration
4. Presence of Structures below Minimum Code Standards
5. Illegal Use of Individual Structures
6. Excessive Vacancies
7. Lack of Ventilation, Light or Sanitary Facilities
8. Inadequate Utilities
9. Excessive Land Coverage and Overcrowding of Structures and Community Facilities
10. Deleterious Land Use or Layout
11. Environmental Clean-Up
12. Lack of Community Planning
13. Lack of Growth in EAV

A definition of each factor is provided in **Appendix 2**.

Methodology Overview

SB Friedman conducted the following analysis to determine whether the proposed RPA qualifies for TIF designation:

- Parcel-by-parcel field observations and photography documenting external property conditions;
- Analysis of historical EAV trends for the last six years (five year-to-year periods) for which data are available and final (2012-2017) from the Cook County Assessor's Office;
- Review of age of buildings as identified by their certificates of use and occupancy, provided by the Village;

- Review of parcel-level GIS shapefile data provided by the County;
- Review of current municipal and county codes;
- Interviews with Village staff and Somerset Development regarding whether the existing buildings meet all applicable building codes;
- Review of building permit records (2012-2018) provided by the Village;
- Review of a Market Overview for AT&T Business Park produced by Colliers International, dated March 5, 2018 (attached as **Appendix 5**);
- Review of a preliminary memo from Somerset Development’s engineers, Jensen Hughes, dated September 7, 2018 and revised October 2, 2018, describing building code requirements (attached as **Appendix 6**);
- Review of Due Diligence Report produced by Stantec for Somerset Development, dated March 28, 2018 (attached as **Appendix 7**); and
- Review of the current 2007 Comprehensive Plan provided by the Village.

SB Friedman examined all properties for qualification factors consistent with requirements of the Act. SB Friedman then calculated the number of eligibility factors present on a building-by-building and/or parcel-by-parcel basis, and analyzed the spatial distribution of the eligibility factors. The information was plotted on a parcel map of the RPA to establish the distribution of eligibility factors, and to determine which factors were present to a meaningful extent and reasonably distributed throughout the RPA.

Blighted Area Findings: Improved Parcels

Based upon the conditions found within the RPA at the completion of SB Friedman’s research, it has been determined that the land within the RPA meets the eligibility requirements of the Act as a “blighted area.” SB Friedman’s research indicates that the following five (5) factors are present to a meaningful extent and reasonably distributed throughout the RPA:

1. Lack of Growth in EAV
2. Deterioration
3. Excessive Vacancies
4. Obsolescence
5. Presence of Structures below Minimum Code Standards

Maps 4A through **4E** illustrate the distribution of eligibility factors found within the RPA by highlighting each parcel or building where the respective factors were found to be present to a meaningful degree. Each eligibility factor that is present to a meaningful extent is summarized below.

1. LACK OF GROWTH IN EAV

The Act defines lack of growth in EAV as occurring when the total EAV of the proposed RPA has either declined for three (3) of the last five (5) years; increased at an annual rate less than the balance of the Village for three (3) of the past five (5) years; or increased at an annual rate that was less than the Consumer Price Index for three (3) of the last five (5) calendar years. A full definition is provided in **Appendix 2**.

SB Friedman tabulated the EAV history of all RPA tax parcels for the previous six years (five year-to-year periods) using EAV data provided by the Cook County Assessor. The most recent year for which final

information was available was 2017. SB Friedman’s analysis identified a lack of EAV growth within the RPA in accordance to the following criteria, as defined in the Act:

1. The total EAV of RPA parcels has declined for five (5) of the last five (5) year-to-year periods;
2. The EAV growth rate of the RPA parcels has been less than the growth rate of the balance of the Village for three (3) of the last five (5) year-to-year periods; and
3. The EAV growth rate has been less than the growth rate of the Consumer Price Index for five (5) of the last five (5) year-to-year periods.

This eligibility factor is present to a meaningful extent and assessed area-wide throughout the Lakewood Center RPA. A summary of SB Friedman’s findings is presented in **Table 1**.

Table 1: Percentage Change in Annual EAV, 2012-2017

	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017
Change in RPA Improved Parcels	-8.9%	-5.9%	-2.1%	-44.3%	-41.7%
RPA Improved Parcels Decline	YES	YES	YES	YES	YES
Change in Village EAV Less RPA Parcels	-12.1%	1.6%	-3.4%	17.9%	2.8%
RPA Parcels Growth Less than Village	NO	YES	NO	YES	YES
Change in CPI [1]	1.1%	1.7%	-0.3%	0.7%	1.9%
RPA Parcels Growth Less than CPI	YES	YES	YES	YES	YES

[1] Consumer Price Index for all urban consumers and all items, in the Chicago-Gary-Kenosha area, not seasonally adjusted. Source: Cook County Assessor; SB Friedman; U.S. Bureau of Labor Statistics CPI data for Chicago-Gary-Kenosha, IL-IN-WI metropolitan area

2. DETERIORATION

The Act defines deterioration as defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration including but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.

Deterioration was found to be present to meaningful extent and reasonably distributed throughout the RPA. Physical deterioration was observed on four (4) of four (4) parcels (100% of parcels). The most common form of deterioration was on surface improvements, including streets, surface parking lots and sidewalks. Catalogued surface improvement deterioration included cracks in infrastructure, alligating of pavement, sunken curbs, and potholes. The landscaped walkways leading from the two bridges to the East and West parking decks have heaved and exhibit spalling. This presents a tripping hazard to pedestrians and requires replacement. In addition, a Due Diligence Report produced by Stantec, dated March 28, 2018, described conditions of the upper level parking deck (an area where SB Friedman did not have access) as follows: “The affected pre-cast concrete double tee structures exhibit spalling, corrosion, discoloration of concrete, exposure of rebar.” Deterioration of surface improvements indicates a lack of investment and makes it more difficult to

attract new businesses or consumers. This factor was found to be meaningfully present and reasonably distributed throughout the RPA.

3. EXCESSIVE VACANCIES

The TIF Act defines excessive vacancies as the presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent or duration of the vacancies.

The RPA comprises three (3) office buildings and is the former home of AT&T's corporate campus. According to fieldwork and data from CoStar, approximately 100% of the total square footage in the RPA is unoccupied since AT&T's lease expired in 2016. This includes three (3) out of three (3) total buildings (100%) in the RPA, amounting to approximately 1.6 million square feet of office space. When combined with widespread deterioration and building obsolescence, these properties become less competitive, and have the adverse impacts of decreased fiscal revenues and reduced employment opportunities in the Village. This eligibility factor is present to a meaningful extent and assessed area-wide throughout the Lakewood Center RPA.

4. OBSOLESCENCE

The TIF Act defines obsolescence as the condition or process of falling into disuse. Structures have become ill-suited for the original use.

The RPA comprises three (3) office buildings that were once home to the AT&T corporate headquarters campus. All three buildings have remained vacant since AT&T's lease expired in 2016, due to the changing market conditions which have rendered the existing configuration of three (3) of three (3) buildings in the RPA (100%) obsolete for intended uses.

In recent years, there has been a significant shift in locational preferences for new office development in the region with much of the new development occurring in the City of Chicago. In addition, companies have increasingly chosen to relocate their headquarters to downtown Chicago or downsize suburban office space in favor of split operations between the suburbs and downtown. This shift is evidenced by the relocation of the AT&T campus to a new location at 225 W. Randolph in the City of Chicago, as well as other major relocations in the region. A Market Overview for AT&T Business Park ("Market Report") provided to Somerset Development by Colliers International, dated March 5, 2018, identified over 35 businesses in the region that have repositioned their headquarters location to centralized facilities in downtown Chicago, many of which have downsized their facilities.

In addition, the Market Report identified tenant leases expected to be executed within 12 months in the Northwest market of Chicago (in which the RPA is located). Of the approximately 35 deals listed, there were limited tenants seeking more than 100,000 square feet of contiguous space, with most tenants requiring 20,000 to 50,000 square feet. This indicates that there is limited need for single-tenant buildings at the scale of the existing buildings with the RPA. The buildings as configured in this suburban location are unlikely to attract a single headquarters tenant to fill the entire space, making it economically obsolete in the current market. Thus, the buildings would require significant and costly renovation to subdivide the building for multiple tenants. The Market Report is attached as **Appendix 5**.

This eligibility factor is present to a meaningful extent and assessed area-wide throughout the Lakewood Center RPA.

5. PRESENCE OF STRUCTURES BELOW MINIMUM CODE STANDARDS

Per the Act, structures below minimum code standards are those that do not meet applicable standards of zoning, subdivision, building, fire and other governmental codes. The principal purpose of such codes is to protect the health and safety of the public as to uphold the health and safety of building occupants, pedestrians, or occupants of neighboring structures.

According to a review of building age data and information provided by the Village's Development Services Department, all of the structures in the RPA were constructed prior to the adoption of the Village's current Building Code in 2015 (the 2015 International Code Council family of codes). Although the development of these properties predates current codes and standards of the Village, the buildings may not be in direct violation of all ordinances, as they may have been "grandfathered in" or received a sufficient level of upgrades and improvements since being constructed.

Conversations with Somerset Development indicate that there are substantial upgrades required to bring the obsolete building up to modern standards. A preliminary memo from Somerset Development's engineers, Jensen Hughes, dated September 7, 2018 and revised October 2, 2018, documented the proposed redevelopment project with respect to the fire protection and life safety provisions of the Village's adopted codes (with local amendments), as well as the Illinois Accessibility Code and the 2010 Americans with Disabilities Act Standards for Accessible Design ("ADA"). This report indicated that the buildings as constructed do not meet current building codes, and improvements are required to meet the current code standards.

The Due Diligence Report produced by Stantec for Somerset Development, dated March 28, 2018, also discussed areas in which the existing buildings do not meet current ADA codes. For example, the steel bridges and walkways leading to the parking deck do not meet the requirements of an accessible route due to stairs, location, slopes and condition. New accessible parking spaces are required to be created near the main building entrance or spaces need to be converted within the enclosed garage with proper directional signage.

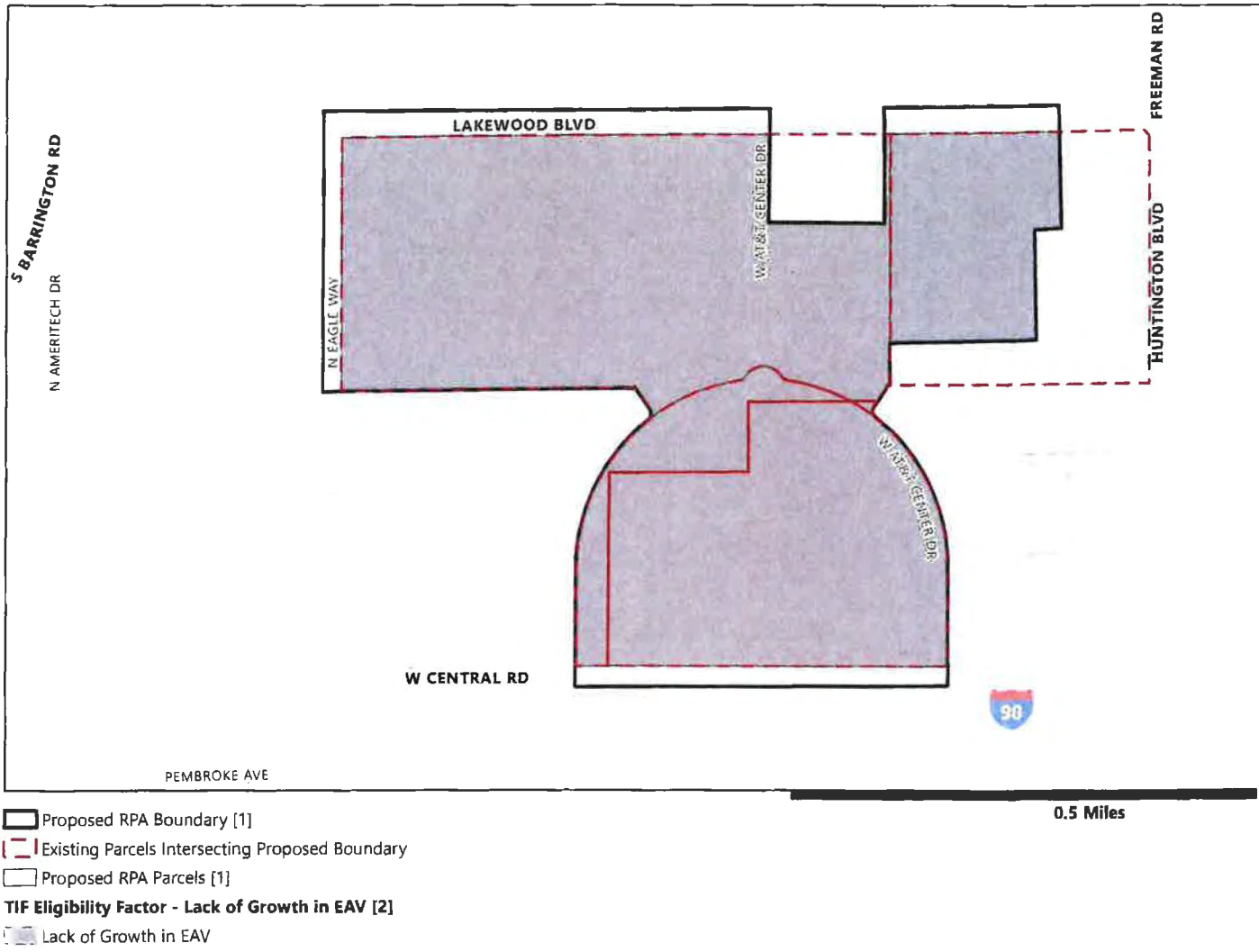
Furthermore, the same Due Diligence Report indicated that the buildings do not meet fire protection standards: In terms of fire protection codes, "if the main circulation areas for Building 2000 (directly below the atrium areas) are proposed to be enclosed and subdivided into floors, then there would be an effect on the smoke evacuation system since the system was design for an open floor concept. In addition, Building 2501 is protected by a wet-type fire sprinkler system. These systems appear to be in operating condition, but are obsolete by today's standards. The fire alarm system is Simplex Grinnell 4002 model fire alarm control panel. This system is a hardwired conventional system and not addressable. The estimated time when this panel was installed was approximately 1988 or 1989. Parts for this panel are not available anymore. It is recommended this FACP be upgrade[d] if the building gets remodeled. In addition, to convert from a single tenant occupancy to a multi-tenant occupancy, more fire alarm devices will be required for proper coverage per NFPA."

Additional details from the Jensen Hughes memo can be found in **Appendix 6** while the Stantec Due Diligence report can be found in **Appendix 7**. The presence of structures below minimum code standards, and the cost to upgrade "grandfathered" structures to meet modern codes may also reduce the overall competitiveness and economic viability of the area. Based on information provided by the Somerset Development, this factor is present to a meaningful extent and is reasonably distributed throughout the RPA.

Summary of Findings

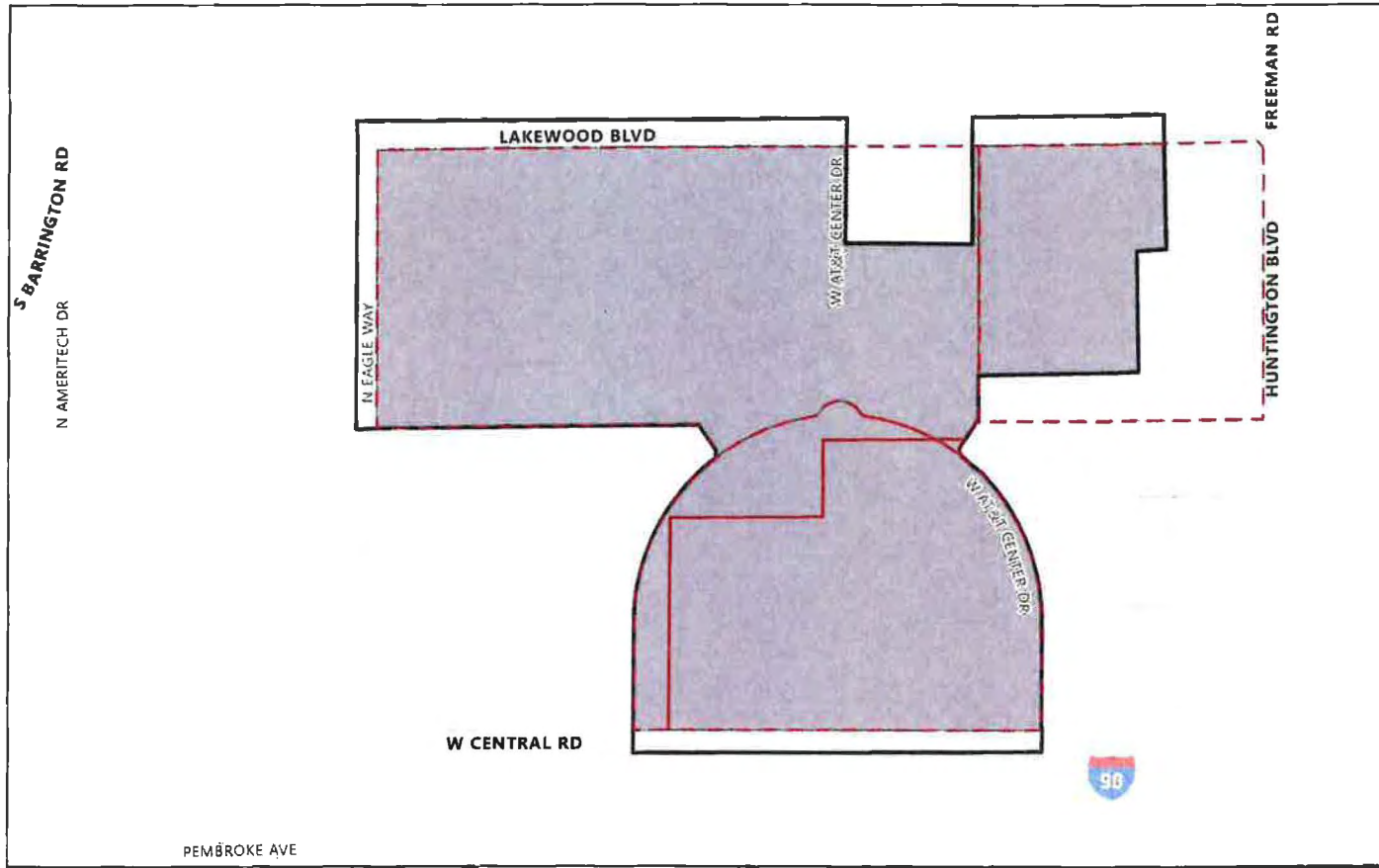
SB Friedman has found that the RPA qualifies to be designated as a “blighted area” for improved land, with five (5) of the thirteen (13) eligibility factors present to a meaningful extent and reasonably distributed within the RPA.

Map 4A: Improved Land Factor: Lack of Growth in Equalized Assessed Value



[1] Proposed RPA and RPA parcel boundaries are approximate. Subdivisions necessary to determine precise boundaries have not yet been recorded
[2] Lack of Growth in EAV determined for existing parcels intersecting proposed boundary
Source: Cook County, Esri, SB Friedman, Village of Hoffman Estates

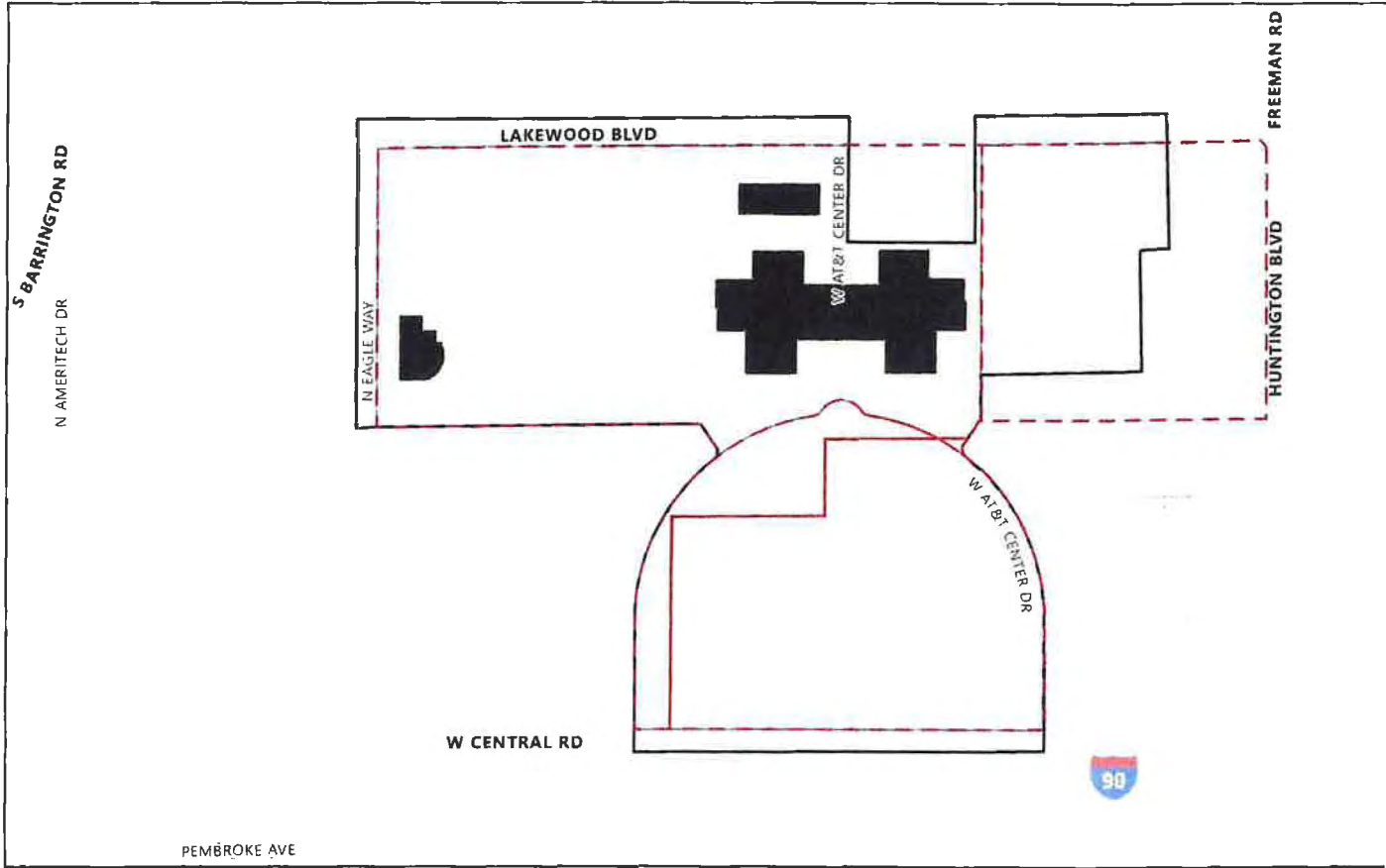
Map 4B: Improved Land Factor: Deterioration



- Proposed RPA Boundary [1]
- Existing Parcels Intersecting Proposed Boundary
- Proposed RPA Parcels [1]
- TIF Eligibility Factor - Deterioration [2]**
- Deterioration

[1] Proposed RPA and RPA parcel boundaries are approximate. Subdivisions necessary to determine precise boundaries have not yet been recorded.
 [2] Deterioration determined for approximate area of proposed TIF parcels.
 Source: Cook County, Esri, SB Friedman, Village of Hoffman Estates

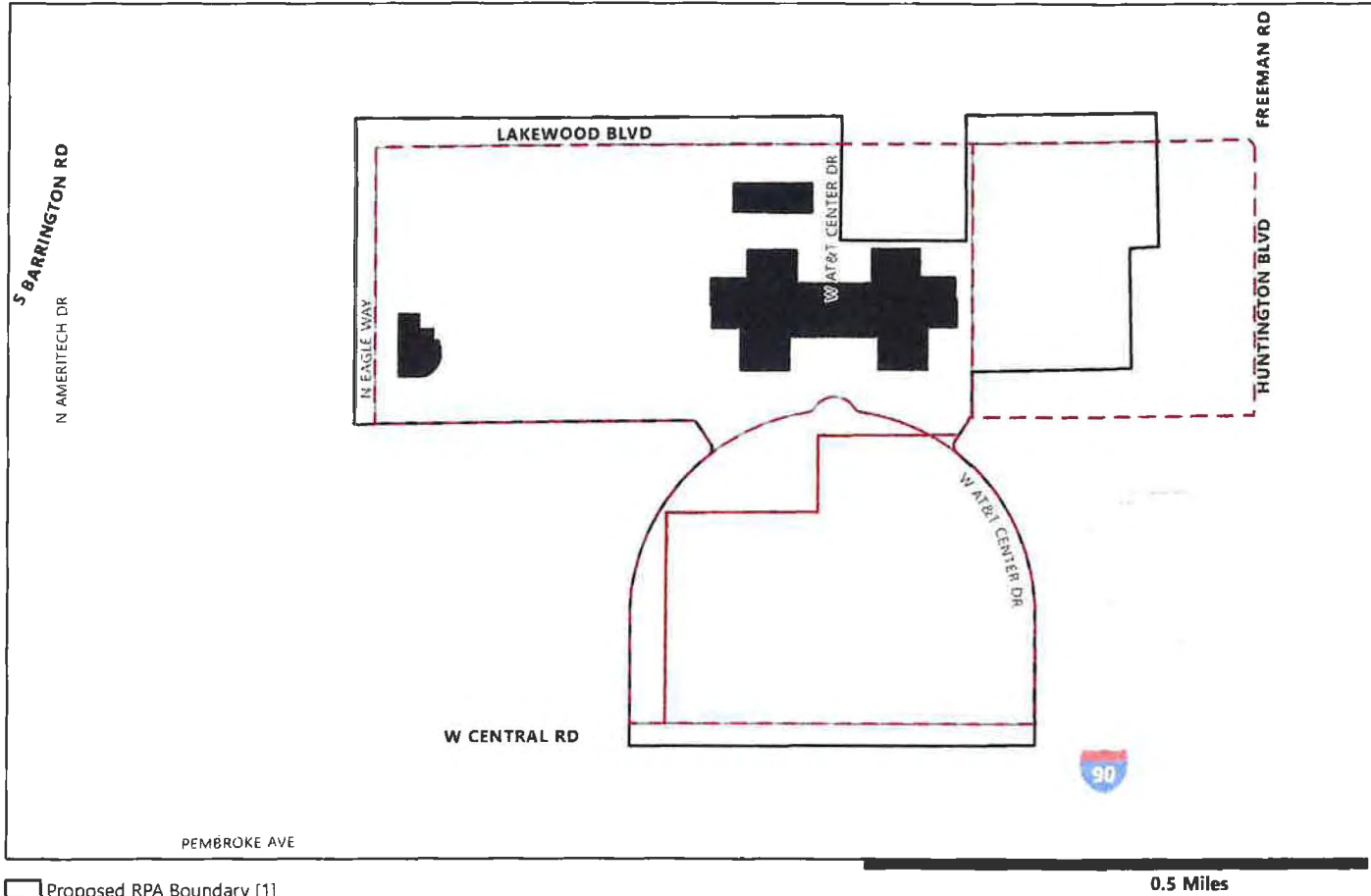
Map 4C: Improved Land Factor: Excessive Vacancy



- Proposed RPA Boundary [1]
- Existing Parcels Intersecting Proposed Boundary
- Proposed RPA Parcels [1]
- TIF Eligibility Factor - Excessive Vacancy**
- Building With Excessive Vacancy

[1] Proposed RPA and RPA parcel boundaries are approximate. Subdivisions necessary to determine precise boundaries have not yet been recorded
Source: Cook County, Esri, SB Friedman, Village of Hoffman Estates

Map 4D: Improved Land Factor: Obsolescence

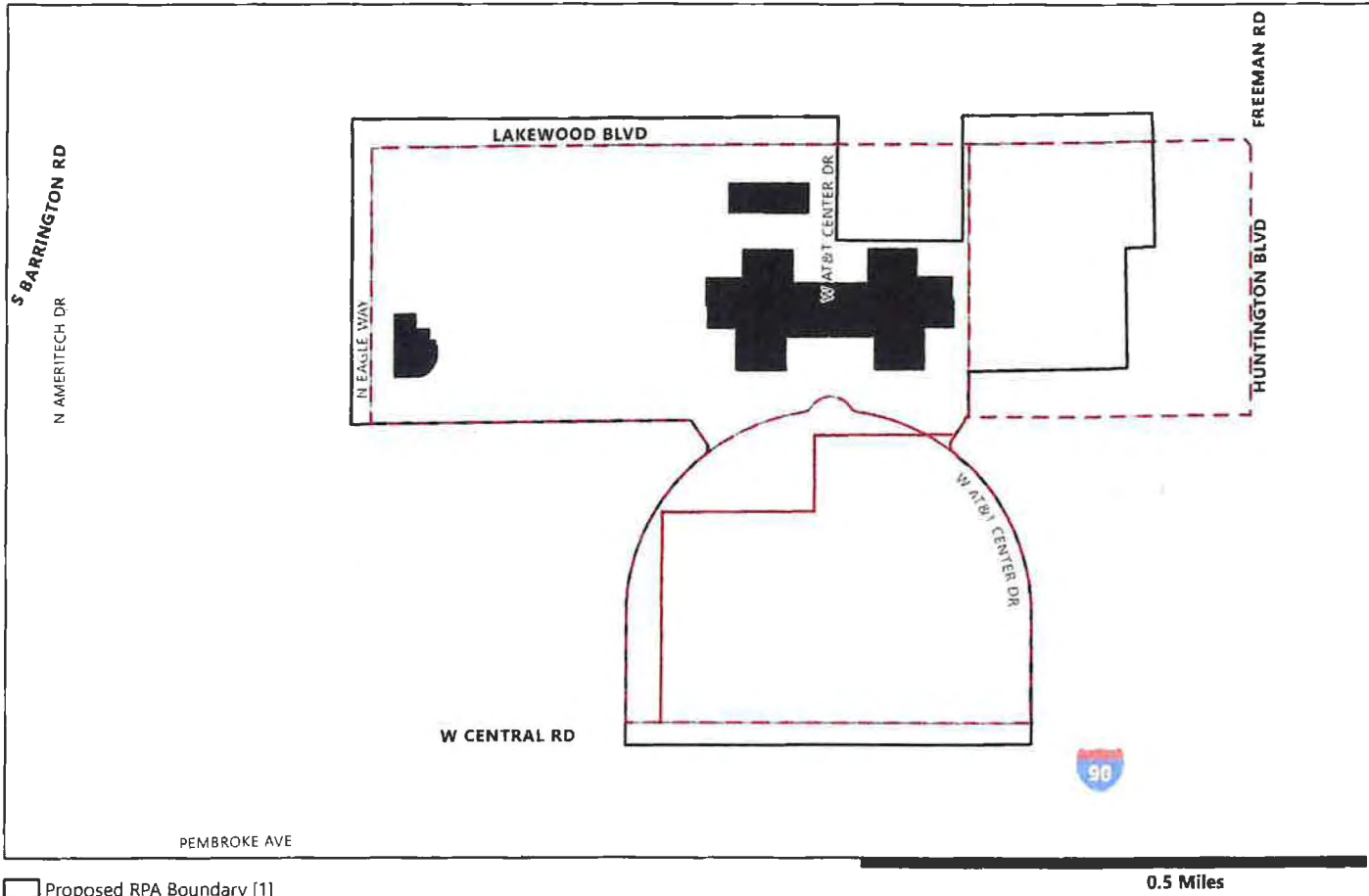


- Proposed RPA Boundary [1]
- ▬ Existing Parcels Intersecting Proposed Boundary
- Proposed RPA Parcels [1]
- TIF Eligibility Factor - Obsolescence**
- Obsolete Building

[1] Proposed RPA and RPA parcel boundaries are approximate. Subdivisions necessary to determine precise boundaries have not yet been recorded.
Source: Cook County, Esri, SB Friedman, Village of Hoffman Estates

SB Friedman Development Advisors

Map 4E: Improved Land Factor: Presence of Structures Below Minimum Code Standards



[1] Proposed RPA and RPA parcel boundaries are approximate. Subdivisions necessary to determine precise boundaries have not yet been recorded.
Source: Cook County, Esri, SB Friedman, Village of Hoffman Estates

3. Redevelopment Plan and Project

This document describes the comprehensive redevelopment program proposed to be undertaken by the Village to create an environment in which private investment can reasonably occur. The redevelopment program will be implemented over the 23-year life of the RPA. If a redevelopment project is successful, various new projects will be undertaken that will assist in alleviating blighting conditions and promoting rehabilitation and development in the RPA.

Redevelopment Needs of the RPA

Currently, the RPA is comprised of buildings and infrastructure that are characterized by a lack of growth in property values, deterioration, excessive vacancies, building obsolescence, and a failure to meet current code standards. These conditions reduce the value of the properties in the area and make the RPA less competitive, overall, with property in other communities, thus limiting local area employment and development opportunities, and contributing to the lack of new investment in the RPA.

The existing conditions for the RPA suggest four (4) major redevelopment needs:

1. Rehabilitation of existing buildings;
2. Capital improvements that further the objectives set forth in this Redevelopment Plan;
3. Redevelopment of underutilized parcels; and
4. Streetscape and infrastructure improvements, including utilities.

The goals, objectives and strategies discussed below have been developed to address these needs and facilitate the sustainable redevelopment of the RPA.

GOALS, OBJECTIVES AND STRATEGIES

Goals, objectives and strategies, designed to address the needs of the community, form the overall framework of this Redevelopment Plan.

GOAL. The overall goal of the Redevelopment Plan and Project is to rehabilitate the former AT&T headquarters into a modern, vibrant commercial center. This will reduce or eliminate conditions that qualify the proposed RPA as a blighted area as well as reduce vacancy, revitalize the area, strengthen the economic base, and enhance the Village's overall quality of life.

OBJECTIVES. The following six (6) objectives support the overall goal of revitalization of the RPA:

1. Facilitate the assembly of sites in the RPA for commercial and retail uses;
2. Facilitate the physical improvement and rehabilitation of existing commercial structures and façades within the RPA;
3. Foster the replacement, repair, construction and/or improvement of public and private infrastructure, where needed, to create an environment conducive to private investment;

4. Provide resources for streetscaping, landscaping and signage to improve the image, attractiveness and accessibility of the RPA, create a cohesive identity for the RPA and surrounding area, and provide, where appropriate, for screening of service facilities such as parking lots and loading areas;
1. Improve connectivity to alternative modes of transportation in and near the RPA, including on- and off-site bike and pedestrian connectivity to the I-90/Barrington Road Bus Rapid Transit station; and
5. Support the goals and objectives of other overlapping plans, including the 2007 Comprehensive Plan and adopted 2018 Village Board goals, and coordinate available federal, state and local resources to further the goals of this Redevelopment Plan and Project.

STRATEGIES. Rehabilitation and redevelopment of the RPA is to be achieved through an integrated and comprehensive strategy that leverages public resources to stimulate private investment. The underlying strategy is to use TIF, as well as other funding sources, to reinforce and encourage further private investment.

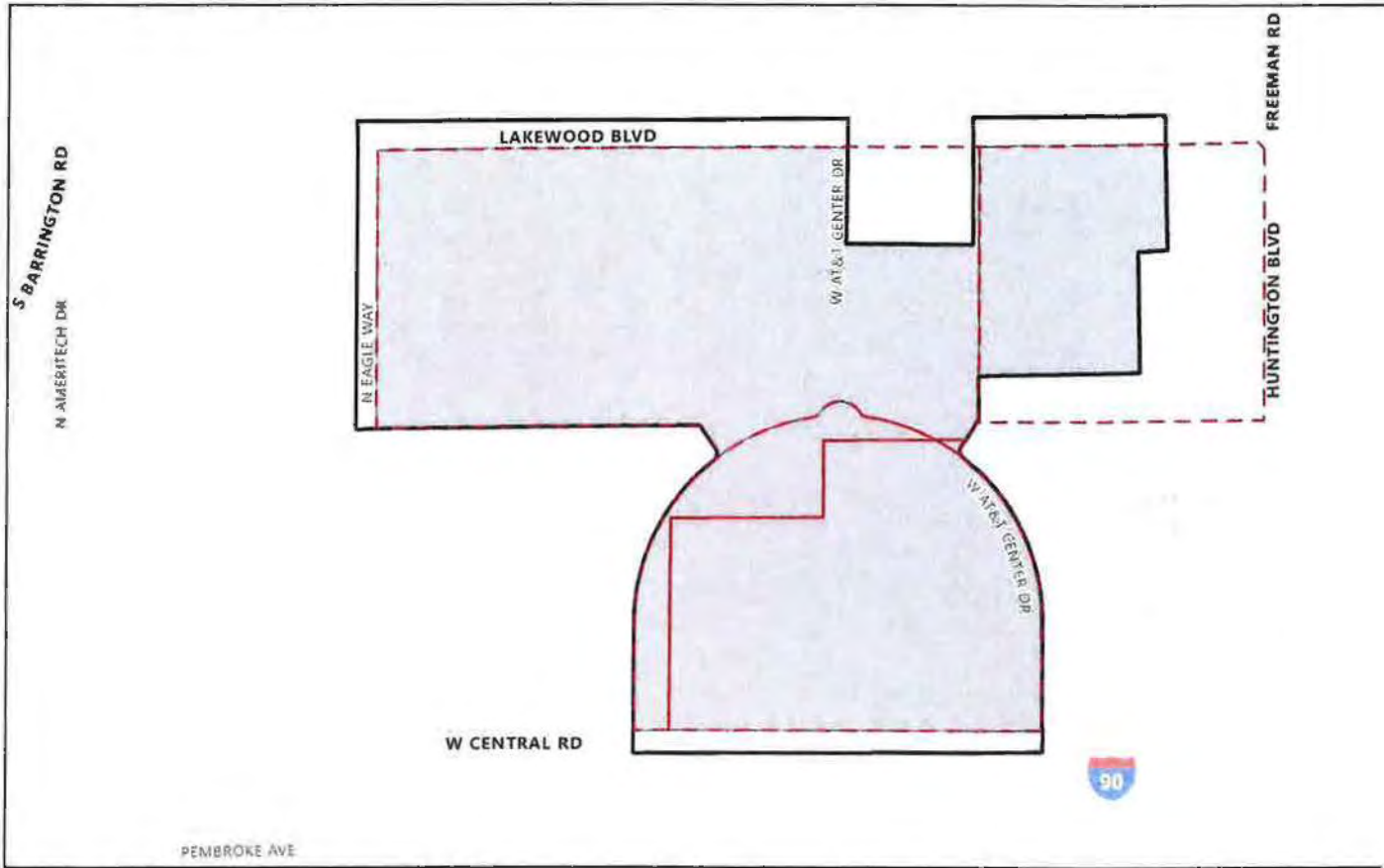
Proposed Future Land Use

The proposed future land use of the RPA, as shown in **Map 5**, reflects the objectives of this Redevelopment Plan. For the purposes of this plan, the mixed-use designation is meant to allow for a variety of uses throughout the RPA, in a manner that is in conformance with the 2007 Comprehensive Plan and the recent rezoning of the RPA to Commercial Mixed-Use to allow for enhancement of the existing office building. Section 4 of the 2007 Comprehensive Plan discusses the Village's goals for future office development. Office Policy 1 outlines how the Village should maintain the current office zoned land for office uses. However, these office zones should be enhanced with complementary land uses and amenities such as retail, hospitality and entertainment uses in appropriate locations.

Thus, the mixed-use designation allows for the following land uses within the RPA:

- Commercial, including office and supporting retail
- Institutional
- Right-of-Way

Map 5: Proposed Future Land Use



Proposed RPA Boundary [1]

Existing Parcels Intersecting Proposed Boundary

Proposed RPA Parcels [1]

Future Land Use

Commercial

Permitted Uses:

- Commercial (including office and supporting retail)
- Institutional
- Right-of-Way

0.5 Miles

[1] Proposed RPA and RPA parcel boundaries are approximate. Subdivisions necessary to determine precise boundaries have not yet been recorded.
Source: Cook County, Esri, SB Friedman, Village of Hoffman Estates

Financial Plan

ELIGIBLE COSTS

The Act outlines several categories of expenditures that can be funded using tax increment revenues. These expenditures, referred to as eligible redevelopment project costs, include all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to this Redevelopment Plan pursuant to the Act. The Village may also reimburse private entities for certain costs incurred in the development and/or redevelopment process. Such costs may include, without limitation, the following:

1. Costs of studies, surveys, development of plans and specifications, and implementation and administration of the Redevelopment Plan including, but not limited to, staff and professional service costs for architectural, engineering, legal, financial, planning or other services (excluding lobbying expenses), provided that no charges for professional services are based on a percentage of the tax increment collected, as more fully set forth in 65 ILCS 5/11-74.4-3(q)(1).
2. The costs of marketing sites within the RPA to prospective businesses, developers and investors.
3. Property assembly costs, including but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground-level or below-ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land as more fully set forth in 65 ILCS 5/11-74.4-3(q)(2).
4. Costs of rehabilitation, reconstruction, or repair or remodeling of existing public or private buildings, fixtures and leasehold improvements, as more fully set forth in 65 ILCS 5/11-74.4-3(q)(3); and the costs of replacing an existing public building if pursuant to the implementation of a redevelopment project, the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment.
5. Costs of the construction of public works or improvements, subject to the limitations in Section 11-74.4-3(q)(4) of the Act.
6. Costs of job training and retraining projects, including the costs of "welfare to work" programs implemented by businesses located within the RPA, as more fully set forth in 65 ILCS 5/11-74.4-3(q)(5).
7. Financing costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued hereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto.
8. To the extent the municipality by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of this Redevelopment Plan.

9. An elementary, secondary or unit school district's increased per pupil tuition costs attributable to net new pupils added to the district living in assisted housing units will be reimbursed, as further defined in the Act.
10. A library district's increased per patron costs attributable to net new persons eligible to obtain a library card living in assisted housing units, as further defined in the Act.
11. Relocation costs to the extent that the municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law, or by Section 11-74.4-3(n)(7) of the Act.
12. Payment in lieu of taxes, as defined in the Act.
13. Costs of job training, retraining, advanced vocational education or career education, including, but not limited to, courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, as more fully set forth in 65 ILCS 5/11-74.4-3(q)(10).
14. Interest costs incurred by a developer, as more fully set forth in 65 ILCS 5/11-74.4-3(q)(11), related to the construction, renovation or rehabilitation of a redevelopment project provided that:
 - a. Such costs are to be paid directly from the special tax allocation fund established, pursuant to the Act;
 - b. Such payments in any one year may not exceed thirty percent (30%) of the annual interest costs incurred by the developer with regard to the development project during that year;
 - c. If there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this provision, then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
 - d. The total of such interest payments paid, pursuant to the Act, may not exceed thirty percent (30%) of the total of: (i) cost paid or incurred by the developer for the redevelopment project; and (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by the municipality, pursuant to the Act;
 - e. For the financing of rehabilitated or new housing for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, the percentage of seventy-five percent (75%) shall be substituted for thirty percent (30%) in subparagraphs 12b and 12d above; and
 - f. Instead of the interest costs described above in paragraphs 12b and 12d, a municipality may pay from tax incremental revenues up to fifty percent (50%) of the cost of construction, renovation and rehabilitation of new housing units (for ownership or rental) to be occupied by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, as more fully described in the Act. If the units are part of a residential redevelopment project that includes units not affordable to low- and very low-

income households, only the low- and very low-income units shall be eligible for this benefit under the Act.

Unless explicitly provided in the Act, the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost.

If a Special Service Area is established pursuant to the Special Service Area Tax Act, 35 ILCS 235/0.01 *et seq.*, then any tax increment revenues derived from the tax imposed pursuant to the Special Service Area Tax Act may be used within the RPA for the purposes permitted by the Special Service Area Tax Act as well as the purposes permitted by the Act.

ESTIMATED REDEVELOPMENT PROJECT COSTS

The total eligible redevelopment project costs define an upper expenditure limit that may be funded using tax increment revenues, exclusive of capitalized interest, issuance costs, interest, and other financing costs. The totals of line items are not intended to place a limit on the described expenditures. Adjustments to the estimated line item costs are expected and may be made by the Village without amendment to this Redevelopment Plan, either increasing or decreasing line item costs because of changed redevelopment costs and needs. The estimated eligible costs of this Redevelopment Plan are shown in **Table 2**.

Table 2: Estimated TIF-Eligible Redevelopment Project Costs

Eligible Expense [1]	Estimated Project Costs
Administration and Professional Service Costs	\$4,000,000
Property Assembly [2]	\$19,000,000
Site Preparation Costs	\$1,000,000
Costs of Building Rehabilitation	\$74,000,000
Site Marketing Costs	\$10,000,000
Costs of Construction of Public Works or Improvements	\$6,000,000
Costs of Job Training or Retraining (Businesses)	\$250,000
Taxing District Capital Costs	\$250,000
Costs of Job Training (Community College)	\$250,000
Interest Costs (Developer or Property Owner)	\$1,000,000
TOTAL REDEVELOPMENT PROJECT COSTS [2] [3] [4]	\$115,750,000

[1] Described in more detail in Eligible Costs Section on pages 22-24.

[2] Excludes property assembly costs for potential residential development outside of RPA

[3] Total Redevelopment Project Costs exclude any additional financing costs, including any interest expense, capitalized interest, costs of issuance, and costs associated with optional redemptions. These costs are subject to prevailing market conditions and are in addition to Total Redevelopment Project Costs

[4] The amount of the Total Redevelopment Project Costs that can be incurred in the RPA may be reduced by the amount of redevelopment project costs incurred in contiguous RPAs, or those separated from the RPA only by a public right-of-way, that are permitted under the Act to be paid, and are paid, from incremental property taxes generated in the RPA, but may not be reduced by the amount of redevelopment project costs incurred in the RPA that are paid from incremental property taxes generated in contiguous RPAs or those separated from the RPA only by a public right-of-way

[5] All costs are in 2018 dollars and may be increased by 5% after adjusting for annual inflation reflected in the Consumer Price Index (CPI), published by the U.S. Department of Labor. In addition to the above stated costs, each issue of obligations issued to finance a phase of the Redevelopment Plan and Project may include an amount of proceeds sufficient to pay customary and reasonable charges associated with the issuance of such obligations, including interest costs.

Additional funding in the form of state and federal grants, private developer contributions, and other outside sources may be pursued by the Village as a means of financing improvements and facilities within the RPA.

PHASING, SCHEDULING OF THE REDEVELOPMENT, AND ESTIMATED DATES OF COMPLETION

Each private project within the RPA receiving TIF benefits shall be governed by the terms of a written redevelopment agreement entered into by a designated developer and the Village. This Redevelopment Plan is estimated to be completed, and all obligations issued to finance redevelopment costs are estimated to be retired, no later than December 31 of the year in which the payment to the Village provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year in which the ordinance approving this RPA is adopted. This Redevelopment Plan is estimated to be completed, and all obligations issued to finance redevelopment costs shall be retired no later than December 31, 2043, if the ordinances establishing the RPA are adopted during 2019.

SOURCES OF FUNDS TO PAY COSTS

Funds necessary to pay for redevelopment project costs and/or municipal obligations, which may be issued or incurred to pay for such costs, are to be derived principally from tax increment revenues and/or proceeds from municipal obligations, which have as a repayment source tax increment revenue. To secure the issuance of these obligations and the developer's performance of redevelopment agreement obligations, the Village may require the utilization of guarantees, deposits, reserves, and/or other forms of security made available by private sector developers. The Village may incur redevelopment project costs that are paid from the funds of the Village other than incremental taxes, and the Village then may be reimbursed for such costs from incremental taxes.

The tax increment revenue, which will be used to fund tax increment obligations and eligible redevelopment project costs, shall be the incremental real property tax revenues. Incremental real property tax revenue is attributable to the increase of the current EAV of each taxable lot, block, tract, or parcel of real property in the RPA over and above the certified initial EAV of each such property.

Other sources of funds, which may be used to pay for development costs and associated obligations issued or incurred, include land disposition proceeds, state and federal grants, investment income, private investor and financial institution funds, and other sources of funds and revenues as the municipality and developer from time to time may deem appropriate.

The RPA may be or become contiguous to, or be separated only by a public right-of-way from other redevelopment areas created under the Act (65 ILCS 5/11 74.4 4 et. seq.). The Village may utilize net incremental property tax revenues received from the RPA to pay eligible redevelopment project costs, or obligations issued to pay such costs, in other contiguous redevelopment project areas, or those separated only by a public right-of-way, and vice versa. The amount of revenue from the RPA made available to support such contiguous redevelopment project areas, or those separated only by a public right-of-way, when added to all amounts used to pay eligible redevelopment project costs within the RPA, shall not at any time exceed the Total Redevelopment Project Costs described in **Table 2** of this Redevelopment Plan.

ISSUANCE OF OBLIGATIONS

To finance project costs, the Village may issue bonds or obligations secured by the anticipated tax increment revenue generated within the RPA, or such other bonds or obligations as the Village may deem as appropriate. The Village may require the utilization of guarantees, deposits or other forms of security made available by private sector developers to secure such obligations. In addition, the Village may provide other legally permissible credit enhancements to any obligations issued pursuant to the Act.

All obligations issued by the Village pursuant to this Redevelopment Plan and the Act shall be retired within the timeframe described under “Phasing and Scheduling of the Redevelopment” above. Also, the final maturity date of any such obligations that are issued may not be later than 20 years from their respective dates of issue. One or more of a series of obligations may be sold at one or more times in order to implement this Redevelopment Plan. The amounts payable in any year as principal and interest on all obligations issued by the Village shall not exceed the amounts available from tax increment revenues, or other sources of funds, if any, as may be provided by ordinance. Obligations may be of parity or senior/junior lien nature. Obligations issued may be serial or term maturities, and may or may not be subject to mandatory, sinking fund or optional redemptions.

In addition to paying redevelopment project costs, tax increment revenues may be used for the scheduled and/or early retirement of obligations, and for reserves and bond sinking funds.

MOST RECENT EQUALIZED ASSESSED VALUE OF PROPERTIES IN THE RPA

The purpose of identifying the most recent EAV of the RPA is to provide an estimate of the initial EAV for the purpose of annually calculating the incremental EAV and incremental property taxes of the RPA. The 2017 EAV (the most recent year in which assessed values and the equalization factor were available) of all taxable parcels in the RPA prior to subdivision is approximately \$30.3 million. SB Friedman estimated the EAV of parcels after subdivision based on acreage. The prorated EAV of parcels in the RPA post-subdivision is estimated to be \$27.8 million. This total EAV amount by PIN is summarized in **Appendix 2**. The EAV is subject to verification by the Cook County Assessor’s Office. After verification, the final figure shall be certified by the Cook County Clerk, and shall become the “Certified Initial EAV” from which all incremental property taxes in the RPA will be calculated by the County.

ANTICIPATED EQUALIZED ASSESSED VALUE

By tax year 2042 (collection year 2043), the total taxable EAV for the RPA is anticipated to be approximately \$136.6 million.

Impact of the Redevelopment Project

This Redevelopment Plan is expected to have short- and long-term financial impacts on the affected taxing districts. During the period when TIF is utilized, real estate tax increment revenues from the increases in EAV over and above the Certified Initial EAV (established at the time of adoption of this document) may be used to pay eligible redevelopment project costs for the RPA. To the extent that real property tax increment is not required for such purposes, revenues shall be declared surplus and become available for distribution annually to area taxing districts in the manner provided by the Act. At the time when the RPA is no longer in place

under the Act, the real estate tax revenues resulting from the redevelopment of the RPA will be distributed to all taxing district levying taxes against property located in the RPA. These revenues will then be available for use by the affected taxing districts.

DEMAND ON TAXING DISTRICT SERVICES AND PROGRAM TO ADDRESS FINANCIAL AND SERVICE IMPACT

In 1994, the Act was amended to require an assessment of any financial impact of a redevelopment project area on, or any increased demand for service from, any taxing district affected by the redevelopment plan, and a description of any program to address such financial impacts or increased demand.

Rehabilitation of underutilized buildings to reduce vacancies with more intensive uses may result in additional demands on services and facilities provided by the districts. Given the preliminary nature of this Redevelopment Plan, specific fiscal impacts on the taxing districts and increases in demand for services provided by those districts cannot accurately be assessed within the scope of this Plan. At this time, no special programs are proposed for these taxing districts. The Village intends to monitor development in the area and should demand increase, the Village intends to work with the affected taxing districts to determine what, if any, program is necessary to provide adequate services.

The following major taxing districts presently levy taxes on properties within the RPA:

- County of Cook
- Consolidated Elections
- Forest Preserve District of Cook County
- Township of Barrington
- Village of Hoffman Estates
- Harper Community College District 512
- Community Unit School District 220
- Hoffman Estates Park District
- Barrington Public Library District
- Metro Water Reclamation District of Greater Chicago
- Northwest Mosquito Abatement District

Required Tests and Findings

In order to establish the RPA as a TIF district, the municipality must comply with all of the following requirements:

FINDING 1: LACK OF GROWTH AND DEVELOPMENT THROUGH PRIVATE INVESTMENT

The Village is required to evaluate whether or not the RPA has been subject to growth and development through private investment and must substantiate a finding of lack of such investment prior to establishing a TIF district. Limited private investment has occurred in the Lakewood Center RPA during the past five years (2012-2018), as demonstrated by the following:

- **EAV Trends.** Change in property value is one of the strongest indicators that an area is suffering from decline and a lack of private investment. As outlined in the preceding sections and shown in Table 1 above, the RPA as a whole has declined for three of the last five year-to-year periods. Thus, the RPA has not been subject to growth and private investment.
- **Decline in EAV.** In order to assess whether the RPA has been subject to growth and private investment, SB Friedman analyzed growth in property taxable value in the rest of the Village and compared that growth to the trends within the RPA. Between 2012 and 2017, EAV decreased an aggregate 73% across all properties within the RPA. Within the Village, excluding the RPA, values increased by approximately 4% over the last five years. Thus, based on this data, the RPA has significantly lagged behind the rest of the Village and has not been subject to growth and private investment.
- **Limited Construction-Related Permit Activity.** Building permit data provided by the Village indicates that only about five building permits have been issued in the RPA over the past five years (2013-2017), and none have resulted in substantial rehabilitation of the buildings. Permitted work has included minor maintenance, including antenna updates/installation and elevator maintenance. The investment has not been substantial enough to result in increased EAV in parcels receiving building permits in the last five years, or to reverse the overall trend of declining EAV in the RPA. Thus, the RPA has not been subject to growth and private investment.

***Finding:** The RPA on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of this Redevelopment Plan.*

FINDING 2: “BUT FOR...” REQUIREMENT

The Village is required to find that, but for the designation of the TIF district and the use of TIF, the Lakewood Center RPA is not reasonably anticipated to be developed.

Without the support of public resources, the redevelopment objectives for the RPA would most likely not be realized. The investments required to update and maintain buildings and infrastructure exhibiting deterioration, excessive vacancies, obsolescence, and that are below minimum code throughout the Lakewood Center RPA are extensive and costly, and the private market, on its own, has shown little ability to absorb all of these costs. Public resources to assist with public improvements and project-specific development costs are essential to leverage private investment and facilitate area-wide redevelopment.

***Finding:** But for the adoption of this Redevelopment Plan, critical resources will be lacking to support the redevelopment of the RPA, and the RPA would not reasonably be anticipated to be developed.*

FINDING 3: CONTIGUITY

No RPA can be designated unless a plan and project are approved prior to the designation of the area; and the area can only include those contiguous parcels that are to be substantially benefited by the proposed redevelopment project improvements.

***Finding:** The RPA includes only those contiguous parcels of real property that are expected to benefit substantially from the proposed Redevelopment Plan and Project.*

FINDING 4: CONFORMANCE TO THE PLANS OF THE VILLAGE

The Redevelopment Plan and Project must conform to the comprehensive plan for the development of the municipality as a whole.

The 2007 Comprehensive Plan identifies the RPA as a commercial area for the Village. As indicated in the Office Policies section of the 2007 Plan, the Village would like to “Encourage office building property owners to undertake major renovations through building and site improvements; this will prevent the deterioration of Class A office space in the Village”. In addition, Policy 1 states, “office zones should be enhanced with complementary land uses and amenities such as retail, hospitality and entertainment uses in appropriate locations.” All aspects of this Redevelopment Plan are in agreement with, but subservient to, plans made in the Village’s 2007 Plan.

***Finding:** The Lakewood Center RPA Redevelopment Plan conforms to and proposes predominant land uses that are consistent with the Comprehensive Plan.*

FINDING 5: HOUSING IMPACT AND RELATED MATTERS

As set forth in the Act, if a redevelopment plan for a redevelopment project area would result in the displacement of residents from 10 or more inhabited residential units, or if the redevelopment project area contains 75 or more inhabited residential units and a municipality is unable to certify that no displacement will occur, the municipality must prepare a Housing Impact Study and incorporate the study into the Redevelopment Plan and Project document.

***Finding:** SB Friedman found that there are no housing units within the RPA. The Village hereby certifies that no displacement will occur as a result of activities pursuant to this Redevelopment Plan. Therefore, a Housing Impact Study is not required under the Act.*

FINDING 6: ESTIMATED DATES OF COMPLETION

As set forth in the Act, the redevelopment plan must establish the estimated dates of completion of the redevelopment project and retirement of obligations issued to finance redevelopment project costs.

***Finding:** The estimated dates of completion of the project and retirement of obligations are described in “Phasing and Scheduling of the Redevelopment” above. This Redevelopment Plan is estimated be completed, and all obligations issued to finance redevelopment costs shall be retired no later than December 31, 2043, if the ordinances establishing the RPA are adopted during 2019.*

Provisions for Amending Action Plan

This Redevelopment Plan and Project document may be amended pursuant to the provisions of the Act.

Commitment to Fair Employment Practices and Affirmative Action Plan

The Village of Hoffman Estates hereby affirms its commitment to fair employment practices and an affirmative action plan.

Appendix 1: Limitations of the Eligibility Study and Consultant Responsibilities

The Eligibility Study covers events and conditions that were determined to support the designation of the RPA as a “blighted area” under the Act at the completion of our field research in October 2018 and not thereafter. These events or conditions include, without limitation, governmental actions and additional developments.

This Eligibility Study and Redevelopment Plan and Project document (the “Report”) summarizes the analysis and findings of the consultant’s work, which, unless otherwise noted, is solely the responsibility of SB Friedman. The Village is entitled to rely on the findings and conclusions of the Report in designating the RPA as a redevelopment project area under the Act. SB Friedman has prepared the Report with the understanding that the Village would rely: (1) on the findings and conclusions of this Redevelopment Plan in proceeding with the designation of RPA and the adoption and implementation of this Redevelopment Plan; and (2) on the fact that SB Friedman has obtained the necessary information including, without limitation, information relating to the equalized assessed value of parcels comprising the RPA, so that the Report will comply with the Act and that the RPA can be designated as a redevelopment project area in compliance with the Act.

The Report is based on estimates, assumptions, and other information developed from research of the market, knowledge of the industry, and meetings during which we obtained certain information. The sources of information and bases of the estimates and assumptions are stated in the Report. Some assumptions inevitably will not materialize, and unanticipated events and circumstances may occur. Therefore, actual results achieved will necessarily vary from those described in our Report, and the variations may be material.

The terms of this engagement are such that we have no obligation to revise the Report to reflect events or conditions which occur subsequent to the date of the Report. These events or conditions include, without limitation, economic growth trends, governmental actions, additional competitive developments, interest rates, and other market factors. However, we will be available to discuss the necessity for revision in view of changes in economic or market factors.

Preliminary Tax Increment Financing (TIF) projections were prepared for the purpose of estimating the approximate level of increment that could be generated by proposed projects and other properties within the proposed TIF district boundary and from inflationary increases in value. These projections were intended to provide an estimate of the final equalized assessed value (EAV) of the TIF district.

As such, our report and the preliminary projections prepared under this engagement are intended solely for your information, for the purpose of establishing a TIF district. These projections should not be relied upon for purposes of evaluating potential debt obligations or by any other person, firm or corporation, or for any other purposes. Neither the Report nor its contents, nor any reference to our Firm, may be included or quoted in any offering circular or registration statement, appraisal, sales brochure, prospectus, loan, or other agreement or document intended for use in obtaining funds from individual investors, without prior written consent.

Appendix 2: Glossary

Factors for Improved Land

Dilapidation. An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.

Obsolescence. The condition or process of falling into disuse. Structures have become ill-suited for the original use.

Deterioration. With respect to buildings, defects including but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration including but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.

Presence of Structures below Minimum Code Standards. All structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.

Illegal Use of Individual Structures. The use of structures in violation of the applicable federal, state or local laws, exclusive of those applicable to the *Presence of Structures below Minimum Code Standards*.

Excessive Vacancies. The presence of buildings that are unoccupied or underutilized and that represent an adverse influence on the area because of the frequency, extent or duration of the vacancies.

Lack of Ventilation, Light or Sanitary Facilities. The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

Inadequate Utilities. Underground and overhead utilities, such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area.

Excessive Land Coverage and Overcrowding of Structures and Community Facilities. The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation

to present-day standards of development for health and safety, and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.

Deleterious Land Use or Layout. The existence of incompatible land use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive or unsuitable for the surrounding area.

Environmental Clean-Up. The proposed redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by state or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

Lack of Community Planning. The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan, or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.

Lack of Growth in Equalized Assessed Value. The total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated; or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available; or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated.

Appendix 3: Lakewood Center RPA Boundary Legal Description

OF PROPERTY DESCRIBED AS:

THAT PART OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN AND ALSO PART OF FRACTIONAL SECTIONS 5 AND 6, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 36;
THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, 416.33 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 500.95 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 195.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 558.00 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 710.00 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36; THENCE SOUTH 00 DEGREES 17 MINUTES 58 SECONDS WEST ALONG SAID WEST LINE, 189.05 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 8.80 FEET; THENCE SOUTHWESTERLY 29.49 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 250.00 FEET (CHORD BEARS SOUTH 31 DEGREES 08 MINUTES 10 SECONDS WEST, 29.47 FEET); THENCE SOUTH 34 DEGREES 30 MINUTES 56 SECONDS WEST, 90.47 FEET (90.52 FEET RECORD); THENCE SOUTHERLY 59.72 FEET (59.70 FEET RECORD) ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 39.50 FEET (CHORD BEARS SOUTH 08 DEGREES 48 MINUTES 10 SECONDS EAST, 54.20 FEET); THENCE SOUTHEASTERLY 793.70 FEET (793.72 FEET RECORD) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 872.50 FEET (CHORD BEARS SOUTH 26 DEGREES 03 MINUTES 38 SECONDS EAST, 766.62 FEET); THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 475.02 FEET; THENCE SOUTHEASTERLY 15.59 FEET (15.67 FEET RECORD) ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET (CHORD BEARS SOUTH 14 DEGREES 53 MINUTES 30 SECONDS EAST, 15.42 FEET) TO A POINT ON THE NORTH LINE OF CENTRAL ROAD; THENCE SOUTH 00 DEGREES 12 MINUTES 23 SECONDS WEST, 115.00 FEET TO A POINT ON THE SOUTH LINE OF CENTRAL ROAD; THENCE NORTH 89 DEGREES 47 MINUTES 37 SECONDS WEST ALONG THE SOUTH LINE OF CENTRAL ROAD, 1598.68 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 12 SECONDS WEST ALONG THE SOUTH LINE OF CENTRAL ROAD, 151.20 FEET; THENCE NORTH 00 DEGREES 11 MINUTES 48 SECONDS EAST, 115.00 FEET TO A POINT ON THE NORTH LINE OF CENTRAL ROAD; THENCE NORTHERLY 8.63 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET (CHORD BEARS NORTH 06 DEGREES 10 MINUTES 53 SECONDS EAST, 8.61 FEET); THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 475.08 FEET; THENCE NORTHEASTERLY 793.70 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 872.50 FEET (CHORD BEARS NORTH 26 DEGREES 03 MINUTES 38 SECONDS EAST, 766.61 FEET); THENCE NORTHERLY 59.73 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 39.50 FEET (CHORD BEARS NORTH 08 DEGREES 48 MINUTES 10 SECONDS EAST, 54.20 FEET); THENCE NORTH 34 DEGREES 30 MINUTES 56 SECONDS WEST, 88.89 FEET; THENCE NORTHWESTERLY 23.03 FEET (23.04 FEET RECORD) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 264.00 FEET (CHORD BEARS NORTH 32 DEGREES 00 MINUTES 55 SECONDS WEST, 23.03 FEET); THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 1481.14 FEET TO A POINT ON THE WEST LINE OF EAGLE WAY; THENCE NORTH 00 DEGREES 24 MINUTES 17 SECONDS EAST ALONG THE WEST LINE OF EAGLE WAY, 1315.03 FEET TO THE INTERSECTION WITH THE NORTH LINE OF LAKEWOOD BLVD EXTENDED WESTERLY; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF LAKEWOOD BLVD, 2107.35 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 520.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 542.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 520.00 FEET TO A POINT ON THE NORTH LINE OF

LAKWOOD BLVD; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 921.18 FEET;
THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 60.00 FEET TO THE POINT OF
BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

Appendix 4: List of PINs in Lakewood Center RPA

Record #	PIN	2017 EAV (Actual)	2017 EAV (Post-Subdivision Estimate)
1	01 36 401 005 0000	\$314,891	\$314,891
2	01-36-401-006-0000	\$510,873	\$510,873
3	01-36-301-013-0000*	\$23,968,625	\$23,376,907
4	01-36-402-014-0000*	\$5,530,780	\$3,609,955
TOTAL		\$30,325,169	\$27,812,626

*Notes: The 2017 EAV (the most recent year in which assessed values and the equalization factor were available) of all taxable parcels in the RPA is approximately \$30.3 million prior to subdivision. SB Friedman estimated the EAV of two parcels after subdivision based on acreage. The prorated EAV post-subdivision is estimated at \$27.8 million.

Source: Cook County, SB Friedman

Appendix 5: Market Overview for AT&T Business Park Produced by Colliers International



THE GARIBALDI GROUP
CORFAC INTERNATIONAL

Global Real Estate Services

Market Overview

AT&T Business Park
Hoffman Estates, IL

PRESENTED TO:
Jeff Garibaldi, President

PRESENTED BY:
Steve Kling, Principal
Francis Prock, Principal

March 5, 2018



Table of Contents



-
- I. Team Overview & Kling/Prock Current Portfolio

 - II. 4Q17 Northwest Office Market Report/Statistics

 - III. Large Block Skylines (100,000 SF & 300,000 SF)

 - IV. Trophy Vacancy & Rent Comparison Charts

 - V. Hoffman Estates Market Summary

 - VI. Suburban Office Lease Comps 50,000+ SF (2015-YTD)

 - VII. Suburban Tenants in the Market

 - VIII. Suburban vs. Downtown

 - IX. Recommended Architects

 - X. Commission Structure



I. Team Overview & Kling/Prock Current Portfolio

Suburban Office Team

QUALIFICATIONS AND ROLES



STEVE KLING
Principal

30 YEARS EXPERIENCE
SUBURBAN CHICAGO EXPERT



FRANCIS PROCK
Principal

30 YEARS EXPERIENCE
SUBURBAN CHICAGO EXPERT



12 YEA
NORTH



DAVID FLORENT
Principal

14 YEARS EXPERIENCE
NORTHWEST & EAST-WEST EXPERT



DARRYL SILVERMAN
Principal

13 YEARS EXPERIENCE
NORTH & O'HARE EXPERT



8 YEAR
NORTH



BRENT JACOB
Vice President

9 YEARS EXPERIENCE
EAST-WEST & NORTHWEST EXPERT



JAKE SPINELL
Associate

2 YEARS EXPERIENCE
NORTHWEST & O'HARE EXPERT

TEAM ROL

- > Point-of-cor ownership
- > Tours, prop negotiation
- > Strategic di
- > Broker pres entertainme

The Most of any Suburban Team...

6.0M

SQUARE FEET LEASED
LAST 3 YEARS

315

TOTAL TRANSACTIONS
LAST 3 YEARS

>50%

OF TRANSACTIONS GREATER
THAN 50,000 SF LAST 3
YEARS

19

TRANSA
50,000 S

Project Team

SUPPORTING RESOURCES



TOM GORMAN
Senior Vice President

27 YEARS EXPERIENCE
CAPITAL MARKETS

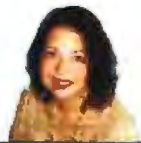


PHIL STAFFORD
Principal
Chief Operating Officer

20 YEARS EXPERIENCE
PROPERTY MANAGEMENT



22 YEAR
BROKE



DENISE EVERT
Senior Client Services
Coordinator

13 YEARS EXPERIENCE
BROKERAGE SERVICES



ALISSA SACCOMANNO
Senior Client Services
Coordinator

9 YEARS EXPERIENCE
BROKERAGE SERVICES



20 YEAR
MARKE



STEPHANIE ROBERTS
Communications Manager

10 YEARS EXPERIENCE
MARKETING & COMMUNICATIONS



ONOFRIO LOLLINO
Senior Digital Specialist

18 YEARS EXPERIENCE
MARKETING & COMMUNICATIONS



8 YEAR
MARKE

Experience

CORPORATE HQ REPOSITIONING EXPERIENCE

TALLGRASS CORPORATE CENTER

1000 Remington Blvd | Bolingbrook, IL



MIDDLETON
PARTNERS



WEST PLAZA

3100 Sanders Rd | Northbrook



SCHAUMBURG TOWERS (FORMER ZURICH)

1400 & 1450 American Ln | Schaumburg, IL



ONE TELLABS CENTER

1415 W Diehl Rd | Naperville,



Experience

CORPORATE HQ REPOSITIONING EXPERIENCE

KEMPER LAKES BUSINESS CENTER

1-4 Corporate Dr | Long Grove, IL



MOTOROLA CAMPUS

Meacham & I-90 | Schaumburg, IL



Experience

RELEVANT LARGE TRANSACTIONS: 100,000 SF+ 2016/2017
Transact

TENANT	ADDRESS	SUBMARKET	SF
U.S. Cellular	US Cellular Plaza, Chicago	O'Hare	332,000
Paylocity	Schaumburg Towers, Schaumburg	Northwest	309,000
ULTA	Tallgrass Corporate Center, Bolingbrook	Lisle-Naperville	270,000
CVS Caremark	Caremark Towers, Northbrook	North	266,000
Baxalta	1200 Lakeside Drive, Bannockburn	North	256,000
Fresenius Kabi	Kemper Lakes Bus Ctr, Long Grove	North	246,000
Robert Bosch Tool Corp	1800 West Central, Mt. Prospect	Northwest	222,000
CDW	Tri-State International, Lincolnshire	North	209,000
United Stationers	One Parkway North, Deerfield	North	199,000
ACCO Brands Corporation	Kemper Lakes Bus Ctr, Lake Zurich	North	189,000
UTI	2611 Corporate Lakes Drive, Lisle	Lisle/Naperville	187,000
Dovenmuehle	Kemper Lakes Bus Ctr, Lake Zurich	North	170,000
Old World Industries	3100 Sanders, Northbrook	North	164,000
Sysmex	555 Corporate Center, Lincolnshire	North	163,000
Wintrust Financial Corp	9801 West Higgins, Rosemont	O'Hare	155,000
Captive Resources	1100 N Arlington Heights Rd, Itasca	Northwest	150,000
Fenwal	Kemper Lakes Bus Ctr, Lake Zurich	North	145,000
Horizon Pharma	Landmark of Lake Forest, Lake Forest	North	133,220
Sikich	1415 W Diehl Road, Naperville	Lisle/Naperville	120,000
The Hartford Insurance	4245 Meridian Parkway, Aurora	Lisle/Naperville	118,000
Jim Beam	Corporate 500 Centre, Deerfield	North	116,000
Cyber Development Group	1000 Bus Ctr Dr, Mt. Prospect	Northwest	110,000
Valent BioSciences	600 N US Hwy 45, Libertyville	North	107,000
AT&T	Four Woodfield Lake, Schaumburg	Northwest	106,000
Catalyst RX	1200 Lakeside Drive, Bannockburn	North	106,000

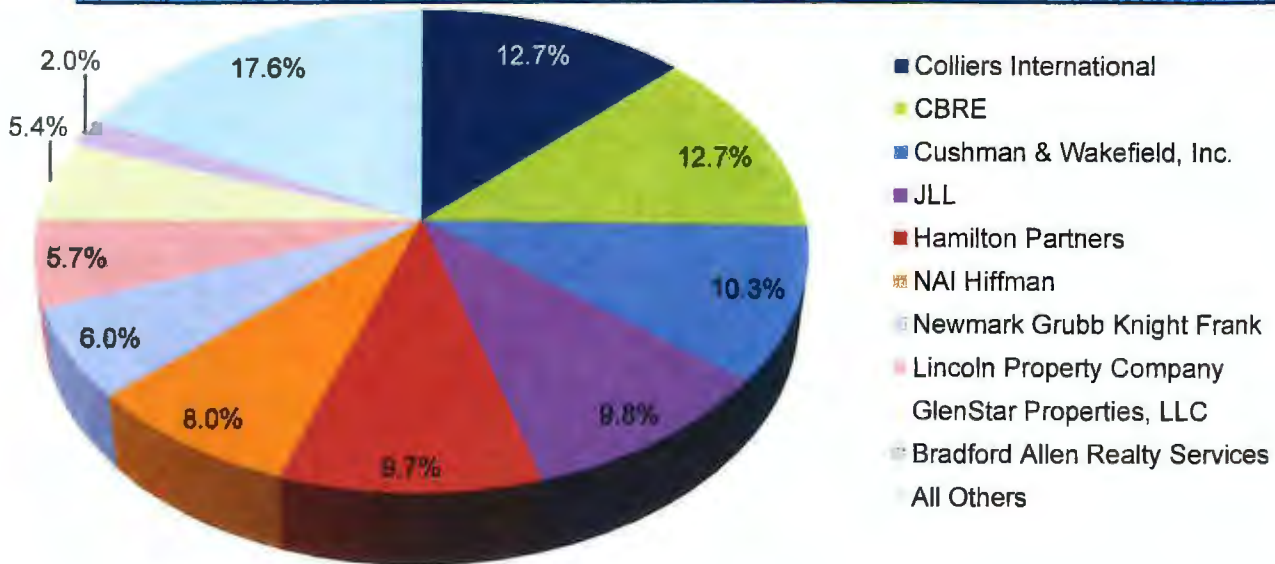
Experience

RELEVANT LARGE TRANSACTIONS: 50,000 – 99,000 SF






TENANT	ADDRESS	SUBMARKET	SF
American Imaging Group	Corporate 500 Centre, Deerfield	North	94,000
U.S. Cellular	Thorndale Corporate Center, Bensenville	O'Hare	86,000
Abbott	100 S Saunders, Lake Forest	North	85,000
Comcast	1415 W. Diehl Road, Naperville	Lisle/Naperville	80,000
Barilla	1200 Lakeside Drive, Bannockburn	North	76,000
Northshore University Health	Old Orchard Woods, Skokie	North	75,000
PSAV	5100 River Road, Schiller Park	O'Hare	75,000
Wells Fargo	Imperial Place, Lombard	Oak Brook Area	67,000
Unilever	Corporate Lakes III, Lisle	Lisle/Naperville	65,000
LTD Commodities	Tri-State Int'l Office Ctr, Lincolnshire	North	60,000
Weber-Stephens	2900 Golf Road, Schaumburg	Northwest	60,000
Wistron Mobile Solutions	Meadows Corp Ctr, Rolling Meadows	Northwest	57,000
Protective Life Insurance Co	1707 N Randall Road, Elgin	Northwest	56,000
Fortune Brands	Corporate 500 Centre, Deerfield	North	53,000
Fifth Third Bancorp	Continental Towers, Rolling Meadows	Northwest	53,000
Pharma Research Associates	3 Parkway North, Deerfield	North	52,000
FMS	Continental Towers, Rolling Meadows	Northwest	51,000
Mercer	544 Lakeview, Vernon Hills	North	50,000
EBY Brown	1415 W Diehl Road, Naperville	East-West	50,000

Class A Space Total Market Share

COMPANY NAME	MARKET SHARE	SQUARE FOOTAGE REPRESENTED
1 Colliers International	12.8%	7,885,927
2 CBRE	12.7%	7,877,734
3 Cushman & Wakefield, Inc.	10.3%	6,393,092
4 JLL	9.8%	6,058,961
5 Hamilton Partners	9.7%	6,050,356
6 NAI Hiffman	8.0%	4,969,126
7 Newmark Grubb Knight Frank	6.0%	3,750,750
8 Lincoln Property Company	5.2%	3,555,195
9 GlenStar Properties, LLC	5.4%	3,363,509
10 Bradford Allen Realty Services	2.0%	1,222,369
All Others	17.6%	10,909,776
TOTAL		62,095,596



Also re
Class

Address	Building Photo	Total Space Available	Largest Contiguous	Total Building Size	Asking Rental Rate	Comments
Northwest						
DIRECT 1707 N. Randall Road Elgin, Illinois		220,772 SF	202,463 SF	436,000 SF	\$21.00/SF Gross	Abundant Parking. Excellent tollwa!
DIRECT 1301 E. Algonquin Road Schaumburg, Illinois		360,206 SF	360,206 SF	360,206 SF	\$17.00/SF Net	Great HQ location located in the N Campus
DIRECT Schaumburg Towers 1400-1450 American Lane Schaumburg, Illinois		472,951 SF	150,550 SF	882,071 SF	\$17.50/SF Net	Class A office property
FOR SALE OR LEASE DIRECT Woodfield Business Park 1301 Basswood Road Schaumburg, Illinois		54,641 SF	54,641 SF	54,641 SF	\$3,276,000 \$10.75/SF Net	Class B office property available fo lease.
FOR SALE OR LEASE DIRECT Woodfield Business Center 55 E Commerce Drive Schaumburg, Illinois		20,104 SF	20,104 SF	20,104 SF	\$1,975,000 \$11.50-\$13.50/SF Net	Class B office property available fo lease.
FOR SALE OR LEASE DIRECT Woodfield Business Center 201 E Commerce Drive Schaumburg, Illinois		36,500 SF	36,500 SF	36,500 SF	\$3,475,000 \$11.50-\$13.50/SF Net	Class B office property available fo lease.
DIRECT Chatham Centre 1901 N. Roselle Road Schaumburg, Illinois		71,977 SF	21,000 SF	205,614 SF	\$14.75/SF Net	Class A property with amenities an identity.



II. 4Q17 Northwest Office Market Report/Statistics



Northwest

The Northwest suburban office market has become home to an array of industries, making it one of the most diverse markets in the suburbs. While it has seen its share of struggles, it seems to be holding its own.

Vacancy

The Northwest market continued its decrease in vacancy throughout 2017, ending with 22.9 percent vacancy, down from 25.2 percent at year-end 2016.

Both Class A and B properties witnessed a decrease in vacancy in 2017.

When considering high quality, trophy properties, vacancy is currently 29.0 percent. However, a significant portion of that vacancy is concentrated in two large blocks of vacant space: 470,000 square feet at the former Zurich Insurance headquarters, which is now being redeveloped as Schaumburg Towers and at Two Pierce Place and 2550 W Golf Road in Rolling Meadows where AJ Gallagher vacated their long-time headquarters at Two Pierce Place in Itasca after their relocation to their new 300,000-square-foot headquarters in Rolling Meadows. A large majority of the space in both properties are expected to be absorbed over the next 12 months bringing the trophy property vacancy within the typical range seen in the other submarkets of 10 to 12 percent

Sublease vacancy remains low in the Northwest with 0.8 percent vacancy, up slightly from 0.6 percent at year-end 2016.

Absorption

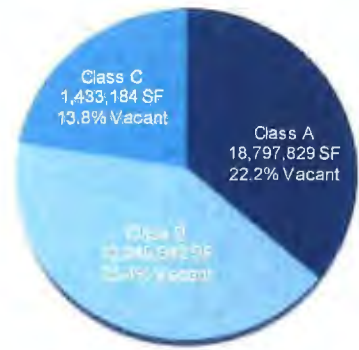
The Northwest market ended 2017 with positive 706,586 square feet of net absorption, compared to negative 861,531 square feet at year end of 2016. This is the strongest year-end absorption in a 13 year period.

In Class A properties, absorption totaled positive 454,262 square feet for the year, up from negative 775,540 square feet of absorption in 2016.

Market Indicators

Relative to prior periods	Q4-16	Q3-17	Q4-17
Vacancy rate	25.2%	24.0%	22.9%
Absorption (YTD)	(861,531)	366,406	706,586
Rents	\$18.59	\$19.02	\$19.47
Inventory	30,577,955	30,577,955	30,577,955

Vacant Space By Property Type



■ Class A ■ Class B ■ Class C

Net Absorption and Vacancy | Northwest Office Market



Large Blocks of Availability

The Northwest market continues to offer the most options for large space requirements with 17 properties that can accommodate large (100,000 square feet and above) users, 10 of them being Class A. However, many of the large blocks of A & B space are obsolete.

Rents

The Northwest market continues to offer the lowest rental rates in the suburban office markets. However, it did increase in 2017 as Class A average asking rates measured \$25.21 per square foot gross, up from year-end 2016's rate of \$24.74.

The average asking rate for all classes measured \$19.47 per square foot gross, up from \$18.59 at the end of 2016.

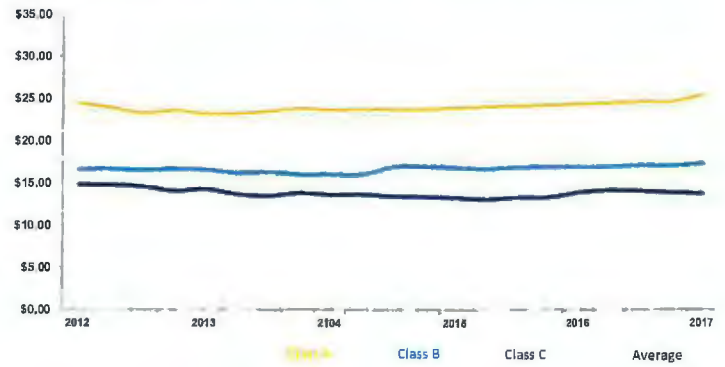
Construction

No new speculative construction was completed in the Northwest market during 2017. However, construction was recently completed on American Academy of Pediatrics' 193,000-square-foot build-to-suit headquarters at 345 Park Boulevard in Itasca. In addition, McShane Development Company and MetLife Real Estate Investors are planning Huntington 90, a build-to-suit business park in Hoffman Estates, which can accommodate up to 500,000-square-foot facilities as well as the Offices at Veridian, a 16-acre redevelopment site on the former Motorola campus that can accommodate a user up to 500,000 square feet.

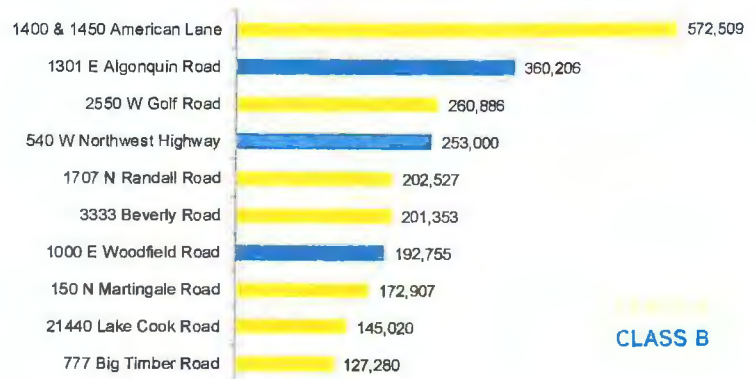
What to Expect in 2018

- > Continued flight to quality into several Class A projects undergoing significant renovations. Schaumburg Towers leading the pack.
- > Value add sale opportunities in Class A market will be replaced with quality Class B opportunities.
- > High end build-to-suit activity will continue along I-90 with the infrastructure improvements opening up access to further west land sites.

Asking Gross Rental Rates | Northwest Office Market



Top 10 Large Available Blocks by Square Feet



Significant Lease and Sale Activity

Top Northwest Office Leasing Activity 4Q 2017

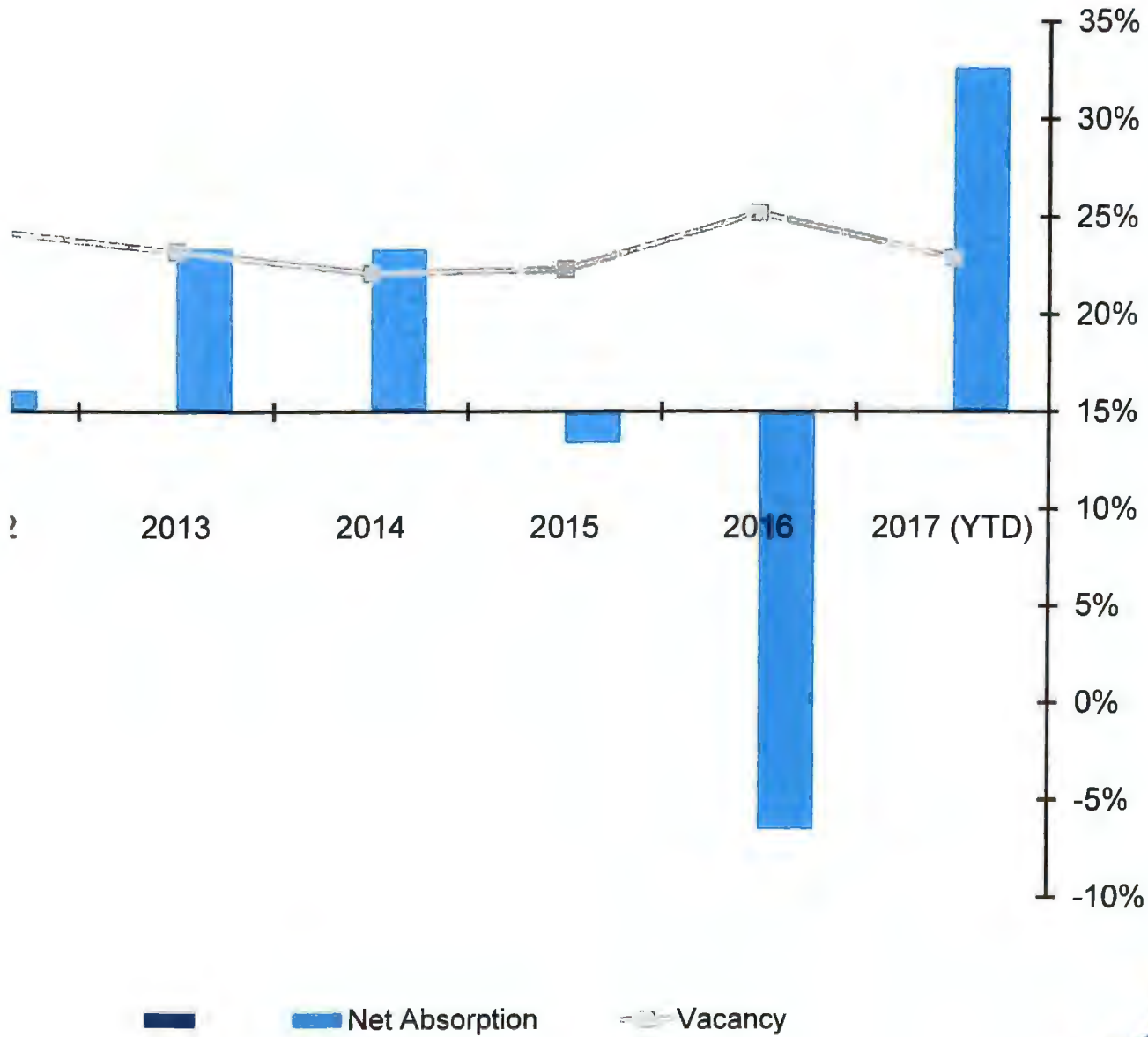
TENANT	BUILDING	TOWN	CLASS	SIZE (SF)	DEAL TYPE
--------	----------	------	-------	-----------	-----------

No Significant 4Q Activity

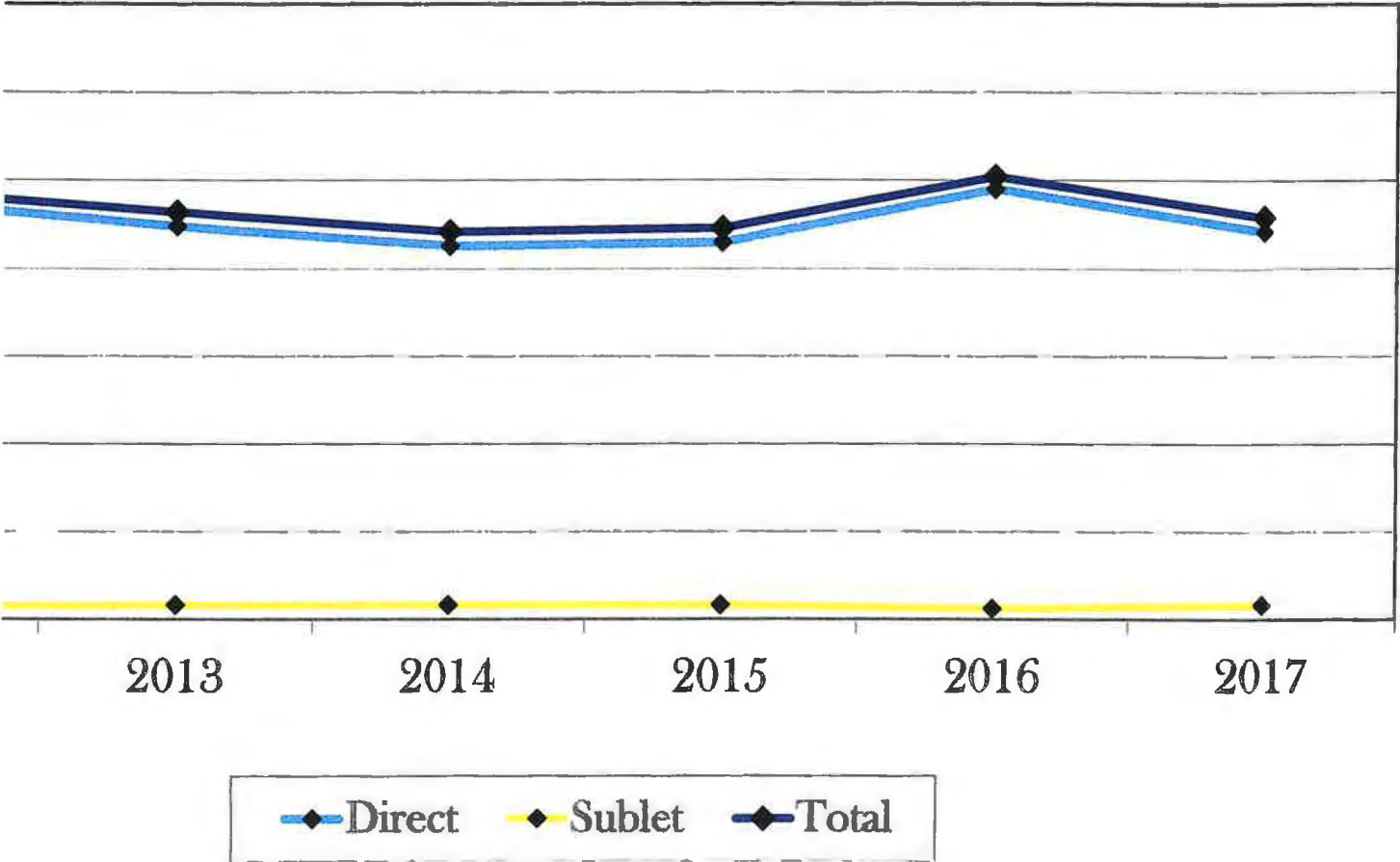
Recent Northwest Office Investment Sales Activity 4Q 2017

STATUS	PROPERTY	TOWN	CLASS	SIZE (SF)	SALE PRICE	PRICE/SF	BUYER	SELLER
Sold	One Pierce Place	Itasca	A	525,422	\$44,022,988.00	\$89.79	Balfour Pacific Capital	Long Wharf Real Estate Partners
Sold	500 Park Boulevard	Itasca	A	450,614	\$34,277,012.00	\$76.07	Balfour Pacific Capital	Hamilton Partners
Sold	Chatham Centre	Schaumburg	A	205,614	\$13,375,000.00	\$65.05	Core Acquisitions LLC	Barnes Real Estate Advisors
New	1250 N Arlington Heights Rd	Itasca	A	130,934	TBD	TBD	TBD	Hamilton Partners
New	700 N Wood Dale Road	Wood Dale	B	125,523	TBD	TBD	TBD	UBS Realty Investors, LLC
New	225 Windsor Drive	Itasca	A	101,579	TBD	TBD	TBD	Enesco
UC	Fifth/Third Bank Building	Mount Prospect	A	103,564	TBD	TBD	TBD	K & K Holdings, LLC

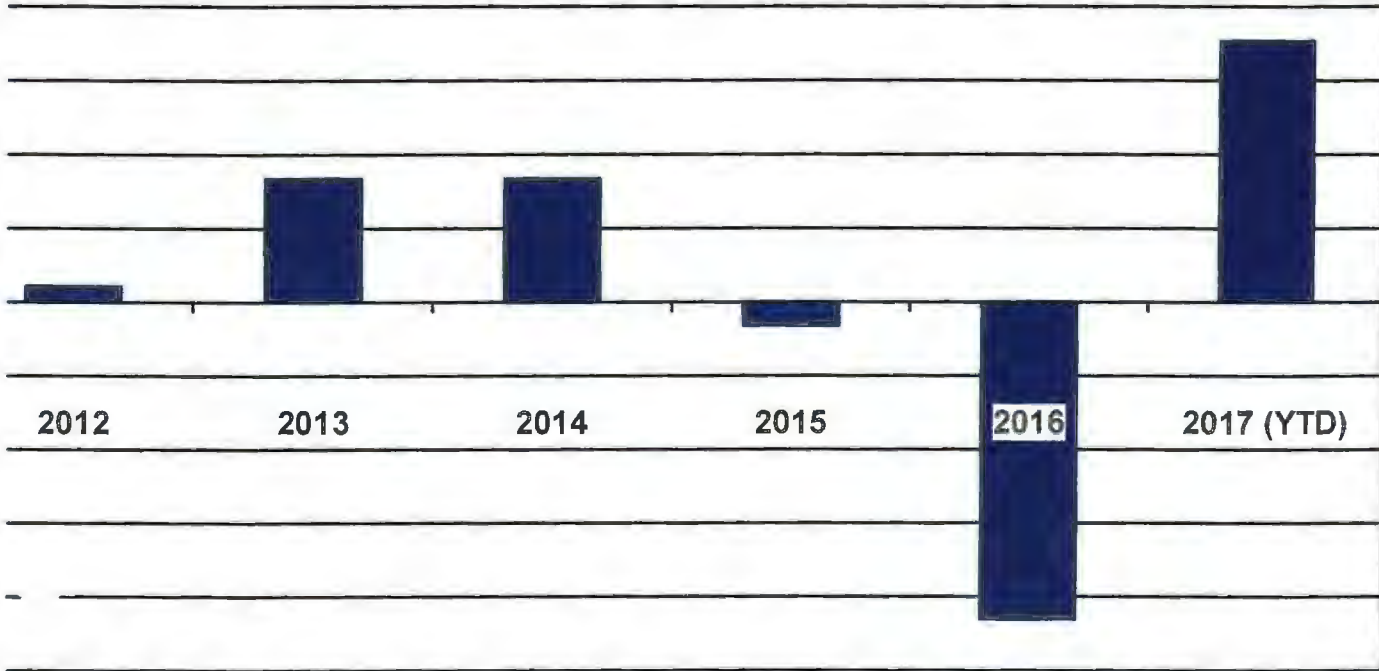
Office Supply & Demand



Office Vacancy



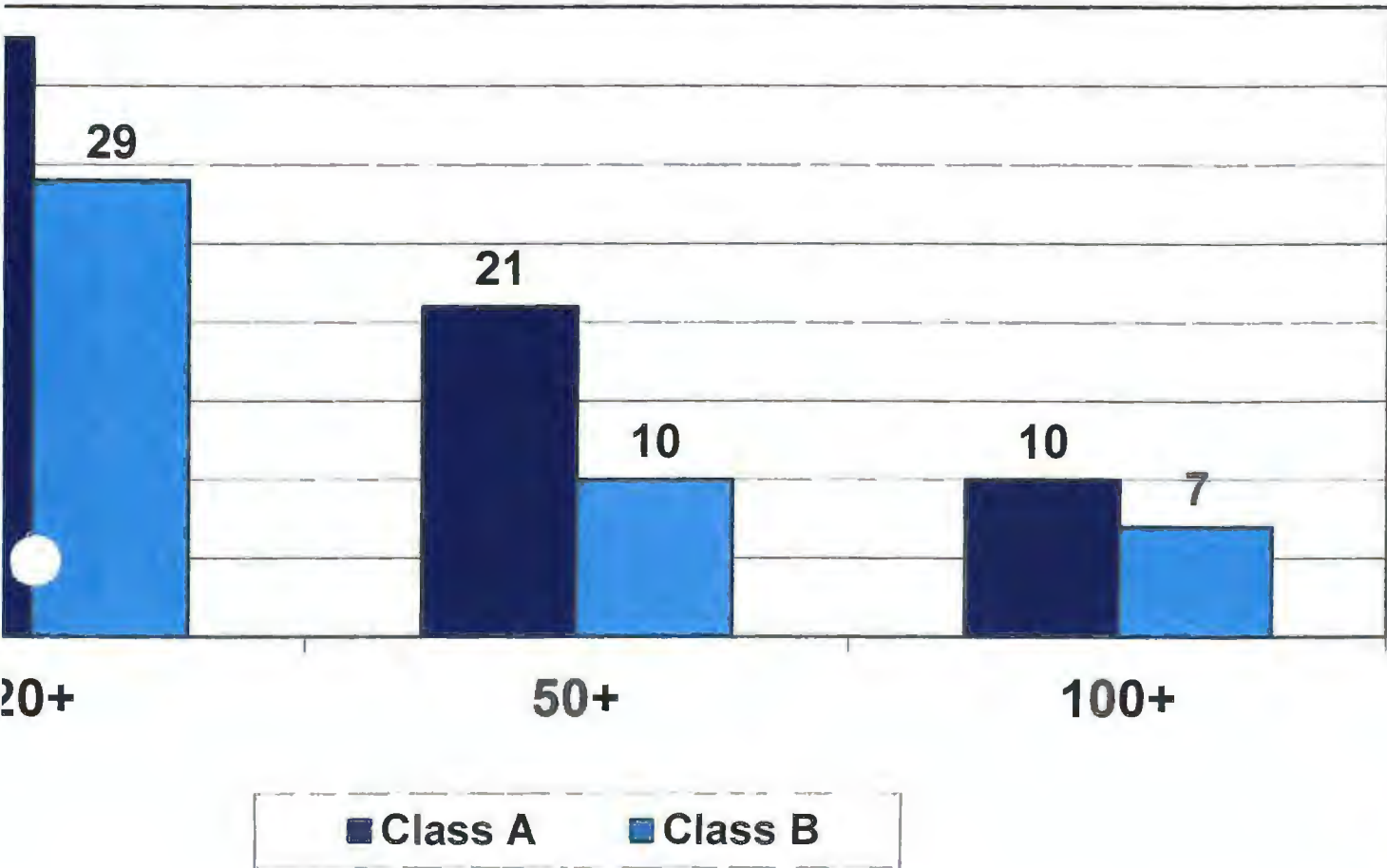
Office Absorption



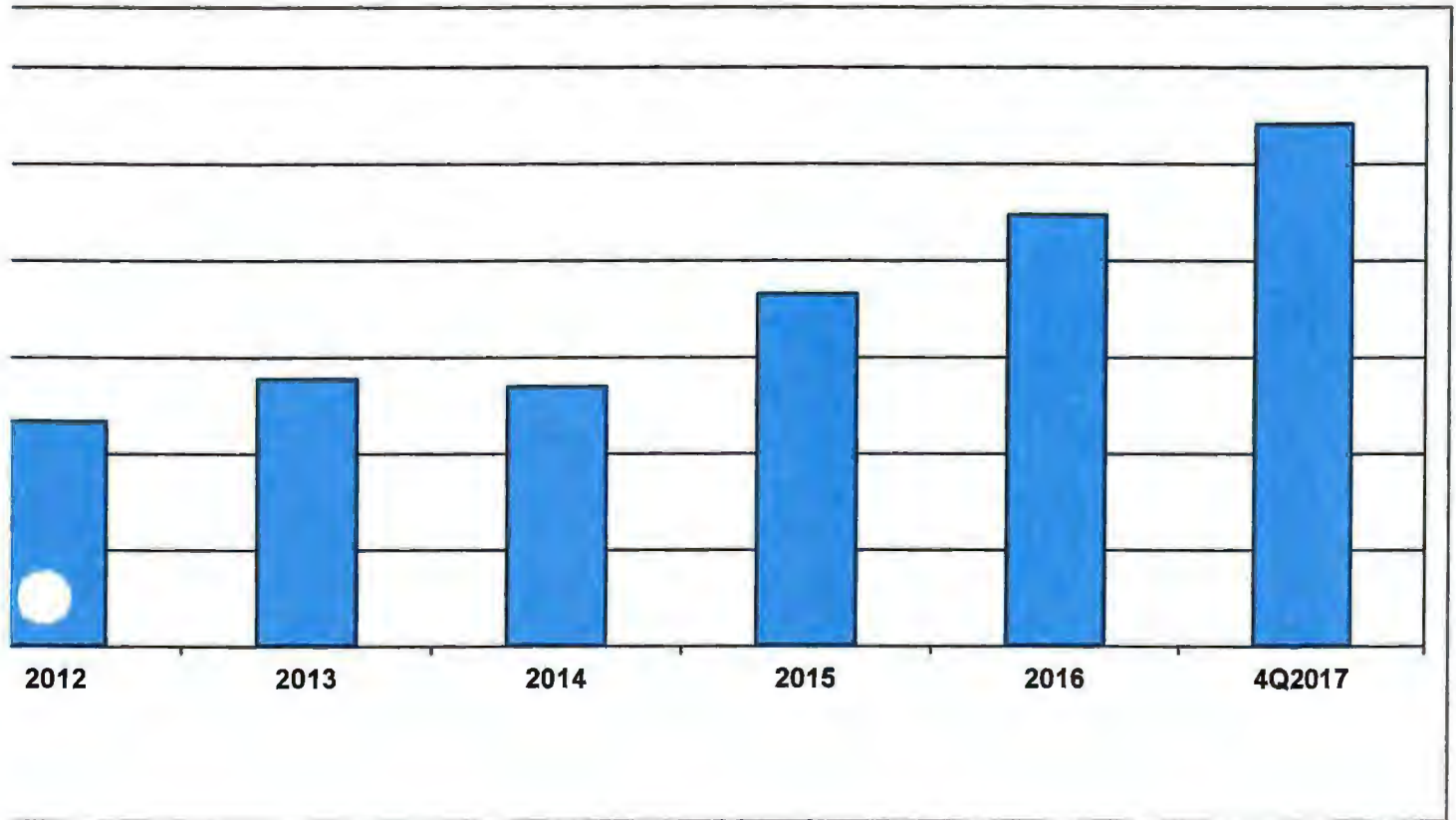
Large Contiguous Blocks of Space

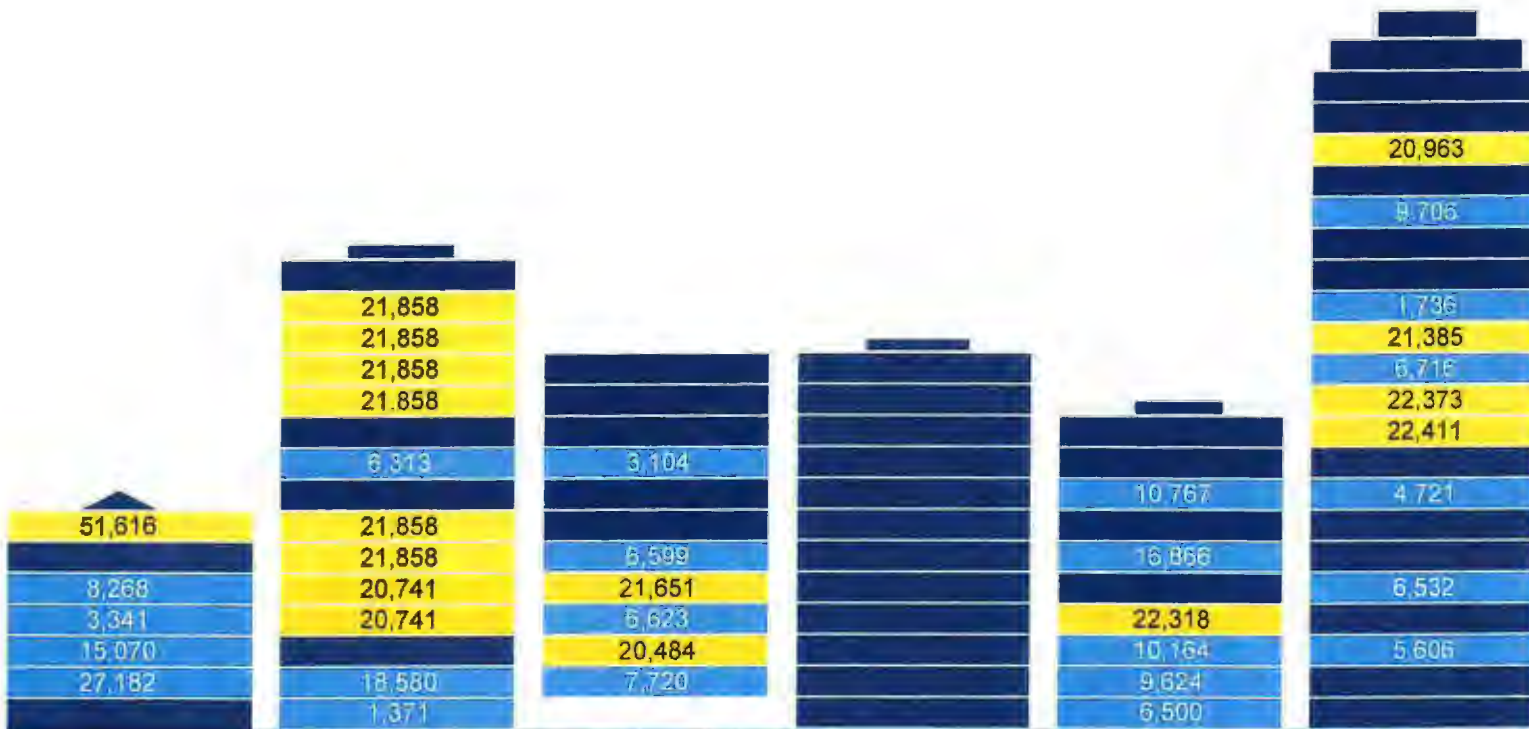


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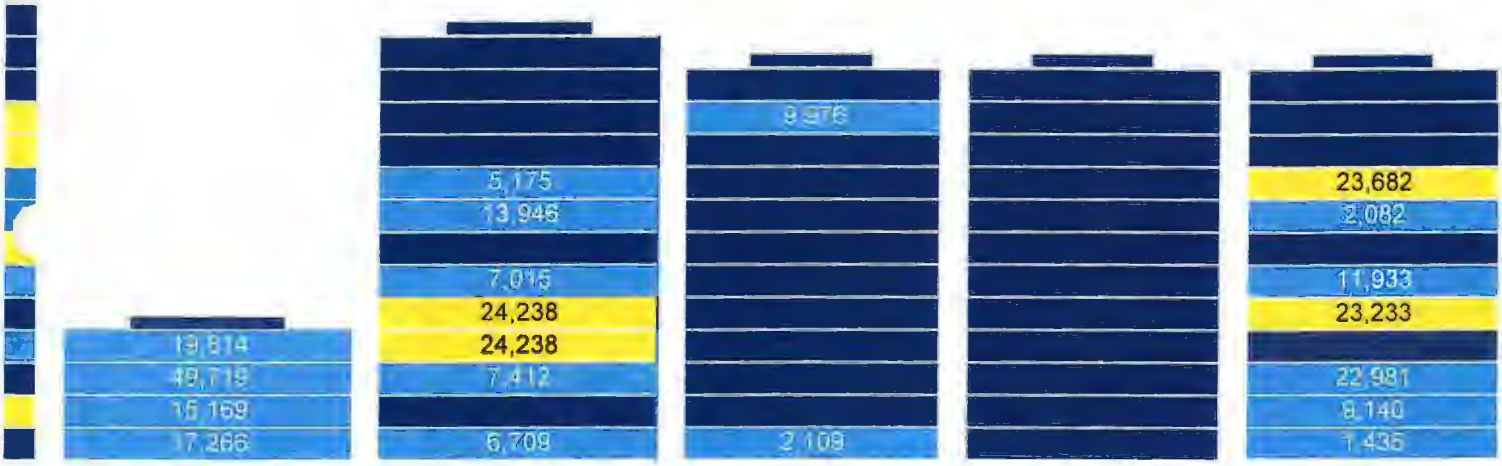


Office Class A Asking Rental Rates

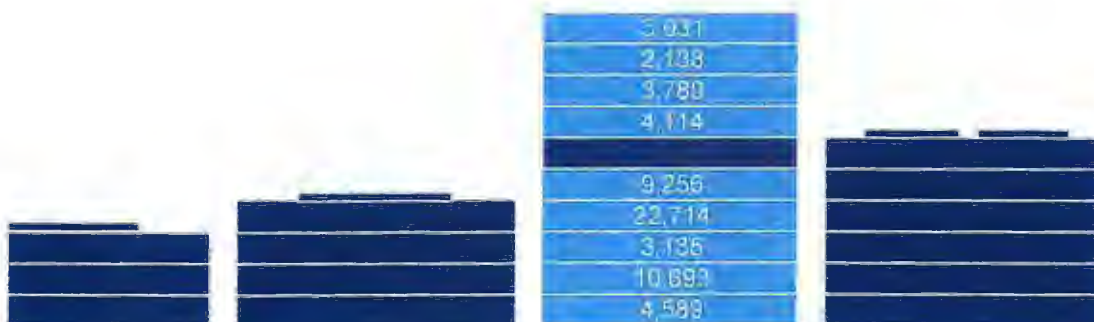




Woodfield Preserve 20 N Martingale Rd Schaumburg	Woodfield Corp Ctr 150 N Martingale Rd Schaumburg	Woodfield Corp. Ctr 200 N Martingale Rd Schaumburg	Woodfield Point Ofc Ctr 231 N Martingale Rd Schaumburg	Woodfield Corp. Ctr 300 N Martingale Rd Schaumburg	Woodfield Corp. Ctr 425 N Martingale Rd Schaumburg
324,416	278,870	242,492	317,198	156,065	437,641
54,069	19,919	20,207	29,132	22,295	20,840
105,477	203,089	66,181	0	65,373	68,790
0	0	0	0	10,866	53,349
33%	73%	27%	0%	49%	28%
\$16.50 N	\$13.00 N	\$13.00 N	Negotiable	\$22.00 G	\$14.50 N
2001	1982, R1994	1982, R1994	1987, R2007	1984	1986, R2009
4.00/1,000	4.00/1,000	4.00/1,000	3.95/1,000	4.00/1,000	4.00/1,000
\$6.60	\$4.83	\$4.64	\$3.18	\$5.53	\$5.31
\$6.23	\$6.13	\$6.64	\$3.50	\$7.20	\$7.67
Zeller Realty	Sperry Commercial	Sperry Commercial	Lexington Realty Trust	Younan Properties	New York Life



Schaumburg Corp Ctr I 1501 E Woodfield Rd Schaumburg	Schaumburg Corp Ctr II 1515 F Woodfield Rd Schaumburg	Continental Towers I 1701 Golf Rd Rolling Meadows	Continental Towers II 1701 Golf Rd Rolling Meadows	Continental Towers III 1701 Golf Rd Rolling Meadows
380,433	311,690	280,448	281,528	275,873
91,248	22,836	23,608	23,682	23,682
118,055	90,239	12,085	0	67,922
0	0	0	0	2,872
31%	29%	4%	0%	26%
\$14.50 N	\$14.50 N	\$16.25 N	\$16.25 N	\$16.25 N
1980	1986	1978	1980	1982
4.00/1,000	4.00/1,000	4.00/1,000	4.00/1,000	4.00/1,000
\$5.76	\$5.76	\$3.69	\$3.57	\$3.57
\$7.18	\$7.18	\$6.54	\$7.78	\$7.68
GlenStar	GlenStar	Walton Street/GlenStar	Walton Street/GlenStar	Walton Street/GlenStar



Prairie Stone Corp. Ctr 5550 Prairie Stone Pky Hoffman Estates	Two Park Center 5550 Prairie Stone Pky Hoffman Estates	25 Northwest Point Bldg 25 Northwest Point Blvd Elk Grove Village	Park of Northwest Point 50 Northwest Point Blvd Elk Grove Village
110,000	193,601	207,136	176,848
36,666	48,500	20,714	30,147
0	0	59,347	0
0	0	4,103	0
0%	0%	31%	0%
Negotiable	\$12.50 N	\$12.00 N	Negotiable
2008	2000	1989	1999
4.55/1,000	0.23/1,000	4.00/1,000	4.50/1,000
\$1.50	\$3.11	\$6.99	N/A
\$5.50	\$5.86	\$7.55	N/A
Monument Financial	Salvation Army HQ	Farbman Group	Franklin Street Properties

NORTHWEST CLASS A



CHATHAM CENTRE
1901 N ROSELLE RD
SCHAUMBURG



TWO PARK CENTER
5550 PRAIRIE STONE PKY
HOFFMAN ESTATES



PRAIRIE STONE CORP. CTR
5450 PRAIRIE STONE PKY
HOFFMAN ESTATES



GREENSPPOINT
2900 W HIGGINS RD
2895 GREENSPPOINT PKY
HOFFMAN ESTATES



SC
147

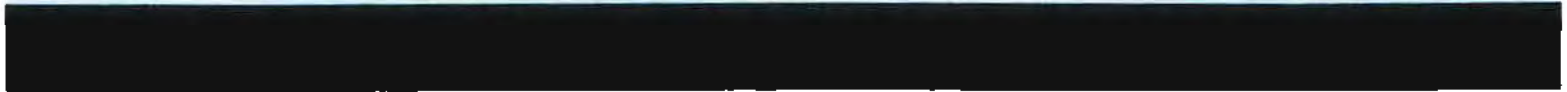


III. Large Block Skylines (100,000 & 300,000 SF)



	25,000	109,076		27,868
	25,000	13,050	35,405	28,499
43,000	25,000	37,076	38,410	28,382
210,000	25,000	15,434	40,827	27,241
	27,280			18,265

Bourns 540 Building 40 W Northwest Hwy Barrington	777 Big Timber Rd Elgin	Fischer Corporate Center 1707 N Randal Rd Elgin	Amer. Academy of Pediatrics 141 NW Point Blvd Elk Grove Village	1250 N Arlington Hts Rd Itasca
253,000	127,280	436,000	114,642	130,257
210,000	25,000	109,000	38,214	27,000
253,000	127,280	224,636	114,642	130,257
0	0	0	0	0
100%	100%	52%	100%	100%
Negotiable	\$13.00 N	#21.00 G	Negotiable	\$14.00 - \$17.00 N
253,000	127,280	202,527	114,642	130,257
1997	1984	1993	1982	1991
4.18/1,000	4.32/1,000	4.00/1,000	N/A	3.63/1,000
\$1.48	\$2.23	\$2.47	N/A	\$2.86
N/A	N/A	\$3.82	N/A	\$7.31
Bourns, Inc.	Alpha Property Mgmt	John B. Sanfilippo & Sons	Amer. Academt of Pediatrics	Hamilton Partners



NORTH

EAST-WEST



60,843			
60,843	47,754		64,080
60,843	47,754		64,080
60,843	47,754	85,368	64,080
60,843	46,225	313,816	64,080
55,801	56,424	481,559	64,080
45,023	56,767		33,600

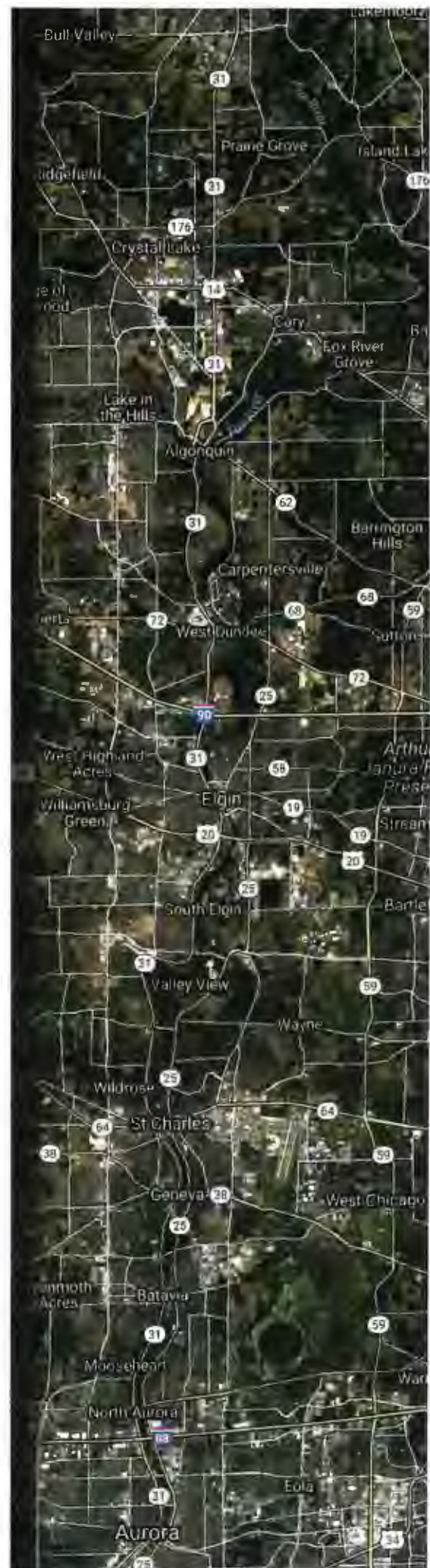
AON Office Building 1000 Milwaukee Ave Glenview	Two Overlook Point 2 Overlook Pt Lincolnshire	Innovation Park 600 N US Hwy 45 Libertyville	Shuman Boulevard Bldg 263 Shuman Blvd Naperville
405,039	318,403	966,091	354,000
59,614	63,680	373,728	70,819
405,039	302,678	966,091	354,000
0	0	0	0
100%	95%	100%	100%
\$16.00 N	\$16.50 N	Negotiable	Negotiable
405,039	302,678	966,091	354,000
1975	1997	1992, R2008	1986, R2006
5.00/1,000	4.20/1,000	3.70/1,000	4.10/1,000
\$6.54	\$1.72	\$1.00	\$1.88
\$6.58	\$7.59	\$6.50	\$6.77
ABT	Northwestern Mutual	BECO Management	Columbia Property Trust

Available Buildings 300,000+ SF Contiguous (All Markets)

- 1 **1301 E Algonquin Rd**
Schaumburg, IL
- 2 **AON Office Building**
1000 Milwaukee Ave, Glenview, IL
- 3 **Two Overlook Point**
2 Overlook Pt, Lincolnshire, IL
- 4 **Shuman Boulevard 263**
263 Shuman Blvd, Naperville, IL
- 5 **Innovation Park**
600 N US Highway 45, Libertyville, IL



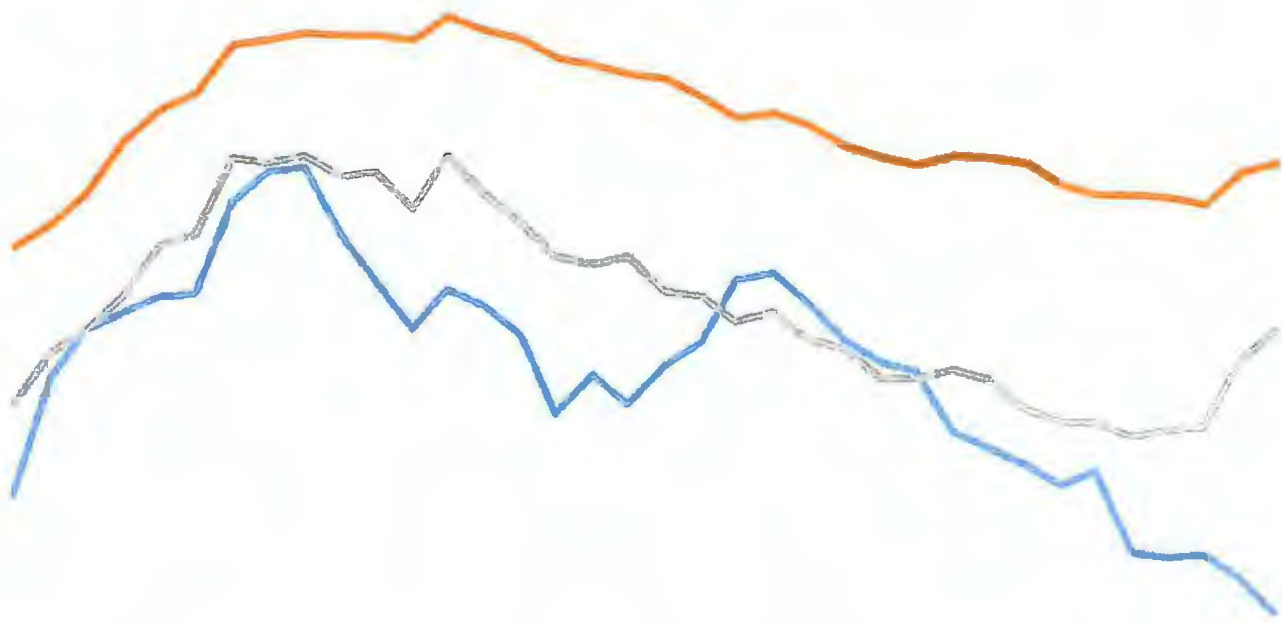
- 6 **AT&T Business Park**
2000/2001 W AT&T Center Drive





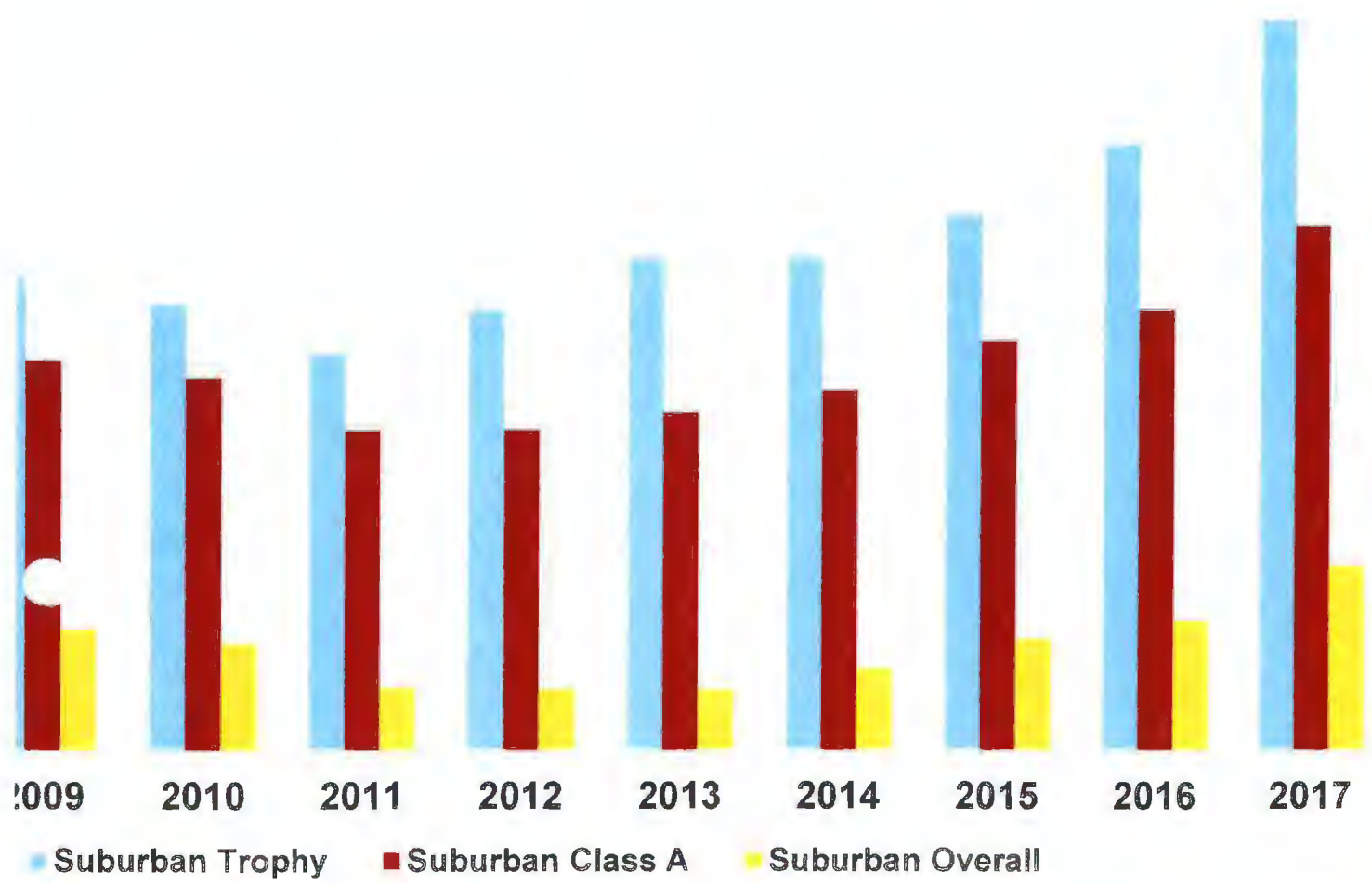
IV. Trophy Vacancy & Rent Comparison Charts

Trophy vs. Class A vs. Overall Market



3 2009 2010 2011 2012 2013 2014 2015 2016 2017
Suburban Trophy Suburban Class A Suburban Overall

ent Comparison





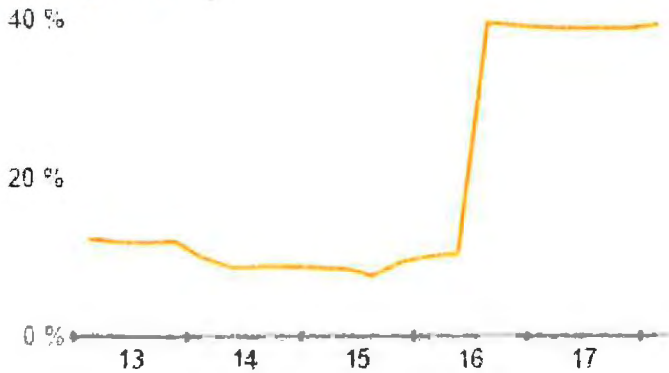
V. Hoffman Estates Market Summary

Hoffman Estates Overview

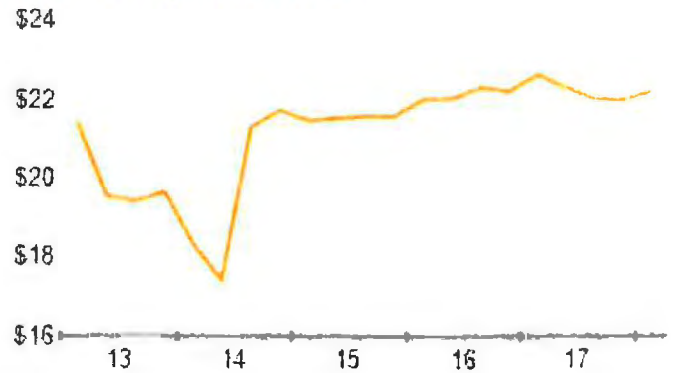
Availability	Survey	5-Year Avg	Inventory	Survey	5-Year Avg
Gross Rent Per SF	\$22.21	\$21.23	Existing Buildings	21	20
Vacancy Rate	39.6%	19.1%	Existing SF	5,404,344	5,343,344
Vacant SF	2,138,633	1,018,801	12 Mo. Const. Starts	0	0
Availability Rate	41.1%	35.8%	Under Construction	0	0
Available SF	2,222,155	1,910,220	12 Mo. Deliveries	0	0
Sublet SF	21,574	625,870			
Months on Market	34.3	44.0			

Demand	Survey	5-Year Avg	Sales	Past Year	5-Year Avg
12 Mo. Absorption SF	-3,471	-286,332	Sale Price Per SF	-	\$232
12 Mo. Leasing SF	76,102	88,866	Asking Price Per SF	-	\$237
			Sales Volume (Mil.)	\$0.0	\$5.3
			Cap Rate	-	6.9%

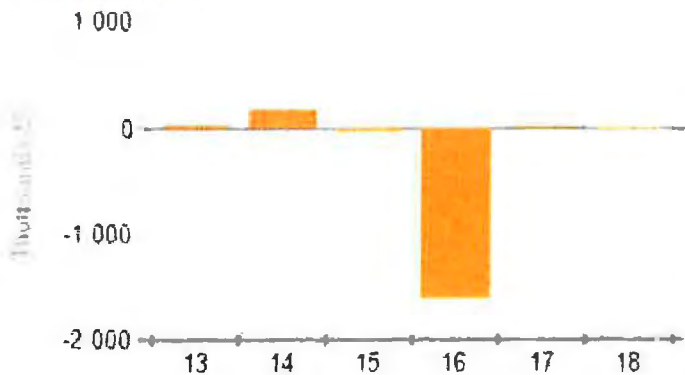
Vacancy Rate



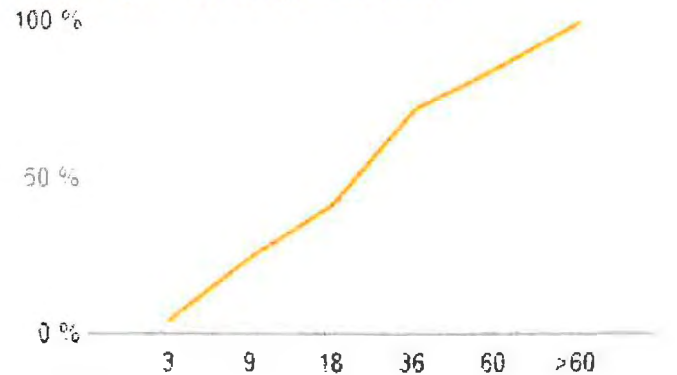
Gross Asking Rent Per SF



Net Absorption



Probability of Leasing in Months



Hoffman Estates Office Properties

	Address	City	Property Type	Property Size	Space Avail	Rent/SF/Yr
1	2000 W AT&T Center Dr	Hoffman Estates	Class A Office	1,367,997 SF	1,300,000 SF	Withheld
2	1555 Barrington Rd	Hoffman Estates	Class B Office/Medical	61,000 SF	0 SF	-
3	2300 Barrington Rd	Hoffman Estates	Class A Office/Medical	149,473 SF	19,588 SF	\$12.50
4	3333 Beverly Rd	Hoffman Estates	Class A Office	2,400,000 SF	201,353 SF	\$22.50
5	2815 Forbs Ave	Hoffman Estates	Class A Office	95,237 SF	21,139 SF	\$15.00
6	2870 Forbs Ave	Hoffman Estates	Class A Office	72,000 SF	72,000 SF	Withheld
7	1400 N Gannon Dr	Hoffman Estates	Class B Office	32,000 SF	0 SF	For Sale Only
8	2895 Greenspoint Pky	Hoffman Estates	Class A Office	157,764 SF	52,851 SF	\$14.00
9	2353 Hassell Rd	Hoffman Estates	Class B Office/Medical	28,670 SF	3,100 SF	\$19.50
10	2357 Hassell Rd	Hoffman Estates	Class B Office/Medical	28,000 SF	11,027 SF	\$19.50
11	2800 W Higgins Rd	Hoffman Estates	Class A Office	207,590 SF	58,160 SF	\$13.50
12	3100 W Higgins Rd	Hoffman Estates	Class B Office/Medical	26,439 SF	18,971 SF	\$10.00
13	3150 W Higgins Rd	Hoffman Estates	Class B Office/Medical	31,109 SF	6,215 SF	\$10.00
14	2001 Lakewood Blvd	Hoffman Estates	Class B Office	281,386 SF	281,382 SF	Withheld
15	1721 Moon Lake Blvd	Hoffman Estates	Class B Office	132,017 SF	115,751 SF	\$10.00
16	5120 Prairie Stone Pky	Hoffman Estates	Class B Office	44,960 SF	0 SF	-
17	5125 Prairie Stone Pky	Hoffman Estates	Class B Office	34,923 SF	0 SF	-
18	5400 Prairie Stone Pky	Hoffman Estates	Class B Office	30,240 SF	5,000 SF	\$22.50
19	5450 Prairie Stone Pky	Hoffman Estates	Class A Office	114,213 SF	0 SF	-
20	5401 Trillium Blvd	Hoffman Estates	Class A Office	50,000 SF	34,907 SF	\$19.25
21	5407 Trillium Blvd	Hoffman Estates	Class A Office	59,326 SF	25,171 SF	\$19.25



Pop-Facts Demographics | Summary



Trade Area: 2000 att center dr - 15 min Drivetime, 2000 att center dr - 20 min Drivetime, 2000 att center dr - 30 min Drivetime

	2000 att center dr - 15 min Drivetime		2000 att center dr - 20 min Drivetime		2000 att center dr - 30 min Drivetime	
	Total	%	Total	%	Total	%
Population						
2000 Census	182,709	100.00	479,304	100.00	1,250,561	100.00
2010 Census	184,125	100.00	490,892	100.00	1,306,185	100.00
2018 Estimate	184,449	100.00	492,267	100.00	1,316,990	100.00
2023 Projection	184,438	100.00	492,711	100.00	1,321,925	100.00
Population Growth						
Percent Change: 2000 to 2010	-	0.78	-	2.42	-	4.45
Percent Change: 2010 to 2018	-	0.18	-	0.28	-	0.83
Percent Change: 2018 to 2023	-	-0.01	-	0.09	-	0.38

	2000 att center dr - 15 min Drivetime		2000 att center dr - 20 min Drivetime		2000 att center dr - 30 min Drivetime	
	Total	%	Total	%	Total	%
Households						
2000 Census	67,128	100.00	175,071	100.00	449,551	100.00
2010 Census	67,975	100.00	179,942	100.00	473,816	100.00
2018 Estimate	68,696	100.00	182,027	100.00	481,362	100.00
2023 Projection	68,937	100.00	182,816	100.00	484,563	100.00
Household Growth						
Percent Change: 2000 to 2010	-	1.26	-	2.78	-	5.40
Percent Change: 2010 to 2018	-	1.06	-	1.16	-	1.59
Percent Change: 2018 to 2023	-	0.35	-	0.43	-	0.67

	2000 att center dr - 15 min Drivetime		2000 att center dr - 20 min Drivetime		2000 att center dr - 30 min Drivetime	
	Total	%	Total	%	Total	%
Family Households						
2000 Census	47,081	100.00	122,855	100.00	324,577	100.00
2010 Census	48,011	100.00	125,799	100.00	338,448	100.00
2018 Estimate	48,331	100.00	126,933	100.00	343,201	100.00
2023 Projection	48,417	100.00	127,335	100.00	345,196	100.00
Family Household Growth						
Percent Change: 2000 to 2010	-	1.98	-	2.40	-	4.27
Percent Change: 2010 to 2018	-	0.67	-	0.90	-	1.40
Percent Change: 2018 to 2023	-	0.18	-	0.32	-	0.58

Benchmark: 2000 att center dr - 30 min Drivetime

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Pop-Facts Demographics | Population Quick Facts



Trade Area: 2000 att center dr - 15 min Drivetime, 2000 att center dr - 20 min Drivetime, 2000 att center dr - 30 min Drivetime

	2000 att center dr - 15 min Drivetime		2000 att center dr - 20 min Drivetime		2000 att center dr - 30 min Drivetime	
	Total	%	Total	%	Total	%
2018 Est. Population by Age						
Age 0 - 4	11,086	6.01	31,103	6.32	79,701	6.05
Age 5 - 9	11,087	6.01	31,145	6.33	81,249	6.17
Age 10 - 14	11,291	6.12	31,459	6.39	84,912	6.45
Age 15 - 17	7,012	3.80	18,970	3.85	52,471	3.98
Age 18 - 20	6,486	3.52	17,668	3.59	48,056	3.65
Age 21 - 24	9,058	4.91	23,877	4.85	64,526	4.90
Age 25 - 34	25,167	13.64	65,633	13.33	166,319	12.63
Age 35 - 44	24,511	13.29	67,994	13.81	176,362	13.39
Age 45 - 54	25,736	13.95	68,043	13.82	185,393	14.08
Age 55 - 64	26,334	14.28	66,473	13.50	182,652	13.87
Age 65 - 74	16,809	9.11	42,536	8.64	117,821	8.95
Age 75 - 84	6,764	3.67	18,796	3.82	53,736	4.08
Age 85 and over	3,109	1.69	8,568	1.74	23,791	1.81
Age 16 and over	148,685	80.61	392,335	79.70	1,053,911	80.02
Age 18 and over	143,973	78.06	379,590	77.11	1,018,657	77.35
Age 21 and over	137,488	74.54	361,922	73.52	970,601	73.70
Age 65 and over	26,682	14.47	69,900	14.20	195,349	14.83
Median Age	-	39.51	-	38.89	-	39.67
Average Age	-	39.50	-	39.01	-	39.50
2018 Est. Population by Single-Classification Race						
White Alone	118,255	64.11	335,113	68.08	953,518	72.40
Black/African American Alone	6,318	3.42	17,643	3.58	43,022	3.27
American Indian/Alaskan Native Alone	685	0.37	2,523	0.51	6,306	0.48
Asian Alone	41,073	22.27	78,530	15.95	167,003	12.68
Native Hawaiian/Pacific Islander Alone	55	0.03	135	0.03	451	0.03
Some Other Race Alone	12,550	6.80	43,751	8.89	111,015	8.43
Two or More Races	5,514	2.99	14,573	2.96	35,676	2.71
2018 Est. Population by Ethnicity (Hispanic or Latino)						
Hispanic/Latino	32,956	17.87	114,797	23.32	282,417	21.44
Not Hispanic/Latino	151,493	82.13	377,470	76.68	1,034,572	78.56
2018 Est. Population by Sex						
Male	90,724	49.19	242,629	49.29	650,097	49.36
Female	93,725	50.81	249,637	50.71	666,893	50.64

Benchmark: 2000 att center dr - 30 min Drivetime

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Pop-Facts Demographics | Map

Trade Area: 2000 att center dr - 15 min Drivetime, 2000 att center dr - 20 min Drivetime, 2000 att center dr - 30 min Drivetime



Leaflet (<http://leafletjs.com>) | Powered by Esri (<https://www.esri.com>) | Esri, HERE, Garmin, NGA, USGS, NPS

Benchmark: 2000 att center dr - 30 min Drivetime

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Report Details

Name: Pop-Facts Population Quick Facts 2018
Date / Time: 3/5/2018 9:35:25 AM
DataVintage: 2018

Trade Area

Name	Level	Geographies
2000 att center dr - 15 min Drivetime	15 min Drivetime	N/A
2000 att center dr - 20 min Drivetime	20 min Drivetime	N/A
2000 att center dr - 30 min Drivetime	30 min Drivetime	N/A

Benchmark:

Name	Level	Geographies
2000 att center dr - 30 min Drivetime	30 min Drivetime	N/A

DataSource:

Name	Copyright
Pop-Facts Premier - 2000 US Census	Claritas: Claritas - Pop-Facts Premier 2018
Pop-Facts Premier - 2010 US Census	Claritas: Claritas - Pop-Facts Premier 2018
Pop-Facts Premier - 2018 - Current Year Estimate	Claritas: Claritas - Pop-Facts Premier 2018
Pop-Facts Premier - 2023 - Five Year Projection	Claritas: Claritas - Pop-Facts Premier 2018

Pop-Facts Demographics Snapshot | Summary

Trade Area: 2000 att center dr - 1 mi Radius, 2000 att center dr - 5 mi Radius, 2000 att center dr - 10 mi Radius

	2000 att center dr - 1 mi Radius	2000 att center dr - 5 mi Radius	2000 att center dr - 10 mi Radius
Population			
2000 Census	5,392	192,220	777,823
2010 Census	5,329	191,753	797,811
2018 Estimate	5,331	191,136	800,055
2023 Projection	5,323	190,648	800,933
Population Growth			
Percent Change: 2000 to 2010	-1.17	-0.24	2.57
Percent Change: 2010 to 2018	0.04	-0.32	0.28
Percent Change: 2018 to 2023	-0.15	-0.26	0.11

	2000 att center dr - 1 mi Radius	2000 att center dr - 5 mi Radius	2000 att center dr - 10 mi Radius
Households			
2000 Census	2,142	70,110	281,100
2010 Census	2,041	70,418	290,526
2018 Estimate	2,092	71,001	293,916
2023 Projection	2,108	71,148	295,223
Household Growth			
Percent Change: 2000 to 2010	-4.71	0.44	3.35
Percent Change: 2010 to 2018	2.50	0.83	1.17
Percent Change: 2018 to 2023	0.77	0.21	0.45

	2000 att center dr - 1 mi Radius	2000 att center dr - 5 mi Radius	2000 att center dr - 10 mi Radius
Family Households			
2000 Census	1,237	50,078	201,376
2010 Census	1,264	50,258	206,417
2018 Estimate	1,289	50,451	208,369
2023 Projection	1,299	50,455	209,082
Family Household Growth			
Percent Change: 2000 to 2010	2.18	0.36	2.50
Percent Change: 2010 to 2018	1.98	0.38	0.95
Percent Change: 2018 to 2023	0.78	0.01	0.34

Benchmark: 2000 att center dr - 1 mi Radius

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Pop-Facts Demographics Snapshot | Population & Race

Trade Area: 2000 att center dr - 1 mi Radius, 2000 att center dr - 5 mi Radius, 2000 att center dr - 10 mi Radius

Total Population: 5,331, 191,136, 800,055 | Total Households: 2,092, 71,001, 293,916

	2000 att center dr - 1 mi Radius		2000 att center dr - 5 mi Radius		2000 att center dr - 10 mi Radius	
	Count	%	Count	%	Count	%
2018 Est. Population by Single-Classification Race						
White Alone	2,373	44.51	123,470	64.60	567,359	70.92
Black/African American Alone	523	9.81	6,638	3.47	29,144	3.64
American Indian/Alaskan Native Alone	12	0.23	733	0.38	3,989	0.50
Asian Alone	1,723	32.32	41,757	21.85	112,415	14.05
Native Hawaiian/Pacific Islander Alone	1	0.02	49	0.03	255	0.03
Some Other Race Alone	518	9.72	12,978	6.79	64,449	8.06
Two or More Races	180	3.38	5,510	2.88	22,443	2.81
2018 Est. Population by Hispanic or Latino Origin						
Not Hispanic or Latino	4,149	77.83	158,140	82.74	628,785	78.59
Hispanic or Latino	1,182	22.17	32,996	17.26	171,270	21.41
Mexican Origin	885	74.87	26,088	79.06	141,187	82.44
Puerto Rican Origin	95	8.04	2,144	6.50	10,088	5.89
Cuban Origin	15	1.27	403	1.22	1,816	1.06
All Other Hispanic or Latino	186	15.74	4,361	13.22	18,179	10.61
2018 Est. Pop by Race, Asian Alone, by Category						
Chinese, except Taiwanese	55	3.19	4,914	11.77	10,648	9.47
Filipino	66	3.83	4,406	10.55	17,623	15.68
Japanese	179	10.39	2,664	6.38	5,320	4.73
Asian Indian	1,283	74.46	21,813	52.24	54,895	48.83
Korean	48	2.79	4,479	10.73	10,278	9.14
Vietnamese	3	0.17	542	1.30	2,614	2.33
Cambodian	0	0.00	48	0.12	427	0.38
Hmong	0	0.00	2	0.01	59	0.05
Laotian	0	0.00	121	0.29	1,088	0.97
Thai	8	0.46	246	0.59	681	0.61
All Other Asian Races Including 2+ Category	81	4.70	2,523	6.04	8,781	7.81
2018 Est. Population by Ancestry						
Arab	15	0.28	1,113	0.58	3,291	0.41
Czech	4	0.07	922	0.48	3,613	0.45
Danish	6	0.11	459	0.24	2,166	0.27
Dutch	4	0.07	704	0.37	3,266	0.41
English	70	1.31	4,718	2.47	19,984	2.50
French (Excluding Basque)	43	0.81	1,200	0.63	5,068	0.63
French Canadian	22	0.41	258	0.14	974	0.12
German	407	7.63	21,842	11.43	93,993	11.75
Greek	99	1.86	2,047	1.07	8,618	1.08
Hungarian	10	0.19	453	0.24	2,511	0.31
Irish	159	2.98	12,168	6.37	55,751	6.97
Italian	262	4.92	13,659	7.15	62,165	7.77
Lithuanian	21	0.39	681	0.36	2,662	0.33
Norwegian	26	0.49	1,991	1.04	6,967	0.87
Polish	369	6.92	18,561	9.71	75,753	9.47
Portuguese	6	0.11	170	0.09	388	0.05
Russian	54	1.01	1,164	0.61	7,356	0.92
Scotch-Irish	29	0.54	381	0.20	1,588	0.20
Scottish	16	0.30	940	0.49	4,069	0.51
Slovak	10	0.19	219	0.12	1,012	0.13
Sub-Saharan African	38	0.71	1,001	0.52	3,988	0.50
Swedish	37	0.69	1,923	1.01	10,198	1.27
Swiss	21	0.39	219	0.12	1,077	0.14
Ukrainian	38	0.71	1,176	0.61	5,297	0.66
United States or American	129	2.42	3,947	2.06	22,125	2.77
Welsh	0	0.00	132	0.07	1,072	0.13
West Indian (Excluding Hispanic groups)	20	0.38	265	0.14	1,119	0.14
Other ancestries	3,050	57.21	80,213	41.97	310,501	38.61
Ancestries Unclassified	367	6.88	18,612	9.74	83,486	10.44
2018 Est. Pop Age 5+ by Language Spoken At Home						
Speak Only English at Home	2,923	58.86	112,130	62.32	479,935	63.92
Speak Asian/Pacific Isl. Lang. at Home	448	9.02	17,232	9.58	44,939	5.99
Speak Indo-European Language at Home	927	18.67	24,387	13.55	97,142	12.94
Speak Spanish at Home	626	12.61	24,393	13.56	123,010	16.38
Speak Other Language at Home	41	0.83	1,780	0.99	5,852	0.78
2018 Est. Hiap. or Latino Pop by Single-Class. Race						
White Alone	578	48.90	17,614	53.38	93,427	54.55
Black/African American Alone	21	1.78	414	1.25	1,822	1.06
American Indian/Alaskan Native Alone	7	0.59	560	1.70	3,202	1.87
Asian Alone	8	0.68	166	0.50	666	0.39
Native Hawaiian/Pacific Islander Alone	1	0.09	16	0.05	83	0.05
Some Other Race Alone	512	43.32	12,757	38.66	63,540	37.10
Two or More Races	54	4.57	1,468	4.45	8,529	4.98

Benchmark: 2000 att center dr - 1 mi Radius

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Pop-Facts Demographics Snapshot | Population & Race



Trade Area: 2000 att center dr - 1 mi Radius, 2000 att center dr - 5 mi Radius, 2000 att center dr - 10 mi Radius

Total Population: 5,331, 191,136, 800,055 | Total Households: 2,092, 71,001, 293,916

	2000 att center dr - 1 mi Radius		2000 att center dr - 5 mi Radius		2000 att center dr - 10 mi Radius	
	Count	%	Count	%	Count	%
2018 Est. Population by Sex						
Male	2,672	50.12	93,986	49.17	394,009	49.25
Female	2,659	49.88	97,150	50.83	406,046	50.75
2018 Est. Population by Age						
Age 0 - 4	366	6.87	11,214	5.87	49,177	6.15
Age 5 - 9	370	6.94	11,231	5.88	49,507	6.19
Age 10 - 14	349	6.55	11,537	6.04	51,132	6.39
Age 15 - 17	199	3.73	7,256	3.80	31,661	3.96
Age 18 - 20	188	3.53	6,737	3.52	29,298	3.66
Age 21 - 24	276	5.18	9,463	4.95	39,596	4.95
Age 25 - 34	1,032	19.36	25,119	13.66	103,160	12.89
Age 35 - 44	867	16.26	25,237	13.20	106,967	13.37
Age 45 - 54	679	12.74	26,703	13.97	112,230	14.03
Age 55 - 64	560	10.51	27,512	14.39	111,086	13.88
Age 65 - 74	321	6.02	17,651	9.23	70,918	8.86
Age 75 - 84	105	1.97	7,173	3.75	31,376	3.92
Age 85 and over	19	0.36	3,303	1.73	13,947	1.74
Age 16 and over	4,182	78.45	154,775	80.98	639,848	79.98
Age 18 and over	4,047	75.91	149,898	78.42	618,578	77.32
Age 21 and over	3,860	72.41	143,161	74.90	589,280	73.66
Age 65 and over	446	8.37	28,127	14.72	116,241	14.53
Median Age	-	33.90	-	39.77	-	39.40
Average Age	-	34.98	-	39.73	-	39.32
2018 Est. Pop Age 15+ by Marital Status						
Total, Never Married	1,546	36.40	46,033	29.29	192,075	29.54
Male, Never Married	790	18.60	24,725	15.73	103,234	15.88
Female, Never Married	756	17.80	21,307	13.56	88,840	13.66
Married, Spouse Present	2,073	48.81	84,464	53.75	344,638	53.00
Married, Spouse Absent	169	3.98	6,031	3.84	25,651	3.94
Widowed	133	3.13	7,436	4.73	33,202	5.11
Male, Widowed	18	0.42	1,395	0.89	6,769	1.04
Female, Widowed	115	2.71	6,041	3.84	26,433	4.07
Divorced	326	7.68	13,190	8.39	54,674	8.41
Male, Divorced	89	2.10	4,649	2.96	21,113	3.25
Female, Divorced	237	5.58	8,542	5.43	33,561	5.16
2018 Est. Male Population by Age						
Male: Age 0 - 4	184	6.89	5,725	6.09	25,125	6.38
Male: Age 5 - 9	186	6.96	5,729	6.10	25,235	6.41
Male: Age 10 - 14	167	6.25	5,921	6.30	26,103	6.63
Male: Age 15 - 17	104	3.89	3,724	3.96	16,186	4.11
Male: Age 18 - 20	100	3.74	3,491	3.71	15,107	3.83
Male: Age 21 - 24	150	5.61	4,841	5.15	20,233	5.13
Male: Age 25 - 34	554	20.73	13,349	14.20	52,466	13.32
Male: Age 35 - 44	425	15.91	12,644	13.45	53,740	13.64
Male: Age 45 - 54	331	12.39	13,053	13.89	55,339	14.04
Male: Age 55 - 64	264	9.88	13,138	13.98	53,531	13.59
Male: Age 65 - 74	149	5.58	8,263	8.79	33,085	8.40
Male: Age 75 - 84	49	1.83	3,070	3.27	13,302	3.38
Male: Age 85 and over	9	0.34	1,040	1.11	4,558	1.16
Median Age, Male	-	33.02	-	38.31	-	38.11
Average Age, Male	-	34.45	-	38.74	-	38.35
2018 Est. Female Population by Age						
Female: Age 0 - 4	182	6.84	5,489	5.65	24,052	5.92
Female: Age 5 - 9	185	6.96	5,503	5.66	24,273	5.98
Female: Age 10 - 14	182	6.84	5,616	5.78	25,029	6.16
Female: Age 15 - 17	95	3.57	3,532	3.64	15,475	3.81
Female: Age 18 - 20	87	3.27	3,246	3.34	14,191	3.50
Female: Age 21 - 24	126	4.74	4,622	4.76	19,363	4.77
Female: Age 25 - 34	478	17.98	12,769	13.14	50,694	12.48
Female: Age 35 - 44	442	16.62	12,593	12.96	53,228	13.11
Female: Age 45 - 54	348	13.09	13,650	14.05	56,890	14.01
Female: Age 55 - 64	296	11.13	14,374	14.80	57,556	14.18
Female: Age 65 - 74	172	6.47	9,368	9.66	37,833	9.32
Female: Age 75 - 84	57	2.14	4,104	4.22	18,074	4.45
Female: Age 85 and over	10	0.38	2,263	2.33	9,389	2.31
Median Age, Female	-	34.90	-	41.24	-	40.70
Average Age, Female	-	35.53	-	40.64	-	40.20

Benchmark: 2000 att center dr - 1 mi Radius

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Pop-Facts Demographics Snapshot | Housing & Households



Trade Area: 2000 att center dr - 1 mi Radius, 2000 att center dr - 5 mi Radius, 2000 att center dr - 10 mi Radius

Total Population: 5,331, 191,136, 800,055 | Total Households: 2,092, 71,001, 293,916

	2000 att center dr - 1 mi Radius		2000 att center dr - 5 mi Radius		2000 att center dr - 10 mi Radius	
	Count	%	Count	%	Count	%
2018 Est. Households by Household Type						
Family Households	1,289	61.62	50,451	71.06	208,369	70.89
NonFamily Households	803	38.38	20,550	28.94	85,547	29.11
2018 Est. Group Quarters Population						
2018 Est. Group Quarters Population	0	0.00	1,491	0.78	5,887	0.74
2018 HHs By Ethnicity, Hispanic/Latino						
2018 HHs By Ethnicity, Hispanic/Latino	346	16.54	8,321	11.72	41,843	14.24
2018 Est. Family HH Type by Presence of Own Child.						
Married Couple Family, own children	475	36.85	18,954	37.57	78,851	37.84
Married Couple Family, no own children	448	34.76	22,048	43.70	88,267	42.36
Male Householder, own children	47	3.65	1,105	2.19	5,306	2.55
Male Householder, no own children	63	4.89	1,677	3.32	7,271	3.49
Female Householder, own children	138	10.71	3,220	6.38	14,753	7.08
Female Householder, no own children	118	9.15	3,447	6.83	13,922	6.68
2018 Est. Households by Household Size						
1-Person Household	599	28.63	17,284	24.34	72,288	24.59
2-Person Household	632	30.21	21,852	30.78	88,597	30.14
3-Person Household	353	16.87	12,649	17.82	50,687	17.25
4-Person Household	278	13.29	11,070	15.59	45,539	15.49
5-Person Household	134	6.41	4,936	6.95	21,726	7.39
6-Person Household	64	3.06	1,982	2.79	9,147	3.11
7-or-more-person	32	1.53	1,228	1.73	5,931	2.02
2018 Est. Average Household Size	-	2.55	-	2.67	-	2.70
2018 Est. Households by Number of Vehicles						
No Vehicles	92	4.40	2,548	3.59	12,151	4.13
1 Vehicle	953	45.55	22,302	31.41	89,703	30.52
2 Vehicles	806	38.53	31,536	44.42	129,404	44.03
3 Vehicles	184	8.79	10,537	14.84	44,675	15.20
4 Vehicles	38	1.82	2,938	4.14	13,400	4.56
5 or more Vehicles	19	0.91	1,140	1.61	4,583	1.56
2018 Est. Average Number of Vehicles	-	1.62	-	1.91	-	1.92
2018 Est. Occupied Housing Units by Tenure						
Housing Units, Owner-Occupied	1,114	53.25	54,520	76.79	222,831	75.81
Housing Units, Renter-Occupied	978	46.75	16,481	23.21	71,085	24.18
2018 Owner Occ. HUs: Avg. Length of Residence						
2018 Owner Occ. HUs: Avg. Length of Residence	-	16.01	-	16.66	-	16.72
2018 Renter Occ. HUs: Avg. Length of Residence						
2018 Renter Occ. HUs: Avg. Length of Residence	-	6.38	-	6.25	-	6.23
2018 Est. Owner-Occupied Housing Units by Value						
Value Less Than \$20,000	16	1.44	565	1.04	2,445	1.10
Value \$20,000 - \$39,999	1	0.09	431	0.79	1,831	0.82
Value \$40,000 - \$59,999	37	3.32	367	0.67	1,756	0.79
Value \$60,000 - \$79,999	84	7.54	654	1.20	3,365	1.51
Value \$80,000 - \$99,999	101	9.07	1,360	2.49	5,808	2.61
Value \$100,000 - \$149,999	319	28.64	5,813	10.66	22,419	10.06
Value \$150,000 - \$199,999	146	13.11	7,763	14.24	29,134	13.07
Value \$200,000 - \$299,999	225	20.20	13,359	24.50	55,661	24.98
Value \$300,000 - \$399,999	107	9.61	9,366	17.18	41,687	18.71
Value \$400,000 - \$499,999	44	3.95	6,018	11.04	25,725	11.54
Value \$500,000 - \$749,999	19	1.71	5,433	9.96	20,914	9.39
Value \$750,000 - \$999,999	7	0.63	1,973	3.62	7,581	3.40
Value \$1,000,000 - \$1,499,999	4	0.36	828	1.52	2,850	1.28
Value \$1,500,000 - \$1,999,999	1	0.09	261	0.48	706	0.32
Value \$2,000,000 or more	2	0.18	330	0.60	949	0.43
2018 Est. Median All Owner-Occupied Housing Value	-	149,711.91	-	274,558.75	-	278,584.76

Benchmark: 2000 att center dr - 1 mi Radius

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Pop-Facts Demographics Snapshot | Housing & Households



Trade Area: 2000 att center dr - 1 mi Radius, 2000 att center dr - 5 mi Radius, 2000 att center dr - 10 mi Radius

Total Population: 5,331, 191,136, 800,055 | Total Households: 2,092, 71,001, 293,916

	2000 att center dr - 1 mi Radius		2000 att center dr - 5 mi Radius		2000 att center dr - 10 mi Radius	
	Count	%	Count	%	Count	%
2018 Est. Housing Units by Units In Structure						
1 Unit Attached	715	31.44	11,002	14.55	40,786	13.01
1 Unit Detached	411	18.07	41,993	55.55	176,210	56.19
2 Units	43	1.89	689	0.91	4,626	1.48
3 to 4 Units	169	7.43	5,157	6.82	16,243	5.18
5 to 19 Units	287	12.62	7,426	9.82	37,832	12.06
20 to 49 Units	545	23.97	3,609	4.77	14,882	4.75
50 or More Units	103	4.53	5,641	7.46	20,770	6.62
Mobile Home or Trailer	0	0.00	62	0.08	2,079	0.66
Boat, RV, Van, etc.	0	0.00	14	0.02	154	0.05
2018 Est. Housing Units by Year Structure Built						
Built 2014 or Later	69	3.03	1,537	2.03	7,132	2.27
Built 2010 to 2013	1	0.04	72	0.10	931	0.30
Built 2000 to 2009	20	0.88	3,913	5.18	24,559	7.83
Built 1990 to 1999	135	5.94	9,629	12.74	42,143	13.44
Built 1980 to 1989	487	21.42	16,363	21.65	58,054	18.51
Built 1970 to 1979	1,226	53.91	25,421	33.63	83,122	26.51
Built 1960 to 1969	227	9.98	11,693	15.47	45,079	14.38
Built 1950 to 1959	59	2.60	4,893	6.47	30,682	9.78
Built 1940 to 1949	21	0.92	858	1.14	6,476	2.06
Built 1939 or Earlier	30	1.32	1,212	1.60	15,403	4.91
2018 Housing Units by Year Structure Built						
2018 Est. Median Year Structure Built	-	1,976.45	-	1,977.47	-	1,977.08
2018 Est. Households by Presence of People Under 18						
2018 Est. Households by Presence of People Under 18	724	34.61	25,020	35.24	106,218	36.14
Households with 1 or More People under Age 18						
Married Couple Family	498	68.78	19,802	79.14	82,258	77.44
Other Family, Male Householder	55	7.60	1,368	5.47	6,497	6.12
Other Family, Female Householder	167	23.07	3,745	14.97	16,893	15.90
NonFamily Household, Male Householder	3	0.41	88	0.35	475	0.45
NonFamily Household, Female Householder	0	0.00	17	0.07	95	0.09
2018 Est. Households with No People under Age 18						
Households with No People under Age 18	1,368	65.39	45,980	64.76	187,698	63.86
Households with No People under Age 18						
Married Couple Family	426	31.14	21,200	46.11	84,856	45.21
Other Family, Male Householder	56	4.09	1,420	3.09	6,088	3.24
Other Family, Female Householder	90	6.58	2,914	6.34	11,781	6.28
NonFamily, Male Householder	449	32.82	9,411	20.47	38,035	20.26
NonFamily, Female Householder	348	25.44	11,036	24.00	46,938	25.01

Benchmark: 2000 att center dr - 1 mi Radius

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Pop-Facts Demographics Snapshot | Affluence & Education



Trade Area: 2000 att center dr - 1 mi Radius, 2000 att center dr - 5 mi Radius, 2000 att center dr - 10 mi Radius

Total Population: 5,331, 191,136, 800,055 | Total Households: 2,092, 71,001, 293,916

	2000 att center dr - 1 mi Radius		2000 att center dr - 5 mi Radius		2000 att center dr - 10 mi Radius	
	Count	%	Count	%	Count	%
2018 Est. Pop Age 25+ by Edu. Attainment						
Less than 9th Grade	87	2.43	5,396	4.04	31,082	5.66
Some High School, No Diploma	121	3.38	5,297	3.96	26,969	4.91
High School Graduate (or GED)	711	19.84	26,840	20.07	116,113	21.12
Some College, No Degree	635	17.72	24,959	18.67	106,285	19.34
Associate's Degree	272	7.59	10,829	8.10	44,255	8.05
Bachelor's Degree	1,121	31.29	37,919	28.36	145,137	26.40
Master's Degree	493	13.76	18,195	13.61	63,831	11.61
Professional Degree	74	2.06	2,776	2.08	10,663	1.94
Doctorate Degree	70	1.95	1,487	1.11	5,350	0.97
2017 Est. Pop Age 25+ by Edu. Attain., Hisp./Lat.						
High School Diploma	58	8.99	5,753	31.71	36,950	39.80
High School Graduate	301	46.67	5,418	29.86	25,392	27.35
Some College or Associate's Degree	219	33.95	3,699	20.39	18,373	19.79
Bachelor's Degree or Higher	66	10.23	3,275	18.05	12,130	13.06
2018 Est. Households by HH Income						
Income < \$15,000	74	3.54	2,981	4.20	15,536	5.29
Income \$15,000 - \$24,999	89	4.25	3,544	4.99	17,709	6.03
Income \$25,000 - \$34,999	184	8.79	3,794	5.34	18,793	6.39
Income \$35,000 - \$49,999	333	15.92	6,968	9.81	31,066	10.57
Income \$50,000 - \$74,999	409	19.55	11,563	16.29	47,264	16.08
Income \$75,000 - \$99,999	330	15.77	10,622	14.96	41,001	13.95
Income \$100,000 - \$124,999	268	12.81	9,167	12.91	34,598	11.77
Income \$125,000 - \$149,999	167	7.98	6,494	9.15	25,453	8.66
Income \$150,000 - \$199,999	117	5.59	6,700	9.44	27,736	9.44
Income \$200,000 - \$249,999	55	2.63	3,422	4.82	13,947	4.75
Income \$250,000 - \$499,999	52	2.49	3,946	5.56	14,577	4.96
Income \$500,000+	14	0.67	1,800	2.54	6,237	2.12
2018 Est. Average Household Income	-	89,803.03	-	118,246.62	-	111,627.93
2018 Est. Median Household Income	-	72,036.20	-	90,302.65	-	84,658.90
2018 Median HH Inc. by Single-Class, Race or Eth.						
White Alone	-	67,617.88	-	89,433.97	-	86,607.05
Black or African American Alone	-	56,423.44	-	55,757.09	-	47,781.92
American Indian and Alaskan Native Alone	-	150,000.00	-	58,919.81	-	48,348.18
Asian Alone	-	84,618.06	-	107,523.26	-	104,011.57
Native Hawaiian and Other Pacific Islander Alone	-	62,893.72	-	62,526.05	-	68,748.21
Some Other Race Alone	-	71,257.37	-	70,465.37	-	56,209.46
Two or More Races	-	76,889.85	-	70,227.80	-	70,930.42
Hispanic or Latino	-	61,084.69	-	71,824.75	-	60,198.55
Not Hispanic or Latino	-	72,672.89	-	93,450.97	-	90,698.20
2018 Est. Families by Poverty Status						
2018 Families at or Above Poverty	1,220	94.65	48,525	96.18	196,164	94.14
2018 Families at or Above Poverty with children	649	50.35	22,091	43.79	90,146	43.26
2018 Families Below Poverty	69	5.35	1,926	3.82	12,204	5.86
2018 Families Below Poverty with children	47	3.65	1,377	2.73	9,701	4.66

Benchmark: 2000 att center dr - 1 mi Radius

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Pop-Facts Demographics Snapshot | Education & Occupation



Trade Area: 2000 att center dr - 1 mi Radius, 2000 att center dr - 5 mi Radius, 2000 att center dr - 10 mi Radius

Total Population: 5,331, 191,136, 800,055 | Total Households: 2,092, 71,001, 293,916

	2000 att center dr - 1 mi Radius		2000 att center dr - 5 mi Radius		2000 att center dr - 10 mi Radius	
	Count	%	Count	%	Count	%
2018 Est. Employed Civilian Population 16+ by Occupation Classification						
White Collar	2,123	70.07	72,411	70.53	280,912	66.44
Blue Collar	415	13.70	16,322	15.90	79,465	18.80
Service and Farming	492	16.24	13,930	13.57	62,404	14.76
2018 Est. Workers Age 16+ by Travel Time to Work						
Less than 15 Minutes	494	17.09	17,941	18.55	78,046	19.59
15 - 29 Minutes	999	34.56	33,691	34.84	135,340	33.97
30 - 44 Minutes	843	29.16	23,224	24.01	98,895	24.82
45 - 59 Minutes	214	7.40	10,369	10.72	42,148	10.58
60 or more Minutes	341	11.79	11,491	11.88	43,949	11.03
2018 Est. Avg Travel Time to Work in Minutes	-	32.43	-	32.97	-	32.49
2018 Est. Workers Age 18+ by Transp. to Work						
2018 Est. Workers Age 18+ by Transp. to Work	2,955	100.00	100,826	100.00	415,868	100.00
Drove Alone	2,319	78.48	82,166	81.49	336,434	80.90
Carpooled	474	16.04	7,870	7.81	33,721	8.11
Public Transport	84	2.84	4,363	4.33	17,951	4.32
Walked	2	0.07	1,170	1.16	4,934	1.19
Bicycle	2	0.07	292	0.29	1,286	0.31
Other Means	16	0.54	712	0.71	3,115	0.75
Worked at Home	59	2.00	4,251	4.22	18,428	4.43
2018 Est. Civ. Employed Pop 16+ by Class of Worker						
2018 Est. Civ. Employed Pop 16+ by Class of Worker	3,030	100.00	102,663	100.00	422,781	100.00
For-Profit Private Workers	2,511	82.87	79,265	77.21	323,346	76.48
Non-Profit Private Workers)	128	4.22	6,313	6.15	27,248	6.45
Local Government Workers	121	3.99	5,585	5.44	24,026	5.68
State Government Workers	66	2.18	2,037	1.98	7,662	1.81
Federal Government Workers	72	2.38	1,022	0.99	4,538	1.07
Self-Employed Workers	133	4.39	8,285	8.07	35,411	8.38
Unpaid Family Workers	0	0.00	157	0.15	550	0.13
2018 Est. Civ. Employed Pop 16+ by Occupation						
Architecture/Engineering	25	0.82	2,506	2.44	9,567	2.26
Arts/Design/Entertainment/Sports/Media	10	0.33	1,624	1.58	7,147	1.69
Building/Grounds Cleaning/Maintenance	89	2.94	2,755	2.68	13,960	3.30
Business/Financial Operations	220	7.26	7,131	6.95	27,807	6.58
Community/Social Services	30	0.99	1,149	1.12	4,352	1.03
Computer/Mathematical	304	10.03	7,171	6.99	20,454	4.84
Construction/Extraction	36	1.19	3,134	3.05	15,534	3.67
Education/Training/Library	136	4.49	5,460	5.32	21,717	5.14
Farming/Fishing/Forestry	4	0.13	63	0.06	542	0.13
Food Preparation/Serving Related	152	5.02	5,244	5.11	20,423	4.83
Healthcare Practitioner/Technician	127	4.19	4,939	4.81	21,611	5.11
Healthcare Support	43	1.42	1,217	1.19	7,606	1.80
Installation/Maintenance/Repair	52	1.72	2,086	2.03	9,738	2.30
Legal	11	0.36	989	0.96	4,029	0.95
Life/Physical/Social Science	27	0.89	794	0.77	2,718	0.64
Management	204	6.73	13,727	13.37	52,163	12.34
Office/Administrative Support	656	21.65	14,238	13.87	60,497	14.31
Production	132	4.36	5,400	5.26	28,104	6.65
Protective Services	75	2.48	1,306	1.27	5,223	1.24
Sales/Related	374	12.34	12,683	12.35	48,849	11.55
Personal Care/Service	129	4.26	3,345	3.26	14,649	3.46
Transportation/Material Moving	194	6.40	5,703	5.55	26,089	6.17
2018 Est. Pop Age 16+ by Employment Status						
In Armed Forces	0	0.00	34	0.02	193	0.03
Civilian - Employed	2,894	69.20	103,909	67.14	427,917	66.88
Civilian - Unemployed	188	4.50	5,803	3.75	24,536	3.83
Not in Labor Force	1,101	26.33	45,029	29.09	187,203	29.26

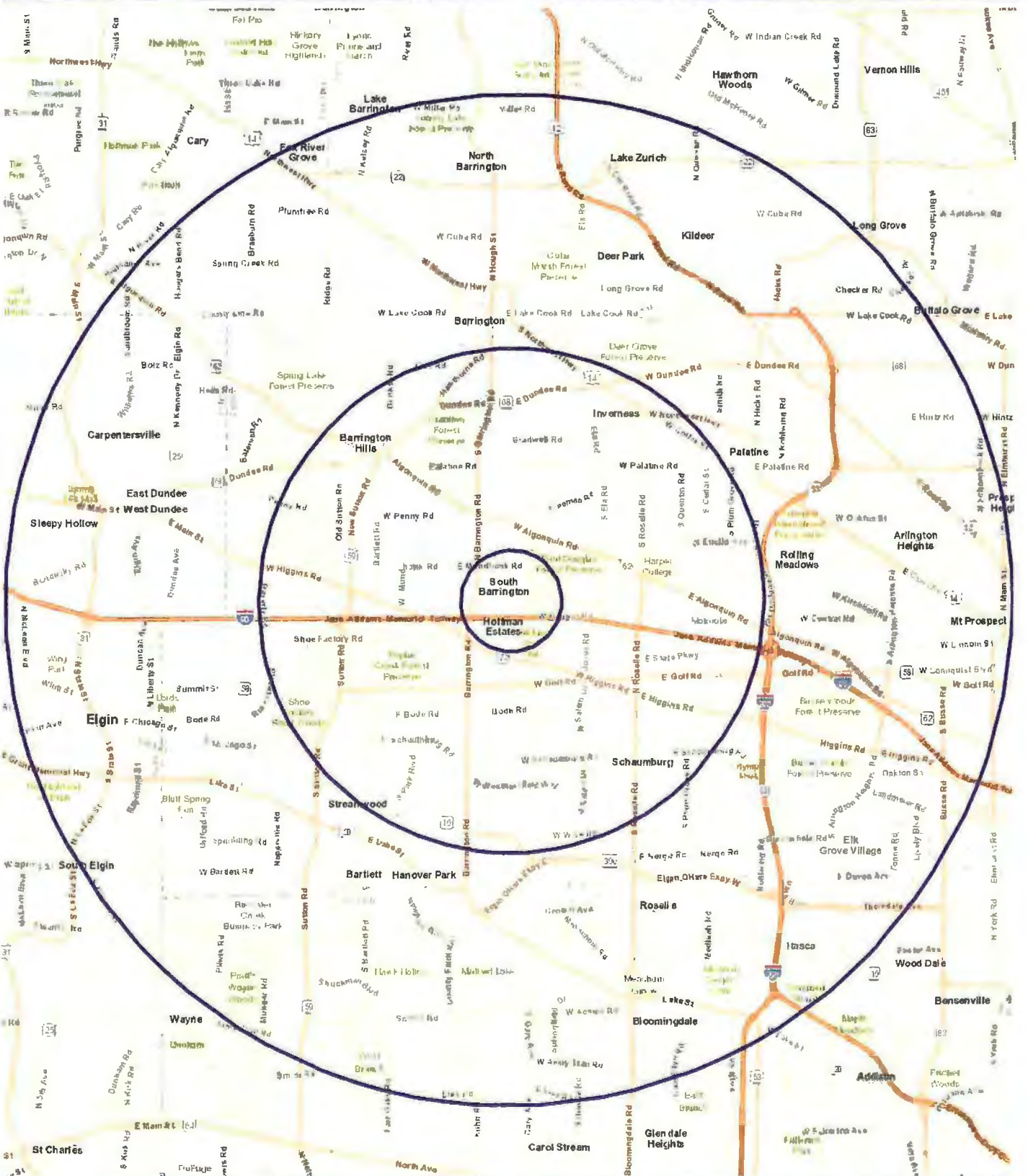
Benchmark: 2000 att center dr - 1 mi Radius

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Pop-Facts Demographics Snapshot | Map



Trade Area: 2000 att center dr - 1 mi Radius, 2000 att center dr - 5 mi Radius, 2000 att center dr - 10 mi Radius | Total Population: 5,331, 191,136, 800,055 | Total Households: 2,092, 71,001, 293,916



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Benchmark: 2000 att center dr - 1 mi Radius

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Report Details

Name: Pop-Facts Demographic Snapshot 2018
Date / Time: 3/5/2018 9:12:18 AM
DataVintage: 2018

Trade Area

Name	Level	Geographies
2000 att center dr - 1 mi Radius	1 mi Radius	N/A
2000 att center dr - 10 mi Radius	10 mi Radius	N/A
2000 att center dr - 5 mi Radius	5 mi Radius	N/A

Benchmark:

Name	Level	Geographies
2000 att center dr - 1 mi Radius	1 mi Radius	N/A

DataSource:

Name	Copyright
Pop-Facts Premier - 2000 US Census	Claritas: Claritas - Pop-Facts Premier 2018
Pop-Facts Premier - 2010 US Census	Claritas: Claritas - Pop-Facts Premier 2018
Pop-Facts Premier - 2018 - Current Year Estimate	Claritas: Claritas - Pop-Facts Premier 2018
Pop-Facts Premier - 2023 - Five Year Projection	Claritas: Claritas - Pop-Facts Premier 2018
SPOTLIGHT Pop-Facts Premier - 2018 - Current Year Estimate	Claritas: Claritas

Pop-Facts Demographics Snapshot | Summary



Trade Area: 2000 att center dr - 15 mi Radius, 2000 att center dr - 20 mi Radius, 2000 att center dr - 25 mi Radius

	2000 att center dr - 15 mi Radius	2000 att center dr - 20 mi Radius	2000 att center dr - 25 mi Radius
Population			
2000 Census	1,566,405	2,631,474	4,738,773
2010 Census	1,638,541	2,773,549	4,872,131
2018 Estimate	1,651,743	2,794,167	4,885,371
2023 Projection	1,658,030	2,803,501	4,891,946
Population Growth			
Percent Change: 2000 to 2010	4.61	5.40	2.81
Percent Change: 2010 to 2018	0.81	0.74	0.27
Percent Change: 2018 to 2023	0.38	0.33	0.14

	2000 att center dr - 15 mi Radius	2000 att center dr - 20 mi Radius	2000 att center dr - 25 mi Radius
Households			
2000 Census	558,088	949,375	1,685,749
2010 Census	590,430	1,010,682	1,762,629
2018 Estimate	599,755	1,026,917	1,786,336
2023 Projection	603,812	1,033,721	1,796,029
Household Growth			
Percent Change: 2000 to 2010	5.79	6.46	4.56
Percent Change: 2010 to 2018	1.58	1.61	1.34
Percent Change: 2018 to 2023	0.68	0.66	0.54

	2000 att center dr - 15 mi Radius	2000 att center dr - 20 mi Radius	2000 att center dr - 25 mi Radius
Family Households			
2000 Census	406,590	687,432	1,182,027
2010 Census	425,302	721,932	1,212,066
2018 Estimate	431,391	732,177	1,226,086
2023 Projection	434,062	736,490	1,231,627
Family Household Growth			
Percent Change: 2000 to 2010	4.60	5.02	2.54
Percent Change: 2010 to 2018	1.43	1.42	1.16
Percent Change: 2018 to 2023	0.62	0.59	0.47

Benchmark: 2000 att center dr - 15 mi Radius

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Pop-Facts Demographics Snapshot | Population & Race



Trade Area: 2000 att center dr - 15 mi Radius, 2000 att center dr - 20 mi Radius, 2000 att center dr - 25 mi Radius

Total Population: 1,651,743, 2,794,167, 4,885,371 | Total Households: 599,755, 1,026,917, 1,786,336

	2000 att center dr - 15 mi Radius		2000 att center dr - 20 mi Radius		2000 att center dr - 25 mi Radius	
	Count	%	Count	%	Count	%
2018 Est. Population by Single-Classification Race						
White Alone	1,207,888	73.13	2,082,317	74.52	3,365,533	68.89
Black/African American Alone	52,900	3.20	114,648	4.10	385,985	7.90
American Indian/Alaskan Native Alone	7,411	0.45	10,455	0.37	20,733	0.42
Asian Alone	206,783	12.52	304,188	10.89	464,570	9.51
Native Hawaiian/Pacific Islander Alone	580	0.04	933	0.03	1,900	0.04
Some Other Race Alone	132,159	8.00	209,385	7.49	503,473	10.31
Two or More Races	44,022	2.67	72,242	2.58	143,176	2.93
2018 Est. Population by Hispanic or Latino Origin						
Not Hispanic or Latino	1,315,290	79.63	2,262,912	80.99	3,698,589	75.71
Hispanic or Latino	336,452	20.37	531,254	19.01	1,186,782	24.29
Mexican Origin	277,190	82.39	414,325	77.99	888,422	74.86
Puerto Rican Origin	18,719	5.56	44,483	8.37	132,620	11.19
Cuban Origin	4,181	1.24	8,576	1.61	16,266	1.37
All Other Hispanic or Latino	36,362	10.81	63,870	12.02	149,274	12.58
2018 Est. Pop by Race, Asian Alone, by Category						
Chinese, except Taiwanese	20,199	9.77	33,449	11.00	60,246	12.97
Filipino	33,456	16.18	56,758	18.66	91,891	19.78
Japanese	7,176	3.47	9,494	3.12	13,037	2.81
Asian Indian	94,261	45.59	122,276	40.20	172,403	37.11
Korean	21,044	10.18	33,574	11.04	43,093	9.28
Vietnamese	6,694	3.24	10,087	3.32	18,566	4.00
Cambodian	1,418	0.69	2,019	0.66	3,333	0.72
Hmong	121	0.06	127	0.04	373	0.08
Laotian	2,510	1.21	2,767	0.91	3,128	0.67
Thai	1,380	0.67	2,575	0.85	5,089	1.09
All Other Asian Races Including 2+ Category	18,522	8.96	31,062	10.21	53,410	11.50
2018 Est. Population by Ancestry						
Arab	8,317	0.50	17,554	0.63	33,530	0.69
Czech	8,823	0.53	16,573	0.59	30,066	0.61
Danish	4,646	0.28	7,310	0.26	10,753	0.22
Dutch	8,290	0.50	15,773	0.56	26,326	0.54
English	45,744	2.77	78,917	2.82	127,311	2.61
French (Excluding Basque)	10,466	0.63	18,536	0.66	31,593	0.65
French Canadian	2,417	0.15	4,376	0.16	7,823	0.16
German	198,880	12.04	327,252	11.71	501,932	10.27
Greek	19,133	1.16	34,597	1.24	50,717	1.04
Hungarian	4,989	0.30	8,605	0.31	14,511	0.30
Irish	114,503	6.93	207,266	7.42	339,831	6.96
Italian	120,681	7.31	206,418	7.39	290,628	5.95
Lithuanian	5,766	0.35	10,597	0.38	19,804	0.41
Norwegian	15,150	0.92	25,988	0.93	40,101	0.82
Polish	149,704	9.06	260,306	9.32	360,842	7.39
Portuguese	1,059	0.06	1,484	0.05	2,619	0.05
Russian	20,878	1.26	36,621	1.31	52,233	1.07
Scotch-Irish	4,027	0.24	7,449	0.27	12,729	0.26
Scottish	9,009	0.55	16,395	0.59	28,373	0.58
Slovak	2,117	0.13	3,951	0.14	6,543	0.13
Sub-Saharan African	7,041	0.43	11,192	0.40	32,477	0.67
Swedish	23,304	1.41	39,808	1.43	59,684	1.22
Swiss	2,323	0.14	4,379	0.16	6,749	0.14
Ukrainian	12,808	0.78	21,967	0.79	29,291	0.60
United States or American	49,552	3.00	86,923	3.11	130,280	2.67
Welsh	2,298	0.14	3,795	0.14	6,389	0.13
West Indian (Excluding Hispanic groups)	3,044	0.18	5,631	0.20	13,988	0.29
Other ancestries	616,743	37.34	1,009,531	36.13	2,099,190	42.97
Ancestries Unclassified	180,029	10.90	304,973	10.91	519,060	10.63
2018 Est. Pop Age 5+ by Language Spoken At Home						
Speak Only English at Home	1,010,628	65.07	1,765,943	67.11	2,983,011	65.05
Speak Asian/Pacific Isl. Lang. at Home	89,733	5.78	134,823	5.12	211,861	4.62
Speak Indo-European Language at Home	193,576	12.46	319,771	12.15	449,569	9.80
Speak Spanish at Home	245,320	15.79	382,353	14.53	882,043	19.23
Speak Other Language at Home	13,858	0.89	28,694	1.09	59,422	1.30
2018 Est. Hisp. or Latino Pop by Single-Class. Race						
White Alone	179,502	53.35	283,386	53.34	594,361	50.08
Black/African American Alone	3,233	0.96	5,358	1.01	16,400	1.38
American Indian/Alaskan Native Alone	5,808	1.73	7,782	1.47	15,345	1.29
Asian Alone	1,214	0.36	2,046	0.39	4,110	0.35
Native Hawaiian/Pacific Islander Alone	140	0.04	254	0.05	636	0.05
Some Other Race Alone	130,290	38.73	206,046	38.78	496,395	41.83
Two or More Races	16,266	4.83	26,383	4.97	59,534	5.02

Benchmark: 2000 att center dr - 15 m Radius

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Pop-Facts Demographics Snapshot | Population & Race

Trade Area: 2000 att center dr - 15 mi Radius, 2000 att center dr - 20 mi Radius, 2000 att center dr - 25 mi Radius

Total Population: 1,651,743, 2,794,167, 4,885,371 | Total Households: 599,755, 1,026,917, 1,786,336

	2000 att center dr - 15 mi Radius		2000 att center dr - 20 mi Radius		2000 att center dr - 25 mi Radius	
	Count	%	Count	%	Count	%
2018 Est. Population by Sex						
Male	815,251	49.36	1,371,341	49.08	2,403,921	49.21
Female	836,491	50.64	1,422,825	50.92	2,481,450	50.79
2018 Est. Population by Age						
Age 0 - 4	98,628	5.97	162,583	5.82	299,464	6.13
Age 5 - 9	101,241	6.13	168,162	6.02	307,159	6.29
Age 10 - 14	107,781	6.53	180,562	6.46	321,500	6.58
Age 15 - 17	67,428	4.08	113,827	4.07	198,677	4.07
Age 18 - 20	62,706	3.80	106,422	3.81	196,426	4.02
Age 21 - 24	83,067	5.03	140,307	5.02	252,301	5.16
Age 25 - 34	203,738	12.34	333,991	11.95	630,053	12.90
Age 35 - 44	215,439	13.04	352,884	12.63	648,506	13.27
Age 45 - 54	234,071	14.17	391,755	14.02	672,071	13.76
Age 55 - 64	231,594	14.02	395,070	14.14	648,813	13.28
Age 65 - 74	147,374	8.92	261,205	9.35	421,532	8.63
Age 75 - 84	87,552	4.09	126,495	4.53	196,952	4.03
Age 85 and over	31,124	1.88	60,904	2.18	91,916	1.88
Age 16 and over	1,321,974	80.03	2,245,510	80.36	3,892,088	79.67
Age 18 and over	1,276,664	77.29	2,169,033	77.63	3,758,570	76.94
Age 21 and over	1,213,958	73.50	2,062,611	73.82	3,562,144	72.92
Age 65 and over	246,050	14.90	448,604	16.05	710,400	14.54
Median Age	-	39.79	-	40.52	-	38.69
Average Age	-	39.55	-	40.16	-	39.00
2018 Est. Pop Age 15+ by Marital Status						
Total, Never Married	392,797	29.22	669,218	29.32	1,328,448	33.57
Male, Never Married	212,806	15.83	358,368	15.70	705,154	17.82
Female, Never Married	179,990	13.39	310,850	13.62	623,294	15.75
Married, Spouse Present	717,683	53.40	1,209,669	52.99	1,924,001	48.62
Married, Spouse Absent	49,906	3.71	83,496	3.66	165,439	4.18
Widowed	70,165	5.22	128,967	5.65	205,726	5.20
Male, Widowed	14,905	1.11	26,452	1.16	42,511	1.07
Female, Widowed	55,260	4.11	102,516	4.49	163,215	4.12
Divorced	113,541	8.45	191,509	8.39	333,634	8.43
Male, Divorced	45,432	3.38	75,813	3.32	134,221	3.39
Female, Divorced	68,109	5.07	115,696	5.07	199,412	5.04
2018 Est. Male Population by Age						
Male: Age 0 - 4	50,396	6.18	83,066	6.06	152,840	6.36
Male: Age 5 - 9	51,731	6.34	85,875	6.26	156,578	6.51
Male: Age 10 - 14	55,063	6.75	92,313	6.73	163,970	6.62
Male: Age 15 - 17	34,584	4.24	58,337	4.25	101,255	4.21
Male: Age 18 - 20	32,457	3.98	54,902	4.00	101,391	4.22
Male: Age 21 - 24	42,635	5.23	71,905	5.24	129,561	5.39
Male: Age 25 - 34	104,373	12.80	170,117	12.40	318,330	13.24
Male: Age 35 - 44	108,117	13.26	176,425	12.87	324,202	13.49
Male: Age 45 - 54	115,520	14.17	192,310	14.02	331,900	13.81
Male: Age 55 - 64	112,237	13.77	190,818	13.91	314,211	13.07
Male: Age 65 - 74	69,158	8.48	121,737	8.88	196,337	8.17
Male: Age 75 - 84	28,631	3.51	53,322	3.89	82,964	3.45
Male: Age 85 and over	10,351	1.27	20,213	1.47	30,382	1.26
Median Age, Male	-	38.42	-	38.99	-	37.42
Average Age, Male	-	38.56	-	39.07	-	38.02
2018 Est. Female Population by Age						
Female: Age 0 - 4	48,232	5.77	79,516	5.59	146,624	5.91
Female: Age 5 - 9	49,510	5.92	82,288	5.78	150,581	6.07
Female: Age 10 - 14	52,718	6.30	88,249	6.20	157,531	6.35
Female: Age 15 - 17	32,844	3.93	55,490	3.90	97,422	3.93
Female: Age 18 - 20	30,249	3.62	51,520	3.62	95,035	3.83
Female: Age 21 - 24	40,432	4.83	68,402	4.81	122,740	4.95
Female: Age 25 - 34	99,365	11.88	163,874	11.52	311,723	12.56
Female: Age 35 - 44	107,322	12.83	176,459	12.40	324,304	13.07
Female: Age 45 - 54	118,551	14.17	199,445	14.02	340,171	13.71
Female: Age 55 - 64	119,357	14.27	204,252	14.36	334,602	13.48
Female: Age 65 - 74	78,216	9.35	139,468	9.80	225,195	9.07
Female: Age 75 - 84	38,921	4.65	73,173	5.14	113,988	4.59
Female: Age 85 and over	20,773	2.48	40,690	2.86	61,533	2.48
Median Age, Female	-	41.16	-	42.03	-	39.96
Average Age, Female	-	40.46	-	41.15	-	39.89

Benchmark: 2000 att center dr - 15 mi Radius

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Pop-Facts Demographics Snapshot | Housing & Households



Trade Area: 2000 att center dr - 15 mi Radius, 2000 att center dr - 20 mi Radius, 2000 att center dr - 25 mi Radius

Total Population: 1,651,743, 2,794,167, 4,885,371 | Total Households: 599,755, 1,026,917, 1,786,336

	2000 att center dr - 15 mi Radius		2000 att center dr - 20 mi Radius		2000 att center dr - 25 mi Radius	
	Count	%	Count	%	Count	%
2018 Est. Households by Household Type						
Family Households	431,391	71.93	732,177	71.30	1,226,086	68.64
NonFamily Households	168,364	28.07	294,740	28.70	560,250	31.36
2018 Est. Group Quarters Population						
2018 Est. Group Quarters Population	14,844	0.90	28,276	1.01	73,803	1.51
2018 HHs By Ethnicity, Hispanic/Latino						
2018 HHs By Ethnicity, Hispanic/Latino	81,673	13.62	132,002	12.85	303,673	17.00
2018 Est. Family HH Type by Presence of Own Child.						
Married Couple Family, own children	166,291	38.55	276,279	37.73	450,796	36.77
Married Couple Family, no own children	183,628	42.57	314,317	42.93	491,153	40.06
Male Householder, own children	10,543	2.44	17,181	2.35	34,046	2.78
Male Householder, no own children	14,653	3.40	25,109	3.43	47,662	3.89
Female Householder, own children	28,672	6.65	48,344	6.60	102,721	8.38
Female Householder, no own children	27,604	6.40	50,947	6.96	99,707	8.13
2018 Est. Households by Household Size						
1-Person Household	142,447	23.75	252,381	24.58	466,079	26.09
2-Person Household	181,324	30.23	313,102	30.49	526,783	29.49
3-Person Household	103,275	17.22	173,285	16.87	293,927	16.45
4-Person Household	95,452	15.91	159,518	15.53	264,994	14.83
5-Person Household	46,452	7.75	78,409	7.63	136,284	7.63
6-Person Household	18,928	3.16	31,192	3.04	58,159	3.26
7-or-more-person	11,877	1.98	19,031	1.85	40,110	2.25
2018 Est. Average Household Size	-	2.73	-	2.69	-	2.69
2018 Est. Households by Number of Vehicles						
No Vehicles	24,598	4.10	49,737	4.84	147,647	8.27
1 Vehicle	179,213	29.88	315,885	30.76	606,917	33.98
2 Vehicles	263,104	43.87	446,329	43.46	709,290	39.71
3 Vehicles	94,249	15.71	154,471	15.04	231,986	12.99
4 Vehicles	28,883	4.82	45,380	4.42	68,111	3.81
5 or more Vehicles	9,707	1.62	15,115	1.47	22,385	1.25
2018 Est. Average Number of Vehicles	-	1.94	-	1.89	-	1.75
2018 Est. Occupied Housing Units by Tenure						
Housing Units, Owner-Occupied	460,552	76.79	786,467	76.58	1,229,199	68.81
Housing Units, Renter-Occupied	139,203	23.21	240,449	23.41	557,137	31.19
2018 Owner Occ. HUs: Avg. Length of Residence						
2018 Owner Occ. HUs: Avg. Length of Residence	-	16.52	-	16.85	-	16.91
2018 Renter Occ. HUs: Avg. Length of Residence						
2018 Renter Occ. HUs: Avg. Length of Residence	-	6.22	-	6.38	-	6.42
2018 Est. Owner-Occupied Housing Units by Value						
Value Less Than \$20,000	5,579	1.21	8,611	1.09	13,858	1.13
Value \$20,000 - \$39,999	4,366	0.95	6,301	0.80	10,120	0.82
Value \$40,000 - \$59,999	3,320	0.72	5,239	0.67	9,708	0.79
Value \$60,000 - \$79,999	6,263	1.36	9,760	1.24	18,328	1.49
Value \$80,000 - \$99,999	9,986	2.17	15,764	2.00	29,566	2.40
Value \$100,000 - \$149,999	40,528	8.80	64,531	8.21	111,249	9.05
Value \$150,000 - \$199,999	60,107	13.05	97,188	12.36	155,069	12.62
Value \$200,000 - \$299,999	118,550	25.74	195,862	24.90	292,554	23.80
Value \$300,000 - \$399,999	86,713	18.83	145,513	18.50	218,300	17.76
Value \$400,000 - \$499,999	52,549	11.41	91,337	11.61	139,200	11.32
Value \$500,000 - \$749,999	46,683	10.14	84,737	10.77	129,718	10.55
Value \$750,000 - \$999,999	16,338	3.55	34,200	4.35	54,668	4.45
Value \$1,000,000 - \$1,499,999	6,222	1.35	16,288	2.07	27,876	2.27
Value \$1,500,000 - \$1,999,999	1,589	0.34	5,316	0.68	9,423	0.77
Value \$2,000,000 or more	1,757	0.38	5,821	0.74	9,561	0.78
2018 Est. Median All Owner-Occupied Housing Value	-	283,054.41	-	294,371.27	-	290,236.80

Benchmark: 2000 att center dr - 15 mi Radius

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Pop-Facts Demographics Snapshot | Housing & Households



Trade Area: 2000 att center dr - 15 mi Radius, 2000 att center dr - 20 mi Radius, 2000 att center dr - 25 mi Radius

Total Population: 1,651,743, 2,794,167, 4,885,371 | Total Households: 599,755, 1,026,917, 1,786,336

	2000 att center dr - 15 mi Radius		2000 att center dr - 20 mi Radius		2000 att center dr - 25 mi Radius	
	Count	%	Count	%	Count	%
2018 Est. Housing Units by Units in Structure						
1 Unit Attached	79,640	12.46	116,030	10.57	164,896	8.51
1 Unit Detached	374,294	58.55	666,749	60.73	1,024,421	52.87
2 Units	7,903	1.24	23,841	2.17	119,347	6.16
3 to 4 Units	27,288	4.27	47,560	4.33	143,477	7.41
5 to 19 Units	75,411	11.80	118,242	10.77	247,361	12.77
20 to 49 Units	29,621	4.63	49,957	4.55	104,453	5.39
50 or More Units	39,111	6.12	66,648	6.07	120,909	6.24
Mobile Home or Trailer	5,826	0.91	8,602	0.78	12,349	0.64
Boat, RV, Van, etc.	180	0.03	264	0.02	478	0.03
2018 Est. Housing Units by Year Structure Built						
Built 2014 or Later	16,958	2.65	28,961	2.64	49,477	2.55
Built 2010 to 2013	3,542	0.55	6,126	0.56	9,328	0.48
Built 2000 to 2009	67,751	10.60	130,050	11.85	198,240	10.23
Built 1990 to 1999	94,789	14.83	143,645	13.08	218,626	11.28
Built 1980 to 1989	104,449	16.34	145,819	13.28	203,330	10.49
Built 1970 to 1979	142,794	22.34	201,318	18.34	283,660	14.64
Built 1960 to 1969	90,186	14.11	149,109	13.58	223,489	11.53
Built 1950 to 1959	69,742	10.91	157,004	14.30	251,130	12.96
Built 1940 to 1949	16,497	2.58	48,126	4.38	99,710	5.15
Built 1939 or Earlier	32,567	5.09	87,733	7.99	400,701	20.68
2018 Housing Units by Year Structure Built						
2018 Est. Median Year Structure Built	-	1,977.69	-	1,975.28	-	1,969.74
2018 Est. Households by Presence of People Under 18						
2018 Est. Households by Presence of People Under 18	220,219	36.72	366,930	35.73	640,792	35.87
Households with 1 or More People under Age 18						
Married Couple Family	173,303	78.70	288,060	78.50	473,398	73.88
Other Family, Male Householder	12,917	5.87	20,994	5.72	42,011	6.56
Other Family, Female Householder	32,743	14.87	55,831	15.22	121,609	18.98
NonFamily Household, Male Householder	1,053	0.48	1,651	0.45	2,890	0.45
NonFamily Household, Female Householder	204	0.09	395	0.11	884	0.14
2018 Est. Households with No People under Age 18						
Households with No People under Age 18	379,535	63.28	659,987	64.27	1,145,544	64.13
Households with No People under Age 18						
Married Couple Family	176,636	46.54	302,557	45.84	468,613	40.91
Other Family, Male Householder	12,292	3.24	21,311	3.23	39,699	3.47
Other Family, Female Householder	23,527	6.20	43,447	6.58	80,822	7.05
NonFamily, Male Householder	74,704	19.68	127,671	19.34	253,044	22.09
NonFamily, Female Householder	92,376	24.34	165,001	25.00	303,366	26.48

Benchmark: 2000 att center dr - 15 mi Radius

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Pop-Facts Demographics Snapshot | Affluence & Education

Trade Area: 2000 att center dr - 15 mi Radius, 2000 att center dr - 20 mi Radius, 2000 att center dr - 25 mi Radius

Total Population: 1,651,743, 2,794,167, 4,885,371 | Total Households: 599,755, 1,026,917, 1,786,336

	2000 att center dr - 15 mi Radius		2000 att center dr - 20 mi Radius		2000 att center dr - 25 mi Radius	
	Count	%	Count	%	Count	%
2018 Est. Pop Age 25+ by Edu. Attainment						
Less than 9th Grade	59,732	5.28	93,964	4.89	207,563	6.27
Some High School, No Diploma	53,878	4.76	88,693	4.61	184,827	5.58
High School Graduate (or GED)	241,329	21.34	413,292	21.50	722,044	21.82
Some College, No Degree	221,894	19.62	372,754	19.39	619,027	18.70
Associate's Degree	87,480	7.74	145,131	7.55	232,868	7.03
Bachelor's Degree	296,243	26.20	500,759	26.05	817,646	24.70
Master's Degree	132,728	11.74	230,662	12.00	387,686	11.71
Professional Degree	24,948	2.21	52,027	2.71	89,758	2.71
Doctorate Degree	12,659	1.12	25,022	1.30	48,602	1.47
2017 Est. Pop Age 25+ by Edu. Attain., Hisp./Lat.						
High School Diploma	70,663	38.82	103,391	35.51	242,973	36.76
High School Graduate	51,679	28.39	84,207	28.92	192,372	29.11
Some College or Associate's Degree	36,653	20.14	62,804	21.57	137,932	20.87
Bachelor's Degree or Higher	23,029	12.65	40,787	14.01	87,629	13.26
2018 Est. Households by HH Income						
Income < \$15,000	31,753	5.29	58,805	5.73	132,323	7.41
Income \$15,000 - \$24,999	35,376	5.90	64,096	6.24	128,703	7.21
Income \$25,000 - \$34,999	39,150	6.53	67,092	6.53	130,613	7.31
Income \$35,000 - \$49,999	61,858	10.31	106,168	10.34	197,628	11.06
Income \$50,000 - \$74,999	95,439	15.91	160,642	15.64	281,450	15.76
Income \$75,000 - \$99,999	82,076	13.69	135,615	13.21	226,156	12.66
Income \$100,000 - \$124,999	69,033	11.51	113,136	11.02	182,070	10.19
Income \$125,000 - \$149,999	51,514	8.59	85,213	8.30	134,896	7.55
Income \$150,000 - \$199,999	58,328	9.72	97,983	9.54	153,857	8.61
Income \$200,000 - \$249,999	29,397	4.90	50,478	4.92	79,158	4.43
Income \$250,000 - \$499,999	31,472	5.25	57,086	5.56	89,898	5.03
Income \$500,000+	14,358	2.39	30,602	2.98	49,583	2.78
2018 Est. Average Household Income	-	114,184.02	-	116,836.79	-	109,637.54
2018 Est. Median Household Income	-	85,565.91	-	84,916.55	-	77,247.11
2018 Median HH Inc. by Single-Class. Race or Eth.						
White Alone	-	87,922.34	-	87,441.12	-	83,315.15
Black or African American Alone	-	51,200.96	-	55,194.51	-	44,492.33
American Indian and Alaskan Native Alone	-	51,285.04	-	52,133.06	-	51,054.94
Asian Alone	-	100,885.67	-	101,034.36	-	95,758.76
Native Hawaiian and Other Pacific Islander Alone	-	69,994.79	-	71,555.20	-	71,299.34
Some Other Race Alone	-	58,637.00	-	59,118.79	-	52,728.30
Two or More Races	-	70,115.70	-	70,230.78	-	65,526.75
Hispanic or Latino	-	59,789.24	-	61,757.00	-	55,273.90
Not Hispanic or Latino	-	91,259.20	-	89,681.65	-	83,694.52
2018 Est. Families by Poverty Status						
2018 Families at or Above Poverty	406,181	94.16	689,889	94.22	1,127,603	91.97
2018 Families at or Above Poverty with children	187,185	43.39	315,603	43.10	531,895	43.38
2018 Families Below Poverty	25,211	5.84	42,288	5.78	98,483	8.03
2018 Families Below Poverty with children	19,764	4.58	31,544	4.31	75,321	6.14

Benchmark: 2000 att center dr - 15 mi Radius

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Pop-Facts Demographics Snapshot | Education & Occupation



Trade Area: 2000 att center dr - 15 mi Radius, 2000 att center dr - 20 mi Radius, 2000 att center dr - 25 mi Radius

Total Population: 1,651,743, 2,794,167, 4,885,371 | Total Households: 599,755, 1,026,917, 1,786,336

	2000 att center dr - 15 mi Radius		2000 att center dr - 20 mi Radius		2000 att center dr - 25 mi Radius	
	Count	%	Count	%	Count	%
2018 Est. Employed Civilian Population 16+ by Occupation Classification						
White Collar	575,868	66.37	958,460	66.89	1,592,326	65.03
Blue Collar	163,622	18.86	260,471	18.18	456,732	18.65
Service and Farming	128,174	14.77	214,013	14.94	399,681	16.32
2018 Est. Workers Age 16+ by Travel Time to Work						
Less than 15 Minutes	167,460	20.58	274,473	20.48	432,149	18.82
15 - 29 Minutes	271,800	33.40	429,794	32.07	698,874	30.44
30 - 44 Minutes	191,960	23.59	316,259	23.60	571,114	24.88
45 - 59 Minutes	86,081	10.58	149,749	11.18	282,608	12.31
60 or more Minutes	96,533	11.86	169,770	12.67	311,103	13.55
2018 Est. Avg Travel Time to Work in Minutes	-	32.70	-	33.34	-	34.59
2018 Est. Workers Age 16+ by Transp. to Work						
2018 Est. Workers Age 16+ by Transp. to Work	852,969	100.00	1,408,998	100.00	2,416,982	100.00
Drove Alone	683,218	80.10	1,108,077	78.64	1,749,323	72.38
Carpooled	68,792	8.06	109,336	7.76	190,804	7.89
Public Transport	39,349	4.61	83,125	5.90	254,138	10.52
Walked	10,631	1.25	20,226	1.44	57,792	2.39
Bicycle	2,443	0.29	4,136	0.29	15,301	0.63
Other Means	7,361	0.86	12,386	0.88	23,921	0.99
Worked at Home	41,176	4.83	71,713	5.09	125,703	5.20
2018 Est. Civ. Employed Pop 16+ by Class of Worker						
2018 Est. Civ. Employed Pop 16+ by Class of Worker	867,664	100.00	1,432,944	100.00	2,448,740	100.00
For-Profit Private Workers	659,002	75.95	1,059,284	73.92	1,791,069	73.14
Non-Profit Private Workers)	58,788	6.78	104,607	7.30	205,371	8.39
Local Government Workers	49,135	5.66	90,296	6.30	149,069	6.09
State Government Workers	15,273	1.76	26,498	1.85	48,061	1.96
Federal Government Workers	9,394	1.08	16,983	1.19	32,125	1.31
Self-Employed Workers	74,965	8.64	133,362	9.31	219,798	8.98
Unpaid Family Workers	1,108	0.13	1,912	0.13	3,247	0.13
2018 Est. Civ. Employed Pop 16+ by Occupation						
Architecture/Engineering	18,308	2.11	28,657	2.00	44,435	1.81
Arts/Design/Entertainment/Sports/Media	15,666	1.81	27,663	1.93	53,921	2.20
Building/Grounds Cleaning/Maintenance	28,050	3.23	44,218	3.09	86,362	3.53
Business/Financial Operations	55,684	6.42	92,486	6.45	150,840	6.16
Community/Social Services	9,557	1.10	17,153	1.20	34,157	1.40
Computer/Mathematical	39,474	4.55	58,410	4.08	92,410	3.77
Construction/Extraction	31,704	3.65	53,494	3.73	90,103	3.68
Education/Training/Library	46,295	5.34	80,342	5.61	144,015	5.88
Farming/Fishing/Forestry	1,307	0.15	2,105	0.15	3,648	0.15
Food Preparation/Serving Related	42,465	4.89	68,230	4.76	132,069	5.39
Healthcare Practitioner/Technician	46,370	5.34	80,309	5.60	132,028	5.39
Healthcare Support	15,503	1.79	24,737	1.73	44,932	1.83
Installation/Maintenance/Repair	20,945	2.41	35,087	2.45	57,407	2.34
Legal	9,000	1.04	19,148	1.34	35,706	1.46
Life/Physical/Social Science	5,587	0.64	10,226	0.71	19,793	0.81
Management	107,442	12.38	179,475	12.53	286,479	11.70
Office/Administrative Support	120,410	13.88	195,776	13.66	323,243	13.20
Production	57,649	6.64	87,032	6.07	152,884	6.24
Protective Services	11,581	1.33	23,964	1.67	41,396	1.69
Sales/Related	102,074	11.76	168,815	11.78	275,297	11.24
Personal Care/Service	29,267	3.37	50,759	3.54	91,274	3.73
Transportation/Material Moving	53,324	6.15	84,858	5.92	156,336	6.38
2018 Est. Pop Age 16+ by Employment Status						
In Armed Forces	395	0.03	826	0.04	11,243	0.29
Civilian - Employed	877,727	66.39	1,450,986	64.62	2,480,564	63.73
Civilian - Unemployed	48,275	3.65	81,563	3.63	160,751	4.13
Not in Labor Force	395,576	29.92	712,136	31.71	1,239,530	31.85

Benchmark: 2000 att center dr - 15 mi Radius

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Report Details

Name: Pop-Facts Demographic Snapshot 2018
Date / Time: 3/5/2018 9:20:50 AM
DataVintage: 2018

Trade Area

Name	Level	Geographies
2000 att center dr - 15 mi Radius	15 mi Radius	N/A
2000 att center dr - 20 mi Radius	20 mi Radius	N/A
2000 att center dr - 25 mi Radius	25 mi Radius	N/A

Benchmark:

Name	Level	Geographies
2000 att center dr - 15 mi Radius	15 mi Radius	N/A

DataSource:

Name	Copyright
Pop-Facts Premier - 2000 US Census	Claritas: Claritas - Pop-Facts Premier 2018
Pop-Facts Premier - 2010 US Census	Claritas: Claritas - Pop-Facts Premier 2018
Pop-Facts Premier - 2018 - Current Year Estimate	Claritas: Claritas - Pop-Facts Premier 2018
Pop-Facts Premier - 2023 - Five Year Projection	Claritas: Claritas - Pop-Facts Premier 2018
SPOTLIGHT Pop-Facts Premier - 2018 - Current Year Estimate	Claritas: Claritas



VI. Suburban Office Lease Comps (50,000+ SF)



- 1. True Value** **8600 W. Bryn Mawr Ave., Ch**

Bdg Class:	A	Comp SF:	125,000 SF	Escal
Year Built/Renov:	1980	Lease Rate:	\$18.50 Net	TI:
# Floors:	12	Term (Months):	66.0	Free I
Bldg RBA:	409,000 SF	Commencement Date:	01/01/2020	Tax &
Comp Comments:	Renewal			

- 2. Jewel Food Stores, Inc.** **150 Pierce Rd., Itas**

Bdg Class:	A	Comp SF:	68,651 SF	Escal
Year Built/Renov:	2002	Lease Rate:	\$14.50 Net	TI:
# Floors:	6	Term (Months):	100	Free I
Bldg RBA:	184,549 SF	Commencement Date:	08/01/2019	Tax &
Comp Comments:	Renewal/Downsize and extension; rate jumps to \$14.85 in year 2. Additional concession value of \$22.00/SF for taking back 30,000 SF expiration.			

- 3. First Midwest Bancorp, Inc.** **8750 W. Bryn Mawr Ave., Chicago, IL**

Bdg Class:	A	Comp SF:	76,000 SF	Escal
Year Built/Renov:	1985	Lease Rate:	\$18.50 Net	TI:
# Floors:	14	Term (Months):	180	Free I
Bldg RBA:	316,022 SF	Commencement Date:	01/01/2019	Tax &
Comp Comments:	Tenant required to take a minimum of 76K. But, will likely take closer to 95K at commencement.			

- 4. State Farm Insurance** **1400 Opus Pl., Downers Grove, IL**

Bdg Class:	A	Comp SF:	101,354 SF	Escal
Year Built/Renov:	1986/1990	Lease Rate:	\$13.75 Net	TI:
# Floors:	9	Term (Months):	65	Free I
Bldg RBA:	222,400 SF	Commencement Date:	10/01/2018	Tax &
Comp Comments:	Renewal			

- 5. Robert Bosch Tool Corporation** **1800 W. C**

Bdg Class:		Comp SF:	221,863 SF	Escal
Year Built/Renov:	1957/1997	Lease Rate:	\$9.25 Net	TI:
# Floors:	1	Term (Months):	60	Free I
Bldg RBA:	637,566 SF	Commencement Date:	08/01/2018	Tax &
Comp Comments:	Lease Extension			

6.	Caterpillar			510 Lake Cook Rd., Deerfield
	Bdg Class:	A	Comp SF:	97,000 SF
	Year Built/Renov:	1986	Lease Rate:	\$19.50 Net
	# Floors:	4	Term (Months):	132
	Bldg RBA:	159,419 SF	Commencement Date:	04/01/2018
	Comp Comments:	Beam Suntory bout out money helped to increase landlord's offer		
7.	US Cellular			8410 W. Bryn Mawr Ave., Cl
	Bdg Class:	A	Comp SF:	331,797 SF
	Year Built/Renov:	1981/1993	Lease Rate:	\$14.75 Net
	# Floors:	11	Term (Months):	132
	Bldg RBA:	200,000 SF	Commencement Date:	11/01/2017
	Comp Comments:	Renewal/Expansion in both 8410 & 8420 buildings		
8.	Pharmaceutical Research Associates			3 Parkway Blvd. N., Deerfield
	Bdg Class:	A	Comp SF:	52,224 SF
	Year Built/Renov:	1989	Lease Rate:	\$20.00 Net
	# Floors:	5	Term (Months):	134
	Bldg RBA:	255,407 SF	Commencement Date:	09/01/2017
9.	Wilton Industries			535 E. Diehl Rd., Naperville
	Bdg Class:	A	Comp SF:	86,100 SF
	Year Built/Renov:	1999	Lease Rate:	\$14.50 Net
	# Floors:	4	Term (Months):	132
	Bldg RBA:	163,623 SF	Commencement Date:	08/01/2017
10.	Brunswick			26125 N. Riverwoods Blvd., Mettawa, IL 60045 -
	Bdg Class:	A	Comp SF:	55,000 SF
	Year Built/Renov:	2001	Lease Rate:	\$18.25 Net
	# Floors:	6	Term (Months):	132
	Bldg RBA:	156,160 SF	Commencement Date:	06/01/2017

11.	Ingredion	5 Westbrook Corporate Ctr., Westchester, IL 601			
	Bdg Class:	A	Comp SF:	114,035 SF	Escal
	Year Built/Renov:	1990	Lease Rate:	\$27.00 Gross	TI:
	# Floors:	10	Term (Months):	126	Free f
	Bldg RBA:	216,096 SF	Commencement Date:	06/01/2017	Tax &
	Comp Comments:	Renewal			
12.	Canon U.S.A.	425 N. Martingale Rd., Schaumburg,			
	Bdg Class:	A	Comp SF:	70,993 SF	Escal
	Year Built/Renov:	1986/1993	Lease Rate:	\$13.50 Net	TI:
	# Floors:	21	Term (Months):	91	Free f
	Bldg RBA:	437,641 SF	Commencement Date:	06/01/2017	Tax &
	Comp Comments:	Renewal			
13.	Ltd Commodities	300 Tri-State International, Lincolnshire, IL			
	Bdg Class:	A	Comp SF:	61,633 SF	Escal
	Year Built/Renov:	1986	Lease Rate:	\$13.00 Net	TI:
	# Floors:	4	Term (Months):	64	Free f
	Bldg RBA:	143,138 SF	Commencement Date:	05/01/2017	Tax &
	Comp Comments:	Renewal for both buildings 200 & 300			
14.	Combined Insurance	8750 W. Bryn Mawr Ave., Chicago, IL			
	Bdg Class:	A	Comp SF:	69,000 SF	Escal
	Year Built/Renov:	1985	Lease Rate:	\$16.75 Net	TI:
	# Floors:	14	Term (Months):	132	Free f
	Bldg RBA:	316,022 SF	Commencement Date:	05/01/2017	Tax &
15.	CF Industries	4 Parkway Blvd. N., Deerf			
	Bdg Class:	A	Comp SF:	168,000 SF	Escal
	Year Built/Renov:	1999	Lease Rate:	\$19.00 Net	TI:
	# Floors:	5	Term (Months):	120	Free f
	Bldg RBA:	172,103 SF	Commencement Date:	03/01/2017	Tax &
	Comp Comments:	Renewal with option to expand; Lumbeck also paid CF Industries \$2.5M			

16.	Valent Biosciences Corporation		600 N US Highway 45, Libertyville, IL 60	
	Bdg Class:	A	Comp SF:	58,000 SF
	Year Built/Renov:	1992/2015	Lease Rate:	\$8.50 Net
	# Floors:	3	Term (Months):	240
	Bldg RBA:	966,061 SF	Commencement Date:	03/01/2017
				Escal TI: Free f Tax &
17.	Ulta Salon & Cosmetics		1000 Remington Rd., Bolingbrook, IL	
	Bdg Class:	B	Comp SF:	57,667 SF
	Year Built/Renov:	1993	Lease Rate:	\$23.00 Gross
	# Floors:	3	Term (Months):	139
	Bldg RBA:	550,000 SF	Commencement Date:	02/01/2017
	Comp Comments:	Expansion		Escal TI: Free f Tax &
18.	Citigroup		50 NW Point Blvd., Elk Grove Village,	
	Bdg Class:	A	Comp SF:	146,260 SF
	Year Built/Renov:	1999	Lease Rate:	\$13.50 Net
	# Floors:	6	Term (Months):	128
	Bldg RBA:	176,848 SF	Commencement Date:	01/01/2017
	Comp Comments:	Renewal		Escal TI: Free f Tax &
19.	Vyaire		26125 N. Riverwoods Blvd., Mettawa, IL 60045 -	
	Bdg Class:	A	Comp SF:	89,000 SF
	Year Built/Renov:	2001	Lease Rate:	\$18.00 Net
	# Floors:	6	Term (Months):	130
	Bldg RBA:	156,160 SF	Commencement Date:	01/01/2017
				Escal TI: Free f Tax &
20.	Intertek		545 E. Algonquin Rd., Arlington Heights, IL 60	
	Bdg Class:	B	Comp SF:	95,253 SF
	Year Built/Renov:	1990	Lease Rate:	\$8.00 Net
	# Floors:	1	Term (Months):	122
	Bldg RBA:	111,355 SF	Commencement Date:	01/01/2017
	Comp Comments:	Flex; Renewal		Escal TI: Free f Tax &

21.	Paylocity	1400 American Ln, Sc			
	Bdg Class:	A	Comp SF:	309,500 SF	Escal
	Year Built/Renov:	1986/2004	Lease Rate:	\$15.00 Net	TI:
	# Floors:	20	Term (Months):	180	Free f
	Bldg RBA:	441,531 SF	Commencement Date:	12/01/2016	Tax &
	Comp Comments:	12 months free rent in each phase: Phase 1 = 103,000 SF 12/1/16 Phase 2 = 103,000 SF 12/1/17 Phase 3 = 103,000 SF 11/1/19			
22.	United Stationers Supply Company	1 Parkway Blvd. N., Deer			
	Bdg Class:	A	Comp SF:	198,730 SF	Escal
	Year Built/Renov:	1989	Lease Rate:	\$18.00 Net	TI:
	# Floors:	5	Term (Months):	132	Free f
	Bldg RBA:	252,484 SF	Commencement Date:	11/01/2016	Tax &
	Comp Comments:	Renewal			
23.	American Imaging	540 Lake Cook Rd., Deerfield			
	Bdg Class:	A	Comp SF:	93,678 SF	Escal
	Year Built/Renov:	1990	Lease Rate:	\$20.50 Net	TI:
	# Floors:	6	Term (Months):	36	Free f
	Bldg RBA:	193,330 SF	Commencement Date:	09/01/2016	Tax &
	Comp Comments:	Renewal			
24.	Donlen	3000 Lakeside Dr., Bannockburn, IL 60015			
	Bdg Class:	A	Comp SF:	72,696 SF	Escal
	Year Built/Renov:	1999	Lease Rate:	\$14.00 Net	TI:
	# Floors:	3	Term (Months):	132	Free f
	Bldg RBA:	205,402 SF	Commencement Date:	09/01/2016	Tax &
	Comp Comments:	6,500 SF abated for an additional year. 9/1/16 hard start date, earlier start at Tenant election, but no change in termination date.			
25.	Lundbeck	6 Parkway Blvd. N., Dee			
	Bdg Class:	A	Comp SF:	50,610 SF	Escal
	Year Built/Renov:	1998	Lease Rate:	\$18.25 Net	TI:
	# Floors:	4	Term (Months):	132	Free f
	Bldg RBA:	96,054 SF	Commencement Date:	07/01/2016	Tax &
	Comp Comments:	Renewal			

26.	Keyence				500 Park Blvd.
	Bdg Class:	A	Comp SF:	70,933 SF	Escal
	Year Built/Renov:	1981/1991	Lease Rate:	\$13.85 Net	TI:
	# Floors:	14	Term (Months):	132	Free f
	Bldg RBA:	450,614 SF	Commencement Date:	05/01/2016	Tax &
	Comp Comments:	Rate jumps to \$36 gross, years 6-11			
27.	Verizon				1701 Golf Rd., Rolling Meadows
	Bdg Class:	A	Comp SF:	160,000 SF	Escal
	Year Built/Renov:	1981	Lease Rate:	\$15.25 Net	TI:
	# Floors:	12	Term (Months):	120	Free f
	Bldg RBA:	281,528 SF	Commencement Date:	05/01/2016	Tax &
	Comp Comments:	15 psf in base building, no free rent			
28.	Horizon Pharma				150 S. Saunders Rd., Lake Forest, IL 60045
	Bdg Class:	A	Comp SF:	133,218 SF	Escal
	Year Built/Renov:	2007	Lease Rate:	\$14.00 Net	TI:
	# Floors:	4	Term (Months):	99	Free f
	Bldg RBA:	160,000 SF	Commencement Date:	01/01/2016	Tax &
	Comp Comments:	Sublease			
29.	Wistron Mobile Solutions				2550 W. Golf Rd., Rolling Meadows, IL 60008 - M
	Bdg Class:	A	Comp SF:	55,469 SF	Escal
	Year Built/Renov:	1979/1990	Lease Rate:	\$19.86 Gross	TI:
	# Floors:	10	Term (Months):	12	Free l
	Bldg RBA:	270,000 SF	Commencement Date:	12/01/2015	Tax &
	Comp Comments:	Renewal			
30.	Google				1000 W. Fulton Street/300 N
	Bdg Class:		Comp SF:	250,000 SF	Escal
	Year Built/Renov:	1923	Lease Rate:	\$25.86 Net	TI:
	# Floors:	10	Term (Months):	156	Free l
	Bldg RBA:	450,000 SF	Commencement Date:	12/01/2015	Tax &
	Comp Comments:	Tenant received 2.5% escalations, 7-10 months free gross rent and TI allowance of \$73.00/sf.			

31.	Ulta Salon & Cosmetics		1000 Remington Rd., Bolingbrook, IL	
	Bdg Class:	B	Comp SF:	206,473 SF
	Year Built/Renov:	1993	Lease Rate:	\$22.00 Gross
	# Floors:	3	Term (Months):	156
	Bldg RBA:	550,000 SF	Commencement Date:	09/01/2015
	Comp Comments:	Renewal		
				Escal
				TI:
				Free f
				Tax &
32.	Baxalta		1200 Lakeside Dr., Bannockburn, IL 60015 - B	
	Bdg Class:	A	Comp SF:	256,362 SF
	Year Built/Renov:	1999	Lease Rate:	\$17.50 Net
	# Floors:	3	Term (Months):	156
	Bldg RBA:	257,191 SF	Commencement Date:	08/01/2015
				Escal
				TI:
				Free f
				Tax &
33.	Protective Life Insurance		1707 N. Randall Rd., Elgin, I	
	Bdg Class:	A	Comp SF:	55,584 SF
	Year Built/Renov:	1993	Lease Rate:	\$14.30 Gross
	# Floors:	4	Term (Months):	120
	Bldg RBA:	436,000 SF	Commencement Date:	01/01/2015
	Comp Comments:	Renewal		
				Escal
				TI:
				Free f
				Tax &



VII. Suburban Tenants in the Market

Northwest Tenants in Market - March 2018



DEALS EXPECTED TO SIGN WITHIN 12 MONTHS

TENANT	SF	AGENT	BROKER	STATUS / COMMENTS	ANTICIPATED TIMING
Undisclosed Network Operations Center	200,000	JLL	Van Gelder	Requirement needs to be on one floor	2018
Pearson	150,000	JLL	Rose	Focused on Northwest & O'Hare	2018
Fulcrum Global	100,000	Colliers	Simon	Purchase only	2018
Lease Plan	50,000	JLL	Rose	Must sell existing building before relocating	2018
Misumi	45,000	NGKF	Reaney	Focused on Northwest	2018
Kelso Burnett	40,000	JLL	Raus	Focused on Northwest	2018
Roosevelt University	40,000	Savills-Studley	Goodman	School use	2018
Unknown	35,000	Strategic Advisors	Barr	Focused on Northwest Flex Space	2018
Enesco	30,000	CBRE	Fazio / Diederich	Focused on Northwest	2018
Live Nation	30,000	NGKF	Adams	Focused on Northwest	2018
Undisclosed	30,000	JLL	Rose	Looking for plug and play space with 125 per person parking	2018
Molex	30,000	Colliers	Sykes	Lab Component needed	2018
South Campus	30,000	Bespoke	Sanmiguel	For profit school; looking in Arlington Heights	2018
Undisclosed	30,000	CBRE	Ehrenberg	Needs 5/1,000 parking	2018
LightPath	25,000	Savills-Studley		Focused on Northwest	2018
OMS Insurance	25,000	JLL	Raus	Focused on Northwest	2018
Quest Diagnostics	25,000	JLL	Pines	Focused on Northwest	2018
Undisclosed	25,000	Lee & Associates	Eboli	Prefers to purchase	2018
Arjo Huntleigh	20,000	Colliers	Burden	Focused on Northwest	2018
HLEK	20,000	Colliers	Simon	Focused on Northwest	2018
Network Services	20,000	NGKF	Reaney	Focused on Schaumburg; need dock	2018
TCF Inventory Finance	20,000	Prism	Guido	Need to sublease at SCC first	2018
Triumph	20,000	Unknown		Focused on Northwest	10'8
Ubiquiti	20,000	CBRE	Otto	R&D Requirement in Schaumburg	2018
Vtech	20,000	Transwestern	Gilner	Focused on Northwest	2018
Undisclosed	20,000	JLL	Rose	Need 6.00/1,000 parking	2018
...aurant.com	17,000	Unknown		Focused on North	2018
...ysenkrupp	17,000	NGKF	Copley	Focused on North	2018
Acosta	15,000	JLL	Miller	Focused on Northwest	2018
Undisclosed	15,000	CBRE	Graham	Office/Warehouse requirement	2018
Undisclosed	15,000	Colliers	Florent	Office/Warehouse requirement	2018
Carl Walker Parking	12,000	Panici Real Estate	Panici	Focused on Northwest	2018
Undisclosed	12,000	JLL	Heald	Lab Space; Focused on Northwest, North & O'Hare	2018
Wozniak Industries	10,000	MBRE	Robbins	Focused on Northwest	2018
TOTAL:	1,213,000				

OTHER DEALS

TENANT	SF	AGENT	BROKER	STATUS / COMMENTS	ANTICIPATED TIMING
TOTAL:	0				

North Tenants in Market - March 2018



DEALS EXPECTED TO SIGN WITHIN 12 MONTHS

TENANT	SF	AGENT	BROKER	STATUS / COMMENTS	ANTICIPATED TIMING
AIM	130,000	Savills Studley	Mitchel	Focused on North	2018
Stericycle	75,000	Savills Studley	Azulay	Focused on North	2018
IMO	45,000	Savills Studley	Azulay	Focused on North & O'Hare	2018
Music Institute of Chicago	35,000	Lee & Associates	Kehoe	Forcused on Near North purchase	2018
Wipfli	30,000	CBRE	Otto	In lease at Tri-State	2018
Undisclosed	30,000	CBRE	Otto	Focused on Near North Flex	2018
Astellas	25,000	MBRE	Robbins	Focused on North	2018
DaVita	25,000	Cushman	Cummins	Focused on North	2018
Depomed	25,000	CBRE	Otto	In lease at 100 Saunders	2018
Markel	25,000	Cushman	Metzl	On hold	2017
Industrius	20,000	CBRE	Otto	Focused on Evanston	2017
New York Life	20,000	JLL	McCarthy	Looking at Riverwalk	2018
Northshore (Psych)	20,000	Colliers	Cummings	Focused on Central North	2018
ZF Industries	16,000	CBRE	Badger	Looking in Gurnee / Waukegan	2018
TOTAL:	521,000				

OTHER DEALS

TENANT	SF	AGENT	BROKER	STATUS / COMMENTS	ANTICIPATED TIMING
Blue Chip	60,000	Cushman	Cummins	2019 expiration	2019
TOTAL:	1,102,000				

O'Hare Tenants in Market - March 2018



DEALS EXPECTED TO SIGN WITHIN 12 MONTHS

TENANT	SF	AGENT	BROKER	STATUS / COMMENTS	ANTICIPATED TIMING
Pearson	150,000	JLL	Rose	Focused on O'Hare & Northwest	2018
GSA Homeland Security	80,000	CBRE	Ehrenberg	Focused on O'Hare	2019
Cap Gemini	45,000	JLL	Kunkel	Focused on O'Hare & East-West	2018
IMO	45,000	Savills-Studley	Azulay	Focused on North and O'Hare	2018
Undisclosed	40,000	Cushman	Frank	Focused on O'Hare	2018
Undisclosed	40,000	Cushman	Tunnichiff	Focused on O'Hare	2018
First Data	30,000	JLL	Kunkel	Focused on O'Hare	2018
Life Watch	25,000	Cresa	Schiffler	Focused on O'Hare	2018
OMS Insurance	25,000	JLL	Raus	Focused on O'Hare	2018
Undisclosed	25,000	CBRE	Springer	Focused on O'Hare	2Q2108
Ardagh Group	20,000	CBRE	Fraze	Focused on O'Hare	2018
Signature Bank	20,000	JLL	Rogers	Focused on O'Hare	2018
Sure People	20,000	Avison Young		Focused on O'Hare	2018
TricorBraun	20,000	Cresa	Schiffler	Focused on O'Hare	2018
United Auto Insurance	20,000	Cushman	Ward	Focused on O'Hare	2018
Apex Design Build	15,000	CBRE	Fraze	Focused on O'Hare	2018
Intercall	15,000	CBRE	Fraze	Focused on O'Hare	2018
Fonterra NA	15,000	CBRE	Fraze	Focused on O'Hare	2018
Northwestern Mutual	12,000	Wacker Partners	Philbin	Focused on Class A O'Hare	2018
TOTAL:	662,000				

OTHER DEALS

TENANT	SF	AGENT	BROKER	STATUS / COMMENTS	ANTICIPATED TIMING
FAA	130,000	Unknown		Focused on O'Hare	2020
natsu	125,000	Cushman	Hull	Focused on O'Hare	2020
disclosed	75,000	Transwestern	Serota	Focused on O'Hare, Call Center	2019
HDR Engineering	22,000	JLL	Ohlander	Focused on O'Hare	2019
TOTAL:	352,000				

East-West Tenants in Market - March 2018



DEALS EXPECTED TO SIGN WITHIN 12 MONTHS

TENANT	SF	AGENT	BROKER	STATUS / COMMENTS	ANTICIPATED TIMING
Project Jump	200,000	State of IL		Focused on East-West	2018
Project O	150,000	CBRE		Focused on East-West	2018
Undisclosed	150,000	JLL	VanGelder	Focused on East-West	2018
Undisclosed	125,000	Cushman	Franke	Focused on East-West and Southwest	2018
Northwestern Medical	100,000	JLL	Rogers	Determining location, currently looking at all submarkets	2018
Travelers Insurance	100,000	Cushman	Goldman	Focused on East-West	2018
Arris Group	80,000	Cushman	Rovito	Focused on renewal	2018
EN Engineering	80,000	Savills-Studley	Sevim	Focused on East-West	2018
GSA/ICE	80,000	JLL	Murphy	Focused on East-West	2018
Elkay	50,000	Colliers	Arends	Focused on East-West	2018
Gibson Electric	50,000	Unknown		Looking to lease or purchase	2018
T-Mobile	50,000	CBRE	Springer/Saad	Focused on East-West	2018
Undisclosed	50,000	Cushman	Rovito	New to Market	2018
Cap Gemini	45,000	JLL	Kunkel	Focused on East-West and O'Hare	2018
Kindi Academy	45,000	Cushman	Fieldland	Focused on East-West	2018
INEOS	40,000	CBIZ	Galante	Flex requirement	2018
LGS Innovations	40,000	CBRE	Main	Single-Story location (part of Lucent)	2018
PNA	40,000	Unknown		Coming out of Calamos	2018
Quanta	40,000	CBRE	Springer	Focused on 720 Butterfield	2018
XPO	40,000	CBRE	Konieczka	Focused on East-West	2018
Undisclosed	40,000	CBRE	Springer	Focused on East-West growing to 80,000 SF	2018
WOW Internet	40,000	JLL	Erskine	Focused on East-West	2019
Egen	30,000	Bespoke	Sanmiguel	Focused on single story	2017
PDRMA	30,000	CBRE	Justh	Currently own in Westchester	2018
SAP America	30,000	JLL	Schaefer	Focused on renewal	1Q2018
Water Quality Association	30,000	Cresa		Focused on East-West	2018
Census	25,000	Unknown		Currently at 1111 W 22nd St	2018
Industrious	25,000	CBRE	Elwood / Cassata	Focused on East-West	2018
Real Estate Commission	25,000	NAI Hiffman	Higa	Focused on East-West	2018
NPL	25,000	NGKF	Norris	Focused on East-West	2018
Molex	25,000	Colliers	Sykes	Focused on East-West	2018
Quad Graphics	25,000	JLL	Monti	Focused on East-West	2018
Rush Ortho	25,000	Proten	Knonti	Focused on East-West	2018
Independence Plus	20,000	O'Malley Real Estate	O'Malley	Medical Office requirement	2018
Lending Solutions	20,000	Avison Young	O'Leary	High parking ratio requirement	2018
Miramet	20,000	CBRE	Springer	Needs 8-9/1,000 parking	2018
MJ Electric	20,000	CBRE	Springer	Focused on East-West	2018
Univar	20,000	Mohr Partners	Lipton	Plug and play requirement	2018
Wine Sergi	20,000	CBRE	Rieske	Focused on East-West	2018
Aerotek	18,000	Cushman	Rovito	Class A requirement	2018
Cbeyond	17,000	CBRE	Fazzio	Focused on East-West	2018
Fiserv	15,000	JLL	Ohlander	Focused on East-West	2018
Vulcan Materials	15,000	Colliers	Florent	Focused on East-West	2018
Cintas	12,000	CBRE	Proletti	Flex requirement	2018
Command Alkon	12,000	Savills-Studley	Azulay	Looking in Oak Brook	2018
Merrill Lynch	12,000	JLL	Kunkel	Focused on East-West	2018
Amica Mutual	10,000	Black Acre	Wenig	Class A requirement	2018
ATI	10,000	CBRE	Fazzio	Focused on East-West	2018
Call Center	10,000	Cushman	Rovito	Focused on East-West	2018
IEA NEA	10,000	CBRE	Elwood	Renewal likely	2018
Orbis Education	10,000	NAI Hiffman	O'Neil	Looking for training space	2018
TOTAL:	2,201,000				

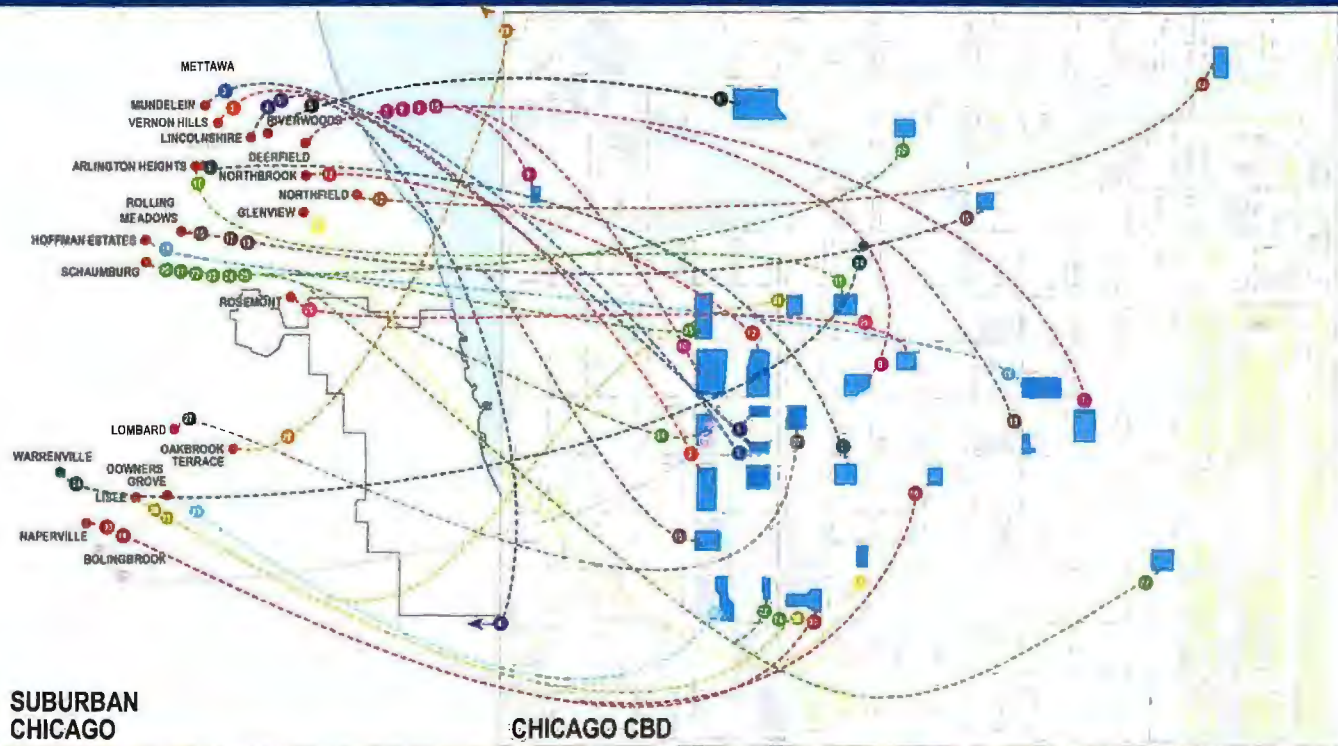
OTHER DEALS

TENANT	SF	AGENT	BROKER	STATUS / COMMENTS	ANTICIPATED TIMING
SC	70,000	CBIZ	Main		TBD
Great Lakes Dredge & Dock	60,000	CBRE	Fazzio / Springer	Focused on East-West	2019
Univar	40,000	JLL	Maslauski	On hold	TBD
Omnicare	30,000	JLL		Focused on East-West	TBD
TOTAL:	200,000				



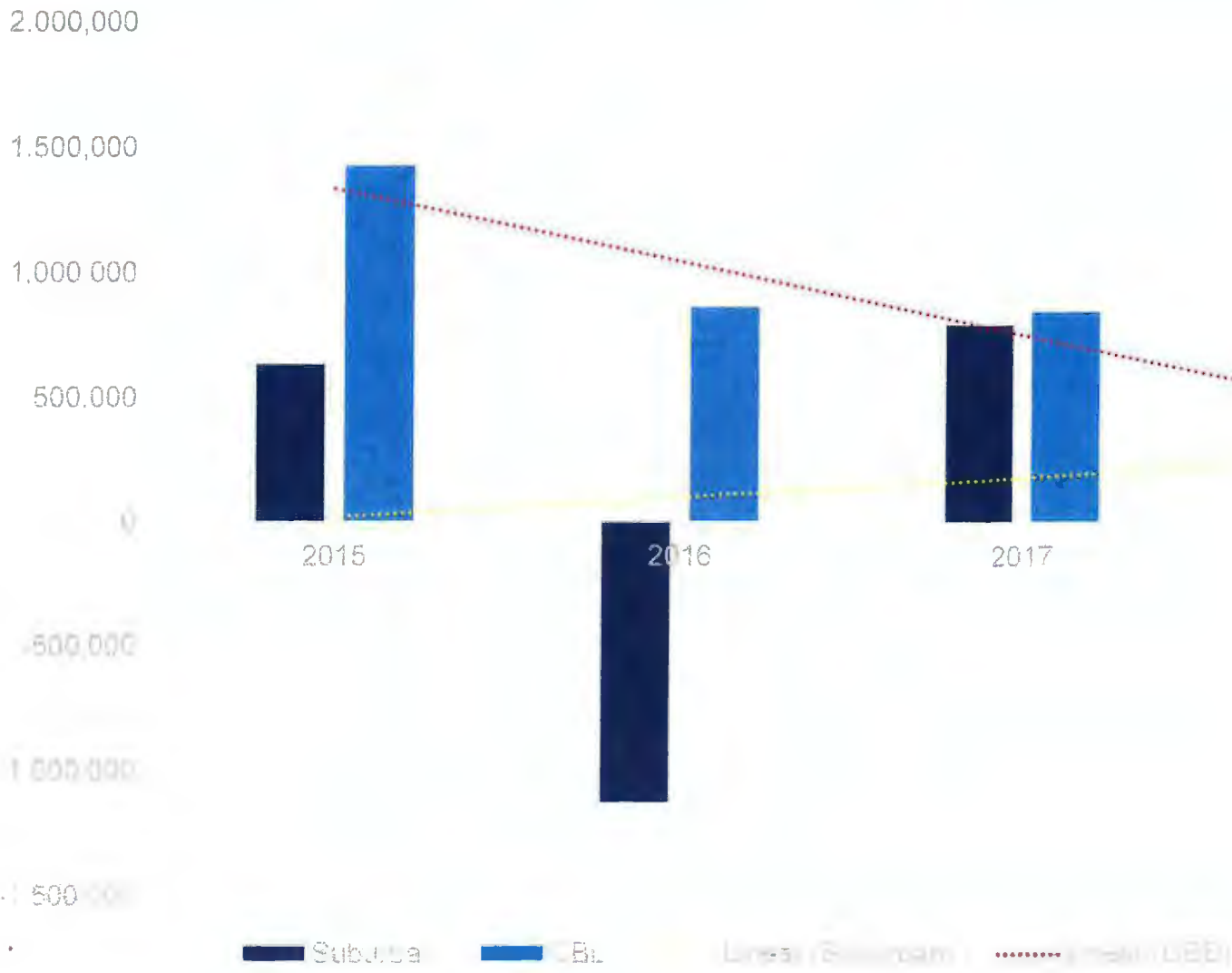
VIII. Suburban vs. Downtown

COMPANIES WITH SPLIT OPERATIONS IN THE SUBURBS AND CBD



SUBURBAN CHICAGO		CHICAGO CBD		
Company	Suburban location	Size	Downtown location	Size
1 HSBC	1421 Sure Drive, Arlington Heights	130,000 sf	227 W Monroe	100,000 sf
2 Medline	Multiple Locations	900,000 sf	100 S Wacker	11,000 sf
3 CDW	Multiple Locations	600,000 sf	120 S Riverside	288,000 sf
4 Zebra Technologies	Multiple Locations	300,000 sf	820 W Jackson	10,000 sf
5 Wells Fargo	Multiple Locations	76,000 sf	10 & 30 S Wacker	300,000 sf
6 Discover	2500 Lake Cook Road, Riverwoods	602,000 sf	350 N Orleans	26,000 sf
7 Walgreens	Multiple Locations	1,000,000 sf	33 S State	200,000 sf
8 Baxter	Multiple Locations	1,000,000 sf	200 W Madison	4,500 sf
9 Vail Systems	570 Lake Cook, Deerfield	15,000 sf	224 N Des Plaines	12,000 sf
10 Miller Cooper and Company	1751 Lake Cook, Deerfield	40,000 sf	2 N Riverside	20,000 sf
11 AT&T	Multiple Locations	2,000,000 sf	225 W Randolph	200,000 sf
12 Allstate	Multiple Locations	1,000,000 sf	200 N LaSalle	30,000 sf
13 Kraft	Multiple Locations	1,000,000 sf	401 N Michigan	30,000 sf
14 AC Nielsen	Multiple Locations	150,000 sf	200 W Jackson	80,000 sf
15 Capital One	3800 Golf, Rolling Meadows	220,000 sf	77 W Wacker	65,000 sf
16 BMO Harris	1200 Warrenville, Naperville	330,000 sf	115 S LaSalle	200,000 sf
17 FifthThird Bank	1701 Golf, Rolling Meadows	218,000 sf	222 S Riverside	218,000 sf
18 Sears Online	3333 Beverly, Hoffman Estates	2,000,000 sf	1 N State	200,000 sf
19 SAP	310 Highland Parkway, Downers Grove	72,000 sf	30 W Monroe	8,000 sf
20 Catamaran	Multiple Locations	450,000 sf	300 N LaSalle	25,000 sf
21 Zurich	1400 & 1450 American, Schaumburg	900,000 sf	300 S Riverside	100,000 sf
22 Great American Insurance	1515 E Woodfield, Schaumburg	22,000 sf	300 S Wacker	100,000 sf
23 Motorola Solutions	500 E Commerce, Schaumburg	985,000 sf	224 S Michigan	20,000 sf
24 Canon	425 N Martingale, Schaumburg	77,000 sf	311 S Wacker	20,000 sf
25 Assurance	1750 E Golf, Schaumburg	60,000 sf	111 N Canal	27,000 sf
26 HDR	8550 W Bryn Mawr, Chicago	28,000 sf	30 N LaSalle	15,000 sf
27 Sungard	Multiple Locations	200,000 sf	222 W Adams	20,000 sf
28 Redbox	1 Tower, Oakbrook Terrace	137,000 sf	405 W Superior	7,000 sf
29 DeVry University	Multiple Locations	250,000 sf	300 S Riverside	75,000 sf; 25,000 sf on market
30 KONE	4225 Naperville, Lisle	35,000 sf	311 S Wacker	3,000 sf
31 CA Technologies	4225 Naperville, Lisle	75,000 sf	123 N Wacker	3,000 sf
32 W.W. Grainger	Multiple Locations	1,000,000 sf	500 W Madison	65,000 sf
33 W.R. Berkley Syndicate	215 Shuman, Naperville	125,000 sf	311 S Wacker	20,000 sf
34 EN Engineering	281 Torch Pkwy, Warrenville	84,000 sf	180 N LaSalle	20,000 sf
Uta	1000 Remington Blvd, Bolingbrook	200,000 sf	120 S Riverside Plz	23,000 sf

Suburban vs CBD Office Absorption



RELOCATIONS INTO THE CBD: 50,000 SF+

2015 - 20

TENANT	ADDRESS	SUBMARKET	SF	PREVIOUS LOCATION
McDonald's Corporation	1045 W Randolph St	Fulton Market	468,000	Oak Brook
Nielsen	200 W Jackson Blvd	West Loop	215,000	Schaumburg
ConAgra	222 Merchandise Mart Plz	River North	170,000	Naperville
Kraft/Heinz	200 E Randolph St	East Loop	169,700	Northfield
Motorola Solutions	500 W Monroe St	West Loop	150,500	Schaumburg
Beam Suntory	222 Merchandise Mart Plz	River North	113,000	Deerfield
Wilson Sporting Goods	130 W Randolph St	East Loop	90,000	Chicago (O'Hare)
SAC Wireless	540 W Madison St	West Loop	83,000	Schaumburg
Stats	203 N LaSalle St	Central Loop	77,000	Northbrook
Mead Johnson	444 W Lake St	West Loop	77,000	Glenview
Peapod	300 S Riverside Plz	West Loop	50,000	Evanston

RENEWALS, EXPANSIONS & RELOCATIONS TO THE SUBURBS: 50,000 SF+

2015 - 2016

TENANT	ADDRESS	SUBMARKET	SF	ACTIVITY TYPE
US Cellular	US Cellular Plaza	O'Hare	332,000	Renewal/Expansion
US Foods	Riverway	O'Hare	320,000	Renewal
Paylocity	Schaumburg Towers	Northwest	309,000	Relocation
Baxter Healthcare	1200 Lakeside Dr	North	260,000	Relocation
Amita Health	Navistar Campus	Lisle-Naperville	225,000	Relocation
United Stationers	1 Parkway Blvd North	North	200,000	Renewal
CF Industries	4 Parkway Blvd North	North	178,000	Renewal/Expansion
Old World Industries	West Plaza	North	164,000	Relocation
HSBC	Northwest Crossings	Northwest	162,500	Relocation
Verizon Wireless	Continental Towers	Northwest	160,000	Relocation
Citigroup	Park of Northwest Point	Northwest	146,250	Renewal
Horizon Pharma	Landmark of Lake Forest	North	133,000	Relocation
True Value	Presidents Plaza	O'Hare	125,000	Renewal
Ingredion	Westbrook Corporate Center	Oak Brook	114,000	Renewal
Caterpillar	Corporate 500 Centre	Deerfield	100,000	Relocation
American Imaging Management	Corporate 500 Centre	Deerfield	93,500	Renewal
United Healthcare	Corridors Two	Oak Brook	93,000	Relocation
Combined Insurance	Triangle Plaza	O'Hare	92,000	Relocation
Vyaire Medical	Woodland Falls Corporate Center	North	88,000	Relocation
Wilton	Washington Pointe	Lisle-Naperville	86,000	Relocation
Waste Management	Butterfield Centre	Oak Brook	86,000	Renewal

RENEWALS, EXPANSIONS & RELOCATIONS TO THE SUBURBS: 50,000 SF+

2015 - 2016

TENANT	ADDRESS	SUBMARKET	SF	ACTIVITY TYPE
First Midwest Bancorp	Triangle Plaza	O'Hare	76,000	Relocation
PSAV	5100 River Rd	O'Hare	75,000	Relocation
Barilla	885 Sunset Ridge Rd	North	75,000	Relocation
Donlen	3000 Lakeside Dr	North	73,000	Relocation
Canon	Woodfield Corporate Center	Northwest	71,000	Renewal
Hartford Insurance	4245 Meridian Pky	Lisle-Naperville	71,000	Renewal
Keyence	500 Park Blvd	Northwest	70,500	Relocation
Jewel Food Stores	150 Pierce Rd	Northwest	68,500	Renewal
MultiPlan	Washington Pointe	Lisle-Naperville	68,000	Renewal
Brightstar	Innovation Park	North	64,000	Relocation
LTD Commodities	Tri-State International	North	61,500	Renewal
Houghton Mifflin	909 Davis Building	North	60,000	Renewal
Valent Biosciences Corporation	Innovation Park	North	58,000	Relocation
Protective Life	1707 N Randall Rd	Northwest	55,500	Renewal
Wistron Mobile Solutions	Meadows Corporate Center	Northwest	55,500	Renewal
Brunswick	Woodland Falls Corporate Center	North	55,000	Relocation
National Express	2601 Navistar Ln	Lisle-Naperville	54,000	Relocation
Pharmaceutical Research Associates	3 Parkway Blvd North	North	52,250	Relocation



IX. Recommended Architects

Recommended Architects

WRIGHT HEEREMA ARCHITECTS

Roger Heerema, AIA Principal
Wright Heerema Architects
140 S Dearborn, Suite 200
Chicago, IL
(312) 913-1010



Carl Heitman
Heitman Architecture Incorporated
555 W. Pierce Road
Itasca, IL
(630) 773-3551

CANNONDESIGN

Charles T. Smith, AIA, Principal
CannonDesign
225 N Michigan Ave, Suite 1100
Chicago, IL
(312) 543-1537

WHITNEY

INNOVATION THROUGH DESIGN AND ARCHITECTURE

Mark Stenftenagel, CEO
Whitney Architects
700 Commerce Drive, Suite 350
Oak Brook, IL
(630) 571-1118

Gensler

Grant Uhler, AIA, LEED® AP BD+C
Managing Director, Principal
Gensler Architects
11 East Madison Street, Suite 300
Chicago, IL
(312) 577-6557

Todd Baisch, AIA, LEED® AP
Firmwide Corporate Campuses Pra
Gensler Architects
11 East Madison Street, Suite 300
Chicago, IL
(312) 577-7147



X. Commission Structure

Commission Structure

The Fine Print

Transaction Type	Commission Rate (PSF Per Year of Lease Term)
New Leases	3.00%
Renewals	1.50%



The commission shall be paid within thirty (30) days of a fully executed lease.

Appendix 6: Jensen Hughes Building Code Memo

September 7, 2018
October 2, 2018 Revison

VIA EMAIL: keng@sdnj.com

Mr. Ken Gold
VP Acquisitions & Development
Somerset Development
101 Crawfords Corner Rd.
Holmdel, NJ 07733

SOMERSET DEVELOPMENT – CITY WORKS – VILLAGE OF HOFFMAN ESTATES, ILLINOIS FIRE PROTECTION, LIFE SAFETY, & ACCESSIBILITY REVIEW

Dear Mr. Gold,

JENSEN HUGHES, INC (Consultant) has been requested by Somerset Development (Client) to provide consultation to help better understand potential fire protection, life safety, and accessibility issues that might be inherent in the existing 1.3 million square foot main building on the campus and that might impact the planned redevelopment.

It is the Consultant's understanding that the general intention for the campus redevelopment is to use the existing building for approximately 1.2 million square feet of offices, 60,000 square feet of retail shops and 80,000 square feet of conference space, and to construct approximately 375 apartments, 175 townhouse units, and possibly a 200-room hotel on adjacent property. The Somerset redevelopment of the main building will be similar to their Bell Works project in Holmdel, NJ.

The following analysis is based on a review of the 2013 Inland SBC Facility Assessment Report, prepared by Gensler/RM/Lindsey & Associates, and the 2018 MEP Due Diligence Report prepared by Stantec. Architectural and structural drawing sets were also reviewed to better understand the building layout, construction, and egress. Mechanical drawings were also reviewed to better understand the existing smoke control system.

1.0 APPLICABLE CODES

The Village of Hoffman Estates (VoHE) will be the Authority Having Jurisdiction (AHJ) over the Project. The VoHE generally enforces the 2015 family of ICC Codes with local amendments. For the purposes of the initial review the Project will be reviewed with respect to the fire protection and life safety provisions of the following:

- 2015 International Building Code (IBC) as amended by VoHE
- 2015 International Existing Building Code (IEBC) as amended by VoHE
- 2015 International Fire Code (IFC) as amended by VoHE

01012018-1594-0201

The Graham Building
30 South 15th Street | 15th Floor
Philadelphia, PA 19102 USA

jensenhughes.com

With respect to accessibility, the Project will be reviewed to:

- Illinois Accessibility Code
- 2010 Americans with Disabilities Act Standards for Accessible Design (ADA)

2.0 GENERAL COMMENTS

2.1 Having not visited the property JENSEN HUGHES will defer to those two reports with respect to their general review and analysis of building systems and physical conditions, and their associated recommendations.

2.2 There are a couple of things that are incorrectly stated in each report:

2.2.1 The 2013 report incorrectly states that because the building is a commercial facility it is not covered by the ADA. Both public facilities and commercial facilities are covered. There is also an implication in that report that if nothing is changed in the building then no changes in accessibility are required. The ADA requires the removal of barriers to accessibility in existing buildings where it is readily achievable. This is discussed in more detail in Appendix A to this report.

2.2.2 The 2018 report incorrectly notes the building construction as Type IIA under the 1987 BOCA building code which was applicable at the time the building was designed and permitted. As correctly noted in the 2018 report the building is likely Type IB because that is the lowest construction type permissible for a building of this size. Type IB under BOCA would be very similar to Type IB under the currently enforced 2015 IBC.

2.3 Renovations and alterations to the existing buildings will generally be governed by:

- 2015 International Building Code (IBC) as amended by VoHE
- 2015 International Existing Building Code (IEBC) as amended by VoHE

The IEBC should be used to determine the levels of fire protection, life safety, accessibility, structural, and MEP compliance required based on the type and extent of work proposed. The IEBC references the IBC when the level or work requires compliance with current standards.

3.0 POTENTIAL ISSUES

3.1 Fire Protection Systems. Changes in use may require changes or upgrades to parts of the building fire protection systems. For instance, retail spaces will require a higher level of sprinkler protection than office areas. Also, the fire alarm system appears to be near the end of its useful life and ability to be maintained and will likely need to be replaced.

3.1.1 If tenant areas are separated from the atrium and makeup air cannot be maintained to allow the volume of the tenant spaces to be accommodated by the smoke exhaust/control system, the walls separating the tenant areas from the atrium will be required to be 1-hour rated. If glass is used to make those separations it will be required to be protected on each side by sprinklers located 6 feet on center and between 6 and 12 inches from the face of the glass.

3.2 Smoke Control. Because the main building contains an atrium that is open to three stories (Floors 2 – 4) it has been provided with a smoke exhaust/control system. The 2013 and 2018 reports both mention the smoke control system but are somewhat vague with respect to details on its design and operation, other than to note that currently it only operates in manual mode because of frequent false alarms and resulting activation. A review of the original mechanical drawings (Dated 6/16/1989), and specifically drawings M5-4, M5-5, and M6-1, provides a better understanding of the smoke control system design.

The building contains an atrium smoke control system working in conjunction with a zoned system control for the office areas. The building's floor plan is divided into 2 main zones (East and West) and further divided into 37 individual smoke control zones.

From a sequence of operations standpoint, the East and West half atrium spaces are considered two separate atriums. An alarm will activate the smoke control sequence for the associated smoke control zone (area in alarm) as well as the associated atrium zone (east or west).

The system design is based on the volume of the office areas on each of the upper three floors being open to the atrium. The zoned smoke control system appears to be based on a "sandwich" pressurization concept where the alarm zone is designed to have a negative pressure in relation to its surrounding zones. Because the surrounding office smoke zones are open to the atrium space, this also allows the zoned smoke control system to provide the necessary make-up air for the atrium exhaust system. These will be important aspects of the smoke control system to consider when designing the separation of the office areas from the atrium and from one another. The ability to provide makeup air to the atrium from the office areas will need to be maintained as well as the ability for adjacent office zones to provide positive pressure relative to any office zone in alarm.

If the required makeup air can be maintained after the tenant spaces are separated from the atrium, no rating would be required for those separations. Because the makeup air supplying the smoke exhaust system is provided by mechanical systems serving tenant areas, this will require providing a way for makeup air originating within those tenant spaces to transfer to the atrium space. It may also require providing ways for transferring supply air from one office tenant to another in order to satisfy the "sandwich" pressurization of any tenant area in alarm. It is recommended that a single Mechanical Engineer who is familiar with the smoke control systems be involved in the review of all alterations to interior spaces that may impact the functioning of the smoke control system, including but not limited to the separation of tenant areas from the atrium, and the subdivision of those tenant areas.

The following provides additional detail on the sequence of operations of the existing smoke control system, the dedicated smoke exhaust fans, as well as a suggested protocol for testing and commissioning the system:

3.2.1 Sequence of Operations

The smoke control system is designed to provide exhaust air in the alarm zone and supply air to the adjacent zones (fire floor, floor above, and floor below).

For an alarm occurring on Floors 3 – 4, up to thirteen (13) active zones are involved, as follows:

- Fire Floor (4 zones)
 - Alarm Zone = Exhaust (negative)
 - Adjacent Zones (3) = Supply (positive)
- Floor Above (4 zones) = Supply (positive)
- Floor Below (4 zones) = Supply (positive)
- Atrium (1 zone, West or East) = Exhaust (negative)

For an alarm occurring on Floor2, up to thirteen (13) active zones are involved, as follows:

- Fire Floor (4 zones)
 - Alarm Zone = Exhaust (negative)
 - Adjacent Zones (3) = Supply (positive)
- Floor Above (4 zones) = Supply (positive)
- Floor Below (4 zones) = Shut Down
- Atrium (1 zone, West or East) = Exhaust (negative)

For an alarm occurring on Floor 1, up to nine (9) active zones are involved, as follows:

- Fire Floor (4 Zones)
 - Alarm Zone = Exhaust (negative)
 - Adjacent Zones = Normal Operation
- Floor Above (4 Zones)
 - Zone Directly Above Alarm Zone = Shut Down
 - Adjacent Zones = Normal Operation
- Atrium = No Exhaust

3.3.2 Fans

According to the fan schedule (sheet M6-1), the system includes 74 dedicated "smoke" fans. 29 smoke exhaust fans (17,500 cfm each) are used for each of the two atrium zones, for a total of 58 atrium smoke exhaust fans, and 16 fans (23,000 cfm each) are used for the zoned smoke control system serving the office areas. Supply air is provided to the adjacent zones via HVAC units "West/East Supply and Return Fans". Based on the age of the building (~1989), fan capacities for the system are likely sized based on the volume of the space, to provide prescribed number of air changes to meet code provisions.

3.3.3 Testing

Based on the number of smoke control zones, testing the building's smoke control system in accordance with NFPA 92 "Periodic Testing" would be involved and take an above average time to perform. At a minimum testing would include:

- Automatic Sequence of Operations testing - one test for each smoke zone (37).
- Manual Operation testing - one test for each smoke zone (37).
- Testing and Air balancing - smoke control fans (74)
- Emergency power testing

It is recommended that some level of testing be done on the existing smoke exhaust/control system to determine its ability to function as required and its future viability. Ultimately the system will be required to function in accordance with the requirements at the time it was installed, including automatic activation. It will also be required to be tested after alterations are completed that separate out the tenant areas from the atrium and that further subdivide the tenant areas to confirm the system still operates as required.

- 3.3 Egress. Egress accessways will need to be created to provide access for tenants to egress stairs and/or exits to the exterior on each of the levels. This may affect how tenant areas are laid out on the floors. Generally, all tenant areas will require access to at least two separate means of egress which are themselves remote from one another as required by the building code and sized to accommodate all contributing occupant loads.

- 3.4 Accessibility. There appear to be a number of issues related to accessibility including ramps and accessible routes exceeding allowable slopes, non-conforming common use areas (break rooms, lounges, etc.), and restrooms. Various triggers, as well as the requirement to remove barriers to accessibility will likely require accessibility upgrades to the building.

The ADA requires areas that are altered to be made accessible unless technically infeasible. The ADA also requires the accessible route to areas of primary function including restrooms to be made accessible when areas of primary function are altered. Tenant office or retail spaces would be considered areas of primary function, and alterations to those areas will trigger some level of upgrades.

In addition, the Illinois Accessibility Code has triggers based on the value of alterations over any 30-month period relative to the replacement value of the building:

- 3.4.1 If the alteration costs 15% or less of the reproduction cost of the public facility, the element or space being altered shall comply with the applicable requirements for new construction.
- 3.4.2 If the alteration costs more than 15% but less than 50% of the reproduction cost of the public facility, and less than \$100,000, the following shall comply with the applicable requirements for new construction:
- a. the element or space being altered; and
 - b. an entrance and a means of egress intended for use by the general public.
- 3.4.3 If the alteration costs more than 15% but less than 50% of the reproduction cost of the public facility, and more than \$100,000, the following shall comply with the applicable requirements for new construction:
- a. the element or space being altered;
 - b. an entrance and a means of egress intended for use by the general public;
 - c. all spaces and elements necessary to provide horizontal and vertical accessible routes between an accessible entrance and means of egress and the element or space being altered.
 - d. at least one accessible toilet room for each sex or a unisex toilet, when permitted, if toilets are provided or required;
 - e. accessible parking spaces, where parking is provided; and
 - f. an accessible route from public sidewalks or from the accessible parking spaces, if provided, to an accessible entrance.
- 3.4.4 If the alteration costs 50% or more of the reproduction cost of the public facility, the entire public facility shall comply with the applicable requirements for new construction.

See Appendix A to this report for additional information related to accessibility.

If you have any questions, please reach out to me at 215-439-1455 or kbryant@jensnehughes.com.

JENSEN HUGHES, INC.

Prepared by:



Christopher W. Bryant, AIA
Senior Consultant

CWB:cwb
20181002_Somerset_City Works_Review_v1

APPENDIX A

ACCESSIBILITY

1.0 Basic Requirements

All projects are required to meet Federal laws and local building codes and are required to conform to the Americans with Disabilities Act (ADA) Standards.

Typically, new construction, alterations, and additions are subject to more than one accessibility regulation, code, or standard. Project work is required to comply with the scoping and technical specifications of all applicable regulations, codes, and standards. In cases where there is a disparity in the scoping or technical criteria among the applicable codes and standards, the most stringent requirements shall prevail as long as these do not conflict with or provide a lower level of accessibility than is required by the other codes and standards.

2.0 Americans with Disabilities Act (ADA)

Places of public accommodation such as the proposed City Works facilities are subject to Title III of the Americans with Disabilities Act of 1990 (ADA) design and construction requirements. As of March 15, 2012, the ADA scoping and technical criteria for new construction, additions, and alterations is contained in the 2010 ADA Standards for Accessible Design ("2010 Standards" or "ADA"), which consist of both the regulatory provisions in 28 CFR part 36, subpart D, and appropriate sections of the US Access Board's 2004 ADA Accessibility Guidelines (36 CFR part 1191, appendices B and D). For buildings and facilities permitted after January 26, 1992 or designed and built for first occupancy after January 26, 1993, the ADA scoping and technical criteria was contained in the 1991 edition of the ADA Standards, or ADAAG. ADAAG was superseded on March 15, 2012, by the 2010 Standards.

In addition to the above requirements, places of public accommodation must be operated in accordance with the full range of title III requirements, such as nondiscriminatory eligibility criteria; reasonable modifications in policies, practices, and procedures; and provision of auxiliary aids.

New construction and additions are required to comply fully with the requirements of the 2010 Standards. Alterations to existing buildings are required to comply with the requirements for new construction to the maximum extent feasible. If alterations will affect the usability of or access to an area of "primary function," then accessibility upgrades are required to the "path of travel" elements serving the altered primary function area.

In addition, existing places of public accommodation are subject to the ongoing obligation to remove barriers to access where it is readily achievable to do so, whether or not alterations or additions are taking place

3.0 Removal of Barriers Where Readily Achievable

At places of public accommodation, ADA Title III regulations, Part 36, Subpart B, §36.304, Removal of Barriers, requires removal of architectural barriers in existing facilities constructed or altered prior to the ADA, including communication barriers that are structural in nature, where such removal is readily achievable. This obligation affects non-compliant elements that were installed prior to the effective date of the ADA and also affects elements that were not regulated by the 1991 Standards, but which are now regulated by the 2010 ADA Standards – whether or not alterations or additions are being undertaken in the facility. Readily achievable is defined as "easily accomplishable and able to be carried out without much difficulty or expense."

ADA §36.304 also prioritizes the measures potentially taken to comply with barrier removal. Accessible approach and entrance (providing access to a place of public accommodation from public sidewalks and parking) is the highest priority; access to goods and services is the second highest priority; Access to public toilet rooms is the third highest priority; and the fourth highest priority are those other measures necessary to provide access to the other facilities, privileges, advantages, or accommodations of the place of public

accommodation. Also, to consider is which barriers, if removed, would provide the greatest benefit to the facility's accessibility, or perhaps consider the extent of a particular barrier's non-compliance in contrast to the current ADA requirements.

Per §36.104, "Readily achievable means easily accomplishable and able to be carried out without much difficulty or expense." In determining whether an action is readily achievable, factors to be considered include [§36.301]:

1. The nature and cost of the action;
2. The overall financial resources of the site or sites involved; the number of persons employed at the site; the effect on expenses and resources; legitimate safety requirements necessary for safe operation, including crime prevention measures; or any other impact of the action on the operation of the site;
3. The geographic separateness, and the administrative or fiscal relationship of the site or sites in question to any parent corporation or entity;
4. If applicable, the overall financial resources of any parent corporation or entity; the overall size of the parent corporation or entity with respect to the number of its employees; the number, type, and location of its facilities; and
5. If applicable, the type of operation or operations of any parent corporation or entity, including the composition, structure, and functions of the workforce of the parent corporation or entity."

If it is determined that the measures required to remove a barrier and create full compliance would not be readily achievable, then a public accommodation may take other readily achievable measures to remove the barrier that do not fully comply with the specified requirements.

Commentary found in the Title III Regulations notes that there is no given or expected time frame associated with barrier removal, however there is an expectation that a good faith and ongoing effort will be made to remove existing barriers to accessibility.

4.0 "Safe Harbor" Explanation

Elements that have not been altered in existing facilities on or after March 15, 2012, and that also comply with the corresponding technical and scoping specifications for those elements in the 1991 Standards, are not required to be modified in order to comply with the requirements set forth in the 2010 Standards (known as "Safe Harbor") [§36.304(d)(2)(i)].

The safe harbor provision does not apply to those elements in existing facilities that are subject to supplemental requirements (i.e., elements for which there are neither technical nor scoping specifications in the 1991 Standards), and therefore those elements must be modified to the extent readily achievable to comply with the 2010 Standards. Noncomplying newly constructed and altered elements (that is, constructed or altered since the technical and scoping specifications have been enforced) may also be subject to the requirements of §36.406(a)(5) described below.

5.0 Compliance at Buildings & Elements Constructed or Altered Post-ADA

Any elements or spaces altered or added after the date that the ADA accessibility standards first became effective would have been required to comply with those ADA Standards in effect at the time of construction. When new construction, additions, and alterations performed since the ADA have not been designed or constructed to comply, such buildings, facilities, and elements are subject to §36.406(a)(5) of the regulations, which specifically addresses the standards and compliance dates specific to "noncomplying new construction and alterations" and requires that:

- (i) Newly constructed or altered facilities or elements covered by §§ 36.401 or 36.402 that were constructed or altered before March 15, 2012 and that do not comply with the 1991 Standards shall,

before March 15, 2012, be made accessible in accordance with either the 1991 Standards or the 2010 Standards.

(ii) Newly constructed or altered facilities or elements covered by §§ 36.401 or 36.402 that were constructed or altered before March 15, 2012 and that do not comply with the 1991 Standards shall, on or after March 15, 2012, be made accessible in accordance with the 2010 Standards.

Therefore, non-complying elements that were installed post-ADA are required to be corrected to be compliant with current standards to the maximum extent feasible, unless the elements are compliant with requirements of the 1991 Standards and are thus "safe harbored."

Elements or spaces installed since the effective date of the ADA, but which were not regulated at all by the 1991 Standards (such as but not limited to pools and recreation facilities), the safe harbor exemption cannot be applied. Rather, such elements or spaces would fall subject to the conditions for readily achievable barrier removal.

6.0 New Construction

New construction shall comply fully with the requirements of the currently enforced ADA Standards (as well as state and locally-enforced building codes and regulations, as applicable).

7.0 Additions and Alterations

ADA (and IEBC) requires additions to comply with the provisions for new construction. An addition is defined as "An expansion, extension, or increase in the gross floor area or height of a building or facility."

An alteration is defined by ADA 106.5 as "A change to a building or facility that affects or could affect the usability of the building or facility or portion thereof. Alterations include, but are not limited to, remodeling, renovation, rehabilitation, reconstruction, historic restoration, resurfacing of circulation paths or vehicular ways, changes or rearrangement of the structural parts or elements, and changes or rearrangement in the plan configuration of walls and full-height partitions. Normal maintenance, reroofing, painting or wallpapering, or changes to mechanical and electrical systems are not alterations unless they affect the usability of the building or facility."

Where existing elements or spaces are altered, each altered element or space shall comply with the applicable requirements of ADA Chapter 2; where compliance with applicable requirements is technically infeasible, the alteration shall comply with the requirements to the maximum extent feasible [ADA 202.2 and Exception 2]. An alteration that decreases or has the effect of decreasing the accessibility of a building or facility below the requirements for new construction at the time of the alteration is prohibited [ADA 202.3.1].

8.0 Alteration to an Area of Primary Function

An alteration that affects or could affect the usability of or access to an area of a facility that contains a primary function shall be made so as to ensure that, to the maximum extent feasible, the path of travel to the altered area and the restrooms, telephones, and drinking fountains serving the altered area, are readily accessible to and usable by individuals with disabilities, including individuals who use wheelchairs, unless the cost and scope of such alterations is disproportionate to the cost of the overall alteration.

Per the ADA regulations, a primary function is a major activity for which the facility is intended. Mechanical rooms, boiler rooms, supply storage rooms, employee lounges or locker rooms, janitorial closets, entrances, corridors, restrooms, and parking areas are examples of areas that are not considered primary function. [ADA §36.403 (a) and (b)]

A "path of travel" as defined by ADA includes a continuous, unobstructed way of pedestrian passage by means of which the altered area may be approached, entered, and exited, and which connects the altered area with an exterior approach (including sidewalks, streets, and parking areas), an entrance to the facility, and other parts of the facility. An accessible path of travel may consist of walks and sidewalks, curb ramps

and other interior or exterior pedestrian ramps; clear floor paths through lobbies, corridors, rooms, and other improved areas; parking access aisles; elevators and lifts; or a combination of these elements. For the purposes of this ADA requirement, the term "path of travel" also includes the restrooms, telephones, and drinking fountains serving the altered area. [ADA §36.403 (e)]

ADA §36.403 (f) and (g) state that alterations made to provide an accessible path of travel to the altered area will be deemed disproportionate to the overall alteration when the cost exceeds 20% of the cost of the alteration to the primary function area. Costs that may be counted as expenditures required to provide an accessible path of travel may include:

1. Costs associated with providing an accessible entrance and an accessible route to the altered area, for example, the cost of widening doorways or installing ramps;
2. Costs associated with making restrooms accessible, such as installing grab bars, enlarging toilet stalls, insulating pipes, or installing accessible faucet controls;
3. Costs associated with providing accessible telephones, such as relocating the telephone to an accessible height, installing amplification devices, or installing a text telephone;
4. Costs associated with relocating an inaccessible drinking fountain.

To determine the threshold of disproportionality for expenditures to provide an accessible path of travel, calculate the cost to alter the primary function area not including the above items, and multiply that alteration cost by 20%. When the cost of alterations necessary to make the path of travel to the altered area fully accessible is disproportionate to the cost of the overall alteration, the path of travel shall be made accessible to the extent that it can be made accessible without incurring disproportionate costs (in other words, the full 20% must be spent on path of travel upgrades unless there happen to be no, or not enough, issues requiring correction). In choosing which accessible elements to provide, priority should be given to those elements that will provide the greatest access, in the following order:

1. An accessible entrance;
2. An accessible route to the altered area;
3. At least one accessible restroom for each sex or a single unisex restroom;
4. Accessible telephones;
5. Accessible drinking fountains; and
6. When possible, additional accessible elements such as parking, storage, and alarms.

8.0 Definition of "Technically Infeasible"

The ADA's definition of "technically infeasible" is: *With respect to an alteration of a building or a facility, something that has little likelihood of being accomplished because existing structural conditions would require removing or altering a load-bearing member that is an essential part of the structural frame; or because other existing physical or site constraints prohibit modification or addition of elements, spaces, or features that are in full and strict compliance with the minimum requirements.* [ADA 106]

9.0 Illinois Accessibility Code (IAC)

New construction, alterations, and additions are also subject to Local codes governing accessibility. Currently the 2015 IBC and IEBC are in effect and adopted with amendments by the Village of Hoffman Estates (VoHE) and enforced by the local authority having jurisdiction. The VoHE has deleted Chapter 11 of the IBC and substitutes the IAC for scoping and requirements related to accessibility. This also applies to the references to accessibility in the IEBC.

In contrast to ADA, the IAC does not impose the ongoing obligation of barrier removal at existing places of public accommodation.

Appendix 7: Stantec Due Diligence Report

**2000 AT&T Center Drive
Hoffman Estates, Illinois**

**MEP Property Due Diligence
Report**



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Revision: 0

March 28, 2018

Revision History

Revision	Date	Revision Description	Author	Quality Check
0	23 MAR 2018	Issued to Client	Jeromy Reed	Robert Zuffi, P.E.
1	28 MAR 2018	Added Archifectural Elements Added Appendix A – Budgetary Cost Estimate		Robert Zuffi, P.E.

Sign-off Sheet

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Table of Contents

1.0	PROJECT DESCRIPTION	1
2.0	BUILDING 2000	2
2.1	ARCHITECTURAL OBSERVATIONS	2
2.1.1	Occupancy Type	2
2.1.2	Life Safety Systems.....	3
2.1.3	Egress.....	3
2.1.4	Exterior Façade.....	3
2.1.5	Windows.....	3
2.1.6	Roof/Skylight Atrium	4
2.1.7	Finishes.....	4
2.2	MECHANICAL OBSERVATIONS	4
2.2.1	General.....	4
2.2.2	Condenser Water System.....	4
2.2.3	Chilled Water System	5
2.2.4	Ventilation System	5
2.2.5	Toilet Exhaust System.....	6
2.2.6	Kitchen Exhaust System	6
2.2.7	Smoke Exhaust System	6
2.2.8	Heating System	6
2.2.9	Controls System.....	6
2.3	ELECTRICAL OBSERVATIONS	6
2.3.1	Service and Distribution Systems	6
2.3.3	Electric Wiring.....	7
2.3.4	Receptacles/Switches	7
2.3.7	Lighting and Lighting Controls	8
2.4	FIRE ALARM OBSERVATIONS	9
2.5	PLUMBING OBSERVATIONS	9
2.5.1	Domestic Hot & Cold-Water System	9
2.5.2	Sanitary System	9
2.5.3	Storm water System.....	10
2.6	FIRE PROTECTION OBSERVATIONS.....	10
2.6.1	General.....	10
3.0	BUILDING 2001 – SIX STORY OFFICE BUILDING.....	11
3.1	ARCHITECTURAL OBSERVATIONS	11
3.1.1	Occupancy Type	11
3.1.2	Life Safety Systems.....	12
3.1.3	Egress.....	12
3.1.4	Exterior Façade.....	12
3.1.5	Windows, Curtainwall and Exterior Glazed Doors.....	12
3.1.6	Roof	12
3.1.7	Finishes.....	12

3.2	MECHANICAL OBSERVATIONS	13
3.3	ELECTRICAL OBSERVATIONS	13
3.3.1	Service and Distribution Systems	13
3.3.3	Electric Wiring.....	14
3.3.4	Receptacles	14
3.3.7	Lighting and Lighting Controls	14
3.4	FIRE ALARM OBSERVATIONS	15
3.5	PLUMBING OBSERVATIONS	15
3.5.1	Domestic Hot & Cold-Water System	15
3.5.2	Sanitary System	15
3.5.3	Storm water System	15
3.6	FIRE PROTECTION OBSERVATIONS.....	15
4.0	BUILDING 2501 – EDUCATIONAL FACILITY	16
4.1	ARCHITECTURAL OBSERVATIONS	16
4.1.1	Occupancy Type	16
4.1.2	Life Safety Systems.....	17
4.1.3	Egress.....	17
4.1.4	Exterior Façade.....	17
4.1.5	Windows.....	17
4.1.6	Roof	17
4.1.7	Finishes.....	18
4.2	MECHANICAL OBSERVATIONS	18
4.3	ELECTRICAL OBSERVATIONS	18
4.3.1	Service and Distribution Systems	18
4.3.3	Electric Wiring.....	19
4.3.4	Receptacles	19
4.3.7	Lighting and Lighting Controls	19
4.4	FIRE ALARM OBSERVATIONS	19
4.5	PLUMBING OBSERVATIONS	20
4.5.1	Domestic Hot & Cold-Water System	20
4.5.2	Sanitary System	20
4.5.3	Storm water System	20
4.6	FIRE PROTECTION OBSERVATIONS.....	20
5.0	CAMPUS WIDE SYSTEMS – ALL BUILDINGS.....	21
5.1	LIGHTING AND LIGHTING CONTROLS	21
5.2	SECURITY VIDEO AND ACCESS CONTROL	21
5.3	OUTDOOR PARKING LOT CODE BLUE STATIONS	21
5.4	PARKING DECK - LOWER LEVEL.....	22
5.5	PARKING DECK - UPPER LEVEL.....	22
5.6	ON-GRADE PARKING LOTS	22
5.7	SITE WALKWAYS	23
5.8	LANDSCAPE AND SITEWORK.....	23

2000 AT&T CENTER DRIVE HOFFMAN ESTATES, ILLINOIS

6.0	CONVERSION FROM SINGLE TENANT TO MULTI-TENANT.....	24
6.1	ARCHITECTURAL	24
6.2	MECHANICAL - VENTILATION	24
6.3	ELECTRICAL.....	25
6.4	PLUMBING	25
6.5	FIRE ALARM	25
6.6	FIRE PROTECTION	25
7.0	CONCLUSIONS AND RECOMMENDATIONS.....	26
7.1	BUILDING 2000.....	26
7.1.1	Architectural Recommendations.....	26
7.1.2	Mechanical Recommendations	26
7.1.3	Electrical Recommendations	28
7.1.4	Fire Alarm Recommendations	30
7.1.5	Plumbing Recommendations	31
7.1.6	Fire Protection Recommendations	31
7.2	BUILDING 2001	32
7.2.1	Architectural Recommendations.....	32
7.2.2	Mechanical Recommendations	32
7.2.3	Electrical Recommendations	32
7.2.4	Fire Alarm Recommendations	34
7.2.5	Plumbing Recommendations	34
7.2.6	Fire Protection Recommendations	34
7.3	BUILDING 2501	35
7.3.1	Architectural Recommendations.....	35
7.3.2	Mechanical Recommendations	35
7.3.3	Electrical Recommendations	35
7.3.4	Fire Alarm Recommendations	36
7.3.5	Plumbing Recommendations	36
7.3.6	Fire Protection Recommendations	36
7.4	CAMPUS WIDE SYSTEMS	37
	APPENDIX A - BUDGETARY COST SUMMARY.....	A.1

2000 AT&T CENTER DRIVE HOFFMAN ESTATES, ILLINOIS

March 28, 2018 , Revision 1

1.0 PROJECT DESCRIPTION

Stantec Consulting Services Inc. (Stantec) has been retained by Somerset Development New Jersey (SDNJ) to provide professional engineering services as related to a Property Due Diligence survey of the architectural, mechanical, electrical, plumbing, fire alarm, and fire protection systems serving the AT&T Campus located at 2000 AT&T Center Drive, Hoffman Estates, IL.

The subject property is a campus setup that is comprised of three buildings with building numbers 2000, 2001 and 2501. The subject property is bounded by Lakewood Boulevard to the North, South Freeman Road to the East, West Central Road to the South, and Barrington Road to the West. The buildings located on the property were developed and constructed between 1989 through 1995.

Building 2000 is a four-story office building with an area of approximately 1.3 million square feet. The first floor is located below grade and is accessible by AT&T Center drive. The first floor contains an underground parking garage and the main mechanical rooms that serve the building proper.

Building 2001 is a six-story office building with an area of approximately 280,000 square feet. The building is connected to Building 2000 by means of an enclosed walkway.

Building 2501 is a single-story educational building with an area of approximately 40,000 square feet.

SDNJ is interested in renovating and converting the existing buildings to serve as the premier mixed-use commercial campus in the Chicagoland area. The bulk of the proposed effort is to convert Building 2000 from a single-tenant space to a multi-tenant commercial and retail space. A schematic concept analysis has been proposed for the redesign of Building 2000. The concept includes converting the lowest level of the atrium; and Level 2 to small office tenants with approximately 60,000 square feet of retail space. Levels 3 and 4 of Building 2000 shall serve large corporate office tenants. All office spaces are assumed to include 10-20 percent conference rooms. The existing conference center is assumed to be used as convention space, and unavailable for office tenants. The cafeteria/food court shall remain with minor refresh and potentially future expansion. Buildings 2001 and 2501 are assumed to retain their current occupancy classification, office and educational/classroom, respectively and will be updated at a later date in the master plan.

The objective of this report is to document the Architectural, Mechanical, Electrical, Plumbing (MEP) observations, assess the condition of the base building infrastructure systems serving the subject property, and provide recommendations for system modification and upgrades.

2000 AT&T CENTER DRIVE HOFFMAN ESTATES, ILLINOIS

March 28, 2018 , Revision 1

2.0 BUILDING 2000

Building 2000 is a four-story single use facility that measures approximately 1.3 million square feet in area and was constructed in two phases, an East and a West building, the layout of the building is a cruciform shape mirrored along the centerline of the building in the North/South direction. The first floor, Level 1, is located primarily below grade and includes street access to the underground parking garage and loading dock. Level 1 includes two main mechanical rooms for the chilled water system, eight fan rooms, and two fire pump rooms. Levels 2-4 are office space with a full height atrium running the length of the building and down each arm.

2.1 ARCHITECTURAL OBSERVATIONS

2.1.1 Occupancy Type

Occupancy type for Buildings currently on the site is B. The construction type of Building 2000 would allow mixed use including office, retail, restaurant, or hotel.

4 Stories | 1,300,000 square feet Construction Type IIA, sprinklered, constructed in 1989

Current Building Codes in Effect:

- International Building Code/2015 and Appendix K
- International Fire Code/2015
- International Property Maintenance Code/2015
- International Residential Code/2015 and Appendix C
- International Mechanical Code/2015
- National Electrical Code/2017
- International Fuel Gas Code/2015
- International Existing Building Code/2015
- The following are State mandated codes:
 - Illinois Plumbing Code
 - Illinois Accessibility Code
 - Illinois Energy Conservation Code

Additional design criteria as established by the Village of Hoffman Estates:

- Ground Snow Load - 25 psf
- Wind Design: Speed (mph) – 115 mph 3-second gusts, no topographic effects
- Seismic Design Category – B (residential only)
- Subject to Damage from: Weathering - severe



2000 AT&T CENTER DRIVE HOFFMAN ESTATES, ILLINOIS

March 28, 2018 , Revision 1

- Subject to Damage from: Frost line depth - forty-two inches (42")
- Subject to Damage from: Termite - Slight to moderate
- Winter design temp - (-4°F)
- Ice Shield Underlayment Required - YES
- Flood Hazards – September 20, 1974
- Air Freezing Index - 1543
- Mean Annual Temp - (50°F)
- Heating Degree Days (HDD) yearly total - (6,639)
- Average Daily Temperature in January - (21°F)

2.1.2 Life Safety Systems

Building 2000 utilizes wet-type fire sprinkler system in the office areas and enclosed parking garage and utilizes a dry-pipe system in loading dock, see Fire Protection Observations below for additional details. Building 2000 utilizes an existing complete fire alarm system. A smoke evacuation system is installed within the atrium that is currently manually controlled by fire department due to automatic control systems causing false alarms.

2.1.3 Egress

Business (office occupancies) occupant load is 100 SF/ person, Mercantile uses (retail) have an occupant load of 60SF/person. Restaurant (Assembly) has an occupant load predicated on the quantity of seats or minimum 15 SF/person, whichever is more stringent. The existing 4th Level office and cafeteria (assembly use) have adequate stairway and corridor exit capacity.

2.1.4 Exterior Façade

The exterior solid façade components are made of stone faced, precast concrete panels on the central building and appear to be in good condition. Normal maintenance of the panel joints with modern compatible sealants will be required periodically.

2.1.5 Windows

The existing windows consist of custom aluminum thermally broken frames with shading fins at each bay and tinted 1-inch insulated glass. Stantec is unable to determine the exact heat transfer coefficient (U-value) or shading coefficient of the existing glass. Based on a representative sample of the windows observed, the glazing appears to be in good condition. Sections of the curtain wall at the stair towers and entries utilize the same 1-inch insulated glass. The glass and aluminum doors appeared to be in generally good condition with some normal wear and tear on the hardware.

2000 AT&T CENTER DRIVE HOFFMAN ESTATES, ILLINOIS

March 28, 2018 , Revision 1

2.1.6 Roof/Skylight Atrium

Stantec was unable to gain access to the rooftop to perform a detailed survey. Stantec was informed that the Building was re-roofed in 2008 and is under warranty. It is highly recommended that the balance of warranty is verified with Seller.

Along the central spine corridors in the atrium and the 4th floor cafeteria, there exists steel framed custom insulated glazed skylights. Stantec noted evidence of at least seven (7) areas that exhibit leaking at the window joints and glazing in the skylight system, which has resulted in damaged gypsum board soffits at the bottom of the skylight system. Given that this system is exposed to the elements, the skylight system requires periodic maintenance and cleaning of the window joints to prevent leaks. There are existing safety tie-off anchors for maintenance personnel and are subject to periodic inspection.

2.1.7 Finishes

Finishes observed are in slightly worn condition and the adhesive applied tile decorative tile over gypsum board is delaminating in some areas. Carpets, ceiling tile, drywall and wood laminate veneer cabinetry exhibited signs of normal wear and tear and should be refinished. Some wood plank flooring platforms in central stairway atriums was worn and should be replaced. The stairs and railings were in generally good condition.

2.2 MECHANICAL OBSERVATIONS

2.2.1 General

At the first level of the building, there exists two main mechanical rooms (MERs) to serve each half of their respective building sections and are commonly referred to as the East and West MERs. These MERs house the Condenser Water, Cooling Water, Heating hot water, and Primary Ventilation systems. The East and West systems essentially mirror each other with the exception of an additional chiller located in the West MER that provides chilled water capacity for Building 2001.

2.2.2 Condenser Water System

There exists Two cooling tower vaults, one located to the East and West of the building. Each cooling tower vault has physical space for four cooling towers. The East cooling tower vault currently has three towers, with space allocated for a future fourth tower. The West cooling tower vault has four cooling towers. The cooling towers are all manufactured by Baltimore Air Coil (BAC) each with a 1000-ton nominal capacity. The total installed cooling tower capacity is 7000 tons of cooling. The cooling towers operate in an open loop and each are equipped 20 kW basin heaters to provide freeze protection during winter operation. According to the building engineer, the towers operate 11 months out of the year during building occupation.



2000 AT&T CENTER DRIVE HOFFMAN ESTATES, ILLINOIS

March 28, 2018 , Revision 1

The cooling towers are feed from a common header with three (East) and four (West) 50 HP Taco circulator pumps. The condenser water system does not have an intertie between the east and west cooling towers. Five (three East, two West) APV Crepaco plate and frame heat exchangers transfer heat between the closed loop computer room air conditioner (CRAC Unit) hydronic circuit and the condenser water. Duplex pumps in each mechanical room circulate water through the CRAC loop, and duplex pumps circulate water from the condenser loop.

Chemical treatment equipment is located in both mechanical rooms.

2.2.3 Chilled Water System

Five McQuay 900-ton chillers utilizing 2550 lbs. each of R-134a refrigerant type are located in the mechanical rooms (two East, three West). Three 50 HP pumps in each mechanical room circulate chilled water to the cooling coils located throughout the lower level in the fan rooms. A refrigerant detection system was not observed, and an emergency ventilation system was not present.

The chillers were not in operation at the time of the site visit.

One chiller in the west mechanical room is out of service, the refrigerant has been removed and is stored onsite. Two chilled water pumps in the west mechanical room are leaking.

2.2.4 Ventilation System

The ventilation system includes eight main built up air handlers in eight fan rooms located on the lower level. Each air handlers serves the four levels of an L-shaped building segment above. The air handlers include two Chicago Blower 125 horsepower vane-axial supply fans, two Chicago Blower 40 horsepower vane-axial return fans, and a Chicago Blower 7.5 horsepower vane-axial fan with 300 kW electric duct coil. Cooling is provided by a 483-ton chilled water cooling coil. Typical capacity of the air handlers is 150,000 cfm each. Seventeen electric duct coils are located the supply air duct for additional zone control.

The typical ventilation system is configured such that air enters the building through above grade louvers along the lower level and is mixed with return air from the building. It passes through a filter bank and then chilled water cooling coils. An auxiliary fan with electric heating coil pulls air from the return plenum and injects it upstream of the cooling coils to temper the outside air in the winter and provide freeze protection. The air then passes through the two supply fans and is ducted up vertical shafts to all four levels of the building. Horizontal ducts branch at each floor to supply the VAV boxes and finally supplied to the space through slot diffusers. Return air enters the ceiling plenum and is not ducted until it enters the vertical return shafts that parallel the supply air duct risers. Two return fans provide building pressure control. Air is discharge relief air at the lower level in louvers mounted above the air intake louvers or mixed with outside air, upstream of the filter banks.

Supply and return fans are operated with variable frequency drives (VFD).

2000 AT&T CENTER DRIVE HOFFMAN ESTATES, ILLINOIS

March 28, 2018 , Revision 1

2.2.5 Toilet Exhaust System

Ten constant speed toilet exhaust fans evacuate air from the bathrooms and discharge it through ground level louvers. Motor sizes range from 3/4 to 2 hp. Energy recovery is not utilized.

2.2.6 Kitchen Exhaust System

Three Type I kitchen exhaust (grease laden) commercial kitchen exhaust hoods are located in the cafeteria kitchen. The cooking equipment below the hoods have been removed.

2.2.7 Smoke Exhaust System

The atrium has a smoke control system consisting seventy-four 10 HP fans mounted in the ceiling space of Level 4 and corresponding roof hatches. The system is no longer exercised because the roof hatches no longer seal reliably and leak water.

2.2.8 Heating System

A Cleaver Brooks CWB-201 324 kW electric boiler with 5 HP duplex circulator pumps is located in the East and West mechanical rooms. It serves hydronic baseboard located above the parking garage and loading dock areas to provide freeze protection.

In the office areas, electric perimeter baseboard works in conjunction with the VAV boxes to provide final temperature control in the space.

Natural gas at an operating pressure of 5 psig is provided to the building. It serves only the kitchen cooking equipment and two water heaters located on the fourth floor. Stantec have contacted the gas company, Nicor Gas (1-88-642-6748), but have been unable to determine the capacity of the gas service line to the site. Inquiries about possible incentives have not been returned at the time of this report.

2.2.9 Controls System

The original Staefa digital building automation system provides control for the mechanical system. While it appears to be functional, it is obsolete and will be difficult modify for any changes in the space. Replacement parts for repairs and upgrades are difficult to obtain.

2.3 ELECTRICAL OBSERVATIONS

2.3.1 Service and Distribution Systems

Each end of the main building has a 12KV Commonwealth Edison (Com Ed) Electrical vault. Electric service enters the west end of the building via the southwest (main) vault from where it is distributed to the other seven sub-vaults, maintenance building, and parking structures. Similarly, the east end of the building receives Electric service via the southwest (main) vault, where it is then distributed. Each main vault contains medium voltage substations converting the incoming

2000 AT&T CENTER DRIVE HOFFMAN ESTATES, ILLINOIS

March 28, 2018 , Revision 1

medium voltage service to useable 480/277-volt and 208/120-volts, 3-phase, 4-wire power. The power distribution systems and substations are original to the building, installed in 1991.

Electrical testing/maintenance, Short Circuit, and Arc flash labels were not observed on any major incoming services, substations, or distribution equipment.

2.3.2 Electric Panels

Each main vault provides power directly to three 3000 Amp 480/277 volts, 3-phase switchboards and one 3000 Amp 120/208 volts, 3-phase switchboard. Each sub-vault provides power to one 3000 Amp 480/277 volt, 3-phase switchboard and one 3000 Amp 208/120 volts, 3-phase switchboard. Each switchboard is separately metered by Com Ed.

Panelboards serving lighting, receptacles and miscellaneous 120/208-volt equipment are located throughout electrical rooms in the Building.

Switchboards and panelboards appeared to be original, in working condition and there were no reported problems. No corrosion or damage was evident.

Arc flash labels were not observed on any equipment.

Com Ed does not permit Landlord electrical revenue sub-metering; only glass-jar type Com Ed approved utility meters are allowed for direct billing purposes to the occupying tenant. Third party meters like Schneider Electric E-Mon D-Mon are prohibited by Com Ed.

2.3.3 Electric Wiring

Stantec did not attempt to open energized switchboards or panelboard enclosures to investigate electrical wiring conditions for safety reasons. All exposed conduit appeared to be not corroded and in safe condition.

2.3.4 Receptacles/Switches

Most existing receptacles and switches appeared to be original installations. They appeared to all be in working condition and there were no reported problems. Although it could not be confirmed, it is likely that branch circuit wiring does not comply with current electrical code in regards to having neutral conductors for switches and receptacles. It should be anticipated that any renovated area should provide new branch circuit wiring to comply with the latest Electrical Code.

2.3.5 Emergency/Back-Up Power Systems

There are two emergency standby power diesel generators in each end of the building with load bank. One generator provides standby power to life safety equipment and the other generator provides standby power to non-life safety equipment.

2000 AT&T CENTER DRIVE HOFFMAN ESTATES, ILLINOIS

March 28, 2018 , Revision 1

The emergency standby power life safety generator (Caterpillar) is rated at 750 KVA (600 KW), 480/277V, 900 amps, 3-phase. Life safety loads, fire pumps, fire alarm, 1 elevator per bank, etc. Based on discussions with the building engineer, this generator is maintained and exercised regularly as this is required by the life safety code.

The standby power non-life safety generator (DMT Corporation) is rated at 438 KVA (350 KW), 480V, 527 amps, 3-phase. Select mechanical equipment in the building. Not maintained or exercised regularly.

No corrosion or damage was evident on the emergency standby generators. Stantec recommends a generator full service maintenance with all fluid, filter changes, fuel disposal and a load bank test afterward.

Arc flash labels were not observed on any equipment.

2.3.6 UPS Systems

The Main Server Room for the facility is backed-up by an existing 500 KVA UPS equipment. The UPS system is manufactured by Liebert and it is original to the building. The UPS system generated back-up power via wet cell batteries, which were removed entirely from the building battery room; and the battery room is currently abandoned. Also, the original server room was a raised floor system with UPS distribution equipment. This was also removed and currently abandoned. As noted above, the existing UPS has a capacity of 500 kVA; however, based on the age and limited replacement parts of this UPS technology, it is recommended to replace the existing UPS system with a new 300-500kVA fully redundant UPS system utilizing a new VRLA battery plant (in lieu of utilizing wet cells).

Within the lower level main building, Stantec also observed that there was once a 150 kVA UPS that was removed from the room while the rest of the UPS system is currently abandoned. This UPS was utilized to backup personal computers within the corporate office areas. Stantec does not see a need to reinstate this smaller UPS system, as it is our recommendation to provide a more robust centralized UPS system in the MPOE/MDF. This space will likely be re-captured for a future amenity or storage space.

2.3.7 Lighting and Lighting Controls

Refer to "Lighting and Lighting Controls" in Section 6.0.

2.3.8 Lightning Protection

The facility staff indicated that there is a Lightning Protection system on the main building roof. Stantec was unable to access the roof to observe the actual conditions of the roof mounted lightning protection system.

2.4 FIRE ALARM OBSERVATIONS

The buildings are equipped with a non-original fire alarm system, which connects to pull stations, smoke/heat detectors and the sprinkler system. The sprinkler system is equipped with flow and tamper switches, and appear to be in working order.

The fire alarm system in the main building is Simplex Grinnell 4100 model emergency voice communications fire alarm control panel with voice command and direct connection to the Village of Hoffman Estates fire department. The FA panel installed in 2008, and it reports to a remote annunciator located in the security office manned 24 hours a day. Both the east and west sections of the main building report by zone and device to the fire alarm control panel. There is a separate emergency voice communications fire alarm control panel system in the 2001 Lakewood Building which announces fire or trouble back to the main building fire alarm panel.

There are 37 smoke zones in the building. The atrium smoke evacuation automatic activation has been disabled by the fire department to avoid repetitive false alarms. The atrium smoke evacuation system is only allowed to be manually controlled by the fire department.

NOTE: If the main circulation areas (directly below the atrium areas) are proposed to be enclosed and subdivided into floors, then there would be an effect on the smoke evacuation system since the system was design for an open floor concept.

2.5 PLUMBING OBSERVATIONS

2.5.1 Domestic Hot & Cold-Water System

Two 10" water mains serve the east and west side of the building. The building is isolated from the utility with an RPZ backflow assembly. Two gas fired Lochinvar water heaters, with 1.44 million BTU input are located on the 4th level near the kitchen. A hot water storage tank augments the capacity of the system. Chilled domestic water is provided to the drinking fountains with a remote cooler unit and circulated throughout the building.

The plumbing fixtures are typical of commercial buildings of the era. Wall hung vitreous china water closets and urinals are arranged in stacked bathrooms. More water efficient faucets and flush valves are available today.

Many fixture bowls are dry and stained from disuse.

2.5.2 Sanitary System

A gravity system collects waste and conveys it to the public sewer. Duplex sewage ejector pumps collect waste from the first-floor east side of the building. A three-chamber grease trap receives waste from the kitchen area located on the fourth level.

2.5.3 Storm water System

A gravity system collects the storm water, sump pumps are not present.

2.6 FIRE PROTECTION OBSERVATIONS

2.6.1 General

The fire protection system is mirrored on the east and west side of the building. Each side has an electric Peerless fire pump located in the fire pump room on the lower level. A water line from the municipal utility enters the room along the north wall and is divided into domestic and fire protection systems. Each system protected by a reduced pressure zone (RPZ) backflow assembly. A 10" suction line serves the fire pump. Each horizontal split case pump is 100 horsepower and rated at 1500 GPM at 90 psig. An 8" discharge line serves as a header for two dry pipe systems and eleven combination wet pipe risers. The dry pipe systems serve areas subject to freezing, such as the parking garage. Each riser has shutoff valves with tamper switches. A bank of five fire department connections is located outside of each fire pump room. Each fire pump controller is connected to the emergency generator via an automatic transfer switch. Each fire pump is paired to a 1.5 horsepower jockey pump. The fire sprinkler piping on each half of the building are connected by a 6" main. These systems appear to be in good operating condition except for corrosion on the Sprinkler system in the loading dock.

3.0 BUILDING 2001 – SIX STORY OFFICE BUILDING

3.1 ARCHITECTURAL OBSERVATIONS

3.1.1 Occupancy Type

Occupancy type for Buildings currently on the site is B. The construction type of Building 2001 would allow mixed use including office, retail, restaurant, or hotel.

6 Stories | 280,000 square feet, construction type IIA, sprinklered, constructed in 1991

Current Building Codes in Effect:

- International Building Code/2015 and Appendix K
- International Fire Code/2015
- International Property Maintenance Code/2015
- International Residential Code/2015 and Appendix C
- International Mechanical Code/2015
- National Electrical Code/2017
- International Fuel Gas Code/2015
- International Existing Building Code/2015
- The following are State mandated codes:
- Illinois Plumbing Code
- Illinois Accessibility Code
- Illinois Energy Conservation Code

Additional design criteria as established by the Village of Hoffman Estates:

- Ground Snow Load - 25 psf
- Wind Design: Speed (mph) – 115 mph 3-second gusts, no topographic effects
- Seismic Design Category – B (residential only)
- Subject to Damage from: Weathering - severe
- Subject to Damage from: Frost line depth - forty-two inches (42")
- Subject to Damage from: Termite - Slight to moderate
- Winter design temp - (-4°F)
- Ice Shield Underlayment Required - YES
- Flood Hazards – September 20, 1974
- Air Freezing Index - 1543
- Mean Annual Temp - (50°F)
- Heating Degree Days (HDD) yearly total - (6,639)

2000 AT&T CENTER DRIVE HOFFMAN ESTATES, ILLINOIS

March 28, 2018 , Revision 1

- Average Daily Temperature in January - (21°F)

3.1.2 Life Safety Systems

Building 2001 is protected by a wet-type fire sprinkler system for the interior spaces and a dry-type sprinkler system for the loading dock, which is subject to the external environment conditions. For additional information, see Fire Protection Observations below.

The Building utilizes an existing fire alarm system. These systems appear to be in good operating condition. For additional information, see Fire Alarm Observations below.

3.1.3 Egress

Business (office occupancies) occupant load is 100 SF/ person. The existing office building has adequate stairway and corridor exit capacity. If the proposed plan is to convert a portion of the First Level to include retail and restaurant, please see the Conversion from Single Tenant to Multi-Tenant Section below.

3.1.4 Exterior Façade

The exterior solid façade components are made of stone faced, precast concrete panels on these appear to be in good condition. Normal maintenance of the panel joints with modern compatible sealants will required periodically.

3.1.5 Windows, Curtainwall and Exterior Glazed Doors

The existing windows consist of custom aluminum thermally broken frames with shading fins at each bay and tinted 1-inch insulated glass. Stantec is unable to determine the exact heat transfer coefficient (U-value) or shading coefficient of the existing glass. Based on a representative sample of the windows observed, the glazing appears to be in good condition. Sections of the curtain wall at the stair towers and entries utilize the same 1-inch insulated glass. The glass and aluminum doors appeared to be in generally good condition with some normal wear and tear on the hardware.

3.1.6 Roof

Stantec was unable to gain access to the rooftop to perform a detailed survey. Stantec was informed that the roof is original to the building, installed in 1991. It is assumed that this roof will reach the end of its useful life by 2021 and will require replacement at that time.

3.1.7 Finishes

Finishes observed are in slightly worn condition. Carpets, ceiling tiles, drywall and wood laminate veneer cabinetry exhibited signs of normal wear and tear and should be refinished. The stairs and railings were in generally good condition.

3.2 MECHANICAL OBSERVATIONS

The chilled water system connects to the chilled water system in Building 2000. Two 25 HP variable speed booster pumps are located in the lowest level of Building 2001. The variable speed drives have failed and are operating in bypass mode.

The ventilation system provides heat and cooling to the finished spaces, there is no perimeter baseboard. The penthouse contains two built-up air handlers that have interconnected supply ductwork on each floor. Each air handler includes two 100 horsepower supply fans, and four 7.5 horsepower relief fans. Four 50kW electric unit heaters located upstream of the filter bank provide primary heat, and a 450-ton chilled water coil provides cooling. Fan powered VAV boxes with electric reheat provide final temperature control. Ten exhaust fans serve the bathrooms, electrical vaults, and other spaces.

3.3 ELECTRICAL OBSERVATIONS

3.3.1 Service and Distribution Systems

This building has a 12KV Commonwealth Edison (Com Ed) vault. Service enters the east end of the building via the southeast vault from where it is distributed to the building Switchboards. The vault contains transformers converting the incoming medium voltage to 480/277 volts, 3-phase. The power distribution system is original to the building, installed in 1995.

3.3.2 Electric Panels

The building vault provides power directly to a 2500 Amp, 2000 Amp, 1600 Amp and 1200 Amp 480/277 Volts, 3-phase switchboards. Each switchboard is separately metered by Com Ed.

Lighting, stepdown transformers and panelboards serving receptacles and miscellaneous 120/208-volt equipment are located throughout electrical rooms in the Building.

Switchboards, step down transformers and panelboards appeared to be original, in working condition and there were no reported problems. No corrosion or damage was evident.

Arc flash labels were not observed on any equipment.

To convert from a single tenant occupancy to a multi-tenant occupancy, Stantec recommends retrofitting existing Switchboard interior compartments into custom build, UL listed tenant meter centers.

2000 AT&T CENTER DRIVE HOFFMAN ESTATES, ILLINOIS

March 28, 2018 , Revision 1

3.3.3 Electric Wiring

Stantec did not attempt to open energized switchboards or panelboard enclosures to investigate electrical wiring conditions for safety reasons. All exposed conduit appeared to be not corroded and in safe condition.

3.3.4 Receptacles

Most existing receptacles appeared to be original. They appeared to all be in working condition and there were no reported problems.

3.3.5 Emergency Power Systems

There are two emergency standby power diesel generators in the generator equipment room with load bank. One generator provides standby power to life safety equipment and the other generator provides standby power to non-life safety equipment. The emergency standby power life safety generator (Caterpillar) is rated at 387.5 KVA (310 KW), 480/277V, 938 amps, 3-phase. The standby power non-life safety generator (Detroit Diesel) is rated at 938 KVA (750 KW), 480V, 1128 amps, 3-phase.

No corrosion or damage was evident on the emergency standby generators. Stantec recommends a generator full service maintenance with all fluid, filter changes, fuel disposal and a load bank test afterward.

Arc flash labels were not observed on any equipment.

3.3.6 UPS Systems

The existing 300 KVA UPS equipment in the 280,000 square feet building was manufactured by Eaton Powerware and installed approximately in 2002. This UPS has a maintenance bypass and 3 battery cabinets. It is an outdated technology, low efficiency UPS compared to today's technology. Stantec recommends this UPS to be replaced due to the limited spare parts available and age.

3.3.7 Lighting and Lighting Controls

Refer to "Lighting and Lighting Controls" in Section 6.0.

3.3.8 Lightning Protection

Lightning protection systems were not observed in this building.

3.4 FIRE ALARM OBSERVATIONS

Refer to "Building 2000 Fire Alarm Observations" in Section 2.4.

3.5 PLUMBING OBSERVATIONS

3.5.1 Domestic Hot & Cold-Water System

The main incoming service enters the fire pump room and splits into a domestic and fire service. Both are protected from the public water supply by RPZ backflow assemblies. A package skid with controls and duplex booster pumps provides additional pressure for the domestic water system. Twenty-gallon, 3 kW electric water heaters located in the janitors' closets provide hot water to the bathroom groups and mop sink.

3.5.2 Sanitary System

A gravity sanitary drainage system collects liquid waste in the floors above the lowest level. A duplex sewage ejector system pumps sanitary sewage from the lowest level. A duplex sump pump pumps storm water from the lowest level into the gravity storm drain

3.5.3 Storm water System

A gravity drainage system collects storm water from the roof. A duplex sump pump pumps storm water from the lowest level into the gravity storm drain

3.6 FIRE PROTECTION OBSERVATIONS

The existing fire protection system includes a single 60 horsepower electric fire pump in the fire pump room on the lowest level. A water line from the municipal utility enters the room and divides into domestic and fire services. Each is protected by a PRZ backflow assembly. The pump discharge splits into two wet pipe risers and dry pipe riser to protect areas subject to freezing. Each riser has isolation valves and tamper switches. The fire pump controller is connected to the emergency generator via an automatic transfer switch.

2000 AT&T CENTER DRIVE HOFFMAN ESTATES, ILLINOIS

March 28, 2018 , Revision 1

4.0 BUILDING 2501 – EDUCATIONAL FACILITY

The building was constructed in two phases, the north portion was built in 1980s and the south portion in 1995. The mechanical systems are separate for the phases, and the fire protection system is connected via an interconnection. It was reported that the building is no longer occupied, as of 2013.

4.1 ARCHITECTURAL OBSERVATIONS

4.1.1 Occupancy Type

1 Story | 40,000 square feet constructed in Mid 1980s. Believed to be Type IIB construction

Current Building Codes in Effect:

- International Building Code/2015 and Appendix K
- International Fire Code/2015
- International Property Maintenance Code/2015
- International Residential Code/2015 and Appendix C
- International Mechanical Code/2015
- National Electrical Code/2017
- International Fuel Gas Code/2015
- International Existing Building Code/2015
- The following are State mandated codes:
- Illinois Plumbing Code
- Illinois Accessibility Code
- Illinois Energy Conservation Code

Additional design criteria as established by the Village of Hoffman Estates:

- Ground Snow Load - 25 psf
- Wind Design: Speed (mph) – 115 mph 3-second gusts, no topographic effects
- Seismic Design Category – B (residential only)
- Subject to Damage from: Weathering - severe
- Subject to Damage from: Frost line depth - forty-two inches (42")
- Subject to Damage from: Termite - Slight to moderate
- Winter design temp - (-4°F)
- Ice Shield Underlayment Required - YES
- Flood Hazards – September 20, 1974
- Air Freezing Index - 1543
- Mean Annual Temp - (50°F)

2000 AT&T CENTER DRIVE HOFFMAN ESTATES, ILLINOIS

March 28, 2018, Revision 1

- Heating Degree Days (HDD) yearly total - (6,639)
- Average Daily Temperature in January - (21°F)

4.1.2 Life Safety Systems

Building 2501 is protected by a wet-type fire sprinkler system. For additional information, see Fire Protection Observations below.

The Building utilizes an existing fire alarm system. These systems appear to be in operating condition, but is obsolete by today's standards. For additional information, see Fire Alarm Observations below.

4.1.3 Egress

Business (office occupancies) occupant load is 100 SF/ person, Training rooms and/or Restaurant have an occupant load base on seating or minimum 15 SF/person, whichever is more stringent. The existing building has an adequate corridor and exit capacity. If there is consideration to convert portions of the building to a conference center, assembly area, retail or restaurant use, please see the Conversion from Single Tenant to Multi-Tenant Section below.

4.1.4 Exterior Façade

The exterior solid façade components are comprised of an Exterior Insulation Finish System (EIFS), metal paneling, and concrete paneling. These appear to be in fair condition with some maintenance required. Cleaning and repairing of the panel joints with modern compatible sealants will be required periodically.

4.1.5 Windows

The existing windows consist of custom aluminum thermally broken frames 1-inch insulated glass. Stantec is unable to determine the exact heat transfer coefficient (U-value) or shading coefficient of the existing glass. Based on a representative sample of the windows observed, the glazing appears to be in fair condition. The glass and aluminum doors appeared to be in generally good condition with some normal wear and tear on the hardware. New sealants are required at some glazing areas.

4.1.6 Roof

Stantec was unable to gain access to the rooftop to perform a detailed survey. Stantec was informed that the roof is original to the building construction, installed in 1980's and 1995. Water infiltration was observed below the roofline. It is assumed that these roofs have reached the end of their useful life by 2021 and require immediate replacement.

2000 AT&T CENTER DRIVE HOFFMAN ESTATES, ILLINOIS

March 28, 2018 , Revision 1

4.1.7 Finishes

Finishes observed were in slightly worn condition Carpets, ceiling tile, drywall, and wood laminate veneer cabinetry exhibited signs of normal wear and tear and should be refinished. The stairs are in fair condition.

4.2 MECHANICAL OBSERVATIONS

The north portion of the building is served by two gas fired unitary roof top units with fan powered VAV boxes and hydronic perimeter heat. Unit capacities are 264 MBH heating/40 tons cooling and 400 MBH heating/40 tons cooling.

The south portion of the building is served by two gas fired unitary roof top units: 400 MBH heat/20-ton cooling and 540 MBH heat/48 tons cooling. Supplement electric baseboard is located at high heat loss area. The 1.4 million BTU gas fired boiler was replaced in 2006. One of the RTUs was replaced in the last 10 years according to the maintenance staff.

A number of rooftop mounted fans serve the bathrooms and dishwasher hood in the catering center.

The basement is served by a hydronic fan coil unit with split DX cooling.

The equipment in the space leased by Verizon for the cell tower was not reviewed.

4.3 ELECTRICAL OBSERVATIONS

4.3.1 Service and Distribution Systems

The building has a 12KV Commonwealth Edison (Com Ed) pad mounted transformer outside of the building. Service enters the northeast end of the building from where is it distributed to the building Switchboard. The power distribution system is original to the building, installed in the late 80s.

4.3.2 Electric Panels

The outdoor Com Ed transformer converts the incoming medium voltage and provides power directly to 800 Amp 480/277 Volts, 3-phase switchboard. The switchboard is separately metered by Com Ed along with two other separate electric meters labeled as "Mobile Meter & HUT Meter".

Lighting, stepdown transformers serving receptacles and miscellaneous 120/208-volt equipment are located throughout electrical rooms in the Building.

2000 AT&T CENTER DRIVE HOFFMAN ESTATES, ILLINOIS

March 28, 2018 , Revision 1

Switchboards, step down transformers and panelboards appeared to be original, in working condition and there were no reported problems. No corrosion or damage was evident.

Arc flash labels were not observed on any equipment.

4.3.3 Electric Wiring

Stantec did not attempt to open energized switchboards or panelboard enclosures to investigate electrical wiring conditions for safety reasons. All exposed conduit appeared to be not corroded and in safe condition.

4.3.4 Receptacles

Most existing receptacles appeared to be original. They appeared to all be in working condition and there were no reported problems.

4.3.5 Emergency Power Systems

There is an outdoor emergency standby power diesel generator located south of the building. The generator was found to be abandoned. The emergency standby power life safety generator (Kohler) is rated at 125 KVA (100 KW), 208/120V, 347 amps, 3-phase.

The outdoor generator, diesel tank, disconnect switch enclosures were all corroded and evidently not maintained. Stantec recommends a generator full service maintenance with all fluid, filter changes, fuel disposal and a load bank test afterward.

Arc flash labels were not observed on any equipment.

4.3.6 UPS Systems

A UPS systems were not observed in this building.

4.3.7 Lighting and Lighting Controls

Refer to "Lighting and Lighting Controls" in Section 6.0.

4.3.8 Lightning Protection

Lightning protection systems were not observed in this building.

4.4 FIRE ALARM OBSERVATIONS

The building is equipped with the original fire alarm system, which connects to pull stations, smoke/heat detectors and the sprinkler system. The sprinkler system is equipped with flow and tamper switches, and appear to be in working order.



2000 AT&T CENTER DRIVE HOFFMAN ESTATES, ILLINOIS

March 28, 2018 , Revision 1

The fire alarm system is Simplex Grinnell 4002 model fire alarm control panel. This system is a hardwired conventional system and not addressable. The estimated time when this panel was installed was approximately 1988 or 1989. Parts for this panel are not available anymore. It is recommended this FACP be upgrade if the building gets remodeled.

To convert from a single tenant occupancy to a multi-tenant occupancy, more fire alarm devices will be required for proper coverage per NFPA.

The fire alarm system should be tested yearly per NFPA by a certified fire alarm contractor.

4.5 PLUMBING OBSERVATIONS

4.5.1 Domestic Hot & Cold-Water System

The municipal water line enters the fire pump room and splits into a domestic and fire service. Both are isolated from the public water supply by RPZ backflow assemblies. A State 75 gallon, 75 MBH gas fired water heater serves the building. A duplex sewage ejector system pumps sanitary sewage from the lowest level. A duplex sump pump pumps storm water from the lowest level into the gravity storm drain. Pumps were replaced in the last 10 years.

4.5.2 Sanitary System

The ground flow waste is conveyed by a gravity system. A duplex sewage ejector system lifts liquid waste from the basement bathroom and floor drains to the gravity system.

4.5.3 Storm water System

The roof drains are conveyed by a gravity system. Duplex sump pump removes storm water from the lowest level into the gravity storm drain. Pumps were replaced in the last 10 years. Leak noted on foundation wall where cell tower cable exits building, water had puddled on floor.

4.6 FIRE PROTECTION OBSERVATIONS

A water line from the municipal utility enters the fire sprinkler riser room and splits into domestic and fire service. Each is protected by a PRZ backflow assembly. There is no fire pump in this building. The sprinkler main splits into four wet pipe risers with isolation valves and tamper switches.

5.0 CAMPUS WIDE SYSTEMS – ALL BUILDINGS

5.1 LIGHTING AND LIGHTING CONTROLS

Existing interior lighting, dimming systems and relay panels appears to be the originally installed products and are primarily fluorescent and incandescent light sources. None of the luminaires we observed would comply with the Lighting Power Density (watts per square foot) requirements as stated in current Illinois Energy Codes.

Interior lighting controls observed are original equipment. Relay panels controlling lighting branch circuits were used for open office spaces. Dimming scene controls are used in conference rooms. The existing lighting control systems do not provide sufficient occupancy sensing or dimming (daylight harvesting) to comply with current Illinois Energy Code.

Exterior lighting is primarily pole-mounted high intensity discharge (HID) type fixtures, which are very inefficient in terms of energy consumption. The fixtures should be retrofitted with new LED type fixture heads with integral photosensors.

5.2 SECURITY VIDEO AND ACCESS CONTROL

The main access control and security video head end equipment is in the security office, manned 24 hours a day. The access control system was manufactured by Johnson Controls and is original to the main building. The security video camera system (24-cameras) was manufactured by Dukane and it is also original to the building with DVR upgrades in 2017.

The security video and access control equipment have either passed their useful life or is approaching the end of their useful lives. With the anticipation that the buildings will renovate and expand their basic Building functionality, Stantec recommends the replacement of the security and access control systems. With continued monitoring and maintaining of the existing equipment, most of the equipment could remain in place until the major portion of renovation occurs.

In general, it will become increasingly difficult to obtain replacement parts in the event of a failure or modifications. If one part fails and no parts are available to repair the panel, the entire system must be replaced.

5.3 OUTDOOR PARKING LOT CODE BLUE STATIONS

Emergency Code Blue Stations, heavy-duty pedestal topped with a beacon/strobe, are located throughout the parking areas. Each Code Blue Station manually communicates to the security office, manned 24 hours a day.

March 28, 2018 , Revision 1

Stantec recommend a preventive maintenance of all Code Blue Stations to verify proper operation and communication with the security office during an emergency.

5.4 PARKING DECK - LOWER LEVEL

The lower level parking deck is located partially below grade and is constructed of an in-situ concrete foundation with poured in place slab sloped towards area drains. The lower level is open to the atmosphere and is protected by poured in concrete retaining walls around the perimeter. The existing retaining walls appear to be in good condition, but could use an elastomeric paint refresh.

No mechanical ventilation or exhaust system was observed and is not required as the first level directly communicates with the atmosphere. Lighting for the first level is provided by ceiling mounted metal halide light fixtures. The structure is protected by an existing dry-type fire protection system.

Many of the area drains serving the lower level parking deck are filled with soil and debris and require clean out.

5.5 PARKING DECK - UPPER LEVEL

The upper level parking deck is constructed of pre-cast concrete double tees and a concrete topping slab driving surface. A mix of pre-cast concrete knee walls and painted steel railings enclose the perimeter of the structure.

Water infiltration was observed at the parking deck expansion joints and connections near drains where deck surface has allowed water to infiltrate. The water infiltration has consequently damaged some of the structural pre-cast concrete tees below, especially near area drains. An estimated 15% of each upper parking deck area requires repair to prevent continued water infiltration. The affected pre-cast concrete double tee structures exhibit spalling, corrosion, discoloration of concrete, exposure of rebar. This is common for this type of deck and caused by lack of maintenance of the surface at the top deck.

Lighting for the upper deck is provided by pole mounted metal halide light fixtures along the perimeter and along the parking column lines.

The area drains serving the upper level are filled with soil and debris and require clean out.

5.6 ON-GRADE PARKING LOTS

The on-grade parking areas require subgrade repair and compaction, and surface replacement in select areas due to sub-grade settlement. These select areas have settled over time, are not sealed, and have resulted in asphalt surface, sunken curbs and catch basins.

5.7 SITE WALKWAYS

In-situ concrete walkways and stairs connect the parking decks to the driveway bridges and to the second floor of Building 2000 & 2001. The area drains located at the base of these stairways are filled with dirt, debris, and foliage which require cleanout. Areas of the in-situ walkway that exhibit cracking, spalling and sub grade erosion require repair.

The landscaped walkways leading from the two bridges to the East and West parking decks have heaved and exhibit spalling. This presents a tripping hazard to pedestrians and requires replacement.

The steel bridges and walkways leading to the parking deck do not meet the requirements of an accessible route due to stairs, location, slopes, and condition. New accessible parking spaces are required to be created near the main building entrance or convert the spaces within enclosed garage with proper directional signage.

The steel bridges appear to be in good condition but require minor repairs, limited to painting, pavers, and drainage downspouts.

The lower level walkways, that cross the streets below the pedestrian bridge, utilizes a paver system. This system is not ADA compliant, is uneven, and requires repair.

5.8 LANDSCAPE AND SITEWORK

In general, around all three buildings, at the parking structures and surrounding Site landscaping has many fallen trees, is untrimmed and overgrown and requires maintenance. Planter beds located near the main building entry exhibit soil erosion and require repair. Eroded stone and bark paths, damaged sidewalk curbs and sunken walkways are numerous throughout the site. Repair of stone paths and replacement of curbs and walkways are required to eliminate tripping hazards.

Exterior landscape irrigation system was reported to be inactive for the last twelve (12) years and sections of the irrigation mains have been dug up/removed in some areas. The irrigation system and foundation planting's need replacement.

Site signage is generally worn and damaged.

Numerous potholes and cracking of the roadways were observed and are in need repair.

Site lighting, including bollards, pole lights, and landscape lights require testing and replacement were not working or damaged. Lenses and frame damage to site bollard fixtures along roadways was observed.

6.0 CONVERSION FROM SINGLE TENANT TO MULTI-TENANT

6.1 ARCHITECTURAL

Egress

Assuming new proposed retail and restaurant use would only occur at the first or lower level of Building 2000 and comprise of no more than 75 percent of these floors, the first and lower levels could support the additional exit demand engendered by those uses by using the additional existing grade level exits at each of those floors. If a large assembly use space is proposed, the space will need to be located at grade level and additional exits may be required.

6.2 MECHANICAL - VENTILATION

This discussion will assume that all existing equipment would be restored to its full operating capacity. The ventilation system provides cooling for the building envelope, occupants and equipment, and outside air. The envelope is assumed to remain the same, improvements in lighting efficiency, such as Light Emitting Diodes (LED) and power consumption of office equipment have significantly reduced the cooling load for those components.

At the time of construction, the presiding mechanical code required lower quantities outdoor airflow rates for ventilation, about 60 percent of what is required by today's standards. Per Illinois Public Act 096-0704 all new commercial construction after 01 July 2011 must comply with the 2006 or later editions of the IBC. This will require the building to be brought into compliance with the presiding building codes for Hoffman Estates, as described in the Illinois building code. The current Mechanical code is the 2009 IMC, according to the Illinois construction code directory.

The existing cooling system is sized to provide approximately 0.2 cfm/sqft. of conditioned outside air under summer design conditions. The heating system can provide approx. 0.06 cfm/sqft. at winter design conditions. The current Mechanical Codes states that Office spaces occupancies require 0.085 cfm/sqft. of outside air for ventilation. Therefore, the existing heating system is approximately 30% undersized and is inadequate to meet the winter design conditions.

Both food service and retail space require higher ventilation rates than office space. Retail ventilation requirements vary based on the type of activity; for example, general retail sales floor is 0.23 cfm/sqft. and nail salons are 0.62 cfm/sqft. Dining areas require 0.71 to 0.93 cfm/sqft. depending on occupant density. LEED compliance requires an addition 30% outside air above these requirements.

The existing ducts and fans are sized to provide 1 cfm/sq. of supply air to the space. A portion of this air comes from outside, the rest is recirculated. Upgrading the systems' capacity to condition the additional required outside air will bring the systems into compliance with the current building

2000 AT&T CENTER DRIVE HOFFMAN ESTATES, ILLINOIS

March 28, 2018 , Revision 1

codes. The physical layout of the mechanical rooms is suitable for upgrading the heating coils and fans.

Food service areas have the additional requirement of cooking hoods. Type I hoods that exhaust grease and/or smoke (fryers, griddles, etc.) are required to have a fire rated enclosure from the hood to the roof penetration, regardless of other fire rating requirements of the building. Type II hoods that exhaust heat and steam (ovens, tilting kettles, dishwashers) do not have this additional fire proofing requirement. When locating hoods on the lower levels, shafts must be provided through the levels above to the roof. Advanced planning will be required so as not to disrupt the tenants above. Alternately, all food service could be located on the fourth floor for unimpeded roof access.

6.3 ELECTRICAL

Com Ed does not permit Landlord electrical revenue sub-metering; only glass-jar type Com Ed approved utility meters are allowed for direct billing purposes to the occupying tenant. Third party meters like Schneider Electric E-Mon D-Mon are prohibited by Com Ed.

6.4 PLUMBING

Plumbing upgrades to serve retail space occupancy group type are anticipated to be minimal. We anticipate that the existing bathroom groups will be public and available to all tenants or the public. However, advanced planning should be taken into consideration if tenants are permitted to install private bathrooms within their suites.

6.5 FIRE ALARM

For conversion to retail or dining mercantile occupancies additional fire alarm pull stations fire alarm control panels and annunciator panel control zones would be needed.

6.6 FIRE PROTECTION

Fire sprinkler systems are designed based on the risk category. Office space is Light Hazard, and dining areas are Ordinary Hazard Group 1. A retail space (mercantile) is classed as Ordinary Hazard Group 2. Ordinary Group 2 requires twice the flowrate coverage as Light Hazard. The sprinkler pipe serving areas converted from office use to retail and/or dining area will likely require replacement and upgrade to provide adequate coverage.

7.0 CONCLUSIONS AND RECOMMENDATIONS

The mechanical, plumbing, and fire protection systems, including controls, are mostly original equipment, now approaching 30 years in age. The economic life of mechanical equipment is generally 20-35 years. Economic life is not physical failure, it represents when a majority of owners find replacement beneficial when weighing the costs of maintenance, repairs, downtime, and depreciation. The owner should budget for higher than average repair and replacement costs based on the age of the system.

Most of the electrical power distribution equipment in the buildings is original and has been in service for more than 25 years. The typical life expectancy for electrical equipment in this type of application is 40 years. Equipment with devices that are not operated on a regular basis such as switchboards and panelboards may last beyond the 40-year life expectancy if they continue to be properly maintained.

Listed below are solutions/suggestions that Stantec has conceptualized and recommended.

7.1 BUILDING 2000

7.1.1 Architectural Recommendations

1. Repair and replace the smoke control systems that are currently operating in manual mode. This is part of the life safety system.
2. Repair/clean and replace damaged joints between the concrete panels as part of the external façade system.
3. Repair and replace the joints around the skylights to prevent additional water infiltration.
4. Replace damaged gypsum wallboard soffits.
5. Inspect the anchor point utilized to perform maintenance on the skylight system.
6. Obtain and verify the roof warranty with the Seller, roof manufacturer, and roof installer.
7. Repair/replace delaminating and damaged tile, carpet, plank tiles, drywall, and laminate flooring.

7.1.2 Mechanical Recommendations

8. The outdoor air heating coils are undersized for current ventilation requirements by approximately 30%. It is recommended that these heating systems be increased in

2000 AT&T CENTER DRIVE HOFFMAN ESTATES, ILLINOIS

March 28, 2018 , Revision 1

capacity to meet the current requirements. This includes but is not limited to the addition of secondary heating coils and upgrade of supply air fans.

9. The existing chillers utilize refrigerant type R-134A, which is being phased out of new equipment in 2024. However, the chillers are 28 years and are reaching the end of their 30-year life. 1 chiller has failed and 4 are still active. Recommend replacing 1 chiller immediately and developing master plan to phase out and replace the remaining existing chillers over the course of the next 5 years. The new chillers shall utilize new industry standard refrigerant types. The existing chillers are recommended to be serviced and have preventative maintenance be performed.
10. The existing heat exchangers and pumps shall be serviced and provided with preventive maintenance. Recommend developing master plan for replacement of pumps over the next 5 years.
11. Refrigerant detectors were not observed in mechanical rooms. Emergency ventilation is not provided for mechanical rooms containing refrigerant. Recommend providing refrigerant detectors and emergency ventilation to comply with current code requirements.
12. Smoke control fans are no longer exercised because the roof hatches have begun to leak. Recommend testing all fans in the system and repair/replace roof hatches.
13. Fans with motor fault: SF 1E-4B ESW, and SF-1W-2B WNW. Recommend troubleshooting and corrective maintenance, anticipate replacing fan, VFD and balancing.
14. Variable frequency drives with fault: EF-1E-3A ENW, EF-1E-1B WNW, EF-1W-2A-WNW. Recommend troubleshooting drive, anticipate replacing fans, VFDs and balancing.
15. N-NW mechanical room – corrosion/leak noted on chilled water motorized control valve. CHW valves in AHUs. Recommend replacing valves on all AHUs.
16. E-NE Mechanical room – corrosion/leak noted on chilled water motorized control valve. Recommend replacing valves on all AHUs.
17. Chiller RM-IW-1 is out of service and the refrigerant is stored on site in the mechanical room. See Recommendation above. Recommend replacing chiller. Recommend dispose of refrigerant properly prior to sale.
18. Leaks on chilled water pump seals 1 & 3 on west side of building. Recommend replacement of seals on all CHW pumps.
19. Controls are beyond their 15 - 20-year life and replacement parts are difficult to obtain. Since the intent is to divide the building into additional zones, the control front end should be replaced.

2000 AT&T CENTER DRIVE HOFFMAN ESTATES, ILLINOIS

March 28, 2018 , Revision 1

20. Cooling Towers: Recommend preventative maintenance, blowdown of towers, cleaning of basins, replacement of pan heaters.
21. Toilet exhaust fans are original to the building. Recommend toilet exhaust fans to be serviced and provided with preventive maintenance. Repair or replace parts as necessary.
22. Kitchen exhaust systems: Recommend cleaning of kitchen exhaust ductwork and associated kitchen exhaust hoods, inspection and testing of kitchen exhaust ductwork for duct penetrations, physical impedances, and weld failures, control system interlocks between kitchen equipment and kitchen exhaust system, and servicing of kitchen exhaust fans including but not limited to replacement of fan belts, motor bearings, flexible connections and vibrations isolators.

7.1.3 Electrical Recommendations

23. Electrical Service Switchboards, Substations, & Distribution Boards: Switchboard testing/maintenance records, Short Circuit Study, and Coordination Study could not be provided by the building engineer. Stantec recommends for all major incoming services, substations, and distribution equipment to have a full preventative maintenance completed, in addition to a Short Circuit and Coordination Study performed on the electrical system.
24. Ground Level Conversion: Stantec recommends modifying existing Switchboard interior compartments into custom build, UL listed utility meter centers for the retail and prebuilt spaces on the ground level.
25. Upper Level Conversion: The electrical closets on each upper floor provide the opportunity to intercept existing feeders and install utility meter centers to distribute to multiple tenants on each floor. The switchboard serving the risers shall need to be modified to remove the existing single utility meter in the lower level, thus turning the existing feeders into an un-metered riser until it lands on the newly proposed multi-tenant utility meter center. As tenants populate suites, new feeders shall be run to the tenant suites to new panels, and Com Ed will provide new utility meters to capture the tenant's electric.
26. Main Point of Entry (MPOE)/Main Distribution Frame (MDF): Stantec recommends the replacement of the existing UPS system in the Main Telecom Room with a new high-efficiency redundant 300-500kVA UPS system with VRLA batteries. This room should be converted to serve as the Main Point of Entry for the building's internet, phone, wireless, and cable Service Providers for all tenants.
27. Interior Lighting Fixtures: Stantec recommends that all interior lighting and dimming systems should be replaced with more sustainable and efficient LED luminaires.

2000 AT&T CENTER DRIVE HOFFMAN ESTATES, ILLINOIS

March 28, 2018 , Revision 1

28. Lighting controls: Stantec recommends should be updated to include code compliant occupancy sensing and dimming/step dimming features. LED lighting and wireless control upgrades and retrofit installations will modernize the interior and exterior lighting and will reduce *installed costs* over traditional wired systems. By utilizing integrated wireless sensor technology, the existing line voltage junction boxes for lighting fixtures can remain in place while achieving new and reconfigurable zoning to meet energy code and varying space needs. As discussed at the site, a significant savings would come from the ability to use the vast network of existing relay panels; however, these systems are already out of manufacturer production and replacement parts would be difficult to come by in the future.
29. Exterior Lighting Fixtures: Stantec recommends retrofitting the existing pole-mounted HID exterior lighting fixtures with more sustainable and efficient LED luminaires. The existing poles and circuiting would not need replacement, and should be re-used in their current condition, barring any prior physical damage.
30. Lightning Protection System: The main building has a lightning protection system installed on the roof. Stantec recommend a preventive maintenance re-torqueing of the ground wiring connections, as well as an inspection of the overall lightning protection system to ensure continuity and compliance with national safety standards.
31. Branch Circuiting: It should be anticipated that any renovated area should provide new branch circuit wiring to comply with the latest Electrical Code, as neutral conductors are required for any new/renovated switch and receptacle installed. Installations prior to the 2011 NEC did not enforce this neutral conductor requirement.
32. Arc flash protection labels were not observed on any electrical equipment. Only generic "danger" red-colored labels were observed on electrical equipment, which do not meet the intent of the arc flash standard. This arc flash labeling legal requirement was first introduced in the 2002 National Electrical Code to warn qualified persons of potential electric arc flash hazards on electrical equipment like switchboards, panelboards, industrial control panels, meter socket enclosures, disconnect switches, variable frequency drives, motor starters and motor control center equipment that is likely to require examination, adjustment, servicing, or maintenance while energized. The labeling requirement is the responsibility of the Owner of the building, not the manufacturer or installer of the equipment so this is not just a worker issue but a liability issue. Modification or upgrade of the existing equipment will require an Arc Flash study and panels to be labeled in accordance with the presiding National Electrical Code.
33. Security Systems: The security video and access control system equipment have either passed their useful life or is approaching the end of their useful lives. With continued monitoring and maintaining of the existing equipment, the majority of the equipment should last until major renovation occurs. In general, as electrical equipment, much like any other type of equipment, gets older, it becomes increasingly difficult to obtain

2000 AT&T CENTER DRIVE HOFFMAN ESTATES, ILLINOIS

March 28, 2018 , Revision 1

replacement parts in the event of a failure or modifications. If one part fails and no parts are available to repair the panel, the entire panel must be replaced.

34. Abandoned Equipment: Several electrical power distribution equipment such as UPS systems and Server Room were found abandoned within the Building. Stantec recommends that all abandoned equipment shall be removed from the building, including all abandoned conduit and wire.
35. Life Safety Generator: Stantec recommends the emergency generators will require immediate preventive maintenance. With continued monitoring and maintaining of the existing equipment, most of the electrical equipment should last until a major renovation occurs. The generator preventative maintenance shall include changing all fluid, filters, fuel, etc. Stantec recommends a 4-8 hour stepped load bank test afterward.
36. Standby Non-Life Safety Generator: Stantec recommends replacing the existing standby non-life safety generator in order to accommodate capturing additional essential building loads to keep the main building online and occupied during a utility power outage. The current standby non-life safety generator size is 350kW, and it is serving minimal building infrastructure loads. Stantec recommends providing a 1MW standby generator to accommodate supporting additional building systems and amenities.
37. Solar Panels: Stantec highly recommends the installation of roof-mounted solar panels on the main building roof to shave peak energy usage, lower electrical demand usage, and to pursue available federal/state rebates.

7.1.4 Fire Alarm Recommendations

38. Fire Alarm System: The 4 existing fire alarm panels have upgraded CPU's installed, but the remaining electronics in the fire alarm control panels are original dating to when the buildings were constructed. Fire alarm system replacement parts are still currently available, but are becoming harder to obtain. Stantec recommends upgrading the main fire alarm data gathering panels and the fire alarm control panel cabinets dating back from the original 1991 installation. It is our recommendation to engage the local fire alarm maintenance contractor to develop a master plan for this system upgrade.
39. General Fire Alarm Device Needs/Upgrades: To convert from a single-tenant occupancy to a multi-tenant occupancy, more fire alarm devices will be required for proper coverage per NFPA. Inherently, by installing more fire alarm devices (speakers and strobes), this will require additional equipment hardware and there is limited physical space within the fire command room for more fire alarm equipment cabinets. As noted above, it is not immediately required; however, a phased fire alarm system replacement is recommended to ultimately accommodate the conversion to a multi-tenant mixed-use occupancy.

2000 AT&T CENTER DRIVE HOFFMAN ESTATES, ILLINOIS

March 28, 2018 , Revision 1

40. Fire Alarm Testing: The fire alarm system should be tested yearly per NFPA by a certified fire alarm contractor. Records of this testing could not be located during our field visits.

7.1.5 Plumbing Recommendations

41. Numerous water closet bowls had dried out from disuse. Seals dry out and valve corrode and stick with disuse. Widespread repairs should be anticipated for faucets and flush valves when the building is put back into use. Recommend replacing with new, more water efficient fixtures.
42. Domestic water pumps: It is recommended that the domestic water pumps be tested for operation and the pumps serviced.

7.1.6 Fire Protection Recommendations

43. Fire protections systems require annual testing and inspection and a more comprehensive 5-year inspection. Last documented inspection is dated 10/12/17. It is recommended that a testing agency be retained to perform testing and inspection.
44. Reduced pressure zone valves (RPZ) require annual testing. The last documented test is dated 12/1/15. It is recommended that a testing agency be retained to perform testing and inspection.
45. A review of the existing fire protection system is required to ensure that the equipment is suitable for the increased coverage requirements based on the new/modified occupancy types.
46. Fire Pump Assembly: It is recommended that the existing fire pumps and jockey pumps be rebuilt and tested for operation.
47. Kitchen/Dining Areas: It is recommended that the fire protection systems serving the kitchen areas be reviewed, tested, and inspected by a qualified agency.

7.2 BUILDING 2001

7.2.1 Architectural Recommendations

48. Repair/clean and replace damaged joints between the concrete panels as part of the external façade system.
49. Replace the existing roof.
50. Clean and replace damaged window joints.
51. Repair/replace delaminating and damaged tile, carpet, plank tiles, drywall, and laminate flooring.

7.2.2 Mechanical Recommendations

52. At the time of the visit, all supply fans were off. An odor was noted in the building. Maintenance staff commented that the building had an odor from the time it began operations in the 1990s. It was noted that many of the toilet and urinal bowls were low or empty. This could allow sewer gas to enter the building through dry traps. The source of the odor should be further investigated to identify the source and rule out contamination, such as mold. It is recommended that an environmental testing agency be retained to test and determine source of the odor.
53. Two VFD drive cabinets had been removed and were on the fan room floor. It is recommended to identify the source equipment that utilized these VFDs. Source equipment shall be fitted with a VFD.
54. Chilled water pump drive was running in bypass mode. Assume to replace VFDs.
55. The two built up air handler unit shall be serviced and provided with preventive maintenance. Repair or replace parts as necessary. Recommend replacing valves on all RTUs.
56. Toilet exhaust fans are original to the building. All toilet exhaust fans shall be tested for operation, inspected and serviced in accordance with preventative maintenance guidelines. Repair or replace parts as necessary.

7.2.3 Electrical Recommendations

57. Electrical Service Switchboards & Distribution Boards: Switchboard testing/maintenance records, Short Circuit Study, and Coordination Study could not be provided by the building engineer. Stantec recommends for all major incoming services and distribution equipment to have a full preventative maintenance completed, in addition to a Short Circuit and Coordination Study performed on the electrical system.

2000 AT&T CENTER DRIVE HOFFMAN ESTATES, ILLINOIS

March 28, 2018 , Revision 1

58. Electric Metering Conversion: The switchboards shall need to be modified to remove the existing single utility meter setup, provide a new proposed multi-tenant utility meter center. As tenants populate suites, new feeders shall be run to the tenant suites to new panels, and Com Ed will provide new utility meters to capture the tenant's electric.
59. UPS System: The existing 300 KVA UPS equipment was installed in 2002. Stantec recommends this UPS to be replaced due to the limited spare parts available and age. Stantec recommend the replacement of the existing UPS system with a new high-efficiency 150-300kVA UPS system with VRLA batteries. This room should be converted to serve as the Main Point of Entry (MPOE) for the building's internet, phone, wireless, and cable Service Providers for all tenants.
60. Interior Lighting Fixtures: Stantec recommends that all interior lighting and dimming systems should be replaced with more sustainable and efficient LED luminaires.
61. Lighting controls: Stantec recommends should be updated to include code compliant occupancy sensing and dimming/step dimming features. LED lighting and wireless control upgrades and retrofit installations will modernize the interior and exterior lighting and will reduce *installed costs* over traditional wired systems. By utilizing integrated wireless sensor technology, the existing line voltage junction boxes for lighting fixtures can remain in place while achieving new and reconfigurable zoning to meet energy code and varying space needs.
62. Branch Circuiting: It should be anticipated that any renovated area should provide new branch circuit wiring to comply with the latest Electrical Code, as neutral conductors are required for any new/renovated switch and receptacle installed. Installations prior to the 2011 NEC did not enforce this neutral conductor requirement.
63. Arc flash protection labels were not observed on any electrical equipment. Only generic "danger" red-colored labels were observed on electrical equipment, which do not meet the intent of the arc flash standard. This arc flash labeling legal requirement was first introduced in the 2002 National Electrical Code to warn qualified persons of potential electric arc flash hazards on electrical equipment like switchboards, panelboards, industrial control panels, meter socket enclosures, disconnect switches, variable frequency drives, motor starters and motor control center equipment that is likely to require examination, adjustment, servicing, or maintenance while energized. The labeling requirement is the responsibility of the Owner of the building, not the manufacturer or installer of the equipment so this is not just a worker issue but a liability issue. Modification or upgrade of the existing equipment will require an Arc Flash study and panels to be labeled in accordance with the presiding National Electrical Code.
64. Security Systems: The security video and access control system equipment have either passed their useful life or is approaching the end of their useful lives. With continued

2000 AT&T CENTER DRIVE HOFFMAN ESTATES, ILLINOIS

March 28, 2018 , Revision 1

monitoring and maintaining of the existing equipment, the majority of the equipment should last until major renovation occurs. In general, as electrical equipment, much like any other type of equipment, gets older, it becomes increasingly difficult to obtain replacement parts in the event of a failure or modifications. If one part fails and no parts are available to repair the panel, the entire panel must be replaced.

65. Abandoned Equipment: Several electrical power distribution equipment was found abandoned within the Building. Stantec recommends that all abandoned equipment shall be removed from the building, including all abandoned conduit and wire.
66. Life Safety Generator: Stantec recommends the emergency generators will require immediate preventive maintenance. With continued monitoring and maintaining of the existing equipment, most of the electrical equipment should last until a major renovation occurs. The generator preventative maintenance shall include changing all fluid, filters, fuel, etc. Stantec recommends a 4-8 hour stepped load bank test afterward.

7.2.4 Fire Alarm Recommendations

Refer to "Building 2000 Fire Alarm Recommendations" in Section 7.1.3.

7.2.5 Plumbing Recommendations

67. Parts from the water heater were removed to repair the Domestic Hot Water (DHW) Heater in Building 2501. It is recommended that a new DHW heater be installed.
68. Reduced pressure zone valves (RPZ) require annual testing. The last documented test is dated 12/1/15. It is recommended that a qualified testing agency be retained and perform required testing.

7.2.6 Fire Protection Recommendations

69. Reduced pressure zone valves (RPZ) require annual testing. The last documented test is dated 12/1/15. It is recommended that a qualified testing agency be retained and perform required testing.
70. Fire sprinkler systems require annual testing and inspection and a more comprehensive 5-year inspection. The last documented inspection was 10/12/17. It is recommended that a qualified testing agency be retained and perform required testing.
71. Fire Pump Assembly: It is recommended that the existing fire pumps and jockey pumps be rebuilt and tested for operation.

7.3 BUILDING 2501

7.3.1 Architectural Recommendations

72. Repair/clean and replace damaged joints between the metal and concrete panels as part of the external façade system.
73. Replace the existing roof.
74. Clean and replace damaged window joints.
75. Repair/replace delaminating and damaged tile, carpet, plank tiles, drywall, and laminate flooring.

7.3.2 Mechanical Recommendations

76. The boiler is using spare parts removed from the Building 2000 water heaters. Recommend replacement of the boiler.
77. The boiler circulator pump is leaking and making excessive noise. Recommend replacement the boiler circulator pump.
78. Leak noted on fan coil control valve strainer in Room 105. Bucket on floor is catching the drips. Recommend replacing control valves.
79. The existing Staefa control system is obsolete, but functional. Service and spare parts are difficult to acquire due to its age. Recommend replacement of controls.
80. Toilet exhaust fans are original to the building. All toilet exhaust fans shall be tested for operation, inspected and serviced in accordance with preventative maintenance guidelines. Repair or replace parts as necessary.

7.3.3 Electrical Recommendations

81. General: It is currently unknown what the use of this building will be. Its current state will require a major renovation/ reconfirmation from an electrical and life safety standpoint. The general considerations and recommendations mentioned for the other buildings apply to this building. If the intent is to occupy this building, Stantec would recommend a full overhaul of the existing electrical infrastructure and distribution.
82. Life Safety Generator: If the intent is to occupy this building, it is recommended to provide a new life safety generator sized at 100-250kW. The existing life safety generator is not functioning and is currently abandoned in place.

2000 AT&T CENTER DRIVE HOFFMAN ESTATES, ILLINOIS

March 28, 2018 , Revision 1

7.3.4 Fire Alarm Recommendations

83. Fire Alarm System: The existing fire alarm system was installed in 1988 and is a conventional, non-addressable fire alarms system. If the intent is to occupy this building, Stantec would recommend a full fire alarm system replacement with a fully addressable FA system that is linked communicate/report with the main '2000' building's fire command center, similar to how the '2001' building is configured.

7.3.5 Plumbing Recommendations

84. Leak was noted on foundation wall where cell tower cable exits building. Water had puddled on floor. Recommend sealing wall penetration to prevent water infiltration into the building.
85. Water stains noted on ceiling throughout building, the source should be investigated. Recommend review of pipe insulation, valves, strainers, gauges, and ceiling penetrations for potential water penetrations.
86. Reduced pressure zone valves (RPZ) require annual testing, last noted test was 11/10/16. It is recommended that a testing agency be retained to perform testing and inspection.
87. Discharge from storm water pump to gravity system is back graded. It is recommended that the discharge be properly graded.

7.3.6 Fire Protection Recommendations

88. Reduced pressure zone valves (RPZ) require annual testing. The last documented test is dated 11/10/16. It is recommended that a testing agency be retained to perform testing and inspection.
89. Fire sprinkler systems require annual test and inspection and more comprehensive 5-year inspection. Last documented inspection is dated 11/11/16. It is recommended that a testing agency be retained to perform testing and inspection.
90. Fire Pump Assembly: It is recommended that the existing fire pumps and jockey pumps be rebuilt and tested for operation.

7.4 CAMPUS WIDE SYSTEMS

91. Repair of the expansion joints and area drains to prevent water infiltration to the structure below. Stantec estimates 5 percent of each upper parking deck requires this repair.
92. The pre-cast concrete double tee structures that support the upper deck affected by water infiltration at the expansion joints and area drains exhibit spalling, corrosion, discoloration of concrete, exposure of rebar. Stantec estimates that 15 percent of the concrete pre-cast double tee structures are affected by the water infiltration. It is recommended that these pre-cast double tees be repaired immediately.
93. Apply a waterproof driving surface top coat to the upper parking decks to preserve the precast double tee structure supporting them.
94. Cleanout all area drains and catch basins serving the parking decks, staircases, roof leaders/downspouts to prevent flooding and growth of unwanted vegetation.
95. Test and upgrade existing metal halide light fixtures to light emitting diode (LED) technology, sitewide.
96. Replace poured in place walkway systems between garage and buildings to be ADA Compliant.
97. Evaluate and provide suitable amount of ADA compliant parking spots based on the proposed occupancy type and population of the site.
98. Repair the areas of the on-grade parking lots because of ground settlement.
99. Repair catch basins and curbs serving the on-grade parking lots.
100. Level and repair concrete walkways that have spalled, heaved and/or have eroded.
101. Level stone and bark paths that have washed out due to erosion.
102. Replace/repair street-level crosswalks that are constructed of paver system to an ADA compliant system.
103. Repair pavers that are utilized as the steel bridge walkways.
104. Repair and replace irrigation mains. Irrigation pumps and control system should be serviced and tested for operation.
105. Repair potholes and cracks in roadways, then seal coat to maintain.
106. Repair and replace damaged site signage.
107. Test and repair site and roadway lighting to provide a safe environment.

**APPENDIX A
SUMMARY OF ESTIMATED COSTS**

December 28, 2018
Revision: 1

Description	Unit Price (\$/Unit)	Qty.	Unit of Measurement	Estimated Cost (\$)	Remarks
Air Handlers for additional Outdoor Air Requirements	\$ 81,250.00	8	EA	\$ 650,000.00	
Replacement of Electrical Centrifugal Chillers	\$ 937,500.00	5	EA	\$ 4,687,500.00	1 Chiller is in need of immediate replacement, remaining 4 chillers can be phased out of service and replaced in the near future
Heat Exchanger Pumps	\$ 25,000.00	8	EA	\$ 200,000.00	
Refrigerant Detection & Exhaust System	\$ 150,000.00	2	EA	\$ 300,000.00	A refrigerant evacuation system is required by the presiding building codes
Atrium Smoke Control Fans	\$ 31,250.00	74	EA	\$ 2,312,500.00	This is a life safety system.
Supply Fans and VFDs	\$ 118,750.00	2	EA	\$ 237,500.00	2 Units were observed to require immediate replacement. There are a total of 16 Supply Fans.
Exhaust Fans and VFDs	\$ 56,250.00	3	EA	\$ 168,750.00	3 Units were observed to require immediate replacement. There are a total of 16 Exhaust Fans.
Motorized Chilled Water Valves	\$ 12,500.00	4	EA	\$ 50,000.00	4 Control valves were observed to be leaking and require immediate replacement. There are a total of 32 motorized chilled water valves.
Boiler Control system	\$ 12,500,000.00	1	LS	\$ 12,500,000.00	This cost assumes a new front end system, unit controllers, valves, dampers, and actuators, wiring and commission
Boiler Exhaust Fans	\$ 12,500.00	10	EA	\$ 125,000.00	
JPS	\$ 312,500.00	1	EA	\$ 312,500.00	
JPS	\$ 100,000.00	1	EA	\$ 100,000.00	
Emergency Standby Power Generator - Annual PM	\$ 18,750.00	4	EA	\$ 75,000.00	This cost reflects an Annual Cost
Arc Flash Power System Study	\$ 50,000.00	1	LS	\$ 50,000.00	
Plant Metering Center with (12) 200A Submeters	\$ 31,250.00	1	LS	\$ 31,250.00	
Switchboard into 1600A a metering compartment and CB	\$ 17,500.00	1	LS	\$ 17,500.00	
Switchboard into (2) 600A metering compartments and CB	\$ 23,125.00	1	LS	\$ 23,125.00	
Switchboard into (2) 400A metering compartments and CB	\$ 23,125.00	1	LS	\$ 23,125.00	
Switchboard into (6) 200A metering compartments and CB	\$ 18,750.00	1	LS	\$ 18,750.00	

Subtotal - Building 2000 \$ 21,882,500.00

Description	Unit Price	Qty.	Unit of	Estimated Cost	Remarks
Chilled water pump and VFD	\$ 81,250.00	8	EA	\$ 650,000.00	
Boiler Unit Control Valves	\$ 75,000.00	2	EA	\$ 150,000.00	
Boiler Fan and VFD	\$ 7,500.00	8	EA	\$ 60,000.00	
Boiler Control system	\$ 3,125,000.00	1	LS	\$ 3,125,000.00	This cost assumes a new front end system, unit controllers, valves, dampers, and actuators, wiring and commission
JPS	\$ 312,500.00	1	EA	\$ 312,500.00	
Emergency Standby Power Generator - Annual PM	\$ 18,750.00	1	EA	\$ 18,750.00	This cost reflects an Annual Cost
Arc Flash Power System Study	\$ 25,000.00	1	LS	\$ 25,000.00	
Plant Metering Center with (12) 200A Submeters	\$ 31,250.00	1	LS	\$ 31,250.00	
Switchboard into 1600A a metering compartment and CB	\$ 17,500.00	1	LS	\$ 17,500.00	
Switchboard into (2) 600A metering compartments and CB	\$ 23,125.00	1	LS	\$ 23,125.00	
Switchboard into (2) 400A metering compartments and CB	\$ 23,125.00	1	LS	\$ 23,125.00	
Switchboard into (6) 200A metering compartments and CB	\$ 18,750.00	1	LS	\$ 18,750.00	

Subtotal - Building 2001 \$ 4,455,000.00

**APPENDIX A
SUMMARY OF ESTIMATED COSTS**

December 28, 2018
Revision: 1

Description	Unit Price (\$/Unit)	Qty.	Unit of Measurement	Estimated Cost (\$)	Remarks
Hot Water Heater and Circulator Pump	\$ 62,500.00	1	EA	\$ 62,500.00	
Boiler Control system	\$ 225,000.00	1	LS	\$ 225,000.00	This cost assumes a new front end system, unit controllers, wiring and commission and reutilization of existing valves, dampers, and actuators.
Boiler Exhaust Fan	\$ 12,500.00	5	EA	\$ 62,500.00	
Emergency Standby Generator System	\$ 62,500.00	1	EA	\$ 62,500.00	Existing Generator is abandoned in place.
Emergency Standby Power Generator - Annual PM	\$ 18,750.00	1	EA	\$ 18,750.00	This cost reflects an Annual Cost
Arc Flash Power System Study	\$ 6,250.00	1	LS	\$ 6,250.00	
Panel Metering Center with (8) 200A Submeters	\$ 25,000.00	1	LS	\$ 25,000.00	
Subtotal - Building 2501				\$ 462,500.00	

Subtotal - Building 2501	\$ 21,882,500.00
Subtotal - Building 2001	\$ 4,455,000.00
Subtotal - Building 2000	\$ 462,500.00
GRAND TOTAL	\$ 26,800,000.00

Our experience and budgetary to +/- 30%. Actual cost of the implemented solutions is dependent upon the extent of the scope of work, concealed conditions, and firm pricing from vendors and

EXHIBIT C

Ordinance Calling for a Public Hearing

VILLAGE OF HOFFMAN ESTATES

AN ORDINANCE PROPOSING THE DESIGNATION OF A REDEVELOPMENT PROJECT AREA AND PROPOSING THE APPROVAL OF A REDEVELOPMENT PLAN AND PROJECT FOR THE LAKEWOOD CENTER REDEVELOPMENT PROJECT AREA, CONVENING A JOINT REVIEW BOARD AND CALLING A PUBLIC HEARING IN CONNECTION THEREWITH

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act, as supplemented and amended (the "TIF Act"), the President and Board of Trustees (the "Corporate Authorities") of the Village of Hoffman Estates, Cook and Kane Counties, Illinois (the "Municipality"), is considering that it is advisable and in the best interests of the Municipality and certain affected taxing districts that the Municipality consider the designation of a redevelopment project area and the approval of a redevelopment plan and project (the "Redevelopment Plan") and (the "Project") for the redevelopment project area proposed to be known as the Lakewood Center Redevelopment Project Area (the "Redevelopment Project Area") as further described in Exhibit "A" attached hereto; and

WHEREAS, pursuant to Section 11-74.4-4.2 of the TIF Act, the Municipality is required to create an interested parties registry for activities related to each redevelopment project area within its territory, including the Redevelopment Project Area, to adopt reasonable registration rules, and to prescribe requisite registration forms for residents and organizations active within the Municipality that seek to be placed on said interested parties registry, and the Corporate Authorities have heretofore, and it hereby expressly is, determined that the Municipality has adopted such registration rules and prescribed such requisite registration forms and give public notice thereof; and

WHEREAS, on October 25, 2018, the Municipality announced the availability of the redevelopment plan and project for the proposed Lakewood Center Redevelopment Project Area, with the proposed Redevelopment Plan containing an eligibility study for the proposed Lakewood Center Redevelopment Project Area (hereinafter referred to as the "Eligibility Study") addressing the basis of the tax increment financing eligibility of the area proposed for the Redevelopment Project Area; and

WHEREAS, pursuant to Section 11-74.4-4.5 of the TIF Act also requires that the Municipality convene a joint review board and conduct a public hearing prior to the adoption of ordinances designating and approving a redevelopment plan and project, at which hearing any interested person or affected taxing district may file with the Village Clerk written objections to and may be heard orally with respect to the Redevelopment Plan and Project; and

WHEREAS, Section 11-74.4-5 of the TIF Act further requires that the time and place of such public hearing be fixed by ordinance or resolution adopted by the Corporate Authorities; and

WHEREAS, the TIF Act further requires that at least 10 days prior to adopting such ordinance or resolution fixing the time and place of a public hearing, the Municipality must make available for public inspection the Redevelopment Plan along with the name of the person to contact for further information, and the same shall be sent within a reasonable time after adoption to the affected taxing districts by certified mail; and

WHEREAS, the TIF Act requires that notice of the public hearing be given by publication and mailing; and

WHEREAS, the Corporate Authorities have herein determined that it is advisable to convene a joint review board and hold a public hearing to consider the proposed designation and approval of the proposed Redevelopment Plan and Project; and

WHEREAS, the Corporate Authorities hereby expressly find that the Redevelopment Plan and Project does not contain 75 or more inhabited residential units and will not displace residents from 10 or more inhabited residential units.

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

Section 1: Preambles. The Corporate Authorities hereby adopt by reference the foregoing preamble clauses as if fully set forth herein.

Section 2: Redevelopment Plan and Project Designation and Approval. The designation and approval of the Redevelopment Plan and Project, is hereby proposed.

Section 3: Interested Parties Registry Created. There is hereby created an interested parties registry (the "Registry") for the Redevelopment Project Area. The Village Clerk is hereby expressly authorized and directed to maintain such Registry for the Redevelopment Project Area. The Municipality shall print in a newspaper of general circulation within the Municipality a notice in the form of Exhibit "C" attached hereto.

Section 4: Registration Rules and Forms. The registration rules for the Registry have been previously approved by the Corporate Authorities of the Municipality as Ordinance 3235-2000 and are available from the Village Clerk.

Section 5: Joint Review Board to be Convened. A joint review board as set forth in the TIF Act is hereby convened and such board shall meet, review such documents and issue such report as set forth in the TIF Act. The first meeting of said joint review board shall be held at 9:00 a.m. on the 28th day of November, 2018, at the Frank Alexa Training Room, Hoffman Estates Village Hall, 1900 Hassell Road, Hoffman Estates, Illinois 60169. The Municipality hereby expressly finds and determines that said date is at least 14 days but not more than 28 days after the notice to affected taxing districts hereinafter authorized in Section 8 of this ordinance will be mailed.

Section 6: Time and Place of Public Hearing Fixed. A public hearing (the "Hearing") shall be held by the President and Board of Trustees of the Municipality at 6:50 p.m. on the 7th day of January, 2019, in the Helen Wozniak Council Chambers, Hoffman Estates Village Hall, 1900 Hassell Road, Hoffman Estates, Illinois 60169, for the purpose of hearing from any interested persons or affected taxing districts regarding the proposed designation and approval of the Redevelopment Plan and Project.

Section 7: Publication of Notice of Hearing. Notice of the Hearing, substantially in the form attached hereto as Exhibit "B", shall be published at least twice, the first publication to be not more than 30 nor less than 10 days prior to the Hearing, in a newspaper of general circulation within the taxing districts having property in the Redevelopment Project Area.

Section 8: Mailing of Notice of Hearing Authorized. (a) Notice shall be mailed by certified mail not less than 10 days prior to the date set for the Hearing, addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land lying within the proposed Redevelopment Project Area. In the event taxes for the last preceding year were not paid, the notice shall also be sent to the persons last listed on the tax rolls within the preceding three years as the owners of such property. Notice shall also be given within a reasonable time after the adoption of this ordinance by first class mail in the form attached as Exhibit "C" hereof to all residential addresses located outside the proposed Redevelopment Project Area and within 750 feet of the boundaries of the proposed Redevelopment Project Area and to those organizations and residents that have registered with the Municipality for that information in accordance with the registration guidelines herein established by the Municipality. Notice shall also be given by certified mail to all taxing districts of which taxable property is included in the proposed Redevelopment Project Area and to the Illinois Department of Commerce and Economic Opportunity not less than 45 days prior to the Hearing, and such notice (i) shall advise the taxing bodies represented on the joint review board of the time and place of the first meeting of the joint review board and (ii) shall also include an invitation to each taxing district and the Illinois Department of Commerce and Economic Opportunity to submit written comments prior to the date of the Hearing to the Village, to the attention of the Village Clerk, Village Hall, 1900 Hassell Road, Hoffman Estates, Illinois 60169 concerning the subject matter of the Hearing. Each such mailed notice to the taxing districts shall include the name of an appropriate person to contact for additional information, and a copy of the proposed Redevelopment Plan, including the Eligibility Study contained therein.

Section 9: Superseder; Effective Date. All ordinances, resolutions, motions or orders in conflict with the provisions of the Ordinance are, to the extent of such conflict, hereby repealed. This Ordinance shall become effective upon its adoption.

Section 10: The Village Clerk is hereby authorized to publish this ordinance in pamphlet form.

PASSED THIS 5th day of November, 2018

VOTE	AYE	NAY	ABSENT	ABSTAIN
Trustee Karen V. Mills	<u>X</u>	_____	_____	_____
Trustee Anna Newell	<u>X</u>	_____	_____	_____
Trustee Gary J. Pilafas	<u>X</u>	_____	_____	_____
Trustee Gary G. Stanton	<u>X</u>	_____	_____	_____
Trustee Michael Gaeta	<u>X</u>	_____	_____	_____
Trustee Karen Arnet	<u>X</u>	_____	_____	_____
President William D. McLeod	<u>X</u>	_____	_____	_____

APPROVED THIS 5th DAY OF November, 2018

William D. McLeod

Village President

ATTEST:

Dev Roman
Village Clerk

Published in pamphlet form this 8th day of November, 2018.

Exhibit A

Legal Description of the Proposed Lakewood Center Redevelopment Project Area

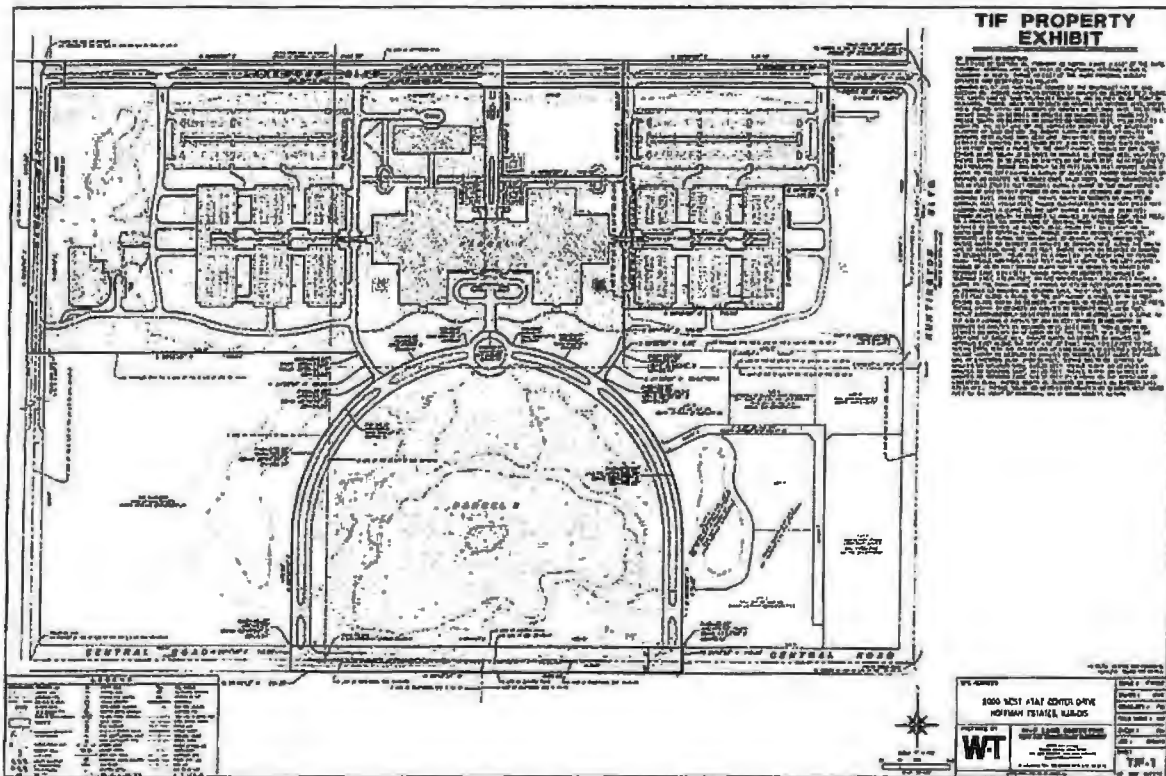
THAT PART OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN AND ALSO PART OF FRACTIONAL SECTIONS 5 AND 6, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 36; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, 416.33 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 500.95 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 195.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 558.00 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 710.00 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36; THENCE SOUTH 00 DEGREES 17 MINUTES 58 SECONDS WEST ALONG SAID WEST LINE, 189.05 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 8.80 FEET; THENCE SOUTHWESTERLY 29.49 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 250.00 FEET (CHORD BEARS SOUTH 31 DEGREES 08 MINUTES 10 SECONDS WEST, 29.47 FEET); THENCE SOUTH 34 DEGREES 30 MINUTES 56 SECONDS WEST, 90.47 FEET (90.52 FEET RECORD); THENCE SOUTHERLY 59.72 FEET (59.70 FEET RECORD) ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 39.50 FEET (CHORD BEARS SOUTH 08 DEGREES 48 MINUTES 10 SECONDS EAST, 54.20 FEET); THENCE SOUTHEASTERLY 793.70 FEET (793.72 FEET RECORD) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 872.50 FEET (CHORD BEARS SOUTH 26 DEGREES 03 MINUTES 38 SECONDS EAST, 766.62 FEET); THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 475.02 FEET; THENCE SOUTHEASTERLY 15.59 FEET (15.67 FEET RECORD) ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET (CHORD BEARS SOUTH 14 DEGREES 53 MINUTES 30 SECONDS EAST, 15.42 FEET) TO A POINT ON THE NORTH LINE OF CENTRAL ROAD; THENCE SOUTH 00 DEGREES 12 MINUTES 23 SECONDS WEST, 115.00 FEET TO A POINT ON THE SOUTH LINE OF CENTRAL ROAD; THENCE NORTH 89 DEGREES 47 MINUTES 37 SECONDS WEST ALONG THE SOUTH LINE OF CENTRAL ROAD, 1598.68 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 12 SECONDS WEST ALONG THE SOUTH LINE OF CENTRAL ROAD, 151.20 FEET; THENCE NORTH 00 DEGREES 11 MINUTES 48 SECONDS EAST, 115.00 FEET TO A POINT ON THE NORTH LINE OF CENTRAL ROAD; THENCE NORTHERLY 8.63 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET (CHORD BEARS NORTH 06 DEGREES 10 MINUTES 53 SECONDS EAST, 8.61 FEET); THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 475.08 FEET; THENCE NORTHEASTERLY 793.70 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 872.50 FEET (CHORD BEARS NORTH 26 DEGREES 03 MINUTES 38 SECONDS EAST, 766.61 FEET); THENCE NORTHERLY 59.73 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 39.50 FEET (CHORD BEARS NORTH 08 DEGREES 48 MINUTES 10 SECONDS EAST, 54.20 FEET); THENCE NORTH 34 DEGREES 30 MINUTES 56 SECONDS WEST, 88.89 FEET; THENCE NORTHWESTERLY 23.03 FEET (23.04 FEET RECORD) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 264.00 FEET (CHORD BEARS NORTH 32 DEGREES 00 MINUTES 55 SECONDS WEST, 23.03 FEET); THENCE SOUTH 90 DEGREES 00 MINUTES 00

SECONDS WEST, 1481.14 FEET TO A POINT ON THE WEST LINE OF EAGLE WAY; THENCE NORTH 00 DEGREES 24 MINUTES 17 SECONDS EAST ALONG THE WEST LINE OF EAGLE WAY, 1315.03 FEET TO THE INTERSECTION WITH THE NORTH LINE OF LAKEWOOD BLVD EXTENDED WESTERLY; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF LAKEWOOD BLVD, 2107.35 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 520.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 542.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 520.00 FEET TO A POINT ON THE NORTH LINE OF LAKEWOOD BLVD; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 921.18 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 60.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

Exhibit A, Continued

Proposed Lakewood Center Redevelopment Project Area



TIF PROPERTY EXHIBIT

This exhibit is a map showing the property boundaries of the Lakewood Center Redevelopment Project Area. The map is based on the most recent available aerial photography and ground survey data. The property boundaries are shown as solid lines, and the project area is shaded in gray. The map also shows the location of the project area relative to surrounding streets and landmarks. The map is intended to provide a visual representation of the project area for informational purposes only. It is not intended to be used as a legal document or as a basis for any legal action. The map is subject to change without notice and is not guaranteed to be accurate. The map is provided as a service to the public and is not intended to be used for any other purpose.

Symbol	Description
[Symbol]	Proposed Building Footprint
[Symbol]	Proposed Parking Area
[Symbol]	Proposed Road
[Symbol]	Proposed Walkway
[Symbol]	Proposed Utility Line
[Symbol]	Proposed Landscaping Area
[Symbol]	Proposed Stormwater Management Facility
[Symbol]	Proposed Security Area
[Symbol]	Proposed Access Point
[Symbol]	Proposed Signage Location
[Symbol]	Proposed Utility Pole
[Symbol]	Proposed Light Pole
[Symbol]	Proposed Tree
[Symbol]	Proposed Fencing
[Symbol]	Proposed Gate
[Symbol]	Proposed Security Camera
[Symbol]	Proposed Fire Hydrant
[Symbol]	Proposed Fire Alarm
[Symbol]	Proposed Fire Extinguisher
[Symbol]	Proposed Fire Escape
[Symbol]	Proposed Fire Exit
[Symbol]	Proposed Fire Alarm Control Panel
[Symbol]	Proposed Fire Alarm Pull Station
[Symbol]	Proposed Fire Alarm Sounder
[Symbol]	Proposed Fire Alarm Control Unit
[Symbol]	Proposed Fire Alarm Control Panel
[Symbol]	Proposed Fire Alarm Pull Station
[Symbol]	Proposed Fire Alarm Sounder
[Symbol]	Proposed Fire Alarm Control Unit

8000 WEST 41ST CENTER DRIVE
KOPPELHOF ESTATES, WASH DC

W.T. ENGINEERING & ARCHITECTURE
1000 15TH STREET, N.W.
WASHINGTON, D.C. 20004

DATE: 10/15/00
SCALE: AS SHOWN
PROJECT: 8000 WEST 41ST CENTER DRIVE
SHEET: 1 OF 1

Exhibit B

Notice of Public Hearing

Village of Hoffman Estates, Cook and Kane Counties, Illinois Designation and Approval of the Lakewood Center Redevelopment Project Area Plan and Project

Notice is hereby given that on the 7th day of January, 2019, at 6:50 p.m. at the Village Hall Council Chambers of the Hoffman Estates Village Hall, 1900 Hassell Road, Hoffman Estates, Illinois 60169, a public hearing will be held to consider the designation and approval of the Lakewood Center Redevelopment Project Area Plan and Project (the "**Redevelopment Plan**") for the proposed Lakewood Center Redevelopment Project Area (the "**Redevelopment Project Area**"). The Redevelopment Project Area consists of the territory legally described in Exhibit 1 attached and is generally described below:

The Redevelopment Project Area as generally described are the parcels to be included therein, being located within an area generally bounded by Lakewood Boulevard on the north, N. Eagle Way on the west, the east edge of the campus parking lot on the east, W. AT&T Center Drive around the stormwater detention facility, and W. Central Road on the south.

There will be considered at the hearing the designation and approval of the proposed Redevelopment Plan for the proposed Redevelopment Project Area. The proposed Redevelopment Plan is on file and available for public inspection at the office of the Village Clerk, Hoffman Estates Village Hall, 1900 Hassell Road, Hoffman Estates, Illinois 60169. Pursuant to the proposed Redevelopment Plan, the Village proposes to alleviate blighted area conditions in the proposed Redevelopment Project Area and to enhance the tax base of the Village and the taxing districts having taxable property within the proposed Redevelopment Project Area by utilizing tax increment financing to fund various eligible project costs to stimulate private investment within the proposed Redevelopment Project Area. These eligible project costs may include, but may not be limited to, studies, surveys, professional fees, property rehabilitation and assembly costs, construction of public improvements and facilities, job training, financing, administrative and other professional costs, all as authorized under the Tax Increment Allocation Redevelopment Act, as amended. The proposed Redevelopment Plan objectives include promoting and protecting the health, safety, morals and welfare of the public by establishing a public/private partnership, establishing economic growth, and development in the Village, encouraging private investment while conforming with the Village's comprehensive plan, restoring and enhancing the Village's tax base, enhancing the value of the proposed Redevelopment Project Area, improving the environmental quality of the proposed Redevelopment Project Area, and retaining and attracting employment opportunities within the proposed Redevelopment Project Area. To achieve these objectives, the proposed Redevelopment Plan proposes to provide assistance by paying or reimbursing costs related to the administration of the redevelopment plan, building rehabilitation, acquisition, construction and installation of public facilities, property rehabilitation and assembly, site marketing, preparation and improvement, environmental remediation, job training, developer or property owner interest costs and other eligible redevelopment project costs, the execution of one or more redevelopment agreements, and the payment of financing, administrative and other professional costs.

Prior to the date of the hearing, each taxing district having property in the proposed Redevelopment Project Area and the Illinois Department of Commerce and Economic Opportunity may submit written comments to the Village, to the attention of the Village Clerk, Hoffman Estates Village Hall, 1900 Hassell Road, Hoffman Estates, Illinois 60169.

There is hereby convened a joint review board to consider the designation and approval of the proposed Redevelopment Plan and Project for the proposed Redevelopment Project Area. The joint review board shall consist of a representative selected by each community college district, local elementary school district and high school district or each local community unit school district, park district, library district, township, fire protection district and county that will have the authority to directly levy taxes on the property within the proposed Redevelopment Project Area at the time that the proposed Redevelopment Project Area is approved, a representative selected by the Village, and a public member. The first meeting of said joint review board shall be held at 9:00 a.m. on the 28th day of November, 2018, at the Alexa Room in the Hoffman Estates Village Hall, 1900 Hassell Road, Hoffman Estates, Illinois 60169. Contact the Village of Hoffman Estates' Director of Development Services Mark Koplín or the Economic Development Director Kevin Kramer for additional information.

At the hearing, all interested persons or affected taxing districts may file written objections with the Village Clerk and will be heard orally with respect to any issues regarding the designation and approval of the proposed Redevelopment Plan for the proposed Redevelopment Project Area. The hearing may be adjourned by the President and Board of Trustees of the Village without further notice other than a motion to be entered upon the minutes of the hearing fixing the time and place of the subsequent hearing.

/s/ Bev Romanoff
Village Clerk
Village of Hoffman Estates
Cook and Kane Counties, Illinois

Exhibit 1

Legal Description of the Proposed Lakewood Center Redevelopment Project Area

THAT PART OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN AND ALSO PART OF FRACTIONAL SECTIONS 5 AND 6, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 36; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, 416.33 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 500.95 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 195.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 558.00 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 710.00 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36; THENCE SOUTH 00 DEGREES 17 MINUTES 58 SECONDS WEST ALONG SAID WEST LINE, 189.05 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 8.80 FEET; THENCE SOUTHWESTERLY 29.49 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 250.00 FEET (CHORD BEARS SOUTH 31 DEGREES 08 MINUTES 10 SECONDS WEST, 29.47 FEET); THENCE SOUTH 34 DEGREES 30 MINUTES 56 SECONDS WEST, 90.47 FEET (90.52 FEET RECORD); THENCE SOUTHERLY 59.72 FEET (59.70 FEET RECORD) ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 39.50 FEET (CHORD BEARS SOUTH 08 DEGREES 48 MINUTES 10 SECONDS EAST, 54.20 FEET); THENCE SOUTHEASTERLY 793.70 FEET (793.72 FEET RECORD) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 872.50 FEET (CHORD BEARS SOUTH 26 DEGREES 03 MINUTES 38 SECONDS EAST, 766.62 FEET); THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 475.02 FEET; THENCE SOUTHEASTERLY 15.59 FEET (15.67 FEET RECORD) ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET (CHORD BEARS SOUTH 14 DEGREES 53 MINUTES 30 SECONDS EAST, 15.42 FEET) TO A POINT ON THE NORTH LINE OF CENTRAL ROAD; THENCE SOUTH 00 DEGREES 12 MINUTES 23 SECONDS WEST, 115.00 FEET TO A POINT ON THE SOUTH LINE OF CENTRAL ROAD; THENCE NORTH 89 DEGREES 47 MINUTES 37 SECONDS WEST ALONG THE SOUTH LINE OF CENTRAL ROAD, 1598.68 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 12 SECONDS WEST ALONG THE SOUTH LINE OF CENTRAL ROAD, 151.20 FEET; THENCE NORTH 00 DEGREES 11 MINUTES 48 SECONDS EAST, 115.00 FEET TO A POINT ON THE NORTH LINE OF CENTRAL ROAD; THENCE NORTHERLY 8.63 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET (CHORD BEARS NORTH 06 DEGREES 10 MINUTES 53 SECONDS EAST, 8.61 FEET); THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 475.08 FEET; THENCE NORTHEASTERLY 793.70 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 872.50 FEET (CHORD BEARS NORTH 26 DEGREES 03 MINUTES 38 SECONDS EAST, 766.61 FEET); THENCE NORTHERLY 59.73 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 39.50 FEET (CHORD BEARS NORTH 08 DEGREES 48 MINUTES 10 SECONDS EAST, 54.20 FEET); THENCE

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EXHIBIT C

**PUBLIC NOTICE OF THE AVAILABILITY OF THE ELIGIBILITY STUDY
AND REDEVELOPMENT PLAN AND PROJECT RELATIVE TO THE
PROPOSED LAKEWOOD CENTER REDEVELOPMENT PROJECT AREA;
INTERESTED PARTIES REGISTRY**

Pursuant to the procedures set forth in the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq. ("Act"), notice is hereby given to you, in that you reside at a residential address within seven hundred fifty (750) feet of the boundaries of the Village of Hoffman Estates' proposed Lakewood Center Redevelopment Project Area or have registered your name on the Village of Hoffman Estates' Tax Increment Financing Interested Parties Registry, that the Eligibility Study and the Redevelopment Plan and Project for the Village of Hoffman Estates' proposed Lakewood Center Redevelopment Project Area are available for your review. The proposed Redevelopment Project Area and Redevelopment Plan relate to the property generally bounded by Lakewood Boulevard on the north, N. Eagle Way on the west, the east edge of the campus parking lot on the east, W. AT&T Center Drive around the stormwater detention facility, and W. Central Road on the south. The Village has created an "interested parties" registry in accordance with Section 11-74.4-4.2 of the Act. The Village has adopted registration rules for an "interested parties" registry and copies are available from the Village Clerk. Interested parties may register with the Village of Hoffman Estates, Cook and Kane Counties, Illinois in order to receive information on the proposal. The place of registration for such information is the Village Clerk's office, 1900 Hassell Road, Hoffman Estates, Illinois 60169, between the hours of 8:30 a.m. and 5:00 p.m., Monday through Friday, and Saturdays 9:00 a.m. to 12:00 p.m., except holidays.

VILLAGE OF HOFFMAN ESTATES
Cook and Kane Counties, Illinois

/s/Bev Romanoff
Village Clerk

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

**CERTIFICATION OF ORDINANCE AND MINUTES AND
PUBLICATION IN PAMPHLET FORM**

I, the undersigned, do hereby certify that I am the duly qualified and acting Village Clerk of the Village of Hoffman Estates, Cook and Kane Counties, Illinois (the "Village"), and as such officer I am the keeper of the books, records, files, and journal of proceedings of the Village and of the President and Board of Trustees (the "Corporate Authorities") thereof.

I do further certify that the foregoing constitutes a full, true and complete transcript of the minutes of the legally convened meeting of the Corporate Authorities held on the 5th day of November, 2018, insofar as same relates to the adoption of an ordinance (the "Ordinance") numbered _____-2018 and entitled:

AN ORDINANCE proposing the Designation of a Redevelopment Project Area and the Approval of a Redevelopment Plan and Project for the Lakewood Center Redevelopment Project Area, Convening a Joint Review Board and Calling a Public Hearing in Connection Therewith

a true, correct and complete copy of which the Ordinance as adopted at said meeting appears in the foregoing transcript of the minutes of said meeting.

I do further certify that the deliberations of the Corporate Authorities on the adoption of said ordinance were conducted openly, that the vote on the adoption of said ordinance was taken openly, that said meeting was called and held at a specified time and place convenient to the public, that an agenda for said meeting was posted at the location where said meeting was held and at the principal office of the Corporate Authorities at least 48 hours in advance of the holding of said meeting, that at least one copy of said agenda was continuously available for public review during the entire 48-hour period preceding said meeting, that a true, correct and complete copy of said agenda as so posted is attached hereto as Exhibit A, that notice of said meeting was duly given to all news media requesting such notice, that said meeting was called and held in strict compliance with the provisions of the Open Meetings Act of the State of Illinois, as amended, The Municipal Code of the State of Illinois, as amended, and the Local Government Debt Reform Act of the State of Illinois, that the Board has complied with all of the provisions of said Acts and said Code and with all of the procedural rules of the Corporate Authorities in the passage of said ordinance.

I do further certify that the Ordinance was published by authority of the Corporate Authorities in pamphlet form on the 6th day of November, 2018, and the Ordinance as so published was on said date readily available for public inspection and distribution, in sufficient number to meet the needs of the general public, at my office as Village Clerk located in the Village.

IN WITNESS WHEREOF, I have hereunto affixed my official signature and the seal of the Village, this ____ day of November, 2018.

Bev Romanoff, Village Clerk

EXHIBIT A - AGENDA

(SEAL)

32328073.1\157447-00001

EXHIBIT D

Notice of Public Hearing and Convening a Joint Review Board Meeting

VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED

November 7, 2018

To: The County of Cook
Consolidated Elections
Forest Preserve District of Cook County
Barrington Township
Village of Hoffman Estates
Community Unit School District 220
Harper Community College District 512
Hoffman Estates Park District
Metropolitan Water Reclamation District of Greater Chicago
Northwest Mosquito Abatement District
Barrington Public Library District
Illinois Department of Commerce and Economic Opportunity

**RE: Proposed Lakewood Center Redevelopment Project Area
Convening Joint Review Board Meeting and Providing Notice of Public Hearing**

Ladies and Gentlemen:

The Village of Hoffman Estates, Cook and Kane Counties, Illinois (the “**Village**”), pursuant to the Tax Increment Allocation Redevelopment Act, as amended (the “**Act**”), is considering that it is advisable and in the best interests of the Village and certain affected taxing districts that the Village consider the designation of a redevelopment project area and the approval of a redevelopment plan and project (the “**Redevelopment Plan**”) and (the “**Project**”) for the redevelopment project area proposed to be known as the Lakewood Center Redevelopment Project Area (the “**Redevelopment Project Area**”) as further described in Exhibit “A” attached hereto.

Proposed Redevelopment Plan and Contact Person

Pursuant to Section 11-74.4-5 of the Act, the Village is herewith providing you with a copy of the proposed Redevelopment Plan. For further information concerning the proposed Redevelopment Plan and the subject matter thereof, please contact Mark Koplín, Assistant Village Manager-Development Services, Village of Hoffman Estates, 1900 Hassell Road, Hoffman Estates, IL 60169, telephone: 847.781.2661.

The following notice (Exhibit A) is herewith provided to the Taxing Districts not less than 45 days prior to the date of a public hearing, as required by Section 74.4-6(c) of the Act.

Notice to Convene Joint Review Board - First Meeting

The Act requires that a Joint Review Board (consisting of representatives from specified taxing districts, the Village and a public member) be convened not earlier than 14 days after the mailing of the hearing notice contained in this letter. The Joint Review Board’s purpose is to review the

public record, planning documents, and proposed ordinances approving the proposed Redevelopment Plan and provide a report to the Village Board.

The Village hereby gives notice to the taxing districts that a **meeting of a Joint Review Board will be convened on November 28, 2018 at 9:00 a.m.** at the Alexa Room in the Hoffman Estates Village Hall, 1900 Hassell Road, Hoffman Estates, IL 60169.

Each taxing district is respectfully requested to send a representative to the Joint Review Board for the first meeting (the representatives of the taxing districts specified in the Act are voting members of the Joint Review Board). We would appreciate your notifying Mark Koplin, Assistant Village Manager-Development Services for the Village (contact information below), of the name of your representative in advance of the meeting or visit the Village Hall which is open during the business hours, Monday to Friday: 8:30 a.m. to 5:00 p.m.

In advance of the Joint Review Board meeting, the Village is providing a copy of the proposed Redevelopment Plan (attached to this notice) and will provide other documents that concern the Redevelopment Plan and the proposed ordinance approving the Redevelopment Plan. The Village will also provide any necessary administrative support to the Joint Review Board.

The Village is pleased to have an opportunity to provide the development tools needed to transform this site into a viable commercial development with its attendant advantages to the tax base of all affected taxing districts. We look forward to answering your questions and accepting your comments.

Sincerely,

Mark A. Koplin, AICP
Assistant Village Manager
Department of Development Services
Phone – 847.781.2661
Email – mark.koplin@hoffmanestates.org

Enclosures

MAK/kr

EXHIBIT A

NOTICE OF PUBLIC HEARING

Village of Hoffman Estates, Cook and Kane Counties, Illinois Designation and Approval of the Lakewood Center Redevelopment Project Area Plan and Project

Notice is hereby given that on the **7th day of January, 2019, at 6:50 p.m.** at the Village Hall Council Chambers of the Hoffman Estates Village Hall, 1900 Hassell Road, Hoffman Estates, Illinois 60169, a public hearing will be held to consider the designation and approval of the Lakewood Center Redevelopment Project Area Plan and Project (the “**Redevelopment Plan**”) for the proposed Lakewood Center Redevelopment Project Area (the “**Redevelopment Project Area**”). The Redevelopment Project Area consists of the territory legally described in Exhibit 1 attached and is generally described below:

The Redevelopment Project Area as generally described are the parcels to be included therein, being located within an area generally bounded by Lakewood Boulevard on the north, N. Eagle Way on the west, the east edge of the campus parking lot on the east, W. AT&T Center Drive around the stormwater detention facility, and W. Central Road on the south.

There will be considered at the hearing the designation and approval of the proposed Redevelopment Plan for the proposed Redevelopment Project Area. The proposed Redevelopment Plan is on file and available for public inspection at the office of the Village Clerk, Hoffman Estates Village Hall, 1900 Hassell Road, Hoffman Estates, Illinois 60169. Pursuant to the proposed Redevelopment Plan, the Village proposes to alleviate blighted area conditions in the proposed Redevelopment Project Area and to enhance the tax base of the Village and the taxing districts having taxable property within the proposed Redevelopment Project Area by utilizing tax increment financing to fund various eligible project costs to stimulate private investment within the proposed Redevelopment Project Area. These eligible project costs may include, but may not be limited to, studies, surveys, professional fees, property rehabilitation and assembly costs, construction of public improvements and facilities, job training, financing, administrative and other professional costs, all as authorized under the Tax Increment Allocation Redevelopment Act, as amended. The proposed Redevelopment Plan objectives include promoting and protecting the health, safety, morals and welfare of the public by establishing a public/private partnership, establishing economic growth, and development in the Village, encouraging private investment while conforming with the Village’s comprehensive plan, restoring and enhancing the Village’s tax base, enhancing the value of the proposed Redevelopment Project Area, improving the environmental quality of the proposed Redevelopment Project Area, and retaining and attracting employment opportunities within the proposed Redevelopment Project Area. To achieve these objectives, the proposed Redevelopment Plan proposes to provide assistance by paying or reimbursing costs related to the administration of the redevelopment plan, building rehabilitation, acquisition, construction and installation of public facilities, property rehabilitation and assembly, site marketing, preparation and improvement, environmental remediation, job training, developer or property owner interest costs and other eligible redevelopment project costs, the execution of one or more redevelopment agreements, and the payment of financing, administrative and other professional costs.

Prior to the date of the hearing, each taxing district having property in the proposed Redevelopment Project Area and the Illinois Department of Commerce and Economic Opportunity may submit written comments to the Village, to the attention of the Village Clerk, Hoffman Estates Village Hall, 1900 Hassell Road, Hoffman Estates, Illinois 60169.

There is hereby convened a joint review board to consider the designation and approval of the proposed Redevelopment Plan and Project for the proposed Redevelopment Project Area. The joint review board shall consist of a representative selected by each community college district, local elementary school district and high school district or each local community unit school district, park district, library district, township, fire protection district and county that will have the authority to directly levy taxes on the property within the proposed Redevelopment Project Area at the time that the proposed Redevelopment Project Area is approved, a representative selected by the Village, and a public member. The first meeting of said joint review board shall be held at **9:00 a.m. on the 28th day of November, 2018**, at the Alexa Room in the Hoffman Estates Village Hall, 1900 Hassell Road, Hoffman Estates, Illinois 60169. Contact the Village of Hoffman Estates' Director of Development Services Mark Koplín or the Economic Development Director Kevin Kramer for additional information.

At the hearing, all interested persons or affected taxing districts may file written objections with the Village Clerk and will be heard orally with respect to any issues regarding the designation and approval of the proposed Redevelopment Plan for the proposed Redevelopment Project Area. The hearing may be adjourned by the President and Board of Trustees of the Village without further notice other than a motion to be entered upon the minutes of the hearing fixing the time and place of the subsequent hearing.

/s/ Bev Romanoff

Village Clerk

Village of Hoffman Estates

Cook and Kane Counties, Illinois

EXHIBIT 1

Legal Description of the Proposed Lakewood Center Redevelopment Project Area

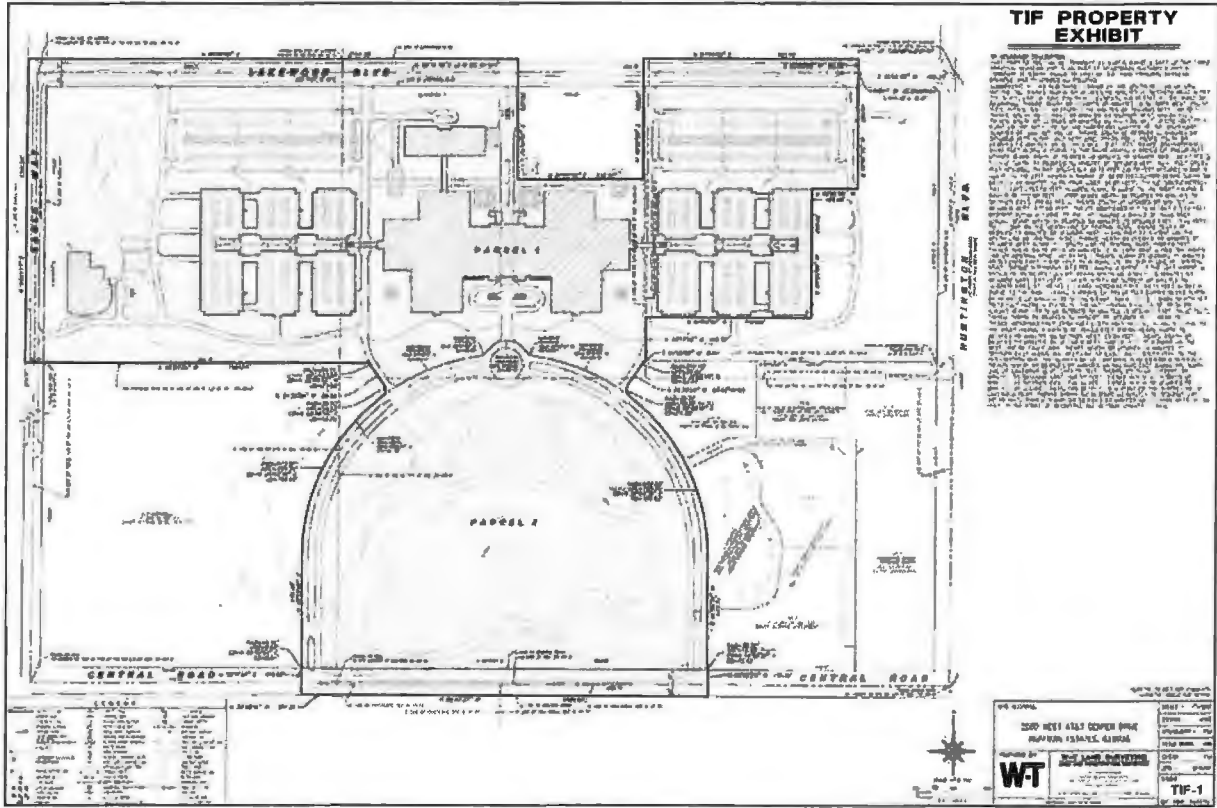
THAT PART OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN AND ALSO PART OF FRACTIONAL SECTIONS 5 AND 6, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 36; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, 416.33 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 500.95 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 195.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 558.00 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 710.00 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36; THENCE SOUTH 00 DEGREES 17 MINUTES 58 SECONDS WEST ALONG SAID WEST LINE, 189.05 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 8.80 FEET; THENCE SOUTHWESTERLY 29.49 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 250.00 FEET (CHORD BEARS SOUTH 31 DEGREES 08 MINUTES 10 SECONDS WEST, 29.47 FEET); THENCE SOUTH 34 DEGREES 30 MINUTES 56 SECONDS WEST, 90.47 FEET (90.52 FEET RECORD); THENCE SOUTHERLY 59.72 FEET (59.70 FEET RECORD) ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 39.50 FEET (CHORD BEARS SOUTH 08 DEGREES 48 MINUTES 10 SECONDS EAST, 54.20 FEET); THENCE SOUTHEASTERLY 793.70 FEET (793.72 FEET RECORD) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 872.50 FEET (CHORD BEARS SOUTH 26 DEGREES 03 MINUTES 38 SECONDS EAST, 766.62 FEET); THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 475.02 FEET; THENCE SOUTHEASTERLY 15.59 FEET (15.67 FEET RECORD) ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET (CHORD BEARS SOUTH 14 DEGREES 53 MINUTES 30 SECONDS EAST, 15.42 FEET) TO A POINT ON THE NORTH LINE OF CENTRAL ROAD; THENCE SOUTH 00 DEGREES 12 MINUTES 23 SECONDS WEST, 115.00 FEET TO A POINT ON THE SOUTH LINE OF CENTRAL ROAD; THENCE NORTH 89 DEGREES 47 MINUTES 37 SECONDS WEST ALONG THE SOUTH LINE OF CENTRAL ROAD, 1598.68 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 12 SECONDS WEST ALONG THE SOUTH LINE OF CENTRAL ROAD, 151.20 FEET; THENCE NORTH 00 DEGREES 11 MINUTES 48 SECONDS EAST, 115.00 FEET TO A POINT ON THE NORTH LINE OF CENTRAL ROAD; THENCE NORTHERLY 8.63 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET (CHORD BEARS NORTH 06 DEGREES 10 MINUTES 53 SECONDS EAST, 8.61 FEET); THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 475.08 FEET; THENCE NORTHEASTERLY 793.70 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 872.50 FEET (CHORD BEARS NORTH 26 DEGREES 03 MINUTES 38 SECONDS EAST, 766.61 FEET); THENCE NORTHERLY 59.73 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 39.50 FEET (CHORD BEARS NORTH 08 DEGREES 48 MINUTES 10 SECONDS EAST, 54.20 FEET); THENCE NORTH 34 DEGREES 30

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Exhibit 1, Continued

Proposed Lakewood Center Redevelopment Project Area



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EXHIBIT E

Notice of Interested Parties Registry

**PUBLIC NOTICE OF THE AVAILABILITY OF THE ELIGIBILITY STUDY
AND REDEVELOPMENT PLAN AND PROJECT RELATIVE TO THE
PROPOSED LAKEWOOD CENTER REDEVELOPMENT PROJECT AREA;
INTERESTED PARTIES REGISTRY**

Pursuant to the procedures set forth in the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq. (“Act”), notice is hereby given to you, in that you reside at a residential address within seven hundred fifty (750) feet of the boundaries of the Village of Hoffman Estates’ proposed Lakewood Center Redevelopment Project Area or have registered your name on the Village of Hoffman Estates’ Tax Increment Financing Interested Parties Registry, that the Eligibility Study and the Redevelopment Plan and Project for the Village of Hoffman Estates’ proposed Lakewood Center Redevelopment Project Area are available for your review. The proposed Redevelopment Project Area and Redevelopment Plan relate to the property generally bounded by Lakewood Boulevard on the north, N. Eagle Way on the west, the east edge of the campus parking lot on the east, W. AT&T Center Drive around the stormwater detention facility, and W. Central Road on the south. The Village has created an “interested parties” registry in accordance with Section 11-74.4-4.2 of the Act. The Village has adopted registration rules for an “interested parties” registry and copies are available from the Village Clerk. Interested parties may register with the Village of Hoffman Estates, Cook and Kane Counties, Illinois in order to receive information on the proposal. The place of registration for such information is the Village Clerk’s office, 1900 Hassell Road, Hoffman Estates, Illinois 60169, between the hours of 8:30 a.m. and 5:00 p.m., Monday through Friday, and Saturdays 9:00 a.m. to 12:00 p.m., except holidays.

VILLAGE OF HOFFMAN ESTATES
Cook and Kane Counties, Illinois

/s/Bev Romanoff

Village Clerk

EXHIBIT F

Notice of the Availability of a Plan and the Public Hearing

Notice of Public Hearing

Village of Hoffman Estates, Cook and Kane Counties, Illinois Designation and Approval of the Lakewood Center Redevelopment Project Area Plan and Project

Notice is hereby given that on the 7th day of January, 2019, at 6:50 p.m. at the Village Hall Council Chambers of the Hoffman Estates Village Hall, 1900 Hassell Road, Hoffman Estates, Illinois 60169, a public hearing will be held to consider the designation and approval of the Lakewood Center Redevelopment Project Area Plan and Project (the “**Redevelopment Plan**”) for the proposed Lakewood Center Redevelopment Project Area (the “**Redevelopment Project Area**”). The Redevelopment Project Area consists of the territory legally described in Exhibit 1 attached and is generally described below:

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There will be considered at the hearing the designation and approval of the proposed Redevelopment Plan for the proposed Redevelopment Project Area. The proposed Redevelopment Plan is on file and available for public inspection at the office of the Village Clerk, Hoffman Estates Village Hall, 1900 Hassell Road, Hoffman Estates, Illinois 60169. Pursuant to the proposed Redevelopment Plan, the Village proposes to alleviate blighted area conditions in the proposed Redevelopment Project Area and to enhance the tax base of the Village and the taxing districts having taxable property within the proposed Redevelopment Project Area by utilizing tax increment financing to fund various eligible project costs to stimulate private investment within the proposed Redevelopment Project Area. These eligible project costs may include, but may not be limited to, studies, surveys, professional fees, property rehabilitation and assembly costs, construction of public improvements and facilities, job training, financing, administrative and other professional costs, all as authorized under the Tax Increment Allocation Redevelopment Act, as amended. The proposed Redevelopment Plan objectives include promoting and protecting the health, safety, morals and welfare of the public by establishing a public/private partnership, establishing economic growth, and development in the Village, encouraging private investment while conforming with the Village’s comprehensive plan, restoring and enhancing the Village’s tax base, enhancing the value of the proposed Redevelopment Project Area, improving the environmental quality of the proposed Redevelopment Project Area, and retaining and attracting employment opportunities within the proposed Redevelopment Project Area. To achieve these objectives, the proposed Redevelopment Plan proposes to provide assistance by paying or reimbursing costs related to the administration of the redevelopment plan, building rehabilitation, acquisition, construction and installation of public facilities, property rehabilitation and assembly, site marketing, preparation and improvement, environmental remediation, job training, developer or property owner interest costs and other eligible redevelopment project costs, the execution of one or more redevelopment agreements, and the payment of financing, administrative and other professional costs.

Prior to the date of the hearing, each taxing district having property in the proposed Redevelopment Project Area and the Illinois Department of Commerce and Economic Opportunity may submit written comments to the Village, to the attention of the Village Clerk, Hoffman Estates Village Hall, 1900 Hassell Road, Hoffman Estates, Illinois 60169.

There is hereby convened a joint review board to consider the designation and approval of the proposed Redevelopment Plan and Project for the proposed Redevelopment Project Area. The joint review board shall consist of a representative selected by each community college district, local elementary school district and high school district or each local community unit school district, park district, library district, township, fire protection district and county that will have the authority to directly levy taxes on the property within the proposed Redevelopment Project Area at the time that the proposed Redevelopment Project Area is approved, a representative selected by the Village, and a public member. The first meeting of said joint review board shall be held at 9:00 a.m. on the 28th day of November, 2018, at the Alexa Room in the Hoffman Estates Village Hall, 1900 Hassell Road, Hoffman Estates, Illinois 60169. Contact the Village of Hoffman Estates' Director of Development Services Mark Koplín or the Economic Development Director Kevin Kramer for additional information.

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/s/ Bev Romanoff

Village Clerk

Village of Hoffman Estates

Cook and Kane Counties, Illinois

Exhibit 1

Legal Description of the Proposed Lakewood Center Redevelopment Project Area

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EXHIBIT G

Minutes of JRB Meeting

Meeting Minutes
Joint Review Board Meeting
Lakewood Center Redevelopment Project Area
Village of Hoffman Estates
Frank Alexa Training Room
1900 Hassell Road
Hoffman Estates, IL 60169

November 28, 2018
9:00 a.m.

Joint Review Board Members in Attendance:

Jim Norris, Village of Hoffman Estates
Brian Harris, Barrington CUSD 220
Mohammed Elahi, Cook County
Amy Nykaza, Barrington Township
Craig Talsma, Hoffman Estates Park District
Jesse Henning, Barrington Public Library District

Joint Review Board Members Absent:

Harper College

Others in Attendance:

Kevin Kramer, Village of Hoffman Estates
Mark Koplin, Village of Hoffman Estates
Rachel Musiala, Village of Hoffman Estates
Bev Romanoff, Village of Hoffman Estates
Doug LaSota, Village of Hoffman Estates
Patti Cross, Village of Hoffman Estates
Art Janura, Village of Hoffman Estates
Dan O'Malley, Village of Hoffman Estates
Suzanne Ostrovsky, Village of Hoffman Estates
Bill McLeod, Village of Hoffman Estates
Fran Lefor Rood, SB Friedman Development Advisors
Ken Gold, Somerset Development
Ralph Zucker, Somerset Development
Larry Woodard, Somerset Development
David Bein, Barrington CUSD 220
Eric Peterson, Daily Herald

I. Call to order

The meeting was called to order at 9:00 a.m. by Mr. Jim Norris.

II. Introduction of Members and roll call

Mr. Mark Koplin called roll.

III. Selection of Public Member

Mr. Talsma made a motion and Ms. Nykaza seconded to nominate Ms. Romanoff as Public Member. A voice vote recorded all ayes. The motion passed and Ms. Romanoff was made the Public Member representative of the Joint Review Board.

IV. Selection of Chairperson

Mr. Talsma made a motion and Ms. Romanoff seconded to nominate Mr. Norris as Chairperson. A voice vote recorded all ayes. The motion passed and Mr. Norris was made the Chairperson of the Joint Review Board.

V. Overview of Joint Review Board's role

Mr. Norris reviewed the role of the JRB by stating, the specific provisions are as follows: "The board shall review (i) the public record, planning documents and proposed ordinances approving the redevelopment plan and project and (ii) proposed amendments to the redevelopment plan or additions of parcels of property to the redevelopment project area to be adopted by the municipality. As part of its deliberations, the board may hold additional hearings on the proposal. A board's recommendation shall be an advisory, non-binding recommendation. The recommendation shall be adopted by a majority of those members present and voting. The recommendations shall be submitted to the municipality within 30 days after convening of the board. Failure of the board to submit its report on a timely basis shall not be cause to delay the public hearing or any other step in the process of designating or amending the redevelopment project area but shall be deemed to constitute approval by the joint review board of the matters before it.

The board shall base its recommendation to approve or disapprove the redevelopment plan and the designation of the redevelopment project area or the amendment of the redevelopment plan or addition of parcels of property to the redevelopment project area on the basis of the redevelopment project area and redevelopment plan satisfying the plan requirements, the eligibility criteria defined in Section 11-74.4-3, and the objectives of this Act.

The board shall issue a written report describing why the redevelopment plan and project area or the amendment thereof meets or fails to meet one or more of the objectives of this Act and both the plan requirements and the eligibility criteria defined in Section 11-74.4-3. In the event the Board does not file a report it shall be presumed that these taxing bodies find the redevelopment project area and redevelopment plan satisfy the objectives of this Act and the plan requirements and eligibility criteria."

He clarified the JRB can talk about any aspect of the proposed project however, the vote and recommendation must be based solely on the redevelopment project area and redevelopment plan satisfying the plan requirements, the eligibility criteria, and the objectives of the TIF Act.

VI. Presentation of Eligibility Study and Redevelopment Plan and Project.

Mr. Norris introduced Fran Lefor Rood of SB Friedman Development Advisors to present the TIF Plan and Eligibility Study. Ms. Rood gave a thorough overview of the eligibility study and the redevelopment plan and project.

VII. Discussion and questions

Mr. Elahi asked if residential would be included in the TIF as it was shown on the presented concept plan. Ms. Rood clarified that is not included and those parcels where the residential is proposed have been carved out of the TIF boundary.

Mr. Harris thanked the Village staff for giving advanced notice of this plan to the school district. He noted that the school district is not opposed to redevelopment of this site and thought that Ms. Rood did an excellent job with the report. The school district does have some concerns about the number, type and size of the residential units but no concerns about the TIF itself. Finally, he asked if a copy of Ms. Rood's presentation could be sent out to all in attendance. Mr. Norris assured him the presentation would be sent out and stated the residential would be apartments priced at around \$2 per square foot and townhomes priced in the \$300-500 thousand dollar range and those details would hopefully be ready by the time the Village Board votes on the TIF in January.

VIII. Discussion of statutory objectives, plan requirements, and eligibility criteria of the proposed Lakewood Center TIF District

There was no other discussion at this time.

IX. Joint Review Board members vote on recommendation of the Lakewood Center TIF District

Ms. Romanoff made a motion and Mr. Talsma seconded to recommend approval of the Lakewood Center TIF district. A roll call vote was taken as follows:

Aye – Village of Hoffman Estates, Barrington Township, Hoffman Estates Park District, Barrington Public Library District, Cook County, Public Member Romanoff

Nay – Barrington Community Unit School District 220

Absent - Harper College

The motion was approved.

X. Other business

There was no other business.

XI. Adjourn

Mr. Harris made a motion and Ms. Nykaza seconded to adjourn. A voice vote recorded all ayes. The meeting adjourned at 9:26 a.m.

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

FILING CERTIFICATE

I, the undersigned, do hereby certify that I am the duly qualified and acting County Clerk of The County of Cook, Illinois, and as such official I do further certify that on the ____ day of January, 2019, there was filed in my office a duly certified copy of an ordinance numbered ____ - 2019 and entitled:

AN ORDINANCE approving a Tax Increment Redevelopment Plan and Project for the Lakewood Center Redevelopment Project Area in the Village of Hoffman Estates, Cook and Kane Counties, Illinois

duly adopted by the President and Board of Trustees of the Village of Hoffman Estates, Cook and Kane Counties, Illinois, on the 21st day of January, 2019, and that the same has been deposited in the official files and records of my office.

IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of said County, this ____ day of January, 2019.

County Clerk of Cook County, Illinois

[SEAL]

VILLAGE OF HOFFMAN ESTATES

AN ORDINANCE DESIGNATING THE LAKEWOOD CENTER
REDEVELOPMENT PROJECT AREA IN THE
VILLAGE OF HOFFMAN ESTATES, COOK AND KANE COUNTIES, ILLINOIS
A REDEVELOPMENT PROJECT AREA PURSUANT TO THE
ILLINOIS TAX INCREMENT ALLOCATION REDEVELOPMENT ACT

WHEREAS, it is desirable and in the best interests of the citizens of the Village of Hoffman Estates, Cook and Kane Counties, Illinois (the “Village”), for the Village to implement tax increment allocation redevelopment financing pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended (the “Act”), for the Lakewood Center Redevelopment Project Area Tax Increment Financing District pursuant to the Eligibility Study and Redevelopment Plan and Project (the “Plan”) within the municipal boundaries of the Village and within the proposed Lakewood Center Redevelopment Project Area (the “Project Area”) described in Section 4 of this Ordinance; and

WHEREAS, the President and Board of Trustees of the Village (the “Corporate Authorities”) have adopted and approved the Plan by Ordinance No. _____ - 2019 (the “Plan Adoption Ordinance”), which Plan was identified in such Ordinance and were the subject, along with the Project Area designation hereinafter made, of a public hearing held on January 7, 2019 at 6:50 p.m. at the Helen Wozniak Council Chambers, Hoffman Estates Village Hall, 1900 Hassell Road, Hoffman Estates, Illinois 60169 (the “Hearing”), and it is now necessary and desirable to designate the Project Area as a redevelopment project area pursuant to the Act:

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

Section 1: Recitals

(a) The statements set forth in the preambles to this Ordinance are found to be true and correct and are adopted as part of this Ordinance.

(b) The Plan Adoption Ordinance, including all exhibits, such as the Plan, the Eligibility Study, and an estimate of redevelopment project costs, is incorporated herein as if set out in full by this reference.

Section 2: Authority

(a) The Village of Hoffman Estates, Cook and Kane Counties, Illinois is a duly constituted and organized home rule municipality as described in Section § 6 Article VII of the

1970 Constitution of the State of Illinois, and as such has specific powers granted to it by said 1970 Constitution and by law.

(b) This Ordinance is adopted pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended.

Section 3: Findings

The Corporate Authorities hereby make the following findings:

(a) The findings contained in the Plan Adoption Ordinance are incorporated herein as if set out in full by this reference.

Section 4: Designation of Project Area

(a) The Project Area legally described in **Exhibit A**, attached hereto and incorporated herein as if set out in full by this reference, is hereby designated as a redevelopment project area pursuant to the Act. The boundary of the Project Area is illustrated in Map 2 contained in the Plan and attached to the Plan Adoption Ordinance as Exhibit A, incorporated herein as if set out in full by this reference.

Section 5: Determination of Total Initial Equalized Assessed Valuation; Parcel Identification Numbers; and Transmittal to Cook and Kane Counties

(a) It is hereby expressly found and determined that the year the County Clerk of the County of Cook, Illinois (the "County Clerk") shall use for determining the total initial equalized assessed valuation for the Project Area pursuant to the Act is 2017.

(b) It is hereby expressly found and determined that the list of the parcel identification numbers (the "PIN's") for each parcel of property included in the Project Area is attached hereto as **Exhibit B** and included herein by this reference is a true, correct and complete list of said numbers for said parcels of property.

(c) The Village hereby authorizes and directs the Village Clerk to send a copy of this Ordinance and all appropriate materials to the County Clerk to inform the County about the Plan.

Section 6: Severability. If any provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such provision shall not affect any of the remaining provisions of this Ordinance, and to that effect all provisions of this Ordinance are deemed severable.

Section 7: The Village Clerk is hereby authorized to publish this ordinance in pamphlet form.

Section 8: This Ordinance shall be in full force and effect immediately from and after its passage and approval.

PASSED THIS _____ day of _____, 2019

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

APPROVED THIS _____ DAY OF _____, 2019

Village President

ATTEST:

Village Clerk

Published in pamphlet form this _____ day of _____, 2019.

EXHIBIT A

Legal Description of the Lakewood Center Redevelopment Project Area

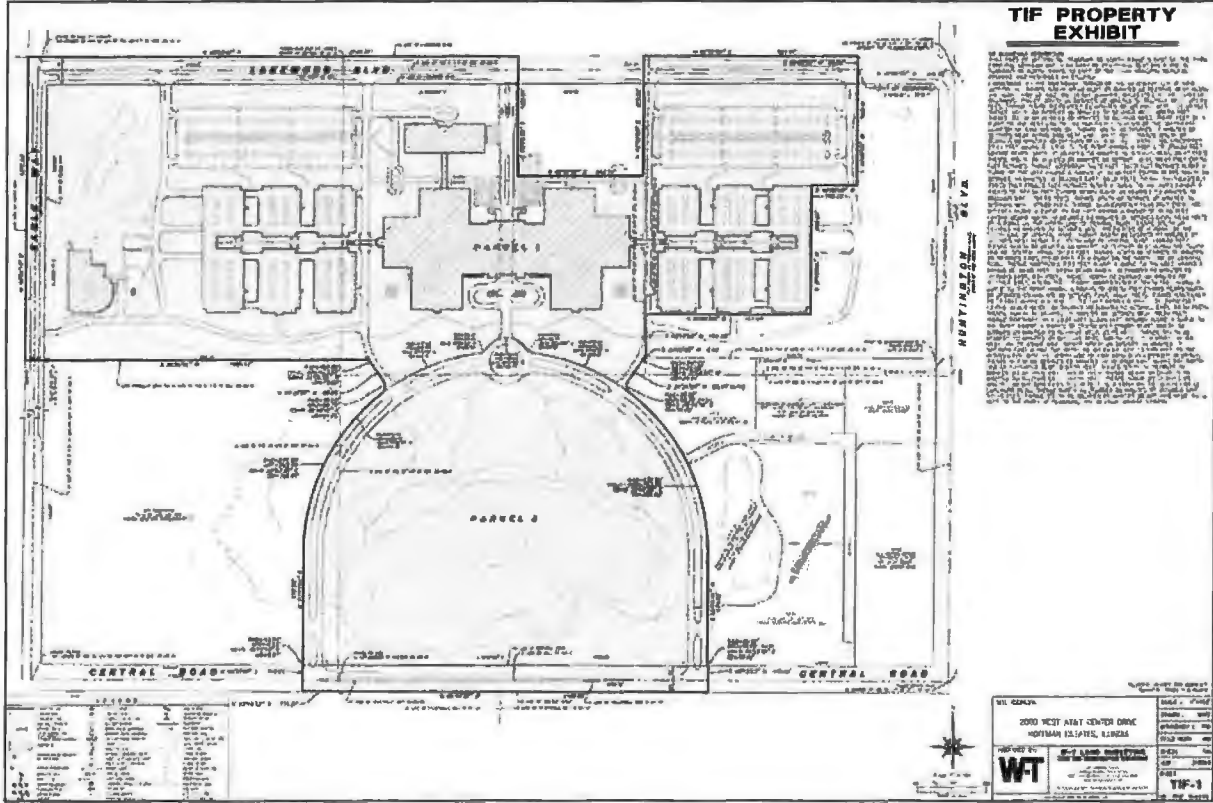
THAT PART OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN AND ALSO PART OF FRACTIONAL SECTIONS 5 AND 6, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 36; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, 416.33 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 500.95 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 195.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 558.00 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 710.00 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36; THENCE SOUTH 00 DEGREES 17 MINUTES 58 SECONDS WEST ALONG SAID WEST LINE, 189.05 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 8.80 FEET; THENCE SOUTHWESTERLY 29.49 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 250.00 FEET (CHORD BEARS SOUTH 31 DEGREES 08 MINUTES 10 SECONDS WEST, 29.47 FEET); THENCE SOUTH 34 DEGREES 30 MINUTES 56 SECONDS WEST, 90.47 FEET (90.52 FEET RECORD); THENCE SOUTHERLY 59.72 FEET (59.70 FEET RECORD) ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 39.50 FEET (CHORD BEARS SOUTH 08 DEGREES 48 MINUTES 10 SECONDS EAST, 54.20 FEET); THENCE SOUTHEASTERLY 793.70 FEET (793.72 FEET RECORD) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 872.50 FEET (CHORD BEARS SOUTH 26 DEGREES 03 MINUTES 38 SECONDS EAST, 766.62 FEET); THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 475.02 FEET; THENCE SOUTHEASTERLY 15.59 FEET (15.67 FEET RECORD) ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET (CHORD BEARS SOUTH 14 DEGREES 53 MINUTES 30 SECONDS EAST, 15.42 FEET) TO A POINT ON THE NORTH LINE OF CENTRAL ROAD; THENCE SOUTH 00 DEGREES 12 MINUTES 23 SECONDS WEST, 115.00 FEET TO A POINT ON THE SOUTH LINE OF CENTRAL ROAD; THENCE NORTH 89 DEGREES 47 MINUTES 37 SECONDS WEST ALONG THE SOUTH LINE OF CENTRAL ROAD, 1598.68 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 12 SECONDS WEST ALONG THE SOUTH LINE OF CENTRAL ROAD, 151.20 FEET; THENCE NORTH 00 DEGREES 11 MINUTES 48 SECONDS EAST, 115.00 FEET TO A POINT ON THE NORTH LINE OF CENTRAL ROAD; THENCE NORTHERLY 8.63 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET (CHORD BEARS NORTH 06 DEGREES 10 MINUTES 53 SECONDS EAST, 8.61 FEET); THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 475.08 FEET; THENCE NORTHEASTERLY 793.70 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 872.50 FEET (CHORD BEARS NORTH 26 DEGREES 03 MINUTES 38 SECONDS EAST, 766.61 FEET); THENCE NORTHERLY 59.73 FEET ALONG A CURVE

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EXHIBIT A, Continued

Lakewood Center Redevelopment Project Area



TIF PROPERTY EXHIBIT

This exhibit is a map showing the location of the property described in the TIF Ordinance. The property is located in the Lakewood Center area of the City of Northman, Illinois. The property is bounded by Lakewood Blvd to the north, Central Road to the west and south, and Newington Way to the east. The property is divided into two parcels, Parcel 1 and Parcel 2. Parcel 1 is located in the upper portion of the plan and Parcel 2 is a large, roughly circular area in the lower portion. The plan shows various structures, parking lots, and utility lines within the parcels. The map is a technical drawing and should be used in conjunction with the TIF Ordinance and other project documents.

Symbol	Description
(Symbol)	Property Line
(Symbol)	Structure Footprint
(Symbol)	Parking Space
(Symbol)	Utility Line
(Symbol)	Right-of-Way
(Symbol)	Other

2010 WEST ATAT CENTER DRIVE NORTHMAN ILLINOIS, 61824	
WIT CONSULTING ENGINEERS	TIF-1 10.10.2023

EXHIBIT B

Parcel Identification Numbers

Record #	PIN	2017 EAV (Actual)	2017 EAV (Post-Subdivision Estimate)
1	01-36-401-005-0000	\$314,891	\$314,891
2	01-36-401-006-0000	\$510,873	\$510,873
3	01-36-301-013-0000*	\$23,968,625	\$23,376,907
4	01-36-402-014-0000*	\$5,530,780	\$3,609,955
TOTAL		\$30,325,169	\$27,812,626

*Notes: The 2017 EAV (the most recent year in which assessed values and the equalization factor were available) of all taxable parcels in the RPA is approximately \$30.3 million prior to subdivision. SB Friedman estimated the EAV of two parcels after subdivision based on acreage. The prorated EAV post-subdivision is estimated at \$27.8 million.

Source: Cook County, SB Friedman

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

FILING CERTIFICATE

I, the undersigned, do hereby certify that I am the duly qualified and acting County Clerk of The County of Cook, Illinois, and as such official I do further certify that on the ____ day of January, 2019, there was filed in my office a duly certified copy of an ordinance numbered ____ - 2019 and entitled:

AN ORDINANCE designating the Lakewood Center Redevelopment Project Area in the Village of Hoffman Estates, Cook and Kane Counties, Illinois a Redevelopment Project Area pursuant to the Illinois Tax Increment Allocation Redevelopment Act

duly adopted by the President and Board of Trustees of the Village of Hoffman Estates, Cook and Kane Counties, Illinois, on the 21st day of January, 2019, and that the same has been deposited in the official files and records of my office.

IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of said County, this ____ day of January, 2019.

County Clerk of Cook County, Illinois

[SEAL]

VILLAGE OF HOFFMAN ESTATES

AN ORDINANCE ADOPTING THE USE OF
TAX INCREMENT ALLOCATION REDEVELOPMENT
FINANCING FOR THE LAKEWOOD CENTER REDEVELOPMENT
PROJECT AREA IN THE VILLAGE OF HOFFMAN ESTATES,
COOK AND KANE COUNTIES, ILLINOIS

WHEREAS, it is desirable and in the best interests of the citizens of the Village of Hoffman Estates, Cook and Kane Counties, Illinois (the "Village"), for the Village to adopt the use of tax increment allocation redevelopment financing pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended (the "Act"), for the Lakewood Center Redevelopment Project Area Tax Increment Financing District Eligibility Study and Redevelopment Plan and Project (the "Plan") with respect to the Lakewood Center Redevelopment Project Area (the "Project Area") described in Section 1 of this Ordinance; and

WHEREAS, pursuant to the Act, the President and Board of Trustees of the Village (the "Corporate Authorities") have approved an Ordinance adopting the Plan (the "Plan Adoption Ordinance"), and have approved an Ordinance designating the Project Area (the "Project Area Designation Ordinance"), and the Village has otherwise complied with all other conditions precedent required by the Act:

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

Section 1: Recitals

(a) The statements set forth in the preambles to this Ordinance are found to be true and correct and are adopted as part of this Ordinance.

(b) The Plan Adoption Ordinance and Project Area Designation Ordinance, including all exhibits are incorporated herein as if set out in full by this reference.

(c) The Project Area generally and legally described in **Exhibit A** is incorporated herein as if set out in full by this reference. The boundary of the Project Area is illustrated in Appendix 3 and Map 2 contained in the Plan and attached to the Plan Adoption Ordinance as Exhibit A, incorporated herein as if set out in full by this reference.

(d) The Plan included as Exhibit B to the Plan Adoption Ordinance, including an estimate of redevelopment project costs, and an identification of the sources and uses of funds and nature and term of obligations to pay redevelopment costs, is incorporated herein as if set out in full by this reference.

Section 2: Authority

(a) The Village of Hoffman Estates, Cook and Kane Counties, Illinois is a duly constituted and organized home rule municipality as described in Section § 6 Article VII of the 1970 Constitution of the State of Illinois, and as such has specific powers granted to it by said 1970 Constitution and by law.

(b) This Ordinance is adopted pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended.

Section 3: Findings

The Corporate Authorities hereby make the following findings:

(a) The findings contained in the Plan Adoption Ordinance and Project Area Designation Ordinance are incorporated herein as if set out in full by this reference.

(b) The Exhibits attached to the Plan Adoption Ordinance and Project Area Designation Ordinance are incorporated herein as if set out in full by this reference.

(c) The Project Area on the whole has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed but for the adoption of the Plan, and without the use of incremental tax revenues, and such incremental tax revenues will be exclusively utilized for the development of the Project Area and possible contiguous redevelopment project areas, including the possible establishment of contiguous redevelopment project areas.

(d) As set forth in the Plan, the estimated date of completion of the redevelopment project is not later than December 31, 2043, and the estimated date of completion of the retirement of all obligations incurred to finance redevelopment projects costs as defined in the Plan is not later than December 31, 2043, being the year in which the payment to the Village treasurer, as provided in the Act, is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the year in which this Ordinance is adopted.

(e) The estimate of redevelopment project costs contained in the Plan (see Estimated Redevelopment Project Costs, contained within the Plan) mean and include the sum total of all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to the Plan and redevelopment projects in connection with the Plan.

(f) It is hereby expressly found and determined that the year the County Clerk of The County of Cook, Illinois (the "County Clerk") shall use for determining the total initial equalized assessed valuation for the Project Area pursuant to the Act is 2017.

Section 4: Adoption of Tax Increment Allocation Financing

(a) Tax increment allocation financing is hereby adopted to pay Project Costs incurred and obligations issued in connection with the Project Area as set forth in the Plan, and as defined in the Act.

Section 5: Allocation of Ad Valorem Taxes; and Transmittal to Cook County

(a) Pursuant to the Act, the ad valorem taxes, if any, arising from the levies upon taxable real property in such redevelopment project area by taxing districts and tax rates determined in the manner provided in Section 11-74.4-9(c) of the Act each year after the effective date of the Ordinance until Project Costs and all municipal obligations financing Project Costs incurred have been paid shall be divided as follows:

(i) That portion of taxes levied upon each taxable lot, block, tract or parcel of real property which is attributable to the lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the redevelopment project area shall be allocated to and when collected shall be paid by the county collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.

(ii) That portion, if any, of such taxes which is attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract or parcel of real property in the Project Area over and above the initial equalized assessed value of each property in the Project Area shall be allocated to and when collected shall be paid to the municipal treasurer who shall deposit said taxes into a special fund, hereby created and designated the “Lakewood Center Redevelopment Project Area Special Tax Allocation Fund” of the Village, for the purpose of paying Project Costs and obligations incurred in the payment thereof.

(b) It is hereby expressly found and determined that the Village extends an ad valorem tax on taxable real property, which is included in the determination of incremental revenue in the manner provided above; and

(c) It is hereby expressly found and determined that the year the County Clerk of the County of Cook, Illinois (the “County Clerk”) shall use for determining the total initial equalized assessed valuation (“EAV”) for the Project Area pursuant to the Act is 2017.

(d) It is further hereby expressly found and determined that the estimate of initial EAV is approximately \$27.8 million. The list of parcel identification numbers (the “PIN”s) and the EAV of each parcel of property included in the Project Area is attached hereto as **Exhibit B** and included herein by this reference is a true, correct and complete list of said numbers for said parcels of property.

(e) The Village hereby authorizes and directs the Village Clerk to send a copy of this Ordinance and all appropriate materials to the County Clerk to inform the County about the Plan.

Section 6: Severability

If any section, paragraph or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining sections, paragraphs or provisions of this Ordinance, and to that effect all sections, paragraphs and provisions of this Ordinance are deemed severable.

Section 7: The Village Clerk is hereby authorized to publish this ordinance in pamphlet form.

Section 8: This Ordinance shall be in full force and effect immediately from and after its passage and approval.

PASSED THIS _____ day of _____, 2019

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

APPROVED THIS _____ DAY OF _____, 2019

Village President

ATTEST:

Village Clerk

Published in pamphlet form this _____ day of _____, 2019.

EXHIBIT A

Legal Description of the Lakewood Center Redevelopment Project Area

THAT PART OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN AND ALSO PART OF FRACTIONAL SECTIONS 5 AND 6, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS:

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EXHIBIT A, Continued

Lakewood Center Redevelopment Project Area

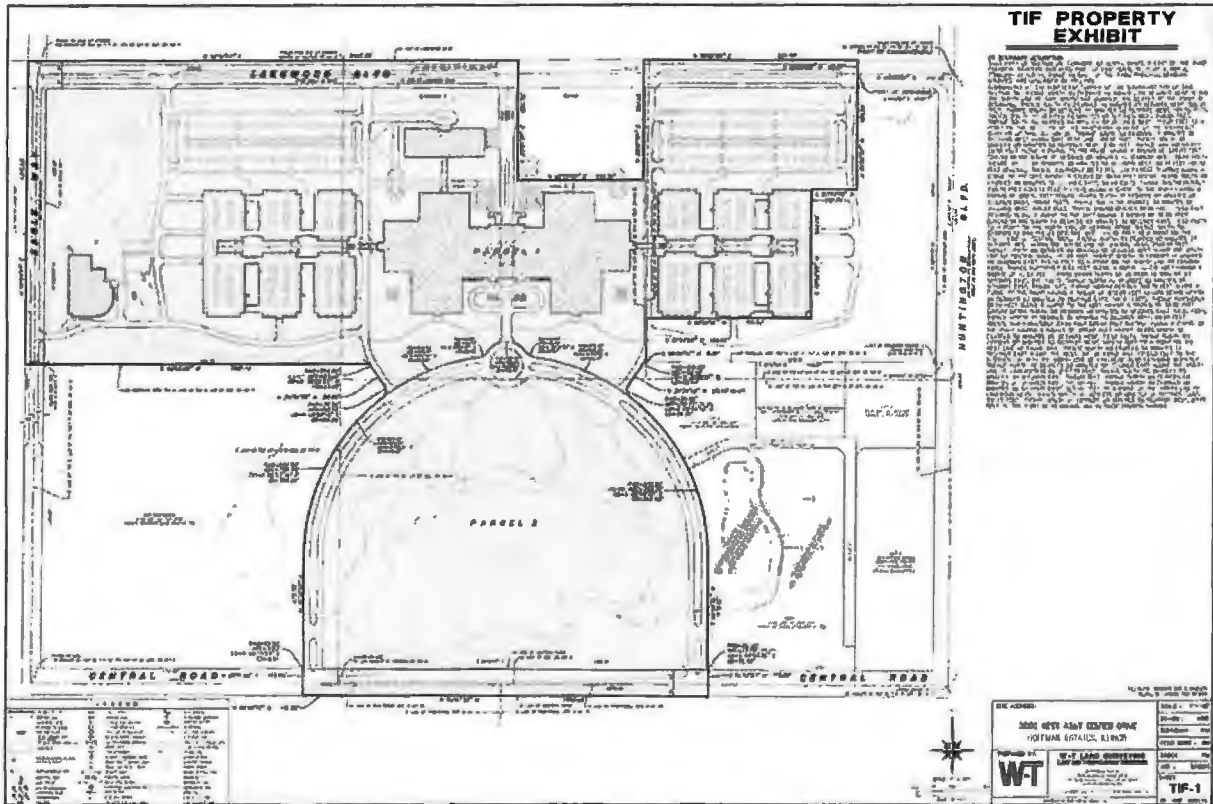


EXHIBIT B

List of PINs and Most Recent EAV

Record #	PIN	2017 EAV (Actual)	2017 EAV (Post-Subdivision Estimate)
1	01-36-401-005-0000	\$314,891	\$314,891
2	01-36-401-006-0000	\$510,873	\$510,873
3	01-36-301-013-0000*	\$23,968,625	\$23,376,907
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TOTAL		\$30,325,169	\$27,812,626

*Notes: The 2017 EAV (the most recent year in which assessed values and the equalization factor were available) of all taxable parcels in the RPA is approximately \$30.3 million prior to subdivision. SB Friedman estimated the EAV of two parcels after subdivision based on acreage. The prorated EAV post-subdivision is estimated at \$27.8 million.

Source: Cook County, SB Friedman

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

FILING CERTIFICATE

I, the undersigned, do hereby certify that I am the duly qualified and acting County Clerk of The County of Cook, Illinois, and as such official I do further certify that on the ____ day of January, 2019, there was filed in my office a duly certified copy of an ordinance numbered ____-2019 and entitled:

AN ORDINANCE adopting the use of Tax Increment Allocation Redevelopment Financing for the Lakewood Center Redevelopment Project Area in the Village of Hoffman Estates, Cook and Kane Counties, Illinois

duly adopted by the President and Board of Trustees of the Village of Hoffman Estates, Cook and Kane Counties, Illinois, on the 21st day of January, 2019, and that the same has been deposited in the official files and records of my office.

IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of said County, this ____ day of January, 2019.

County Clerk of Cook County, Illinois

[SEAL]

VILLAGE OF HOFFMAN ESTATES

**AN ORDINANCE AUTHORIZING THE SALE
OF PERSONAL PROPERTY OWNED BY
THE VILLAGE OF HOFFMAN ESTATES**

WHEREAS, in the opinion of at least three-fourths of the corporate authorities of the Village of Hoffman Estates, it is no longer necessary or useful to or for the best interests of the Village of Hoffman Estates to retain ownership of the personal property hereinafter described; and

WHEREAS, it has been determined by the President and Board of Trustees of the Village of Hoffman Estates to sell said personal property at a public auction to be held on the internet auction website www.publicsurplus.com.

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

Section 1: That pursuant to 65 ILCS 5/11-76-4 of the Illinois Revised Statutes, the President and Board of Trustees of the Village of Hoffman Estates find that the described personal property attached as Exhibit "A" now owned by the Village of Hoffman Estates, is no longer necessary or useful to the Village of Hoffman Estates and that the best interests of the Village of Hoffman Estates will be served by its sale.

Section 2: That pursuant to 65 ILCS 5/11-76-4, the Village Manager is hereby authorized and directed to sell the aforementioned property now owned by the Village of Hoffman Estates at public auction at the internet auction website www.publicsurplus.com, to the highest bidder of said personal property.

Section 3: That the Village Manager is hereby authorized and directed to advertise the sale of the aforementioned personal property in a newspaper published within the community not less than ten (10) days before the date of said public auction.

Section 4: That no bid which is less than the minimum price set forth in the list of property to be sold shall be accepted.

Section 5: That the Village Manager is hereby authorized and directed to enter into an agreement for the sale of said personal property.

Section 6: That upon payment of the full auction price, the Village Manager is hereby authorized and directed to convey and transfer title to the aforesaid personal property to the successful bidder.

Section 7: That if said personal property is not sold at such auction, then the Village Manager is authorized to sell without bid or properly dispose of or recycle any such property.

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

Section 9: That this ordinance shall be in full force and effect immediately from and after its passage and approval.

PASSED THIS _____ day of _____, 2019

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

APPROVED THIS _____ DAY OF _____, 2019

Village President

ATTEST:

Village Clerk

Published in pamphlet form this _____ day of _____, 2019.

Case of 36 Heavy Thermal Rolls 4" X 80'	\$10
Case of 36 Heavy Thermal Rolls 4" X 80'	\$10
Whelen LTS Outside	\$50
Setina K9 Cage Crown Vic	\$10
Xerox DI110CP Black & White copier/printer/scanner	\$200
Xerox XC560 color digital copier/printer/scanner	\$200
Xerox XC560 color digital copier/printer/scanner	\$200
Xerox WorkCentre 7855PT color digital copier/printer/scanner	\$200
Sierra Wireless Gateway	\$150
Sierra Wireless Gateway	\$150
Sierra Wireless Gateway	\$150
Sierra Wireless Gateway	\$150
Sierra Wireless Gateway	\$150
Sierra Wireless Gateway	\$150
Sierra Wireless Gateway	\$150
Sierra Wireless Gateway	\$150
Sierra Wireless Gateway	\$150
Konica Minolta SC-1 printer/copier/scanner	\$25
Toshiba 2500c printer/copier/scanner	\$25

VILLAGE OF HOFFMAN ESTATES
Office of the Mayor

Memo

TO: Village Board of Trustees and the Village Clerk
FROM: Mayor Bill McLeod
RE: *Boards & Commissions Appointment/s*
DATE: Tuesday, January 15, 2019

At the January 21, 2019 Village Board meeting, the following people will be appointed:

- Mark Ingram - Commission for People with Disabilities

The following people have resigned:

- Deidre Derrig – Firefighters Pension Board

Thank you.



William D. McLeod
Mayor

/sl



HOFFMAN ESTATES

GROWING TO GREATNESS

January 10, 2019

To: Mayor and Board of Trustees

TREASURER'S REPORT

December 2018

Attached hereto is the Treasurer's Report for the month of December, 2018, 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 \$1.61 million, primarily due to general operating expenses. After including these receipts and disbursements, the balance of cash and investments for the operating funds is \$41.4 million.

For the Operating, Debt Service and Capital Projects funds, cash disbursements and transfers-out exceeded cash receipts and transfers-in by \$1.63 million, primarily due to general operating expenses.

For the Trust Funds, cash receipts and transfers-in exceeded cash disbursements and transfers-out by \$951,351, primarily due to investment activity in the pension funds.

The total for cash and investments for all funds decreased to \$227.7 million.

Respectfully Submitted,

Stan W. Helgerson
Village Treasurer

Attachment

TREASURER'S REPORT
FOR THE MONTH ENDING December 31, 2018

Fund	Beginning Balance	Receipts/ Transfers - In	Disbursements/ Transfers - Out	Amount In Cash	Amount Invested	Ending Balance
Operating Funds						
General (incl. Veterans' Mem)	\$ 23,665,775	\$ 2,927,838	\$ 4,341,672	\$ 703,219	\$ 21,548,722	\$ 22,251,941
Payroll Account	-	2,688,333	2,688,333	-	-	-
Petty Cash	2,100	-	-	2,100	-	2,100
Foreign Fire Ins. Board	127,381	-	-	127,381	-	127,381
Cash, Village Foundation	10,686	-	-	10,686	-	10,686
Cash, Fire Protection District	61,464	1	61,460	5	-	5
Motor Fuel Tax	153,179	117,318	151,358	33,186	85,972	119,138
Comm. Dev. Block Grant	19,814	170	12,527	7,456	-	7,456
Asset Seizure - Federal	348,827	223	21,665	323,136	4,248	327,384
Asset Seizure - State	329,864	280	-	275,742	54,402	330,144
Asset Seizure - Battle	149	-	-	-	149	149
Asset Seizure - U.S. Marshall	7,733	5	-	7,738	-	7,738
Municipal Waste System	683,585	296,013	443,665	528,205	7,728	535,934
Roselle Road TIF	733,297	255	4,438	611,090	118,026	729,115
Higgins/Hassell TIF	194,161	-	182,700	11,461	-	11,461
Barrington/Higgins TIF	443,841	485	10,732	225,356	208,239	433,595
Water & Sewer	10,477,700	1,542,867	1,384,102	2,993,235	7,643,229	10,636,484
Sears Centre Operating Insurance	1,882,610	456,249	436,213	1,463,157	439,489	1,902,646
Information Systems	3,107,531	167,039	53,958	930,884	2,289,728	3,220,613
	809,157	155,204	174,077	122,127	688,157	790,284
Total Operating Funds	\$ 43,058,853	\$ 8,352,281	\$ 9,966,900	\$ 8,376,144	\$ 33,068,080	\$ 41,444,234
Debt Service						
2015 A & C G.O. Debt Serv.	\$ 601,040	\$ 692	\$ -	\$ 300,590	\$ 301,142	\$ 601,732
2009 G.O. Debt Serv.	7,289	15,182	500	21,971	-	21,971
2016 G.O. Debt Serv.	1,485	32	-	1,517	-	1,517
2018 G.O. Debt Serv.	45	-	-	45	-	45
Total Debt Service Funds	\$ 609,858	\$ 15,907	\$ 500	\$ 324,123	\$ 301,142	\$ 625,265
Capital Projects Funds						
Central Road Imp.	\$ 33,049	\$ 65	\$ -	\$ 4,051	\$ 29,064	\$ 33,114
Hoffman Blvd Bridge Maintenance	296,966	268	-	170	297,066	297,235
Western Corridor	3,593,797	12,072	-	61,485	3,544,384	3,605,869
Traffic Improvement	1,902	-	-	1,902	-	1,902
EDA Series 1991 Proj.	1,419,576	5,502	4,155	140,145	1,280,778	1,420,923
Road Improvements	2,880,859	440,084	71,080	774,735	2,275,129	3,049,864
Central Area Road Impact Fee	97,335	32	-	97,387	-	97,387
Western Area Traff. Impr.	26,377	9	-	26,386	-	26,386
West Area Rd Impr. Impact Fee	16,665	-	-	16,665	-	16,665
Capital Improvements	326,454	146,336	141,618	86,925	244,247	331,172
Capital Vehicle & Equipment	245,730	46,892	168,867	31,323	92,432	123,755
Capital Replacement	635,003	34,463	39,381	140,858	489,228	630,085
Stormwater Management	556,394	46,488	334,572	268,310	-	268,310
Total Capital Proj. Funds	\$ 9,930,110	\$ 732,211	\$ 759,674	\$ 1,650,320	\$ 8,252,328	\$ 9,902,648
Total Operating, Debt Service and Capital Project Funds	\$ 53,598,821	\$ 9,100,399	\$ 10,727,074	\$ 10,350,587	\$ 41,621,580	\$ 51,972,146
Trust Funds						
Police Pension (Nov)	\$ 75,102,979	\$ 902,687	\$ 555,364	\$ 11,077	\$ 75,439,226	\$ 75,450,302
Firefighters Pension (Nov)	81,842,428	1,030,701	453,843	11,029	82,408,257	82,419,286
EDA Spec. Tax Alloc.	17,835,625	32,170	5,000	878,938	16,963,857	17,862,795
Total Trust Funds	\$ 174,781,032	\$ 1,965,558	\$ 1,014,207	\$ 901,044	\$ 174,831,339	\$ 175,732,383
GRAND TOTAL	\$ 228,379,853	\$ 11,065,958	\$ 11,741,281	\$ 11,251,831	\$ 216,452,899	\$ 227,704,530

AGENDA
PUBLIC HEALTH AND SAFETY COMMITTEE
Village of Hoffman Estates
January 28, 2019

7:00 pm – Board Room

Members: **Michael Gaeta, Chairman**
 Gary Pilafas, Vice Chairman
 Anna Newell, Trustee
 Karen Mills, Trustee
 Gary Stanton, Trustee
 Karen Arnet, Trustee
 William McLeod, Mayor

- I. Roll Call**
- II. Approval of Minutes – December 10, 2018 Committee Meeting**

NEW BUSINESS

- 1. Request approval of an ordinance declaring one (1) fire engine as surplus and authorize the sale of this apparatus to the highest bidder.
- 2. Request approval of an ordinance declaring the Fire Department’s Drager breathing apparatus and associated equipment surplus and:
 - a. Authorize disposal of all compressed air cylinder equipment.
 - b. Authorize the sale of all Drager breathing apparatus and associated equipment.

REPORTS (INFORMATION ONLY)

- 1. Police Department Monthly Report.
- 2. Health & Human Services Monthly Report.
- 3. Emergency Management Coordinator Monthly Report.
- 4. Fire Department Monthly Report.

- III. President’s Report**
- IV. Other**
- V. Items in Rev - Review**
- VI. 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).

Draft

**AGENDA
FINANCE COMMITTEE
Village of Hoffman Estates
January 28, 2019**

Immediately following Public Health & Safety

Members: Gary Pilafas, Chairperson
Anna Newell, Vice Chairperson
Michael Gaeta, Trustee
Karen Mills, Trustee
Gary Stanton, Trustee
Karen Arnet, Trustee
William McLeod, Mayor

I. Roll Call

**II. Approval of Minutes – December 10, 2018
January 21, 2019 (Special Finance Committee)**

REPORTS (INFORMATION ONLY)

1. Finance Department Monthly Report for November & December.
2. Information System Department Monthly Report.
3. Sears Centre Monthly Report December and January.

III. President's Report

IV. Other

V. Items in Review

VI. Adjournment

Further details and information can be found in the agenda packet attached hereto and incorporated herein and can also be viewed online at www.hoffmanestates.org and/or in person in the Village Clerk's office.

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

AGENDA
PUBLIC WORKS & UTILITIES COMMITTEE
Village of Hoffman Estates
January 28, 2019

DRAFT

Immediately Following Finance Committee

Members:	Anna Newell, Chairperson	Gary G. Stanton, Trustee
	Michael Gaeta, Vice Chairperson	Karen J. Arnet, Trustee
	Gary Pilafas, Trustee	William McLeod, Mayor
	Karen V. Mills, Trustee	

- I. Roll Call**
- II. Approval of Minutes – December 10, 2018**

NEW BUSINESS

1. Discussion of proposed amendment to Metropolitan Water Reclamation District of Greater Chicago (MWRDGC) Watershed Management Ordinance (WMO).
2. Request approval of IDOT Resolution to permit Village work on State of Illinois Rights-of Way.
3. Request authorization to award contract for Aster Lane Storage Building Roofing and Fascia to Select Roofing and Gutters, Elgin, IL (low bid), in an amount not to exceed \$72,000.
4. Request authorization to award contract for Aster Lane Storage Building Siding Replacement to BP&T Co., Mount Prospect, IL (low bid), in an amount not to exceed \$39,700.
5. Request authorization to waive bidding and purchase one (1) Aquascan 610 Water Leak Noise Correlator from Gutermann Inc., Newmarket, NH, in an amount not to exceed \$25,525.
6. Request authorization to waive bidding and purchase Neptune meters from Water Resources, Inc., Elgin, IL (sole supplier), at 2019 unit prices, in an amount not to exceed \$225,000.
7. Request authorization to waive bidding and purchase two (2) replacement heavy-duty dump truck chassis using Sourcewell (formerly NJPA) contract discount from Rush Truck Center of Illinois, Inc., Chicago, IL, in an amount not to exceed \$173,934.

REPORTS (INFORMATION ONLY)

1. Department of Public Works Monthly Report
2. Department of Development Services Monthly Engineering Report of the Transportation and Engineering Division

III. President's Report

IV. Other

V. Items in Review

VI. 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.



VILLAGE OF HOFFMAN ESTATES
PLANNING AND ZONING COMMISSION
FINDING OF FACT

PROJECT NO.: 2018052P

VILLAGE BOARD MEETING DATE: January 21, 2019

PETITIONER(S): Blackberry Falls Professional Park LLC/ Joseph Caruso (Owner)

PROJECT ADDRESS: 2353 & 2357 Hassell ZONING DISTRICT: B-2, Community Business District Rd.

Recommendation: **APPROVAL**

Vote: 10 Ayes 0 Nays 1 Absent

PZC MEETING DATE: January 16, 2018

STAFF ASSIGNED: PARTH JOSHI

- A. Approval of a request by Blackberry Falls Professional Office Park, LLC. (Owner) and Joseph Caruso (Applicant) to consider a master sign plan amendment in accordance with Section 9-3-8-M-12 of the Zoning Code for the properties located at 2353 and 2357 Hassell Road.**

AUDIENCE COMMENTS

No audience comments.

FINDING

The Planning & Zoning Commission heard from Michael Belmonte, representative of Winston Knolls School, who explained the reasoning why they are wanting to install a wall sign for their school. Mr. Belmonte stated it will make the school easier to find and is a point of pride for their students to see their school name on the wall. Commissioners asked Mr. Belmonte to describe the sign. Staff directed the Commission to the attached sign drawing submittal to provide a visual of the sign Winston Knolls School would like to install.

Staff explained to the Commission that the reason for the request is that the original Master Sign Plan approved in 2008 did not include allowance for wall signs. The proposed language regarding wall sign allowance is in consistent with what is currently already allowed in the Sign Code for other commercial properties that do not have a master sign plan.

One Commissioner requested clarification on the illumination of the sign. Mr. Belmonte stated the school's sign would not be illuminated but the proposed language in the Master Sign Plan states regarding illumination. Staff clarified that illuminated signs are an option for tenants but are not required.

Chairperson Combs stated that the General Application submitted only authorizes one Val Belmonte to be the owner's representative and not Mr. Michael Belmonte who was at the meeting as the representative. Staff stated they would contact the Owner and have a revised General Application submitted stating that Mr. Michael Belmonte as an authorized owner's representative.

Planning and Zoning Commission Finding of Fact
Garage Size Variation – 645 Morton Street
Village Board Meeting Date: October 15, 2018

PLANNING AND ZONING COMMISSIONERS

Chairperson Eva Combs	Myrene Iozzo
Vice-Chairperson Greg Ring	Tom Burnitz
Adam Bauske	Nancy Trieb
Minerva Milford	Sohita Patel
Lon Harner	Denise Wilson
Lenard Henderson	

ROLL CALL VOTE

10 Ayes
0 Abstain
1 Absent (Milford)

MOTION PASSED

The following attachments are hereby incorporated as part of this Finding of Fact:

Petitioner's Applications and Submittals



VILLAGE OF HOFFMAN ESTATES
PLANNING AND ZONING COMMISSION
STAFF REPORT

PROJECT NO.: 2018052P

PROJECT NAME: BLACKBERRY FALLS OFFICE PARK
MASTER SIGN PLAN AMENDMENT

PROJECT ADDRESS/LOCATION: 2353 & 2357 HASSELL RD

PUBLIC HEARING YES NO

REZONING MASTER SIGN PLAN AMEDMENT SPECIAL USE VARIATION

PRELIMINARY & FINAL SITE PLAN AMENDMENT PRELIMINARY & FINAL PLAT

MEETING DATE: JANUARY 16, 2019

STAFF ASSIGNED: PARTH JOSHI PJ

REQUESTED MOTION

Approval of a request by Blackberry Falls Professional Office Park, LLC. (Owner) and Joseph Caruso (Applicant) to consider a master sign plan amendment in accordance with Section 9-3-8-M-12 of the Zoning Code for the properties located at 2353 and 2357 Hassell Road.

INCLUDES RECOMMENDED CONDITIONS YES NO

ACRES: 4.2 (approximate)	ZONING DISTRICT: B-2, COMMUNITY BUSINESS DISTRICT	
ADJACENT PROPERTIES:	NORTH: OFFICE BUILDINGS, ZONED B-2	SOUTH: BARRINGTON SQUARE MALL, ZONED B-2
	EAST: TOWNHOMES, ZONED R-10	WEST: BARRINGTON SQUARE MALL, ZONED B-2

BACKGROUND

The Blackberry Falls office park consists two one story buildings originally built between 1998 and 2000. The building located at 2353 Hassell Road is approximately 28,000 square foot and the building located at 2357 Hassell Road is approximately 25,000 square foot. The original Master Sign Plan for the office park was approved in 2008. The offices' are primarily occupied by medical offices, professional services, and a school.

PROPOSAL

Ever since the original master sign plan was approved, Blackberry Falls has had several unique tenant changes, Winston Knolls School being the most notable one; which demands more signage on the property than existing. The Village recently approved an expansion of the already established Winston Knolls School in the office subdivision.

Meeting Date: January 16, 2019

The petitioner is requesting approval of a Master Sign Plan amendment to accommodate the proposed sign changes they are putting in place for the subdivision. The amended Master Sign Plan is intended to be flexible to meet the demands of its current anchor tenants who occupy more than half of the rentable space. The existing Master Sign Plan for Blackberry Falls does not permit any wall signs in the office park. By amending the sign plan to allow more signage, the new plan will facilitate the need for people to better locate the business and it will also differentiate the several building entrances and parking lots on the properties.

The amended text of the Plan now allows the installation of one wall sign for business who occupy more than fifty one percent (51%) of the rentable space. The wall sign will be located on building facades to identify the business. The design of the sign will be individually mounted, internally lighted channel letters or logos, which will be mounted directly to the building wall surface. The maximum size of the wall sign will be 200 square foot. It is important that the signs follow good traffic control practice to be effective, avoid traffic conflicts, and create a safe environment for vehicles and pedestrians; especially for business which leases out majority of the rentable space in a building.

MASTER SIGN PLAN STANDARDS

Section 9-3-8-M-12 of the Zoning Code requires that in instances where the Zoning Code cannot be strictly followed, that the owner may propose a Master Sign Plan to accommodate the signs on the property and to set standards and restrictions on the signs. The Village requires a Master Sign Plan in lieu of sign variations except where a Master Sign Plan is not feasible or warranted (for a very minor request where a variation is deemed acceptable to request). The Zoning Code lists the goals that a Master Sign Plan should achieve as follows:

- Result in architecture and graphics of a scale appropriate for the subject development and the surrounding area;
- Provide signage consistent with the site plan and architecture of the project;
- Avoid visual clutter;
- Allow visitors, employees, and consumers to readily identify the business entrances, while addressing the community's need for attractive, unobtrusive architecture and commercial graphics; and
- Result in a unified theme of signage for the project.

Petitioners are encouraged to take a comprehensive approach to each master sign plan proposal because the plan will provide guidelines for signs that are desired both today, and into the future. The Plan functions as a "mini-sign code" for the property. The creation of a Master Sign Plan involves merging and considering several perspectives, including:

- Current Code requirements.
- Prior variation history on the subject property, as well as similar properties.
- Existing signage on the property.
- Specific current signage requests by the property owner.
- Likely possible signage requests in the future (consider the type use of the property and its location).
- Unique characteristics of the subject property.

Q

NOTIFICATION

Standard notification letters have been sent to surrounding properties within 300 feet and no comments have been received.

STAFF SUMMARY

The Master Sign Plan process has allowed property owners to have larger signs and more signs than would otherwise be permitted in the Zoning Code. As a trade-off for this, the Village has required that signs be of a higher quality design and to use elements and materials that complement the buildings in the area. This compromise has resulted in a higher quality of signs, which mutually benefits the property owner, tenants, and residents.

The Master Sign Plan amendment incorporates both the 2353 and 2357 buildings in Blackberry Falls. The amendment will allow primary tenants, which occupy over half of the rentable space, to have a wall sign. Due to the already permitted directional and tenant suite identification signs, the plan should allow enough flexibility to prevent the need for further amendments in the future for minor changes or additions.

Attachments: Petitioner's Applications and Submittals,
 Master Sign Plan
 Legal Notice
 Aerial Photo & Location Map



VILLAGE OF HOFFMAN ESTATES
PLANNING AND ZONING
GENERAL APPLICATION*



- Special Use for _____ Rezoning from _____ to _____
- Variation: Commercial Residential Sign
- Plat (Subdivision & Others): Preliminary Final
- Site Plan: Amendment Concept Preliminary Final
- Master Sign Plan: Amendment
- Other: _____

* ADDENDUM MATERIALS ARE REQUIRED FOR SPECIFIC REQUESTS
 Posting of Notification Sign(s) may be required.
 Specific requirements will be provided when your request is scheduled.

FOR VILLAGE USE ONLY			
Hearing Fee: <u>\$750.00</u>	Check No. <u>8149</u>	Date Paid <u>12/6/18</u>	
Project Number: <u>2018052P</u>			
Staff Assigned: <u>Joshi</u>			
Meeting Date: <u>01/16/19</u>	Public Hearing: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Sign Posting Required: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Date Sign Posted <u>n/a</u>		

PLEASE PRINT OR TYPE

Date: November 12, 2018

Project Name: Winston Knolls Building Sign

Project Description: Exterior Wall Sign

Project Address/Location: 2353 Hassel Rd, Suite 110, Hoffman Estates

Property Index No. 07-07-200-257-0000 & 07-07-200-258-0000

Acres: 4 Zoning District: B-2

I. Owner of Record

Blackberry Falls Professional Office Park LLC

Name		Company
2314 W Higgins Rd Hoffman Estates		
Street Address		City
IL	60169	847-885-4160 Ex 204
State	Zip Code	Telephone Number
		joe@carusodevelopment.com
Fax Number	E-Mail Address	

II. Applicant (Contact Person/Project Manager)

Joseph Caruso		Caruso Development Corp
Name		Company
2314 W Higgins rd Hoffman Estates		
Street Address		City
IL	60169	847-352-5000
State	Zip Code	Telephone Number
		joe@carusodevelopment.com
Fax Number	E-Mail Address	

Applicant's relationship to property: _____

III. Owner Consent for Authorized Representative

It is required that the property owner or his designated representative be at all requests before the Planning and Zoning Commission (PZC). During the course of the meeting, questions may arise regarding the overall site, site improvements, special conditions to be included in a PZC recommendation, etc. The representative present must have knowledge of the property and have the authority to make commitments to comply with any and all conditions included in the PZC recommendations. Failure to have the owner or designated representative present at the meeting can lead to substantial delays in the hearing process. **If the owner cannot be present at the meeting, the following statement must be signed by the owner:**

I understand the requirement for the owner or an authorized representative to be present at the meeting with full authority to commit to requests, conditions and make decisions on behalf of the owner. I hereby authorize Val Belmonte or Michael Belmonte to act on my behalf and advise that he/she has full authority to act as my/our representative.

Joseph Caruso

Digitally signed by Joseph Caruso
DN: cn=Joseph Caruso, o=Caruso Development
Corp, ou=Caruso Development Corp,
email=joe@carusodevelopment.com, c=US
Date: 2018.11.12 09:32:37 -0600

Joseph Caruso

Owner Signature

Print Name

IV. Acknowledgement(s)

- Applicant acknowledges, understands and agrees that under Illinois law, the Village President (Mayor), Village Trustees, Village Manager, Corporation Counsel and/or any employee or agent of the Village or any Planning and Zoning Commission member or Chair, does not have the authority to bind or obligate the Village in any way and therefore cannot bind or obligate the Village. Further, Applicant acknowledges, understands and agrees that only formal action (including, but not limited to, motions, resolutions and ordinances) by the Board of Trustees, properly voting in an open meeting, can obligate the Village or confer any rights or entitlement on the applicant, legal, equitable or otherwise.
- Planning and Zoning Commission members and Village Staff often conduct inspections of subject site(s) as part of the pre-hearing review of requests. These individuals will be carrying official Village identification cards that can be shown upon request.

The Owner and Applicant, by signing this Application, certify to the correctness of the application and all submittals.

Owner's Signature: Joseph Caruso

Digitally signed by Joseph Caruso
DN: cn=Joseph Caruso, o=Caruso Development Corp, ou=Caruso
Development Corp, email=jcar@carusodevelopment.com, c=US
Date: 2018.11.12 09:34:48 -06'00'

Owner's Name (Please Print): _____

Applicant's Signature: _____
(If other than Owner)

Applicant's Name (Please Print): _____

Date: _____

All requests must be accompanied by the items required and all fees must be paid before the Planning and Zoning Commission can hear any case.

Please contact the Planning Division (located in the Municipal Building) with any questions:

Email: planning@hoffmanestates.org
Address: 1900 Hassell Road
Hoffman Estates, IL 60169
Phone: (847) 781-2660
Fax: (847) 781-2679

Addendums Attached:

- Special Use
- Rezoning
- Variation
- Plat
- Site Plan
- Master Sign Plan
- Other _____



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION MASTER SIGN PLAN ADDENDUM

RECEIVED

JUN 6 2018

PLANNING DIVISION

Amendment (Check if amending an Master Sign Plan)

REQUIRED SUBMITTALS:

- General Application
- The hearing fee of \$500.00 plus \$250.00 per sign type (Checks should be made payable to the Village of Hoffman Estates)
- Legal Description (Typically found on a tax bill, survey, mortgage documents or deed)
- Plat of Survey drawn to scale: ALL signs should be shown and labeled on the plat. Also show all existing improvements, e.g. buildings, etc., and distance between the property line, interior roadway(s) and the proposed sign(s).
- A narrative and graphic explanation of the following:
 - ✓ Number, location, type and placement of signs on the property;
 - ✓ Sign materials and methods of illumination; and
 - ✓ Height and size of signs and sign band areas.
- A written response addressing the following Standards for a Master Sign Plan:

The Village Board of Trustees is authorized to approve the Master Sign Plan if it is determined that implementation of the Master Sign Plan will:

 1. Result in architecture and graphics of a scale appropriate for the subject development and the surrounding area;
 2. Provide signage consistent with the site plan and architecture of the project;
 3. Avoid visual clutter;
 4. Allow visitors, employees, and consumers to readily identify the business entrances, while addressing the community's need for attractive, unobtrusive architecture and commercial graphics; and
 5. Result in a unified theme of signage for the project.



2353 Hassell Road | Suite 110 | Hoffman Estates, IL 60169

Written response following the Standards for a Master Sign Plan:

1. The sign result in architecture and graphics of scale appropriate for the subject development and the surrounding area.
2. The sign will provide signage consistent with the site plan and architecture of the project.
3. The sign will avoid visual clutter.
4. The sign will allow visitors, employees, and customers to readily identify the business entrance, while addressing the community's need for attractive, unobtrusive architecture and commercial graphics
5. The sign will result in unified theme of signage for the project.



THE
WINSTON KNOLLS
SCHOOL
AT HOFFMAN ESTATES CAMPUS



Blackberry Falls

2353 & 2357 Hassell Road

PIN: 07-07-200-257-0000

07-07-200-258-0000

Master Sign Plan

January 16, 2019

Blackberry Falls Master Sign Plan

January 16, 2018

Introduction

This Master Sign Plan applies to the Blackberry Falls office buildings located at 2353 and 2357 W. Hassell Road.

The Master Sign Plan requirements have been developed to help identify the office tenants that would otherwise not be allowed signage under the Zoning Code. The Blackberry Falls office park consists of approximately 4.64 acres and two buildings including a total building square footage of 52,725 square feet. Sign requirements in this Plan are for both office buildings and are intended to promote cohesion among all signs.

A. Area Included in Sign Plan

This Master Sign Plan applies to the Blackberry Falls office buildings located at 2353 and 2357 W. Hassell Road.

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

1. Setbacks. All ground signs shall be set back a minimum of 5 feet from any curb or sidewalk or centered within a landscape island unless otherwise indicated in the approved Master Sign Plan documents.
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 all ground signs, 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 not be illuminated unless otherwise indicated in the approved Master Sign Plan documents.
5. Sign Color and Design. Colors and letter graphic styles among all signs of an identical type shall be of matching colors and graphic styles. The sign copy for suite tenants on wall or ground signs shall be white.
6. Calculation of Sign Area. Sign area shall meet the requirements of Section 9-3-8-D, except that the *width* of the "cap" feature of the signs shall not be included. Signs shall be of the exact dimensions as indicated in this Plan.
7. Permits. Sign permits shall be required in accordance with Section 9-3-8-A of the Zoning Code.

Blackberry Falls Master Sign Plan

January 16, 2018

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. Wall Signs on Rear of Building. All sides of the building can include tenant entrances and can function as a building front and therefore wall signs shall be allowed on all sides of the buildings.
10. Master Sign Plan. This document, any exhibits, the Master Sign Site Plan and the final approved Master Sign Plan drawings represents the entire Master Sign Plan.

C. Ground Signs

The general location criteria are provided below, which will dictate where ground signs may be installed.

1. Property Identification Signs. The property shall be allowed one (1) ground sign near a driveway entrance at a maximum of two (2) entrances. The signs shall be located on the subject property or on an access easement on the Barrington Square Mall property. The signs shall be a maximum 8 feet in height from the ground to the top of the sign. The signs shall not exceed 75 square feet in surface area if single faced or 150 square feet if multifaced (for each sign). The signs shall be set back a minimum of ten (10) feet from any property line. The signs may be illuminated. The signs shall be solely for the purpose of displaying the name, address, and type of subdivision or development, and the name of the developer/owner. The signs may not display the name of the entities or businesses located within the office park. The color and overall shape of the signs shall match or complement the other signs in this Plan. (These signs are in existence as of the date of this Plan)
2. Suite Identification Monument Signs, Sign Type BF4. A maximum of one (1) monument sign shall be permitted per building elevation and a maximum of three (3) monument signs shall be permitted per building. Written landlord approval shall be required prior to issuance of a permit for such sign. Signs shall be located near the tenant entrance and set back a minimum 3 feet from any curb or sidewalk. Signs shall be centered within a landscape island, if applicable. Signs shall only be illuminated internally. Sign specifications shall be per the drawing for Sign Type BF4.

Blackberry Falls Master Sign Plan

January 16, 2018

D. Wall Signs

1. Building Address Signs, Sign Type BF1. Four (4) wall mounted signs shall be allowed on each building, indicating the address of the building. Signs shall be mounted ten feet (10') above grade to the top of the sign. Sign specifications shall be per the drawing for Sign Type BF1. Signs shall not be illuminated.
2. Suite Identification Wall Signs, Sign Type BF2. Each office suite tenant shall be permitted one (1) sign near their building entrance. An office suite tenant with an entrance located on a building corner shall be permitted two (2) signs if no other tenant accesses that building entrance. Signs shall only include the suite number and tenant name. Signs shall be mounted eight feet (8') above grade to the top of the sign. Sign specifications shall be per the drawing for Sign Type BF2. Signs shall not be illuminated.
3. Tenant Identification Wall Signs, Sign Type BF5. Buildings occupied by a majority tenant, (any tenant occupying more than 51% of the total rentable square feet) shall be permitted one wall sign near their building entrance. The size shall be limited to a maximum of 200 square feet per sign.
 - a) Type. Tenant wall signs shall be individually mounted, internally lighted channel letters or logos mounted directly to the building wall surface.
 - b) Number and Size. One wall sign shall be permitted for the majority tenant on a separate and distinct section of the facade designated as an acceptable sign location, or sign-able area, corresponding with the facade design of the Site Plan as modified with Village approval. Each wall sign shall not exceed 3 square feet per 1 foot of lineal tenant storefront, or a maximum of 200 square feet per sign.
 - c) Location. Each wall sign shall be centered horizontally within the front facade of the portion of the building leased by the tenant; or over an architectural entry feature of such front facade.

E. Directional and Instructional Signs

1. Building Identification Directional Signs, Sign Type BF3. Two (2) double-faced freestanding signs shall be allowed on the property indicating the address of the two buildings. Logos or other tenant information shall not be included. Sign specifications shall be per the drawing for Sign Type BF3.
2. Parking Lot Entrance/Exit and Instructional Signs. Such signs shall meet the requirements of Section 9-3-8-L-2.

Blackberry Falls Master Sign Plan

January 16, 2018

F. Temporary Signs

1. Leasing and Marketing Signs. Temporary marketing and leasing signs shall only be placed on the property identification signs and/or in the unit windows.

G. 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. 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 signs or make substantial changes to the approved signs in this plan shall be subject to review by the Zoning Board of Appeals and approval by the Village Board through the process outlined in the Zoning Code for variations.

CROSSROADS
PARTNERS



December 7, 2018

Village of Hoffman Estates
Planning and Zoning Commission
1900 Hassell Rd.
Hoffman Estates, IL 60169

RE: Winston Knolls replacement signage

To whom it may concern:

The Winston Knolls School at 2353 Hassell Rd. has requested ownerships approval of a signage change on the exterior of the building. Management and Ownership have reviewed the proposed signage and based upon their occupancy of the majority of the available rentable space in the building, hereby approve of the signage change, subject to Village approval and the Master Sign Plan as amended 4-15-15. We understand that this sign may require an amendment to the Master Sign Plan and have approved that. In the future, ownership would also consider approving similar signage requests under similar circumstances; ie; if a Tenant occupies a majority of the available space in a specific building, Ownership would consider approval of similar signage requests. All other tenant signage would anticipate adhering to the Master Sign Plan as it currently stands.

Thank you.

Regards,

A handwritten signature in blue ink, appearing to read "Wes Rehwoldt". The signature is written in a cursive style and is positioned above a horizontal line.

Wes Rehwoldt, Manager

Fc: Tenant Lease File

INTEGRATED PROPERTY SOLUTIONS

T: 847-239-7500 F: 847-239-7520 E: info@xr-partners.com

1300 E. Woodfield Road, Suite 150, Schaumburg, IL 60173

www.xr-partners.com



2353 Hassell Road | Suite 110 | Hoffman Estates, IL 60169



Winston Knolls Main Entrance Sign proposal

Sign purpose:

The Front entrance sign is to provide our guests/visitors with a visual entrance area for perspective students, family members, community members and school district employees. The sign will provide the school with a sense of pride and community feel.

Sign company:

Divine Signs and Graphics

601 Estes Ave, Schaumburg, IL 60193

847-534-9220

Michael Bigda

1. 2353 Hassell Road Suite 110
 - a. WEST side of building
 - b. Metal material
 - c. No illumination



THE
WINSTON KNOLLS
SCHOOL
AT HOFFMAN ESTATES CAMPUS

WEST

RECEIVED
 DEC 08 2018
 PLANNING



STUD MOUNTED 1/8" THICK BRUSHED SILVER ALUMINUM
 THE SHIELD WILL BE 3/8" ALUMINUM WITH FULL COLOR VINYL GRAPHIC OVERLAY

PROJECT NUMBER	DIV / EST	PROJECT MANAGER	MB	ARTIST	FL
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PLEASE CHECK THE APPROPRIATE CIRCLE BEFORE RETURNING THIS PROOF

THIS PROOF IS FOR CONFIRMATION OF CONTENT, PLACEMENT, SPELLING, GRAMMAR & PUNCTUATION ONLY. COLORS USED FOR FINAL PRODUCTION WILL NOT BE AN EXACT MATCH OF COLORS SHOWN HERE.

THIS ARTWORK HAS BEEN PREPARED FOR OUR CUSTOMER AND MAY NOT BE REPRODUCED WITHOUT WRITTEN APPROVAL FROM DIVINE SIGNS, INC. ARTWORK REMAINS PROPERTY OF DIVINE SIGNS UNTIL CUSTOMER PURCHASES IT OR IT'S INTENDED PRODUCTS. DIVINE SIGNS, INC. RESERVES THE RIGHT TO BILL FOR UNRETURNED ARTWORK.

APPROVED

APPROVED AS NOTED

CORRECT & REPROOF

SIGNATURE _____

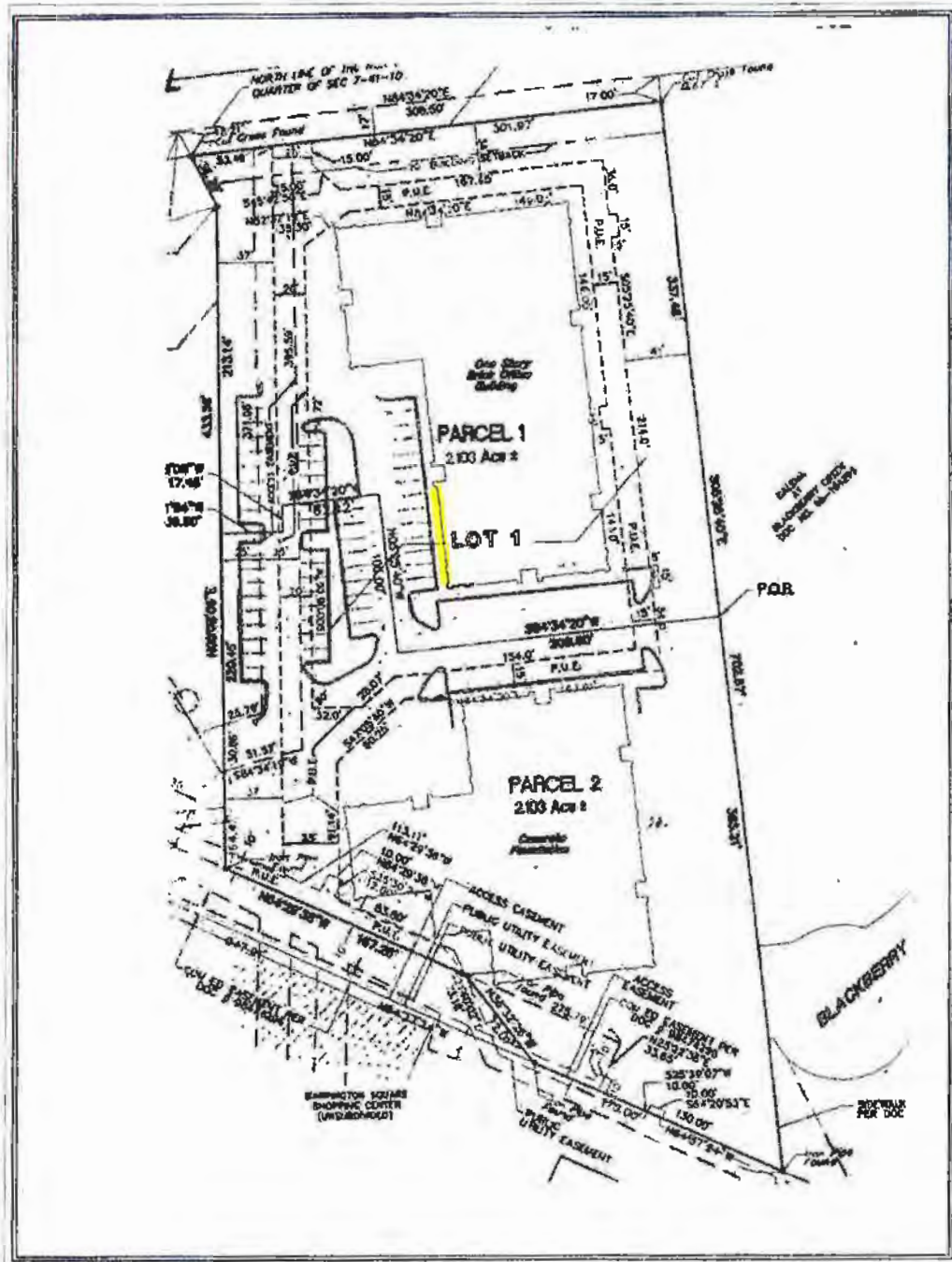
DATE _____




601 ESTES AVE. SCHAUMBURG, IL. 60193
 PHONE: 847-534-9220 | FAX: 847-534-9221

RECEIVED
DEC 06 2018
PLANNING DIVISION

SUBJECT PLAT OF SURVEY



*  = sign placement on building.

SUBJECT SIDWELL MAP



PLAT OF SURVEY

As reported A "Plat of Survey" of the total site or portion was provided this appraiser : *to verify and confirm any easement, encroachments, encumbrances or specific parcel dimensions, areas or situs.* The Plat of Survey produced by **Bollinger, Lach, & Associates, Inc.**, Illinois Professional Land Surveyor Corporation No. 30 , which reports this complex contains a total gross building area (GBA) of \pm **28,670 square feet.** I am not a Licensed Surveyor and as such accept no responsibility in these matters beyond measurements made and or reported from public records reviewed.

TITLE

No Title Policy was provided this appraiser. I am not an attorney I therefore accept no responsibility for the elements associated with ownership of conditions of title. For the purpose and intended use of this assignment I have considered "Title" to the property is transferable. The following legal description is presumed correct and accurate. It has not been certified but instead has been reproduced for information purposes only from the aforementioned information provided or reviewed for purposes of identification only in accordance with USPAP and Federal Guidelines governing this reporting. **No responsibility** is assumed beyond the reporting of the same.

LEGAL DESCRIPTION

LOT 1 HASSELL ROAD OFFICE PARK, BEING A SUBDIVISION OF PART OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 20, 1999 AS DOCUMENT NUMBER 99986590. IN COOK COUNTY, IL. SEE ADDENDA FOR FULL LEGAL DESCRIPTION

PERMANENT INDEX NUMBERS 07-07-200-257-0000.

CROSSROADS
PARTNERS

January 2, 2019

Village of Hoffman Estates
Planning and Zoning Commission
1900 Hassell Rd.
Hoffman Estates, IL 60169

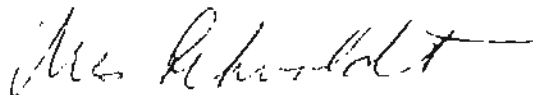
RE: Winston Knolls replacement signage; Amended Master Sign Plan

To whom it may concern:

The Winston Knolls School at 2353 Hassell Rd. has requested ownerships approval of a signage change on the exterior of the building. Management and Ownership have reviewed the proposed signage and based upon their occupancy of the majority of the available rentable space in the building, hereby approve of the signage change, subject to Village approval and the Master Sign Plan. We are also requesting approval of the Master Sign Plan as amended 12-18-2018 for approval. We hereby grant permission for Michael Belmonte of the Winston Knolls to present their signage for approval, in conjunction with the approval of the Master Sign Plan as Amended on 12-18-2018.

Thank you.

Regards,



Wes Rehwoldt, Manager

Fc: Tenant Lease File

INTEGRATED PROPERTY SOLUTIONS

847-239-7500 847-239-7520 info@xr-partners.com
1300 E. Woodfield Road, Suite 150, Schaumburg, IL 60173
www.xr-partners.com

NOTICE OF PUBLIC HEARING
Notice is hereby given that the Planning and Zoning Commission of the Village of Hoffman Estates will hold a public hearing at the request of Blackberry Falls Professional Office Park, LLC. (Owner) and Joseph Caruso (Applicant) to consider a Master Sign Plan Amendment under the Zoning Code on the property located at 2353 and 2357 W. Hossell Road, respectively. P.I.N.: 07-07-200-257-0000 07-07-200-258-0000
The hearing will be held on Wednesday, January 16, 2019 at 7:00 p.m. in the Hoffman Estates Municipal Building, 1900 Hossell Road, Hoffman Estates, IL. Eva Combs, Chairperson Planning and Zoning Commission
Published in Daily Herald January 1, 2019 (4515595).

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs **Daily Herald**

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights and has been circulated daily in the Village(s) of:

Arlington Heights, Barrington, Barrington Hills, Bartlett, Buffalo Grove, Deer Park, Des Plaines, Elk Grove, Franklin Park, Glenview, Hanover Park, Hoffman Estates, Inverness, Melrose Park, Morton Grove, Mt Prospect, Niles, Northbrook, Northfield, Northlake, Palatine, Park Ridge, Prospect Heights, River Grove, Rolling Meadows, Rosemont, Schaumburg, Schiller Park, South Barrington, Streamwood, Wheeling, Wilmette

County(ies) of Cook

and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the Northwest Suburbs DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 01-JAN-19 in said Northwest Suburbs DAILY HERALD.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY *Daula Baltz*
Designee of the Publisher and Officer of the Daily Herald

Control # 4515595

2353 & 2357 Hassell Rd

P.I.N. 07-07-200-257-0000

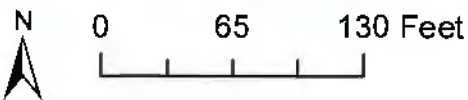
07-07-200-258-0000



January 2019
Village of Hoffman Estates
Planning Division



**Blackberry Falls Office Park
2353 & 2357 Hassell Rd**



**Planning Division
Village of Hoffman Estates
January 2019**

VILLAGE OF HOFFMAN ESTATES

AN ORDINANCE AMENDING SECTION 8-3-22, NUMBER OF LICENSES OF ARTICLE 3, ALCOHOLIC LIQUORS, OF THE HOFFMAN ESTATES MUNICIPAL CODE (DECREASE IN NUMBER OF CLASS "A" LICENSES, GARSILLO'S ITALIAN BAR & GRILL, 1001 W. GOLF ROAD, HOFFMAN ESTATES, AND INCREASE IN NUMBER OF CLASS "A" LICENSES, B. MOUR-ENTERTAINMENT INC. D/B/A BOTANA'S, 1001 W. GOLF ROAD, HOFFMAN ESTATES)

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

Section 1: That Section 8-3-22, NUMBER OF LICENSES, of the Hoffman Estates Municipal Code be and the same is hereby amended to read as follows:

The number of licenses issued to persons for the sale of alcoholic liquors by the Village of Hoffman Estates shall be limited to sixty-one (61) Class "A" licenses, two (2) Class "AA" licenses, fifteen (15) Class "B" licenses, unlimited Class "C" licenses, four (4) Class "D" licenses, two (2) Class "DD" licenses, one (1) Class "F" license, one (1) Class "G" licenses, unlimited Class "H" licenses, one (1) Class "I" license, eighteen (18) Class "LC" licenses, one (1) Class "AC" license and eight (8) Class "J" licenses.

Section 2: That any person, firm or corporation violating any of the provisions of this Ordinance shall be subject to a fine of not less than Ten Dollars (\$10.00) nor more than Five Hundred Dollars (\$500.00) for each offense, and a separate offense shall be deemed committed on each day during or on which a violation occurs or continues.

Section 3: That the Village Clerk is hereby authorized to publish this ordinance in pamphlet form.

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

PASSED THIS _____ day of _____, 2019

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

APPROVED THIS _____ DAY OF _____, 2019

Village President

ATTEST:

Village Clerk
Published in pamphlet form this _____ day of _____, 2019.