



AGENDA

BUFFALO GROVE VILLAGE BOARD

Committee of the Whole: October 7, 2024 at 7:30 PM

Jeffrey S. Braiman Council Chambers
Fifty Raupp Blvd Buffalo Grove, IL 60089-2139

1. Call to Order

- a. Pledge of Allegiance
- b. Roll Call

2. Village President's Report

3. Special Business

- a. Fire Buddy Food Truck Event Update (Trustee Cesario, Lawrence Kane)
- b. Public Works Department Reaccreditation Presentation (Trustee Stein, Mike Skibbe)
- c. Preliminary 2024 Property Tax Levy (Trustee Bocek, Chris Black)
- d. Comprehensive Plan Draft Preview (Trustee Weidenfeld, Nicole Woods)

4. Public Comment

Public Comment is limited to items that are not on the regular agenda. In accordance with Section 2.02.070 of the Municipal Code, discussion on questions from the audience will be limited to 5 minutes and should be limited to concerns or comments regarding issues that are relevant to Village Board business. All members of the public addressing the Village Board shall maintain proper decorum and refrain from making disrespectful remarks or comments relating to individuals. Speakers shall use every attempt to not be repetitive of points that have been made by others. The Village Board may refer any matter of public comment to the Village Manager, Village staff or an appropriate agency for review.

5. Executive Session

6. Adjournment

The Village Board will make every effort to accommodate all items on the agenda by 10:30 p.m. The Board does, however, reserve the right to defer consideration of matters to another meeting should the discussion run past 10:30 p.m.

The Village of Buffalo Grove, in compliance with the Americans with Disabilities Act, requests that persons with disabilities who require certain accommodations to allow them to observe and/or participate in this meeting or have questions about the accessibility of the meeting or facilities, contact the ADA Coordinator at 847-459-2500 to allow the Village to make reasonable accommodations for those persons.



AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Committee of the Whole: October 7, 2024

AGENDA ITEM 3.a.

Fire Buddy Food Truck Event Update

Contacts

Liaison: Trustee Cesario

Staff: Lawrence Kane

Staff Recommendation

Staff recommends discussion.

Summary

Firefighter Jake Senese will provide an update on the Project Fire Buddies food truck event held this past July.

Strategic Alignment

Guiding Principle

Principle 4: High Performing Village Team

Principle 6: Engages Our Residents

Principle 7: Builds Our Community

Goal

Goal 3: Strengthened Buffalo Grove community identity and pride

Goal 4: Vibrant and innovative community: leading edge

File Attachments

None





AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Committee of the Whole: October 7, 2024

AGENDA ITEM 3.b.

Public Works Department Reaccreditation Presentation

Contacts

Liaison: Trustee Stein

Staff: Mike Skibbe

Staff Recommendation

Staff recommends presentation.

Summary

Background

Larry Hummel, Director of Region V (five) of the American Public Works Association, will present the successful reaccreditation of our Public Works Department for 2024-2028. Buffalo Grove Public Works has been accredited since 2004, marking 20 years of continuous improvement. BGPW is one of 11 public works agencies so honored in the State of Illinois.

Strategic Alignment

Guiding Principle

Principle 1: Financially Responsible and Sound

Principle 2: Outstanding Village Services

Principle 3: Plan and Invest in the Future

Principle 4: High Performing Village Team

Principle 6: Engages Our Residents

Principle 7: Builds Our Community

Goal

Goal 1: Maintained effective village government: fiscally responsible and providing outstanding, responsive services

Goal 2: Enhanced, beautiful, safe and sustainable neighborhoods

Goal 3: Strengthened Buffalo Grove community identity and pride

Goal 4: Vibrant and innovative community: leading edge

File Attachments

1. 2024-1006 Ltr of Re-Accred-Buffalo Grove IL





AMERICAN PUBLIC WORKS ASSOCIATION

Your Comprehensive
Public Works Resource

www.apwa.org

1200 Main Street, Suite 1400
Kansas City, MO 64105-2100
816-472-6100 800-848-APWA
fax 816-472-1610

1275 K Street NW, Suite 750
Washington, DC 20005-4083
202-408-9541
fax 202-408-9542

August 30, 2024

Director Michael Skibbe
Village of Buffalo Grove Public Works Department
Buffalo Grove, IL

Dear Director Skibbe,

I am pleased to notify you that the APWA Accreditation Council has reviewed the evaluation team's results and Department. Your Re-Accreditation is granted for another four-year period, which expires October 6, 2028.

Congratulations to the accreditation manager, each member of the agency, and you for earning your 6th accreditation. Your team's work to achieve accreditation demonstrates dedication and pride in the operation of your department and your community overall. We trust you have experienced the many benefits from working through the accreditation process and that your department recognizes the value in continually improving your processes.

Once again, congratulations on a job well done.

Sincerely,

A handwritten signature in blue ink, reading "Shawn Poe". The signature is fluid and cursive, with the first name "Shawn" being more prominent than the last name "Poe".

Shawn Poe, Chair
Accreditation Council

CC: Katherine Gallagher, Accreditation Manager

PRESIDENT
W. Gary Losier, P.Eng

CHIEF EXECUTIVE OFFICER
Scott D. Grayson, CAE



AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Committee of the Whole: October 7, 2024

AGENDA ITEM 3.c.

Preliminary 2024 Property Tax Levy

Contacts

Liaison: Trustee Bocek

Staff: Chris Black

Staff Recommendation

Staff recommends discussion.

Summary

Staff is proposing a net levy of \$17,115,541, which is an increase of 0.0 percent or \$0 year-over-year in property tax revenue. Additional information can be found in the attached memorandum.

Strategic Alignment

Guiding Principle

Principle 1: Financially Responsible and Sound

Goal

Goal 1: Maintained effective village government: fiscally responsible and providing outstanding, responsive services

File Attachments

1. COW 10.7.24 Preliminary Tax Levy





MEMORANDUM

DATE: October 7, 2024
TO: Village Manager Dane Bragg
FROM: Chris Black, Finance Director
SUBJECT: Proposed 2024 Property Tax Levy

RECOMMENDATION

Staff recommends approval of a total levy prior to abatement of \$21,123,080, a 0.3 percent decrease from the prior year. With the proposed abatements, the proposed net levy is \$17,115,541, an increase of 0.0 percent year-over-year.

Staff recommends an abatement of \$4,007,539 consisting of \$566,925 on the series 2012 bonds, \$383,631 on the Series 2016 Bonds, \$2,243,900 on the Series 2020 bonds, and \$813,083 on the Series 2022 bonds.

BACKGROUND

In conjunction with the development of the FY 2025 Village Budget, staff has developed a recommendation for the FY 2024 Property Tax Levy to be extended and collected in 2025. The current year's levy (2023 Tax Levy/collected in 2024) is \$21,187,752, minus abatements of \$4,072,211, resulting in a net levy of \$17,115,541. The net levy was at the same level as the prior year for an increase of 0.0 percent. The components of the change were the following:

<u>2023 Levy Purpose</u>	<u>Increase/(Decrease)</u>
Corporate Levy	0.0%
Special Purpose/IMRF	0.0%
Public Safety Pensions	0.0%
Debt Service	-7.2%

The initial levy request as part of the budget process (prior to abatement consideration) is \$21,123,080 or a 0.3% percent decrease. The components of the change are as follows:

<u>2024 Levy Purpose</u>	<u>Increase/(Decrease)</u>	<u>Amount</u>
Corporate Levy	0.0%	\$0
Special Purpose/IMRF	0.0%	\$0
Public Safety Pensions	0.0%	\$0

Corporate Levy

The request of \$9,171,988 represents an increase of 0.0% from the prior year for the Corporate Levy which is used to support public safety operations. The Village uses the Municipal Cost Index (MCI) to measure inflation. The MCI is a composite index that adjusts to the cost of materials and supplies, wages and contracted-for services. The composite index includes the Consumer Price Index, Producer Price Index, and a construction cost index. The MCI for the annual period ending August 2024 is 1.31 percent more than the same month in 2023.

Debt Service

The current year's debt service requirement was \$4,407,480. Next year's debt service is \$4,342,808. The debt service payment on the Series 2020 Bonds declines \$80,000. The components of the debt payments are as follows:

<u>Purpose</u>	<u>Debt Payment</u>	<u>Percent of Total</u>
Series 2012 – Street Improvements (Various)	\$566,925	13.0%
Series 2016 – Street Improvements (Various)	\$383,631	8.8%
Series 2019 – Refunding of Series 2010B Bonds	\$255,702	5.9%
Series 2020 – Water, Sewer, & Street Improvements	\$2,243,900	51.7%
Series 2022 – Public Works Facility	\$892,650	20.6%

The Village will make debt service payments on five existing bond issues in 2025. The Village has committed a combination of general fund revenue and water/sewer revenue to service both the 2020 Bonds and 2022 Bonds. When factoring in these abatements, the debt service levy has not increased every year since 2019.

Pensions

An independent actuary calculates the amount to be levied for both the Police and Fire pension funds on an annual basis. In the past, the Village has funded above the actuarially required contribution, if financially feasible, while maintaining a stable property tax levy. The Village's history of meeting its annual pension funding obligations and high funding levels is an important element to our AAA bond rating.

The proposed levy is above the actuarially required contribution for the third consecutive year. For the 2023 levy (collected in 2024) the property tax levies for police and fire pension were \$554,700 greater than the required contribution for the two pension funds. For 2024 levy, the proposed Firefighter Pension Levy is \$2,371,240 and the Police Pension Levy is \$3,446,992. The total combined amount for the police and fire pension levies is \$5,818,162, the same as the prior year, and \$376,700 above the required contribution for the two funds.

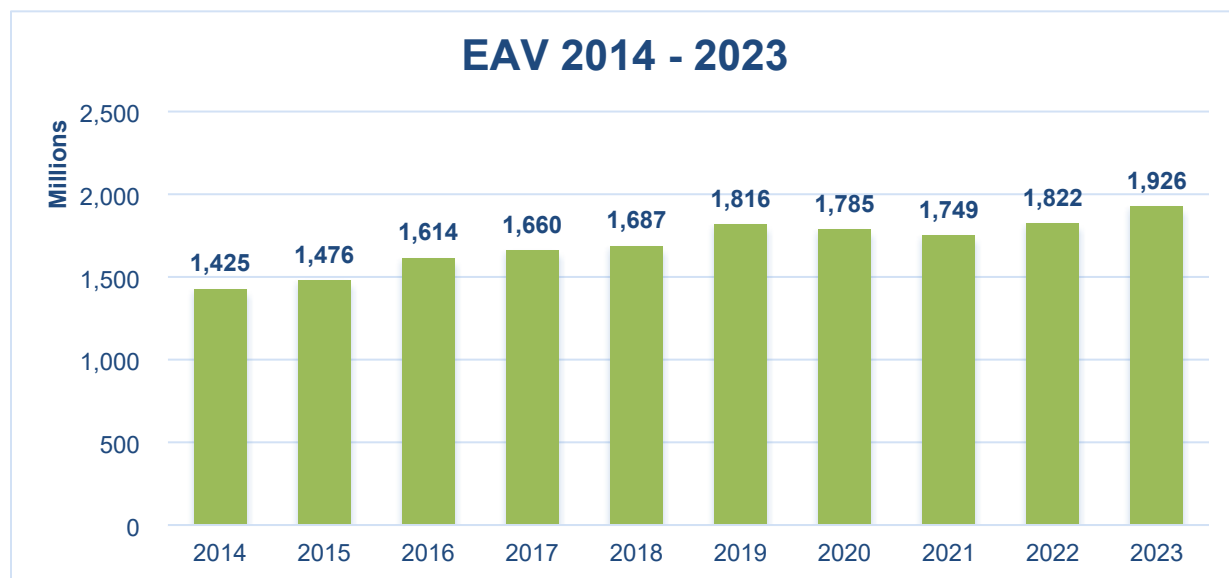
The additional contribution will allow the Village to lessen the impact of reduced investment returns that may occur in upcoming years and possibly mitigate volatility in future police and fire pension contributions. The Village Board has successfully used this approach in the past to moderate future tax levy spikes.

The Illinois Municipal Retirement Fund (IMRF) calculates the employer portion of the pension. The IMRF and Social Security portion of the levy will remain the same as the prior year.

Equalized Assessed Values (EAV)

The Village's EAV increases by an 5.74 percent for the 2023 levy (collected in 2024). The total EAV in Buffalo Grove is estimated at \$1.93 billion. The change between the two counties was disproportionate as Lake County increased by 6.46 percent and Cook County is estimated to increase by 3.2 percent.

EAV calculations reside with each county's assessor's office. Lake County properties are assigned 80 percent of the total property tax burden for the Village. The final percentage allocation is assigned by the Illinois Department of Revenue. Below is a graph depicting the growth of EAV over the last ten years.



ANALYSIS

The tentative proposed levy based on the first scenario detailed earlier in the memo, prior to abatement, of \$21,123,080 or a 0.3 percent change. At this point in the process the gross levy appears as follows:

Estimated Distribution of 2024 Property Tax - Before Abatement		Cook County Levy	Lake County Levy	Total Levy 2023	Total Levy 2024
County Tax Burden		20.00%	80.00%	100.00%	100.00%
Tax Levies:					
	Police Protection	\$733,759	\$2,935,036	\$3,668,795	\$3,668,795
	Fire Protection	1,100,639	4,402,554	5,503,193	5,503,193
Sub-Total: Corporate Levy		1,834,398	7,337,590	9,171,988	9,171,988
	IMRF/Social Security	358,024	1,432,098	1,790,122	1,790,122

Page 3 of 4

smart. with heart.

50 Raupp Boulevard, Buffalo Grove, IL 60089 847-459-2500 vbg.org

	Corp. Purpose Bonds Roads (2012)	113,385	453,540	555,925	566,925
	Corp. Purpose Bonds Roads (2016)	76,725	306,905	379,931	383,631
	2019 Series GO Bonds	51,140	204,562	255,074	255,702
	2020 Series GO Bonds	448,780	1,795,120	2,323,900	2,243,900
	2022 Series GO Bonds	178,530	714,120	892,650	892,650
	Police Pension	689,384	2,757,538	3,446,922	3,446,922
	Fire Pension	474,248	1,896,992	2,371,240	2,371,240
Total		\$4,424,614	\$16,898,465	\$21,187,752	\$21,123,080

Staff recommends an abatement of \$4,007,539 consisting of \$566,925 on the series 2012 bonds, \$383,631 on the Series 2016 Bonds, \$2,243,900 on the Series 2020 bonds, and \$813,083 on the Series 2022 bonds. With the proposed abatements, the proposed net levy is \$17,115,541, an increase of 0.0 percent or \$0 year-over-year.

It should be noted a percentage increase or decrease in the levy does not equal the change in a homeowner's tax bill, depending upon growth in EAV and redistribution of assessed values across different real estate types (residential, industrial, commercial, and agricultural).

FINANCIAL IMPACT

The proposed net levy is \$17,115,541, provides an increase of 0.0 percent or \$0 year-over-year in property tax revenue.

NEXT STEPS

This proposed tax levy request will be formally made at the November 4th board meeting as part of the truth-in-taxation resolution. The truth-in-taxation levy growth (which excludes debt service) is estimated to be 0.0 percent. A public hearing will not be required.



AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Committee of the Whole: October 7, 2024

AGENDA ITEM 3.d.

Comprehensive Plan Draft Preview

Contacts

Liaison: Trustee Weidenfeld

Staff: Nicole Woods

Staff Recommendation

Staff recommends discussion.

Summary

Staff will be seeking comments and questions from the Village Board on the key concepts of the Comprehensive Plan Recommendations. Additional information can be found in the attached memorandum.

Strategic Alignment

Guiding Principle

Principle 3: Plan and Invest in the Future

Goal

Goal 1: Maintained effective village government: fiscally responsible and providing outstanding, responsive services

Goal 2: Enhanced, beautiful, safe and sustainable neighborhoods

Goal 3: Strengthened Buffalo Grove community identity and pride

Goal 4: Vibrant and innovative community: leading edge

Goal 5: More livable Buffalo Grove community with leisure experiences for all

File Attachments

1. Comp Plan Memo

DATE: October 7, 2024

TO: Village Manager Dane Bragg

FROM: Nicole Woods, Director Of Community Development

SUBJECT: Preview of Comprehensive Plan Draft

BACKGROUND

Building off of the [Existing Conditions Report](#), Staff presented the Comprehensive Plan's [2050 Vision and 4 Guiding Principles](#) at the June COW. The 2050 Vision paints a picture of the Village's future in 20-25 years. It is synthesis of outreach findings and market and development realities.

The Vision includes neotraditional planning principles, such as welcoming neighborhoods, walkability, livability, open and green spaces, mix of development and uses, and central gathering places. At the same time, the vision integrates modern and progressive principles that revolve around technology, aging-in-place, redevelopment, market demands, infrastructure, and environmentally sustainability. These dynamics collectively paint a picture of a community that is committed to being *Smart. With Heart.* so that Buffalo Grove will continue to be a leading community where families and businesses thrive.



To help build the roadmap to achieve this vision, the 2050 Vision was distilled into four key principles. These principles guided the development of the draft recommendations and strategies to be featured in the Plan. The Four Guiding Principles are shown below:

Guiding Principle 1. Nurture Our Assets (residential neighborhoods, parks, industrial corridor, open space, and community character).

Guiding Principle 2: Facilitate Growth and/or Transition for Key Elements (housing and office space) and Areas (Prairie View, Lake Cook Corridor, Civic Triangle, Dundee Corridor, Milwaukee Corridor, and Aptakisic Corridor).

Guiding Principle 3: Modernize Planning and Development Tools (zoning and building code, appearance guidelines, and related planning tools such as PUDs and mixed-use land uses).

Guiding Principle 4: Monitor and Lean into Technology and Real Estate Market.

DRAFT STRATEGIES AND RECOMMENDATIONS

Building off the Existing Conditions Report, the 2050 Vision and 4 Guiding Principles, and comments and feedback from Steering Committee, PZC, Village Board, stakeholders, and other public outreach findings, staff has drafted strategies and recommendations to help achieve BG's vision for the future. These recommendations are organized under the themes of Land Use, Subareas, Dundee and Milwaukee Corridors, Housing, Economic Development, Transportation and Accessibility, and Open Space and Natural Resources. The key concepts for these strategies are shown below and will be presented at the October COW for feedback.

LAND USE

- Update Zoning Code to reflect the future vision as well as contemporary uses, building typologies, and other development practices.
- Modernize other code chapters and related guidelines, including the Development Code (signs, parking, landscaping, and other related regulations), Building Code, and Appearance Guidelines.
- Explore a Unified Development Ordinance (UDO) to combine zoning, subdivision, and signage regulations into a single, "user-friendly" document.
- Continue to enforce the Illinois Accessibility Code to help ensure that the built environment is accessible to and usable by all, including individuals with disabilities.



Zoning, Development and Building Codes need to be modernized to implement BG's future vision as well as reflect the current demands, materials, uses and development patterns.



SUBAREAS

Prairie Grove Metra Station Area

- Continue to implement the [*Prairie Grove Metra Station Area Plan*](#).

Industrial Corridors

- Preserve the industrial corridors for primarily uses revolving around industrial, advanced manufacturing, technology, warehouse, distribution, and related uses.
- Cultivate and maintain relationships with industrial businesses and adapt the Village's planning and permit processes to meet the unique needs and demands of advanced manufacturing and modern industrial development.

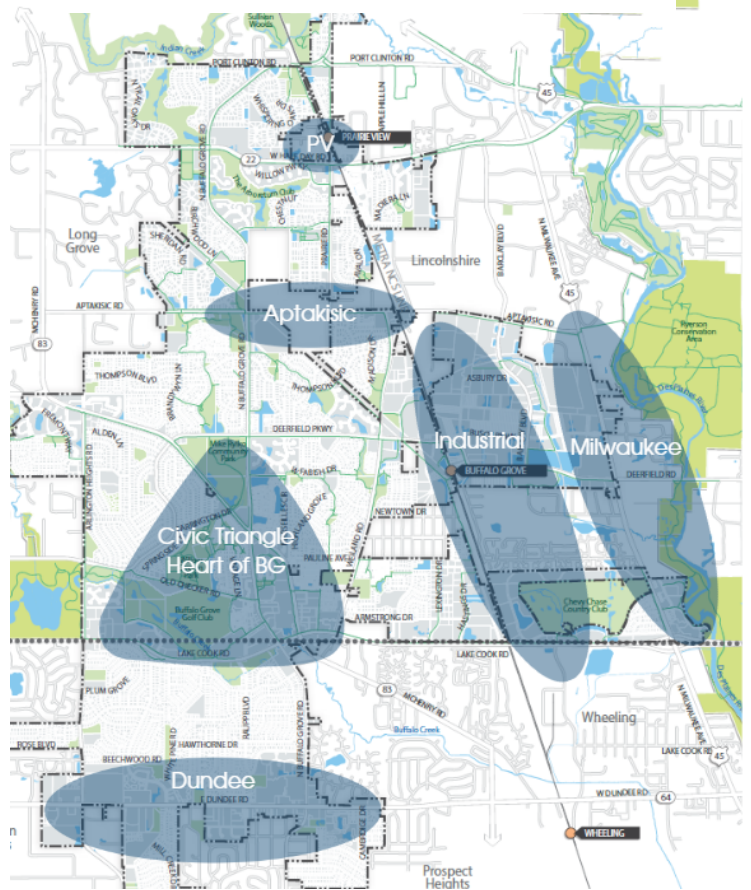
Civic Triangle/Heart of BG

- Continue to implement the [*Lake Cook Corridor Market Study and Plan*](#), this includes:
 - Integrating old and new landmarks/building/development
 - Improving walkability/trails/access
 - Enhancing and incorporating public open space and natural resources
 - Growing the identity and place-making qualities

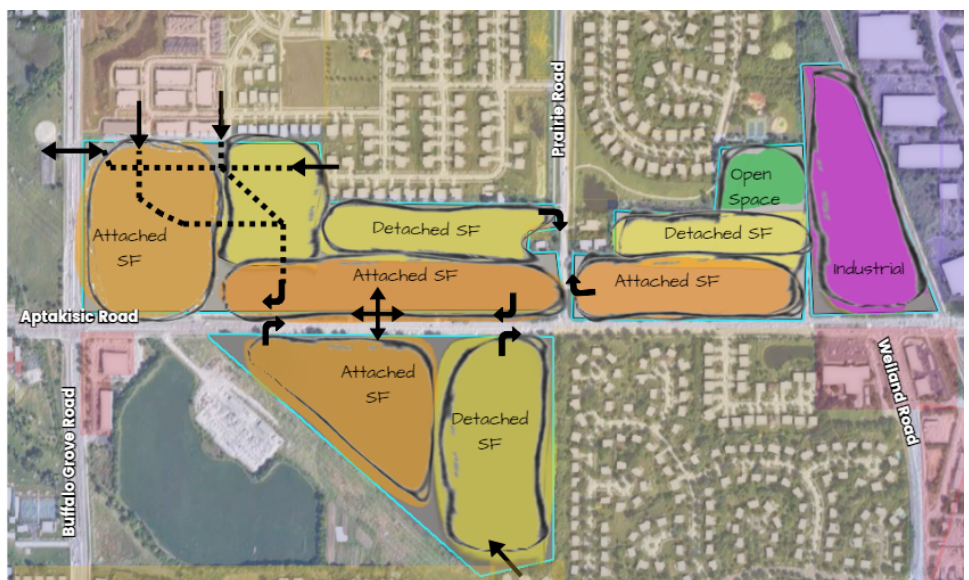
Aptakisic Corridor

- Work with development and transportation partners to implement the proposed future land use and access as presented in the Vision. This framework works off of surrounding land use patterns and development, while examining potential points of access.

Buffalo Grove's Key Subareas



Vision for Aptakisic Corridor

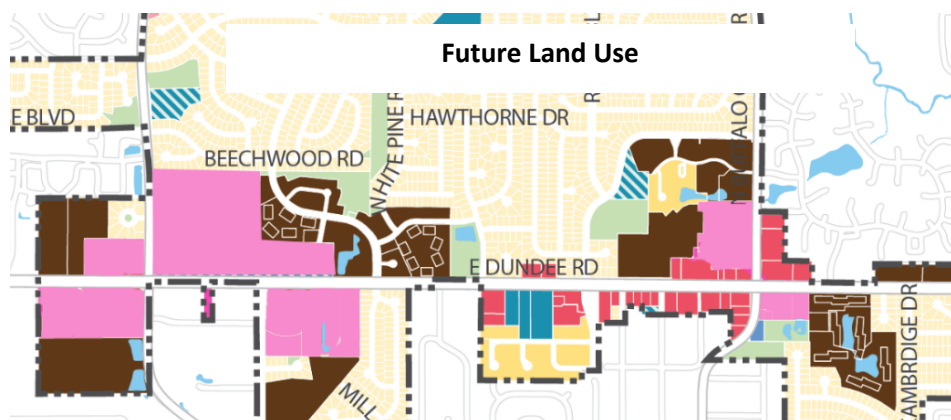


DUNDEE AND MILWAUKEE CORRIDORS

- Introduce Mixed-Use and Commercial Mixed-Use Land use designation for certain areas, which face annexation/jurisdiction, environmental, infrastructure, market demands and/or land assembly challenges in being developed/redeveloped, as flexibility in their future land uses can help overcome these challenges. To balance this flexibility, the new development/redevelopment should meet various key principles as shown below:
 - Meet the needs of BG's growing pop and housing needs
 - Exhibit neotraditional livability principles as well as modern planning practices
 - Contribute or complement nodes and serve the surrounding land uses
 - Maintain or enhance accessibility, infrastructure, and natural resources
 - Improve BG's strong economic environment

Dundee Corridor

- Embrace the Corridor's character as an evolving commercial highway.
- Designate the commercial mixed-use as the future land use for the Dundee Road TIF District and the Buffalo Grove/Dundee Road node.
- Focus on building synergy within the Corridor's two key nodes (Arlington Heights and Dundee as well as Buffalo Grove and Dundee intersections) and allow stretch of properties between the nodes to draw from its activity.
- Facilitate reinvestment/redevelopment for older/underutilized properties including Cambridge Commons.
- Implement best practices for land use and development along the Corridor.
- Enhance the Dundee Road Right-of-Way
 - Improve the pedestrian/bicycle connections with a focus on Dundee's civic and commercial nodes
 - Continue to work with transportation property owners, property owners, developers and other partners to better align and enhance access points and as redevelopment occurs, and improve street infrastructure including sidewalks, landscaping, bus shelters, etc.
- Collaborate with civic partners (Park District and BG High School) as their land use and development needs evolve along the Corridor.

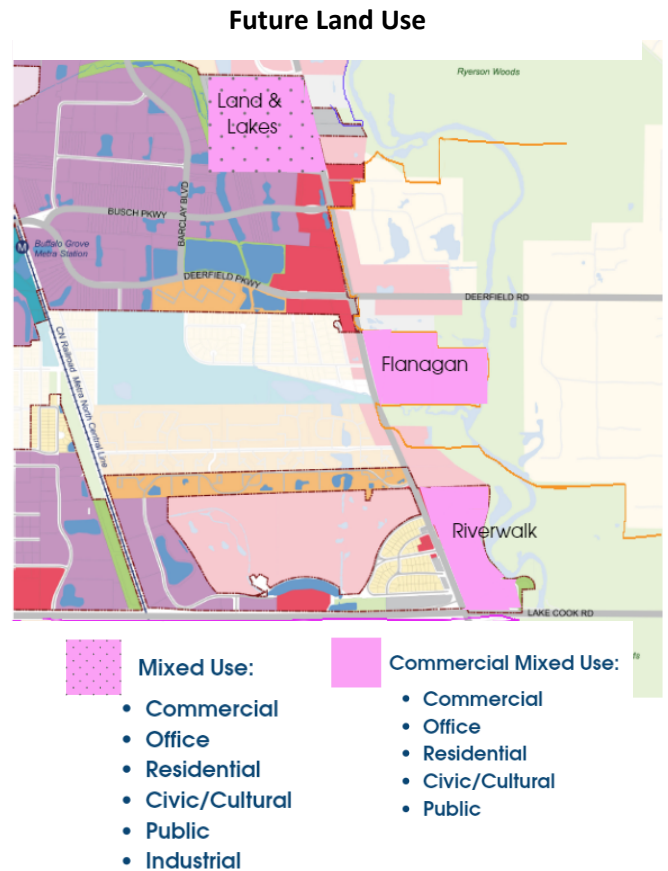


Introduce the Commercial Mixed Use (pink) as a future land use designation for specific areas in the Corridor.



Milwaukee Corridor

- Leverage the commercial activity and energy from the Deerfield and Milwaukee Commercial node to help spur redevelopment along the corridor
- Designate the following areas with the future land use designations and look to facilitate development/redevelopment:
 - Land and Lakes —Mixed-Use
 - Flanagan – Commercial mixed use
 - Riverwalk Area– Commercial Mixed use
- Integrate environmental opportunities (proximity to Des Plaines River) and challenges (floodplain) in developing/redeveloping area.
- Incorporate and enhance connections, especially trail connections across Milwaukee Corridor's future development to the Des Plaines River
- Explore green design/sustainability practices for building and larger site design to accommodate for environmental sensitivity
- Leverage the Village's capacity to facilitate large, challenging development projects to attract annexation and redevelopment projects
- Use creative and innovative solutions to implement land use and development best practices



Introduce Mixed-Use (pink and black polka dots) and Commercial Mixed Use (pink) as a future land use designation for specific areas in the Corridor.

HOUSING

- Continue to diversify BG's housing via varying densities, types, and site designs while retaining high-quality housing
- Explore aging-in-place concepts including housing/improvements for seniors and empty nesters as well as multi-generational living
- Maintain enforcement of property maintenance codes and continue to enhance the efficiency and effectiveness of property maintenance initiatives
- Discourage home improvement/construction performed without a permit
- Preserve the parkway trees, buffering and screening in areas of transition to other land uses

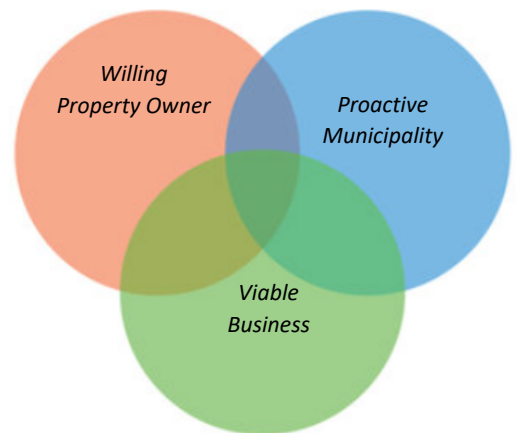


Link Crossing Residential Development

ECONOMIC DEVELOPMENT

- Maintain Buffalo Grove's role as a proactive municipality in the Economic Development trio of key players (willing property owner, viable business, and proactive municipality)
- Continue to explore and evaluate offering economic development incentives when warranted to fill potential financial gaps and that would be economically advantageous for the Village.
- Strive to maintain a diversity of industries and businesses in the local economy.
- Continue to engage in cost-effective economic development practices such as building partnerships, streamlining processes, and innovative/flexible problem-solving.
- Consider redevelopment concepts and alternative uses for office developments including residential, medical retail, and other appropriate uses.
- Work with local and regional partners including Chamber, Lake County Partners, Cook County, CMAP, College of Lake County and DCEO.

Economic Development's Key Players



TRANSPORTATION AND ACCESSIBILITY

- Adapt to the evolution of the current and future services of Metra's NCS line and stations.
- Implement the recommendations of the 2023 Multi-Use Path Plan, which aim to improve bicycle and pedestrian infrastructure connectivity and conditions.
- Prioritize and integrate walkability in key subareas of the community including Clove and Lake Cook Corridor, Prairie View Metra Station Area, as well as around schools.
- Improve signage and wayfinding with new branding concepts with a focus on gateways.
- Continue to work with transportation and development partners on grants, funding, and projects for improved road, ROW, intersection, pedestrian/bicycle and related infrastructure improvements
- Monitor and accommodate for the continued innovation in the transportation field including, electric vehicles, shared scooters/bicycles, driverless cars, and drones



Buffalo Grove Rd and Deerfield Rd Intersection

NATURAL RESOURCES

- Embrace's BG's symbiotic relationship with open space and natural resource as memorialized in Buffalo Grove's new logo and brand
- Integrate land use and development patterns/practices that promote higher levels of sustainability where appropriate. This includes higher density, cluster development, smaller building footprints, and native landscaping.
- Continue to incorporate and accommodate for BG's watercourses and related wetlands, and floodplains
- Collaborate with the Park Districts to help them maintain and modernize the quality, quantity, and overall utility of parks and open space
- Explore and accommodate technology and sustainable materials, uses, practices and measures to help reduce carbon emissions, waste in both public and private development and operations.
- Work with regional, county and state leaders in reviewing and exploring appropriate and feasible climate adaption initiatives and concepts.



BG has a symbiotic relationship with open space and natural resources.

NEXT STEPS

Staff will be seeking comments and questions from the Village Board on the key concepts of these Comprehensive Plan Recommendations at the October COW. Staff will then incorporate this feedback and draft the full Comprehensive Plan for review and comments by the Steering Committee, stakeholders, the public as well as the Village Board. Staff will then look to begin the public hearing and adoption process, which includes additional opportunities to collect feedback and refine the plan before its adoption.