



## VILLAGE OF SCHAUMBURG

### AGENDA

**Finance, Legal, Administrative and General Government**  
**Monday, March 18, 2024**  
**7:00 PM - Conference Room B**

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#### **CALL TO ORDER**

#### **APPROVAL OF MINUTES**

1. February 20, 2024

#### **CONSENT AGENDA**

1. Finance Department Monthly Report for February 2024

#### **NEW BUSINESS**

1. Recommendation to Delay the Effective Date of the Municipal Push Tax on Video Gaming to May 1, 2025
2. Recommendation to Adopt an Ordinance Amending the Fee Schedule Effective May 1, 2024 (Land Development Permits)
3. Recommendation to Approve the Septemberfest Main Stage Production Contract
4. Recommendation to Endorse Establishment of Centex Redevelopment Project Area
5. Fiscal Year 23/24 Key Performance Indicator Program Update - Informational

#### **UNFINISHED BUSINESS**

#### **DEFERRALS**

#### **COMMENTS FROM THE PUBLIC**

#### **ADJOURNMENT**

#### **NEXT VILLAGE BOARD MEETING**

March 26, 2024

In compliance with the Americans with Disabilities Act and other applicable Federal and State laws, the meeting will be accessible to individuals with disabilities. Persons requiring auxiliary aids and/or services should contact the Village Manager's Office at 847.923.4705, preferably no later than five days before the meeting.



**February 20, 2024**

**3/18/2024**

**Finance Legal Administrative General Government**

Presenter:

Lead Department: Finance

*Executive Summary:*

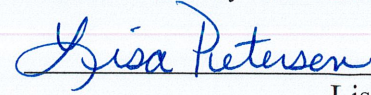
*Recommended Action:*

**ATTACHMENTS:**

| Description                         | Type    |
|-------------------------------------|---------|
| ▫ February 20, 2024 Meeting Minutes | Exhibit |



I have reviewed the minutes, and they accurately represent the actions taken by the Finance Legal Administrative General Government.



Lisa Petersen  
Director of Finance

**Finance Legal Administrative General Government  
Minutes of February 20, 2024**

**CALL TO ORDER**

The Finance Legal Administrative General Government meeting was called to order at 6:00 p.m. by Chairman Dunham.

**ROLL CALL**

Members Present: George Dunham, Chairman  
Brian Bieschke  
Jamie Clar

Member(s) Absent: None

Staff Present: Paula Hewson, Assistant Village Manager  
Lisa Petersen, Director of Finance  
Matt Frank, Director of Economic Development  
Tim Dutter, Economic Development Manager  
Todd Wenger, Landscape and Design Planner  
Julie Fitzgerald, Director of Community Development  
Alex Thorpe, Assistant Director of Finance

Others Present: Russell McAbery, Compass Properties, 550 Albion Ave.  
Bruce McAbery, Compass Properties, 550 Albion Ave.  
Mark Rogers, Compass Properties, 550 Albion Ave.  
Derrick Taylor, Compass Properties, 550 Albion Ave.  
Lisa Gilbert, SBA 1501 E. Woodfield Road  
Katerina Liapis, Brooklyn Imports, 851 E. State Parkway  
Kristoff Kolodko, Brooklyn Imports, 851 E. State Parkway

**APPROVAL OF MINUTES:**

A motion was made by Trustee Bieschke, seconded by Trustee Clar to approve the minutes of January 15, 2024. Voice vote 3-0. All Ayes.

**MOTION CARRIED**

**CONSENT AGENDA:**

**1. Finance Department Monthly Report – January 2024**

Ms. Petersen asked the committee if there were any questions in regard to the report. She also stated the typo mentioned by Trustee Clar will be fixed before the report is posted on the website. No further questions were asked.

**A motion was made by Trustee Bieschke, seconded by Trustee Clar to recommend the Village Board approve the Finance Department Monthly Report for January 2024. All Ayes.**

**MOTION CARRIED**

**NEW BUSINESS:**

**1. Recommendation to Approve Class 6B Renewal for Compass Properties, 550 Albion Avenue**

Mr. Matt Frank, Director of Economic Development, updated the committee on the renewal request for 550 Albion Ave, which received Class 6B status in 2011. Renewals are assessed based on job growth, capital investments, and community involvement. Discussions with Compass Properties and the property owner have been ongoing. The property, hosting 12 businesses, initially employed 40 individuals and now has 167 employees, with plans to add 100 more within five years. Over \$5.5 million has been invested in renovations, with an additional \$1 million proposed. Compass Properties has agreed to donate \$15,000 annually to the local community. The Business Development Commission reviewed and recommended approval on February 12. Chairman Dunham requested a Compass Properties representative to attend the next Village Board meeting.

**A motion was made by Trustee Clar, seconded by Trustee Bieschke, to recommend the Village Board approve a resolution authorizing a Class 6B renewal tax incentive for Compass Properties at 550 Albion. All Ayes.**

**MOTION CARRIED**

**2. Recommendation to Approve Revocation of Class 6B Renewal for Brooklyn Imports, Inc., 851 E. State Parkway**

During the meeting, Mr. Matt Frank introduced Mr. Kristoff Kolodko, the owner of Brooklyn Imports, who is seeking a Class 6B renewal. Staff discussed concerns in the January 2024 meeting regarding Class 6B recipients not meeting criteria. Staff met with Mr. Kolodko and his attorney, addressing commitments made during the renewal, including employing 22 workers (currently at 11) and investing \$330,000 (currently at \$256,000). Brooklyn Imports supports organizations in Chicago but not in Schaumburg, where they operate.

Mr. Frank proposed revoking the Class 6B renewal due to unmet agreements. Chairman Dunham clarified that the property received Class 6B in 2019, which was renewed upon Mr. Kolodko's purchase of the property. Trustee Bieschke emphasized the importance of fulfilling agreements to benefit the local economy and residents.



Trustee Clar reiterated Brooklyn Imports' failure to fulfill commitments and staff's efforts to communicate. Mr. Kolodko proposed hiring 11 more employees and initiating property renovations delayed by construction issues. Trustee Bieschke highlighted the significant shortfall in employment and community involvement. Mr. Kolodko cited challenges in retaining employees due to wage disparities.

Brooklyn Imports' attorney suggested suspending incentives until requirements are met. Chairman Dunham stressed the obligation to engage in Schaumburg community initiatives. Mr. Frank outlined local community support opportunities provided to businesses. Mr. Kolodko mentioned charitable efforts but outside Schaumburg.

Chairman Dunham inquired about future applications. Mr. Frank noted inability to reapply due to property occupancy, suggesting a hold by the assessor until criteria are met.

**A motion was made by Trustee Bieschke, seconded by Trustee Clar to recommend to the Village Board to approve a resolution authorizing the revocation of the 6B incentive from Brooklyn Imports, located at 851 E. State Parkway. All Ayes.**

**MOTION CARRIED**

**3. Recommendation to Approve the Renewal Lease Agreement with the Metropolitan Water Reclamation District for the Village's Use of Property Surrounding the Schweikher House, 645 Meacham Road**

Mr. Wenger informed attendees about the Village's 1999 purchase of the Schweikher House and 2.12 acres of surrounding property from the Metropolitan Water Reclamation District of Greater Chicago (MWRD). A 25-year lease with MWRD for the remaining 4.99 acres expires on April 7, 2024. Staff has collaborated with MWRD on required documentation and lease renewal, proposing a new 50-year lease with expanded property use.

Trustee Bieschke sought clarification on the additional compensation clause, referencing "25% of the net revenues generated." Mr. Wenger clarified that no profits arise from the leased area itself; the compensation pertains solely to the land, ensuring a zero-profit outcome.

**A motion was made by Trustee Clar, seconded by Trustee Bieschke, to recommend the Village Board authorize the Village President and Village Clerk to execute the renewal of Lease Agreement No. L-233 with the Metropolitan Water Reclamation District of Greater Chicago. All Ayes.**

**MOTION CARRIED**

**4. Recommendation to Approve a Third Amendment to the Operating Agreement by and Between the Village of Schaumburg and the Schweikher House Preservation Trust Regarding Use of Area Surrounding the Schweiker House, 645 Meacham Road**

Mr. Wenger addressed the third amendment to the operating agreement between the Village of Schaumburg and the Schweikher House Preservation Trust, as stipulated in the lease agreement with MWRD. This amendment formalizes the relationship between the trust and the village, particularly concerning the use of the MWRD lease area.

To satisfy MWRD's requirement for acknowledging the trust's use of the property, a clause was added to the new lease agreement. Staff has revised the operating agreement to reflect this relationship, amending section 6 to acknowledge the lease area and grant the trust the same rights as the village with MWRD.

This adjustment aligns with MWRD's practices for similar organizations, including non-profits and NGOs. Trustee Bieschke inquired about changes to the agreement's term, to which Mr. Wenger clarified that the amendment does not alter the agreement's duration.

**A motion was made by Trustee Bieschke, seconded by Trustee Clar to recommend that the Village Board authorize the Village President and Village Clerk to execute the Third Amendment to the Operating Agreement by and Between the Village of Schaumburg and the Schweikher House Preservation Trust Regarding use of the Metropolitan Water Reclamation District of Greater Chicago Lease Area Surrounding the Schweikher House Located at 645 Meacham Road. All Ayes.**

**MOTION CARRIED**

#### **5. 2023 Business Retention Update – Informational**

Mr. Dutter from the Economic Development Department provided an overview of the department's activities over the past year. Staff conducted 35 business retention and expansion meetings with various businesses in Schaumburg. These visits included 10 office users, 8 retailers, 12 industrial companies, 2 restaurants, and 3 warehouse users.

Mr. Dutter highlighted trends observed during these meetings. Offices are downsizing but upgrading their facilities to state-of-the-art spaces, with many still operating on a hybrid model and not fully returning to pre-pandemic in-office schedules. While companies generally support returning to the office, concerns about workforce retention persist if fully onsite arrangements are enforced.

Landlords are employing creative marketing strategies, such as in-office events, to attract office tenants. Industrial companies are experiencing capacity constraints, with some expanding operations in recent years. Concerns about parking and water drainage issues at Centex Industrial Park were raised, alongside apprehensions about the number of body shops and speeding cars in the industrial area.

Retail sales fluctuate seasonally, with most companies meeting their sales goals. Despite considering relocation, many businesses express a desire to remain in Schaumburg due to overall satisfaction. However, challenges including tax rates, workforce availability, permitting issues, and inconsistencies in building inspections and code enforcement persist.

During the meeting, Lisa Gilbert from Schaumburg Business Association, shared insights from a report outsourced to a third-party company last year. The report involved meetings with 50 businesses in Schaumburg, primarily from manufacturing sectors with minimal representation from retail. Concerns were raised regarding taxes and energy costs, which could impede future growth.

Some businesses are considering establishing second locations in different states due to these constraints.

The report highlighted several areas where immediate action could be taken, and it asked detailed questions about conducting business in Schaumburg, particularly interactions with the Police and the consistency of services provided, which were generally rated highly by businesses. Despite challenges associated with operating in Illinois and the County, businesses expressed genuine satisfaction with Schaumburg.

Trustee Bieschke expressed appreciation for businesses' positive sentiments about operating in Schaumburg.

**A motion was made by Trustee Bieschke, seconded by Trustee Clar to accept the 2023 Business Retention Report as Informational. All Ayes.**

**MOTION CARRIED**

**6. Presentation of the Schweikher House Preservation Trust – 2023 Annual Report – Informational.**

Mr. Wenger provided a recap of the 2023 achievements, highlighting another successful year with record-breaking visitor numbers at the House, totaling a 9% increase with approximately 1,400 visitors. The strategic plan was approved, and a significant milestone was reached with the establishment of a 50-year lease agreement with MWRD.

The Schweikher House Preservation Trust also received a record number of donations, surpassing \$20,000 from 50 different donors, including contributions to the endowment account. Volunteer hours totaled around 1,100, with various groups like the Schaumburg Garden Club and master gardeners aiding in maintenance tasks, and even a student from Schaumburg High School volunteered to catalog books.

In addition, the trust received a matching grant in late 2022 and completed the CAPS program, which involved 60 in-kind hours of donation. Mr. Dan Fitzpatrick contributed significantly, both in his part-time role and through 62 hours of donated time for maintenance and research tasks.

Upcoming events include a grant seminar in two weeks, which will assist participants in forecasting federal grant applications. The endowment saw \$6,000 in indirect additions, alongside revenue and dividends, contributing to its growth.

Regarding the visitor center model shop, Mr. Wenger explained that it occupies half of the building, featuring an L-shaped model shop where Schweikher created models for his clients. Discussions ensued about potential renovations to convert the space into a visitor center or an introductory area for tours to begin. Ms. Fitzgerald sought clarification on the location of the visitor center model shop for Chairman Dunham and Trustee Clar.



**A motion was made by Trustee Bieschke, seconded by Trustee Clar, to accept the Presentation of the Schweikher House Preservation Trust – 2023 Annual Report as Informational. All Ayes.**

**MOTION CARRIED**

**7. Recommendation to Approve the Chicago Metropolitan Agency for Planning Contribution**

Ms. Hewson reported that these are annual dues the village pays. The contribution has increased significantly this year at 20%. CMAP has indicated that going forward the increase will be 4% per year.

**A motion was made by Trustee Bieschke, seconded by Trustee Clar, to recommend to the Village Board to approve membership in the Chicago Metropolitan Agency for Planning, and that a contribution in the amount of \$3,364.98 be paid. All Ayes.**

**MOTION CARRIED**

**8. Recommendation to Accept Municipal Compliance Reports – Police and Firefighters’ Pension Funds**

Ms. Petersen noted that the information discussed was referenced in the FY22/23 financial statements and was reiterated during the presentation of the 2023 tax levy. Lauterbach & Amen, LLP generates the reports and provides administrative services for both pension funds. State regulations mandate the presentation of the most recent investment policy, even though pension fund investments now reside with the consolidated investment funds.

Trustee Bieschke inquired about the investment figures, noting the fiscal year period ends April 2023. Ms. Petersen acknowledged the different investment results when comparing April 2023 to December 2023 the data due to the April cutoff and expressed optimism for improved figures in the next reporting period.

**A motion was made by Trustee Bieschke, seconded by Trustee Clar to recommend the Village Board accepts the FY22/23 Municipal Compliance Reports for the Schaumburg Police and Firefighters’ Pension Funds. All Ayes.**

**MOTION CARRIED**

**9. American Rescue Plan Act Funding Allocations Update**

Ms. Petersen provided an update on the ARPA funds and the Board's progress in identifying projects for their allocation. Initially, the Board allocated \$120,000 to both the Neighbors in Need Fund and the Community Assistance Fund. The Neighbors in Need Fund assists with unpaid water bills, while the Community Assistance Fund, managed by social workers at the Police Department, covers expenses like rent and emergency housing. As these funds must be spent by the end of the calendar year, staff recommends reallocating funds from the Neighbors in Need program to the Community Assistance Fund.



Approximately \$1.9 million of the ARPA funds remain unallocated. Trustee Bieschke inquired about the necessity of committing funds by December, to which Ms. Petersen clarified that funds are required to be obligated by December 2024 according to Treasury regulations.

Ms. Petersen noted that the funds have greatly benefited Schaumburg residents, as mentioned by Kristin Jordan, the Social Services Supervisor at Schaumburg Police. Trustee Clar sought clarification on the allocation for Neighbors in Need, to which Ms. Petersen explained it's exclusively for residents behind on water bills. Ms. Petersen explained that Treasury does not consider budgeted funds to be obligated, which is why the Neighbors in Need and Community Assistance ARPA funds need to be spent by December 31, 2024.

**A motion was made by Trustee Bieschke, seconded by Trustee Clar to recommend that the Village Board approve re-allocating \$58,909 in ARPA funds to the Community Assistance Fund.**

**MOTION CARRIED**

**UNFINISHED BUSINESS:** None

**CONTINUING ITEMS:**

**1. Trickster Gallery Quarterly Report for October, November, and December 2023.**

A motion was made by Trustee Clar, seconded by Trustee Bieschke, to accept the report as informational. All Ayes.

**MOTION CARRIED**

**DEFERRALS:**

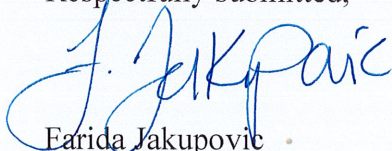
**COMMENTS FROM THE AUDIENCE:** None

**ADJOURNMENT:**

A motion was made by Trustee Clar, seconded Trustee Bieschke, to adjourn the Finance Legal Administrative General Government at 6:45 p.m. All Ayes.

**MOTION CARRIED**

Respectfully submitted,



Farida Jakupovic  
Recording Secretary



**Finance Department Monthly Report for February 2024**

**3/18/2024**

**Finance Legal Administrative General Government**

Presenter:

Lead Department: Finance

*Executive Summary:*

*Recommended Action:*

**ATTACHMENTS:**

| Description                                 | Type              |
|---|-------------------|
| ▫ Finance Dept Monthly Report-February 2024 | Executive Summary |



# FINANCE DEPARTMENT MONTHLY REPORT

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FEBRUARY 2024



**VILLAGE OF SCHAUMBURG**

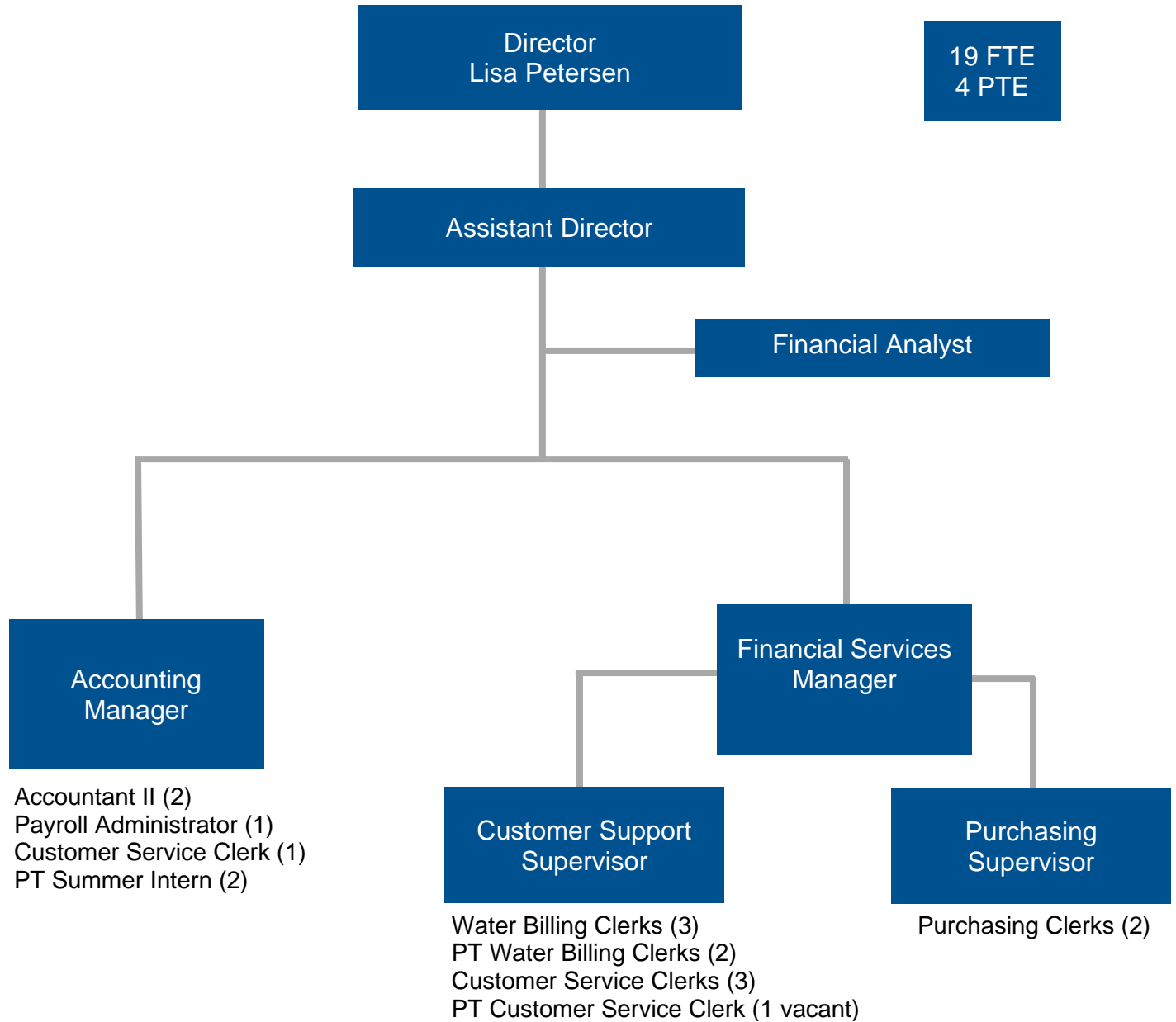
PROGRESS THROUGH THOUGHTFUL PLANNING



## Table of Contents

|   |    |
|---|----|
| Organization Chart.....                       | 1  |
| Department Overview .....                     | 2  |
| Key Activities .....                          | 2  |
| Fund Type.....                                | 5  |
| General Fund.....                             | 6  |
| Analysis of Key Revenues .....                | 9  |
| RFPs and Contracts \$20,000 to \$50,000 ..... | 25 |
| Summary of Cash and Investments .....         | 26 |

## ORGANIZATION CHART







## DEPARTMENT OVERVIEW

The Finance Department is responsible for all financial operations of the village including budgeting, forecasting, investing, and reporting compliance, and is comprised of three primary divisions, purchasing, revenue management and accounting. The mission of the Finance Department is to provide responsible fiscal leadership through transparent reporting; accurate, balanced, and accessible customer service; and proactive oversight of village resources.

There are three divisions within the Finance Department:

The Purchasing Division oversees the expenditure of village funds and provides departments with the processes necessary to ensure that village departments procure the items and services they need to operate efficiently and effectively, while maintaining control and accountability over the village's budget.

The Revenue Management Division is responsible for billing, collecting, and reporting all village revenue. This division generates, collects, and accounts for the monthly utility bills sent to all Schaumburg residents and businesses; it is also responsible for issuing business, liquor, chauffeur, raffle, rental licenses, and commuter parking passes.

The Accounting Division is responsible for all financial reporting requirements and reconciling the general ledger monthly. This division oversees and assists with the preparation of the Annual Comprehensive Financial Report (Annual Report), processes payroll for the entire organization, and provides reports and analyses to the pension boards, Cook and DuPage Counties, the State of Illinois, and other federal agencies as required.

## KEY ACTIVITIES

- The Finance team was focused on the FY24/25 Budget and participated in review meetings with Departments while also developing budgets, projections, and forecasts for revenues and Funds not led by other Departments (i.e. Pension funds, Risk Management, Internal Service, etc.).
- The Director and Assistant Director coordinated with EPW and consultants to complete a comprehensive 5-year water and sewer rate analysis and report.



### Renaissance Hotel & Convention Center Fund (591)

The Renaissance Hotel and Convention Center Fund accounts for the day-to-day operations of the hotel and convention center.

Revenues recorded in January totaled \$3,031,524 which was 6.5% below the \$3,243,336 projected by the Renaissance. Expenditures for the period totaled \$4,129,622. Year-to-date expenditures exceed revenues by \$1,098,098.

### Hotel/Convention Center Fund (590)

The Hotel and Convention Center Fund accounts for the receipt of various revenues earmarked for payment of debt on the bonds issued to fund the construction of the property. A total of \$1,016,353 was earned as revenue in the Hotel and Convention Center Fund in January.

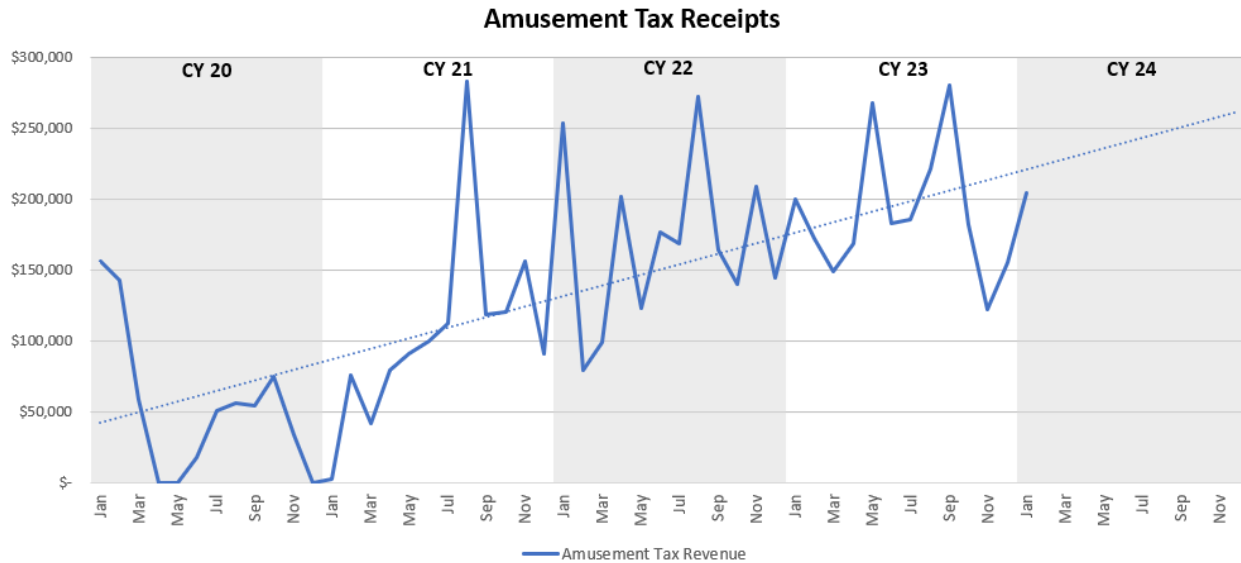
The Hotel Tax receipts portion of these deposits was \$188,898, which was below the projected amount of \$226,039. The Food and Beverage Tax receipts portion of these deposits was \$319,023 which was above the projected amount of \$316,759. The Amusement Tax receipts were \$205,986 which was above the projected amount of \$196,465. The remaining deposits of \$302,446 are made up of other revenues.

Below is a forecast of cash available for Debt Service and Capital Improvement obligations.

| <b>Hotel &amp; Convention Center Fund</b>                         |                    |                    |                      |
|---|--------------------|--------------------|----------------------|
| <b>Projected Cash for Debt Service &amp; Capital Improvements</b> | <b>Actual 2023</b> | <b>Budget 2024</b> | <b>Forecast 2025</b> |
| Net Operating Income/Due to Owner                                 | 7,986,719          | 8,967,357          | 9,079,449            |
| Village-allocated Tax Revenue                                     | 9,689,050          | 9,553,787          | 9,843,901            |
| Interest Income   | 3,156,939          | 2,400,000          | 2,430,000            |
| Bond Proceeds   | -                  | -                  | -                    |
| Total Revenue   | 20,832,708         | 20,921,144         | 21,353,350           |
|   |                    |                    |                      |
| Debt Service  | 14,351,339         | 14,651,714         | 14,975,250           |
| Owner Expenses  | 3,118,747          | 8,200,000          | 15,300,000           |
| Total Expenses  | 17,470,086         | 22,851,714         | 30,275,250           |
|   |                    |                    |                      |
| <b>Net Income/(Deficit)</b>                                       | <b>3,362,622</b>   | <b>(1,930,570)</b> | <b>(8,921,900)</b>   |
|   |                    |                    |                      |
| Ending Available Cash 12/31                                       | 41,745,175         | 39,814,605         | 30,892,704           |



**Amusement Tax** – 100% of receipts are used to support the Hotel and Convention Center. Therefore, these revenues are reported on a calendar year basis to be consistent with the facility’s budget. January’s tax receipts, which reflect December sales, totaled \$204,667, a \$4,666 (2.3%), increase compared to the same month the prior year. There were four businesses that were delinquent.



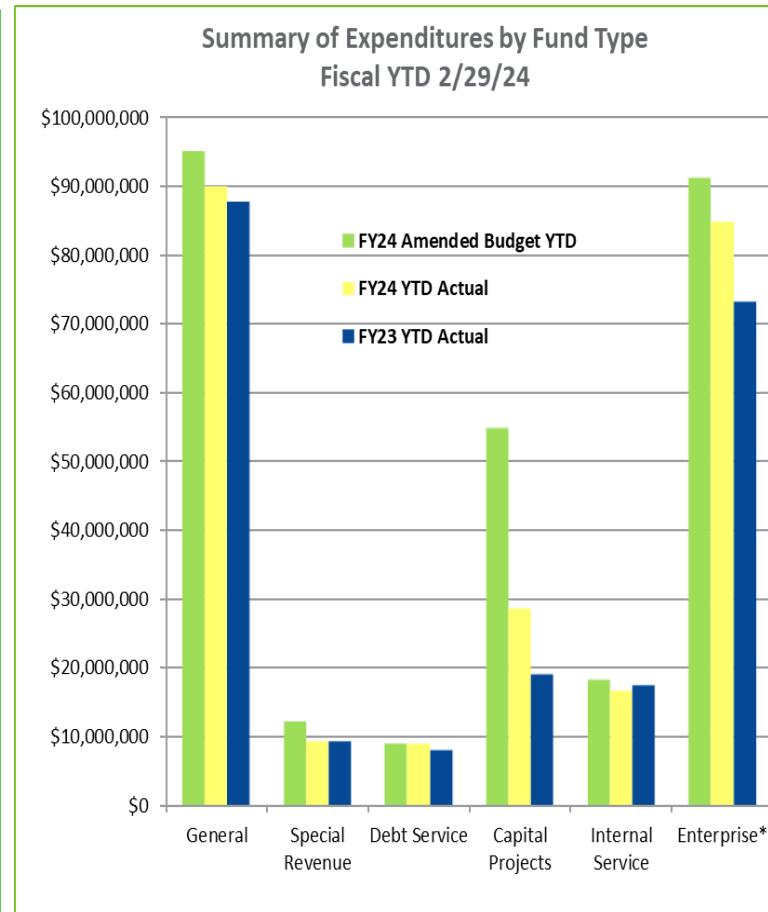
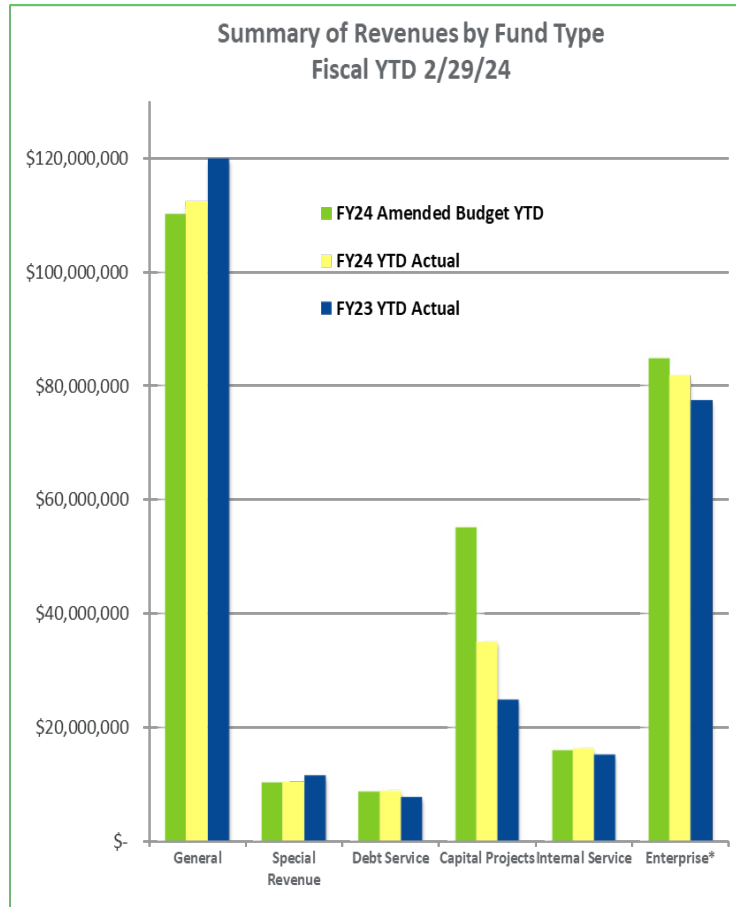
### Baseball Fund

The Schaumburg Boomers baseball team occupies Wintrust stadium. There is no debt outstanding. YTD expenses exceed revenues by \$257,857 including a non-cash charge for depreciation of \$583,333.



## FUND TYPE

General Revenues FY 22/23 YTD includes \$7,173,597 from the Exporior land sale revenue and \$4,936,504 from the ARPA second tranche payment.



\*Enterprise includes Hotel Convention Center May-Jan revenue and expense.

The Capital budget is spread evenly over 12 months, which does not always align with receipt of grant revenues and invoices for large construction projects.



### GENERAL FUND

For February, General Fund revenues totaled \$9,474,227 and expenditures totaled \$7,371,747 resulting in an operating surplus of \$2,102,480. From a budget perspective, we expected revenues to exceed expenditures by \$947,819 in February. Further detail of revenues and expenditures is provided below.

|                     | MTD Original Budget | MTD Actual   | YTD Original Budget | YTD Actual     |
|---------------------|---------------------|--------------|---------------------|----------------|
| Revenues            | \$ 8,936,410        | \$ 9,474,227 | \$ 110,067,352      | \$ 112,583,779 |
| Expenditures        | \$ 7,988,591        | \$ 7,371,747 | \$ 95,178,487       | \$ 90,042,557  |
| Excess (Deficiency) | \$ 947,819          | \$ 2,102,480 | \$ 14,888,864       | \$ 22,541,222  |

Revenues in the General Fund in February totaled \$9,474,227 which was 6.0% above budgeted amounts of \$8,936,410 due primarily to taxes coming in above budget.

| General Fund Revenue Type | MTD Amended Budget  | MTD Actual          | \$ Variance       | % Variance  | YTD Amended Budget    | YTD Actual            | \$ Variance         | % Variance  |
|---------------------------|---------------------|---------------------|-------------------|-------------|-----------------------|-----------------------|---------------------|-------------|
| Taxes                     | \$ 2,945,073        | \$ 3,086,635        | \$ 141,562        | 4.8%        | \$ 47,367,969         | \$ 48,658,671         | \$ 1,290,702        | 2.7%        |
| Licenses & Permits        | 128,788             | 133,917             | 5,129             | 4.0%        | 4,007,175             | 3,817,463             | (189,712)           | (4.7%)      |
| Intergovernmental         | 4,464,094           | 4,836,961           | 372,867           | 8.4%        | 43,224,912            | 46,248,499            | 3,023,587           | 7.0%        |
| Charges for Services      | 756,084             | 829,116             | 73,031            | 9.7%        | 8,441,682             | 7,531,318             | (910,364)           | (10.8%)     |
| Fines & Forfeits          | 141,163             | 149,381             | 8,219             | 5.8%        | 1,563,302             | 1,559,748             | (3,554)             | (0.2%)      |
| Investment Income         | 245,000             | 320,452             | 75,452            | 30.8%       | 2,450,000             | 2,890,075             | 440,075             | 18.0%       |
| Miscellaneous             | 135,640             | 42,197              | (93,443)          | (68.9%)     | 1,806,641             | 1,122,334             | (684,307)           | (37.9%)     |
| Operating Transfers       | 120,567             | 75,566              | (45,001)          | (37.3%)     | 1,205,672             | 755,672               | (450,000)           | (37.3%)     |
| <b>Total Revenue</b>      | <b>\$ 8,936,410</b> | <b>\$ 9,474,227</b> | <b>\$ 537,817</b> | <b>6.0%</b> | <b>\$ 110,067,352</b> | <b>\$ 112,583,779</b> | <b>\$ 2,516,428</b> | <b>2.3%</b> |

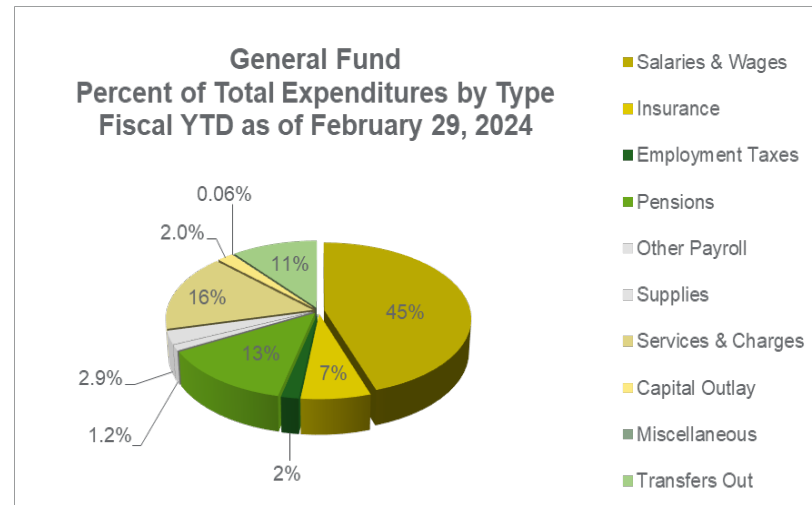
# Finance

## Monthly Report – February 2024



Expenditures in the General Fund in February totaled \$7,371,747 which was 7.7% below budgeted amounts of \$7,988,591. The table below presents a summary of General Fund expenditures by type. Within the "Other Payroll" category, there are accumulations of compensatory time, which will be utilized over the fiscal year, ultimately aligning with the budget. Services and Charges and Capital Outlay are spread for budget purposes evenly over the year as the timing of these expenses is unpredictable.

| General Fund Expense Type | MTD Amended Budget  | MTD Actual          | \$ Variance         | % Variance    | YTD Amended Budget   | YTD Actual           | \$ Variance           | % Variance    |
|---------------------------|---------------------|---------------------|---------------------|---------------|----------------------|----------------------|-----------------------|---------------|
| Salaries & Wages          | \$ 3,986,657        | \$ 3,655,620        | \$ (331,036)        | (8.3%)        | \$ 41,657,716        | \$ 40,441,875        | \$ (1,215,841)        | (2.9%)        |
| Insurance                 | 620,771             | \$ 620,663          | (109)               | (0.0%)        | 6,207,714            | \$ 6,207,129         | (585)                 | (0.0%)        |
| Employment Taxes          | 158,395             | \$ 148,904          | (9,491)             | (6.0%)        | 1,663,152            | \$ 1,581,735         | (81,417)              | (4.9%)        |
| Pensions                  | 91,409              | \$ 230,123          | 138,714             | 151.8%        | 14,209,317           | \$ 12,068,411        | (2,140,906)           | (15.1%)       |
| Other Payroll             | 16,041              | \$ 112,346          | 96,305              | 600.4%        | 337,179              | \$ 1,096,439         | 759,260               | 225.2%        |
| Supplies                  | 257,737             | \$ 200,112          | (57,625)            | (22.4%)       | 2,591,429            | \$ 2,585,296         | (6,133)               | (0.2%)        |
| Services & Charges        | 1,704,743           | \$ 1,318,820        | (385,923)           | (22.6%)       | 16,806,398           | \$ 14,671,882        | (2,134,516)           | (12.7%)       |
| Capital Outlay            | 199,091             | \$ 133,580          | (65,510)            | (32.9%)       | 2,168,108            | \$ 1,833,742         | (334,366)             | (15.4%)       |
| Miscellaneous             | 3,613               | \$ 1,442            | (2,171)             | (60.1%)       | 36,133               | \$ 54,707            | 18,573                | 51.4%         |
| Operating Transfers Out   | 950,134             | \$ 950,134          | -                   | (0.0%)        | 9,501,340            | \$ 9,501,340         | -                     | 0.0%          |
| <b>Total Expenditures</b> | <b>\$ 7,988,591</b> | <b>\$ 7,371,747</b> | <b>\$ (616,844)</b> | <b>(7.7%)</b> | <b>\$ 95,178,487</b> | <b>\$ 90,042,557</b> | <b>\$ (5,135,930)</b> | <b>(5.4%)</b> |







### General Fund

February 29, 2024

#### Year-to-Date Revenues

|                   |       |   |  |
|-------------------|-------|---|--|
| FY23 YTD Receipts | Above | 1 Property Taxes<br>2 Licenses & Permits<br>3 Fines & Forfeits      | State Sales Tax<br>Home-Rule Sales Tax<br>Food & Beverage Tax<br>Hotel Tax |
|                   | Below | 4 Cannabis Tax (State)<br>5 Charges for Services<br>6 Misc Revenues | State Income Tax   |
|                   |       | Below   | Above  |

FY24 YTD Amended Budget Target

1. Minimally under budget.
2. Primarily due to Building Permits for New Non-Residential.
3. Minimally under budget.
4. Under budget due to market maturation.
5. Under budget primarily due to the unpredictability/timing of the Federal portion of ambulance fees.
6. Underbudget current year due to grant revenue to be booked at year end. Below last year due to sale of property.

#### Year-to-Date Expenses

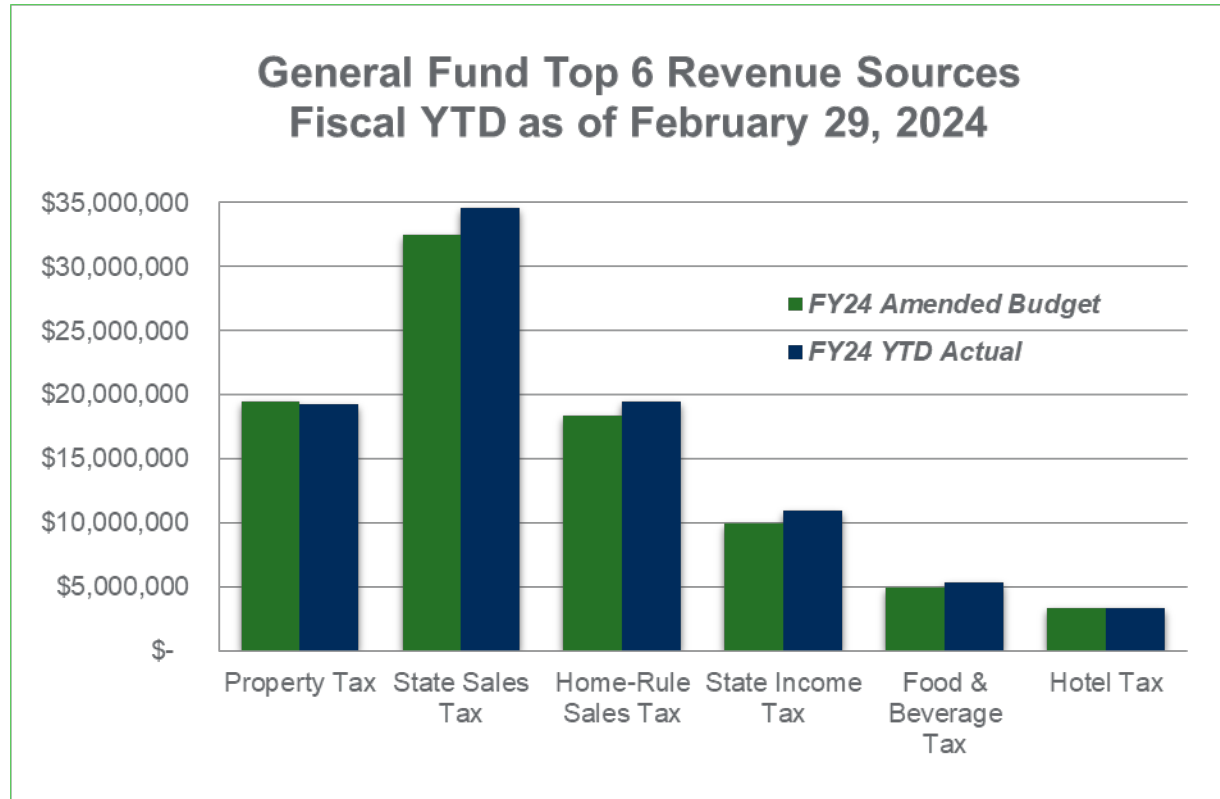
|                   |       |                     |  |
|-------------------|-------|---------------------|--|
| FY23 YTD Expenses | Below |                     | President & Board<br>Boards & Commissions<br>Finance<br>Human Resources<br>Economic Development                                      |
|                   | Above | 1 Cultural Services | General Government<br>Communications<br>Info Technology<br>Police<br>Fire<br>Public Works<br>Community Development<br>Transportation |
|                   |       | Above               | Below  |

FY24 YTD Amended Budget Target

1. The overage is primarily due to Septemberfest payroll and other non-budgeted costs including an additional Nutcracker performance, partially offset by additional revenue.

For more detail refer to the Monthly Financial Report for the General Fund in this document.

## ANALYSIS OF KEY REVENUES



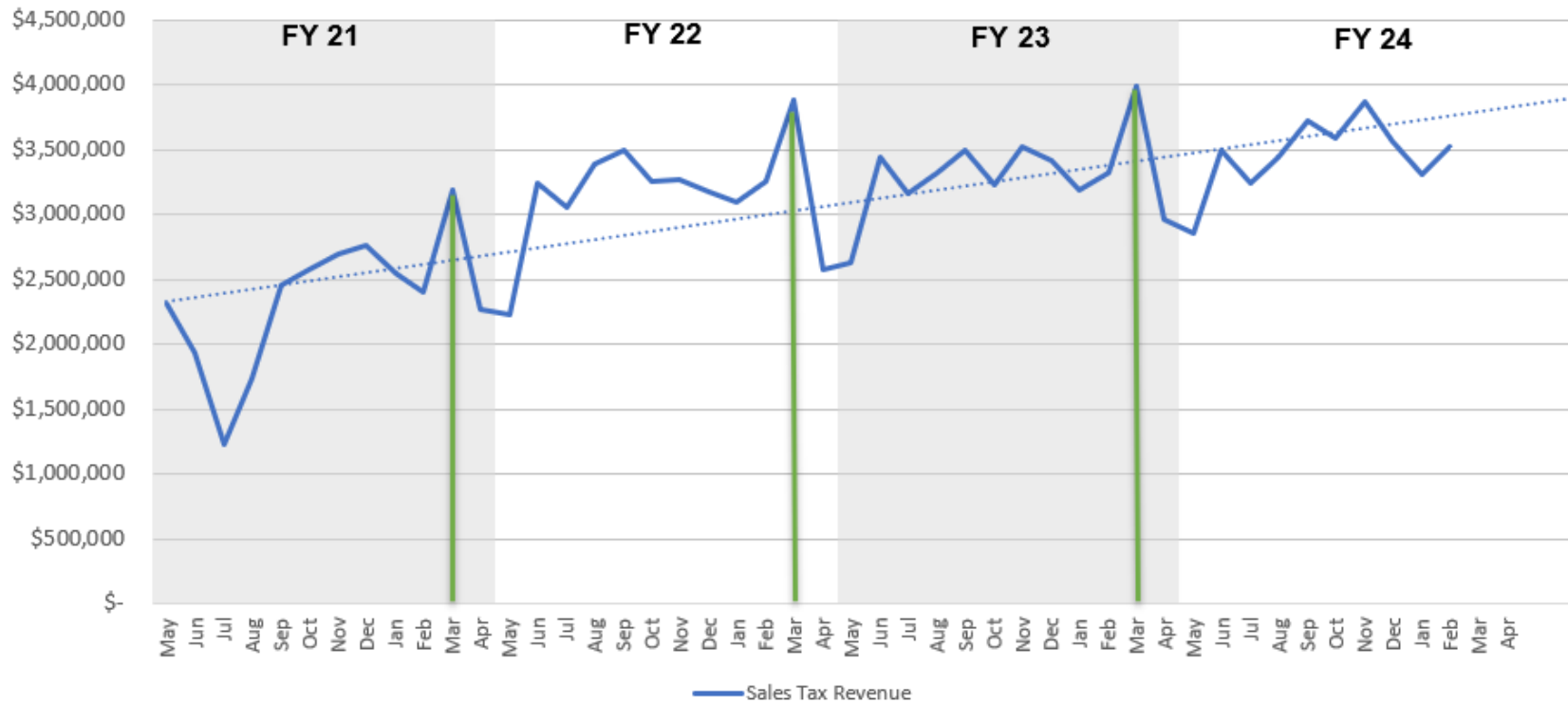
# Finance

## Monthly Report - February 2024



February **State Sales** tax receipts (General Fund), which were for November 2023 sales, totaled \$3,524,319, a \$198,300 (5.96%) increase compared to the same month last year. The green indicator lines denote March revenues, which represent December sales.

### 1% State Sales Tax Receipts

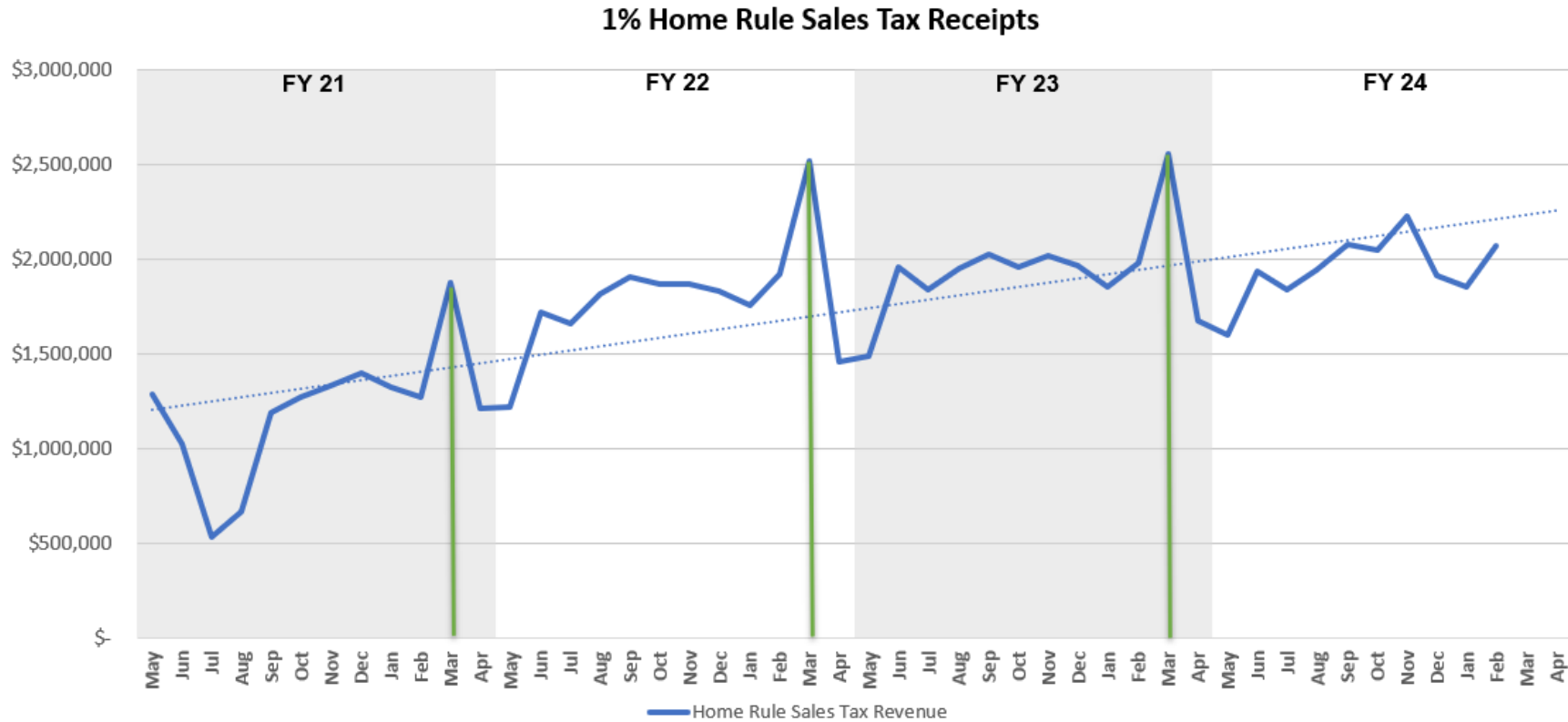


# Finance

## Monthly Report - February 2024



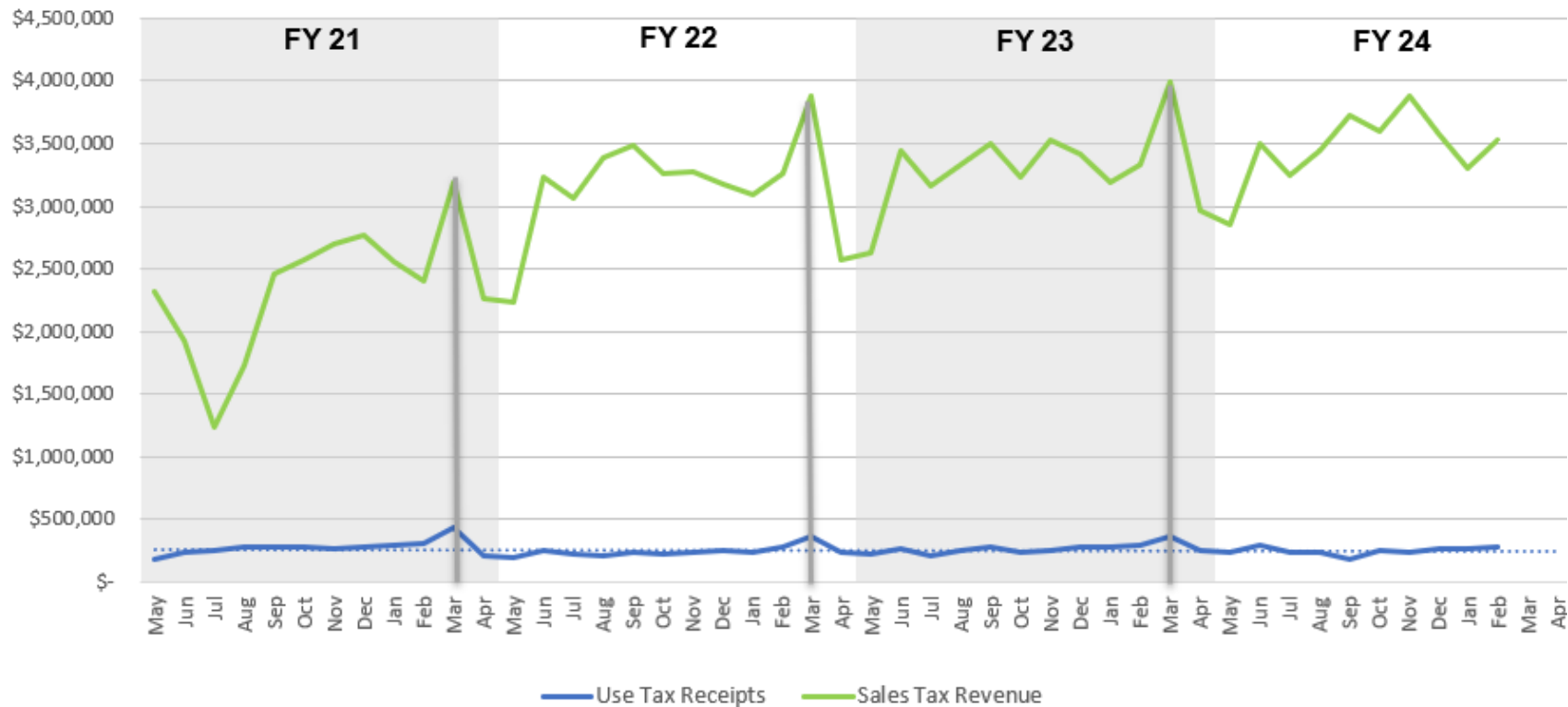
February **Home Rule Sales** tax receipts (General Fund), which are for November 2023 sales, totaled \$2,071,297, a \$89,547 (4.52%) increase compared to the same month last year. The green indicator lines denote March revenues, which represent December sales.





February **Use Tax** receipts, which are for November 2023 activity, totaled \$281,217, a \$17,053 (-5.72%) decrease compared to the same month last year. Use Tax receipts are currently allocated to the Capital Improvement Project (CIP) Fund and Debt Service fund. Due to the Level the Playing Field Act, it was anticipated that Use Tax collections would, eventually, start to decline, or at least level off, as more online businesses pay Sales tax rather than Use tax. The gray indicator lines denote March revenues, which represent December sales.

### Use Tax Receipts and Sales Tax Revenue

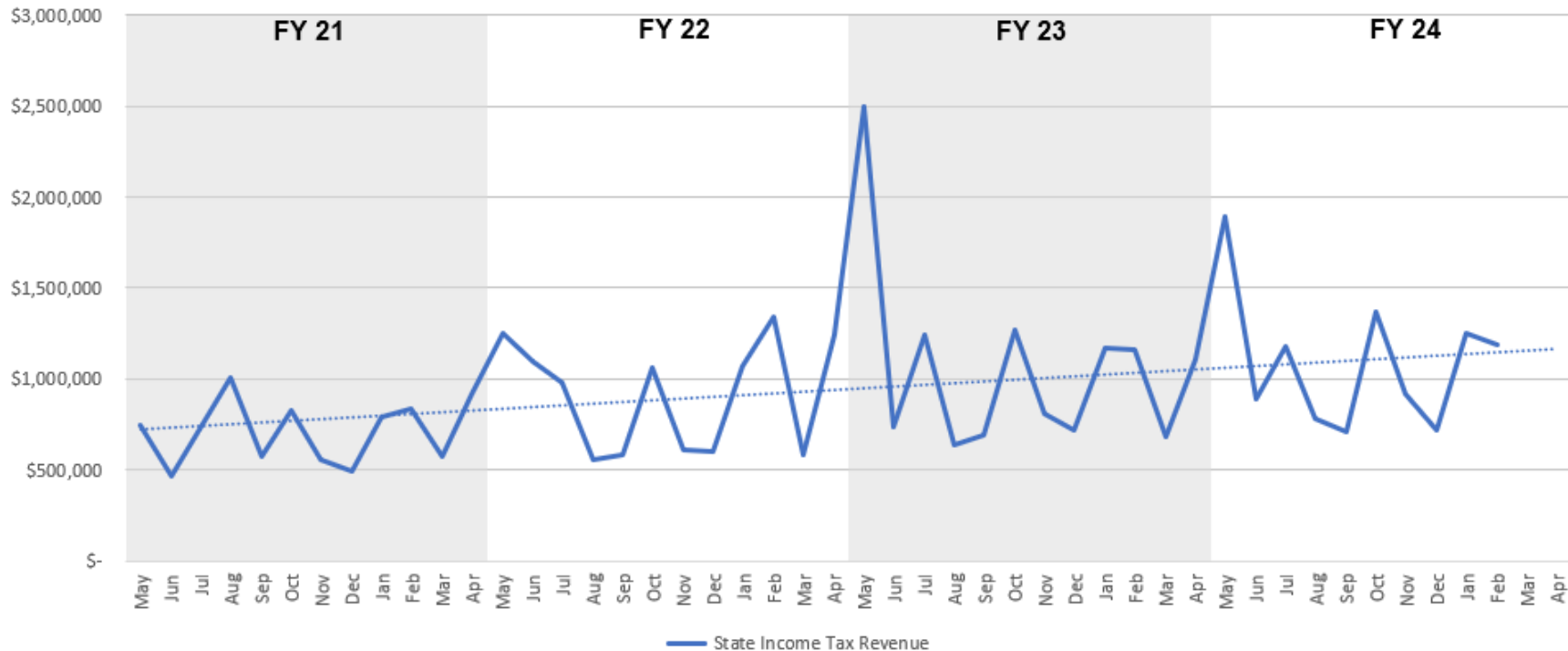




February **State Income Tax**, which is for January 2024 receipts, totaled \$1,188,063, a \$29,598 (2.55%) increase compared to the same month last year.

The Local Government Distributive Fund (LGDF) is now at 6.47%, up from its prior year allocated amount of 6.16%, but still below its originally dedicated percentage allocation of 10%. From the Village's FY 22/23 to FY 23/24, the Village saw an increase in LGDF revenues of \$1,759,481, or 16%.

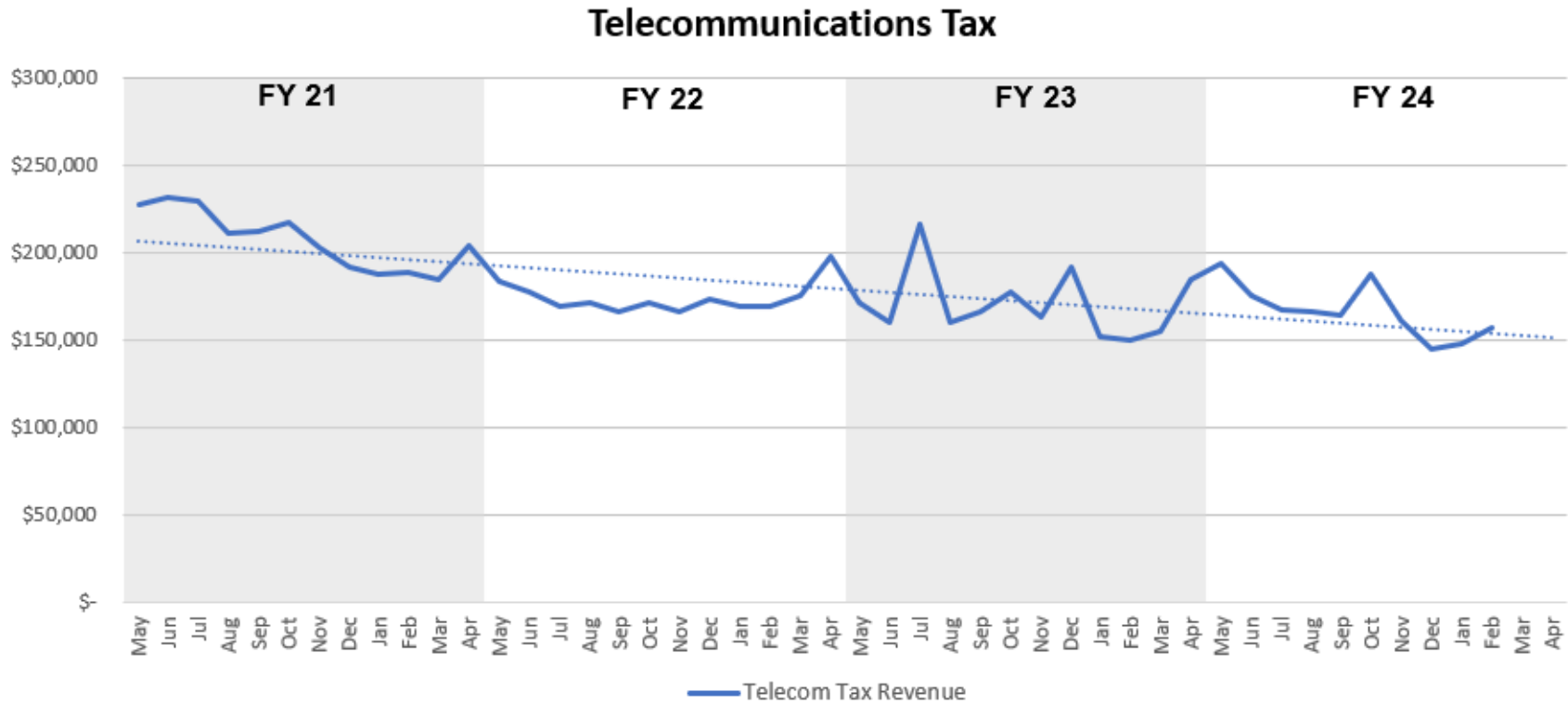
State Income Tax Receipts







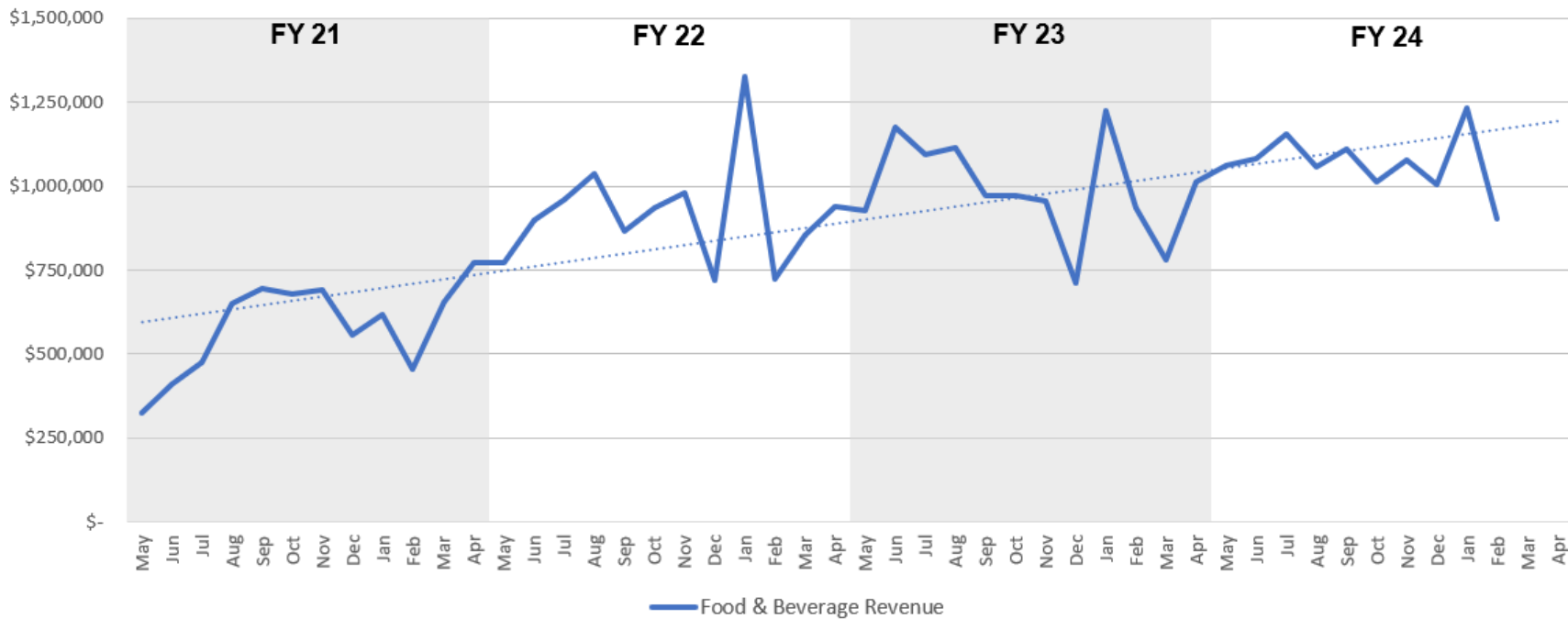
**Telecommunications Tax** receipts collected in February, which represent November 2023 activity, totaled \$157,642, a \$7,946 (5.3%) increase compared to the same month last year.





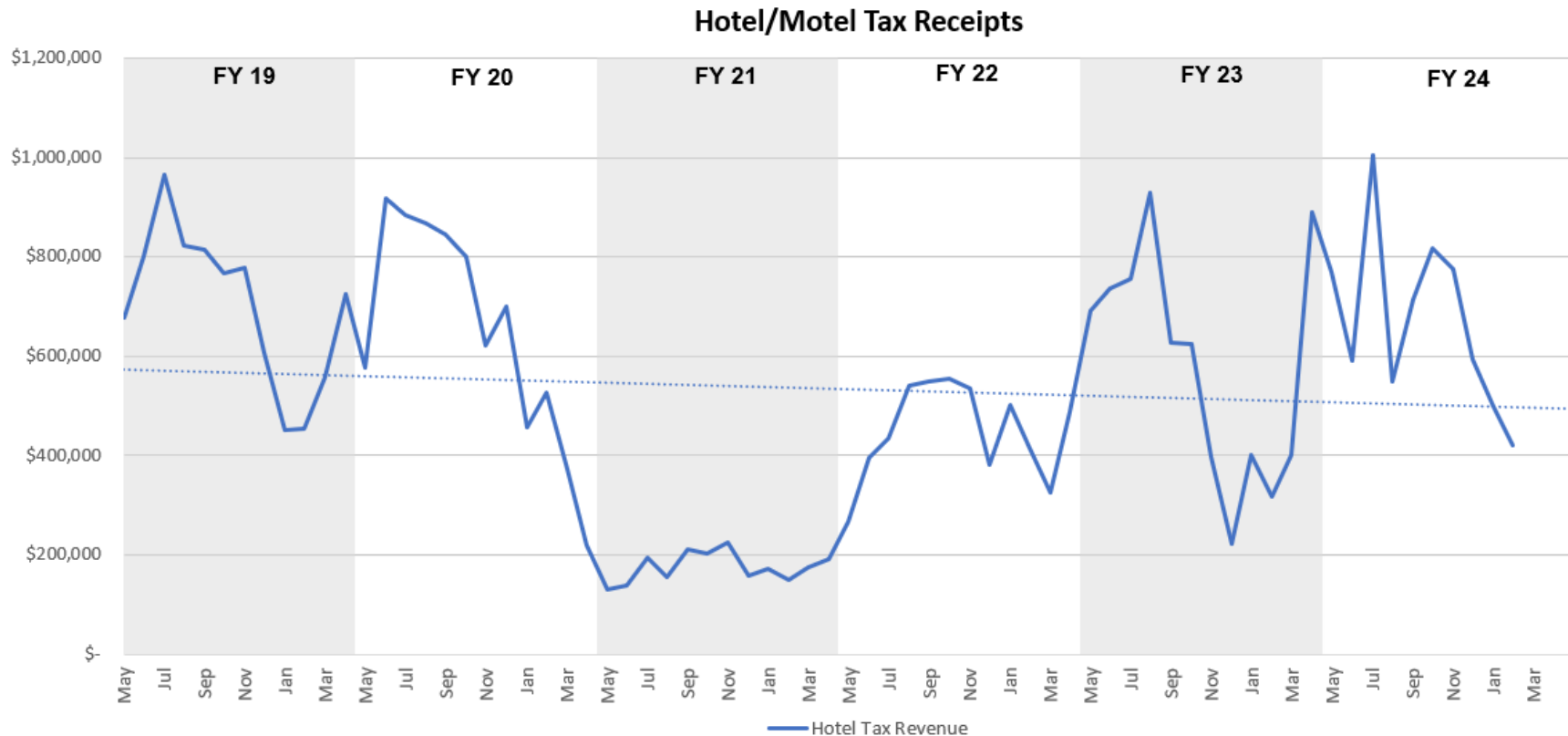
**Food and Beverage-** February tax receipts, which reflect January sales, totaled \$902,285, a \$34,063 (-3.64%) decrease compared to the same month last year. There were 47 businesses delinquent with their payment, compared to 61 delinquent businesses for the same time the previous year. In FY 22/23 there were approximately 451 businesses paying Food & Beverage tax, in FY 23/24 there are approximately 506.

### Food and Beverage Tax Receipts





**Hotel Tax** receipts totaled \$419,869; a \$101,201 (31.8%) increase compared to the same month last year. There were nine delinquent taxpayers. Finance staff is communicating with these delinquent payers and expects full compliance. Currently there are 34 active hotel/motel taxpayers, 30 hotels and 4 online travel companies (Airbnb, Priceline, Rocket Travel, and Travelscape).



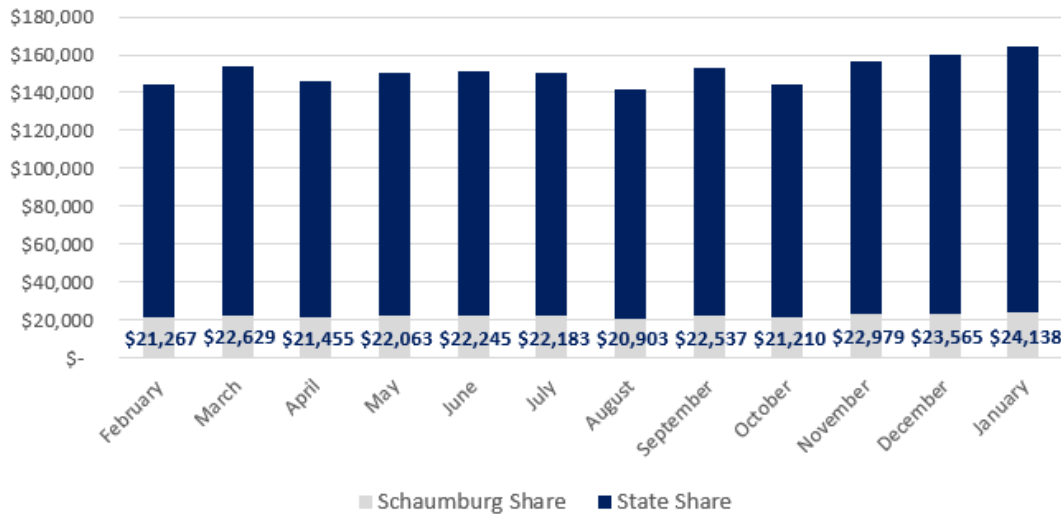
The Village of Schaumburg has been a financial supporter of Meet Chicago Northwest (MCNW) visitors and convention bureau for many years. Annual support is 10% of the Hotel/Motel tax revenue collected and deposited into the General Fund, which equates to the "10% of 4%" rule. This is used to support initiatives that bring tourism to the region. The most recent quarterly payment to MCNW was in December for \$115,486. The next payment will be made in March.



**Video Gaming** the State of Illinois collects a tax equaling 34% of net income (NTI) earned on video gaming terminals (VGTs) then 5% is allocated to the municipality where the VGTs are located. Any licensed video gaming location may operate up to six (6) VGTs. To date, there are 19 Schaumburg businesses offering video gaming, with a total of 105 video gaming terminals as of January 2024.

In the month of January 2024, gaming tax revenue of \$24,138 was collected, contributing to a rolling 12-month total of, \$267,173. Displayed on the right is a compilation of the existing establishments along with their respective counts of video gaming machines.

Distribution of Video Gaming Tax - Last 12 Months



**Video Gaming**

January 2024

| Establishment Name                             | VGT Count |
|--|-----------|
| Bella Napoli (*Formerly Buddy's Bites N Brews) | 6         |
| Moretti's                                      | 6         |
| Finn McCool's Irish Sports Pub                 | 6         |
| Drink  | 6         |
| The Hideout                                    | 4         |
| Bacowka  | 5         |
| Chicago Prime Italian                          | 6         |
| Frato's  | 6         |
| Izzy's Slots                                   | 6         |
| McCullough's Pub                               | 6         |
| Napoli Per Tutti                               | 4         |
| MT Barrels                                     | 6         |
| Pilot Pete's                                   | 4         |
| Shuffle's Cafe and Lounge - North Schaumburg   | 6         |
| Shuffle's Cafe and Lounge - East Schaumburg    | 6         |
| Shuffle's Cafe and Lounge - South Schaumburg   | 6         |
| Shuffle's Cafe and Lounge - West Schaumburg    | 6         |
| The Village Tavern & Grill                     | 6         |
| Westwood Tavern and Tap                        | 4         |

**105**



### Other Tax Information

**Real Estate Transfer Tax** receipts totaled \$29,867 during February 2024; a 16.8% increase from the same month last year, bringing the cumulative total revenue for this fiscal year to \$656,381. A total of 99 stamps were issued in February 2024, compared to 121 stamps in the same month last year, which is an 18% decrease.

**Local Motor Fuel Tax** there are 15 gas stations remitting the \$0.03/gallon local motor fuel tax. Receipts for February, which represent January sales, totaled \$62,895 which is \$6,575 or 11.7% higher compared to the same month last year. There were three delinquent taxpayers that Finance is working with to gain compliance. YTD revenues are \$643,386. The total budget for this tax is \$812,000.

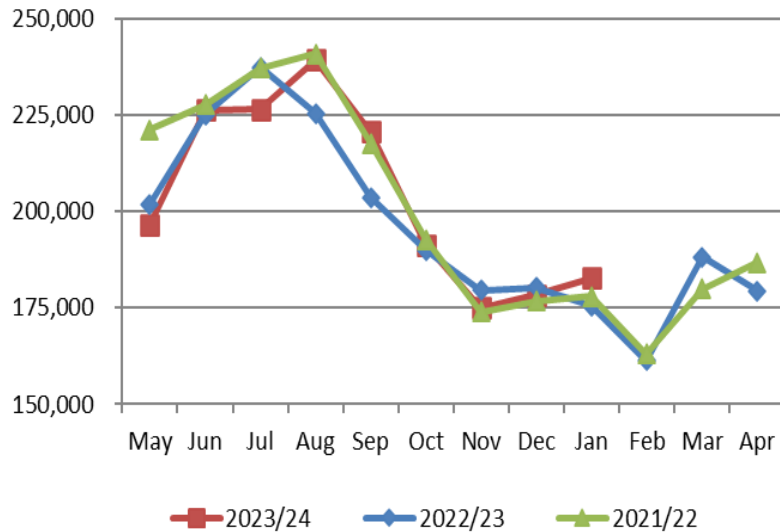
**Cannabis Tax** revenue generated by adult-use cannabis sales began on January 1, 2020. Under Illinois' Cannabis Regulation and Tax Act (CRTA), two types of taxes are levied on cannabis sales. The state imposes a 7% cultivation privilege tax on the gross receipts from the sale of adult-use cannabis by a cultivator to a dispensary. Cannabis-infused products are taxed at 20% with higher percentages for products containing higher levels of THC. The State disburses a portion of the sales tax to local governments. Fiscal year tax receipts for State recreational cannabis tax are \$99,244. CRTA allows Municipalities to collect up to 3% in cannabis tax, which the village has elected to do. Since there are only three dispensaries in the village, reporting actual results for the local cannabis tax would be a violation of the confidentiality agreement with the State of Illinois. As such, this revenue is aggregated and reported under Other Revenue.

# Finance Monthly Report - February 2024

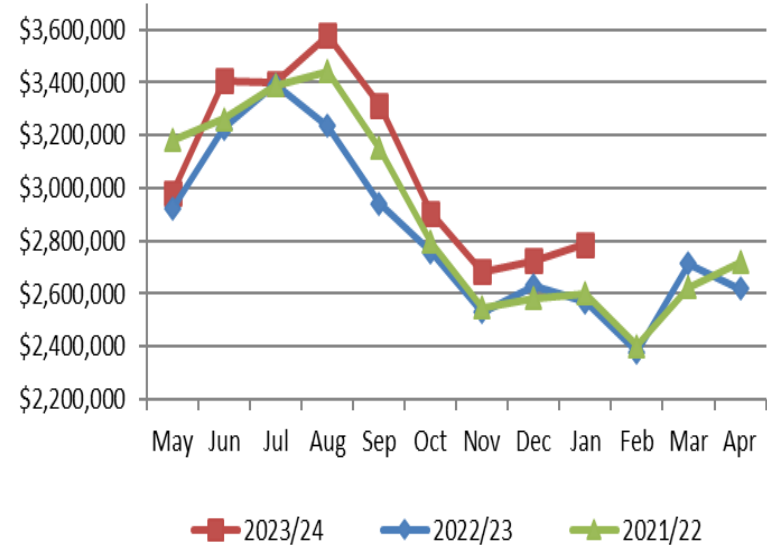


| Description                          | Jan 2023 |             | Jan 2024 |             | YTD FY24 |              |
|--------------------------------------|----------|-------------|----------|-------------|----------|--------------|
|                                      | Number   | Amount      | Number   | Amount      | Number   | Amount       |
| Bills Sent                           | 26,371   | \$2,567,957 | 26,501   | \$2,787,035 | 238,130  | \$27,782,113 |
| Shut Off Notices Sent                | 509      | \$91,519    | 623      | \$233,783   | 5,772    | \$1,636,374  |
| Services Shut Off                    | 32       | N/A         | 28       | N/A         | 213      | N/A          |
| Penalties                            | 3,601    | \$29,038    | 3,465    | \$30,759    | 32,149   | \$359,459    |
| New Direct Debit Accounts            | 75       | N/A         | 84       | N/A         | 1,327    | N/A          |
| Total Direct Debits                  | 6,271    | N/A         | 7,149    | N/A         | 61,013   | N/A          |
| Direct Debits as % of Total Invoices | 23.8%    | N/A         | 27.0%    | N/A         | 25.6%    | N/A          |

**Water Gallons Billed**



**Water & Sewer Dollars Billed**

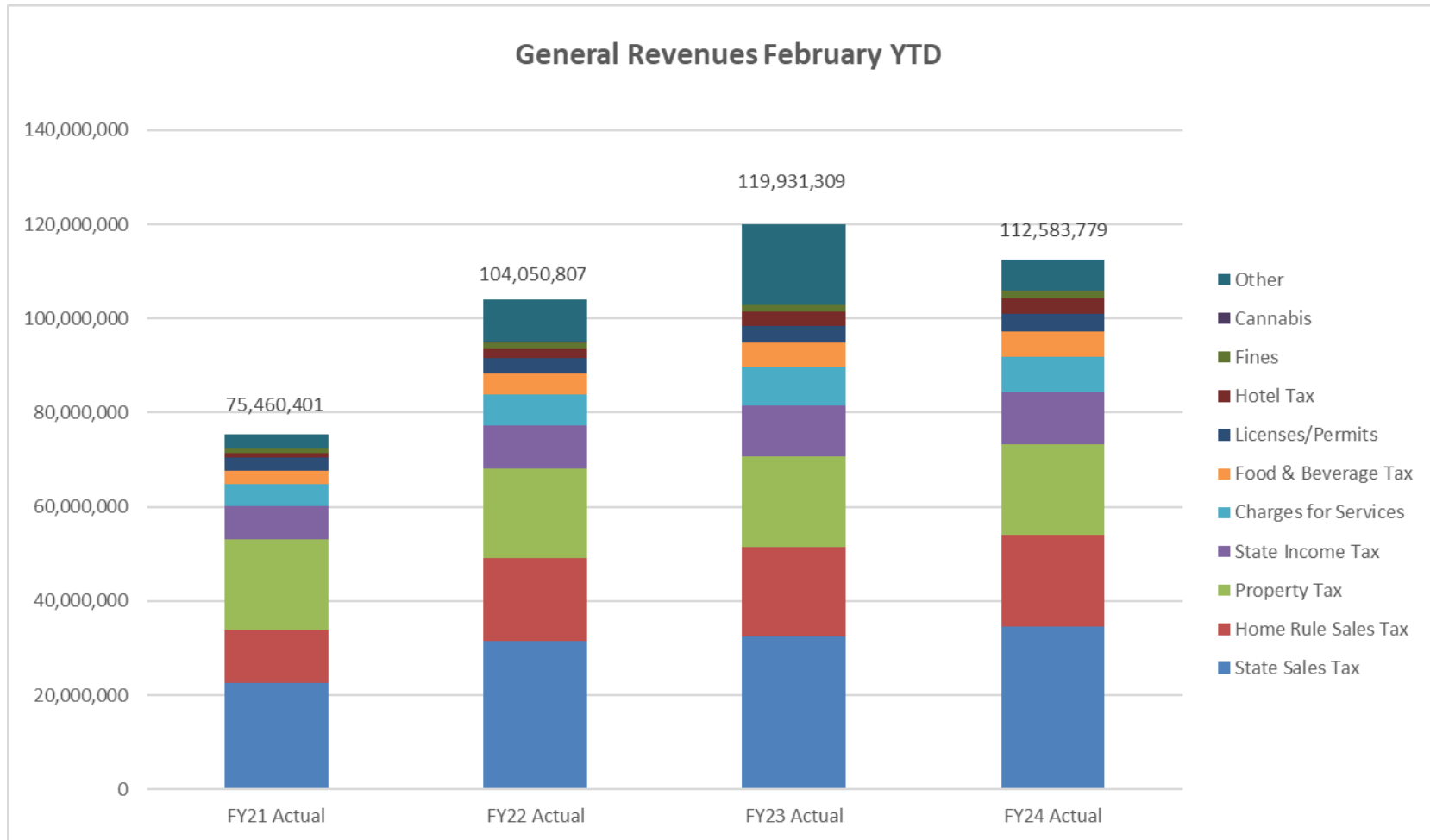






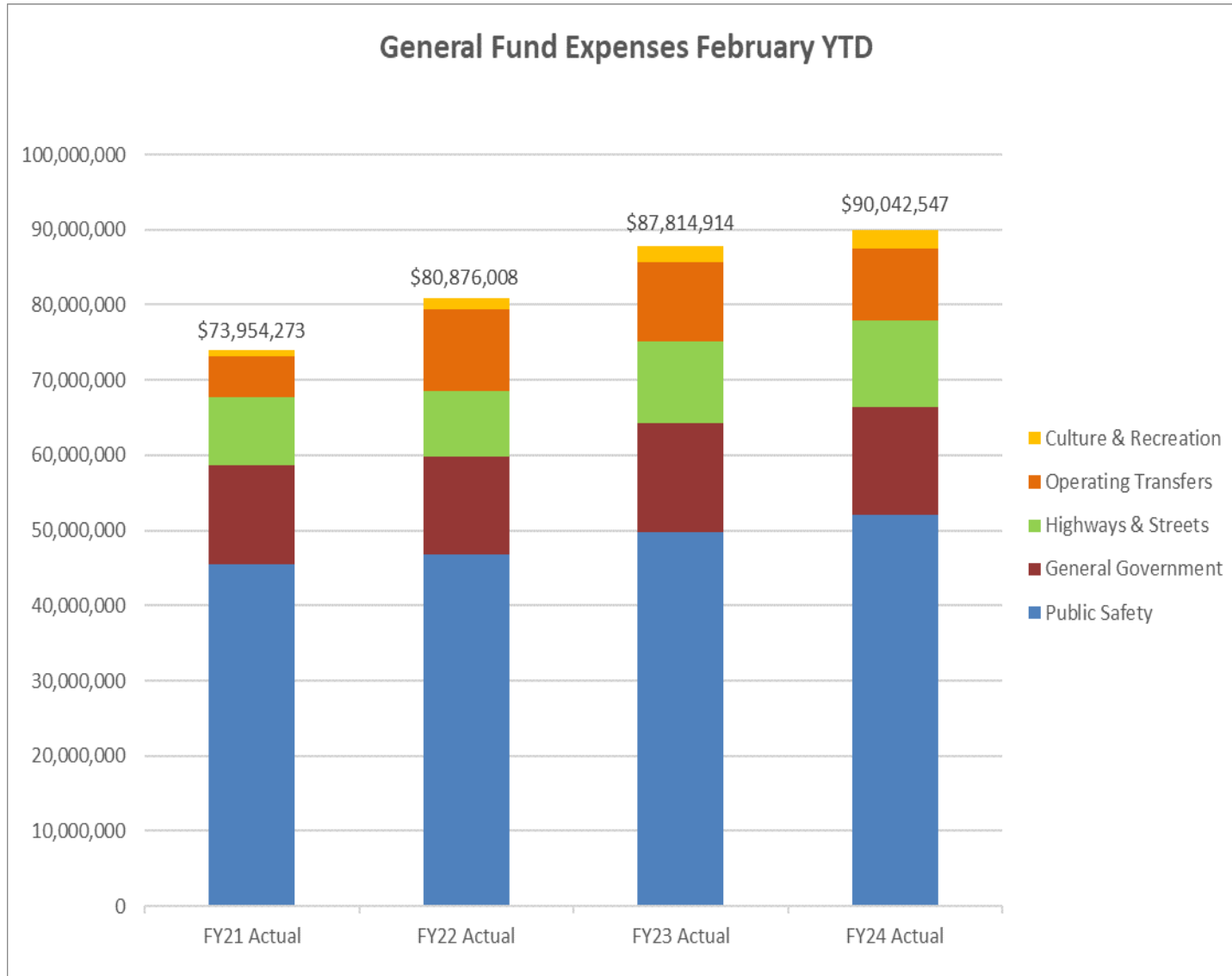
### General Fund Historical Trends

Below are charts comparing the YTD actual results of FY 20/21 – FY 23/24. Note that FY 22/23 includes \$4,936,504 of revenue for the receipt of ARPA funds in the 'Other' category and \$7,173,597 from the Experi land sale.





## General Fund Historical Trend



# Finance

## Monthly Report - February 2024



### Monthly Financial Report - General Fund February 29, 2024

|                           | Current Month       |                     |                     |               | YTD Actual            |                       |                       |               | Total FY24 Amended Budget | YTD Actual % of Amended Budget |
|---------------------------|---------------------|---------------------|---------------------|---------------|-----------------------|-----------------------|-----------------------|---------------|---------------------------|--------------------------------|
|                           | FY24 Amended Budget | Actual              | Variance            | %             | FY24 Amended Budget   | Actual                | Variance              | %             |                           |                                |
| <b>Revenues</b>           |                     |                     |                     |               |                       |                       |                       |               |                           |                                |
| State Sales Tax           | 3,348,502           | \$ 3,524,319        | \$ 175,817          | 5.3%          | 32,502,370            | \$ 34,629,124         | \$ 2,126,754          | 6.5%          | \$ 39,000,000             | 88.8%                          |
| Property Taxes            | -                   | 204,552             | 204,552             | 0.0%          | 19,479,582            | 19,300,659            | (178,923)             | (0.9%)        | 19,479,582                | 99.1%                          |
| Home-Rule Sales Tax       | 2,010,910           | 2,071,297           | 60,387              | 3.0%          | 18,346,760            | 19,480,417            | 1,133,657             | 6.2%          | 22,500,000                | 86.6%                          |
| State Income Tax          | 1,034,072           | 1,188,063           | 153,991             | 14.9%         | 9,988,864             | 10,896,749            | 907,885               | 9.1%          | 11,887,173                | 91.7%                          |
| Food & Beverage Tax       | 494,997             | 451,143             | (43,854)            | (8.9%)        | 4,949,973             | 5,305,966             | 355,994               | 7.2%          | 5,939,967                 | 89.3%                          |
| Hotel Tax                 | 329,999             | 274,342             | (55,657)            | (16.9%)       | 3,299,988             | 3,370,002             | 70,014                | 2.1%          | 3,959,986                 | 85.1%                          |
| Cannabis Tax              | 11,667              | 11,042              | (625)               | (5.4%)        | 116,667               | 99,244                | (17,423)              | (14.9%)       | 140,000                   | 70.9%                          |
| Licenses & Permits        | 128,788             | 133,917             | 5,129               | 4.0%          | 4,007,175             | 3,817,463             | (189,712)             | (4.7%)        | 4,188,064                 | 91.2%                          |
| Charges for Services      | 756,084             | 829,116             | 73,032              | 9.7%          | 8,441,682             | 7,531,318             | (910,364)             | (10.8%)       | 10,244,069                | 73.5%                          |
| Fines & Forfeits          | 141,163             | 149,381             | 8,218               | 5.8%          | 1,563,302             | 1,559,748             | (3,554)               | (0.2%)        | 1,803,470                 | 86.5%                          |
| Other                     | 559,659             | 561,488             | 1,829               | 0.3%          | 6,165,318             | 5,837,418             | (327,900)             | (5.3%)        | 7,449,545                 | 78.4%                          |
| Transfers In              | 120,567             | 75,567              | (45,000)            | (37.3%)       | 1,205,672             | 755,672               | (450,000)             | (37.3%)       | 1,446,806                 | 52.2%                          |
| <b>Total Revenues</b>     | <b>\$ 8,936,410</b> | <b>\$ 9,474,227</b> | <b>\$ 537,817</b>   | <b>6.0%</b>   | <b>\$ 110,067,352</b> | <b>\$ 112,583,779</b> | <b>\$ 2,516,428</b>   | <b>2.3%</b>   | <b>\$ 128,038,662</b>     | <b>87.9%</b>                   |
| <b>Expenditures</b>       |                     |                     |                     |               |                       |                       |                       |               |                           |                                |
| President & Board         | \$ 29,438           | \$ 24,548           | \$ (4,890)          | (16.6%)       | 304,007               | \$ 290,487            | \$ (13,520)           | (4.4%)        | \$ 372,507                | 78.0%                          |
| Boards & Commissions      | 18,585              | \$ 6,342            | (12,243)            | (65.9%)       | 270,733               | 239,338               | (31,395)              | (11.6%)       | 309,465                   | 77.3%                          |
| General Government        | 150,817             | \$ 144,992          | (5,825)             | (3.9%)        | 1,575,650             | 1,375,115             | (200,535)             | (12.7%)       | 1,911,764                 | 71.9%                          |
| Communications            | 68,891              | \$ 64,238           | (4,653)             | (6.8%)        | 705,022               | 643,930               | (61,092)              | (8.7%)        | 858,916                   | 75.0%                          |
| Finance                   | 152,324             | \$ 168,141          | 15,817              | 10.4%         | 1,641,406             | 1,635,243             | (6,163)               | (0.4%)        | 4,000,078                 | 40.9%                          |
| Info Technology           | 341,979             | \$ 371,294          | 29,315              | 8.6%          | 3,908,643             | 3,721,394             | (187,249)             | (4.8%)        | 4,678,695                 | 79.5%                          |
| Human Resources           | 154,598             | \$ 97,285           | (57,313)            | (37.1%)       | 1,571,423             | 1,348,020             | (223,403)             | (14.2%)       | 1,876,709                 | 71.8%                          |
| Cultural Services         | 208,903             | \$ 164,029          | (44,874)            | (21.5%)       | 2,493,726             | 2,566,140             | 72,414                | 2.9%          | 2,954,063                 | 86.9%                          |
| Police                    | 2,127,523           | \$ 1,963,633        | (163,890)           | (7.7%)        | 29,208,177            | 27,990,814            | (1,217,363)           | (4.2%)        | 34,385,279                | 81.4%                          |
| Fire                      | 1,852,461           | \$ 1,808,345        | (44,116)            | (2.4%)        | 25,876,071            | 24,148,420            | (1,727,651)           | (6.7%)        | 30,349,898                | 79.6%                          |
| Public Works              | 1,241,208           | \$ 1,073,935        | (167,273)           | (13.5%)       | 12,074,877            | 11,070,796            | (1,004,081)           | (8.3%)        | 14,852,637                | 74.5%                          |
| Community Development     | 442,311             | \$ 433,688          | (8,623)             | (1.9%)        | 4,578,947             | 4,245,210             | (333,737)             | (7.3%)        | 5,597,805                 | 75.8%                          |
| Economic Development      | 194,102             | \$ 62,641           | (131,461)           | (67.7%)       | 896,657               | 803,970               | (92,687)              | (10.3%)       | 1,097,340                 | 73.3%                          |
| Transportation            | 55,317              | \$ 38,502           | (16,815)            | (30.4%)       | 571,809               | 462,340               | (109,469)             | (19.1%)       | 701,083                   | 65.9%                          |
| Operating Transfers Out   | 950,134             | 950,134             | -                   | (0.0%)        | 9,501,340             | 9,501,340             | -                     | 0.0%          | 11,401,608                | 83.3%                          |
| <b>Total Expenditures</b> | <b>\$ 7,988,591</b> | <b>\$ 7,371,747</b> | <b>\$ (616,844)</b> | <b>(7.7%)</b> | <b>\$ 95,178,487</b>  | <b>\$ 90,042,557</b>  | <b>\$ (5,135,930)</b> | <b>(5.4%)</b> | <b>\$ 115,347,845</b>     | <b>78.1%</b>                   |
| <b>Surplus (Deficit)</b>  | <b>\$ 947,819</b>   | <b>\$ 2,102,480</b> | <b>\$ 1,154,660</b> |               | <b>\$ 14,888,865</b>  | <b>\$ 22,541,222</b>  | <b>\$ 7,652,358</b>   |               | <b>\$ 12,690,817</b>      |                                |



### Monthly Financial Report - February 29, 2024 Water Utility Fund

|                                     | Current Month       |                     |                     |                | YTD Actual            |                      |                        |                | Total Amended Budget  | YTD Actual % Amended Budget |
|-------------------------------------|---------------------|---------------------|---------------------|----------------|-----------------------|----------------------|------------------------|----------------|-----------------------|-----------------------------|
|                                     | FY24 Amended Budget | Actual              | \$ Variance         | % Variance     | FY24 Amended Budget   | Actual               | \$ Variance            | % Variance     |                       |                             |
|                                     |                     |                     |                     |                |                       |                      |                        |                |                       |                             |
| <b>Revenues</b>                     |                     |                     |                     |                |                       |                      |                        |                |                       |                             |
| W & S Charges                       | \$ 2,828,578        | \$ 2,761,437        | \$ (67,142)         | (2.4%)         | \$ 31,434,938         | \$ 30,938,128        | \$ (496,810)           | (1.6%)         | \$ 37,128,434         | 83.3%                       |
| Tap On Fees                         | 10,015              | 1,879               | (8,136)             | (81.2%)        | 100,147               | 123,777              | 23,630                 | 24%            | 120,176               | 103.0%                      |
| Other Revenue <sup>1</sup>          | 216,883             | 66,114              | (150,769)           | (69.5%)        | 2,168,834             | 593,133              | (1,575,701)            | (72.7%)        | 2,602,598             | 22.8%                       |
| <b>Total Revenues</b>               | <b>\$ 3,055,476</b> | <b>\$ 2,829,430</b> | <b>\$ (226,046)</b> | <b>(7.4%)</b>  | <b>\$ 33,703,918</b>  | <b>\$ 31,655,038</b> | <b>\$ (2,048,881)</b>  | <b>(6.1%)</b>  | <b>\$ 39,851,208</b>  | <b>79.4%</b>                |
| <b>Expenditures</b>                 |                     |                     |                     |                |                       |                      |                        |                |                       |                             |
| Salaries & Wages                    | \$ 301,605          | \$ 263,460          | \$ (38,145)         | (12.6%)        | \$ 3,173,326          | \$ 2,931,742         | \$ (241,584)           | (7.6%)         | \$ 3,927,338          | 74.6%                       |
| Employee Insurance                  | 59,543              | 59,543              | (0)                 | (0.0%)         | 595,433               | 595,433              | (0)                    | (0.0%)         | 714,520               | 83.3%                       |
| Employment Taxes                    | 21,791              | 19,806              | (1,986)             | (9.1%)         | 228,810               | 223,134              | (5,676)                | (2.5%)         | 283,289               | 78.8%                       |
| Pensions                            | 19,274              | 19,309              | 36                  | 0.2%           | 202,372               | 194,307              | (8,065)                | (4.0%)         | 250,556               | 77.6%                       |
| Other Payroll Expenses <sup>2</sup> | 241                 | 706                 | 465                 | 193.0%         | 21,430                | 34,383               | 12,952                 | 60.4%          | 21,912                | 156.9%                      |
| Supplies                            | 49,355              | 61,945              | 12,590              | 25.5%          | 493,550               | 418,096              | (75,454)               | (15.3%)        | 592,260               | 70.6%                       |
| Services and Charges                | 339,670             | 427,477             | 87,807              | 25.9%          | 3,409,962             | 2,616,929            | (793,032)              | (23.3%)        | 4,089,303             | 64.0%                       |
| JAWA                                | 1,237,846           | 1,192,067           | (45,780)            | (3.7%)         | 13,709,722            | 13,012,134           | (697,587)              | (5.1%)         | 16,058,277            | 81.0%                       |
| Capital Expenditures                | 1,485,135           | 580,730             | (904,405)           | (60.9%)        | 14,851,350            | 5,592,991            | (9,258,359)            | (62.3%)        | 17,821,620            | 31.4%                       |
| Depreciation/Bad Debt               | 201,707             | 201,985             | 278                 | 0.1%           | 2,017,073             | 2,014,964            | (2,109)                | (0.1%)         | 2,420,488             | 83.2%                       |
| Operating Transfers Out             | 295,511             | 295,511             | -                   | 0.0%           | 2,955,105             | 2,955,105            | -                      | 0.0%           | 3,546,126             | 83.3%                       |
| <b>Total Expenditures</b>           | <b>\$ 4,011,679</b> | <b>\$ 3,122,539</b> | <b>\$ (889,140)</b> | <b>(22.2%)</b> | <b>\$ 41,658,133</b>  | <b>\$ 30,589,218</b> | <b>\$ (11,068,915)</b> | <b>(26.6%)</b> | <b>\$ 49,725,689</b>  | <b>61.5%</b>                |
| <b>Surplus (Deficit)</b>            | <b>\$ (956,202)</b> | <b>\$ (293,109)</b> | <b>\$ 663,094</b>   |                | <b>\$ (7,954,215)</b> | <b>\$ 1,065,819</b>  | <b>\$ 9,020,034</b>    |                | <b>\$ (9,874,481)</b> |                             |

1. Other Revenue includes \$2MM in Grant revenue that has not yet been earned. Correspondingly, Capital Expenditures is also significantly below budget.

2. Other Payroll Expenses includes Comp Time accumulations that get converted to salaries when used or paid out.

# Finance

## Monthly Report - February 2024



Monthly Financial Report - January 31, 2024  
Hotel and Convention Center Funds

|  | Current Month       |                       |                       |                | YTD Actual          |                       |                       |                | 2024 Annual Budget   | YTD Actual % of Annual Budget |
|--|---------------------|-----------------------|-----------------------|----------------|---------------------|-----------------------|-----------------------|----------------|----------------------|-------------------------------|
|  | Budget              | Actual                | \$ Variance           | % Variance     | Budget              | Actual                | \$ Variance           | % Variance     |                      |                               |
| <b>Convention Center Fund (590)</b>    |                     |                       |                       |                |                     |                       |                       |                |                      |                               |
| <b>Revenues (590)</b>                  |                     |                       |                       |                |                     |                       |                       |                |                      |                               |
| Hotel Tax                              | \$ 226,039          | \$ 188,898            | \$ (37,141)           | (16.4%)        | \$ 226,039          | \$ 188,898            | \$ (37,141)           | (16.4%)        | \$ 3,541,963         | 5.3%                          |
| Telecommunications Tax                 | 250                 | 257                   | 7                     | 2.8%           | 250                 | 257                   | 7                     | 2.8%           | 3,000                | 8.6%                          |
| Amusement Tax                          | 196,465             | 205,986               | 9,521                 | 4.8%           | 196,465             | 205,986               | 9,521                 | 4.8%           | 2,241,000            | 9.2%                          |
| H. R. Sales Tax - Renaissance          | 16,428              | 17,467                | 1,039                 | 6.3%           | 16,428              | 17,467                | 1,039                 | 6.3%           | 192,610              | 9.1%                          |
| Food & Beverage Tax                    | 316,759             | 319,023               | 2,264                 | 0.7%           | 316,759             | 319,023               | 2,264                 | 0.7%           | 3,332,604            | 9.6%                          |
| State Sales Tax - Renaissance          | 16,428              | 17,467                | 1,039                 | 6.3%           | 16,428              | 17,467                | 1,039                 | 6.3%           | 192,610              | 9.1%                          |
| Invstmt Inc/Host Lease                 | 204,167             | 267,255               | 63,088                | 30.9%          | 204,167             | 267,255               | 63,088                | 30.9%          | 2,450,000            | 10.9%                         |
| Operating Transfers In                 | 747,280             | -                     | (747,280)             | (100.0%)       | 747,280             | -                     | (747,280)             | (100.0%)       | 8,967,357            | 0.0%                          |
| <b>Total Revenues (590)</b>            | <b>\$ 1,723,817</b> | <b>\$ 1,016,353</b>   | <b>\$ (707,464)</b>   | <b>(41.0%)</b> | <b>\$ 1,723,817</b> | <b>\$ 1,016,353</b>   | <b>\$ (707,464)</b>   | <b>(41.0%)</b> | <b>\$ 20,921,144</b> | <b>4.9%</b>                   |
| <b>Expenditures (590)</b>              |                     |                       |                       |                |                     |                       |                       |                |                      |                               |
| Professional Services                  | \$ 58,333           | -                     | \$ (58,333)           | (100.0%)       | \$ 58,333           | -                     | \$ (58,333)           | (100.0%)       | \$ 700,000           | 0.0%                          |
| Tax Exempt Bond Interest               | -                   | -                     | -                     | 0.0%           | -                   | -                     | -                     | 0.0%           | 8,414,729            | 0.0%                          |
| Capital Transfers Out                  | -                   | -                     | -                     | 0.0%           | -                   | -                     | -                     | 0.0%           | 5,000,000            |                               |
| Depreciation and Amortization          | 500,000             | 500,000               | -                     | 0.0%           | 500,000             | 500,000               | -                     | 0.0%           | 6,000,000            | 8.3%                          |
| <b>Total Expenditures (590)</b>        | <b>\$ 558,333</b>   | <b>\$ 500,000</b>     | <b>\$ (58,333)</b>    | <b>(10.4%)</b> | <b>\$ 558,333</b>   | <b>\$ 500,000</b>     | <b>\$ (58,333)</b>    | <b>(10.4%)</b> | <b>\$ 20,114,729</b> | <b>2.5%</b>                   |
| <b>Surplus/ (Deficit) (590)</b>        | <b>\$ 1,165,483</b> | <b>\$ 516,353</b>     | <b>\$ (649,130)</b>   |                | <b>\$ 1,165,483</b> | <b>\$ 516,353</b>     | <b>\$ (649,130)</b>   |                | <b>\$ 806,415</b>    |                               |
| <b>Renaissance Hotel/CC Fund (591)</b> |                     |                       |                       |                |                     |                       |                       |                |                      |                               |
| <b>Revenues (591)</b>                  |                     |                       |                       |                |                     |                       |                       |                |                      |                               |
| Hotel Room Revenue                     | \$ 1,155,082        | \$ 1,234,133          | \$ 79,051             | 6.8%           | \$ 1,155,082        | \$ 1,234,133          | \$ 79,051             | 6.8%           | \$ 20,020,471        | 6.2%                          |
| Banquet Revenue                        | 1,491,758           | 1,262,664             | (229,094)             | (15.4%)        | 1,491,758           | 1,262,664             | (229,094)             | (15.4%)        | 19,828,250           | 6.4%                          |
| Restaurant Revenue                     | 253,251             | 255,757               | 2,506                 | 1.0%           | 253,251             | 255,757               | 2,506                 | 1.0%           | 3,741,873            | 6.8%                          |
| Other Hotel/CC Revenue                 | 343,244             | 278,970               | (64,274)              | (18.7%)        | 343,244             | 278,970               | (64,274)              | (18.7%)        | 4,860,196            | 5.7%                          |
| Capital Transfers In                   | -                   | -                     | -                     | 0.0%           | -                   | -                     | -                     | 0.0%           | 5,000,000            | 0.0%                          |
| <b>Total Revenues (591)</b>            | <b>\$ 3,243,336</b> | <b>\$ 3,031,524</b>   | <b>\$ (211,812)</b>   | <b>(6.5%)</b>  | <b>\$ 3,243,336</b> | <b>\$ 3,031,524</b>   | <b>\$ (211,812)</b>   | <b>(6.5%)</b>  | <b>\$ 53,450,790</b> | <b>5.7%</b>                   |
| <b>Expenditures (591)</b>              |                     |                       |                       |                |                     |                       |                       |                |                      |                               |
| Hotel Room Expenses                    | \$ 410,875          | \$ 472,116            | \$ 61,241             | 14.9%          | \$ 410,875          | \$ 472,116            | \$ 61,241             | 14.9%          | \$ 5,966,651         | 7.9%                          |
| Kitchen Expenses                       | 529,879             | 508,923               | (20,956)              | (4.0%)         | 529,879             | 508,923               | (20,956)              | (4.0%)         | 6,068,823            | 8.4%                          |
| Banquet Expenses                       | 537,863             | 452,713               | (85,150)              | (15.8%)        | 537,863             | 452,713               | (85,150)              | (15.8%)        | 6,399,022            | 7.1%                          |
| Restaurant Expenses                    | 130,162             | 178,591               | 48,429                | 37.2%          | 130,162             | 178,591               | 48,429                | 37.2%          | 1,970,809            | 9.1%                          |
| Capital Outlay                         | 250,765             | 1,264,147             | 1,013,382             | 404.1%         | 250,765             | 1,264,147             | 1,013,382             | 404.1%         | 3,009,185            | 42.0%                         |
| Other Expenses                         | 1,221,866           | 1,253,132             | 31,266                | 2.6%           | 1,221,866           | 1,253,132             | 31,266                | 2.6%           | 16,008,943           | 7.8%                          |
| Transfer to Convention Center          | 747,280             | -                     | (747,280)             | (100.0%)       | 747,280             | -                     | (747,280)             | (100.0%)       | 8,967,357            | 0.0%                          |
| <b>Total Expenditures (591)</b>        | <b>\$ 3,828,690</b> | <b>\$ 4,129,622</b>   | <b>\$ 300,932</b>     | <b>7.9%</b>    | <b>\$ 3,828,690</b> | <b>\$ 4,129,622</b>   | <b>\$ 300,932</b>     | <b>7.9%</b>    | <b>\$ 48,390,790</b> | <b>8.5%</b>                   |
| <b>Surplus/ (Deficit) (591)</b>        | <b>\$ (585,354)</b> | <b>\$ (1,098,098)</b> | <b>\$ (512,743)</b>   |                | <b>\$ (585,354)</b> | <b>\$ (1,098,098)</b> | <b>\$ (512,743)</b>   |                | <b>\$ 5,060,000</b>  |                               |
| <b>Net Surplus/ (Deficit)</b>          | <b>\$ 580,129</b>   | <b>\$ (581,745)</b>   | <b>\$ (1,161,874)</b> |                | <b>\$ 580,129</b>   | <b>\$ (581,745)</b>   | <b>\$ (1,161,874)</b> |                | <b>\$ 5,866,415</b>  |                               |



### RFPS AND CONTRACTS \$20,000 TO \$50,000

| Date      | Project                                      | Vendor                    | Amount           | Was a Bid or RFP |
|-----------|--|---------------------------|------------------|------------------|
| 2/12/2024 | Generator maintenance and repairs            | Lionheart Critical Power  | \$ 28,383        | RFP              |
| 2/12/2024 | Wintrust field patio seating design          | Arcon Associates          | \$ 40,750        | RFP              |
| 2/12/2024 | Real-time information center                 | Scientel Solutions        | \$ 39,552        | RFP              |
| 2/12/2024 | Reimbursement for purchasing a transport van | Boys and Girls Clubs      | \$ 46,498        |                  |
| 2/27/2024 | Purchase of Genetec server at PD             | SMG Security Holdings LLC | \$ 27,166        | BID              |
|           |  |                           |                  |                  |
|           |  |                           |                  |                  |
|           |  |                           |                  |                  |
|           |  |                           |                  |                  |
|           |  | <b>Monthly Total</b>      | <b>\$182,349</b> |                  |
|           |  | Yearly Total              | \$1,701,350      |                  |



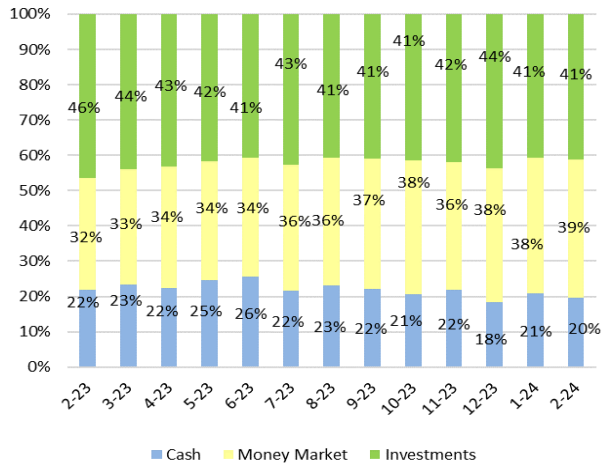


## SUMMARY OF CASH AND INVESTMENTS

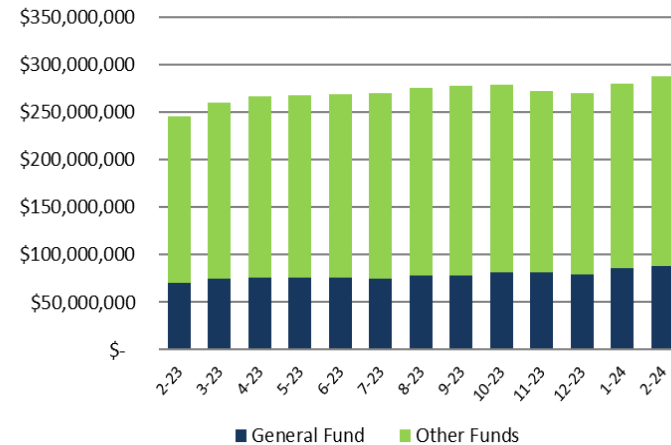
### VILLAGE OF SCHAUMBURG STATEMENT OF CASH AND INVESTMENTS February 29, 2024

|  | Par Value             | Current Book Value    | Market Value          | Percent Total Book Value |
|--|-----------------------|-----------------------|-----------------------|--------------------------|
| Cash   | 56,391,682            | 56,391,682            | 56,391,682            | 20%                      |
| Money Market                                     | 112,262,946           | 112,262,946           | 112,262,946           | 39%                      |
| CDs  | 35,185,534            | 35,185,534            | 35,120,018            | 12%                      |
| Agency Bonds                                     | 49,500,000            | 49,304,023            | 48,571,084            | 17%                      |
| US Treasury Notes                                | 22,050,000            | 21,864,175            | 21,354,206            | 8%                       |
| Municipal Bonds                                  | 14,170,000            | 13,846,984            | 13,561,642            | 5%                       |
|  | <b>\$ 289,560,162</b> | <b>\$ 288,855,344</b> | <b>\$ 287,261,579</b> | <b>100%</b>              |
| <b>Last Year</b>                                 |                       | <b>\$248,959,811</b>  | <b>\$247,937,984</b>  | <b>\$245,013,743</b>     |
| <b>Change Increase (Decrease) from Last Year</b> |                       | <b>16.3%</b>          | <b>16.5%</b>          | <b>17.2%</b>             |

Cash vs Money Market vs Investments



General Fund & Total Investments by Month





**Recommendation to Delay the Effective Date of the Municipal Push Tax on Video Gaming to May 1, 2025  
3/18/2024**

**Finance Legal Administrative General Government**

Presenter: Alex Thorpe  
Lead Department: Finance

***Executive Summary:***

The Village adopted a "Push Tax" or "penny per push" amusement tax in October 2021, which taxes video game users one cent (\$0.01) for each spin or push on a video gaming terminal. This ordinance was passed in response to IL HB 521, which would have barred municipalities from ever enacting such a tax if an ordinance was not in place by October 31, 2021. Originally, the Village ordinance went into effect on May 1, 2022, however implementation was deferred until May 1, 2023 and deferred again to May 1, 2024 due to lawsuits filed by the terminal operators.

According to the Illinois Municipal League (IML) in a January 2024 factsheet: "*Until these legal challenges are fully resolved by the courts, the legality of a locally-adopted push tax remains at question. It may be advisable — for home rule communities that have adopted a push tax — to delay implementation or collection of the tax until all legal decisions have been issued.*" Therefore, staff is recommending to delay the implementation of this tax until May 1, 2025.

***Recommended Action:***

The Village Manager recommends the FLAGG Committee recommend the Village Board delay the implementation date of a Municipal Push Tax on Plays of Video Gaming Terminals effective May 1, 2025.

**ATTACHMENTS:**

| Description                   | Type            |
|-------------------------------|-----------------|
| ▫ IML Memo regarding Push Tax | Backup Material |

# UPDATES TO VIDEO GAMING LAWS



[Public Act \(P.A.\) 102-0689 \(available via this link\)](#), effective December 17, 2021, makes several changes to Illinois' video gaming laws that impact both home rule and non-home rule municipalities. This fact sheet highlights several of the changes that may be of interest to municipal officials as they seek to regulate video gaming within their communities.

## VIDEO GAMING TERMINAL FEES

The Act allows non-home rule municipalities to impose an annual fee for the operation of each video gaming terminal not to exceed \$250 per year. State statute previously capped this non-home rule video gaming terminal fee at \$25 per terminal per year. For home rule communities, state statute does not provide a cap for these fees.

For both home rule and non-home rule communities, the payment of this annual fee is required to be shared equally between the terminal operator and the applicable licensed establishment.

As a resource for our members, the Illinois Municipal League (IML) has updated our [model video gaming ordinance \(available via this link\)](#) to reflect the increase to the maximum terminal fee for non-home rule communities.

## VIDEO GAMING TAX REVENUE

According to the Illinois Gaming Board, the total amount played at video gaming terminals in calendar year 2023 was \$32.6 billion, with players winning approximately \$29.8 billion. The net taxable income was \$2.9 billion, which resulted in \$836.5 million to the state and \$144.2 million to municipalities and counties.

The net proceeds from video gaming terminals are divided as follows:

- 65.15% to the venue and terminal operators;
- 29% to the state;
- 5% to the municipality or county where the video gaming terminal is located; and,
- 0.85% to the Illinois Gaming Board

Video gaming revenues have proven critical for local communities to be able to provide services to their residents without raising property taxes.



## REGULATION OF GAMING AT FRATERNAL AND VETERANS ORGANIZATIONS

State law allows municipalities to pass an ordinance prohibiting video gaming within the corporate limits of the municipality.<sup>1</sup>

However, beginning July 1, 2022, fraternal and veterans organizations that derive their charter from a national organization may apply directly to the Illinois Gaming Board for a license allowing video gaming in communities that have prohibited video gaming. If the license is granted by the Illinois Gaming Board, then the licensed fraternal establishment or licensed veterans establishment may operate video gaming terminals, even if located in a community that has prohibited video gaming by local ordinance.

## PUSH TAX

The Act prohibits home rule communities from imposing a video gaming push tax after October 31, 2021. This date was moved from June 1, 2021, at the request of IML, in order to allow municipalities that enacted such a tax prior to or after the adjournment of the General Assembly's 2021 Spring Legislative Session to continue to impose that tax.

Home rule communities that adopted a push tax before November 1, 2021, are allowed to maintain their push tax, but may not extend, expand or increase the tax after that date. Non-home rule communities have never had and do not have the authority to implement a push tax on video gaming.

Municipal officials in communities that have adopted such a tax should note that the authority to levy this tax is the subject of ongoing litigation that has yet to be resolved by the courts. Until these legal challenges are fully resolved by the courts, the legality of a locally-adopted push tax remains at question. It may be advisable – for home rule communities that have adopted a push tax – to delay implementation or collection of the tax until all legal decisions have been issued. Each municipality should determine this locally and with a full understanding of the court cases.

## CLARIFICATION OF LEGISLATIVE INTENT

The Act provides that the licensure, registration and regulation of manufacturers, distributors, terminal operators and other gaming entities are powers and functions of the state. However, legislative intent entered into the record during legislative debate clarified:

“It is not the intent of the legislature for this language to diminish, alter or remove the current authority of municipalities to regulate businesses in matters such as, but not limited to, zoning, the issuance of business permits or liquor licenses, the performance of building inspections and/or other normal and routine matters that do not specifically relate to the conduct of video gaming. This is a limited and specific preemption, not a broad interruption of municipal regulatory authority.”

Municipal officials should consult with their retained attorney prior to taking any formal or informal action with regard to gaming regulation.

**iml.org**

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<sup>1</sup> [230 ILCS 40/27](#)





**Recommendation to Adopt an Ordinance Amending the Fee Schedule Effective May 1, 2024  
(Land Development Permits)**

**3/18/2024**

**Finance Legal Administrative General Government**

Presenter: Alex Thorpe

Lead Department: Finance

***Executive Summary:***

Following the departure of the Community Development Engineer on January 6, 2023, the Village secured engineering consult services during the recruitment of a fulltime replacement. Initial attempts to fill the vacancy did not yield a qualified candidate, leading to the continuation of these outsourced services, which provides the village an engineer three days weekly. During this time, the engineer consultant provides direction to the Engineering Division and technical assistance to the Project Review Group and other staff. Due to a challenging labor market, the village is no longer actively recruiting to fill the position, therefore the Community Development Department is requesting to increase the services to four days a week in FY 25. In response, an analysis of current permit costs and a comparison with fees in neighboring areas have identified an opportunity for some permit fee adjustments to help offset the costs incurred from outsourcing these engineering services.

Currently, major land development permits are based on acreage and whether permits require review of permits for external agencies such as MWRD or IDOT. In addition to permit fees, most applicants for land development permits also pay escrow fees for engineering plan review. Staff typically collects \$6,000 during the zoning entitlement process. After zoning approvals, the funds are applied to engineering plan review fees and the land development permit review fees. If the funds are exhausted, additional funds are requested and any funds not spent on engineering plan review are refunded to the applicant. Staff evaluated major land development permits from 2022 through the present. Staff is not proposing increases to residential fees and site maintenance fees.

Staff compared fees with the following communities Arlington Heights, Elk Grove Village, Hoffman Estates, Orland Park, Naperville, Tinley Park, Roselle, and Palatine. Some of the communities surveyed did not have separate land development and building permits. Arlington Heights, Elk Grove Village, Hoffman Estates and Naperville based their fees on a percentage of the Engineer's Estimate of Probable Cost. These percentages varied from 1.5 percent to 7 percent. Naperville charges applicants plan review fees based on the number of pages in the permit submittal. Elk Grove Village charges for each inspection. Based on the analysis staff recommends an increase to the current fee structure.

Staff recommends modifying the fees for major land development permits to charge 2 percent of the approved Engineer's Estimate of probable costs, with a \$3,000 minimum fee. These fees are in

addition to the escrow fees collected for engineering plan review. Attached is a redline version of the fee schedule with the recommended changes. The fee changes will go into effect May 1, 2024, any permits received prior to that date will be charged the current rates.

|                                   |
|-----------------------------------|
| <b><i>Recommended Action:</i></b> |
|-----------------------------------|

The Village Manager recommends the FLAGG Committee recommend the Village Board adopt an Ordinance Amending Title 3 Chapter 41 Section B-Community Development Fees and Permits of the Fee Schedule (Commercial/Industrial/Non-single-family Permit Fees) effective May 1, 2024.

**ATTACHMENTS:**

| Description             | Type      |
|-------------------------|-----------|
| ▣ Ordinance             | Ordinance |
| ▣ Exhibit A             | Exhibit   |
| ▣ Redlined Fee Schedule | Exhibit   |

**PUBLICATION OF:**

**ORDINANCE NO. 24 -  
ORDINANCE AMENDING TITLE 3 CHAPTER 41  
SECTION B-COMMUNITY DEVELOPMENT FEES AND PERMITS OF THE FEE SCHEDULE  
(COMMERCIAL/INDUSTRIAL/NON-SINGLE-FAMILY PERMIT FEES)**

**ADOPTED: APRIL \_\_\_\_, 2024  
PUBLISHED IN PAMPHLET FORM PURSUANT TO AUTHORIZATION AND  
DIRECTION OF THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF  
SCHAUMBURG ON APRIL \_\_\_\_, 2024**



**ORDINANCE NO. 24 -  
ORDINANCE AMENDING TITLE 3 CHAPTER 41  
SECTION B-COMMUNITY DEVELOPMENT FEES AND PERMITS OF THE FEE SCHEDULE  
(COMMERCIAL/INDUSTRIAL/NON-SINGLE-FAMILY PERMIT FEES)**

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

**WHEREAS**, the Village of Schaumburg Finance Department and Community Development Department has conducted a review of the charges and fees charged by the Village of Schaumburg; and

**WHEREAS**, the costs of the charges and fees have been revised to more closely reflect the actual cost of the service provided; and

**WHEREAS**, it would be in the best interests of the citizens of Schaumburg to update and keep current the village fee schedule and implement changes effective May 1, 2024; and

**WHEREAS**, the FLAGG Committee has recommended certain changes to the Village's fee schedule.

**NOW THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SCHAUMBURG:**

**SECTION ONE:** That the following portions of Title 3, Chapter 41, Section 41.01(B) Community Development Fees and Permits be amended to reflect the Proposed Fee Column as stated in the attached Exhibit A.

**SECTION TWO:** Section One of this ordinance shall be in full force and effect, after passage, approval and publication as required by law immediately with designated listings to be effective May 1, 2024.

AYES:  
NAYS:  
ABSENT:

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Village President

ATTEST:

\_\_\_\_\_  
Village Clerk

**EXHIBIT A**

| <b>Permit Type</b>  | <b>Current</b>   | <b>Proposed</b>                          |
|---|--|--|
| <b>Engineering fees:</b>  |  |  |
| Drainage improvements:  |  |  |
| Residential single-family only  | \$ 50.00   | \$50.00                                  |
| Fire Buffalo box lids   | \$ 12.00   | \$12.00                                  |
| Land development:   |  |  |
| Commercial/industrial/non-single-family:<br>Fees based on 2% of the approved<br>Engineer's Estimate of Probable Cost<br>(EOPC), \$3,000 minimum | Various rates<br>ranging from<br>\$2063 to<br>\$20,630 | 2% of approved EOPC (\$3,000<br>minimum) |
| Wetland Review under 1 acre (added to<br>base permit fee)   | \$ 2,580.00  | eliminated                               |
| Wetland Review over 1 acre (added to<br>base permit fee)  | \$ 5,158.00  | eliminated                               |

| Permit Type   | Current Fees  |
|---|---|
| <b>Engineering fees:</b>  |   |
| Drainage improvements:  |   |
| Residential single-family only  | \$50.00   |
| Fire Buffalo box lids   | \$12.00   |
| Land development:   |   |
| Commercial/industrial/non-single-family: <u>Fees based on 2% of the approved Engineer's Estimate of Probable Cost (EOPC), \$3,000 minimum</u> |   |
| <del>0.5 acre without detention and/or outside agency permits</del>   | <del>\$2,063.00</del>   |
| <del>0.5 acre with detention and/or outside agency permits</del>  | <del>\$3,095.00</del>   |
| <del>0.5–1.9 acres without detention and/or outside agency permits</del>  | <del>\$4,333.00</del>   |
| <del>2–2.9 acres with detention or outside agency permits</del>   | <del>\$5,570.00</del>   |
| <del>3–3.9 acres with detention or outside agency permits</del>   | <del>\$6,810.00</del>   |
| <del>4–4.9 acres with detention or outside agency permits</del>   | <del>\$8,045.00</del>   |
| <del>5–9.9 acres with detention or outside agency permits</del>   | <del>\$12,380.00</del>  |
| <del>10 or more acres with detention or outside agency permits</del>  | <del>\$20,630.00</del>  |
| <del>Wetland review under 1 acre (added to base permit fee)</del>   | <del>\$2,580.00</del>   |
| <del>Wetland review over 1 acre (added to base permit fee)</del>  | <del>\$5,158.00</del>   |
| Reviews requiring outside consultant assistance will be billed directly at the outside consultant rate  |   |
| Retaining wall:   |   |
| Commercial/industrial/residential:  |   |
| Less than 3 feet tall as measured from adjacent grade   | \$50.00   |
| 3 feet tall or more as measured from adjacent grade   | \$100.00  |
| Right-of-way permit:  |   |
| Utility work less than 500 feet in total length   | \$300.00  |
| Utility work 500 feet or more in total length   | \$300.00 plus \$0.10 per linear foot of proposed work in excess of 500 feet |
| Permits not secured prior to work beginning shall double  |   |
| Emergency right-of-way permits shall be secured within 30 days  |   |
| Initial application fee   | \$220.00  |
| Annual fee  | \$108.00  |
| Site and parking lot maintenance and repair:  |   |
| Non-single-family residential:  |   |
| Minimum fee   | \$50.00   |
| Maximum fee   | \$100.00  |



**Recommendation to Approve the Septemberfest Main Stage Production Contract  
3/18/2024**

**Finance Legal Administrative General Government**

Presenter: Roxane Benvenuti  
Lead Department: Cultural Services

| Accounts(s):                | Budget:  | Expense Request: |
|-----------------------------|----------|------------------|
| 1015010 7237<br>5353 (FY25) | \$82,000 | \$81,962.44      |

|                             |           |           |
|-----------------------------|-----------|-----------|
| 1015010 7223<br>5353 (FY25) | \$110,000 | \$110,000 |
|-----------------------------|-----------|-----------|

The budget status for this request is: Under Budget

Amount Under Budget: \$37.56

If amount requested is over budget, a detailed explanation of what account(s) the overage will be charged to will be provided in the Executive Summary or attached detail.

***Executive Summary:***

The Septemberfest Committee voted to exercise the first option year of the contract between the Village of Schaumburg and Creative Audio, the current main stage production services provider. This extension will continue enhancing the entertainment at the main stage since it has been successful. Creative Audio books entertainment for numerous festivals, state and county fairs and concerts across the Midwest. The fee for the service is 10% of the headline act bookings and scheduling some production items. However, Creative Audio booking entertainment will continue to bring both better selection and pricing for bands performing at Septemberfest. The services that Creative Audio provides are costs that the Village of Schaumburg have always paid for Septemberfest, we are simply using one vendor to coordinate again this year. In addition, sales from the VIP area seating will offset the artist booking fee. Thus, this service will not cause a net increase in the cost of entertainment at the main stage.

***Recommended Action:***

The Village Manager recommends the FLAGG committee recommend the Village Board approve a Resolution authorizing the Village Manager to execute a one year extension on the contract with Creative Audio of Rockford, IL for Main Stage Production services in an amount not to exceed \$81,962.44 with an estimated requested budget of \$110,000.00 available for performance fees subject to approval of the FY 25 budget.

**ATTACHMENTS:**

| Description                                    | Type              |
|--|-------------------|
| ▫ Septemberfest Main Stage Production Contract | Cover Memo        |
| ▫ Septemberfest Main Stage Production Contract | Exhibit           |
| ▫ Septemberfest Main Stage Production Contract | Resolution Letter |



**MEMORANDUM**  
RB #09-2024

**Date:** February 27, 2024  
**To:** Village Manager  
**From:** Special Events Coordinator  
**Subject:** **Septemberfest Main Stage Production Contract**  
**For:** FLAGG Committee

**Introduction**

The Septemberfest Committee voted to exercise the first option year of the contract between the Village of Schaumburg and Creative Audio, the current main stage production services provider. This extension will continue enhancing the entertainment at the main stage since it has been successful. Creative Audio books entertainment for numerous festivals, state and county fairs and concerts across the Midwest. The fee for the service is 10% of the headline act bookings and scheduling some production items. However, Creative Audio booking entertainment will continue to bring both better selection and pricing for bands performing at Septemberfest. The services that Creative Audio provides are costs that the Village of Schaumburg have always paid for Septemberfest, we are simply using one vendor to coordinate again this year. In addition, sales from the VIP area seating will offset the artist booking fee. Thus, this service will not cause a net increase in the cost of entertainment at the main stage.

**Discussion**

Creative Audio provided the main stage, sound, lighting, and video display system state of the art equipment with exceptional service for Septemberfest 2019, 2021, 2022, and 2023 (Septemberfest 2020 was canceled). The contract consists of the 40' x 40' mobile hydraulic stage, sound, lighting, and video display system equipment that includes all associated main stage production labor/operators, in-ear monitors for the three headline acts, three generators (one main stage 150 KW generator for stage, sound, lighting, and video, one 56 KW generator for RVs, along with one back-up 150 KW generator), RV rental for dressing rooms, local ground transportation, backline equipment rental, and barricades for the reserved VIP area to accommodate 250 chairs.

The contract will be for a five-day period which will include the Friday set-up (Thursday is acceptable if needed), and the Monday evening/Tuesday morning tear-down time, to be held on the 2024 Labor Day weekend. The 2024 festival dates, hours, set-up, and tear-down information is as follows:

Set-up: Friday, August 30, 2024, or Thursday, August 29, 2024, if necessary due to weather.

Saturday, August 31, 2024 - 10:00 a.m. to 10:00 p.m. Main stage shows are typically 6 or 6:30 p.m. & 8:30 p.m.  
Sunday, September 1, 2024 - 10:00 a.m. to 10:00 p.m., fireworks display from 10 p.m. to 10:15 p.m. Main stage shows are typically 6 or 6:30 p.m. & 8:30 p.m.

Monday, September 2, 2024 - 10:00 a.m. to 9:00 p.m., fireworks rain date at 9 p.m. to 9:15 p.m. Main stage shows are typically 5 or 5:30 p.m. & 7:30 p.m.

Performance times are subject to change depending upon the contracted bands.

Tear-down: Completed by Tuesday, September 3, 2024.

The current contract between the Village of Schaumburg and Creative Audio includes three (3) optional, additional years. These may be exercised at the option of the Village, with mutual consideration between the Village and the vendor. A one-time economic adjustment for labor, material, and equipment costs may be negotiated for each one-year extension to the contract after last year's initial contract period. This economic adjustment may not exceed the published local Consumer Price Index (CPI) for the previous twelve-month period which is 2.4% for this first option year.

| 2024 ESTIMATED SEPTEMBERFEST MAIN STAGE ENTERTAINMENT PERFORMER EXPENSES |                     |
|--|---------------------|
| 6 Main Stage Acts (2 acts per day)                                       | \$110,000.00        |
| <b>Total</b>   | <b>\$110,000.00</b> |

| 2024 ESTIMATED SEPTEMBERFEST MAIN STAGE PRODUCTION CONTRACTED EXPENSES                  |                    |
|---|--------------------|
| Main Stage, Sound, Lighting, Video Display System Equipment Including Labor             | \$53,264.64        |
| Main Stage Motorhome RV Rentals Delivered for Dressing Rooms                            | \$2,862.00         |
| Main Stage Generators for Stage, Sound, Lighting, Video Walls, RVs & Back-up            | \$3,609.60         |
| Main Stage Reserved VIP Area 400' of Bike Rack Barricades to Accommodate 250 Chairs     | \$1,260.00         |
| Main Stage Local Ground Transportation 15 Passenger Van & Driver (hotel to event only)  | \$3,300.00         |
| Estimated Main Stage Backline Equipment Rental Which Includes In-Ear Monitors as Needed | \$6,300.00         |
| Estimated Main Stage 10% Artists Booking Fee for 3 Headline Acts                        | \$10,450.00        |
| Estimated Main Stage 10% Booking Fee for RV & Backline Equipment Rentals                | \$916.20           |
| <b>Total</b>  | <b>\$81,962.44</b> |

TOTAL ESTIMATED PERFORMER & CONTRACTED PRODUCTION EXPENSES \$191,962.44

The Village of Schaumburg would continue to pay Creative Audio for the main stage production services estimated to not exceed \$81,962.44 and pay the contracted bands directly for fees based on the requested budget of \$110,000.00. The headline acts are booked by Creative Audio and the opening acts are scheduled by the Septemberfest Committee and staff.

**Recommendation**

The Village Manager recommends the FLAGG committee recommend the Village Board approve a Resolution authorizing the Village Manager to execute a one year extension on the contract with Creative Audio of Rockford, IL for Main Stage Production services in an amount not to exceed \$81,962.44 with an estimated requested budget of \$110,000.00 available for performance fees subject to approval of the FY 25 budget.

Attachments: One (1) Septemberfest Main Stage Production Contract  
One (1) Resolution





## CREATIVE AUDIO CONSULTING / TALENT BUYING AGREEMENT

This agreement made as of this 31st day of January 2024, by and between Creative Audio (“Vendor”), a firm specializing in concert production, talent buying, consulting and promotion of concerts, located at 4787 Hydraulic Rd., Rockford, Illinois 61109, herein called Creative and Village of Schaumburg (“Producer”).

WHEREAS Village of Schaumburg (“Producer”) intends to organize and produce concerts utilizing arenas, fairs, and non-traditional facilities across the United States and requires the consulting & talent buying services of Vendor.

WHEREAS Vendor wishes to accept such engagement upon the terms and conditions set forth in this Agreement.

NOW, THEREFORE, in consideration of the mutual promises made by each party in this Agreement and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Producer and Vendor agree as follows:

1. Services.
  - A. Producer hereby engages Vendor as an Independent Contractor and Vendor hereby agrees to accept such engagement, upon the terms and conditions set forth in this Agreement. During the Term (as hereinafter defined) of this Agreement, Vendor shall advise and assist Producer on matters related to the Services.
  - B. In the performance of its duties under this Agreement, Vendor agrees that it will not:
    - (I.) Negotiate or enter into any oral or written contract, agreement, or arrangement on behalf of, or in the name of Producer, or otherwise bind Producer, in any manner whatsoever without the express written consent of Producer or its authorized agent.
    - (II.) Engage in any conduct, or cause Producer to engage in any conduct, which would result in Producer’s breach of violation of any agreement, law, ordinance, or regulation.
    - (III.) Sign any checks on behalf of or authorize any payments by Producer in any manner whatsoever.
2. Term. The term of Vendor retention and engagement under this Agreement shall begin on January 23, 2024, and shall end on September 30, 2024. Producer understands that the expiration of the Term of this Agreement will not absolve Producer from paying any Fees due Vendor originated under this Agreement. The contract shall be for a three (3) day event (not



including set-up and tear down time), to be held on the 2024 Labor Day weekend. The contract shall include three (3) optional, additional years as stated below. These may be exercised at the option of the Village, with mutual consideration between the Village and the vendor. Options will be exercised prior to January 31 preceding the next event date.

- Saturday, September 2, 2023 / Sunday, September 3, 2023 / Monday, September 4, 2023
  - Saturday, August 31, 2024\* / Sunday, September 1, 2024\* / Monday, September 2, 2024\*
  - Saturday, August 30, 2025\* / Sunday, August 31, 2025\* / Monday, September 1, 2025\*
  - Saturday, September 7, 2026\* / Sunday, September 7, 2026\* / Monday, September 7, 2026\*
- \* *Indicates option years*

The village will notify vendor in writing prior to January 31<sup>st</sup> of the Village's intention whether or not to extend the contract to optional years.

A one-time economic adjustment for labor, material, and equipment costs may be negotiated for each one-year extension to the contract after the initial one-year contract period. This economic adjustment may not exceed the published local Consumer Price Index (CPI) for the previous twelve-month period.

3. Compensation. In consideration of all services to be performed by Vendor under this Agreement, Producer agrees to pay Vendor a fee ("Fee") of 10% to be broken out as stated below:

10% booking fee for 3 Headline artists, RV rental, backline, and any other show related expense other than stage, sound, lights, video walls, generators, bike rack, and band transportation from hotel to show.

Payment to Vendor shall cover the following:

\* *See Scope of Services attached hereto.*

4. Expenses. Producer shall be responsible for any reasonable expenses Vendor incurs in the course of the Services, which would be mutually agreed upon and not unreasonably withheld by the Producer.

5. Termination of Agreement. Either Party may elect to terminate this Agreement upon the occurrence of any of the following:

(A) Mutual written agreement signed by Vendor and Producer or its authorized agent, electing to terminate this Agreement.

(B) Upon written notice sent by Producer to Vendor, if Vendor: (I.) is unwilling to perform its duties or obligations pursuant to this Agreement or otherwise violates this Agreement, (II.) commits any dishonest, fraudulent, or grossly negligent act in its capacity as a Producer to Producer, (III.) in bad faith acts in a manner materially inconsistent with the best interests of Producer; or (IV.) otherwise breaches this Agreement.



(C) If Vendor fails to perform as mutually agreed herein and Producer outlines, in written notice, Vendor nonperformance as being a specific cause for termination of the Agreement and Vendor does not cure such failure or nonperformance within ten (10) days of receipt of such written notice. Any cancellation by Producer, except for material breach of contract by Vendor, shall not absolve Producer from paying any Fees due Vendor under this Agreement.

(D) Incapacity. If Vendor is unable to perform its duties and responsibilities hereunder on a full-time basis for more than thirty (30) days during the period of the Agreement, Producer shall have the right to terminate this Agreement upon ten (10) days written notification.

(E) Force Majeure: Neither party will be liable for any failure or delay in performing an obligation under this Agreement that is due to any of the following causes, to the extent beyond its reasonable control: acts of God, riots, war, terrorist attack, epidemic, pandemic, quarantine, civil commotion, breakdown of communication facilities, natural catastrophe, governmental acts or omissions, changes in laws or regulations, national strikes, fire, or explosion. For the avoidance of doubt, Force Majeure shall not include: (I.) financial distress nor the inability of either party to make a profit or avoid a financial loss, (II.) changes in market prices or conditions, or (III.) a party's financial inability to perform its obligations hereunder.

6. Rain or Shine. This agreement is for services to be rendered rain or shine. Vendor has the right, in good faith, to interrupt, postpone, or cancel any or all parts of *the Scope of Services addendum* in the event of inclement weather and/or any other conditions which Vendor, or Producer, regard as hazardous to any person, persons, or equipment. Any such interruptions, postponement, or cancellations to any or all parts of *the Scope of Services addendum* for such reasons shall not reduce the full compensation payable to Vendor specified herein.

7. Security. Producer shall provide reasonable professional security and security measures to ensure protection for any and all parts of *the Scope of Services addendum*.

8. Non-Disclosure. Vendor acknowledges that during the Term of this Agreement, Vendor will have reasonable access to confidential information of Producer. Accordingly, unless authorized by prior written consent of the Producer or its authorized agent, Vendor agrees that it will not:

(A) disclose, directly or indirectly, any confidential information to anyone outside the employ of Producer, except as may be reasonably necessary or appropriate in connection with the performance of its duties under this Agreement; or

(B) use, directly or indirectly, any confidential information for the benefit of anyone other than Producer.

9. Indemnification. Producer shall indemnify Vendor from any and all liability, expenses, and costs (including reasonable attorney's fees) resulting, directly or indirectly, from any non-compliance or breach of the terms of this Agreement by Producer. Additionally, Vendor shall



indemnify Producer from any and all liability, expenses, and costs (including reasonable attorney's fees) resulting, directly or indirectly, from any non-compliance or breach of the terms of this Agreement by Vendor.

10. Notices. All Notices shall be given to the parties at the addresses set forth below, unless otherwise directed in writing. All payments by Client shall be made to Vendor Creative Audio at Vendor's address set forth below unless otherwise directed in writing.

To Company: Village of Schaumburg  
101 Schaumburg Court  
Schaumburg, IL 60193

To Creative Audio: Chris Mentzel  
Creative Audio  
4787 Hydraulic Rd.  
Rockford, IL 61109  
[chris@Vendoraudio.us](mailto:chris@Vendoraudio.us)

All notices, requests, consents, and other communications under this Agreement shall be in writing and shall be deemed to have been delivered on the date personally delivered or on the date deposited in the United States Postal Service, postage prepaid, by certified mail, return receipt requested.

11. Assignability. This Agreement may not be assigned by either Party without the written consent of the other Party, which will not be unreasonably withheld and shall bind and inure to the benefit of the parties hereto and their successors and assigns, if so assigned.

12. Miscellaneous.

(A) This Agreement constitutes the entire agreement of Vendor and Producer with respect to the subject matter of this Agreement and supersedes all prior oral or written agreements between the parties in their entirety and may not be modified or amended in any way except in writing by the parties to this Agreement. All covenants, promises and agreements set forth in the Agreement shall be binding and apply to and inure to the benefit of the parties hereto, and their respective heirs, executors, administrators, successors, and assigns.

(B) The terms of this Agreement shall be governed and construed according to the laws of the State of Illinois without regard to that state's principles regarding choice of law.

(C) If any part or parts of this Agreement are invalid or unenforceable for any reason, the remaining parts shall nevertheless be valid and enforceable.

(D) Any party's failure to enforce any of the provisions of this Agreement shall not be



construed to be a waiver of such provision or of the right of that party to enforce that provision at any time thereafter. No waiver of any breach of this Agreement shall be effective unless it is in writing.

IN WITNESS WHEREOF, the parties have executed this contract on the day and the year first written above.

CREATIVE AUDIO

PRODUCER

\_\_\_\_\_

\_\_\_\_\_

DATE

DATE

\_\_\_\_\_

\_\_\_\_\_

### ADDENDUM SCOPE OF SERVICES PROVIDED BY VENDOR

Agreed to 2024 Equipment costs:

Stage, sound, lights, video walls, and all labor including spotlight operators: \$53,264.64

Invoiced 3 - RV rentals for changing rooms delivered: \$2,862.00

Invoiced 3 - main stage generators with delivery, Village to pay for refueling: \$3,609.60

400' of bike rack with set up and tear down to accommodate 250 chairs: \$1,260.00

Mercedes 15 passenger van for hotel to show band vehicle with driver for 3 days: \$3,300.00

Estimated Backline for bands which includes in-ear monitors as needed: \$6,300.00

Estimated 10% for 3 headline Artists booking fee: \$10,450.00

Estimated 10% booking fee for RV and Backline TBD: \$916.20

- All contracts entered by Vendor on behalf of said event/venue, are the sole responsibility of the Village of Schaumburg ("Producer").
- If Vendor requires a deposit, Village of Schaumburg ("Producer") will be responsible.
- Village of Schaumburg ("Producer") will name Vendor as additional insured.
- Being in attendance during the event/concert
- Review of entertainment choices with client
- Selection of performers with client
- Submission of offers
- Contract review and revisions with client
- Assisting client's advertising/publicity firm
- Designing entertainment promotions with client
- Bidding and booking production (stage, audio, lighting, video walls, generators, backline, RV rental, and bike rack barricade. Including two 4x8 decks separated by an inch for the



cameras and camera operators so they don't shake. Festival to supply a tent with clamps if needed.

- Organizing manpower/labor requirements for load in and out
- Stage management for all performances
- Arranging local (hotel to event only) artist transportation needs
- Arranging access credentials
- Organizing & managing production set-up
- Organizing artist load in & sound checks
- Organizing teardown & removal
- Meet & greet with media and client
- Collect merchandise percentage due client.

## **ESTIMATED TOTAL COST \$81,962.44**

Village of Schaumburg (“Producer”) will be responsible for all reasonable, pre-approved costs related to: artist guarantees and production. Village of Schaumburg (“Producer”) shall indemnify Vendor from any and all liability, expenses, and costs (including reasonable attorney’s fees) resulting, directly or indirectly.

Vendor and any employees thereof shall be an independent contractor and shall not be considered an employee of Producer.

**RESOLUTION NO R-24-\_\_\_\_\_**

**RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF A CONSULTING/TALENT BUYING AGREEMENT BETWEEN VILLAGE OF SCHAUMBURG AND CREATIVE AUDIO**

**WHEREAS**, the Village of Schaumburg is a home rule unit of government under Section 6(a); Article VII of the 1970 Constitution of the State of Illinois, and may exercise powers pertaining to its local governmental affairs; and

**WHEREAS**, Creative Audio (“Contractor”) and the Village desire to enter into an Agreement for concert production, talent buying, consulting and promotion related to Septemberfest 2024 (the “Agreement”); and

**WHEREAS**, it would be in the best interests of the Village and its citizens to enter into the attached Agreement (Exhibit “A”).

**NOW THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SCHAUMBURG:**

**SECTION ONE:** That the Agreement, attached hereto as Exhibit “A”, is hereby approved, and the Village President, Village Clerk, and Village Manager are hereby authorized and directed to execute the attached Agreement (Exhibit “A”) by and between the Village and Creative Audio, and to take such further steps to comply with the terms and conditions set forth therein.

**SECTION TWO:** That this Resolution shall be in full force and effect after passage and approval as required by law.

**AYES:**  
**NAYS:**  
**ABSENT:**

**PASSED AND APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Village President

**ATTEST:**

\_\_\_\_\_  
Village Clerk





**Recommendation to Endorse Establishment of Centex Redevelopment Project Area  
3/18/2024**

**Finance Legal Administrative General Government**

Presenter: Matt Frank, Director of Economic Development  
Lead Department: Economic Development

***Executive Summary:***

Staff has been working with SB Friedman over the past nine months to assess the Centex Redevelopment Project Area and evaluate if it is eligible for a TIF District. The attached draft report concludes that the proposed Centex RPA is eligible for designation as a “conservation area” for improved land and “blighted area” for vacant land, per the Illinois Tax Increment Allocation Redevelopment Act. Vacant land is any real property without industrial, commercial, or residential buildings, and has not been used for commercial agricultural purposes in the past five years.

The overall goal of the Redevelopment Plan is to reduce or eliminate conditions that qualify the proposed Centex Redevelopment Project Area as a “conservation area” for improved parcels and “blighted area” for unimproved parcels; and to provide the direction and mechanisms necessary to redevelop the Centex Industrial Park as a vibrant industrial and commercial district. Redevelopment of the proposed Centex Redevelopment Project Area is intended to revitalize the area, strengthen the economic base, and enhance overall quality of life.

The estimated eligible redevelopment project costs of this Redevelopment Plan are \$151.8 million. The 2022 EAV (the most recent year in which assessed values and the equalization factor were available) of all parcels in the proposed Centex Redevelopment Project Area is \$194,570,618. By tax year 2047 (collection year 2048, the total taxable EAV for the proposed Centex Redevelopment Project Area is anticipated to be approximately \$313 million.

To proceed with the Centex Redevelopment Project Area TIF District designation, the following steps need to be taken:

- Announce Availability of the Plan
- Adopt Ordinance setting the time and place of the public hearing
- Joint Review Board meeting
- Public Hearing
- Village Board review

The attached ordinance sets the Public Hearing date for May 14th at 7:00 pm.

***Recommended Action:***

The Village Manager recommends that the Finance, Legal, Administrative and General Government

Committee recommend the Village Board approve an Ordinance setting the time and place of the public hearing for the proposed Centex Redevelopment Project Area.

**ATTACHMENTS:**

| Description | Type       |
|-------------|------------|
| ▣ Memo      | Cover Memo |
| ▣ Ordinance | Ordinance  |
| ▣ Plan      | Exhibit    |



**VILLAGE OF SCHAUMBURG**  
PROGRESS THROUGH THOUGHTFUL PLANNING

TO: FLAGG Committee  
FROM: Matt Frank, Director of Economic Development  
RE: Recommendation to Proceed with the Centex Redevelopment Project Area  
DATE: March 18, 2024

**Introduction**

The Village of Schaumburg contracted with SB Friedman to evaluate the Centex Industrial Park for a TIF District. The oldest industrial park in Schaumburg began with a Concept Plan in 1967. During that year a partnership consisting of industrial developers Bennett and Kahnweiler, the Pritzker Family, and Centex Corporation of Dallas, Texas, purchased approximately 587 acres between Rodenburg Road and Mitchell Boulevard, south of Wise Road called the Milwaukee Road Industrial Park, in which to create a planned development. Today, Centex Industrial Park contains approximately 307 acres of industrial/office uses. Following the planned industrial development, the 1970s were highlighted by a more intense urban development pattern, with commercial and multi-family residential development expanding into the area in the 1970s and 1980s.

Public facilities, like the Schaumburg Regional Airport, the Schaumburg Baseball Stadium, and the Metra Train Station were either acquired or developed by the village in the 1980s and 1990s, and the western leg of the I-390 Expressway was constructed in the early 1990s.

The Irving Park Road Concept Plan was adopted in 1991 and updated in 2015 as the Irving Park Road/Wise Road Concept Plan. One of the directives of the plan was to look for funding opportunities for business attraction and infrastructure improvements utilizing Cook County’s 6B program, Industrial Revenue Bond program, and establishment of a TIF District.

**Discussion**

Staff has been working with SB Friedman over the past nine months to assess the Centex Redevelopment Project Area and evaluate if it is eligible for a TIF District. The attached draft report concludes that the proposed Centex RPA is eligible for designation as a “conservation area” for improved land and “blighted area” for vacant land, per the Illinois Tax Increment Allocation Redevelopment Act. Vacant land is any real property without industrial, commercial, or residential buildings, and has not been used for commercial agricultural purposes in the past five years.

Improved Parcels: Conservation Area Findings

For the proposed Centex Redevelopment Project Area, SB Friedman’s analysis indicates that 77% of primary structures are aged 35 years or older. This satisfies the requirement that 50% or more of the structures have an age of 35 years or more. Further, the following four (4) eligibility factors have been found to be present to a meaningful extent and reasonably distributed throughout the proposed Centex Redevelopment Project Area:

1. Deterioration;
2. Inadequate Utilities;

3. Presence of Structures Below Minimum Code; and
4. Lack of Community Planning.

Based on the age of primary structures in the proposed Centex Redevelopment Project Area and the presence of four (4) eligibility factors, the proposed Centex Redevelopment Project Area qualifies under a “conservation area” finding.

Vacant Parcels: Blighted Area Findings

Per SB Friedman’s analysis, the vacant portion of the proposed RPA is eligible as a “blighted area” under the one-factor test as outlined in the Illinois Tax Increment Allocation Redevelopment Act. The Village engaged Manhard Consulting to evaluate chronic flooding within the proposed Centex Redevelopment Project Area and/or runoff from the vacant parcels in the proposed Centex Redevelopment Project Area contributing to flooding within the watershed. Manhard determined that surface water discharges from each of the four vacant parcels are tributary to downstream areas within the watershed that are subject to flooding. Furthermore, 52% of the vacant land is within the 100-year floodplain. Approximately 85% of the vacant land in the proposed Centex Redevelopment Project Area contributes to flooding within the Salt Creek watershed, while 15% of the vacant land contributes to flooding within the DuPage River watershed. Thus, the vacant land is eligible as a “blighted area” using the one-factor test.

These conditions hinder the potential to redevelop the proposed Centex Redevelopment Project Area and capitalize on its unique attributes but for the Centex Redevelopment Project Area designation. The proposed Centex Redevelopment Project Area will benefit from a strategy that addresses aged buildings, deterioration, inadequate stormwater utilities and runoff challenges, and platting deficiencies to facilitate the overall improvement of its physical condition.

The overall goal of the Redevelopment Plan is to reduce or eliminate conditions that qualify the proposed Centex Redevelopment Project Area as a “conservation area” for improved parcels and “blighted area” for unimproved parcels; and to provide the direction and mechanisms necessary to redevelop the Centex Industrial Park as a vibrant industrial and commercial district. Redevelopment of the proposed Centex Redevelopment Project Area is intended to revitalize the area, strengthen the economic base, and enhance overall quality of life. The following 7 objectives support the overall goal of revitalization of the proposed Centex Redevelopment Project Area:

1. Facilitate the physical improvements and/or rehabilitation of existing structures and facades within the proposed Centex Redevelopment Project Area, and encourage the construction of new industrial and commercial development, where appropriate;
2. Foster the replacement, repair, construction and/or improvement of public infrastructure, where needed, to create an environment conducive to private investment;
3. Facilitate the renovation or construction of stormwater management systems and flood control within the proposed Centex Redevelopment Project Area;
4. Provide resources for streetscaping, landscaping and signage to improve the image, attractiveness and accessibility of the proposed Centex Redevelopment Project Area, create cohesive identity for the proposed Centex Redevelopment Project Area and surrounding area, and provide, where appropriate, for buffering between different land uses and screening of unattractive service facilities such as parking lots and loading areas;
5. Facilitate the assembly and preparation, including demolition and environmental clean-up, where necessary, and marketing of available sites in the proposed Centex Redevelopment Project Area for

redevelopment and new development by providing resources as allowed by the Illinois Tax Increment Allocation Redevelopment Act;

6. Support the goals and objectives of other overlapping plans, including the Village of Schaumburg’s 2018 Comprehensive Plan (the “2018 Comprehensive Plan”), the Irving Park Road/ Wise Road Concept Plan (the “Concept Plan”), and subsequent plans; and
7. Coordinate available federal, state, and local resources to further the goals of this Redevelopment Plan and Project.

Redevelopment of the proposed Centex Redevelopment Project Area is to be achieved through an integrated and comprehensive strategy that leverages public resources to stimulate additional private investment. The underlying strategy is to use TIF, as well as other funding sources, to reinforce and encourage further private investment.

The Illinois Tax Increment Allocation Redevelopment 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 Illinois Tax Increment Allocation Redevelopment Act. The estimated eligible redevelopment project costs of this Redevelopment Plan are \$151.8 million. The total of eligible redevelopment project 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.

| <b>TIF Eligible Redevelopment Expenses</b>            | <b>Estimated Project Costs</b> |
|---|--------------------------------|
| Administration and Professional Service Costs         | \$3,036,000                    |
| Site Marketing Costs                                  | \$3,036,000                    |
| Property Assembly and Site Preparation Costs          | \$18,216,000                   |
| Costs of Building Rehabilitation                      | \$12,837,000                   |
| Costs of Construction of Public Works or Improvements | \$94,116,000                   |
| Costs of Job Training or Retraining                   | \$275,000                      |
| Financing Costs                                       | \$6,072,000                    |
| Taxing District Capital Costs                         | \$3,036,000                    |
| Relocation Costs                                      | \$3,036,000                    |
| Payments in Lieu of Taxes                             | \$275,000                      |
| Costs of Job Training                                 | \$275,000                      |
| Interest Costs  | \$7,590,000                    |
| <b>Total Redevelopment Project Costs</b>              | <b>\$151,800,000</b>           |

The 2022 EAV (the most recent year in which assessed values and the equalization factor were available) of all parcels in the proposed Centex Redevelopment Project Area is \$194,570,618. By tax year 2047 (collection year 2048, the total taxable EAV for the proposed Centex Redevelopment Project Area is anticipated to be approximately \$313 million.

To proceed with the Centex Redevelopment Project Area being designated a TIF District, the following steps need to be taken:

- Announce Availability of the Plan
- Adopt Ordinance setting the time and place of the public hearing
- Joint Review Board meeting
- Public Hearing
- Village Board review

The attached ordinance sets the Public Hearing date for May 14<sup>th</sup> at 7:00 pm.

**Recommendation**

The Village Manager recommends that the Finance, Legal, Administrative and General Government Committee recommend the Village Board approve an Ordinance setting the time and place of the public hearing for the proposed Centex Redevelopment Project Area.

**PUBLICATION OF:**

**ORDINANCE NO. 24-**

**AN ORDINANCE OF THE VILLAGE OF SCHAUMBURG, COOK AND DUPAGE  
COUNTIES, ILLINOIS, TO SET A DATE FOR AND TO APPROVE A PUBLIC  
NOTICE OF A PUBLIC HEARING FOR THE CENTEX REDEVELOPMENT  
PROJECT AREA**

**ADOPTED: MARCH 26, 2024**

**PUBLISHED IN PAMPHLET FORM PURSUANT TO AUTHORIZATION AND  
DIRECTION OF THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE  
OF SCHAUMBURG ON MARCH 27, 2024**

**WHEREAS**, the Village of Schaumburg, Cook and DuPage Counties, Illinois (the “*Village*”), is a duly organized and validly existing home rule municipality created in accordance with Article VII, Section 7 of the Constitution of the State of Illinois of 1970; and,

**WHEREAS**, the Village completed the Irving Park Road/Wise Road Concept Plan and Comprehensive Plan that calls for additional economic development tools for the Centex Industrial Park; and,

**WHEREAS**, these plans serves as a planning and development guide for future development of the area located in the southern portion of the Village; and,

**WHEREAS**, the Village now desires to utilize the benefits of the Illinois Tax Increment Allocation Redevelopment Act, as amended, 65 ILCS 7/11-74.4-1, *et seq.* (the “*Act*”), to develop approximately 573 acres of the Centex Redevelopment Project Area, generally bounded by Wise Road on the north, Irving Park Road on the south, Rodenburg Road on the west, and Mitchell Boulevard on the east.

**NOW THEREFORE, BE IT ORDAINED** by the President and Board of Trustees of the Village of Schaumburg, Cook and DuPage Counties, Illinois, as follows:

**SECTION ONE:** It is necessary and in the best interest of the Village that a public hearing be held prior to the adoption by the Board of Trustees of an ordinance or ordinances approving the Centex Tax Increment Financing Redevelopment Plan and Project (the “*Redevelopment Plan*”) and designating the Centex Tax Increment Financing Redevelopment Project Area (the “*Project Area*”) and adopting tax increment financing pursuant to the Act, and accordingly, it is necessary that a date for such public hearing be established and notice thereof be given, all in accordance with the Act.

**SECTION TWO:** It is hereby determined that a public hearing (the “*Hearing*”) on the proposed Redevelopment Plan for the proposed Project Area, as legally described in *Exhibit A*, attached hereto and made a part hereof, shall be held by the Board of Trustees on the 14<sup>th</sup> day of May 2024, at 7:00 p.m., in the Municipal Center, 101 Schaumburg Court, Schaumburg, Illinois.

**SECTION THREE:** Notice of the Hearing be, and is hereby authorized to be given by publication and mailing; said notice by publication to be given at least twice, the first publication to be not more than thirty (30) nor less than ten (10) days prior to the Hearing in the *Daily Herald Newspaper*, being a newspaper of general circulation within the taxing districts in the proposed Project Area, and said notice by mailing to be given by depositing such notice in the United States mail by certified mail 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 Project Area, not less than ten (10) days prior to the date set for the Hearing; provided however, that in the event taxes for the last preceding year were not paid, notice shall also be sent to the persons last listed on the tax rolls within the preceding three (3) years as owners of such property.



**SECTION FOUR:** Notice of the Hearing be, and the same is hereby directed to be in substantially the following form:

**NOTICE OF PUBLIC HEARING**

**VILLAGE OF SCHAUMBURG, COOK AND DUPAGE COUNTIES,  
ILLINOIS, PROPOSED APPROVAL OF THE NORTH SCHAUMBURG  
REDEVELOPMENT PROJECT AREA**

Notice is hereby given that on the 14<sup>th</sup> day of May 2024, at 7:00 p.m., at the Municipal Center, 101 Schaumburg Court, Schaumburg, Illinois, a public hearing (the “*Hearing*”) will be held to consider the approval of the proposed Centex Tax Increment Financing Redevelopment Plan and Project (the “*Redevelopment Plan*”) for, and the designation of the Centex Tax Increment Financing Redevelopment Project Area (the “*Project Area*”) legally described as follows:

*See attached Exhibit A*

The Village completed the Irving Park Road/Wise Road Concept Plan and Comprehensive Plan that calls for additional economic development tools for the Centex Industrial Park.

The proposed Project Area is located in the southern portion of the Village, is comprised of approximately 573 acres and is generally bounded by Wise Road on the north, Irving Park Road on the south, Rodenburg Road on the west, and Mitchell Boulevard on the east. The proposed Project Area consists of a mixture of commercial, and industrial land uses.

The Redevelopment Plan objectives are to facilitate the physical improvement and/or rehabilitation of existing structures and facades within the proposed Redevelopment Plan, and encourage the construction of new industrial and commercial development, where appropriate; foster the replacement, repair, construction and/or improvement of public and/or private infrastructure where needed, to create an environment conducive to private investment; facilitate the renovation or construction of stormwater management systems and flood control within the proposed Redevelopment Plan; provide resources for streetscaping, landscaping and signage to improve the image, attractiveness and accessibility of the proposed Redevelopment Plan, create a cohesive identity for the proposed Redevelopment Plan and surrounding area, and provide, where appropriate, for buffering between different land uses and screening of unattractive service facilities such as parking lots and loading areas; facilitate the assembly and preparation, including demolition and environmental clean-up, where necessary, and marketing of available sites in the proposed Redevelopment Plan for redevelopment and new development by providing resources as allowed by the provisions of the “Tax Increment Allocation Redevelopment Act,” effective

January 10, 1977, as amended (the “Act”); support the goals and objectives of other overlapping plans, including the Village’s 2018 Comprehensive Plan and subsequent plans; and coordinate available federal, state and local resources to further the goals of this Redevelopment Plan and Project. The Village may issue obligations to finance project costs in accordance with the Redevelopment Plan, which obligations may also be secured by the special tax allocation fund and other available funds, if any, as now or hereafter permitted by law and which also may be secured by the full faith and credit of the municipality.

There will be discussed at the Hearing approval of the Redevelopment Plan, designation of the Project Area, and the adoption of tax increment allocation financing therefor. The Redevelopment Plan is on file and available for public inspection at the Village of Schaumburg, Municipal Center, 101 Schaumburg Court, Schaumburg, Illinois. Pursuant to the proposed Redevelopment Plan, the Village proposes to facilitate redevelopment of the Project Area by incurring or reimbursing eligible redevelopment project costs, which may include, but shall not be limited to, studies, surveys, professional fees, property assembly costs, construction of public improvements and facilities, building and fixture rehabilitation, reconstruction, renovation and repair, financing costs, and interest costs, all as authorized under the Act. The Redevelopment Plan proposes to provide assistance by paying or reimbursing costs related to site assembly, analysis, professional services and administrative activities, public improvements and facilities, including new streets, water, sewer, street lighting, and landscaping improvements, the execution of one or more redevelopment agreements, and the payment of financing and interest costs.

Prior to the date of the Hearing, each taxing district having property in the proposed Project Area and the Illinois Department of Commerce and Economic Opportunity may submit written comments to the Village, to the attention of the President of the Village of Schaumburg, Municipal Center, 101 Schaumburg Court, Schaumburg, Illinois 60193.

At the Hearing, all interested persons or affected taxing districts may file written objections with the Village Clerk and may be heard orally with respect to any issues regarding the approval of the proposed Redevelopment Plan, designation of the Project Area, and adoption of tax increment allocation financing therefor.

The hearing may be adjourned by the Mayor 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.

By Order of the Mayor and Board of Trustees of the Village of Schaumburg this 26<sup>th</sup> day of March 2024.

/s/ Jane Lentino, Village Clerk

**SECTION FIVE:** Not less than forty-five (45) days prior to the date set for the Hearing, notice is hereby directed to be given by mail, as herein above provided, to all taxing districts of which taxable property is included in the proposed Project Area and to the Illinois Department of Commerce and Economic Opportunity (the “DCEO”), and such notice shall also include an invitation to each taxing district and the DCEO to submit written comments to the Village, in care of the President of the Village of Schaumburg, Municipal Center, 101 Schaumburg Court, Schaumburg, Illinois, 60193, concerning the subject matter of the Hearing prior to the date of the Hearing.

**SECTION SIX:** It is hereby ordered that a Joint Review Board (the “Board”) shall be convened at least fourteen (14) but not more than twenty-eight (28) days following the notice to be given to all taxing districts as provided in Section 5 hereof, to consider the proposed Redevelopment Plan for the proposed Project Area. The Board shall consist of a representative selected by the community college district, local elementary school district, high school district, park district, library district, township, county, the Village, and a public member to be selected by a majority of other Board members, and shall act in accordance with the applicable provisions of the Act.

**SECTION SEVEN:** The document entitled “Tax Increment Financing Redevelopment Plan & Project North Schaumburg Redevelopment Project Area” constituting a separate report that provides in reasonable detail the basis for the eligibility of the Project Area will be available for inspection and review commencing the 27<sup>th</sup> day of March 2024, at the Village of Schaumburg, Municipal Center, 101 Schaumburg Court, Schaumburg, Illinois, during regular office hours.

**SECTION EIGHT:** If any section, paragraph, clause, or provision of this Ordinance shall be held invalid, the invalidity of such section, paragraph, clause, or provision shall not affect any of the other provisions of this Ordinance.

AYES:

NAYS:

ABSENT:

ADOPTED \_\_\_\_\_

\_\_\_\_\_  
Village President

ATTEST:

\_\_\_\_\_  
Village Clerk

**EXHIBIT A**  
**Legal Description for Project Area**

**CENTEX TIF LEGAL DESCRIPTIONS**  
**SCHAUMBURG, IL**

**CENTEX TIF AREA COUNTY**

THAT PART OF SECTIONS 32 AND 33, TOWNSHIP 41 NORTH AND SECTION 4, TOWNSHIP 40 NORTH, ALL IN RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK AND DUPAGE COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF WISE ROAD AND THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 2 OF BLOCK 5 IN CENTEX – SCHAUMBURG INDUSTRIAL PARK UNIT 6 PER DOCUMENT NO. 21423488; THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION TO THE INTERSECTION OF THE WEST LINE OF LEONARD DRIVE AND THE SOUTH LINE OF WISE ROAD; THENCE SOUTHERLY ALONG THE WEST LINE OF LEONARD DRIVE TO THE WEST LINE OF THE EAST 28 FEET OF SECTION 33 OF AND PAREALLEL WITH THE EAST LINE OF SAID SECTION 33; THENCE SOUTHERLY ALONG SAID WEST LINE TO THE NORTH LINE OF DOCUMENT NO. 90412225, SAID POINT BEING ON THE EAST LINE OF THE WEST 20 FEET OF SAID DOCUMENT NO. 90412225; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID WEST 20 FEET TO THE NORTH LINE OF EAST DEVON AVENUE; THENCE WESTERLY ALONG SAID NORTH LINE TO THE EAST LINE OF CENTEX-SCHAUMBURG INDUSTRIAL PARK UNIT 147 PER DOCUMENT NO. 24900550; THENCE SOUTHERLY ALONG SAID EAST LINE TO THE NORTHEAST CORNER OF LOT 12 IN CENTEX-SCHAUMBURG INDUSTRIAL PARK UNIT 146 PER DOCUMENT NO. 25230254 & R1979-101517; THENCE SOUTHERLY ALONG THE EAST LINES OF SAID LOT 12 TO THE NORTHEAST CORNER OF LOT 14 IN CENTEX-SCHAUMBURG INDUSTRIAL PARK UNIT 148 PER DOCUMENT NO. R1980-029801; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID UNIT 148 TO THE NORTH LINE OF IRVING PARK ROAD; THENCE SOUTH TO THE NORTHEAST CORNER OF SCHAUMBURG AIRPORT SUBDIVISION PER DOCUMENT NO. R1999-190729; THENCE ALONG THE EAST LINE OF SCHAUMBURG AIRPORT SUBDIVISION TO THE SOUTH LINE OF SAID SUBDIVISION; THENCE NORTHWESTERLY ALONG SAID SOUTH LINE TO THE SOUTH LINE OF AFORESAID SECTION 33; THENCE EAST ALONG SAID SOUTH LINE TO A POINT OF CUSP ALONG THE SOUTH LINE OF SCHAUMBURG AIRPORT SUBDIVISION; THENCE CONTINUING NORTHWESTERLY ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF LOT 6 OF SAID SCHAUMBURG AIRPORT SUBDIVISION; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID SECTION 32 TO THE EAST LINE OF RODENBURG ROAD; THENCE NORTHERLY ALONG SAID EAST LINE TO THE NORTH LINE OF IRVING PARK ROAD; THENCE NORTHWESTERLY ALONG SAID NORTH LINE TO THE SOUTHERLY LINE OF ELGIN-OHARE EXPRESSWAY; THENCE EASTERLY ALONG SAID SOUTHERLY LINE TO THE WEST LINE OF RODENBURG ROAD; THENCE NORTHERLY ALONG SAID WEST LINE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF WELLINGTON COURT PER DOCUMENT NO. 88598270; THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND SAID SOUTH LINE TO THE EAST LINE OF SAID WELLINGTON COURT; THENCE NORTHERLY ALONG SAID EAST LINE TO THE NORTH LINE OF WISE ROAD; THENCE EASTERLY ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

**CENTEX TIF AREA WITHIN COOK COUNTY**

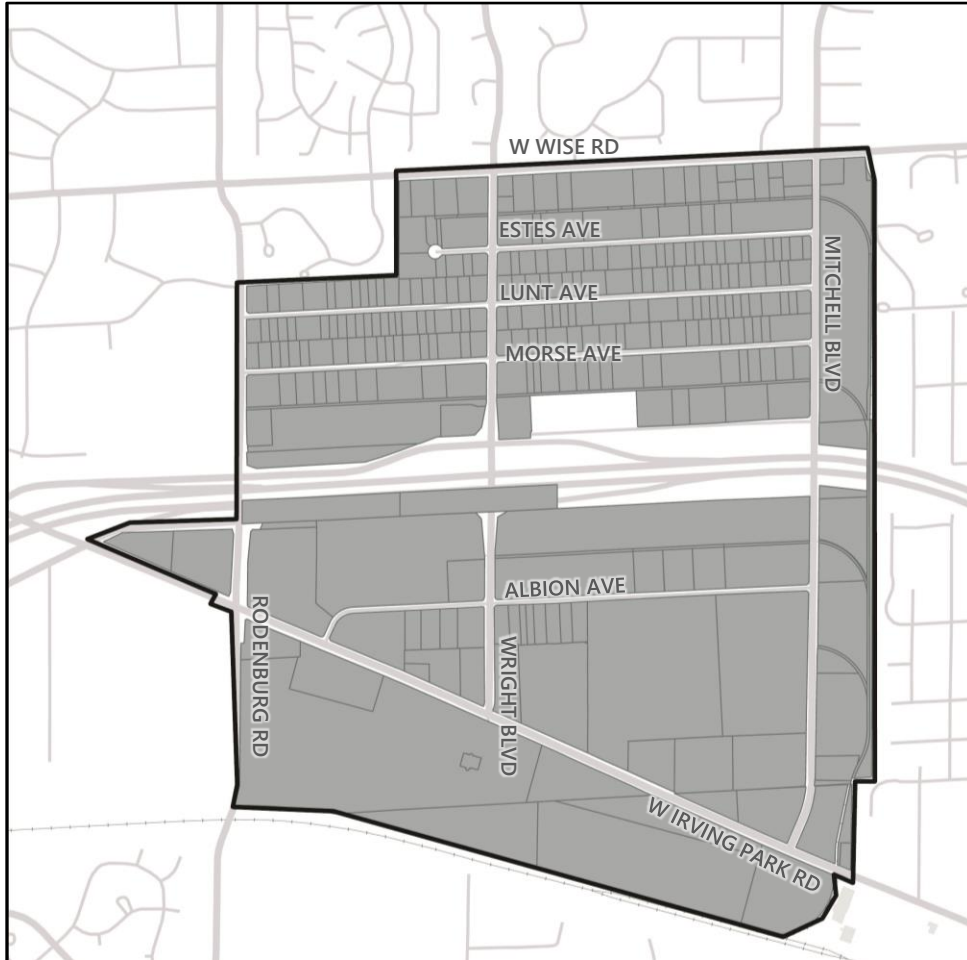
THAT PART OF SECTIONS 32 AND 33, TOWNSHIP 41 NORTH AND SECTION 7, TOWNSHIP 40 NORTH, ALL IN RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK, ILLINOIS DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF WISE ROAD AND THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 2 OF BLOCK 5 IN CENTEX – SCHAUMBURG INDUSTRIAL PARK UNIT 6 PER DOCUMENT NO. 21423488; THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION TO THE INTERSECTION OF THE WEST LINE OF LEONARD DRIVE AND THE SOUTH LINE OF WISE ROAD; THENCE SOUTHERLY ALONG THE WEST LINE OF LEONARD DRIVE TO THE WEST LINE OF THE EAST 28 FEET OF SECTION 33 OF AND PAREALLEL WITH THE EAST LINE OF SAID SECTION 33; THENCE SOUTHERLY ALONG SAID WEST LINE TO THE NORTH LINE OF DOCUMENT NO. 90412225, SAID POINT BEING ON THE EAST LINE OF THE WEST 20 FEET OF SAID DOCUMENT NO. 90412225; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID WEST 20 FEET TO THE NORTH LINE OF EAST DEVON AVENUE; THENCE WESTERLY ALONG SAID NORTH LINE TO THE EAST LINE OF CENTEX-SCHAUMBURG INDUSTRIAL PARK UNIT 147 PER DOCUMENT NO. 24900550; THENCE SOUTHERLY ALONG SAID EAST LINE TO THE NORTHEAST CORNER OF LOT 12 IN CENTEX-SCHAUMBURG INDUSTRIAL PARK UNIT 146 PER DOCUMENT NO. 25230254 & R1979-101517; THENCE SOUTHERLY ALONG THE EAST LINES OF SAID LOT 12 TO THE SOUTH LINE OF SAID SECTION 33; THENCE WESTERLY ALONG SAID SOUTH LINE TO THE SOUTH LINE OF LOT 6 IN SCHAUMBURG AIRPORT SUBDIVISION PER DOCUMENT NO. R1999-190729; THENCE CONTINUING NORTHWESTERLY ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF LOT 6 OF SAID SCHAUMBURG AIRPORT SUBDIVISION; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID SECTION 32 TO THE EAST LINE OF RODENBURG ROAD; THENCE NORTHERLY ALONG SAID EAST LINE TO THE NORTH LINE OF IRVING PARK ROAD; THENCE NORTHWESTERLY ALONG SAID NORTH LINE TO THE SOUTHERLY LINE OF ELGIN-OHARE EXPRESSWAY; THENCE EASTERLY ALONG SAID SOUTHERLY LINE TO THE WEST LINE OF RODENBURG ROAD; THENCE NORTHERLY ALONG SAID WEST LINE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF WELLINGTON COURT PER DOCUMENT NO. 88598270; THENCE EASTERLY ALONG SAID WESTERLY EXTENTION AND SAID SOUTH LINE TO THE EAST LINE OF SAID WELLINGTON COURT; THENCE NORTHERLY ALONG SAID EAST LINE TO THE NORTH LINE OF WISE ROAD; THENCE EASTERLY ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

**CENTEX TIF AREA WITHIN DUPAGE COUNTY**

THAT PART OF SECTION 4, TOWNSHIP 40 NORTH, ALL IN RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID SECTION 4 AND THE EAST LINE OF LOT 12 IN CENTEX-SCHAUMBURG INDUSTRIAL PARK UNIT 146 PER DOCUMENT NO. R1979-101517; THENCE SOUTHERLY ALONG THE EAST LINES OF SAID LOT 12 TO THE NORTHEAST CORNER OF LOT 14 IN CENTEX-SCHAUMBURG INDUSTRIAL PARK UNIT 148 PER DOCUMENT NO. R1980-029801; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID UNIT 148 TO THE NORTH LINE OF IRVING PARK ROAD; THENCE SOUTH TO THE NORTHEAST CORNER OF SCHAUMBURG AIRPORT SUBDIVISION PER DOCUMENT NO. R1999-190729; THENCE ALONG THE EAST LINE OF SCHAUMBURG AIRPORT SUBDIVISION TO THE SOUTH LINE OF SAID SUBDIVISION; THENCE NORTHWESTERLY ALONG SAID SOUTH LINE TO THE NORTH LINE OF AFORESAID SECTION 4; THENCE EAST ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.



VILLAGE OF SCHAUMBURG, IL

# Centex Redevelopment Project Area

Tax Increment Financing District

Eligibility Report and Redevelopment Plan and Project

March 14, 2024



VILLAGE OF SCHAUMBURG, IL

# Centex Redevelopment Project Area

Tax Increment Financing District

Eligibility Report and Redevelopment Plan and Project

March 14, 2024



**S B FRIEDMAN DEVELOPMENT ADVISORS, LLC**

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VILLAGE OF SCHAUMBURG, IL

# Centex Redevelopment Project Area

Tax Increment Financing District

Eligibility Report and Redevelopment Plan and Project

## Table of Contents

| SECTION   | PAGE |
|---|------|
| 1. Introduction .....   | 1    |
| 2. Eligibility Report .....   | 9    |
| 3. Redevelopment Plan and Project .....   | 18   |
| Appendix 1: Limitations of the Eligibility Report and Consultant Responsibilities ..... | 30   |
| Appendix 2: Glossary.....   | 31   |
| Appendix 3: Proposed Centex RPA Boundary Legal Description .....                        | 34   |
| Appendix 4: List of PINs in Proposed Centex RPA.....                                    | 36   |

| LIST OF MAPS   | PAGE  |
|--|-------|
| Map 1: Community Context .....   | 5     |
| Map 2: Proposed RPA Boundary .....   | 6     |
| Map 3: Vacant and Improved Parcels .....   | 7     |
| Map 4: Existing Land Use.....  | 8     |
| Map 5: Age of Structures.....  | 15    |
| Maps 6A to 6B: Summary of Eligibility Factors Present to a Major Extent – Improved Parcels ..... | 16-17 |
| Map 7: Proposed Future Land Use .....  | 20    |

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# 1. Introduction

The Village of Schaumburg (the “Village”) seeks to establish a Tax Increment Financing (“TIF”) district to serve as an economic development tool and promote the revitalization of land roughly bound by Wise Road on the north, Mitchell Boulevard on the east, the Village boundary on the south, and Rodenburg Road on the west (“Study Area”). The Village engaged SB Friedman Development Advisors, LLC (“SB Friedman”) in May 2023 to conduct a redevelopment project area feasibility study and prepare a redevelopment plan and project.

This document serves as the Eligibility Report and Redevelopment Plan and Project (together, the “Report”) for the proposed Centex Redevelopment Project Area (“Centex RPA” or the “RPA”). **Section 2** of the Report, the Eligibility Report, details the eligibility factors found within the proposed RPA in support of its designation as a “conservation area” for improved land, and a “blighted area” for vacant 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 and Project (the “Redevelopment Plan”), outlines the comprehensive program to revitalize the proposed RPA, as required by the Act.

## Proposed Redevelopment Project Area

The proposed Centex RPA is located within the Village of Schaumburg in Cook County and DuPage County as shown on **Map 1**. The parcels included in the proposed RPA are roughly bound by Wise Road on the north, Mitchell Boulevard on the east, the Village boundary on the south, and Rodenburg Road on the west, as illustrated in **Map 2**. The proposed RPA consists of 328 tax parcels (318 improved parcels, 4 vacant parcels, and 6 properties in the railroad right-of-way) and 274 buildings, as shown in **Map 3**. It comprises approximately 573 acres of land, of which approximately 552 acres are improved, 17 acres are vacant, and 4 acres are right-of-way. Based upon SB Friedman’s research, the proposed RPA currently consists of industrial and commercial land uses, as shown in **Map 4**.

## Determination of Eligibility

This Report concludes that the proposed Centex RPA is eligible for designation as a “conservation area” for improved land and “blighted area” for vacant land, per the Act. Vacant land is any real property without industrial, commercial, or residential buildings, and has not been used for commercial agricultural purposes in the past five years. For the purpose of this analysis, in a previously developed area, parcels that include side yards or parking lots related to an adjacent building are considered improved.

### IMPROVED PARCELS: CONSERVATION AREA FINDINGS

For the proposed RPA, SB Friedman’s analysis indicates that 77% of primary structures are aged 35 years or older. This satisfies the requirement that 50% or more of the structures have an age of 35 years or more.

Further, the following four (4) eligibility factors have been found to be present to a meaningful extent and reasonably distributed throughout the proposed RPA:

1. Deterioration;
2. Inadequate Utilities;
3. Presence of Structures Below Minimum Code; and
4. Lack of Community Planning.

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 age of primary structures in the proposed RPA and the presence of four (4) eligibility factors, the proposed RPA qualifies under a “conservation area” finding.

### **VACANT PARCELS: BLIGHTED AREA FINDINGS**

Per SB Friedman’s analysis, the vacant portion of the proposed RPA is eligible as a “blighted area” under the one-factor test as outlined in the Act. The one-factor findings are defined under the Act at 65 ILCS 5/11-74.4-3 (a) and (b) and are more fully described in **Appendix 2**.

### **ONE-FACTOR ELIGIBILITY**

The Village engaged Manhard Consulting (“Manhard”) to evaluate chronic flooding within the proposed RPA and/or runoff from the vacant parcels in the proposed RPA contributing to flooding within the watershed. Manhard determined that surface water discharges from each of the four vacant parcels are tributary to downstream areas within the watershed that are subject to flooding. Furthermore, 52% of the vacant land is within the 100-year floodplain. Approximately 85% of the vacant land in the proposed RPA contributes to flooding within the Salt Creek watershed, while 15% of the vacant land contributes to flooding within the DuPage River watershed. Thus, the vacant land is eligible as a “blighted area” using the one-factor test.

### **SUMMARY OF ELIGIBILITY FINDINGS**

SB Friedman has found that the proposed RPA qualifies as a “conservation area,” for improved parcels and “blighted area” for unimproved parcels because 77% of the primary structures within the proposed RPA are at least 35 years of age or older, and four (4) of the thirteen (13) eligibility factors for improved parcels were found to be present to a meaningful extent and reasonably distributed within the proposed RPA; and because one (1) of the six (6) one-factor eligibility factors for vacant parcels was found to be present to a meaningful extent within the proposed RPA.

These conditions hinder the potential to redevelop the proposed RPA and capitalize on its unique attributes but for the RPA designation. The proposed RPA will benefit from a strategy that addresses aged buildings, deterioration, inadequate stormwater utilities and runoff challenges, and platting deficiencies to facilitate the overall improvement of its physical condition.

## Redevelopment Plan Goal, Objectives, and Strategy

**GOAL.** The overall goal of the Redevelopment Plan is to reduce or eliminate conditions that qualify the proposed RPA as a “conservation area” for improved parcels and “blighted area” for unimproved parcels; and to provide the direction and mechanisms necessary to redevelop the proposed RPA as a vibrant industrial and commercial district. Redevelopment of the proposed RPA is intended to revitalize the area, strengthen the economic base, and enhance overall quality of life.

**OBJECTIVES.** The following seven (7) objectives support the overall goal of revitalization of the proposed RPA:

1. Facilitate the physical improvements and/or rehabilitation of existing structures and facades within the proposed RPA, and encourage the construction of new industrial and commercial development, where appropriate;
2. Foster the replacement, repair, construction and/or improvement of public infrastructure, where needed, to create an environment conducive to private investment;
3. Facilitate the renovation or construction of stormwater management systems and flood control within the proposed RPA;
4. Provide resources for streetscaping, landscaping and signage to improve the image, attractiveness and accessibility of the proposed RPA, create cohesive identity for the proposed RPA and surrounding area, and provide, where appropriate, for buffering between different land uses and screening of unattractive service facilities such as parking lots and loading areas;
5. Facilitate the assembly and preparation, including demolition and environmental clean-up, where necessary, and marketing of available sites in the proposed RPA for redevelopment and new development by providing resources as allowed by the Act;
6. Support the goals and objectives of other overlapping plans, including the Village of Schaumburg’s 2018 Comprehensive Plan (the “2018 Comprehensive Plan”), the Irving Park Road/Wise Road Concept Plan (the “Concept Plan”), and subsequent plans; and
7. Coordinate available federal, state and local resources to further the goals of this Redevelopment Plan and Project.

**STRATEGY.** Redevelopment of the proposed RPA is to be achieved through an integrated and comprehensive strategy that leverages public resources to stimulate additional 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 redevelopment project costs of this Redevelopment Plan are \$151.8 million. The total of eligible redevelopment project 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.

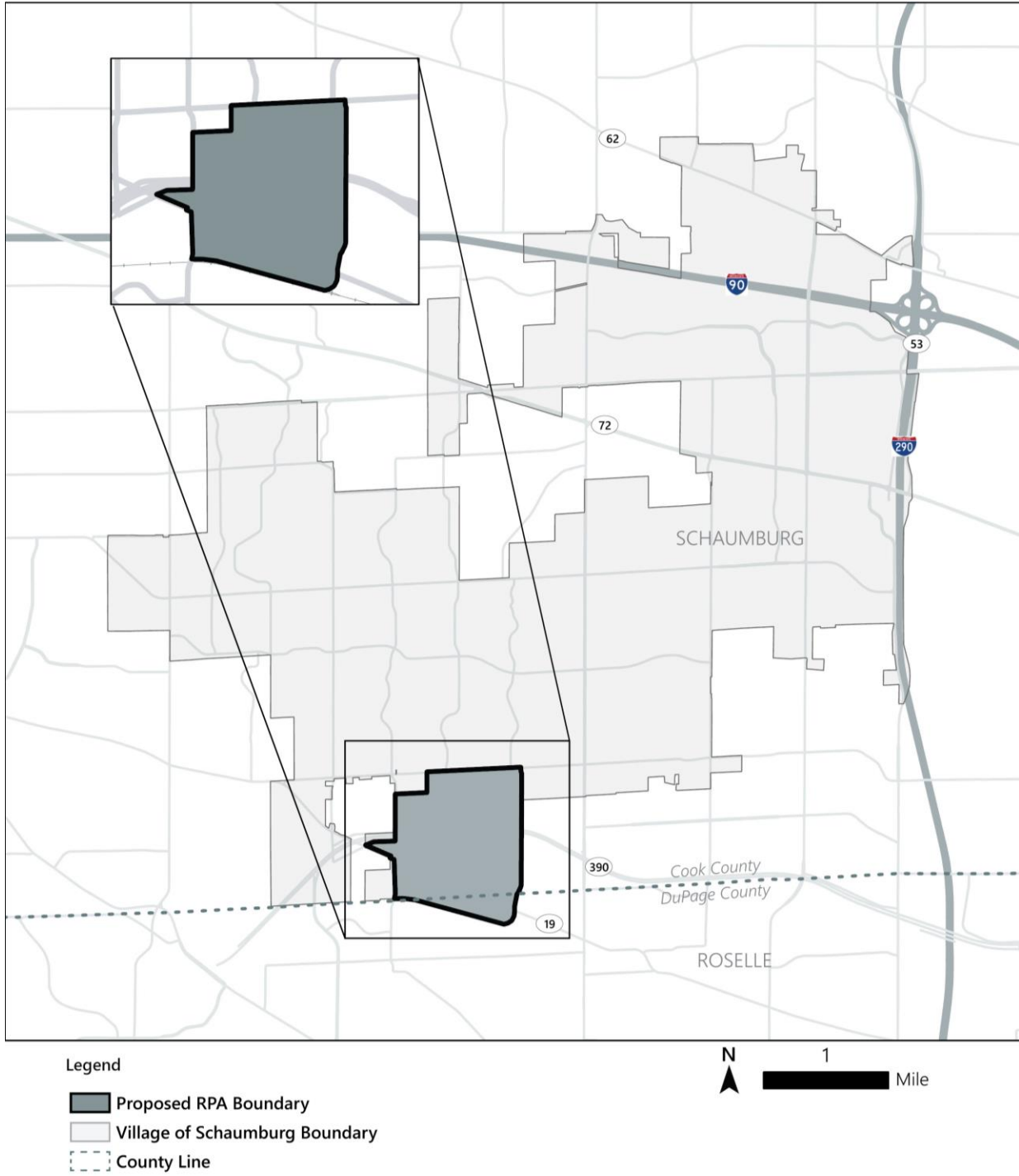
**EQUALIZED ASSESSED VALUE OF PROPERTIES IN THE PROPOSED RPA.** The 2022 EAV (the most recent year in which assessed values and the equalization factor were available) of all parcels in the proposed RPA is \$194,570,618. By tax year 2047 (collection year 2048, the total taxable EAV for the proposed RPA is anticipated to be approximately \$313 million.

## Required Tests and Findings

The required conditions for the adoption of this Redevelopment Plan are found to be present within the proposed Centex RPA:

1. The proposed RPA is approximately 573 acres in size and thus satisfies the requirement that it be at least 1.5 acres;
2. Limited private investment over the last five years does not represent widespread reinvestment in the proposed RPA and has been insufficient to substantially decrease private deterioration. Thus, the proposed RPA overall has not been subject to growth and development through investment by private enterprises;
3. Without the support of public resources, the redevelopment objectives for the proposed RPA would most likely not be realized. Accordingly, “but for” the designation of a TIF district, these projects would be unlikely to occur on their own;
4. The proposed Centex 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 2018 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 be completed, and all obligations issued to finance redevelopment costs shall be retired no later than December 31, 2048, if the ordinances establishing the proposed RPA are adopted during 2024.

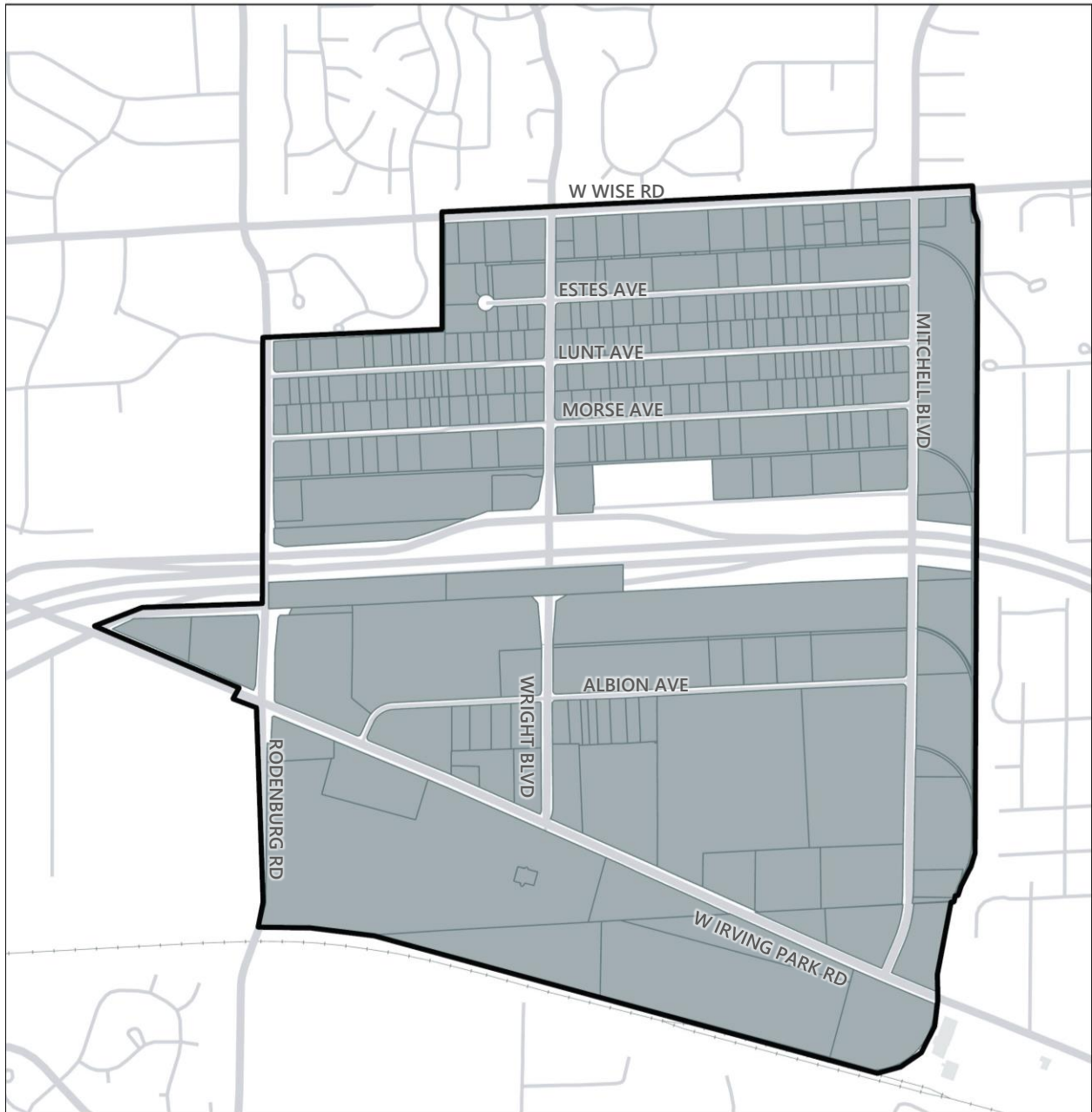
Map 1: Community Context



Source: Village of Schaumburg, Cook County, DuPage County, Esri, SB Friedman

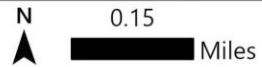


Map 2: Proposed RPA Boundary



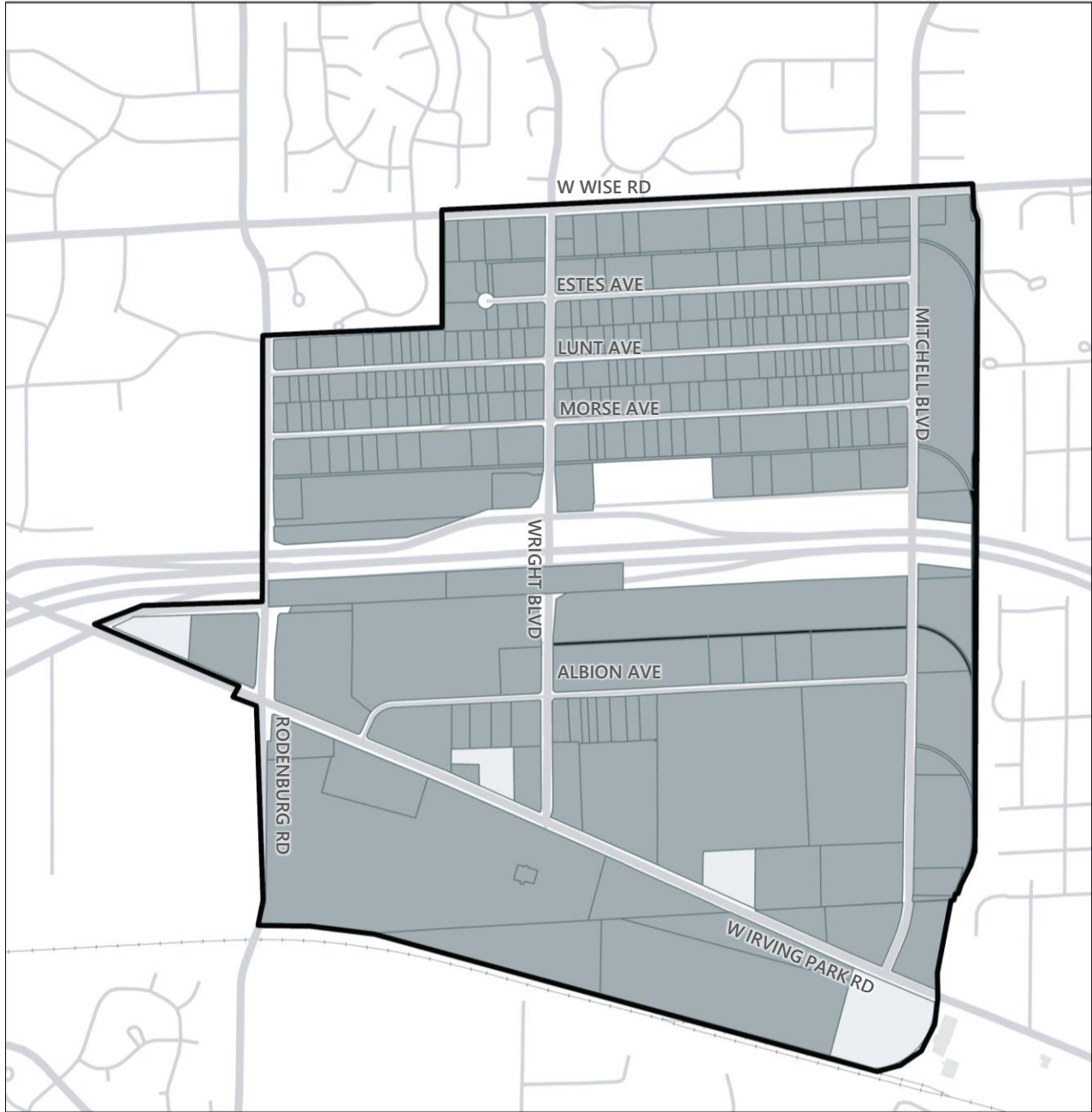
Legend

- Proposed RPA Boundary
- Parcels







Source: Village of Schaumburg, Cook County, DuPage County, Esri, SB Friedman

Map 3: Vacant and Improved Parcels



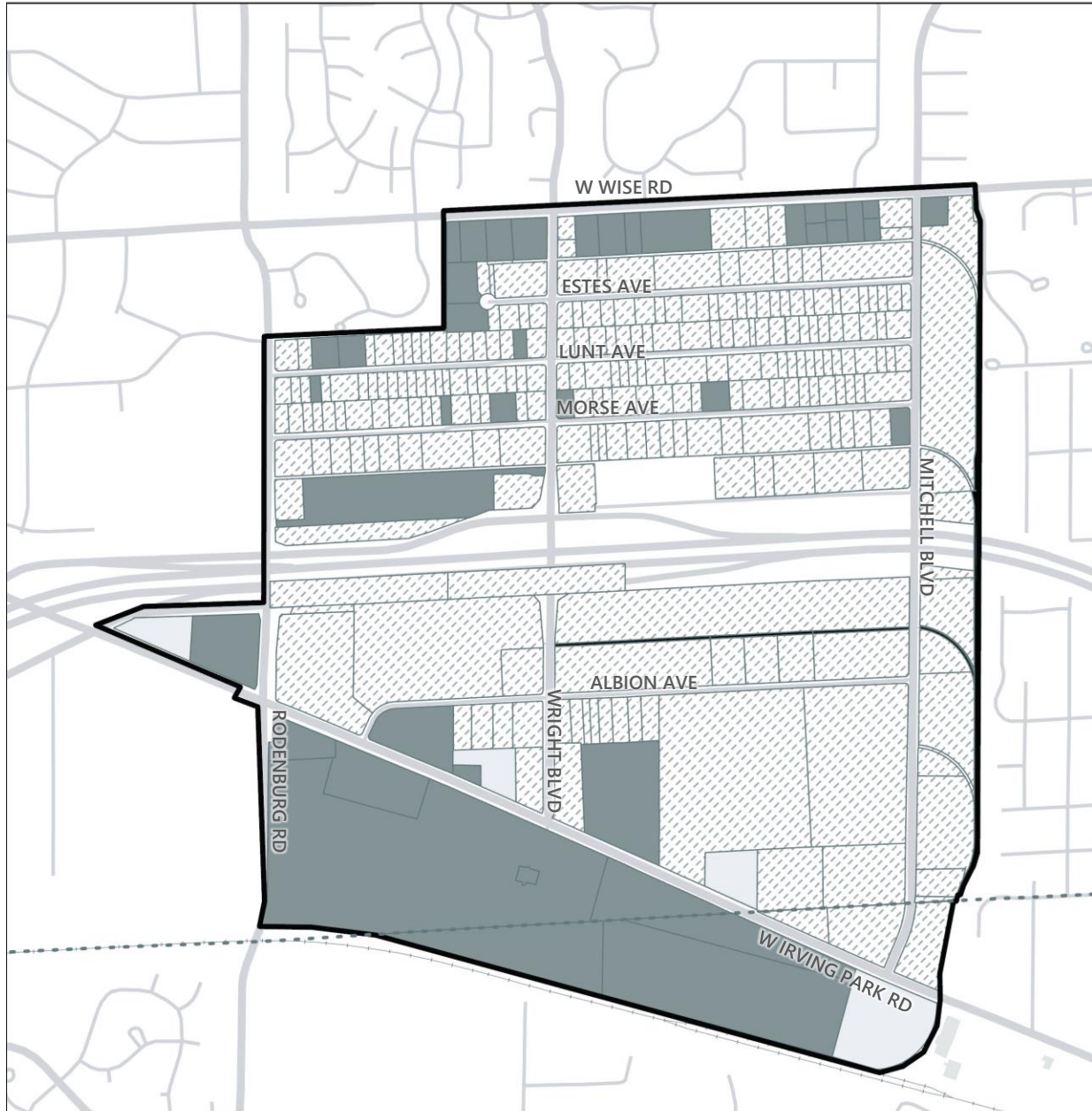
Legend

-  Proposed RPA Boundary
-  Vacant Parcels
-  Improved Parcels
-  Railroad Right-of-Way

N 0.15 Miles

Source: Village of Schaumburg, Cook County, DuPage County, Esri, SB Friedman

Map 4: Existing Land Use



**Legend**

- Proposed RPA Boundary
- Industrial Land Use
- Commercial Land Use
- Railroad Right-of-Way
- Vacant

N  
0.15 Miles

Source: Village of Schaumburg, Cook County, DuPage County, Esri, SB Friedman

Note: Industrial land use includes parcels classified as Industrial by the Cook County Assessor as well as formerly improved parcels now classified as Vacant by the Cook County Assessor. Additionally, airport parcels classified as Exempt by the Cook County Assessor and DuPage County Assessor are classified as commercial land use for the purposes of this mapping analysis.

## 2. Eligibility Report

This report concludes that the proposed Centex RPA is eligible for designation as a “conservation area” for improved land and “blighted area” for vacant land, per the Act.

### Provisions of the Illinois Tax Increment Allocation Redevelopment Act

Under the Act, two (2) 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. “Conservation areas” are those improved areas that are deteriorating and declining and may soon become blighted if the deterioration is not abated. 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:

- Dilapidation
- Obsolescence
- Deterioration
- Presence of Structures below Minimum Code Standards
- Illegal Use of Individual Structures
- Excessive Vacancies
- Lack of Ventilation, Light or Sanitary Facilities
- Inadequate Utilities
- Excessive Land Coverage and Overcrowding of Structures and Community Facilities
- Deleterious Land Use or Layout
- Environmental Clean-Up
- Lack of Community Planning
- Lack of Growth in EAV

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

### Factors for Vacant Land

According to the Act, there are two ways by which vacant land can be designated as “blighted.” One way is to find that at least two (2) of six (6) factors from the “Two-Factor Test” are present to a meaningful extent and reasonably distributed throughout the proposed RPA. The second way is to find at least one (1) of the six (6) factors under the “One-Factor Test” is present to a meaningful extent and reasonably distributed throughout the proposed RPA.

## TWO-FACTOR TEST

Under the provisions of the “blighted area” section of the Act, if the land is vacant, an area qualifies as “blighted” if a combination of two (2) or more of the following factors may be identified, which combine to impact the sound growth of the proposed RPA.

- Obsolete Platting of Vacant Land
- Diversity of Ownership
- Tax and Special Assessment Delinquencies
- Deterioration of Structures or Site Improvements in Neighboring Areas adjacent to the Vacant Land
- Environmental Contamination
- Lack of Growth in EAV

## ONE-FACTOR TEST

Under the provisions of the “blighted area” section of the Act, if the land is vacant, an area qualifies as “blighted” if one (1) or more of the following factors is found.

- The area contains unused quarries, strip mines or strip mine ponds;
- The area contains unused rail yards, rail track or railroad rights-of-way;
- The area, prior to its designation, is subject to or contributes to chronic flooding;
- The area contains unused or illegal dumping sites;
- The area was designated as a town center prior to January 1, 1982, is between 50 and 100 acres, and is 75% vacant land; or
- The area qualified as blighted prior to becoming vacant.

## Methodology Overview

SB Friedman conducted the following analyses to determine whether the proposed Centex RPA is eligible for designation as a “conservation area” for improved land and “blighted area” for vacant land, per the Act:

- 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 (2017-2022) EAVs from the Cook County Assessor, DuPage County Assessor, Bloomingdale Township Assessor, and Schaumburg Township Assessor;
- Review of the Irving Park Road / Wise Road Concept Plan (2015);
- Review of building age data from the Cook County Assessor and Schaumburg Township Assessor;
- Review of historic aerial photographs to assess age of buildings in DuPage County;
- Review of parcel-level GIS shapefile data provided by Cook County and DuPage County;
- Review of municipal codes, county codes and building permit records (2017-2023);
- Review of Costar data for contemporary industrial buildings; and
- Review of the current and prior comprehensive plans provided by the Village (from 1996 and 2018).
- Review of analysis findings from the Village (from 2024) detailing necessary utilities and stormwater infrastructure upgrades

SB Friedman examined all parcels for qualification factors consistent with the requirements of the Act. SB Friedman analyzed the presence or absence of each eligibility factor on a building-by-building, parcel-by-



parcel basis and/or aggregate basis as applicable. The building and parcel information was then plotted on a map of the proposed RPA to determine which factors were present to a meaningful extent and reasonably distributed throughout the proposed RPA.

## Conservation Area Findings: Improved Parcels

Based upon the conditions found within the proposed RPA at the completion of SB Friedman’s research, it has been determined that the improved land within the proposed RPA meets the eligibility requirements of the Act as a “conservation area”. Of the 274 primary structures in the proposed RPA, 212 of them (77%) are 35 years of age or older, as they were constructed before 1988. **Map 5** shows the location of primary structures that are 35 years or older. SB Friedman’s research indicates that the following four (4) factors are present to a meaningful extent and reasonably distributed throughout the proposed RPA:

1. Deterioration
2. Inadequate Utilities
3. Presence of Structures Below Minimum Code
4. Lack of Community Planning

Each eligibility factor that is present to a meaningful extent and reasonably distributed throughout the proposed RPA is summarized below. **Maps 6A** through **6B** illustrate the distribution of those eligibility factors found to be reasonably distributed on a building-by-building and/or parcel-by-parcel basis within the proposed RPA by highlighting each building or parcel where the respective factors were found to be present to a meaningful degree. Eligibility factors applicable to the entire proposed RPA or all parcels within the proposed RPA (e.g., factors 2 and 4) are not represented by a map due to their uniform presence.

### 1. 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.

Physical deterioration was observed on 233 of 318 improved parcels (73% of improved parcels). The most common form of deterioration was on surface improvements, including streets, parking lots and driveways. Catalogued surface improvement deterioration included cracks in infrastructure and “alligatoring” of pavement. Other catalogued deterioration included cracked foundations, loading docks, and retaining walls, along with other façade, awning, and siding deterioration. Deterioration of buildings and surface improvements can make it appear as though the proposed RPA lacks investment and can make it more difficult to attract new businesses or consumers. Physical deterioration was also observed within the public right-of-way abutting 144 parcels (45% of improved parcels). Public realm deterioration included cracked roadways, sidewalks, and curbs. Overall, deterioration (private, public, or a combination) was observed on 246 parcels (77% of improved parcels).

This factor was found to be meaningfully present and reasonably distributed throughout the proposed RPA. **Map 6A** shows the location of the parcels with signs of deterioration.

## 2. INADEQUATE UTILITIES

The Act defines inadequate utilities as underground and overhead utilities, such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services, which are:

1. Of insufficient capacity to serve the uses in the redevelopment project area;
2. Deteriorated, antiquated, obsolete or in disrepair; or
3. Lacking within the redevelopment project area.

Based on the findings of the Irving Park Road / Wise Road Concept Plan, which is inclusive of all parcels in the proposed RPA, the proposed RPA lacks sufficient storm sewers and storm drainage. Drainage ditches run along the rear of most parcels within the core industrial park. These ditches are not properly maintained by private owners, which leads to excessive debris accumulation and impeded drainage flow. The Concept Plan states that "effective and efficient alternatives need to be implemented to remedy drainage problems and maintenance concerns." The Concept Plan identified a managed underground detention and drainage system and/or the use of vacant parcels for detention needs as potential solutions.

These findings are supported by a January 2024 analysis conducted by the Village of Schaumburg Engineering and Public Works Department, which estimates that the proposed RPA requires an additional 100 acre-feet of detention volume. The analysis proposes this additional detention be comprised of 50 acre-feet of surface detention and 50 acre-feet of underground detention. Additionally, the Engineering and Public Works Department analysis determines that over 98% of all asbestos cement water mainlines (233 of 237 ft) and effectively 100% of all cast iron water mainlines (33,932 of 33,981 ft) within the proposed RPA require replacement. Together, these replacements comprise over 55% of total water mainlines within the proposed RPA. The analysis also determines that 10% of all storm mainlines and 59% of all sanitary mainlines within the proposed RPA require replacement.

Based on these conditions, the inadequate utilities factor was assessed areawide and found to be present to a meaningful extent and reasonably distributed throughout the entire proposed RPA.

## 3. 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, including building occupants, pedestrians and occupants of neighboring structures.

According to a review of building age data, all (100%) of the structures in the proposed RPA were constructed prior to the adoption of the Village's current Building Code in 2022. 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.

Information provided by the Village indicates that 108 of the 274 buildings in the proposed RPA (39%) do not meet at least one current code. Together, these buildings comprise 41% of the total building square footage within the proposed RPA. 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 Village, this factor is present to a meaningful extent and is reasonably distributed throughout the proposed RPA.

#### 4. LACK OF COMMUNITY PLANNING

Lack of community planning within the proposed RPA is an area-wide factor not necessarily attributable to any one parcel. The Act provides that “Lack of Community Planning” can be found in areas that have been developed without the benefit of a comprehensive plan, and as a result, have seen negative consequences. Examples of negative consequences include: incompatible land use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other related conditions.

The Village adopted a General Development Plan in 1961; however, this plan simply identified manufacturing as an appropriate land use for the areas encompassing the proposed RPA. The first comprehensive planning efforts for the area included the 1991 Irving Park Road Concept Plan, which was updated in 2015 as the Irving Park Road / Wise Road Concept Plan, and the 1996 Village Comprehensive Plan. By 1991, 82% (226 of 274) of the buildings in the proposed RPA today had already been constructed. The lack of planning involved in the development of the proposed RPA has resulted in the following adverse outcomes:

- Prevalence of small parcels which do not meet contemporary development standards;
- Limited on-site parking, resulting in employee and visitor parking in the public right-of-way;
- Limited screening of parking, loading and storage areas;
- High frequency of curb cuts, resulting in access management and loading issues;
- Limited buffering between residential and industrial uses, particularly in the northwest portion of the proposed RPA;
- Inconsistent availability of sidewalks, particularly on east-west streets;
- At-grade railway crossings on Irving Park Road and Wright Boulevard that inhibit vehicular traffic; and
- Stormwater management issues, as noted above in ‘Inadequate Utilities’.

This factor is evaluated area-wide and is found to be present to a meaningful extent throughout the proposed RPA.

### Blighted Area Findings: Vacant Parcels

Per SB Friedman’s analysis, the vacant portion of the proposed RPA is eligible to be designated as a “blighted area” per the one-factor finding, as detailed below.

#### ONE-FACTOR BLIGHTED FINDING

Manhard Consulting (“Manhard”), a third-party engineer engaged by the Village, has indicated in a memorandum dated September 29, 2023 that surface water discharges from each of the four vacant parcels are tributary to downstream areas within the watershed that are subject to flooding, and 52% of the vacant land is within the 100-year floodplain. Approximately 85% of the vacant land in the proposed RPA contributes to flooding within the Salt Creek watershed, while 15% of the vacant land contributes to flooding within the DuPage River watershed. Maps provided by Manhard and included in the **Appendix** to this report show the vacant parcels that contribute to flooding within the watershed. This factor is found to be present to a

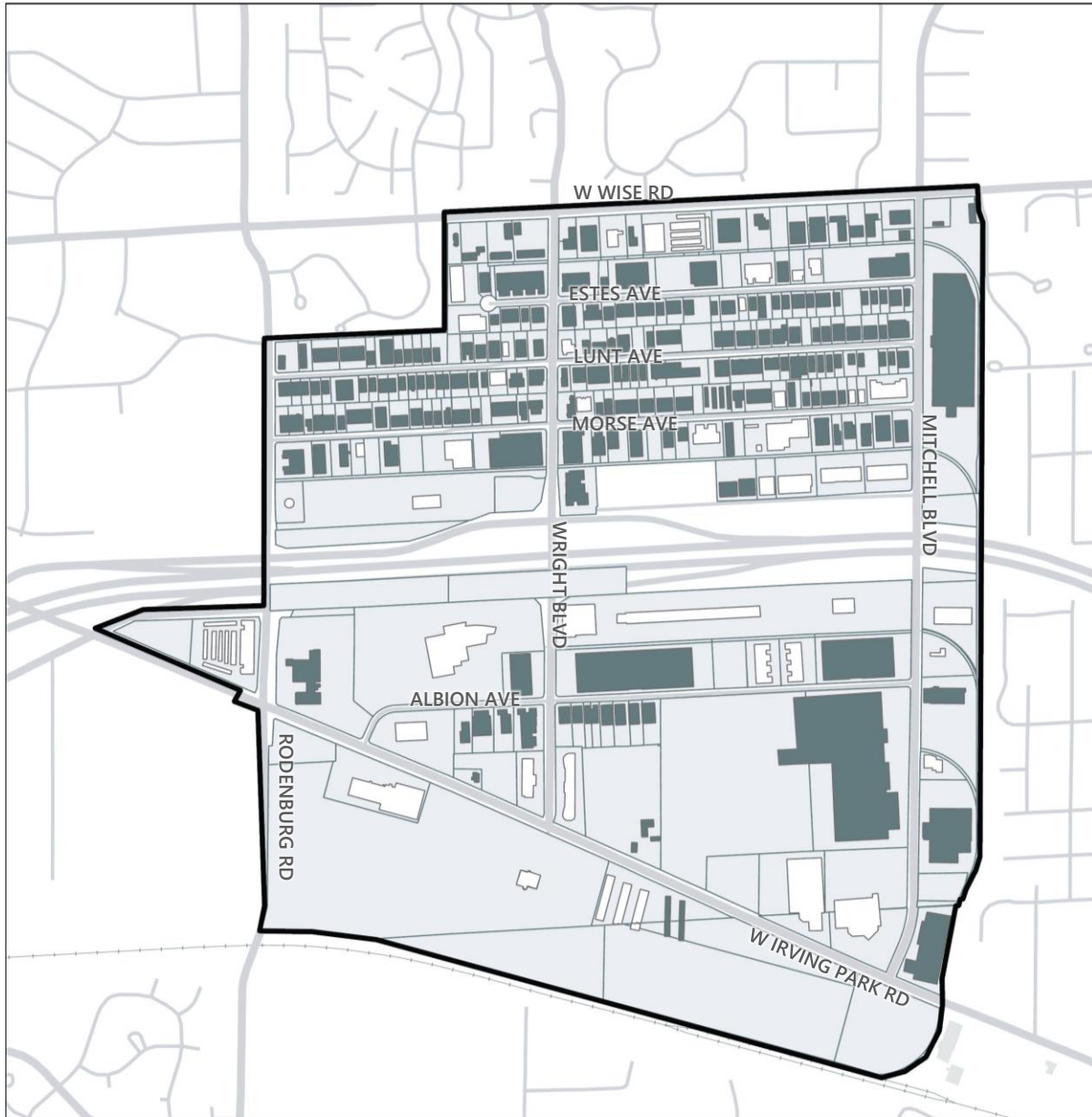


meaningful extent and reasonably distributed throughout the proposed RPA. Thus, the vacant land is eligible as a “blighted area” using the one-factor test.





## Summary of Findings

SB Friedman has found that the proposed RPA qualifies to be designated as a “conservation area” for improved parcels, with 77% of the structures within the proposed RPA at least 35 years of age or older, and four (4) of the thirteen (13) eligibility factors present to a meaningful extent and reasonably distributed within the proposed RPA. Additionally, SB Friedman has found that the proposed RPA qualifies to be designated as a “blighted area” for vacant land. The proposed RPA is eligible under a one factor test due to storm water runoff challenges. All of these factors are present to a meaningful extent and reasonably distributed within the proposed RPA.

Map 5: Age of Structures



Legend

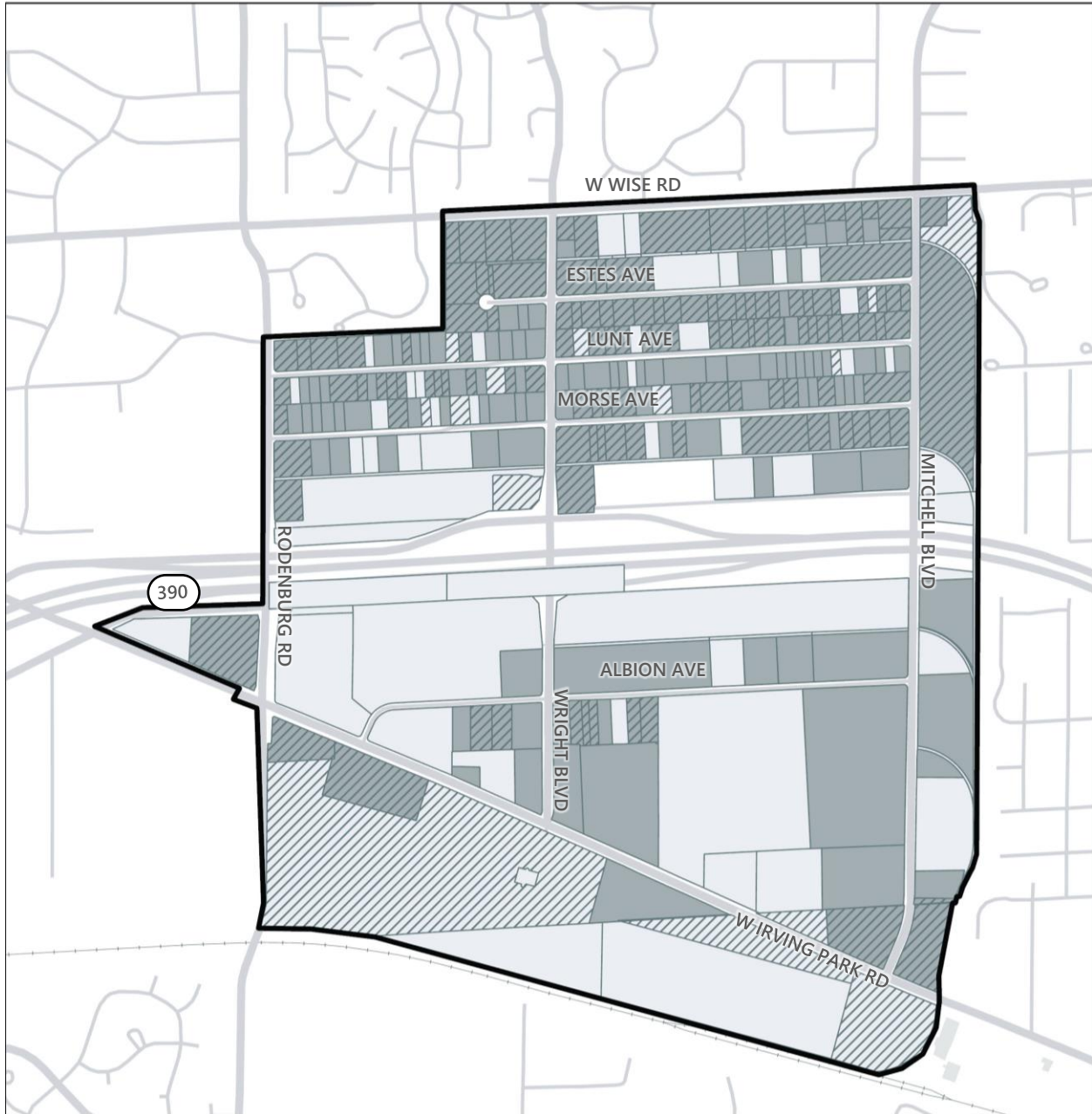
-  Proposed RPA Boundary
-  Primary Age of Structure: <35 years
-  Primary Age of Structure: 35 years+
-  Study Area Parcels

N 0.15 Miles





[1] SB Friedman analyzed building ages for primary structures. Ancillary structures such as storage sheds and garages were excluded from the analysis.

Source: Village of Schaumburg, Cook County, DuPage County, Historic Aerials, Esri, SB Friedman

Map 6A: Deterioration



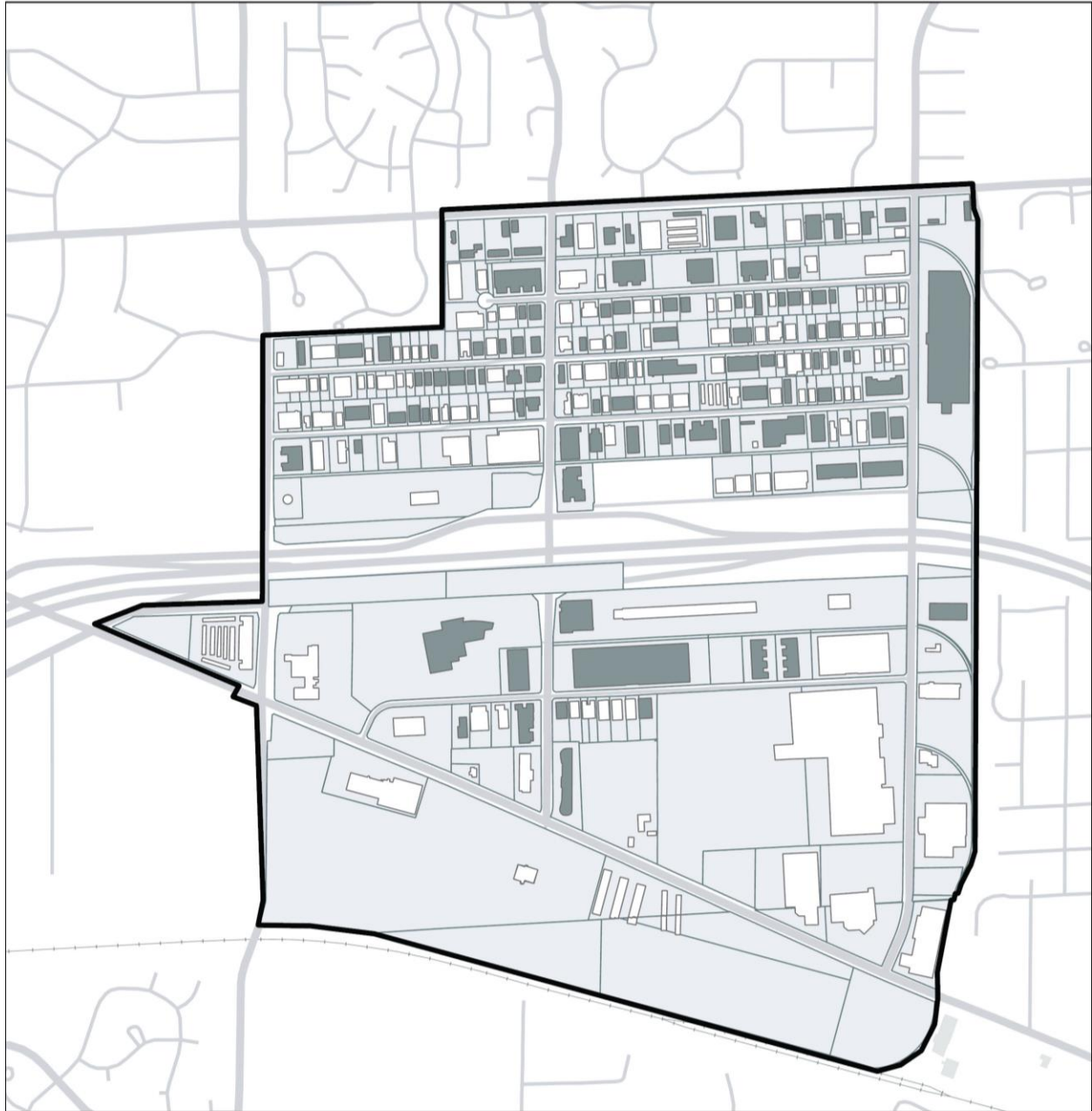
Legend

-  Proposed RPA Boundary
-  Deterioration Observed - Public
-  Deterioration Observed - Private
-  Vacant and/or No Deterioration Observed




N 0.15  
Miles

Source: Village of Schaumburg, Cook County, DuPage County, Esri, SB Friedman

Map 6B: Presence of Structures Below Minimum Code



**Legend**

-  Proposed RPA Boundary
-  Buildings with Failed 2023 Code Inspections
-  Other Buildings

N  
0.15  
Miles

Source: Village of Schaumburg, Cook County, DuPage County, Costar, Esri, SB Friedman

### 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 proposed 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 proposed RPA.

#### Redevelopment Needs of the Proposed RPA

Currently, the proposed RPA is comprised of aging buildings that are characterized by a failure to meet current code standards, deterioration, inadequate stormwater utilities and runoff challenges, and a lack of community planning; and vacant land that contributes to chronic downstream flooding. These conditions make the proposed RPA less competitive, overall, with property in other communities, thus limiting local area employment and development opportunities, and contributing to a lack of growth and development through private investment in the proposed RPA.

The existing conditions for the proposed RPA suggest six (6) major redevelopment needs:

1. Capital improvements that further the objectives set forth in this Redevelopment Plan;
2. Streetscape and infrastructure improvements, including stormwater utilities;
3. Rehabilitation of existing buildings and site improvements;
4. Site preparation, environmental remediation and stormwater management;
5. Redevelopment of underutilized parcels; and
6. Resources for industrial and commercial development.

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

#### GOAL, OBJECTIVES AND STRATEGY

**GOAL.** The overall goal of the Redevelopment Plan is to reduce or eliminate conditions that qualify the proposed RPA as an improved "conservation area" and vacant "blighted area," and to provide the direction and mechanisms necessary to redevelop the proposed RPA as a vibrant mixed-use district. Redevelopment of the proposed RPA is intended to revitalize the area, strengthen the economic base, and enhance the Village's overall quality of life.

**OBJECTIVES.** The following seven (7) objectives support the overall goal of revitalization of the proposed RPA:

1. Facilitate the physical improvement and/or rehabilitation of existing structures and facades within the proposed RPA, and encourage the construction of new industrial and commercial development, where appropriate;
2. Foster the replacement, repair, construction and/or improvement of public and/or private infrastructure where needed, to create an environment conducive to private investment;

3. Facilitate the renovation or construction of stormwater management systems and flood control within the proposed RPA;
4. Provide resources for streetscaping, landscaping and signage to improve the image, attractiveness and accessibility of the proposed RPA, create a cohesive identity for the proposed RPA and surrounding area, and provide, where appropriate, for buffering between different land uses and screening of unattractive service facilities such as parking lots and loading areas;
5. Facilitate the assembly and preparation, including demolition and environmental clean-up, where necessary, and marketing of available sites in the proposed RPA for redevelopment and new development by providing resources as allowed by the Act;
6. Support the goals and objectives of other overlapping plans, including the Village's 2018 Comprehensive Plan and subsequent plans; and
7. Coordinate available federal, state and local resources to further the goals of this Redevelopment Plan and Project.

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

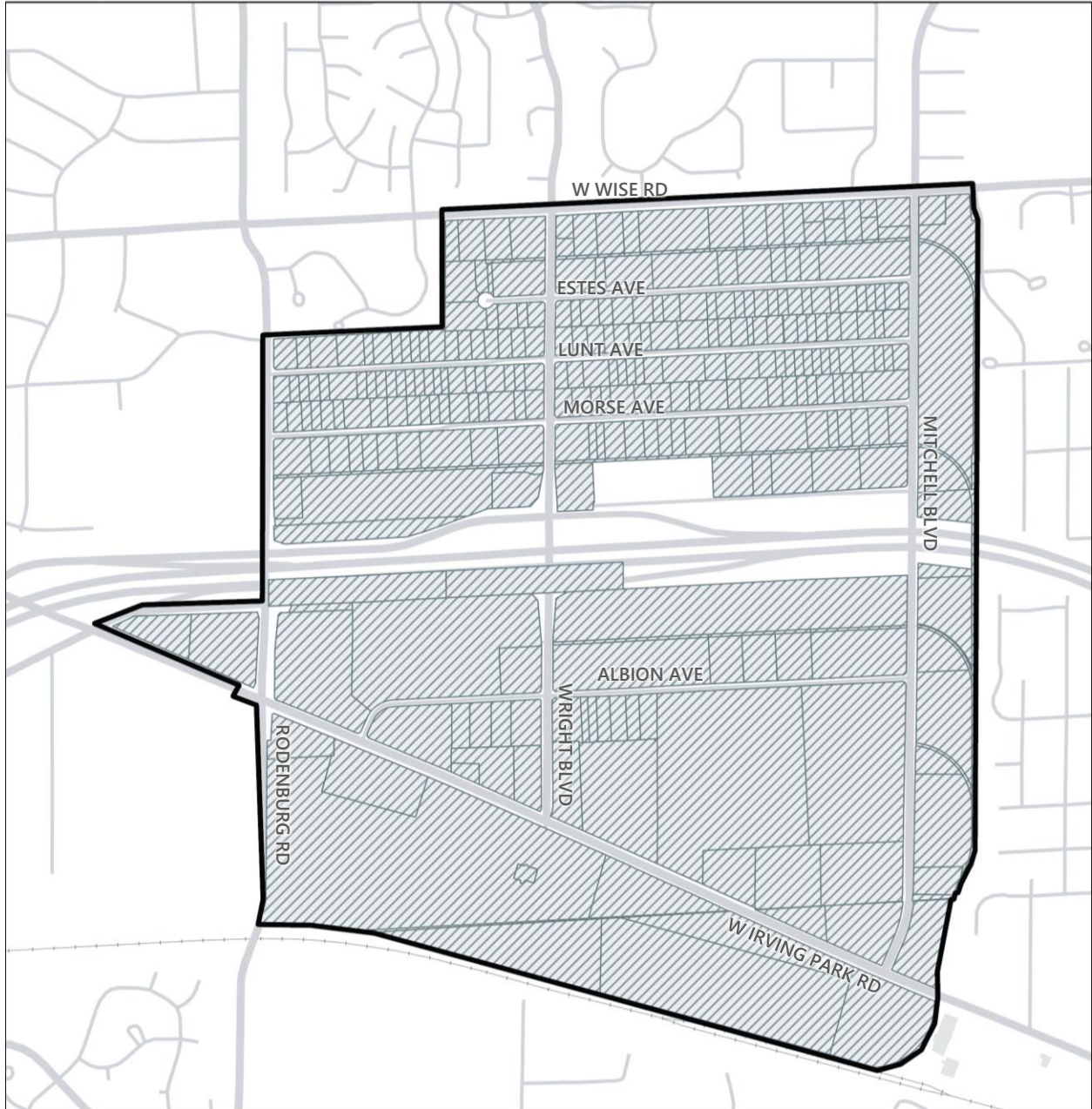
## Proposed Future Land Use

The proposed future land use of the proposed RPA, as shown in **Map 7**, 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 proposed RPA, in a manner that is in conformance with the Comprehensive Plan. The mixed-use designation allows for the following land uses within the proposed RPA:

- Industrial
- Office
- Retail
- Public/Private Institutional
- Parks and Open Space
- Community Facilities
- Utilities
- Right-of-way

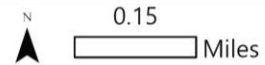


Map 7: Proposed Future Land Use



Legend

- Proposed RPA Boundary
- Mixed Use
- TIF Parcel



Source: Village of Schaumburg, Cook County, DuPage County, Esri, SB Friedman

## 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 redevelopment project area 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 redevelopment project area, 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 14b and 14d above; and
  - f. Instead of the interest costs described above in paragraphs 14b and 14d, 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 proposed redevelopment project area 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 administratively by the Village without amendment to this Redevelopment Plan, either increasing or decreasing line-item costs because of changed redevelopment costs and needs.

Approximately 62% of total project costs are projected to fund construction of public works or improvements to correct deficient stormwater, sanitary sewer, water main, roadway, and signal infrastructure within the proposed RPA. The Village’s Public Works Department has prepared preliminary figures that estimate the cost of redeveloping this infrastructure to be \$91.1 million (in 2024 dollars). These improvements are intended to address conservation and blighted area findings presented in this report, including inadequate utilities and surface area flooding.

Each individual project cost will be re-evaluated in light of projected private development and resulting incremental tax revenues as it is considered for public financing under the provisions of the Act. The estimated eligible costs of this Redevelopment Plan are shown in **Table 3**.

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 proposed RPA.

**Table 3: Estimated TIF-Eligible Redevelopment Project Costs**

| Eligible Expense [1]                                  | Estimated Project Costs |
|---|-------------------------|
| Administration and Professional Service Costs         | \$3,036,000             |
| Site Marketing Costs                                  | \$3,036,000             |
| Property Assembly and Site Preparation Costs          | \$18,216,000            |
| Costs of Building Rehabilitation                      | \$12,837,000            |
| Costs of Construction of Public Works or Improvements | \$94,116,000            |
| Costs of Job Training or Retraining (Businesses)      | \$275,000               |
| Financing Costs                                       | \$6,072,000             |
| Taxing District Capital Costs                         | \$3,036,000             |
| Relocation Costs                                      | \$3,036,000             |
| Payments in Lieu of Taxes                             | \$275,000               |
| Costs of Job Training                                 | \$275,000               |
| Interest Costs (Developer or Property Owner)          | \$7,590,000             |
| <b>TOTAL REDEVELOPMENT PROJECT COSTS [2] [3] [4]</b>  | <b>\$151,800,000</b>    |

[1] Described in more detail in Eligible Costs Section.

[2] 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.

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

[4] All costs are in 2024 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 may include an amount of proceeds sufficient to pay customary and reasonable charges associated with the issuance of such obligations, including interest costs.

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

Each private project within the proposed 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 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 proposed 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, 2048, if the ordinances establishing the proposed RPA are adopted during 2024.

## 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 proposed 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 may deem appropriate.

The proposed 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 proposed 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 proposed 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 proposed RPA, shall not at any time exceed the Total Redevelopment Project Costs described in **Table 3** 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 proposed 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, Scheduling of the Redevelopment, and Estimated Dates of Completion" 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 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 PROPOSED RPA**

The purpose of identifying the most recent EAV of the proposed 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 proposed RPA. The 2022 EAV (the most recent year in which final assessed values and equalization factor were available) of all taxable parcels in the proposed RPA is \$194,570,618. This total EAV amount by property index number (“PIN”) is summarized in **Appendix 4**. The EAV is subject to verification by the Cook County Assessor and DuPage County Assessor. After verification, the final figure shall be certified by the Cook County Clerk and the DuPage County Clerk and shall become the “Certified Initial EAV” from which all incremental property taxes in the proposed RPA will be calculated by the Counties.

### **ANTICIPATED EQUALIZED ASSESSED VALUE**

By tax year 2047 (collection year 2048), the total taxable EAV for the proposed RPA is anticipated to be approximately \$313 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 proposed 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 proposed RPA is no longer in place under the Act, the real estate tax revenues resulting from the redevelopment of the proposed RPA will be distributed to all taxing districts levying taxes against property located in the proposed RPA. These revenues will then be available for use by the affected taxing districts.

### **DEMAND ON TAXING DISTRICT SERVICES AND PROGRAMS 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.

Replacement of vacant and underutilized buildings and sites with active and 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 taxing districts presently levy taxes on properties within the proposed RPA:

- Bloomingdale Township
- Bloomingdale Township Road
- DuPage Community College District 502
- Cook County
- Cook County Consolidated Elections
- DuPage County
- Forest Preserve District of Cook County
- Forest Preserve District of DuPage County
- Harper Community College District 512
- Keeneyville Elementary School District 20
- Lake Park High School District 108
- Metropolitan Water Reclamation District of Greater Chicago
- Northwest Mosquito Abatement District
- Palatine Township High School District 211
- Roselle Grade School District 12
- Roselle Library District
- Roselle Park District
- Schaumburg Community Consolidated School District 54
- Schaumburg Park District
- Schaumburg Special Service Area 1
- Schaumburg Township
- Schaumburg Township District Public Library
- Schaumburg Township General Assistance
- Schaumburg Township Road & Bridge
- Village of Schaumburg

## Required Tests and Findings

As a part of establishing the proposed RPA the following additional findings must be made:

### **FINDING 1: LACK OF GROWTH AND DEVELOPMENT THROUGH PRIVATE INVESTMENT**

The Village is required to evaluate whether the proposed RPA has been subject to growth and development through private investment and must substantiate a finding of lack of such investment. Limited private investment has occurred in the proposed Centex RPA during the past five years (2018-2023 Year to Date), as demonstrated by the following:

- **LIMITED CONSTRUCTION-RELATED PERMIT ACTIVITY.** Building permit data provided by the Village indicates that there has been approximately \$11.8 million in building permit activity associated with new construction commercial or commercial additions, which occurred on eight (8) of the 318 improved parcels (2.5% of improved parcels). This investment in new construction commercial or commercial additions represents 4.4% of the estimated assessors fair market value of the proposed RPA. These investments do not represent widespread reinvestment in the proposed RPA and have been insufficient to substantially decrease private deterioration. Thus, the proposed RPA has not been subject to growth and development through investment by private enterprises.

**Finding:** *The proposed RPA overall has not been subject to growth and development through investment by private enterprise.*

## **FINDING 2: “BUT FOR...” REQUIREMENT**

The Village is required to find that the proposed Centex RPA would not reasonably be anticipated to be developed without the adoption of this Redevelopment Plan.

Without the support of public resources, the redevelopment objectives for the proposed RPA would most likely not be realized. The investments required to update and maintain buildings characterized by a failure to meet current code standards, deterioration, inadequate stormwater utilities and runoff challenges, and a lack of community planning; and vacant land that contributes to chronic downstream flooding are extensive and costly, and the private market, on its own, has shown little ability to absorb all 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 proposed RPA, and the proposed RPA would not reasonably be anticipated to be developed.*

## **FINDING 3: CONTIGUITY**

No redevelopment project area 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 proposed RPA includes only those contiguous parcels of real property that are expected to benefit substantially from this Redevelopment Plan.*

## **FINDING 4: CONFORMANCE TO THE PLANS OF THE VILLAGE**

The redevelopment plan must conform to the comprehensive plan for the development of the municipality as a whole.

The Village’s 2018 Comprehensive Plan identifies the proposed RPA as an industrial and community commercial district. The Study Area is identified as a key focus area for investment and redevelopment as it is a significant employment center. Potential solutions include road medians, streetscaping enhancements, façade and landscaping improvements, and promotion of new development on vacant lots. All aspects of this Redevelopment Plan are in agreement with, but subservient to, plans made in the Village’s 2018 Comprehensive Plan.

**Finding:** *The Centex Redevelopment Plan conforms to and proposes 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.

**Finding:** *SB Friedman found no housing units within the proposed RPA. 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 to be completed, and all obligations issued to finance redevelopment costs shall be retired no later than December 31, 2048, if the ordinances establishing the proposed RPA are adopted during 2024.*

## 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 an Affirmative Action Plan

The Village of Schaumburg is an equal opportunity employer. As part of this Redevelopment Project and Plan, the Village will assure equal opportunity in all personnel and employment actions with respect to this Redevelopment Plan and Project. However, the Village may implement programs aimed at assisting small businesses and developers that may not be subject to these requirements.

The assurance of equal opportunity in all personnel and employment actions with respect to this Redevelopment Plan and Project, including, but not limited to, hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, terminations, etc. without regard to race, color, religion, sex, age, disability, national origin, sexual orientation, ancestry, marital status, parental status, military discharge status, source of income or housing status.



# Appendix 1: Limitations of the Eligibility Report and Consultant Responsibilities

The Eligibility Report covers events and conditions that were determined to support the designation of the proposed Redevelopment Project Area (“RPA” or “TIF District”) as an improved “conservation area” and a vacant “blighted area” under the Act at the completion of our field research in September 2023 and not thereafter. These events or conditions include, without limitation, governmental actions and additional developments.

This Eligibility Report, Redevelopment Plan and Project (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 proposed 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 the proposed 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 proposed RPA, so that the Report will comply with the Act and that the proposed 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 proposed TIF District.

As such, our report and the preliminary projections prepared under this engagement are intended solely for the Village’s 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 five (5) 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 five (5) 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 five (5) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated.

## Factors for Vacant Land – One Factor Test

Under the provisions of the "blighted area" section of the Act, if the land is vacant, an area qualifies as "blighted" if one (1) or more of the following factors is found to be present to a meaningful extent.

- The area contains unused quarries, strip mines or strip mine ponds;
- The area contains unused rail yards, rail track, or railroad rights-of-way;
- The area, prior to its designation, is subject to or contributes to chronic flooding;
- The area contains unused or illegal dumping sites;
- The area was designated as a town center prior to January 1, 1982, is between 50 and 100 acres, and is 75% vacant land; or
- The area qualified as blighted prior to becoming vacant.

## Factors for Vacant Land – Two Factor Test

**Obsolete Platting of Vacant Land.** This includes parcels of limited or narrow size, or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-ways for streets or alleys or that created inadequate right-of-way widths for streets, alleys or other public rights-of-way, or that omitted easements for public utilities.

**Diversity of Ownership.** Diversity of ownership is when adjacent properties are owned by multiple parties. This factor applies when diversity of ownership of parcels of vacant land is sufficient in number to retard or impede the ability to assemble the land for development.

**Tax and Special Assessment Delinquencies.** Tax and special assessment delinquencies exist or the property has been the subject of tax sales under the Property Tax Code within the last five years.

**Deterioration of Structures or Site Improvements in Neighboring Areas adjacent to the Vacant Land.** Evidence of structural deterioration and area disinvestment in blocks adjacent to the vacant land may substantiate why new development had not previously occurred on the vacant parcels.

**Environmental Contamination.** The 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 Growth in Equalized Assessed Value.** The total equalized assessed value (“EAV”) 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: Proposed Centex RPA Boundary Legal Description

**THAT PART OF SECTIONS 32 AND 33, TOWNSHIP 41 NORTH AND SECTION 4, TOWNSHIP 40 NORTH, ALL IN RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK AND DUPAGE COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:**

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF WISE ROAD AND THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 2 OF BLOCK 5 IN CENTEX – SCHAUMBURG INDUSTRIAL PARK UNIT 6 PER DOCUMENT NO. 21423488; THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION TO THE INTERSECTION OF THE WEST LINE OF LEONARD DRIVE AND THE SOUTH LINE OF WISE ROAD; THENCE SOUTHERLY ALONG THE WEST LINE OF LEONARD DRIVE TO THE WEST LINE OF THE EAST 28 FEET OF SECTION 33 OF AND PAREALLEL WITH THE EAST LINE OF SAID SECTION 33; THENCE SOUTHERLY ALONG SAID WEST LINE TO THE NORTH LINE OF DOCUMENT NO. 90412225, SAID POINT BEING ON THE EAST LINE OF THE WEST 20 FEET OF SAID DOCUMENT NO. 90412225; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID WEST 20 FEET TO THE NORTH LINE OF EAST DEVON AVENUE; THENCE WESTERLY ALONG SAID NORTH LINE TO THE EAST LINE OF CENTEX-SCHAUMBURG INDUSTRIAL PARK UNIT 147 PER DOCUMENT NO. 24900550; THENCE SOUTHERLY ALONG SAID EAST LINE TO THE NORTHEAST CORNER OF LOT 12 IN CENTEX-SCHAUMBURG INDUSTRIAL PARK UNIT 146 PER DOCUMENT NO. 25230254 & R1979-101517; THENCE SOUTHERLY ALONG THE EAST LINES OF SAID LOT 12 TO THE NORTHEAST CORNER OF LOT 14 IN CENTEX-SCHAUMBURG INDUSTRIAL PARK UNIT 148 PER DOCUMENT NO. R1980-029801; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID UNIT 148 TO THE NORTH LINE OF IRVING PARK ROAD; THENCE SOUTH TO THE NORTHEAST CORNER OF SCHAUMBURG AIRPORT SUBDIVISION PER DOCUMENT NO. R1999-190729; THENCE ALONG THE EAST LINE OF SCHAUMBURG AIRPORT SUBDIVISION TO THE SOUTH LINE OF SAID SUBDIVISION; THENCE NORTHWESTERLY ALONG SAID SOUTH LINE TO THE SOUTH LINE OF AFORESAID SECTION 33; THENCE EAST ALONG SAID SOUTH LINE TO A POINT OF CUSP ALONG THE SOUTH LINE OF SCHAUMBURG AIRPORT SUBDIVISION; THENCE CONTINUING NORTHWESTERLY ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF LOT 6 OF SAID SCHAUMBURG AIRPORT SUBDIVISION; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID SECTION 32 TO THE EAST LINE OF RODENBURG ROAD; THENCE NORTHERLY ALONG SAID EAST LINE TO THE NORTH LINE OF IRVING PARK ROAD; THENCE NORTHWESTERLY ALONG SAID NORTH LINE TO THE SOUTHERLY LINE OF ELGIN-OHARE EXPRESSWAY; THENCE EASTERLY ALONG SAID SOUTHERLY LINE TO THE WEST LINE OF RODENBURG ROAD; THENCE NORTHERLY ALONG SAID WEST LINE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF WELLINGTON COURT PER DOCUMENT NO. 88598270; THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND SAID SOUTH LINE TO THE EAST LINE OF SAID WELLINGTON COURT; THENCE NORTHERLY ALONG SAID EAST LINE TO THE NORTH LINE OF WISE ROAD; THENCE EASTERLY ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

### **CENTEX TIF AREA WITHIN COOK COUNTY**

THAT PART OF SECTIONS 32 AND 33, TOWNSHIP 41 NORTH AND SECTION 7, TOWNSHIP 40 NORTH, ALL IN RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK, ILLINOIS DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF WISE ROAD AND THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 2 OF BLOCK 5 IN CENTEX – SCHAUMBURG INDUSTRIAL PARK UNIT 6 PER DOCUMENT NO. 21423488; THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION TO THE INTERSECTION OF THE WEST LINE OF LEONARD DRIVE AND THE SOUTH LINE OF WISE ROAD; THENCE SOUTHERLY ALONG THE WEST LINE OF LEONARD DRIVE TO THE WEST LINE OF THE EAST 28 FEET OF SECTION 33 OF AND PAREALLEL WITH THE EAST LINE OF SAID SECTION 33; THENCE SOUTHERLY ALONG SAID WEST LINE TO THE NORTH LINE OF DOCUMENT NO. 90412225, SAID POINT BEING ON THE EAST LINE OF THE WEST 20 FEET OF SAID DOCUMENT NO. 90412225; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID WEST 20 FEET TO THE NORTH LINE OF EAST DEVON AVENUE; THENCE WESTERLY ALONG SAID NORTH LINE TO THE EAST LINE OF CENTEX-SCHAUMBURG INDUSTRIAL PARK UNIT 147 PER DOCUMENT NO. 24900550; THENCE SOUTHERLY ALONG SAID EAST LINE TO THE NORTHEAST CORNER OF LOT 12 IN CENTEX-SCHAUMBURG INDUSTRIAL PARK UNIT 146 PER DOCUMENT NO. 25230254 & R1979-101517; THENCE SOUTHERLY ALONG THE EAST LINES OF SAID LOT 12 TO THE SOUTH LINE OF SAID SECTION 33; THENCE WESTERLY ALONG SAID SOUTH LINE TO THE SOUTH LINE OF LOT 6 IN SCHAUMBURG AIRPORT SUBDIVISION PER DOCUMENT NO. R1999-190729; THENCE CONTINUING NORTHWESTERLY ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF LOT 6 OF SAID SCHAUMBURG AIRPORT SUBDIVISION; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID SECTION 32 TO THE EAST LINE OF RODENBURG ROAD; THENCE NORTHERLY ALONG SAID EAST LINE TO THE NORTH LINE OF IRVING PARK ROAD; THENCE NORTHWESTERLY ALONG SAID NORTH LINE TO THE SOUTHERLY LINE OF ELGIN-OHARE EXPRESSWAY; THENCE EASTERLY ALONG SAID SOUTHERLY LINE TO THE WEST LINE OF RODENBURG ROAD; THENCE NORTHERLY ALONG SAID WEST LINE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF WELLINGTON COURT PER DOCUMENT NO. 88598270; THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND SAID SOUTH LINE TO THE EAST LINE OF SAID WELLINGTON COURT; THENCE NORTHERLY ALONG SAID EAST LINE TO THE NORTH LINE OF WISE ROAD; THENCE EASTERLY ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

#### **CENTEX TIF AREA WITHIN DUPAGE COUNTY**

THAT PART OF SECTION 4, TOWNSHIP 40 NORTH, ALL IN RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID SECTION 4 AND THE EAST LINE OF LOT 12 IN CENTEX-SCHAUMBURG INDUSTRIAL PARK UNIT 146 PER DOCUMENT NO. R1979-101517; THENCE SOUTHERLY ALONG THE EAST LINES OF SAID LOT 12 TO THE NORTHEAST CORNER OF LOT 14 IN CENTEX-SCHAUMBURG INDUSTRIAL PARK UNIT 148 PER DOCUMENT NO. R1980-029801; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID UNIT 148 TO THE NORTH LINE OF IRVING PARK ROAD; THENCE SOUTH TO THE NORTHEAST CORNER OF SCHAUMBURG AIRPORT SUBDIVISION PER DOCUMENT NO. R1999-190729; THENCE ALONG THE EAST LINE OF SCHAUMBURG AIRPORT SUBDIVISION TO THE SOUTH LINE OF SAID SUBDIVISION; THENCE NORTHWESTERLY ALONG SAID SOUTH LINE TO THE NORTH LINE OF AFORESAID SECTION 4; THENCE EAST ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

## Appendix 4: List of PINs in Proposed Centex RPA

| Record # | PIN       | 2022 EAV    |
|----------|-----------|-------------|
| 1        | 732401005 | \$3,777,757 |
| 2        | 733100012 | \$237,556   |
| 3        | 733100017 | \$554,816   |
| 4        | 733100019 | \$380,677   |
| 5        | 733100020 | \$284,116   |
| 6        | 733100021 | \$267,855   |
| 7        | 733100022 | \$284,116   |
| 8        | 733100025 | \$310,646   |
| 9        | 733100027 | \$313,178   |
| 10       | 733100029 | \$274,103   |
| 11       | 733100030 | \$572,800   |
| 12       | 733100031 | \$712,067   |
| 13       | 733101005 | \$1,199,767 |
| 14       | 733101006 | \$428,299   |
| 15       | 733101007 | \$615,737   |
| 16       | 733101008 | \$1,054,886 |
| 17       | 733101012 | \$2,286,474 |
| 18       | 733101014 | \$285,546   |
| 19       | 733101018 | \$435,304   |
| 20       | 733101019 | \$529,125   |
| 21       | 733101020 | \$391,940   |
| 22       | 733101021 | \$427,667   |
| 23       | 733101022 | \$350,850   |
| 24       | 733101023 | \$364,006   |
| 25       | 733101025 | \$493,854   |
| 26       | 733101026 | \$35,204    |
| 27       | 733101027 | \$35,076    |
| 28       | 733101030 | \$370,947   |
| 29       | 733101031 | \$212,702   |
| 30       | 733101032 | \$628,157   |
| 31       | 733101033 | \$835,655   |
| 32       | 733101034 | \$862,918   |
| 33       | 733102007 | \$97,339    |
| 34       | 733102008 | \$97,339    |

| Record # | PIN       | 2022 EAV  |
|----------|-----------|-----------|
| 35       | 733102009 | \$455,001 |
| 36       | 733102012 | \$274,100 |
| 37       | 733102014 | \$183,763 |
| 38       | 733102015 | \$650,550 |
| 39       | 733102016 | \$285,543 |
| 40       | 733102017 | \$285,543 |
| 41       | 733102018 | \$173,574 |
| 42       | 733102019 | \$173,574 |
| 43       | 733102020 | \$285,543 |
| 44       | 733102021 | \$124,126 |
| 45       | 733102022 | \$219,280 |
| 46       | 733102023 | \$263,133 |
| 47       | 733102024 | \$226,593 |
| 48       | 733102026 | \$173,741 |
| 49       | 733102030 | \$233,677 |
| 50       | 733102031 | \$86,746  |
| 51       | 733102032 | \$488,191 |
| 52       | 733102034 | \$492,649 |
| 53       | 733102036 | \$561,970 |
| 54       | 733102037 | \$233,899 |
| 55       | 733102038 | \$224,368 |
| 56       | 733102039 | \$490,161 |
| 57       | 733102040 | \$328,922 |
| 58       | 733102042 | \$342,365 |
| 59       | 733102043 | \$447,303 |
| 60       | 733102044 | \$206,653 |
| 61       | 733102045 | \$117,670 |
| 62       | 733102046 | \$490,606 |
| 63       | 733102049 | \$322,317 |
| 64       | 733102050 | \$474,815 |
| 65       | 733102051 | \$137,864 |
| 66       | 733102053 | \$221,883 |
| 67       | 733102054 | \$259,481 |
| 68       | 733102055 | \$764,404 |
| 69       | 733102056 | \$402,012 |
| 70       | 733102059 | \$442,669 |
| 71       | 733102060 | \$585,366 |
| 72       | 733102061 | \$102,815 |
| 73       | 733102062 | \$254,321 |
| 74       | 733103017 | \$774,134 |



| Record # | PIN       | 2022 EAV    |
|----------|-----------|-------------|
| 75       | 733103022 | \$193,970   |
| 76       | 733103025 | \$264,411   |
| 77       | 733103026 | \$608,866   |
| 78       | 733103029 | \$336,231   |
| 79       | 733103030 | \$264,598   |
| 80       | 733103031 | \$0         |
| 81       | 733103034 | \$1,498,697 |
| 82       | 733103037 | \$1,468,586 |
| 83       | 733200004 | \$1,661,726 |
| 84       | 733200019 | \$535,622   |
| 85       | 733200020 | \$285,543   |
| 86       | 733200034 | \$590,628   |
| 87       | 733200039 | \$1,382,293 |
| 88       | 733200046 | \$859,916   |
| 89       | 733200047 | \$398,451   |
| 90       | 733200048 | \$371,117   |
| 91       | 733200051 | \$556,178   |
| 92       | 733200058 | \$602,417   |
| 93       | 733200063 | \$225,102   |
| 94       | 733200065 | \$294,803   |
| 95       | 733200066 | \$357,925   |
| 96       | 733200067 | \$1,164,948 |
| 97       | 733200069 | \$603,364   |
| 98       | 733200070 | \$203,159   |
| 99       | 733200071 | \$285,119   |
| 100      | 733200072 | \$735,243   |
| 101      | 733200073 | \$852,235   |
| 102      | 733200074 | \$295,270   |
| 103      | 733200075 | \$428,497   |
| 104      | 733200076 | \$1,196,878 |
| 105      | 733200077 | \$329,975   |
| 106      | 733200094 | \$3,610,296 |
| 107      | 733200095 | \$502,549   |
| 108      | 733200097 | \$1,031,280 |
| 109      | 733200098 | \$1,107,860 |
| 110      | 733201004 | \$414,744   |
| 111      | 733201007 | \$368,389   |
| 112      | 733201015 | \$141,194   |
| 113      | 733201041 | \$428,316   |
| 114      | 733201043 | \$263,139   |

| Record # | PIN       | 2022 EAV  |
|----------|-----------|-----------|
| 115      | 733201045 | \$255,824 |
| 116      | 733201050 | \$137,803 |
| 117      | 733201055 | \$247,278 |
| 118      | 733201063 | \$181,378 |
| 119      | 733201064 | \$0       |
| 120      | 733201065 | \$222,511 |
| 121      | 733201066 | \$146,992 |
| 122      | 733201067 | \$464,634 |
| 123      | 733201069 | \$519,118 |
| 124      | 733201070 | \$207,647 |
| 125      | 733201071 | \$279,921 |
| 126      | 733201072 | \$248,517 |
| 127      | 733201073 | \$278,716 |
| 128      | 733201074 | \$285,543 |
| 129      | 733201075 | \$365,471 |
| 130      | 733201076 | \$232,256 |
| 131      | 733201078 | \$157,690 |
| 132      | 733201079 | \$228,402 |
| 133      | 733201080 | \$486,138 |
| 134      | 733201082 | \$400,623 |
| 135      | 733201083 | \$586,225 |
| 136      | 733201084 | \$312,105 |
| 137      | 733201086 | \$512,118 |
| 138      | 733201087 | \$235,182 |
| 139      | 733201088 | \$284,888 |
| 140      | 733201089 | \$114,217 |
| 141      | 733201095 | \$608,258 |
| 142      | 733201096 | \$236,019 |
| 143      | 733201097 | \$285,543 |
| 144      | 733201098 | \$75,674  |
| 145      | 733201099 | \$454,586 |
| 146      | 733201100 | \$416,835 |
| 147      | 733201102 | \$31,313  |
| 148      | 733201103 | \$974,724 |
| 149      | 733201104 | \$438,558 |
| 150      | 733201105 | \$157,207 |
| 151      | 733201106 | \$173,963 |
| 152      | 733201109 | \$113,989 |
| 153      | 733201110 | \$469,169 |
| 154      | 733201111 | \$4,912   |

| Record # | PIN       | 2022 EAV  |
|----------|-----------|-----------|
| 155      | 733201112 | \$407,070 |
| 156      | 733201114 | \$648,675 |
| 157      | 733201115 | \$651,435 |
| 158      | 733202003 | \$245,977 |
| 159      | 733202012 | \$280,766 |
| 160      | 733202016 | \$263,136 |
| 161      | 733202017 | \$259,481 |
| 162      | 733202018 | \$285,429 |
| 163      | 733202019 | \$199,326 |
| 164      | 733202020 | \$201,007 |
| 165      | 733202021 | \$124,333 |
| 166      | 733202022 | \$372,988 |
| 167      | 733202035 | \$843,952 |
| 168      | 733202036 | \$255,824 |
| 169      | 733202040 | \$332,828 |
| 170      | 733202041 | \$566,347 |
| 171      | 733202043 | \$287,827 |
| 172      | 733202044 | \$266,788 |
| 173      | 733202045 | \$227,455 |
| 174      | 733202047 | \$314,649 |
| 175      | 733202048 | \$0       |
| 176      | 733202049 | \$656,701 |
| 177      | 733202050 | \$285,543 |
| 178      | 733202051 | \$306,991 |
| 179      | 733202052 | \$694,060 |
| 180      | 733202056 | \$564,347 |
| 181      | 733202059 | \$255,830 |
| 182      | 733202062 | \$346,517 |
| 183      | 733202063 | \$382,800 |
| 184      | 733202064 | \$537,429 |
| 185      | 733202065 | \$287,370 |
| 186      | 733202066 | \$153,275 |
| 187      | 733202067 | \$277,754 |
| 188      | 733202068 | \$911,118 |
| 189      | 733202069 | \$225,102 |
| 190      | 733202070 | \$228,435 |
| 191      | 733202071 | \$288,715 |
| 192      | 733202075 | \$378,616 |
| 193      | 733202076 | \$285,543 |
| 194      | 733202077 | \$285,543 |

| Record # | PIN       | 2022 EAV    |
|----------|-----------|-------------|
| 195      | 733202078 | \$422,624   |
| 196      | 733202079 | \$255,824   |
| 197      | 733202080 | \$263,136   |
| 198      | 733202081 | \$102,332   |
| 199      | 733202082 | \$1,071,907 |
| 200      | 733202083 | \$577,320   |
| 201      | 733202084 | \$537,195   |
| 202      | 733203024 | \$619,026   |
| 203      | 733203027 | \$333,290   |
| 204      | 733203030 | \$485,340   |
| 205      | 733203032 | \$1,049,281 |
| 206      | 733203036 | \$848,841   |
| 207      | 733203038 | \$733,682   |
| 208      | 733203039 | \$1,006,022 |
| 209      | 733203040 | \$363,948   |
| 210      | 733203042 | \$598,318   |
| 211      | 733203044 | \$541,045   |
| 212      | 733203045 | \$471,031   |
| 213      | 733203049 | \$1,199,685 |
| 214      | 733203055 | \$890,351   |
| 215      | 733203058 | \$579,469   |
| 216      | 733203063 | \$1,083,836 |
| 217      | 733203064 | \$1,526,154 |
| 218      | 733203065 | \$1,218,607 |
| 219      | 733203066 | \$0         |
| 220      | 733203067 | \$1,307,742 |
| 221      | 733203069 | \$611,790   |
| 222      | 733203070 | \$120,763   |
| 223      | 733203071 | \$302,275   |
| 224      | 733204012 | \$590,672   |
| 225      | 733204016 | \$4,624,048 |
| 226      | 733204017 | \$1,457,593 |
| 227      | 733204019 | \$35,508    |
| 228      | 733204020 | \$0         |
| 229      | 733300005 | \$0         |
| 230      | 733300006 | \$3,396,617 |
| 231      | 733300011 | \$2,560,112 |
| 232      | 733301006 | \$0         |
| 233      | 733301014 | \$587,006   |
| 234      | 733301015 | \$175,244   |

| Record # | PIN       | 2022 EAV    |
|----------|-----------|-------------|
| 235      | 733301018 | \$588,655   |
| 236      | 733301019 | \$674,039   |
| 237      | 733301020 | \$1,261,913 |
| 238      | 733301021 | \$426,349   |
| 239      | 733301022 | \$490,176   |
| 240      | 733301023 | \$477,297   |
| 241      | 733301025 | \$955,986   |
| 242      | 733301027 | \$1,947,550 |
| 243      | 733301028 | \$5,602,549 |
| 244      | 733301029 | \$239,384   |
| 245      | 733301030 | \$241,214   |
| 246      | 733303010 | \$1,035,838 |
| 247      | 733303011 | \$1,944,661 |
| 248      | 733303013 | \$2,373,109 |
| 249      | 733303014 | \$298,349   |
| 250      | 733400024 | \$517,507   |
| 251      | 733400025 | \$0         |
| 252      | 733400028 | \$1,564,241 |
| 253      | 733400029 | \$48,817    |
| 254      | 733400033 | \$0         |
| 255      | 733400035 | \$6,463,687 |
| 256      | 733400036 | \$9,567,878 |
| 257      | 733400042 | \$50,419    |
| 258      | 733400043 | \$559,158   |
| 259      | 733400045 | \$267,849   |
| 260      | 733400046 | \$606,177   |
| 261      | 733400048 | \$1,772,663 |
| 262      | 733400050 | \$1,168,647 |
| 263      | 733400053 | \$3,946,434 |
| 264      | 733400054 | \$3,545,665 |
| 265      | 733402003 | \$0         |
| 266      | 733402004 | \$2,868,515 |
| 267      | 733402005 | \$0         |
| 268      | 733402007 | \$0         |
| 269      | 733402008 | \$3,486,512 |
| 270      | 733402009 | \$666,498   |
| 271      | 733402010 | \$1,341,940 |
| 272      | 733402011 | \$1,546,620 |
| 273      | 733402012 | \$5,275,381 |
| 274      | 733101009 | \$9,122     |

| Record # | PIN       | 2022 EAV  |
|----------|-----------|-----------|
| 275      | 733101024 | \$36,836  |
| 276      | 733102063 | \$152,056 |
| 277      | 733103001 | \$70,870  |
| 278      | 733103020 | \$25,015  |
| 279      | 733103038 | \$168,113 |
| 280      | 733103035 | \$312,856 |
| 281      | 733103036 | \$83,355  |
| 282      | 733200021 | \$11,227  |
| 283      | 733200050 | \$70,011  |
| 284      | 733200078 | \$292     |
| 285      | 733200079 | \$292     |
| 286      | 733200080 | \$322     |
| 287      | 733200081 | \$877     |
| 288      | 733200082 | \$322     |
| 289      | 733200083 | \$322     |
| 290      | 733200084 | \$760     |
| 291      | 733200085 | \$515     |
| 292      | 733200086 | \$380     |
| 293      | 733200087 | \$439     |
| 294      | 733200088 | \$4,386   |
| 295      | 733200089 | \$4,386   |
| 296      | 733200090 | \$365     |
| 297      | 733200091 | \$365     |
| 298      | 733200092 | \$8,116   |
| 299      | 733200096 | \$64,956  |
| 300      | 733201049 | \$36,839  |
| 301      | 733201108 | \$84,360  |
| 302      | 733201113 | \$3,307   |
| 303      | 733201116 | \$48,516  |
| 304      | 733202054 | \$28,945  |
| 305      | 733203017 | \$92,272  |
| 306      | 733203021 | \$12,294  |
| 307      | 733203068 | \$50,717  |
| 308      | 733204001 | \$18,753  |
| 309      | 733204018 | \$164,517 |
| 310      | 733300010 | \$3,693   |
| 311      | 733303012 | \$351     |
| 312      | 733400017 | \$4,959   |
| 313      | 733400049 | \$5,280   |
| 314      | 733302009 | \$0       |

| Record # | PIN       | 2022 EAV      |
|----------|-----------|---------------|
| 315      | 733302014 | \$966,239     |
| 316      | 733302015 | \$0           |
| 317      | 733302016 | \$0           |
| 318      | 733401004 | \$5,248,650   |
| 319      | 732401006 | \$197,145     |
| 320      | 733303015 | \$204,372     |
| 321      | 733400052 | \$210,138     |
| 322      | 204203008 | \$2,026,350   |
| 323      | 204201007 | \$383,650     |
| 324      | 204201005 | \$1,175,140   |
| 325      | 204100005 | \$0           |
| 326      | 204200007 | \$0           |
| 327      | 204200008 | \$0           |
| 328      | 204200009 | \$0           |
| TOTAL    |           | \$194,570,618 |

Source: Cook County Assessor, DuPage County Assessor, Bloomingdale Township Assessor, SB Friedman



**Fiscal Year 23/24 Key Performance Indicator Program Update - Informational  
3/18/2024**

**Finance Legal Administrative General Government**

Presenter: Andrew Buckwinkler; Management Analyst  
Lead Department: General Government

***Executive Summary:***

In 2016, each department selected a representative to develop the village's first key performance indicators (KPIs). Since then, the program has grown to 67 KPIs measuring performance across all 11 village departments. As a part of the village's FY 23/24 goals, staff has established an annual program where departments meet with the manager's office quarterly to review current year-to-date metrics, strategize potential process improvements for underperforming KPIs, and evaluate current targets based on various environmental factors.

This memo provides an update on the village's KPIs. While the village's annual budget proposal will include updated FY metrics, this report provides a nine-month look at each department's progress as well as any challenges faced to this point. An update on the KPIs will be provided in the village's annual budget proposal.

***Recommended Action:***

Informational only.

**ATTACHMENTS:**

| Description | Type    |
|-------------|---------|
| ▣ Memo      | Exhibit |
| ▣ Scorecard | Exhibit |





**Date:** March 3<sup>rd</sup>, 2024

**To:** Village Manager

**From:** Management Analyst- General Government

**Subject:** Key Performance Indicator Program Update- Informational

**Introduction**

In 2016, each department selected a representative to develop the village’s first key performance indicators (KPIs). Since then, the program has grown to 67 KPIs measuring performance across all 11 village departments. As a part of the village’s FY 23/24 goals, staff has established an annual program where departments meet with the manager’s office quarterly to review current year-to-date metrics, strategize potential process improvements for underperforming KPIs, and evaluate current targets based on various environmental factors.

This memo provides a update on the village’s KPIs. While the village’s annual budget proposal will include updated FY metrics, this report provides a nine-month look at each department’s progress as well as any challenges faced to this point.

**Discussion**

All village departments have between four and nine KPIs that are tracked on a quarterly or monthly basis and reported within their department monthly reports. The table below shows how each of the department's KPIs are performing in FY 23/24.

*FY 23/24 Key Performance Indicator Performance through January 2024 (by department)*

| Department     | Meets/Exceed | Partial   | Behind   | TOTAL     |
|----------------|--------------|-----------|----------|-----------|
| C&O            | 3            | 1         | 0        | 4         |
| CDD            | 6            | 1         | 2        | 9         |
| Cultural       | 3            | 0         | 1        | 4         |
| ED             | 2            | 3         | 0        | 5         |
| EPW            | 7            | 2         | 0        | 9         |
| Finance        | 7            | 0         | 0        | 7         |
| Fire           | 5            | 1         | 2        | 8         |
| HR             | 3            | 0         | 3        | 6         |
| IT             | 4            | 1         | 0        | 5         |
| Police         | 6            | 0         | 0        | 6         |
| Transportation | 3            | 1         | 0        | 4         |
| <b>Totals</b>  | <b>49</b>    | <b>10</b> | <b>8</b> | <b>67</b> |

*Key Performance Indicators Meeting or Exceeding Benchmarks.*

Of the 67 KPIs that are currently being tracked, 49 have all measures currently meeting or exceeding benchmarks. Some examples include:

- **Ensure financial sustainability of Septemberfest through sponsorships.**

*(Cultural Services KPI 4: Part 2)*

This fiscal year, In-Kind contributions have seen an increase, mainly due to donated water from Tony's Market, and the contributed use of light towers from Cook County's Emergency Management and Regional Security Agency. These In-Kind donations have effectively reduced costs for the village, sparing expenses that would otherwise be incurred.

- **Maintain a commercial property vacancy rate in line with industry averages.**

*(Economic Development KPI 2: Part 3)*

Commercial vacancies have significantly decreased in the current fiscal year, attributed to staff assistance in facilitating the opening of several businesses in previously vacant properties throughout the village. Examples of these businesses include Joong Boo Market, Steinhafels, Altitude Trampoline Park, and Primark.

- **Reduce impacts of storm events through preventative measures.**

*(Engineering & Public Works KPI 7: Part 2)*

This Key Performance Indicator (KPI) measures the division's progress in cleaning the required number of catch basins per year. This year, staff was able to take advantage of the warm weather and worked during the winter months resulting in this KPI exceeding its benchmark. Additionally, staff took the time to train a new employee on the equipment to ensure additional help is available should an emergency arise.

- **Drive more utility bill payments to the village's automated payment systems.**

*(Finance KPI 7)*

This fiscal year, staff implemented an online seamless document system allowing residents to register for direct debit water bill payments directly on the village's website. This streamlined process, replacing the need for residents to fill out a form and deliver it to Village Hall, has resulted in the KPI exceeding its benchmark. The system is anticipated to continue performing well in the future.

- **Monitor, track, and analyze patch implementation details to mitigate hardware cybersecurity risk and exposure**

*(Information Technology KPI 4: Parts 1, 2, & 3)*

The creation of the Systems Administrator position in FY 23/24 has significantly contributed to the recovery of this KPI. In previous years, the department lacked a dedicated staff member working on these patches, resulting in underperformance. With a dedicated staff member, this KPI has exceeded each of its targets to date.

*Key Performance Indicators partially meeting or behind target.*

Of the 67 KPIs that are being tracked, 10 are partially meeting targets and 8 are currently behind benchmarks.

- **Engage with a broad external audience through effective social media communications.**

*(Communications & Outreach KPI 1: Part 2)*

Subscribership undergoes fluctuations, notably increasing during high-profile news and events. The Communications and Outreach Department is proactively collaborating across departments to identify compelling and informative content, aiming to maintain and grow the village's followership. In addition, engagement is declining across many platforms due to prevalent misinformation and media distrust. Consequently, Communications has been prioritizing post quality over quantity to address these challenges. As a result, subscribership following October has trended positively.

- **Provide timely review and issuance of residential and commercial permits.**

*(Community Development KPIs 1, 2, & 4)*

In FY 23/24, plan review time remained below target. While there has been some improvement with new staff acclimating to plan review, the village is currently evaluating this KPI to identify strategies that more accurately measure the department's performance in the permitting process. It is also worth noting that permit values received in FY 23/24 are trending higher than those received in FY 22/23. Permit valuation is often an indicator of size and complexity of permits; therefore, higher value permits typically require additional time to review.

- **Ensure quality attendance at performances held at the Prairie Center.**

*(Cultural Services KPI 1)*

In Quarter 1, the occupancy rate target was met but saw a dip in Quarter 2 influenced by heavier programming during the summer compared to the Fall. Staff anticipates a recovery of this KPI to finish the fiscal year with additional planned programs for the spring. It is also worth noting that despite occupancy rates dipping, increased ticket prices and the addition of two Nutcracker performances in FY 23/24 have resulted in an overall increase in revenue generated through programs. With two months of the fiscal year remaining, staff has already exceeded original projections for the year.

- **Promote investment in the North Schaumburg TIF.**

*(Economic Development KPI 1: Part 1)*

This KPI assesses both anticipated and completed investments across the district. Although the actual investment is currently below the target, notable projects such as the final phase of townhomes within the district by DR Horton and Andretti's are not yet factored into the completed investment. With their inclusion, this KPI is expected to surpass the target.

- **Maintain an office property vacancy rate in line with industry averages.**

*(Economic Development KPI 2: Part 2)*

The village continues to grapple with office occupancy challenges stemming from the prevalence of remote work in the post-pandemic era. This fiscal year, staff

organized a summit to advocate for office spaces throughout the village, but office vacancies remain a challenge locally and nationally.

- **Expand Job Opportunities and Capital Investment through Cook County Property Tax Incentive Program.**

*(Economic Development KPI 4: Part 1)*

The slight decrease in job opportunities is due to two properties switching ownership. 1000 Albion recently switched ownership to the Chicago Tribune and 500 Commerce switched to CLOOS Robotic Welding. It is expected that both properties will soon be fully occupied, significantly increasing the properties' committed employment goals.

- **Reduce impacts of storm events through preventative measures.**

*(Engineering & Public Works KPI 7: Part 1)*

The cleaning rate to date has been slightly slower than the targeted rate primarily due to ongoing training efforts. During the summer, new crew members participated in on-the-job training by accompanying more experienced staff. This training contributed to the observed decrease in the cleaning rate.

- **Effectively clean sanitary mains and prevent backups.**

*(Engineering & Public Works KPI 8: Part 1 & 3)*

This KPI measures the effectiveness of the village's SL-RAT device, which surveys the sewer systems and alerts staff when cleaning is required. Despite displaying underperformance, this is attributed to the proactive cleaning efforts in previous years leading to fewer sewers needing follow-up cleaning. Consequently, the percentage requiring follow-up cleaning is lower indicating success in sewer maintenance. Furthermore, the recent drop in the cleaning rate is due to the sanitary division's assessment of an old pipe, where staff took extra caution to not further damage the pipe. The SL-RAT device itself is still functioning effectively.

- **Provide a Fire Department response time that meets the standards of accreditation.**

*(Fire KPI 1: Part 1)*

Initially, staff lowered the targeted response time from 7:10 to 7:00 in FY 22 to establish a more challenging goal. Although the KPI is generally in line with FY expectations, there were some delays during the summer months due to the completion of epoxy floor work at Station 52. With turnout time still meeting its target, staff is reviewing data to identify impacted rigs and districts to identify what factors may have further contributed to prolonged response time.

- **Reduce the impact of structural fires in the Village of Schaumburg.**

*(Fire KPI 2)*

The fire incident in July at 150 Wise Road resulted in approximately \$7.8 million in fire-related losses, causing this KPI to underperform.

- **Ensure businesses are safe and free of fire code deficiencies.**

*(Fire KPI 4)*

The prioritization of inspections for multi-family homes and staffing fluctuations throughout the fiscal year have resulted in fewer business inspections. As a result, businesses that do not pass inspections on the first or second visit weigh more

heavily on the year-to-date average. Currently, staff is engaged in discussions regarding strategies to educate businesses on potential code violations before inspections, with the aim of reducing overall inspection failures.

- **Efficiently recruit new employees to fill vacant positions.**

*(Human Resources KPI 1)*

The recruitment process has been extended due to some challenging-to-fill positions taking longer to secure candidates, compounded by instances of candidates declining initial offers for various reasons. However, following the completion of the compensation study, the number of days to fill a position has significantly dropped between Q2 and Q3, indicating the study to be effective.

- **Retention of a skilled workforce.**

*(Human Resources KPI 2)*

Employee retention experienced a slight dip in FY 24 as some employees departed for higher-paying jobs and promotional opportunities. Similarly, as noted above, following the completion of the compensation study, the employee retention rate has significantly increased following Q2, another indicator of a successful study.

- **Increase community partnerships through academic and career internships.**

*(Human Resources KPI 6)*

Previously, this KPI encompassed both unpaid internship opportunities and volunteers. To more accurately track the educational benefit provided to the community, staff removed volunteers from this metric, focusing solely on educational unpaid internships. This refinement has led to a lower overall intern count in the reported data and staff will reevaluate this KPI's target in FY 24/25.

- **Provide high-quality customer service to internal customers of the IT Department.**

*(Information Technology KPI 1: Part 1)*

Staffing fluctuations within the department's help desk led to the underperformance of this KPI at the start of the fiscal year. Although the department has not reached full capacity, the recruitment of additional help desk personnel has had a positive impact on this KPI and is now in line with its target.

- **Ensure the effectiveness of the Dial-A-Ride Transportation (DART) Program**

*(Transportation KPI 1: Part 3)*

The reduction in weekend services and the elimination of Ventra capabilities have collectively led to a decline in this KPI. While the removal of weekend services serves as the primary factor behind this decrease, the additional elimination of Ventra capabilities has further contributed to the overall decline. Given these adjustments, the staff does not foresee achieving this year's target but will continue to monitor use and adjust the target in FY 24/25.

## **Recommendation**

Informational

# FY 23/24 Key Performance Indicators

Color Guide

|                         |
|-------------------------|
| Meets or Exceeds Target |
| Below Target            |

| Reporting Year   | FY 20 | FY 21 | FY 22  | FY 23  | Through 2/1/2024<br>FY 24 YTD | FY 24 Target |
|--|-------|-------|--------|--------|-------------------------------|--------------|
| <b>Communications</b>  |       |       |        |        |                               |              |
| <b>KPI 1: Engage with a broad external audience through effective social media communications.</b> |       |       |        |        |                               |              |
| Average percent change in new social media subscribership, year over year.                         |       |       | 46%    | 10%    | 18%                           | 3%           |
| Average number of social media posts per month within ± 5% of prior FY monthly average.            |       |       | 145    | 133    | 115                           | 130          |
| Average monthly Facebook post engagement/interaction metric over the previous 12 months.           |       |       | 15,712 | 21,159 | 17,588                        | 15,000       |
| <b>KPI 2: Connect with the community through the village's website and weekly newsletter.</b>      |       |       |        |        |                               |              |
| Average monthly website visitors over the prior fiscal year. period.                               |       |       | 42,221 | 48,969 | 50,798                        | 34,000       |
| Average open rate for the Progress Report.   |       |       | 51%    | 57%    | 59%                           | 34%          |
| <b>KPI 3: Reach the community with interactive community outreach activities.</b>                  |       |       |        |        |                               |              |
| Average Schaumburg Progress Live post reach metric per video.                                      |       |       | 5,896  | 3,363  | 4,413                         | 2,600        |
| <b>KPI 4: Diversify the means in which content is provided to the community.</b>                   |       |       |        |        |                               |              |
| Total viewership of video content produced.  | 25    | 21    | 27     | 4,038  | 14,786                        | 3,000        |
| <b>Community Development</b>   |       |       |        |        |                               |              |
| <b>KPI 1: Provide timely review and issuance of residential permits.</b>                           |       |       |        |        |                               |              |
| Average business days to complete review of residential permits.                                   | 6.7   | 9.8   | 7.5    | 7.2    | 8.5                           | ≤ 10         |
| Percentage of residential permits completed within target.   | 87%   | 63%   | 82%    | 73.2%  | 66.0%                         | 80%          |
| <b>KPI 2: Provide timely review and issuance of commercial permits.</b>                            |       |       |        |        |                               |              |
| Average business days to complete review of small commercial permits.                              | 6.7   | 6.8   | 6.7    | 6.9    | 11.5                          | ≤ 7          |
| Average business days to complete review of large commercial permits.                              | 12.2  | 12.7  | 13.4   | 17.1   | 21.1                          | ≤15          |
| Percentage of commercial permits completed within target.  | 81%   | 77%   | 68%    | 54%    | 35%                           | 80%          |
| <b>KPI 3: Provide timely review and issuance of engineering permits.</b>                           |       |       |        |        |                               |              |
| Average business days to complete review of residential engineering permits.                       | 6.2   | 5.6   | 3.4    | 4.2    | 5.3                           | ≤7           |
| Average business days to complete review of commercial engineering permits.                        | 9.4   | 7.1   | 4.9    | 3.5    | 6.6                           | ≤7           |
| Percentage of residential and commercial engineering permits reviewed within targets.              | 81%   | 80%   | 96%    | 89%    | 81%                           | 80%          |
| <b>KPI 4: Provide timely review and issuance of fire prevention permits.</b>                       |       |       |        |        |                               |              |
| Average business days to complete review of fire prevention permits.                               | 5.2   | 10.4  | 6.1    | 11.3   | 14.4                          | ≤ 7          |
| Percentage of fire prevention permits within target.   | 82%   | 55%   | 72%    | 33%    | 26%                           | ≥80%         |
| <b>KPI 5: Provide an efficient response to Customer Service Requests (CSR).</b>                    |       |       |        |        |                               |              |
| Percentage of on-time responses for Community Development CSRs.                                    | 92%   | 93%   | 96%    | 93%    | 90%                           | ≥90%         |

# FY 23/24 Key Performance Indicators

Color Guide

|                         |
|-------------------------|
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| Below Target            |

| Reporting Year  | FY 20        | FY 21         | FY 22         | FY 23         | Through 2/1/2024<br>FY 24 YTD | FY 24 Target         |
|---|--------------|---------------|---------------|---------------|-------------------------------|----------------------|
| <b>KPI 6: Employee Referrals</b>  |              |               |               |               |                               |                      |
| Average total CSR's created in Community Development.   | 12           | 4             | 8             | 6.5           | 7.4                           | N/A                  |
| Average number of CSR's created per Building Division FTE.  | 14           | 5             | 7.5           | 5.1           | 5.0                           | 5                    |
| Average number of CSR's created per Health Division FTE.  | 13           | 2             | 10.6          | 8.4           | 11.0                          | 5                    |
| Average number of CSRs created per Engineering Division FTE   | 9            | 5             | 5.4           | 6.0           | 6.2                           | 5                    |
| <b>KPI 7: Sustain building division operations through fee structure revenue.</b>                                 |              |               |               |               |                               |                      |
| Percentage of CDD building expenses covered by revenue.   |              | 101%          | 119%          | 124%          | 157%                          | ≥70%                 |
| <b>KPI 8: Ensuring that the adjudication process is addressing issues in a timely manner.</b>                     |              |               |               |               |                               |                      |
| Clearance rate for all administrative adjudication cases.   |              | 97.7%         | 93.5%         | 92.7%         | 83.0%                         | ≥80%                 |
| <b>KPI 9: Provide regular exterior inspections to single family homes.</b>  |              |               |               |               |                               |                      |
| Single family home inspections per year through the Single-Family Home Inspection Program.                        |              | 2,631         | 6,260         | 8,905         | 11,535                        | ≥11,250 (YTD)        |
| <b>Cultural Services</b>  |              |               |               |               |                               |                      |
| <b>KPI 1: Ensure quality attendance at performances held at the Prairie Center for the Arts.</b>                  |              |               |               |               |                               |                      |
| Average House Capacity for Prairie Center Performances.   | 72%          | N/A           | 51%           | 79%           | 69%                           | 78%                  |
| <b>KPI 2: Provide quality youth programs to the community that attract high participation.</b>                    |              |               |               |               |                               |                      |
| Number of young people participating in youth programs.   | 8,492        | 0             | 11,841        | 10,973        | 7,267                         | ≥4500 (YTD)          |
| <b>KPI 3: Generate revenue from the Prairie Center for the Arts to sustain its operation.</b>                     |              |               |               |               |                               |                      |
| Rental Revenue Generated by the Prairie Center for the Arts.  | \$109,362    | N/A           | \$136,561     | \$184,533     | \$164K                        | ≥\$158K (YTD)        |
| <b>KPI 4: Ensure the financial sustainability of Septemberfest through sponsorships.</b>                          |              |               |               |               |                               |                      |
| In-cash sponsorships for Septemberfest.   | \$76,050     | N/A           | \$60,200      | \$92,673      | \$117,770                     | ≥\$105,000 (YTD)     |
| In-kind contributions for Septemberfest.  | \$33,000     | N/A           | \$108,800     | \$18,580      | \$24,900                      | ≥\$18,000 (YTD)      |
| <b>Economic Development</b>   |              |               |               |               |                               |                      |
| <b>KPI 1: Promote investment in the North Schaumburg TIF.</b>   |              |               |               |               |                               |                      |
| Investment in the North Schaumburg TIF.   | \$32,340,115 | \$127,580,542 | \$168,282,098 | \$189,750,157 | \$210,684,805                 | ≥\$325,000,000 (YTD) |
| Potential investment in the North Schaumburg TIF.   | \$61,774,098 | \$162,572,727 | \$228,927,385 | \$272,547,981 | \$493,000,101                 | ≥\$337,500,000 (YTD) |
| <b>KPI 2: Maintain vacancy rates in line with industry averages. (Calendar Year)</b>                              |              |               |               |               |                               |                      |
| <b>Calendar Years</b>   | <b>2019</b>  | <b>2020</b>   | <b>2021</b>   | <b>2022</b>   |                               | <b>Target</b>        |
| Industrial Property Vacancy Rates.  | 3.9%         | 2.8%          | 3.4%          | 3.0%          | 3.2%                          | < 7%                 |
| Office Property Vacancy Rates.  | 22.7%        | 23.1%         | 24.5%         | 28.3%         | 29.7%                         | < 25%                |
| Commercial Property Vacancy Rates.  | 6.6%         | 7.8%          | 7.8%          | 8.7%          | 6.7%                          | < 8%                 |
| <b>KPI 3: Enhance "business friendly" reputation by marketing Schaumburg as a place to do business.</b>           |              |               |               |               |                               |                      |
| Average Open Rate on Economic Development's Newsletter.   | 47%          | 40%           | 41%           | 46%           | 49%                           | ≥40%                 |
| <b>KPI 4: Expand Job Opportunities and Capital Investment through Cook County Property Tax Incentive Program.</b> |              |               |               |               |                               |                      |
| <b>Calendar Years</b>   | <b>2019</b>  | <b>2020</b>   | <b>2021</b>   | <b>2022</b>   |                               | <b>Target</b>        |
| Jobs created through the Cook County property tax incentive Class 6 and 7 programs.                               |              |               | 2,949         | 4,015         | 4,608                         | ≥4,675 (YTD)         |

# FY 23/24 Key Performance Indicators

Color Guide

|                         |
|-------------------------|
| Meets or Exceeds Target |
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| Reporting Year   | Through 2/1/2024 |             |              |              |              |                     |
|--|------------------|-------------|--------------|--------------|--------------|---------------------|
|  | FY 20            | FY 21       | FY 22        | FY 23        | FY 24 YTD    | FY 24 Target        |
| Capital investment through the Cook County property tax incentive Class 6 and 7 programs.                            |                  |             | \$17,562,736 | \$31,262,167 | \$83,481,932 | ≥\$47,700,000 (YTD) |
| <b>KPI 5: Market 90 North Area by Evaluating Impact of Rocklin Irving Outreach.</b>                                  |                  |             |              |              |              |                     |
| Open rate on 90 North redevelopment marketing.   |                  |             | 13%          | 12%          | 12%          | ≥12%                |
| Click rate of 90 North redevelopment marketing.  |                  |             | 11%          | 12%          | 12%          | ≥10%                |
| <b>Engineering and Public Works</b>  |                  |             |              |              |              |                     |
| <b>KPI 1: Provide an effective and efficient response to snow events.</b>  |                  |             |              |              |              |                     |
| Average clearing rate of primary routes.   | 7.8              | 8.5         | 6.9          | 2.1          | 1.6          | 10                  |
| Center line cut rate on all secondary routes, clear courts, and cul-de-sacs.   | 8.7              | 10.5        | 8.6          | 3.0          | 1.2          | 12                  |
| <b>KPI 2: Ensure that CIP projects continue to come in on schedule and within budget.</b>                            |                  |             |              |              |              |                     |
| Percent of CIP projects completed within budget.   |                  |             | 89%          | 90%          | 93%          | ≥90%                |
| <b>KPI 3: Reduce the average idle time for EPW vehicles.</b>   |                  |             |              |              |              |                     |
| Average Idle time for EPW vehicles.  |                  | 27%         | 27%          | 25%          | 24%          | <30%                |
| <b>KPI 4: Provide an effective risk management program that ensures the safety of employees. (Measured Annually)</b> |                  |             |              |              |              |                     |
| <b>Calendar Years</b>  | <b>2019</b>      | <b>2020</b> | <b>2021</b>  | <b>2022</b>  |              | <b>Target</b>       |
| OSHA Rate against BLS Industry Rate.   | 2.5              | 3.3         | 3.6          | 3.6          | 0.9          | <10.2               |
| DART Rate against BLS Industry Rate.   | 1.6              | 3.6         | 1.8          | 3.6          | 0.0          | <4.8                |
| Average number of Toolbox Talks per month each year.   | 63               | 68          | 72           | 79           | 77           | ≥40                 |
| Average number of Safety Audits per month each year.   | 41               | 43          | 51           | 47           | 45           | ≥40                 |
| <b>KPI 5: Provide an effective and efficient response to customer service requests.</b>                              |                  |             |              |              |              |                     |
| On-time CSRs.  | 76%              | 82%         | 83%          | 75%          | 81%          | ≥80%                |
| Positive CSR rating.   | 92%              | 88%         | 92%          | 91%          | 95%          | ≥90%                |
| <b>KPI 6: Reduce the amount of time water is off for main break repairs.</b>   |                  |             |              |              |              |                     |
| Water service response time for all main break repairs.  |                  | 2.9         | 2.7          | 1.8          | 1.6          | ≤3                  |
| Water restoration after water main break.  |                  | 77%         | 73%          | 79%          | 80%          | ≥75%                |
| <b>KPI 7: Reduce impacts of storm events through preventative measures.</b>  |                  |             |              |              |              |                     |
| Catch Basin Cleaning Rate  | 1.2              | 1.5         | 1.3          | 1.3          | 1.4          | ≥1.5                |
| Achieve 100% of annual catch basin goal to clean 556 catch basins per year.  | 166%             | 124%        | 110%         | 120%         | 126%         | ≥100% (YTD)         |
| <b>KPI 8: Effectively clean sanitary mains and prevent backups.</b>  |                  |             |              |              |              |                     |
| Regular cleaning of sanitary mains.  |                  | 150         | 130          | 149          | 118          | ≥150                |
| Heavy cleaning of sanitary mains.  |                  | 51          | 106          | 66           | 82           | ≥60                 |
| Inspections requiring follow-up cleaning and televising.   |                  | 16%         | 21%          | 14%          | 7%           | ≥15%                |
| <b>KPI 9: Effectively manage the water system.</b>   |                  |             |              |              |              |                     |
| Non-revenue water.   |                  | 15.3%       | 13.3%        | 10.1%        | 9.7%         | ≤ 12%               |



# FY 23/24 Key Performance Indicators

Color Guide

|                         |
|-------------------------|
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| Reporting Year   | FY 20     | FY 21       | FY 22     | FY 23       | Through 2/1/2024<br>FY 24 YTD | FY 24 Target |
|--|-----------|-------------|-----------|-------------|-------------------------------|--------------|
| <b>Finance</b>   |           |             |           |             |                               |              |
| <b>KPI 1: Provide responsible fiscal leadership.</b>   |           |             |           |             |                               |              |
| Ensure compliance with the village's Reserve Balance Policy by maintaining at least 40% in reserves in the General Fund. | 42%       | 45%         | 63%       | 75%         | 81%                           | ≥40%         |
| Operating Ratio.   | 1.1       | 1.1         | 1.5       | 1.4         | 1.4                           | > 1          |
| <b>KPI 2: GO Debt Funding</b>  |           |             |           |             |                               |              |
| Revenue for General Obligation Debt Funding  | 99%       | 99%         | 111%      | 118%        | 77%                           | ≥75% (YTD)   |
| <b>KPI 3: Provide proactive oversight of village resources.</b>  |           |             |           |             |                               |              |
| Projects bid through competitive process.  | 95%       | 96%         | 93%       | 93%         | 94%                           | ≥85%         |
| <b>KPI 4: Ensure expenditures stay within budget.</b>  |           |             |           |             |                               |              |
| Ratio of budgeted amount to actuals  | 0.98      | 0.95        | 0.96      | 0.94        | 0.95                          | < 1          |
| <b>KPI 5: Ensure the financial health of the General Fund by addressing budget deviations.</b>                           |           |             |           |             |                               |              |
| Variances funded by transfers or amendments  | 65%       | 81%         | 85%       | 80%         | 83%                           | ≥80%         |
| <b>KPI 6: Reduce the amount of time it requires to process bid awards.</b>   |           |             |           |             |                               |              |
| Business days from opening to posting bids.  |           |             | 20.4      | 20          | 21                            | ≤25          |
| <b>KPI 7: Drive more utility bill payments to the village's automated payment systems.</b>                               |           |             |           |             |                               |              |
| Increase total percentage of water invoices completed via direct debit by 5%.  |           | 21.3%       | 22.3%     | 23.3%       | 24.7%                         | ≥23.5%       |
| <b>Fire</b>  |           |             |           |             |                               |              |
| <b>KPI 1: Provide a Fire Department response time that meets the standards of accreditation.</b>                         |           |             |           |             |                               |              |
| Fire Department response time.   |           | 7:03        | 6:52      | 07:02       | 07:08                         | 07:00        |
| Fire Department turnout time.  |           | 1:27        | 1:27      | 1:34        | 1:27                          | 01:30        |
| <b>KPI 2: Reduce the impact of structural fires in the Village of Schaumburg.</b>  |           |             |           |             |                               |              |
| Annual dollar loss resulting from structure fires.   | \$641,700 | \$1,769,300 | \$829,500 | \$1,031,550 | \$9,046,080                   | \$1,275,000  |
| <b>KPI 3: Develop Fire suppression staff through continued education and training. (Calendar Year)</b>                   |           |             |           |             |                               |              |
| Calendar Years   | 2019      | 2020        | 2021      | 2022        | 2023                          | Target       |
| Compliance rating for all fire suppression personnel in accordance with ISO ratings.                                     | 100%      | 100%        | 98%       | 86%         | 93%                           | ≥93%         |
| <b>KPI 4: Ensure businesses are safe and free of fire code deficiencies.</b>   |           |             |           |             |                               |              |
| Percent of fire inspections passed on first or second visit.   | 84%       | 88%         | 77%       | 76%         | 71%                           | ≥87%         |
| <b>KPI 5: Provide quality health and wellness services to Schaumburg Residents.</b>                                      |           |             |           |             |                               |              |
| Achieve an average client satisfaction survey score of 95% or greater.   | 98%       | 94%         | 100%      | 99%         | 100%                          | ≥95%         |
| <b>KPI 6: Assist seniors in meeting their nutritional needs.</b>   |           |             |           |             |                               |              |
| Individuals served through the older adult market.   | 3,024     | 9,698       | 4,833     | 3,919       | 3,219                         | ≥2,100 (YTD) |
| Meals served through the older adult market.   |           | 16,275      | 14,410    | 17,985      | 16,203                        | ≥9,000 (YTD) |
| <b>KPI 7: Ensure village staff is prepared to respond to a village-wide emergency.</b>                                   |           |             |           |             |                               |              |

# FY 23/24 Key Performance Indicators

Color Guide

|                         |
|-------------------------|
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| Reporting Year   | FY 20 | FY 21 | FY 22 | FY 23 | Through 2/1/2024<br>FY 24 YTD | FY 24 Target |
|--|-------|-------|-------|-------|-------------------------------|--------------|
| Percent of objectives achieved during emergency operation plan training and exercises.   |       |       | 79%   | 84%   | 75%                           | 75%          |
| <b>KPI 8: Reduce total number of hours lost due to job related injuries</b>  |       |       |       |       |                               |              |
| Hours lost per quarter due to injuries   |       |       | 362   | 974   | 298                           | < 475        |
| <b>Human Resources</b>   |       |       |       |       |                               |              |
| <b>KPI 1: Efficiently recruit new employees to fill vacant positions.</b>  |       |       |       |       |                               |              |
| Average number of days to fill vacant positions.   | 68    | 32    | 55    | 62    | 67                            | ≤ 60         |
| <b>KPI 2: Retention of skilled workforce.</b>  |       |       |       |       |                               |              |
| Employee Retention Rate.   | 99%   | 99%   | 95%   | 95%   | 96%                           | ≥97%         |
| <b>KPI 3: Promote learning and growth among the village's workforce.</b>   |       |       |       |       |                               |              |
| Training through SIPD  | 35.3  | 42.0  | 134.0 | 102   | 90                            | ≥90 (YTD)    |
| <b>KPI 4: Increase participation of full-time employees in wellness health risk assessments.</b>   |       |       |       |       |                               |              |
| Full-time employees participating in Health Risk Assessment.   | 63%   | 65%   | 59%   | 59%   | 60%                           | ≥50%         |
| <b>KPI 5: Increase employee engagement and health/wellness opportunities for the workforce.</b>  |       |       |       |       |                               |              |
| Employee engagement and health/wellness activities.  |       | 30    | 25    | 25    | 26                            | ≥18 (YTD)    |
| <b>KPI 6: Increase community partnerships through academic and career internships.</b>   |       |       |       |       |                               |              |
| Offer 16 academic/career internships.  | 15    | 6     | 14    | 14    | 5                             | ≥12 (YTD)    |
| <b>Information Technology</b>  |       |       |       |       |                               |              |
| <b>KPI 1: Provide high quality customer service to internal customers of the IT Department.</b>  |       |       |       |       |                               |              |
| Customer service request on-time completion rate.  | 92%   | 96%   | 99%   | 99%   | 84%                           | ≥92%         |
| Stakeholder satisfaction rate.   | 99%   | 98%   | 97%   | 96%   | 99%                           | ≥98%         |
| <b>KPI 2: Ensure infrastructure is in place to support a network with minimum downtime.</b>  |       |       |       |       |                               |              |
| Network uptime rate.   | 99.9% | 99.8% | 99.8% | 99.7% | 99%                           | 99%          |
| <b>KPI 3: Ensure the village is adopting and updating its technology.</b>  |       |       |       |       |                               |              |
| Average software age.  | 3.7   | 3.1   | 2.9   | 3.2   | 2.9                           | ≤4           |
| <b>KPI 4: Monitor , track, and analyze patch implementation detail to mitigate hardware cybersecurity risk and exposure.</b>                                       |       |       |       |       |                               |              |
| Available critical patches applied to windows operating system.  |       |       | 65.1% | 76%   | 75%                           | ≥ 75%        |
| Monthly success rate of patch implementation each year.  |       |       | 78%   | 88%   | 91%                           | ≥ 80%        |
| Average completion percentage of patched hardware vs. unpatched hardware of like-type class.   |       |       | 73%   | 78%   | 80%                           | ≥ 75%        |
| <b>KPI 5: Perform detailed 311 Center inbound call resolution analysis.</b>  |       |       |       |       |                               |              |
| Average transferred calls vs total calls received.   | 50%   | 50%   | 49%   | 48%   | 50%                           | ≤50%         |
| Maintain a year over year average of the previous three years of provided information (one call resolution) vs. total calls of other action types of at least 30%. | 32%   | 3380% | 35%   | 35%   | 33%                           | ≥ 30%        |

# FY 23/24 Key Performance Indicators

Color Guide

|                         |
|-------------------------|
| Meets or Exceeds Target |
| Below Target            |

Through 2/1/2024

| Reporting Year   | FY 20 | FY 21 | FY 22 | FY 23 | FY 24 YTD | FY 24 Target |
|--|-------|-------|-------|-------|-----------|--------------|
| <b>Police</b>  |       |       |       |       |           |              |
| <b>KPI 1: Provide an efficient response for high priority police calls.</b>                              |       |       |       |       |           |              |
| Average response time for policy priority calls, from dispatch to arrival on scene.                      | 04:08 | 3:59  | 4:05  | 4:09  | 4:45      | 4:52         |
| <b>KPI 2: Connect with the community through demographic targeted outreach.</b>                          |       |       |       |       |           |              |
| Connections with attendees at community meetings.  | 3,088 | 1,165 | 1,110 | 4,380 | 1,400     | ≥800 (YTD)   |
| <b>KPI 3: Reduce the number of injury crashes in the village through targeted enforcement campaigns.</b> |       |       |       |       |           |              |
| Percent of traffic crashes resulting in an injury.   |       | 10%   | 5%    | 4%    | 10%       | < 12%        |
| <b>KPI 4: Develop police officers through continued education and training.</b>                          |       |       |       |       |           |              |
| Number of training hours per officer.  | 8.2   | 8.5   | 11.2  | 11.6  | 12.8      | ≥6           |
| <b>KPI 5: Increase collaboration with the hotel community through continued building checks.</b>         |       |       |       |       |           |              |
| Number of hotel checks per month compared to calls for service.  | 180   | 275   | 217   | 244   | 201       | ≥200         |
| <b>KPI 6: Impact the community through direct outreach</b>   |       |       |       |       |           |              |
| Community connections through direct outreach.   |       | 79    | 79    | 66    | 191       | ≥40 (YTD)    |
| <b>Transportation</b>  |       |       |       |       |           |              |
| <b>KPI 1: Ensure the effectiveness of the Dial - A- Ride Transportation (DART) program.</b>              |       |       |       |       |           |              |
| Percent of Dial-A-Ride Transportation (DART) travel times within target.                                 | 97%   | 99%   | 97%   | 97%   | 99%       | ≥95%         |
| Percent of Dial-A-Ride Transportation (DART) ride quotes within target.                                  | 94%   | 97%   | 97%   | 100%  | 100%      | ≥95%         |
| Total Dial-A-Ride Transportation (DART) rides per month.   | 5,032 | 2,951 | 3,786 | 3,585 | 3,003     | ≥3500        |
| <b>KPI 2: Improve traffic signal timing on major roadways in the Village of Schaumburg.</b>              |       |       |       |       |           |              |
| Average travel speeds  |       |       |       |       |           | N/A          |
| Meacham Road   | 23.8  | 23.9  | 22.7  | 28.4  | 33.0      | ≥25          |
| Golf Road  | 25.4  | 27.5  | 28.2  | 25.2  | 29.2      | ≥22.5        |
| Woodfield Road   | 21.6  | 21.5  | 21.6  | 24.4  | 28.6      | ≥21          |
| Average times stopped at a signal.   |       |       |       |       |           | N/A          |
| Meacham Road   | 3.2   | 3     | 2.8   | 1.6   | 1.6       | <3           |
| Golf Road  | 2.4   | 1.7   | 1.5   | 1.8   | 1.6       | <3           |
| Woodfield Road   | 2.6   | 2.7   | 2.7   | 2.6   | 1.6       | <3           |
| <b>KPI 3: Ensure diverse utilization of the Schaumburg Regional Airport.</b>                             |       |       |       |       |           |              |
| Occupancy rate for Schaumburg Regional Airport's 150 tie-down spaces.                                    | 15%   | 12%   | 12%   | 15%   | 13%       | ≥13%         |
| Schaumburg Regional airport average monthly visitors per year.   | 145   | 64    | 152   | 209   | 342       | ≥60          |
| <b>KPI 4: Monitor usage of the Schaumburg Commuter Parking Lot.</b>                                      |       |       |       |       |           |              |
| Active parking permits in the commuter parking lot.  | 684   | 36    | 65    | 89    | 103       | ≥80          |
| Commuter lot daily fee weekday purchases.  | 191   | 16.3  | 76.1  | 143   | 172       | ≥150         |