

ANNUAL TAX INCREMENT FINANCE REPORT



Name of Municipality:	<u>Schaumburg</u>	Reporting Fiscal Year:	2025
County:	<u>Cook</u>	Fiscal Year End:	4/30/2025
Unit Code:	016/515/32		

First Name:	Lisa	Last Name:	Petersen
Address:	101 Schaumburg Court	Title:	Director of Finance
Telephone:	847-923-4530	City:	Schaumburg
E-mail	lpetersen@schaumburg.com	Zip:	60193

Date _____

*All statutory citations refer to one of two sections of the Illinois Municipal Code: The Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] or the Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.]

SECTION 2 [Sections 2 through 8 must be completed for each redevelopment project area listed in Section 1.]

FY 2025

Name of Redevelopment Project Area:

North Schaumburg TIF

Primary Use of Redevelopment Project Area*: Combination/Mixed

***Types include:** Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.

If "Combination/Mixed" List Component Types: Residential, Retail, Ot

Under which section of the Illinois Municipal Code was the Redevelopment Project Area designated? (check one):

Tax Increment Allocation Redevelopment Act

X

Industrial Jobs Recovery Law

Please utilize the information below to properly label the Attachments.

	No	Yes
For redevelopment projects beginning prior to FY 2022, were there any amendments, to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] If yes, please enclose the amendment (Labeled Attachment A). For redevelopment projects beginning in or after FY 2022, were there any amendments, enactments or extensions to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] If yes, please enclose the amendment, enactment or extension, and a copy of the redevelopment plan (Labeled Attachment A).		X
Certification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the Act during the preceding fiscal year. [65 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)] Please enclose the CEO Certification (Labeled Attachment B).		X
Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)] Please enclose the Legal Counsel Opinion (Labeled Attachment C).		X
Statement setting forth all activities undertaken in furtherance of the objectives of the redevelopment plan, including any project implemented and a description of the redevelopment activities. [65 ILCS 5/11-74.4-5 (d) (7) (A and B) and 5/11-74.6-22 (d) (7) (A and B)] If yes, please enclose the Activities Statement (Labeled Attachment D).		X
Were any agreements entered into by the municipality with regard to the disposition or redevelopment of any property within the redevelopment project area or the area within the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d) (7) (C)] If yes, please enclose the Agreement(s) (Labeled Attachment E).	X	
Is there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the objectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)] If yes, please enclose the Additional Information (Labeled Attachment F).	X	
Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving payments financed by tax increment revenues produced by the same TIF? [65 ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.6-22 (d) (7) (E)] If yes, please enclose the contract(s) or description of the contract(s) (Labeled Attachment G).	X	
Were there any reports <u>submitted to</u> the municipality <u>by</u> the joint review board? [65 ILCS 5/11-74.4-5 (d) (7) (F) and 5/11-74.6-22 (d) (7) (F)] If yes, please enclose the Joint Review Board Report (Labeled Attachment H).		X
Were any obligations issued by the municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)] If yes, please enclose any Official Statement (labeled Attachment I). If Attachment I is answered yes, then the Analysis must be attached (Labeled Attachment J).	X	
An analysis prepared by a financial advisor or underwriter, <u>chosen by the municipality</u> , setting forth the nature and term of obligation; projected debt service including required reserves and debt coverage ; and <u>actual debt service</u> . [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] If attachment I is yes, the Analysis and an accompanying letter from the municipality outlining the contractual relationship between the municipality and the financial advisor/underwriter <u>MUST</u> be attached (Labeled Attachment J).	X	
Has a cumulative of \$100,000 of TIF revenue been deposited into the special tax allocation fund? 65 ILCS 5/11-74.4-5 (d) (2) and 5/11-74.6-22 (d) (2) If yes, please enclose audited financial statements of the special tax allocation fund (Labeled Attachment K).		X
Cumulatively, have deposits of incremental taxes revenue equal to or greater than \$100,000 been made into the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)] If yes, the audit report shall contain a letter from the independent certified public accountant indicating compliance or noncompliance with the requirements of subsection (q) of Section 11-74.4-3 (Labeled Attachment L).		X
A list of all intergovernmental agreements in effect to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to those intergovernmental agreements. [65 ILCS 5/11-74.4-5 (d) (10)] If yes, please enclose the list only, not actual agreements (Labeled Attachment M).	X	
For redevelopment projects beginning in or after FY 2022, did the developer identify to the municipality a stated rate of return for each redevelopment project area? Stated rates of return required to be reported shall be independently verified by a third party chosen by the municipality. If yes, please enclose evidence of third party verification, may be in the form of a letter from the third party (Labeled Attachment N).	X	
Letter from the Mayor/Village President designating the municipality's TIF Administrator. Must include the phone number and email address of the designated party (Labeled Attachment O.)		X

SECTION 3.1 [65 ILCS 5/11-74.4-5 (d)(5)(a)(b)(d)) and (65 ILCS 5/11-74.6-22 (d) (5)(a)(b)(d)]

FY 2025

Name of Redevelopment Project Area:

North Schaumburg TIF

Provide an analysis of the special tax allocation fund.

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ 32,266,903

SOURCE of Revenue/Cash Receipts:	Revenue/Cash Receipts for Current Reporting Year	Cumulative Totals of Revenue/Cash Receipts for life of TIF	% of Total
Property Tax Increment	\$ 21,729,007	\$ 123,156,481	56%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 1,188,352	\$ 1,068,657	0%
Land/Building Sale Proceeds			0%
Bond Proceeds		\$ 48,843,485	22%
Transfers from Municipal Sources		\$ 4,915,000	2%
Private Sources			0%
Other (identify source _____; if multiple other sources, attach schedule)	\$ 18,736	\$ 43,856,355	20%

All Amount Deposited in Special Tax Allocation Fund \$ 22,936,095

Cumulative Total Revenues/Cash Receipts \$ 221,839,978 100%

Total Expenditures/Cash Disbursements (**Carried forward from Section 3.2**) \$ 42,833,116

Transfers to Municipal Sources

Distribution of Surplus

Total Expenditures/Disbursements \$ 42,833,116

Net/Income/Cash Receipts Over/(Under) Cash Disbursements \$ (19,897,021)

Previous Year Adjustment (Explain Below)

FUND BALANCE, END OF REPORTING PERIOD* \$ 12,369,882

* If there is a positive fund balance at the end of the reporting period, you must complete Section 3.3

Previous Year Explanation:

SECTION 3.2 A [65 ILCS 5/11-74.4-5 (d) (5) (c) and 65 ILCS 5/11-74.6-22 (d) (5)(c)]

FY 2025

Name of Redevelopment Project Area:

North Schaumburg TIF

ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND

PAGE 1

Category of Permissible Redevelopment Cost [65 ILCS 5/11-74.4-3 (q) and 65 ILCS 5/11-74.6-10 (o)]	Amounts	Reporting Fiscal Year
1. Cost of studies, surveys, development of plans, and specifications. Implementation and administration of the redevelopment plan, staff and professional service cost.		
Engineering Services	\$ 241,785	
Legal Services	\$ 99,062	
Consulting Services	\$ 41,194	
Professional Services	\$ 36,001	
Feasibility Study	\$ 10,868	\$ 428,910
2. Annual administrative cost.		
Annual Audit	\$ 2,970	
		\$ 2,970
3. Cost of marketing sites.		
Advertising	\$ 152,074	
		\$ 152,074
4. Property assembly cost and site preparation costs.		
		\$ -
5. Costs of renovation, rehabilitation, reconstruction, relocation, repair or remodeling of existing public or private building, leasehold improvements, and fixtures within a redevelopment project area.		
Motorola Improvements	\$ 2,098,669	
Zurich Improvements	\$ 8,739,797	
Kensington Improvements	\$ 17,234,040	
		\$ 28,072,505
6. Costs of the construction of public works or improvements.		
Meacham Corridor Streetscape	\$ 159,635	
Walden Subdivision Water Main	\$ 77,116	
90 North Park and Shared Street	\$ 6,557,099	
Meacham Road Pedestrian Bridge	\$ 40,747	
Gateway Sign Program	\$ 188,341	
Fiber Optic Cable Installation	\$ 441,411	
Hammond at Algonquin Road	\$ 11,274	\$ 7,475,624

SECTION 3.2 A
PAGE 2

[illegible]

SECTION 3.2 A
PAGE 3

13. Relocation costs.		
		\$ -
14. Payments in lieu of taxes.		
		\$ -
15. Costs of job training, retraining, advanced vocational or career education.		
		\$ -
16. Interest cost incurred by redeveloper or other nongovernmental persons in connection with a redevelopment project.		
		\$ -
17. Cost of day care services.		
		\$ -
18. Other.		
Postage	\$ 108	
Transfer to Debt Service Funds	\$ 4,056,058	
Miscellaneous	\$ 3,923	
Recording of Plat Subdivision	\$ 133	
		\$ 4,060,222
TOTAL ITEMIZED EXPENDITURES		\$ 42,833,116

[illegible]

SECTION 3.3 [65 ILCS 5/11-74.4-5 (d) (5d) 65 ILCS 5/11-74.6-22 (d) (5d)]

FY 2025

Name of Redevelopment Project Area:

North Schaumburg TIF

Breakdown of the Balance in the Special Tax Allocation Fund At the End of the Reporting Period by source

FUND BALANCE BY SOURCE

\$ 12,369,882

1. Description of Debt Obligations	Amount of Original Issuance	Amount Designated
General Obligation Bonds, Series 2016A	\$ 35,740,000	\$ 35,740,000
Line-of-credit	\$ 10,000,000	\$ 10,000,000
General Obligation Bonds, Series 2020B	\$ 12,085,000	\$ 12,085,000
Line-of-credit	\$ 10,000,000	\$ 10,000,000
Total Amount Designated for Obligations	\$ 67,825,000	\$ 67,825,000

2. Description of Project Costs to be Paid	Amount of Original Issuance	Amount Designated
Zurich Improvements		\$ 41,373,501
Motorola Improvements		\$ 19,542,865
TUF Improvements		\$ 79,150,538
Tollway Industrial Park Street Lighting		\$ 495,000
90 North Transit Facility		\$ 14,600,000
Entertainment District Improvements		\$ 10,721,245
Hammond at Algonquin Intersection Improvements		\$ 2,016,155
Meacham/Algonquin Intersection Improvements		\$ 395,528
90 North Pedestrian Bridge		\$ 7,316,419
Meacham Road Corridor Study/Streetscape/Fiber		\$ 11,751,907
90 North Park and Shared Street		\$ 13,215,299
Plum Grove and Central Road Extensions		\$ 20,850,995
Walden Water and Sanitary Sewer		\$ 19,518,753
90 North Microbility Study		\$ 36,019
90 North District Thoreau Realignment		\$ 32,236,105
2222 Hammond/2325 Meacham Demolition		\$ 1,338,000
90 North Transit Service		\$ 1,880,000
Total Amount Designated for Project Costs		\$ 276,438,329

TOTAL AMOUNT DESIGNATED

\$ 344,263,329

SURPLUS/(DEFICIT)

\$ (331,893,447)

SECTION 4 [65 ILCS 5/11-74.4-5 (d) (6) and 65 ILCS 5/11-74.6-22 (d) (6)]

FY 2025

Name of Redevelopment Project Area:

North Schaumburg TIF

Provide a description of all property purchased by the municipality during the reporting fiscal year within the redevelopment project area.

X

Indicate an 'X' if no property was acquired by the municipality within the redevelopment project area.

Property (1):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (2):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (3):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (4):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (5):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (6):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (7):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

SECTION 5 [20 ILCS 620/4.7 (7)(F)]

FY 2025

Name of Redevelopment Project Area:

North Schaumburg TIF

PAGE 1

Page 1 MUST be included with TIF report. Pages 2 and 3 are to be included ONLY if projects are listed.

Select **ONE** of the following by indicating an '**X**':

1. NO projects were undertaken by the Municipality Within the Redevelopment Project Area.	
2. The municipality DID undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a and 2b.)	X
2a. The total number of ALL activities undertaken in furtherance of the objectives of the redevelopment plan:	55
2b. The NUMBER of new projects undertaken in fiscal year 2022 or any fiscal year thereafter, within the Redevelopment Project Area.	7

LIST ALL projects undertaken by the Municipality Within the Redevelopment Project Area:

TOTAL:	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
Private Investment Undertaken (See Instructions)	\$ 796,213,342	\$ 220,000,000	\$ 225,000,000
Public Investment Undertaken	\$ 165,925,850	\$ 57,863,998	\$ 276,438,329
Ratio of Private/Public Investment	4 4/5		35/43

Project 1 Name: Zurich Improvements

Private Investment Undertaken (See Instructions)	\$ 300,000,000	\$ -	\$ -
Public Investment Undertaken	\$ 44,775,987	\$ 6,149,489	\$ 41,373,501
Ratio of Private/Public Investment	6 7/10		0

Project 2 Name: Motorola Improvements

Private Investment Undertaken (See Instructions)	\$ 141,972,557	\$ -	\$ -
Public Investment Undertaken	\$ 6,132,491	\$ 1,764,133	\$ 19,542,865
Ratio of Private/Public Investment	23 8/53		0

Project 3 Name: Sunstar Improvements

Private Investment Undertaken (See Instructions)	\$ 40,000,000	\$ -	\$ -
Public Investment Undertaken	\$ 3,300,000	\$ -	\$ -
Ratio of Private/Public Investment	12 4/33		0

Project 4 Name: TUF Improvements

Private Investment Undertaken (See Instructions)	\$ 109,261,430	\$ 195,000,000	\$ 195,000,000
Public Investment Undertaken	\$ 31,700,000	\$ 24,692,433	\$ 79,150,538
Ratio of Private/Public Investment	3 21/47		2 32/69

Project 5 Name: Convention Center Tollway Landscaping

Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 10,075	\$ -	\$ -
Ratio of Private/Public Investment	0		0

Project 6 Name: Tollway Industrial Park Street Lighting

Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ -	\$ 495,000	\$ 495,000
Ratio of Private/Public Investment	0		0

PAGE 2 **ATTACH ONLY IF PROJECTS ARE LISTED**

Project 7 Name: 1550 Algonquin Road Parking Lot Removal

Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 20,000	\$ -	\$ -
Ratio of Private/Public Investment	0		0

Project 8 Name: 90 North Transit Facility

Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 217,194	\$ 300,000	\$ 14,600,000
Ratio of Private/Public Investment	0		0

Project 9 Name: 90 North Boulevard

Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 9,634,062	\$ -	\$ -
Ratio of Private/Public Investment	0		0

Project 10 Name: Algonquin Road Water Main Extension

Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 127,143	\$ -	\$ -
Ratio of Private/Public Investment	0		0

Project 11 Name: Central Road I-90 Ramp

Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 1,675,555	\$ -	\$ -
Ratio of Private/Public Investment	0		0

Project 12 Name: ComEd Underground Facilities

Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 757,351	\$ -	\$ -
Ratio of Private/Public Investment	0		0

Project 13 Name: Entertainment District Improvements

Private Investment Undertaken (See Instructions)	\$ 5,000,000	\$ 25,000,000	\$ 30,000,000
Public Investment Undertaken	\$ 17,234,040	\$ 10,721,245	\$ 10,721,245
Ratio of Private/Public Investment	9/31		2 4/5

Project 14 Name: Hammond at Algonquin Intersection Improvements

Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 312,741	\$ 1,860,620	\$ 2,016,155
Ratio of Private/Public Investment	0		0

Project 15 Name: Hammond at Palmer Intersection Improvements

Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 860,713	\$ -	\$ -
Ratio of Private/Public Investment	0		0

PAGE 3 **ATTACH ONLY IF PROJECTS ARE LISTED**

Project 16 Name: Hammond Water Main Extension

Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 188,743	\$ -	\$ -
Ratio of Private/Public Investment	0		0

Project 17 Name: Meacham/Algonquin Intersection Improvements

Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 6,833,820	\$ 395,528	\$ 395,528
Ratio of Private/Public Investment	0		0

Project 18 Name: Meacham/Algonquin Sanitary Sewer Extension

Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 9,607	\$ -	\$ -
Ratio of Private/Public Investment	0		0

Project 19 Name: Meacham Road Interchange Project

Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 20,795,575	\$ -	\$ -
Ratio of Private/Public Investment	0		0

Project 20 Name: Meacham Road Retaining Wall and Bikepath

Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 290,044	\$ -	\$ -
Ratio of Private/Public Investment	0		0

Project 21 Name: Roselle Road Interchange Project

Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 1,397,933	\$ -	\$ -
Ratio of Private/Public Investment	0		0

Project 22 Name: Tollway I-90 Utility

Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 136,058	\$ -	\$ -
Ratio of Private/Public Investment	0		0

Project 23 Name: West Drive Algonquin Improvements

Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 214,032	\$ -	\$ -
Ratio of Private/Public Investment	0		0

Project 24 Name: Zurich Oversizing/Drummer Watermain Extension

Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 346,716	\$ -	\$ -
Ratio of Private/Public Investment	0		0

Project 25 Name: Zurich Way Pedestrian Crossing Improvements

Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 133,463	\$ -	\$ -
Ratio of Private/Public Investment	0		0

Project 26 Name: Pedestrian Improvements Algonquin/Quentin

Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 62,783	\$ -	\$ -
Ratio of Private/Public Investment	0		0

Project 27 Name: 90 North Pedestrian Bridge

Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 77,748	\$ 261,419	\$ 7,316,419
Ratio of Private/Public Investment	0		0

Project 28 Name: Roselle Road Bike Bridge

Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 923,294	\$ -	\$ -
Ratio of Private/Public Investment	0		0

Project 29 Name: Tollway Industrial Park Sidewalks

Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 190,931	\$ -	\$ -
Ratio of Private/Public Investment	0		0

Project 30 Name: Woodfield Green Demolition and Relocation Expenses

Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 4,151,047	\$ -	\$ -
Ratio of Private/Public Investment	0		0

Project 31 Name: Gateway Sign Program

Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 426,136	\$ -	\$ -
Ratio of Private/Public Investment	0		0

Project 32 Name: Meacham Road Corridor Study/Streetscape

Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 578,380	\$ 2,174,956	\$ 11,498,242
Ratio of Private/Public Investment	0		0

Project 33 Name: Utility Underground Meacham

Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 757,351	\$ -	\$ -
Ratio of Private/Public Investment	0		0

Project 34 Name: Commerce Drive Improvements

Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 850,338	\$ -	\$ -
Ratio of Private/Public Investment	0		0

Project 35 Name: North TIF Central Park

Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 3,462,945	\$ 6,484,517	\$ 11,669,517
Ratio of Private/Public Investment	0		0

Project 36 Name: Plum Grove Tollway Crossing

Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken			\$ 10,200,555
Ratio of Private/Public Investment	0		0

Project 37 Name: 90 North TIF Central Park Shared Street

Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 6,045,599	\$ 1,545,782	\$ 1,545,782
Ratio of Private/Public Investment	0		0

Project 38 Name: Central Road Extension

Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 123,174	\$ 440	\$ 10,650,440
Ratio of Private/Public Investment	0		0

Project 39 Name: Wendy's 1530 E Algonquin

Private Investment Undertaken (See Instructions)	\$ 700,000	\$ -	\$ -
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

Project 40 Name: Top Golf 2050 Progress

Private Investment Undertaken (See Instructions)	\$ 12,500,000	\$ -	\$ -
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Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

Project 41 Name: North 680 Apartments 680 E Algonquin

Private Investment Undertaken (See Instructions)	\$ 18,343,250	\$ -	\$ -
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

Project 42 Name: Element Apartments 2200 Progress

Private Investment Undertaken (See Instructions)	\$ 41,847,212	\$ -	\$ -
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

Project 43 Name: Takisawa 1750 N Plum Grove

Private Investment Undertaken (See Instructions)	\$ 1,603,642	\$ -	\$ -
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

Project 44 Name: Sodick 601 Commerce

Private Investment Undertaken (See Instructions)	\$ 4,750,000	\$ -	\$ -
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

Project 45 Name: FMSC 740 Wiley Farm

Private Investment Undertaken (See Instructions)	\$ 2,125,000	\$ -	\$ -
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

Project 46 Name: Boler 2021 Parkside

Private Investment Undertaken (See Instructions)	\$ 34,330,000	\$ -	\$ -
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

Project 47 Name: Quin Apartments 2450 N Plum Grove

Private Investment Undertaken (See Instructions)	\$ 81,280,251	\$ -	\$ -
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

Project 48 Name: 500 Commerce

Private Investment Undertaken (See Instructions)	\$ 2,500,000	\$ -	\$ -
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

Project 49 Name: Meacham Road Fiber Install/Laterals

Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 789,409	\$ -	\$ 253,665
Ratio of Private/Public Investment	0		0

Project 50 Name: Subdivision Water and Sanitary Sewer

Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 57,852	\$ 130,753	\$ 19,518,753
Ratio of Private/Public Investment	0		0

Project 51 Name: 90 North Micromobility Study

Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 88,943	\$ 36,019	\$ 36,019
Ratio of Private/Public Investment	0		0

Project 52 Name: 90 North District Road Re-Alignment - Thoreau Drive

Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 236,577	\$ 301,664	\$ 32,236,105
Ratio of Private/Public Investment	0		0

Project 53 Name: 2222 Hammond Drive Demolition

Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ -	\$ 400,000	\$ 578,000

Ratio of Private/Public Investment	0		0
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Project 54 Name: 90 North Transit Service

Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ -	\$ 150,000	\$ 1,880,000
Ratio of Private/Public Investment	0		0

Project 55 Name: 2325 N. Meacham Road Demolition

Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ -	\$ -	\$ 760,000
Ratio of Private/Public Investment	0		0

SECTIONS 6.2, 6.3, and 6.4 are required by law, if applicable. (65 ILCS 5/11-74.4-5(d))

North Schaumburg TIF

Number of Jobs Retained	Number of Jobs Created	Job Description and Type (Temporary or Permanent)	Total Salaries Paid
1,600	500	Zurich	
1,815	-	Motorola	
-	490	Sunstar	
			\$

[illegible][illegible]

Project Name	Stated Rate of Return

SECTION 7 [Information in the following section is not required by law, but may be helpful in evaluating the performance of TIF in Illinois.]

FY 2025

Name of Redevelopment Project Area:

North Schaumburg TIF

Provide a general description of the redevelopment project area using only major boundaries.

Area is generally bounded by I-90, Roselle Road, Algonquin Road, and Arbor Drive

Optional Documents	Enclosed
Legal description of redevelopment project area	Attachment A Exh D
Map of District	Attachment A Exh C

FY 2025

North Schaumburg TIF

Year of Designation	Base EAV	Reporting Fiscal Year EAV
2014	\$ 205,964,930	409,736,558

Indicate an 'X' if the overlapping taxing districts did not receive a surplus.

[illegible]

Attachment 1

FY 2025

TIF Name: North Schaumburg TIF

Section 3.1

Revenue/Cash Receipts Deposited in fund During Reporting FY: 2025

Other:

Grants	(6,971)
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Principal & Interest per Note Payable	25,707
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Total Other	\$ 18,736
-------------	-----------

EXHIBIT D**Redevelopment Project Area
for the North Schaumburg TIF District,
as amended by this Ordinance****Legal Description**

THAT PART OF SECTIONS 33, 34 AND 35, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALSO PART OF FRACTIONAL SECTIONS 1, 2 AND 3, AND PART OF SECTIONS 10, 11 AND 12, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 3 IN LANGE'S SUBDIVISION OF LOT 4 OF BRIESKE'S RESUBDIVISION IN SCHAUMBURG, RECORDED AS DOCUMENT NUMBER 24618292; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LANGE'S SUBDIVISION OF LOT 4 OF BRIESKE'S RESUBDIVISION IN SCHAUMBURG, AND ALONG THE WEST LINE OF BRIESKE'S RESUBDIVISION IN SCHAUMBURG, RECORDED AS DOCUMENT NUMBER 24449403, AND ALONG THE WEST LINE OF NATION PIZZA PRODUCTS CONSOLIDATION, RECORDED AS DOCUMENT 0526545054, AND ALONG THE NORTHERLY EXTENSION OF SAID WEST LINE, TO THE NORTHERLY LINE OF ALGONQUIN ROAD; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE TO THE WESTERLY LINE OF QUINTENS ROAD; THENCE NORTHEASTERLY ALONG SAID WESTERLY LINE, TO THE NORTHWESTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 1 IN LAKEWOODS/KINDER CARE SUBDIVISION, RECORDED AS DOCUMENT 97958534; THENCE SOUTHEASTERLY ALONG SAID NORTHWESTERLY EXTENSION AND ALONG SAID SOUTHERLY LINE TO THE MOST SOUTHERLY CORNER OF SAID LOT 1; THENCE NORTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT 1, 230 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 1, SAID CORNER BEING ON THE SOUTHERLY LINE OF LOT 1 IN LAKES OF SCHAUMBURG UNIT 1, RECORDED AS DOCUMENT 88109929; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE AND ALONG THE SOUTHERLY LINE OF LAKES OF SCHAUMBURG UNIT 2, RECORDED AS DOCUMENT 88479427, AND ALONG THE SOUTHEASTERLY EXTENSION OF SAID SOUTHERLY LINE, TO THE EASTERLY LINE OF PLUM GROVE ROAD; THENCE SOUTHERLY ALONG THE SAID EASTERLY LINE, TO THE NORTHERLY LINE OF ALGONQUIN ROAD; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE, TO THE SOUTHWEST CORNER OF THE LAND DESCRIBED IN TRUSTEE'S DEED RECORDED AS DOCUMENT 0436518076; THENCE NORTHERLY ALONG THE WEST LINE OF THE SAID LAND DESCRIBED IN TRUSTEE'S DEED, 677.72 FEET TO THE NORTHWEST CORNER OF SAID LAND; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LAND, 1141.72 FEET TO AN ANGLE POINT IN SAID NORTHERLY LINE; THENCE SOUTHERLY ALONG SAID NORTHERLY LINE, 242.93 FEET TO AN ANGLE POINT IN SAID NORTHERLY LINE; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE, 713.81 FEET TO AN ANGLE POINT IN SAID NORTHERLY LINE; THENCE EASTERLY ALONG SAID NORTHERLY LINE AND THE EASTERLY EXTENSION OF SAID NORTHERLY LINE, 166.4 FEET MORE OR LESS TO THE EAST LINE OF MEACHAM ROAD; THENCE SOUTH ALONG SAID EAST LINE, 696 FEET MORE OR LESS TO THE EASTERLY EXTENSION OF THE NORTH LINE OF THE LAND CONVEYED BY QUIT CLAIM DEED RECORDED AS DOCUMENT NUMBER

EXHIBIT D

27219106; THENCE WEST ALONG SAID EASTERLY EXTENSION AND SAID NORTH LINE, 164 FEET MORE OR LESS TO THE NORTHWEST CORNER OF SAID LAND CONVEYED; THENCE SOUTH ALONG THE WEST LINE OF SAID LAND CONVEYED, 99 FEET TO THE SOUTHWEST CORNER OF SAID LAND CONVEYED; THENCE EAST ALONG THE SOUTH LINE OF SAID LAND CONVEYED 64 FEET MORE OR LESS TO THE WEST LINE OF MEACHAM ROAD; THENCE EASTERLY 100 FEET MORE OR LESS TO THE NORTHWEST CORNER OF LOT 1 IN THE SHOPPES AT PRIME VILLAGE CONSOLIDATION, RECORDED AS DOCUMENT NUMBER 0713415145; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 724.00 FEET TO AN ANGLE POINT IN SAID NORTHERLY LINE; THENCE SOUTHERLY ALONG SAID NORTHERLY LINE, 400.13 FEET TO AN ANGLE POINT IN SAID NORTHERLY LINE; THENCE EASTERLY ALONG SAID NORTHERLY LINE AND THE EASTERLY EXTENSION OF SAID NORTHERLY LINE, 290.94 FEET MORE OR LESS TO THE EAST LINE OF THORNTREE LANE; THENCE SOUTHERLY ALONG SAID EAST LINE 200 FEET MORE OR LESS TO THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF SAID LOT 1 IN THE SHOPPES AT PRIME VILLAGE CONSOLIDATION; THENCE WESTERLY ALONG SAID EASTERLY EXTENSION AND ALONG SAID SOUTHERLY LINE, 290.8 FEET TO THE EAST LINE OF LOT 5 IN FIRST ADDITION TO PLUM GROVE HIGH CREST SUBDIVISION, PER TORRENS DOCUMENT 1631852; THENCE SOUTHERLY ALONG SAID EAST LINE TO THE NORTHERLY LINE OF ALGONQUIN ROAD; THENCE NORTHWESTERLY ALONG SAID NORTHERLY LINE TO THE WEST LINE OF LOT 5 IN SAID FIRST ADDITION TO PLUM GROVE HIGH CREST SUBDIVISION; THENCE SOUTHERLY ALONG THE SOUTHERLY EXTENSION OF SAID WEST LINE TO THE SOUTHERLY LINE OF ALGONQUIN ROAD; THENCE NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY ALONG SAID SOUTHERLY LINE TO THE WEST LINE OF MEACHAM ROAD; THENCE SOUTH ALONG SAID WEST LINE, 451 FEET MORE OR LESS TO THE NORTH LINE OF LOT 7 IN WALDEN INTERNATIONAL, RECORDED AS DOCUMENT 25342431; THENCE EASTERLY ALONG SAID NORTH LINE TO THE WESTERLY LINE OF THOREAU DRIVE; THENCE NORTHEASTERLY ALONG THE NORTHEASTERLY EXTENSION OF SAID WESTERLY LINE OF THOREAU DRIVE TO THE NORTHERLY LINE OF ALGONQUIN ROAD; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE TO THE WESTERLY LINE OF THE FRONTAGE ROAD; THENCE SOUTHWESTERLY TO THE INTERSECTION OF THE SOUTHERLY LINE OF ALGONQUIN ROAD AND THE WESTERLY LINE OF THE FRONTAGE ROAD; THENCE SOUTHWESTERLY, SOUTHERLY, SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG SAID WESTERLY LINE TO THE EASTERLY LINE OF ARBOR DRIVE; THENCE SOUTH ALONG THE EASTERLY LINE OF SAID ARBOR DRIVE, 718.55 FEET MORE OR LESS TO AN ANGLE POINT IN SAID EASTERLY LINE; THENCE WESTERLY ALONG SAID EASTERLY LINE, 673.85 FEET MORE OR LESS TO AN ANGLE POINT IN SAID EASTERLY LINE, SAID ANGLE POINT BEING ON THE MOST WESTERLY LINE OF LOT 1 IN RAMLIN ROSE ESTATES UNIT NO. 1, RECORDED AS DOCUMENT NUMBER 19394286; THENCE SOUTH ALONG SAID MOST WESTERLY LINE AND ALONG THE SOUTHERLY EXTENSION OF SAID MOST WESTERLY LINE TO THE SOUTHERLY LINE OF THE NORTHWEST TOLLWAY, SAID SOUTHERLY LINE ALSO BEING THE NORTHERLY LINE OF THE NORTHERN ILLINOIS GAS COMPANY RIGHT OF WAY PER DOCUMENT 17512975; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE TO THE MOST EASTERLY CORNER OF SAID NORTHERN ILLINOIS GAS COMPANY RIGHT OF WAY; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID NORTHERN ILLINOIS GAS COMPANY RIGHT OF WAY 217.66 FEET MORE OR LESS TO AN ANGLE POINT IN SAID

EXHIBIT D

SOUTHERLY LINE; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY LINE 882.87 FEET MORE OR LESS TO AN ANGLE POINT IN SAID SOUTHERLY LINE; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY LINE, 25 FEET TO AN ANGLE POINT IN SAID SOUTHERLY LINE; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY LINE, 1596.75 FEET TO THE NORTHWEST CORNER OF LOT 1 IN WINDY POINT OF SCHAUMBURG, RECORDED AS DOCUMENT 99137488; THENCE SOUTHWESTERLY TO THE SOUTHEAST CORNER OF THE LAND CONVEYED TO THE NORTHERN ILLINOIS GAS COMPANY BY WARRANTY DEED RECORDED AS DOCUMENT 17361617; THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID LAND CONVEYED, A DISTANCE OF 2461.57 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF SAID LAND CONVEYED; THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF THE NORTHERN ILLINOIS GAS COMPANY RIGHT OF WAY, A DISTANCE OF 1207.84 FEET MORE OR LESS TO AN ANGLE POINT IN THE NORTHWESTERLY LINE OF LOT 18 IN SCHAUMBURG CENTER FOR COMMERCE UNIT 4, RECORDED AS DOCUMENT NUMBER LR3406407; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE, 12.61 FEET TO AN ANGLE POINT IN SAID NORTHWESTERLY LINE; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE, 118.41 FEET TO AN ANGLE POINT IN SAID NORTHWESTERLY LINE; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE, 113.51 FEET TO AN ANGLE POINT IN SAID NORTHWESTERLY LINE; THENCE WESTERLY ALONG SAID NORTHWESTERLY LINE, 10.00 FEET TO THE WEST LINE OF SAID LOT 18, ALSO BEING THE EAST LINE OF PLUM GROVE ROAD; THENCE SOUTH ALONG SAID EAST LINE OF PLUM GROVE ROAD, 1044.76 FEET MORE OR LESS TO THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 12 IN WOODFIELD BUSINESS CENTER III, RECORDED AS DOCUMENT 97768945; THENCE SOUTHWESTERLY ALONG SAID EASTERLY EXTENSION, AND ALONG SAID SOUTHERLY LINE, AND ALONG THE SOUTHERLY LINE OF LOT 7 IN SAID WOODFIELD BUSINESS CENTER III AND ALONG THE WESTERLY EXTENSION OF SAID SOUTHERLY LINE, AND ALONG THE SOUTHERLY LINES OF LOT 10 AND LOT 9 IN SAID WOODFIELD BUSINESS CENTER III, A DISTANCE OF 2305.5 FEET, MORE OR LESS TO THE SOUTHWEST CORNER OF SAID LOT 9; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID LOT 9, A DISTANCE OF 465.44 FEET TO AN ANGLE POINT IN SAID WESTERLY LINE; THENCE NORTHERLY ALONG SAID WESTERLY LINE, 331.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 9; THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 9, A DISTANCE OF 401.51 FEET TO THE NORTHEAST CORNER OF SAID LOT 9, SAID NORTHEAST CORNER BEING THE SOUTHEAST CORNER OF LOT 102 IN WOODFIELD BUSINESS CENTER TWO - EAST PHASE I, RECORDED AS DOCUMENT 26501313; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT 102, BEING A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 553.87 FEET, AN ARC LENGTH OF 242.27 FEET TO A POINT OF TANGENCY; THENCE NORTHERLY ALONG SAID EASTERLY LINE, 32.29 FEET TO THE SOUTHEAST CORNER OF LOT 100 IN SAID WOODFIELD BUSINESS CENTER TWO - EAST PHASE I; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT 100, A DISTANCE OF 237.15 FEET TO A POINT OF CURVATURE IN SAID EASTERLY LINE; THENCE CONTINUING NORTHERLY ALONG THE NORTHERLY EXTENSION OF THE LAST DESCRIBED COURSE, 96 FEET MORE OR LESS TO THE NORTHERLY LINE OF COMMERCE DRIVE; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY LINE TO THE SOUTHEAST CORNER OF LOT 1 IN WOODFIELD BUSINESS CENTER TWO - EAST PHASE 3, RECORDED AS DOCUMENT 87517101; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 1, A

EXHIBIT D

DISTANCE OF 374.14 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, SAID NORTHEAST CORNER BEING ON THE SOUTHERLY LINE OF THE NORTHERN ILLINOIS GAS COMPANY RIGHT OF WAY; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY LINE OF THE NORTHERN ILLINOIS GAS COMPANY RIGHT OF WAY, TO THE WESTERLY LINE OF ROSELLE ROAD; THENCE NORTHERLY ALONG SAID WESTERLY LINE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH 730.62 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE EAST ALONG SAID WESTERLY EXTENSION AND ALONG SAID SOUTH LINE TO THE NORTHERLY LINE OF SUNSTAR BUSINESS PARK SUBDIVISION, RECORDED AS DOCUMENT NUMBER 1435016017; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE, TO AN ANGLE POINT IN SAID NORTHERLY LINE; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE, 238.64 FEET TO AN ANGLE POINT IN SAID NORTHERLY LINE; THENCE NORTHEASTERLY ALONG SAID NORTHERLY LINE, 497.61 FEET TO AN ANGLE POINT IN SAID NORTHERLY LINE; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE, TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33; THENCE SOUTH ALONG SAID WEST LINE TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE EAST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER TO THE SAID NORTHERLY LINE OF SAID SUNSTAR BUSINESS PARK SUBDIVISION; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE, TO AN ANGLE POINT IN SAID NORTHERLY LINE; THENCE EASTERLY ALONG SAID NORTHERLY LINE, 129.89 FEET TO AN ANGLE POINT IN SAID NORTHERLY LINE; THENCE SOUTHERLY ALONG SAID NORTHERLY LINE, 201.48 FEET TO AN ANGLE POINT IN SAID NORTHERLY LINE; THENCE EASTERLY ALONG SAID NORTHERLY LINE, 1220.00 FEET TO THE NORTHEAST CORNER OF SAID SUNSTAR BUSINESS PARK SUBDIVISION; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SUNSTAR BUSINESS PARK SUBDIVISION, 1334.26 FEET TO THE SOUTHEAST CORNER OF SAID SUNSTAR BUSINESS PARK SUBDIVISION, SAID SOUTHEAST CORNER BEING ON THE NORTHERLY LINE OF THE NORTHWEST TOLLWAY; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE, 530 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF LOT 12 IN TOLLWAY INDUSTRIAL PARK UNIT NO. 2, RECORDED AS DOCUMENT 19879730; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 12, A DISTANCE OF 807.41 FEET TO AN ANGLE POINT IN SAID WESTERLY LINE; THENCE EASTERLY ALONG SAID WESTERLY LINE, 381.55 FEET TO AN ANGLE POINT IN SAID WESTERLY LINE; THENCE NORTHERLY ALONG SAID WESTERLY LINE AND ALONG THE WESTERLY LINE OF LOT 1 IN NARCO SCHAUMBURG CENTER FOR INDUSTRY SUBDIVISION NO. 1, RECORDED AS DOCUMENT NUMBER 23971146, AND ALONG THE WESTERLY LINE OF LOT 10 IN TOLLWAY INDUSTRIAL PARK UNIT NO. 2, RECORDED AS DOCUMENT 19879730, A DISTANCE OF 841.73 FEET TO AN ANGLE POINT IN THE WEST LINE OF SAID LOT 10; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 10, A DISTANCE OF 264 FEET TO THE NORTHWEST CORNER OF SAID LOT 10, SAID NORTHWEST CORNER BEING ON THE SOUTHERLY LINE OF LOT 3 IN LANGE'S SUBDIVISION OF LOT 4 OF BRIESKE'S RESUBDIVISION IN SCHAUMBURG, RECORDED AS DOCUMENT NUMBER 24618292; THENCE WESTERLY ALONG SAID SOUTHERLY LINE, 420.75 FEET TO THE POINT OF BEGINNING;

EXCEPTING FROM THE ABOVE DESCRIBED LAND, ALL THAT PART OF THE FOLLOWING DESCRIBED PARCELS TAKEN AS ONE TRACT OF LAND, THAT PART OF SAID TRACT TO

EXHIBIT D

BE EXCEPTED SHALL BE THAT PART LYING SOUTH OF THE SOUTH LINE OF CENTRAL AVENUE AS VACATED BY DOCUMENT NUMBER 26597951:

THE EAST 158.95 FEET (AS MEASURED AT RIGHT ANGLES TO THE EAST LINE) OF THE NORTH 2 RODS OF THE SOUTH 20 ACRES OF THE WEST ONE-HALF OF THE EAST ONE-HALF OF FRACTIONAL SECTION 3, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN;

ALSO:

THAT PART OF THE WEST HALF (1/2) OF THE EAST FRACTIONAL HALF (1/2) OF SECTION 3, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID FRACTIONAL EAST HALF (1/2) OF SECTION 3, DISTANT 150 FEET EAST OF THE EASTERLY LINE OF ROSELLE ROAD AS ESTABLISHED BY DOCUMENT LR 1736777 REGISTERED MAY 7, 1957; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 287.00 FEET, AN ARC DISTANCE OF 85.07 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID ARC HAVING A LENGTH OF 84.76 FEET AND A BEARING OF SOUTH 60 DEGREES 06 MINUTES 15 SECONDS EAST; THENCE SOUTH 51 DEGREES 36 MINUTES 44 SECONDS EAST 212.94 FEET TO A POINT; THENCE NORTH 89 DEGREES 53 MINUTES 16 SECONDS EAST PARALLEL TO THE NORTH LINE OF SAID SECTION 3, FOR A DISTANCE OF 480.02 FEET TO A POINT; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ON A LINE PARALLEL WITH THE EAST LINE OF THE WEST HALF (1/2) OF THE FRACTIONAL EAST HALF (1/2) OF SECTION 3 AFORESAID FOR A DISTANCE OF 186.93 FEET, TO A POINT ON THE NORTH LINE OF THE SOUTH 20 ACRES OF THE WEST HALF (1/2) OF THE EAST HALF (1/2) OF SAID FRACTIONAL SECTION 3; THENCE NORTH 86 DEGREES 11 MINUTES 51 SECONDS EAST ON THE LAST DESCRIBED LINE FOR A DISTANCE OF 159.30 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF (1/2) OF THE FRACTIONAL EAST HALF (1/2) OF SECTION 3 AFORESAID; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ON THE LAST DESCRIBED LINE FOR A DISTANCE OF 351.62 FEET TO THE NORTHEAST CORNER OF THE WEST HALF (1/2) OF THE FRACTIONAL EAST HALF (1/2) OF SECTION 3 AFORESAID; THENCE SOUTH 89 DEGREES 53 MINUTES 16 SECONDS WEST ON THE NORTH LINE OF SAID FRACTIONAL SECTION 3 FOR A DISTANCE OF 879.37 FEET TO THE POINT OF BEGINNING;

ALSO:

THE EAST 158.95 FEET (AS MEASURED AT RIGHT ANGLES TO THE EAST LINE) OF THE FOLLOWING DESCRIBED PROPERTY TAKEN AS A TRACT; ALL THAT PART OF THE SOUTH 20 ACRES OF THE WEST HALF OF THE EAST HALF OF FRACTIONAL SECTION 3, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE NORTH 1 ACRE OF SAID 20 ACRES THEREOF) LYING EASTERLY OF THE EASTERLY RIGHT-OF-WAY LINE OF ROSELLE ROAD (AS NOW DEDICATED) AND NORTHEASTERLY OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE NORTHWEST TOLLWAY KNOWN AS INTERSTATE ROUTE NO. 90;

ALSO:

EXHIBIT D

THE WEST 19.89 FEET, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH, THE WEST LINE THEREOF, OF THE EAST HALF OF THE EAST HALF OF SECTION 3, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN;

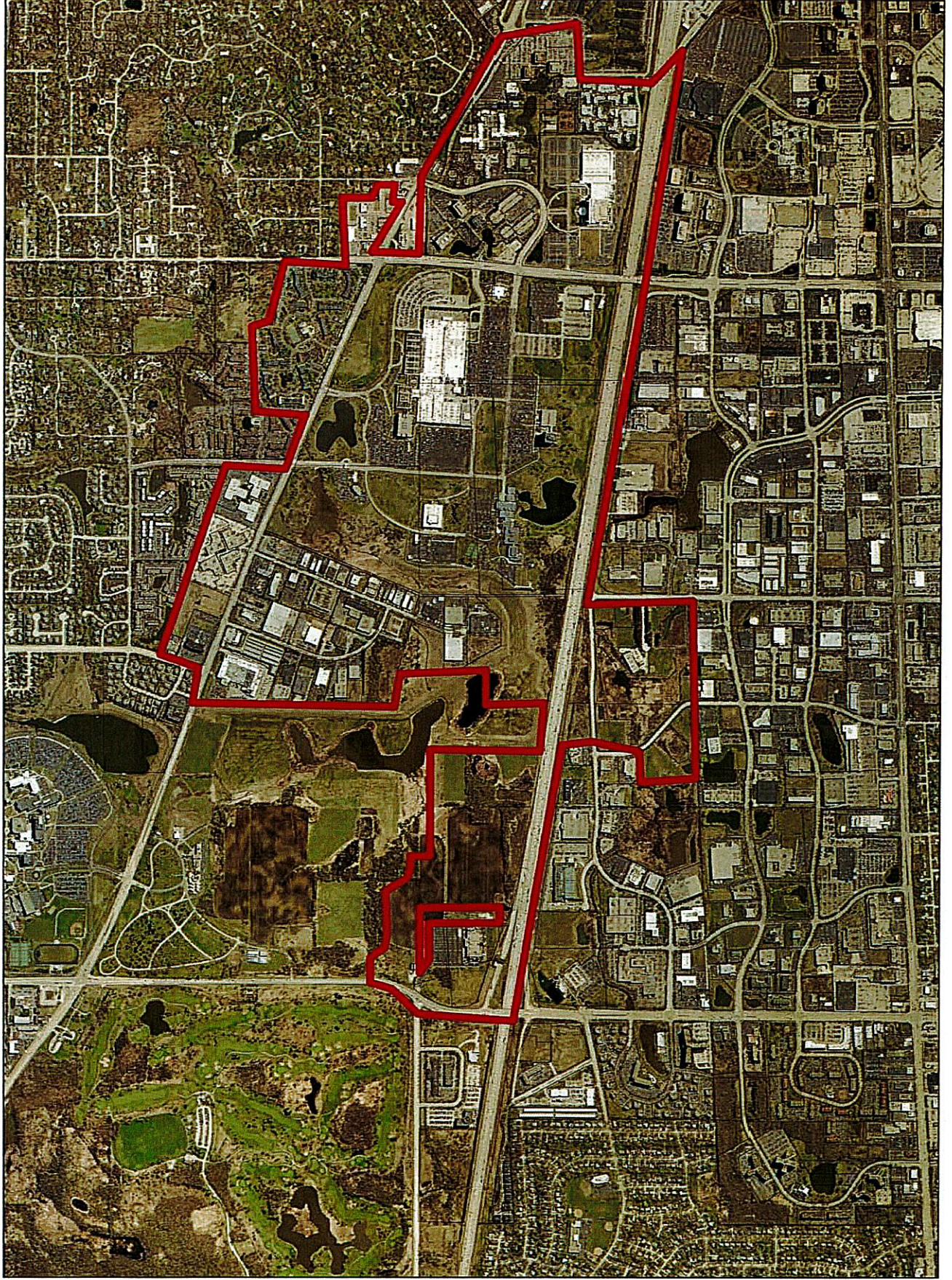
ALSO:

THE WEST 19.89 FEET, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH, THE WEST LINE THEREOF, OF THE NORTH 10 RODS, OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN;

ALL IN COOK COUNTY, ILLINOIS.



VILLAGE OF SCHAUMBURG
North Schaumburg TIF District





VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

October 14, 2025

Office of the Illinois Comptroller
Local Government Division
Suite 15-500
100 W. Randolph Street
Chicago, Illinois 60601

To Whom It May Concern:

I, Tom Dailly, Village President of the Village of Schaumburg, Counties of Cook and DuPage, State of Illinois, and as such, do hereby certify that the Village of Schaumburg has complied with all requirements pertaining to the Tax Increment Redevelopment Allocation Act regarding the North Schaumburg TIF during the municipal fiscal year ending April 30, 2025.

Sincerely,

Village of Schaumburg

Tom Dailly
Village President



VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

October 21, 2025

Office of the Illinois Comptroller
Local Government Division
Suite 15-500
100 W. Randolph Street
Chicago, Illinois 60601

To Whom It May Concern:

I, Howard C. Jablecki, the Village Attorney for the Village of Schaumburg, Illinois, and have been such for the year ended April 30, 2025.

I have reviewed all information provided to me by the Village administration and staff, and I find the Village of Schaumburg has conformed to all applicable requirements of the Illinois Tax Increment Redevelopment Allocation Act regarding the North Schaumburg TIF set forth there under to the best of my knowledge and belief.

This opinion relates only to the time period set forth, and is based upon all information available to me as of the end of said fiscal year.

Sincerely,

Village of Schaumburg

Howard C. Jablecki
Village Attorney



VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

ATTACHMENT D

October 16, 2025

Office of the Illinois Comptroller
Local Government Division
Suite 15-500
100 W. Randolph Street
Chicago, Illinois 60601

To Whom It May Concern:

Statement of Activities

Background

The Village of Schaumburg created the North Schaumburg Tax Increment Financing District (TIF) on January 14, 2014. At the time of implementing the TIF, the goal of the Village of Schaumburg was to redevelop the area on a comprehensive and planned development basis in order to ensure that new development occurs on a coordinated (rather than piecemeal), reasonable, comprehensive, and integrated basis to ensure that blighted factors were eliminated, and within a reasonable and defined time period so that the area may contribute productively to the economic vitality of the village.

The redevelopment project area qualified as a “conservation area” as defined by the applicable State Act at the time. In accordance with the Act, more than fifty percent (50%) of the buildings are 35 years of age or older, and of the thirteen total qualifying factors set forth in the Act, the following five (5) factors are present to a meaningful extent, and are reasonably distributed:

- Deterioration
- Obsolescence
- Excessive vacancies
- Lack of community planning
- Declining or lagging equalized assessed valuation (“EAV”)

The major land-use categories included within the TIF are: mixed-use, manufacturing, office, general business, and multiple-family moderate density. The TIF is approximately 1,000 acres and is bounded by I-90, Roselle Road, Algonquin Road and Arbor Drive. There are several vacant parcels that require utilities and infrastructure in order to develop.

The North Schaumburg TIF seeks to:

- Pay for the new I-90 Tollway Ramps at Meacham and Roselle Roads
- Integrate Bus Rapid Transit and local transit services to promote a convenient pedestrian circulation
- Encourage redevelopment of the underutilized properties in the area
- Improve utilities and infrastructure within the project area

The TIF has enabled several large projects to move forward. Sunstar invested \$50 million to construct a 300,000 square foot manufacturing facility directly east of Medieval Times that opened in the fall of 2015. Zurich



VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

ATTACHMENT D

October 16, 2025

Office of the Illinois Comptroller
Local Government Division
Suite 15-500
100 W. Randolph Street
Chicago, Illinois 60601

To Whom It May Concern:

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The TIF has enabled several large projects to move forward. Sunstar invested \$50 million to construct a 300,000 square foot manufacturing facility directly east of Medieval Times that opened in the fall of 2015. Zurich

American Insurance completed the building of its new \$300+ million North American Corporate Headquarters at the northwest corner of I-90 and Meacham Road on a portion of the Motorola campus. The facility opened in October 2016. Motorola Solutions Incorporated renovated 517,000 square feet of office and research space while investing \$140+ million in building improvements. These improvements were completed in 2017.

2025 Activities

In the fiscal year ended April 30, 2025, \$42,833,116 was expended on behalf of the TIF district. Some of the major expenditures completed this past fiscal year include:

- \$17,234,040 in Reimbursements per Redevelopment Agreement with Kensington
- \$8,739,797 for Zurich per Redevelopment Agreement
- \$6,557,099 90 North Park and Shared Street Project

Some of the private investment in the TIF District include:

- Development of the Andretti Indoor Karting & Games
- Construction of DR Horton's Northgate at Veridian townhome development

Future Activities

Several publicly sponsored improvements are anticipated within the next twelve months:

- Meacham Road Corridor Streetscape
- 90 North Park
- Shared Street adjacent to 90 North Park
- Hammond/Algonquin Intersection Improvements

Some of the private investment anticipated within the next twelve months include:

- The District at Veridian
- Entertainment District
- DR Horton's Atrium townhome development

Financial

Since the TIF was created, the village has expended approximately \$203,652,078. The more significant expenditure items include design and construction/enhancement improvements and tollway/roadway improvements. The 2014 equalized assessed valuation (EAV) was \$205,964,930, and the most recently available EAV, which is the 2023 EAV, was \$409,736,558. In the fiscal year ended April 30, 2018, the first incremental revenue of \$3,228,021 was received. In fiscal year 2025, the village received \$21,729,007 in property tax increment. The increase in the increment will be used to fund the aforementioned development projects.

Sincerely,

Village of Schaumburg



Lisa Petersen

Director of Finance

JOINT REVIEW BOARD MINUTES

North Schaumburg Tax Increment Financing (TIF) District
December 05, 2024– 10:00 a.m.

Village of Schaumburg
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1. ROLL CALL

2. CALL TO ORDER

The meeting of the Joint Review Board (JRB) was called to order by Chairman George Dunham at 10:30 a.m.

Members Present: George Dunham, Chairman, Village of Schaumburg
Steve Miller, School District #54
Molly Scheibler, Schaumburg Township District Library
Keith O'Donnell, Schaumburg Park District
Mary Meyers, Palatine Public Library District
Phil Costello, Palatine Park District
Diana McCluskey, Palatine School District #15
Rob Galick, Harper Community College District #512
Laurie Heinz, Palatine School District #15
Tim Gerhardt, Public Member

Members Absent: Xochitil Flores, Cook County
Lauren Hummel, School District #211
Melissa Williams, Schaumburg Township
Anna Chychula, Palatine Township

Others Present: Franceska Fabyan, Accounting Manager
Matt Frank, Director Economic Development
Lisa Petersen, Director, Finance
Matt Wilson, Economic Development Management Analyst

3. APPROVAL OF DECEMBER 7, 2023 MINUTES

A motion was made by Tim Gerhardt, seconded by Keith O'Donnell to approve the minutes from December 7, 2023.

All ayes.

MOTION CARRIED

4. REVIEW OF PROGRESS – MATT FRANK

Mr. Frank said, this is a 1,000-acre TIF District. The boundaries of the North Schaumburg TIF are Roselle Road on the west side, almost to Route 53 on the east side, Algonquin Road on north side and I-90 on the south side. Mr. Frank said this TIF was established in early

JOINT REVIEW BOARD MINUTES

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2014. I've highlighted some of the activities that have occurred over the last several years. Most recently we're preparing for the development of the Entertainment District.

Mr. Frank said D.R. Horton is currently completing the construction of Northgate at Veridian. These are 260 town homes. This development should wrap up construction in 2025. The Quin is a new apartment complex at Algonquin and Old Plum Grove Rd. It's 373 units and just completed by McShane the developer with the owner being Finger Companies

Mr. Frank said the park the Village is working on is called 90 North District Park. We are now entering the second phase of development. The first phase was getting the trails, the signage, Hammock Grove on the top right (referring to a slide) and the addition of those different entry features. The next phases are depicted on the left they show the tilted lawn above the north end of the park, and we have a water feature on the west side of the park. That will be forthcoming in 2025.

Mr. Frank said The District at Veridian is the Urban Street project at the corner of Algonquin and Meacham Roads. This is the true mixed-use component. If you've driven by the site, it's settled and ready for the infrastructure. We'll see vertical construction next year. I have a map up front if you want additional information. The first phase will include what we call block one. The block is adjacent to Progress Parkway and Meacham Road. It will have ground floor retail, with 300 apartment units above it, a parking garage, and restaurant outlots. They also anticipate building a grocer at the corner of Meacham and Algonquin Roads, roughly 30,000 square feet. This project will take several years to build as its 4 blocks. We have agreed to terms for TIF, so their redevelopment agreement is being finalized now. We hope to have that brought to our village board early in 2025 helping facilitate this \$200M investment by Urban Street Group.

Mr. Frank said as I mentioned, a big milestone for us this year was breaking ground on the Andretti's Indoor Karting and Games. The top 2 images (referring to a slide) show what it will look like at the end of 2025. The bottom image is construction currently. There is a live feed camera out there if you're interested in seeing what's going on. Randolph is the general contractor that the village has partnered with to build the 900-space garage. Andretti will build their 90,000 square foot facility right next to it, so obviously a lot of work getting the utilities relocated, laying the geo piers, retaining walls and other foundations. We anticipate getting the new walls up in early spring and hopefully opened by the end of 2025.

Mr. Frank said we've also done several construction projects over the year. This past year we're wrapping up the shared street at the park. We also have Hammond and Algonquin Road improvements. That's the industrial park adjacent to the Veridian project. Future projects on the east side of Meacham Road we're looking to realign and improve both Drummer and Thoreau Drives as well as do some streetscape enhancements to Meacham Road.

JOINT REVIEW BOARD MINUTES

North Schaumburg Tax Increment Financing (TIF) District
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5. REVIEW OF FINANCIAL REPORT – FRANCESKA FABYAN

Ms. Fabyan said she will give a brief overview of all the revenues and expenditures for the North Schaumburg TIF for fiscal year ended April 30, 2024. The base equalized assessed value in 2014 was \$207,184,312. The current equalized assessed value is \$373,430,369.

Ms. Fabyan continued the current year property tax increment is \$15,835,445 and the cumulative total is \$107,321,036. Total expenditures for fiscal year 2024 are equal to \$26,978,542 and the fund balance for fiscal year 2024 is \$32,266,903.

6. QUESTIONS/DISCUSSION

Chairman Dunham asked if anyone had any general questions or comments.

There were no comments or questions.

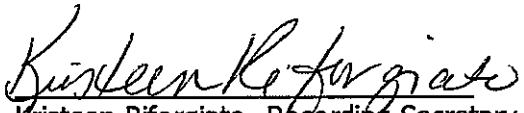
9. ADJOURNMENT

A motion was made by Tim Gerhardt, seconded by Phil Costello to adjourn the meeting at 10:10a.m.

All ayes.

MOTION CARRIED

Respectfully Submitted,


Kristeen Riforgiato, Recording Secretary
Economic Development Department

JOINT REVIEW BOARD MINUTES

North Schaumburg Tax Increment Financing (TIF) District
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I have reviewed these minutes and they accurately reflect the motions of the North Schaumburg Tax Increment Financing (TIF) Meeting of the Joint Review Board.

A handwritten signature in black ink, appearing to read "Matt Frank", is positioned above a horizontal line.

Matt Frank, Economic Development Director

**Lauterbach & Amen**668 N. River Road
Naperville, IL 60563
630.393.1483lauterbachamen.com

INDEPENDENT AUDITOR'S REPORT
ON SUPPLEMENTARY INFORMATION

October 8, 2025

The Honorable Village President
Members of the Board of Trustees
Village of Brookfield, Illinois

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information, which collectively comprise the basic financial statements of the Village of Schaumburg (the Village), Illinois, as of and for the fiscal year ended April 30, 2025, and have issued our report separately dated October 8, 2025. These financial statements are the responsibility of the Village of Schaumburg, Illinois' management. Our responsibility is to express an opinion on these financial statements based on our audit.

Our audit was made in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts, and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinions.

The accompanying schedules present only the North Schaumburg TIF District and are intended to present fairly the financial position and changes in financial position of the Village of Schaumburg, Illinois in conformity with accounting principles generally accepted in the United States of America.

Our audit was made for the purpose of forming an opinion on the basic financial statements. The accompanying schedule of revenue, expenditures, and changes in fund balance and schedule of fund balance by the source for the North Schaumburg TIF District are presented for purposes of additional analysis and are not a required part of the basic financial statements. The information in these schedules has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, is fairly presented in all material respects in relation to the basic financial statements taken as a whole.

Lauterbach & Amen, LLP
LAUTERBACH & AMEN, LLP

SUPPLEMENTARY INFORMATION

**VILLAGE OF SCHAUMBURG, ILLINOIS
NORTH SCHAUMBURG TIF DISTRICT**

**Balance Sheet
April 30, 2025**

ASSETS	
Cash and Investments	\$ 9,604,933
Receivables - Net of Allowances	
Other	94,954
Due from Other Governments	478,586
Land Held for Resale	<u>15,740,874</u>
 Total Assets	 <u><u>25,919,347</u></u>
 LIABILITIES	
Accounts Payable	10,931,834
Due to Other Funds	1
Advances from Other Funds	2,500,000
Unearned Revenue	<u>117,629</u>
Total Liabilities	<u>13,549,464</u>
 FUND BALANCE	
Restricted	<u>12,369,883</u>
 Total Liabilities and Fund Balance	 <u><u>25,919,347</u></u>

**VILLAGE OF SCHAUMBURG, ILLINOIS
NORTH SCHAUMBURG TIF DISTRICT**

**Statement of Revenues, Expenditures and Changes in Fund Balance
For the Fiscal Year Ended April 30, 2025**

Revenues	
Taxes	
Property Tax	\$ 21,729,007
Investment Income	1,188,354
Miscellaneous	18,737
Total Revenues	<u>22,936,098</u>
Expenditures	
General Government	
Supplies	108
Services and Charges	28,408,074
Capital Outlay	
Public Improvements	1,928,703
Roadway Improvements	5,797,364
Debt Service	
Principal Retirement	1,863,000
Interest and Fiscal Charges	777,812
Total Expenditures	<u>38,775,061</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	(15,838,963)
Other Financing Sources (Uses)	
Transfers Out	<u>(4,058,056)</u>
Net Change in Fund Balance	(19,897,019)
Fund Balance - Beginning	<u>32,266,902</u>
Fund Balance - Ending	<u><u>12,369,883</u></u>

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Naperville, IL 60563
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INDEPENDENT AUDITOR'S REPORT
ON COMPLIANCE

October 8, 2025

The Honorable Village President
Members of the Board of Trustees
Village of Schaumburg, Illinois

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Village of Schaumburg, Illinois, as of and for the year ended April 30, 2025 and have issued our report thereon dated October 8, 2025. We conducted our audit in accordance with auditing standards generally accepted in the United States of America.

Compliance with laws, regulations, contracts, and grants applicable to tax increment financing districts is the responsibility of the Village of Schaumburg, Illinois' management. In connection with our audit, nothing came to our attention that caused us to believe that the Village failed to comply with provisions of Subsection (q) of Section 11-74.4-3 of Public Act 85-1142, "An Act in Relation to Tax Increment Financing," insofar as it relates to accounting matters for the North Schaumburg TIF District, however, our audit was not directed primarily toward obtaining knowledge of such noncompliance. Accordingly, had we performed additional procedures, other matters may have come to our attention regarding the Village noncompliance with the above-referenced statute, insofar as it relates to accounting matters.

This report is intended solely for the information and use of the Board of Trustees, management, the State of Illinois, and others within the Village and is not intended to be, and should not be, used by anyone other than the specified parties.

Lauterbach & Amen, LLP
LAUTERBACH & AMEN, LLP



VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

October 14, 2025

Office of the Illinois Comptroller
Local Government Division
Suite 15-500
100 W. Randolph Street
Chicago, Illinois 60601

To Whom It May Concern:

I, Tom Dailly, Village President of the Village of Schaumburg, Counties of Cook and DuPage, State of Illinois, and as such, designate Lisa Petersen as the Village of Schaumburg's North Schaumburg TIF Administrator. Ms. Petersen can be reached at 847-923-4530 or lpetersen@schaumburg.com.

Sincerely,

Village of Schaumburg

Tom Dailly
Village President