



AGENDA

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: November 3, 2025 at 7:00 PM

Jeffrey S. Braiman Council Chambers, Village Hall
50 Raupp Blvd, Buffalo Grove, IL 60089

1. Call to Order

- a. Pledge of Allegiance
- b. Roll Call

2. Approval of Minutes

- a. Minutes of the October 20, 2025 Village Board Regular Meeting

3. Approval of Warrant

- a. Approval of Warrant #1387 (Trustee Cesario, Chris Black)

4. Village President's Report

5. Village Manager's Report

- a. Announcement of 2026 Budget Draft (President Smith, Dane Bragg)
- b. Presentation Highlighting 2025 Buffalo Grove Days Report (Trustee Johnson, Molly Gillespie)

6. Special Business

- a. Public Hearing: Annexation Agreement for 23023 N. First Street, 23008 N. Main Street, 16704 W. Highway 22, and 16606 W. Highway 22 (Trustee Ottenheimer, Nicole Woods)

7. Reports from Trustees

8. Consent Agenda

All items listed on the Consent Agenda, which are available in this room this evening, are considered to be routine by the Village Board and will be enacted by one motion. There will be no separate discussion of these items unless a Board member or citizen so requests, in which event, the item will be removed from the General Order of Business and considered after all other items of business on the Regular Agenda under New Business.

- a. O-2025-109 Ordinance Approving a Right-of-Way Access Agreement with Delta Communications, LLC d/b/a Clearwave Fiber, LLC (Trustee Weidenfeld, Briget Schwab)
- b. O-2025-110 Ordinance Amending Turning Restrictions on Fremont Way (Trustee Weidenfeld, Briget Schwab)

- c. Municipal Compliance Report for the Year Ending 12/31/2024 — Firefighter's Pension Fund (Trustee Cesario, Chris Black)
- d. Municipal Compliance Report for the Year Ending 12/31/2024 — Police Pension Fund (Trustee Cesario, Chris Black)
- e. O-2025-111 Ordinance Amending Chapters 1 and 13 of the Village of Buffalo Grove Municipal Code - Lake County Sewer Fees (Trustee Cesario, Chris Black)
- f. O-2025-112 Ordinance to Approve the Purchase of 1 HURCO VAC300 Hydro Excavator with Valve Exerciser from MacQueen Equipment (Trustee Cesario, Bryan Beitzel)
- g. O-2025-113 Ordinance Authorizing the Purchase of 1 John Deere Tractor through AHW LLC. (Trustee Cesario, Bryan Beitzel)
- h. O-2025-114 Ordinance Authorizing the Purchase of 2 Bobcat Toolcat Power Units Through Atlas Bobcat. (Trustee Cesario, Bryan Beitzel)
- i. O-2025-115 Ordinance Approving a First Amendment to the Right-of-Way Access Agreement with Level 3 Communications, LLC (Trustee Weidenfeld, Briget Schwab)
- j. R-2025-26 Resolution Ceding the 2025 Unused Private Activity Bond Volume Cap (Trustee Ottenheimer, Nicole Woods)

9. Ordinances and Resolutions

- a. O-2025-116 Ordinance authorizing the Village Manager to execute an agreement with FQC Construction Management for Pre-Construction Management Services. (Trustee Richards, Lawrence Kane)
- b. O-2025-117 Ordinance authorizing the Village Manager to execute an agreement with True North Consultants for hazardous materials survey and soil assessment services. (Trustee Richards, Lawrence Kane)
- c. O-2025-118 Ordinance Authorizing the Village Manager to Execute a Agreement with OpenGov Inc. for Asset Management Software. (Trustee Cesario, Tom Milas)
- d. O-2025-119 Ordinance Approving an Annexation Agreement for the Property 23023 N. First Street, 23008 N. Main Street, 16704 W. Highway 22, and 16606 W. Highway 22 (Trustee Ottenheimer, Nicole Woods)
- e. O-2025-120 Ordinance Annexing 23023 N. First Street, 23008 N. Main Street, 16704 W. Highway 22, and 16606 W. Highway 22 (Trustee Ottenheimer, Nicole Woods)
- f. O-2025-121 Ordinance Approving Rezoning to R-9 Multiple-Family District along with a Special Use for a Residential Planned Unit Development, Approval of a Plat of Subdivision and Preliminary Plan with Variations to the Sign, Development and Zoning Ordinances at 23023 N. First Street, 23008 N. Main Street, 16704 W. Highway 22, and 16606 W. Highway 22 (Trustee Ottenheimer, Nicole Woods)

10. Unfinished Business

11. New Business

- a. Truth in Taxation Determination (Trustee Cesario, Chris Black)

12. 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.

13. Executive Session

14. 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

Regular Meeting: November 3, 2025

AGENDA ITEM 2.a.

Minutes of the October 20, 2025 Village Board Regular Meeting

Contacts

Liaison: Clerk Sirabian

Staff: Samina Shaikh

Staff Recommendation

Staff recommends approval.

Recommended Motion

I move to approve the minutes of the October 20, 2025 Village Board Regular Meeting.

Summary

N/A

Strategic Alignment

Guiding Principle

Principle 2: Outstanding Village Services

Goal

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

File Attachments

1. Minutes - 10/20/2025 Regular Meeting



**MINUTES OF THE REGULAR MEETING OF THE VILLAGE PRESIDENT & BOARD OF
TRUSTEES OF THE VILLAGE OF BUFFALO GROVE HELD IN THE JEFFREY S. BRAIMAN
COUNCIL CHAMBERS, 50 RAUPP BOULEVARD, BUFFALO GROVE, ILLINOIS
MONDAY, OCTOBER 20, 2025**

CALL TO ORDER

President Smith called the meeting to order at 7:00 P.M. Those present stood and pledged allegiance to the Flag.

ROLL CALL

Roll call indicated the following present: President Smith; Trustees Johnson, Richards, Cesario, Ottenheimer, Bocek and Weidenfeld.

Also present were: Dane Bragg, Village Manager; Patrick Brankin, Village Attorney; Chris Stilling, Deputy Village Manager; Mike Skibbe, Deputy Village Manager/Director of Public Works; Tyler Grace, Assistant Village Manager/Administrative Services; Chris Black, Director of Finance; Nicole Woods, Director of Community Development; Briget Schwab, Village Engineer; Tom Wisniewski, Buyer; Chris Krase, Public Works Superintendent; Molly Gillespie, Communications Director; Geoff Tollefson, Director of Golf Operations; Fire Chief Kane; Police Commander Nugent.

APPROVAL OF MINUTES

Moved by Ottenheimer, seconded by Bocek, to approve the minutes of the September 15, 2025, Regular Meeting. Upon roll call, Trustees voted as follows:

AYES: 6 – Johnson, Richards, Cesario, Ottenheimer, Bocek, Weidenfeld
NAYS: 0 – None
Motion declared carried.

Moved by Bocek, seconded by Johnson, to approve the minutes of the September 29, 2025, Special Meeting. Upon roll call, Trustees voted as follows:

AYES: 6 – Johnson, Richards, Cesario, Ottenheimer, Bocek, Weidenfeld
NAYS: 0 – None
Motion declared carried.

Moved by Johnson, seconded by Richards, to approve the minutes of the October 6, 2025, Committee of the Whole Meeting. Upon roll call, Trustees voted as follows:

AYES: 5 – Johnson, Richards, Cesario, Ottenheimer, Bocek
NAYS: 0 – None
ABSTAIN: 1 – Weidenfeld
Motion declared carried.

WARRANT #1386

Mr. Black read Warrant #1386. Moved by Cesario, seconded by Bocek, to approve Warrant #1386 in the amount of \$6,181,560.22 authorizing payment of bills listed. Upon roll call, Trustees voted as follows:

AYES: 6 – Johnson, Richards, Cesario, Ottenheimer, Bocek, Weidenfeld
NAYS: 0 – None
Motion declared carried.

VILLAGE PRESIDENT'S REPORT

President Smith wished a happy **Diwali** to everyone celebrating and wishing all joy, peace, and lots of light this festival season.

VILLAGE MANAGER'S REPORT

There is no Village Manager's report tonight.

TRUSTEE REPORTS

Trustee Richards noted that the **2025 Buffalo Grove Farmer's Market** recently wrapped up its 17th season, and he congratulated the entire committee on another amazing and successful season. Trustee Richards thanked all the committee members, the vendors, the staff and the residents for their dedicated work in bringing a community feel to our Farmer's Market.

Trustee Johnson noted that **Trick or Treat** hours in Buffalo Grove will be from 3:00 P.M. until 8:00 P.M. on Friday, October 31, 2025.

CONSENT AGENDA

President Smith explained the Consent Agenda, stating that any member of the audience or the Board could request that an item be removed for full discussion; there were no such requests. The Village Clerk read a brief synopsis of each of the items on the Consent Agenda.

Ordinance No. 2025-102 - Lake County Quiet Zone.

Motion to pass Ordinance No. 2025-102 authorizing an Intergovernmental Agreement for Administration of the Lake County Quiet Zone.

Ordinance No. 2025-103 - Compass Minerals America Inc.

Motion to pass Ordinance No. 2025-103 authorizing execution of a contract with Compass Minerals America Inc. for road salt.

Ordinance No. 2025-104 - In2Great

Motion to pass Ordinance No. 2025-104 approving a Preliminary Plan to allow Improvements at In2Great at 1371 Abbott Court.

Contract Extensions

Motion to execute Contract Extensions with multiple vendors.

Ordinance No. 2025-105 - Joyce Kilmer School

Motion to pass Ordinance No. 2025-105 approving an Amendment to the Planned Development, Preliminary Plan and Zoning Variation for a trash enclosure at Joyce Kilmer School at 655 Golfview Terrace.

Ordinance No. 2025-106 -Metro Storage

Motion to pass Ordinance No. 2025-106 approving an Amendment to the Special Use Ordinance to update the owner's name at Metro Storage at 847 Deerfield Parkway.

Resolution No. 2025-25 - Illinois Elevator Safety Program Agreement

Motion to pass Resolution No. 2025-25 approving the Illinois Elevator Safety Program Agreement.

Ordinance No. 2025-107 - 2025 Pavement Rejuvenation Project

Motion to pass Ordinance No. 2025-107 updating the Material and Labor Purchase to Reclamite in lieu of CRF under the Corrective Asphalt Materials, LLC Contract for the 2025 Pavement Rejuvenation Project.

Specialized Valve Maintenance Equipment

Motion to waive bids and seek proposals for specialized valve maintenance equipment.

Moved by Ottenheimer, seconded by Johnson, to approve the Consent Agenda as presented. Upon roll call, Trustees voted as follows:

AYES: 6 – Johnson, Richards, Cesario, Ottenheimer, Bocek, Weidenfeld

NAYS: 0 – None

Motion declared carried.

ORDINANCE NO. 2025-108 – SCADA UPGRADE

Moved by Weidenfeld, seconded by Richards, to pass Ordinance No. 2025-108 authorizing a contract with Allan Integrated Control Systems, Inc. for the SCADA Upgrade Project in an amount not to exceed \$851,090.00, which includes a contingency fund of \$77,371.82, not to be spent without the express approval of the Village Manager as well as subject to the final contract approval by the Village Attorney.

Mr. Krase reviewed the proposed ordinance, details of which are contained in his memo to Mr. Bragg dated September 15, 2025, after which he answered questions from the Board.

Upon roll call, Trustees voted as follows:

AYES: 6 – Johnson, Richards, Cesario, Ottenheimer, Bocek, Weidenfeld

NAYS: 0 – None

Motion declared carried.

PUBLIC COMMENT

President Smith reviewed the parameters to be followed by speakers and asked if there were any questions from the audience on items not on tonight's agenda.

Mark Kessler, 506 Pauline Avenue, commented on the **Nicor** main and service lines hit during the Northwoods Street and Utility project, and he wanted to be sure that the Village was aware of it and asked if this was normal. Staff noted that they are aware of this and noted that the Village Engineer will speak further with Mr. and Mrs. Kessler.

Mr. Kessler also noted the need for a STOP sign at Pauline and Horatio. The Village Engineer will also address this issue with the Kesslers.

ADJOURNMENT

Moved by Johnson, seconded by Richards, to adjourn the meeting. Upon roll call, Trustees voted as follows:

AYES: 6 – Johnson, Richards, Cesario, Ottenheimer, Bocek, Weidenfeld

NAYS: 0 – None

Motion declared carried.

The meeting was adjourned at 7:22 P.M.

Janet M. Sirabian, Village Clerk

APPROVED BY ME THIS 3rd DAY OF November 2025

Village President



AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: November 3, 2025

AGENDA ITEM 3.a.

Approval of Warrant #1387

Contacts

Liaison: Trustee Cesario

Staff: Chris Black

Staff Recommendation

Staff recommends approval.

Recommended Motion

I move to approve Warrant #1387 in the amount of \$3,780,906.82

Summary

Warrant #1387 in the amount of \$3,780,906.82

Strategic Alignment

Guiding Principle

Principle 1: Financially Responsible and Sound

Principle 2: Outstanding Village Services

Principle 3: Plan and Invest in the Future

Goal

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

File Attachments

1. Summary Warrant 1387



VILLAGE OF BUFFALO GROVE WARRANT #1387
3-Nov-25

General Fund:	356,033.34
Parking Lot Fund:	0.00
Motor Fuel Tax Fund:	0.00
Debt Service Fund:	0.00
School & Park Donations:	0.00
Lake Cook Rd TIF Fund:	0.00
Capital Projects-Facilities:	588,845.00
Capital Projects-Vehicles/Equipment:	700.00
Capital Projects-Streets:	972,395.62
Retiree Health Savings (RHS):	0.00
Water Fund:	525,105.48
Buffalo Grove Golf Fund:	0.00
Arboretum Golf Fund:	15.00
Refuse Service Fund:	76,856.00
Information Technology Internal Service Fund:	26,838.90
Central Garage Internal Service Fund:	22,757.49
Building Maintenance Internal Service Fund:	67,431.99
	<u>2,636,978.82</u>
PAYROLL PERIOD ENDING 10/19/2025	1,143,928.00
TOTAL WARRANT #1387	<u><u>3,780,906.82</u></u>

APPROVED FOR PAYMENT BY THE PRESIDENT AND BOARD OF TRUSTEES OF
THE VILLAGE OF BUFFALO GROVE, ILLINOIS

Village Clerk

Village President



AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: November 3, 2025

AGENDA ITEM 5.a.

Announcement of 2026 Budget Draft

Contacts

Liaison: President Smith

Staff: Dane Bragg

Staff Recommendation

Staff recommends presentation.

Recommended Motion

N/A

Summary

The 2026 Draft Budget will be made available on October 31, 2025 and can be found at [FY26 Draft Budget](#)

Strategic Alignment

Guiding Principle

Principle 1: Financially Responsible and Sound

Principle 2: Outstanding Village Services

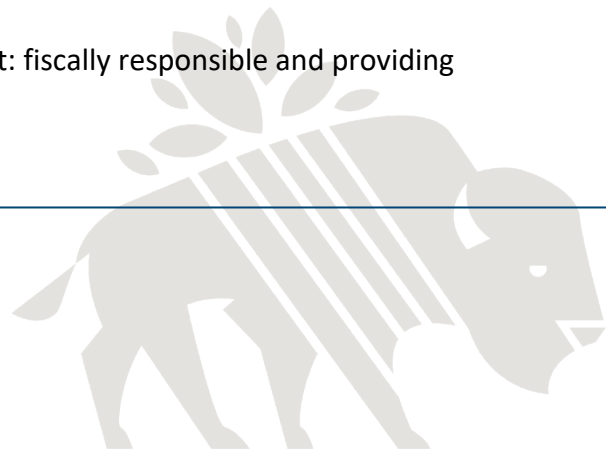
Principle 3: Plan and Invest in the Future

Goal

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

File Attachments

None





AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: November 3, 2025

AGENDA ITEM 5.b.

Presentation Highlighting 2025 Buffalo Grove Days Report

Contacts

Liaison: Trustee Johnson

Staff: Molly Gillespie

Staff Recommendation

Staff recommends presentation.

Recommended Motion

N/A

Summary

Staff will present a overview of the 2025 Buffalo Grove Days event, including the final financial report. Additional information can be found in the attached memorandum.

Strategic Alignment

Guiding Principle

Principle 3: Plan and Invest in the Future

Principle 5: Partnership with Local Districts

Principle 6: Engages Our Residents

Principle 7: Builds Our Community

Goal

Goal 3: Strengthened Buffalo Grove community identity and pride

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

File Attachments

1. 2025-1030 BG Days Wrapup Joint Memo_Final



BUFFALO
GROVE
PARK
DISTRICT

MEMORANDUM

DATE: October 30, 2025
TO: Village Board, Village of Buffalo Grove
Board of Commissioners, Buffalo Grove Park District
FROM: Molly Gillespie, Director of Communications and Engagement
Joe Zimmermann, Director of Recreation and Operations
SUBJECT: Buffalo Grove Days 2025

SUMMARY

This year's annual Buffalo Grove Days (BG Days) festival was held August 28 - September 1, 2025. Marking its fourth year of the event's 50/50 partnership between the Village and the Park District for the planning, hosting and operations, BG Days was a tremendous success.

This year's event had perfect weather and saw high attendance, with PlacerAI estimating similar numbers of visits over the five-day festival weekend from 2024, however the data notes that average dwell times were 10 minutes longer, meaning visitors were staying longer. Financially, the event had a positive cash flow for the fifth year in a row, earning \$97,413.91 in net revenues – \$48,706.96 for each agency.

Success through partnerships

In 2025, the Village and Park District entered the third year of its three-year agreement with the Buffalo Grove – Lincolnshire Chamber of Commerce to host its 'Main Street' business and craft fair, this year operating on Friday, Saturday, and Sunday during BG Days.

The Rotary Club of Buffalo Grove hosted Bingo on Thursday under the pavilion, conducted duck sales for the Sunday duck race, and volunteered many member hours at the information tent throughout the weekend as part of its partnership agreement.

The Rick Kahan Commission for Residents with Disabilities (RK-CRD) hosted Fun and Food, Buddy Baseball, and managed sign-ups for the courtesy shuttle drivers at the event.

The Village again hosted the BG Days parade, this time on Saturday, with the help of volunteers, some who also helped fill vacancies in the courtesy shuttle schedule. Volunteers served as parade marshals, judges and as the emcee.

The event continues to develop meaningful relationships with community groups while maintaining a stable financial model.

BACKGROUND AND PLANNING

The 50/50 partnership highlighted the skills of each agency, with the Park District leading sponsorship acquisition, beverage sales, food trucks, and entertainment at the event. They also assisted with site preparation, website, and kid's entertainment activities. The Village continued to coordinate purchasing, contract execution, public safety planning, site set up, marketing, and more. In addition, the Village worked with its volunteer network to coordinate the many volunteer hours needed to host this event, specifically the parade and courtesy shuttle activities.

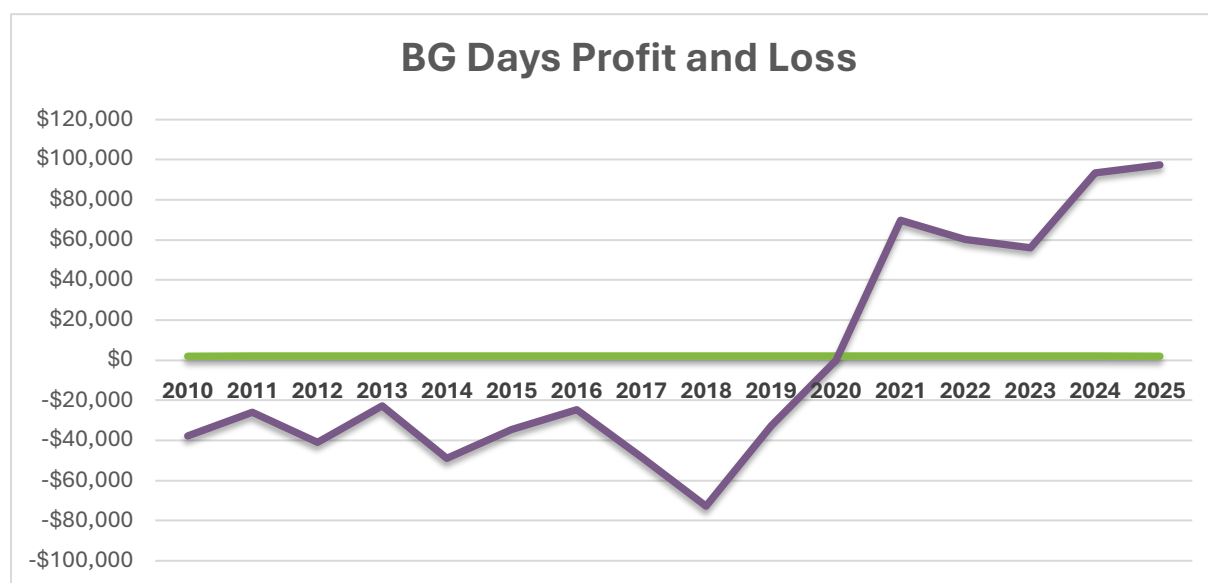
The event itself consisted of the following:

- 1) The carnival ran during all five days, with its footprint consistent to the previous year.
- 2) Entertainment consisted of nine bands, Community Arts Center Highlight Show, face painting, foam party, animal petting zoo, puzzle palooza, and a bags tournament. A focal point of the entertainment was the amphitheater area, creating a lively experience for all festival goers. These band and entertainment options contributed to one of the most highly attended days in recent history, with PlacerAI estimating over 20,000 visitors on Saturday.
- 3) There were 25 food trucks and stand-alone food vendors providing a variety of dining options, alongside the carnival concession offerings. An open eating area with picnic tables and standing bar tables was provided in the main field and under the pavilion.
- 4) Beverage sales were run by the Park District, including alcoholic and non-alcoholic options, between the Spray and Play facility and the amphitheater lawn seating, with beverage tickets sold out of the new concession building in that space.
- 5) The BG Days Parade, which marched from Thompson Boulevard south along Buffalo Grove Road and then west on Deerfield Parkway to the Fitness Center entrance, had great participation and a wide variety of over 60 community groups and entertainment.
- 6) Both Buddy Baseball and Fun and Food events were once again hosted by the RK-CRD, and both experienced record participation by community members with disabilities and their families.

FINANCIAL HIGHLIGHTS

Below is a profit and loss chart from 2010-2025. This year was positive, at \$97,413.91 net. As a reminder, this only covers hard costs of the event contracts and operational supplies, and it does not include staff time for either the Park District or Village.

- 1) The Park District was able to acquire \$55,300 in sponsorships, a \$5,000 increase from 2024.
- 2) The carnival had a record year. Total sales came in at \$369,814.25, a 7% increase from last year's \$345,418.50. The Village's portion of this income, per contract, was \$136,433.
- 3) Beverage sales were strong. Total sales were \$56,070.02, up slightly from \$55,104.05 in 2024.
- 4) The entertainment budget was once again increased, this year to \$36,531.30 for bands and kids' activities. The Park District was able to increase the number of bands and activities while staying within the budget.



NEXT STEPS

The Village and the Park District look forward to continuing the partnership as we look ahead to the 2026 Buffalo Grove Days. Since 2025 was the final year of the 3-year intergovernmental agreement, staff from both organizations will begin negotiating terms of a new agreement, as well as agreements with other partner organizations including the Buffalo Grove-Lincolnshire Chamber of Commerce and the Rotary Club of Buffalo Grove. The success of this event is only possible with the dedicated staff, community partners, and volunteers and their collaborative efforts.



AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: November 3, 2025

AGENDA ITEM 6.a.

Public Hearing: Annexation Agreement for 23023 N. First Street, 23008 N. Main Street, 16704 W. Highway 22, and 16606 W. Highway 22

Contacts

Liaison: Trustee Ottenheimer

Staff: Nicole Woods

Staff Recommendation

Staff recommends approval.

Recommended Motion

I move to open the public hearing.

Summary

See attached memorandum.

Strategic Alignment

Guiding Principle

Principle 7: Builds Our Community

Goal

Goal 2: Enhanced, beautiful, safe and sustainable neighborhoods

File Attachments

1. BOT Memo
2. DRAFT - Annexation Agreement
3. Exhibit A. Legal Description
4. Exhibit B. Plat of Annexation
5. Exhibit C. Preliminary PUD Plan
6. Exhibit D. Preliminary Plat of Subdivision
7. Exhibit E. Preliminary Engineering Plan
8. Exhibit F. Preliminary Landscape Plan
9. Exhibit G. Architectural Rendering
10. Exhibit H. Sample Development Improvement Agreement



11. Staff Report

12. Draft PZC Minutes - Oct 22, 2025





MEMORANDUM

DATE: November 3, 2025

TO: Village Manager Dane Bragg

FROM: Nicole Woods, Community Development Director
Kelly Purvis, Deputy Community Development Director

SUBJECT: Public Hearing: Regarding an Annexation Agreement for 23023 N. First Street, 23008 N. Main Street, 16704 W. Highway 22, and 16606 W. Highway 22, Prairie View, IL 60069

RECOMMENDATION

Staff recommends that the Village Board approve the attached annexation agreement, subject to final review and approval by the Village Attorney. The attached annexation agreement includes the site plan and conditions recommended by staff.

PROJECT BACKGROUND

Pulte Home Company, LLC is the contract purchaser of the unincorporated 11.20- acre property located at 23023 N. First Street, 23008 N. Main Street, 16704 W. Highway 22, and 16606 W. Highway 22, also known as the Fiore properties. They are requesting to annex the property into Buffalo Grove and proposing a 90-unit, attached single-family development on the property. As proposed, the project requires annexation with a rezoning to R-9 Multiple-Family District along with a Special Use for a Residential Planned Unit Development, approval of a Plat of Subdivision and Preliminary Plan with variations to the Sign, Development and Zoning Ordinances. The complete list of the variations is included in Section 4 of the attached draft annexation agreement.

VILLAGE BOARD REFERRAL

On May 19, 2025, the developer presented an overview of the concept plan to the Village Board for the proposed 90-unit townhome development at 23023 N. First Street, 23008 N. Main Street, 16704 W. Highway 22, and 16606 W. Highway 22. The Village Board provided comments and referred the project to the PZC to begin the entitlements process.

PLANNING & ZONING COMMISSION (PZC) RECOMMENDATION

On October 22, 2025, the PZC held a public hearing regarding the zoning requests for the project. The PZC members discussed a range of topics such as stormwater management, pedestrian connectivity, parking requirements/on-street guest parking, EV capability, setbacks and density. At the conclusion of

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smart. with heart.

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

the discussion, the PZC unanimously recommended approval of a Special Use for a Planned Unit Development, R-9 Rezoning, Plat of Subdivision, Preliminary Plan, and Variations to the Development, Zoning and Sign Codes subject to the conditions listed in the attached staff report.

PUBLIC COMMENTS

The developer held a neighborhood meeting at the Alcott Center on Wednesday, September 17, 2025. Property owners within 350 feet of the site received notice of the meeting by mail. The meeting was attended by neighbors adjacent to the site. Attendees had questions regarding the development including density, the wetlands, lighting, anticipated start of construction, utilities, the roadway network, as well as future development plans and no objections were verbalized. Approximately 20 people were in attendance.

One inquiry was received following the posting of the public hearing placard and mailed notices to surrounding property owners. Several neighbors of the adjacent site attended the public hearing on October 22, 2025. Four neighbors spoke at the hearing, raising questions and concerns about the cut-through traffic, connecting the development to First Street, on-street parking, and impact to the wetlands. One resident spoke in favor of the development noting that we need more housing to stabilize housing costs. The staff report and draft minutes from the PZC meeting are attached to provide further detail on the public comments, PZC discussions, and information regarding the project.

ANNEXATION AGREEMENT

Attached for Board consideration is a final annexation agreement reflecting the plans and conditions outlined in PZC application. Staff recommends approval of the agreement, subject to the terms and conditions identified in the attached annexation agreement. The attached annexation agreement shall be subject to final review and approval by the Village Attorney. The following are some of the key terms of the draft annexation agreement:

1. The term of the agreement is 20 years and is binding upon the subject properties, parties to the agreement, and all successors and assigns.
2. Developer agrees to make cash contributions to the Village for conveyance to the Buffalo Grove Park District to fulfill the obligation of the property concerning park donations in accordance with Title 19 of the Buffalo Grove Municipal Code.
3. The Developer shall pay a cash contribution to School Districts 103 and 125 in accordance with Title 19 of the Village Code.
4. The Developer shall pay an annexation fee of \$1500 per residential unit.
5. The developer shall reimburse the Village for any real estate tax payments made by the Village to the Long Grove and Lincolnshire-Riverwoods Fire Protection District concerning the property.
6. The Developer must extend the water main east under the Canadian National Railroad within 24 months of the site development permit issuance. They must also provide security through an escrow agreement, covering project's design and installation costs, and a 20% contingency. If the extension is not completed on time, the Village can claim the full escrow amount to satisfy the Developer's obligation, allowing the development to proceed.

SCHOOL/PARK IMPACTS

The developer has provided a summary of the fiscal impact analysis (attached) prepared by Gruen Gruen and Associates, which identifies that the proposed development would have a positive fiscal impact on all the taxing bodies, with the potential exception of School District 103. As described below, the impact study implies that the development would have a fiscally neutral or positive impact on District 103. The developer is proposing to pay impact fees in accordance with Title 19 of Village Code and Lake County Sewer Agreement to all affected taxing bodies including School District 103, School District 125, and the Park District.

School District 103 (Elementary)

According to the fiscal impact study, Prairie View Towns is projected to generate between 27-34 K-8 students, resulting in a district operating surplus ranging from -\$24,800 to \$104,300. The report then highlights a key nuance that should be considered when analyzing these surplus figures: the calculations are based on an average spending per student ratio, which does not differentiate between fixed costs (those unaffected by marginal fluctuations such as administrative functions) and variable costs (those that change with minor variations). As noted, if only 10% of the average spending per student were considered fixed and the remaining 90% varied with the smallest change in enrollment, the lower end of the surplus range would be \$67,100 instead of -\$24,800. Consequently, the project appears to have a fiscally neutral to positive impact for D103.

School District 125 (Stevenson)

According to the fiscal impact study, approximately 6-11 high school aged children would be generated by the development. Based on the analysis, the proposed project would have a positive fiscal impact on District 125.

Park District

The project will make a cash contribution (in lieu of land) to the Park District in accordance with Title 19 of the Village Code. This contribution reflects the passive recreation credit earned by providing landscaped courtyard areas, walking paths, Prairie View Green, and other passive open areas that are in excess of the 1–1.25 acres of passive open space necessary to qualify for the credit.

ACTION REQUESTED

The Village Board should open the public hearing and take testimony concerning the annexation agreement. Once all testimony has been received and the Village Board has discussed the terms of the annexation agreement, the public hearing can remain open until the annexation agreement is voted upon.

10/30/2025

ANNEXATION AGREEMENT

**23023 N. First Street, 23008 N. Main Street, 16704 W. Highway 22,
and 16606 W. Highway 22, Prairie View**

PULTE HOMES

This agreement (hereinafter referred to as the "Agreement") made and entered into this _____ day of _____, 2025, by and between the VILLAGE OF BUFFALO GROVE (hereinafter referred to as "Village") by and through the President and Board of Trustees of the Village (hereinafter collectively referred to as the "Corporate Authorities"), Pulte Home Company, LLC, 1900 E Golf Road, Schaumburg, IL 60173 (hereinafter referred to as "Developer"), and Fiore Properties, LLC (hereinafter referred to as "Owner").

WITNESSETH:

WHEREAS, the Village of Buffalo Grove is a Home Rule Unit by virtue of the provisions of the Constitution of the State of Illinois of 1970; and,

WHEREAS, Owner is the owner of a certain tract of property (hereinafter referred to as the "Property") comprising 11.20 acres legally described and identified in the Legal Description, attached hereto as EXHIBIT A and made a part hereof, and which real estate is contiguous to the corporate limits of the Village; and,

WHEREAS, a Plat of Annexation, including certain street right-of-way adjacent to the Property, is attached hereto as EXHIBIT B, which depicts a total area of 13.89 acres to be annexed; and,

WHEREAS, Developer is the contract purchaser of the Property; and,

WHEREAS, Developer desires and proposes pursuant to the provisions and regulations applicable to the R-9 District of the Village Zoning Ordinance, with a special use as a Residential Planned Unit Development, to develop the Property in accordance with and pursuant to the

Preliminary Plans (as defined in Section 5 of this Agreement) (the "Development").

WHEREAS, pursuant to the provisions of Section 5/11-15.1-1 *et seq.*, of the Illinois Municipal Code (65 ILCS 5/11-15.1-1 *et seq.*) and as the same may have been modified by the Village's Home Rule powers, a proposed Annexation Agreement was submitted to the Corporate Authorities and a public hearing was held thereon pursuant to notice as provided by Statute; and,

WHEREAS, pursuant to due notice and advertisement, the Planning and Zoning Commission of the Village has held a public hearing and made its recommendations with respect to the requested zoning classification in the R-9 District with a special use as a Residential Planned Unit Development and variations of the Village Sign Ordinance (the "Sign Ordinance"), Village Development Ordinance (the "Development Ordinance") and Zoning Ordinance (the "Zoning Ordinance"); and,

WHEREAS, the President and Board of Trustees after due and careful consideration have concluded that the annexation of the Property to the Village and its zoning and development on the terms and conditions herein set forth would further enable the Village to control the development of the area and would serve the best interests of the Village.

NOW, THEREFORE, in consideration of the premises, mutual covenants and agreements herein set forth, the parties hereto agree as follows:

1. Applicable Law. This Agreement is made pursuant to and in accordance with the provisions of Section 5/11-15.1-1 *et seq.*, of the Illinois Municipal Code (65 ILCS 5/11-15.1-1 *et seq.*) and as the same may have been modified by the Village's Home Rule powers. The preceding whereas clauses are hereby made a part of this Agreement.

2. Agreement: Compliance and Validity. The Owner and Developer have filed with the Village Clerk of the Village a proper petition pursuant to and in accordance with the provisions of Section 5/7-1-8 of the Illinois Municipal Code (65 ILCS 5/7-1-8) and as the same may have been modified by the Village's Home Rule powers, conditioned on the execution of this Agreement and the compliance with the terms and provisions contained herein, to annex the Property to the Village. It is understood and agreed that this Agreement in its entirety, together with the aforesaid petition for annexation, shall be null, void and of no force and effect unless the Property

is validly annexed to the Village and is validly zoned and classified in the R-9 District with a special use for Residential Planned Unit Development and certain variations, all as contemplated in this Agreement. No portion of the Property shall be disconnected from the Village without the prior written consent of its Corporate Authorities.

3. Enactment of Annexation Ordinance. The Corporate Authorities, within twenty-one (21) days of the execution of this Agreement by the Village, will enact an ordinance (hereinafter referred to as the "Annexation Ordinance") annexing the Property to the Village. Said Annexation Ordinance shall be recorded at the Lake County Recorder's Office along with the Plat of Annexation (attached hereto as EXHIBIT B).

4. Enactment of Zoning Ordinance. Within twenty-one (21) days of the execution of this Agreement by the Village, the Corporate Authorities shall enact an ordinance zoning the Property in the R-9 District, with a special use for a Residential Planned Unit Development, and certain variations subject to the restrictions further contained herein and all applicable ordinances of the Village of Buffalo Grove as amended from time to time. Said zoning shall be further conditioned on the development of the Property in accordance with the Preliminary Plans and other exhibits attached hereto or incorporated by reference herein.

In addition, the ordinance approving the Special Use for a Residential Planned Unit Development shall include the granting of the following variations:

- a. A variation to Section 14.20.010 of the Sign Ordinance allowing the temporary entrance billboards at Main Street and Half Day Road to exceed the 8-foot maximum width and the overall sign area of 64 square feet; and
- b. A variation to Section 14.16.010 to allow two residential development signs to exceed the 5-foot height limitation and be placed within the required setback area; and
- c. Variations to Section 17.40.050 of the Zoning Ordinance decreasing the minimum front, corner side, and rear yard setbacks as depicted on the Preliminary Plat of Subdivision; and

- d. A variation to Section 17.28.050 of the Zoning Ordinance reducing the minimum building separations (side to side) from 24 feet to 14 feet and from (side to rear) 40 feet to 32 feet; and
- e. A variation to Section 17.28.050 of the Zoning Ordinance reducing the setback from the PUD boundary to buildings 4-6, 18, and 21 to less than twice the height of the buildings, where the Property abuts properties zoned for or used for single family residential use as depicted on the Preliminary Plan; and
- f. A variation to Section 16.50.070.D. of the Development Ordinance to allow for right-of-way dedication of less than 60 feet for the proposed public street along First Street and the east end of the proposed public road near Main Street, where the developer does not control property on both sides of the right-of-way, as depicted on the Preliminary Plat of Subdivision.
- g. A variation to Section 16.50.070.D. of the Development Ordinance to allow First Street to taper to less than the standard width to match the existing First Street pavement in the Vernon Township right-of-way.
- h. A variation to Section 16.50.070.D. of the Development Ordinance to decrease the minimum grade of streets as depicted on the Preliminary Engineering Plan.
- i. A variation to Section 16.50.070.D. of the Development Ordinance to increase the street width from 24 feet face-of-curb to face-of-curb to 27 feet face-of-curb to face-of-curb.
- j. A variation to Section 16.50.150.B.5. to waive the requirement for concrete curb and gutter or concrete barrier curb around the perimeter of the parking lot east of building 21, as depicted on the Preliminary Engineering Plan.
- k. A variation to Section 16.30.030.F and Section 16.50.080.A to waive the requirement for sidewalks on both sides of public and private streets for First Street and to allow sidewalks without parkway between the back of curb and the property line as depicted on the Preliminary Engineering Plans.

5. Approval of Plans. The Corporate Authorities hereby approve the Preliminary Plans pursuant to the provisions of the Development Ordinance. The “Preliminary Plans” consists

of the following documents:

- a. Preliminary PUD Plan, prepared by Dickson Design Studio and last revised on October 15, 2025, a copy of which is attached hereto as Exhibit C (the “Preliminary PUD Plan”);
- b. Preliminary Plat of Subdivision, prepared by Cemcon, Ltd., and last revised on October 2, 2025, a copy of which is attached hereto as Exhibit D (the “Preliminary Plat of Subdivision”);
- c. Preliminary Engineering Plan, prepared by Pearson, Brown & Associates, Inc., last revised on October 3, 2025, a copy of which is attached hereto as Exhibit E (the “Preliminary Engineering Plan”);
- d. Preliminary Landscape Plan, prepared by Dickson Design Studio, last revised on October 3, 2025, a copy of which is attached hereto as Exhibit F (the “Preliminary Landscape Plan”);
- e. Building Elevations, prepared by BSB Design, last revised on September 12, 2025, a copy of which is attached hereto as Exhibit G (the “Building Elevations”).

The Corporate Authorities agree to approve final development plans for the Property as submitted by the Developer provided that the final development plans:

- a. substantially conform to the approved Preliminary Plans, and
- b. conform to the terms of this Agreement and all applicable Village Ordinances as amended from time to time (except as modified pursuant to this Agreement); and

6. Compliance with Applicable Ordinances. The Developer agrees to comply with all ordinances of the Village of Buffalo Grove as amended from time to time in the development of the Property, provided that all new ordinances, amendments, rules and regulations relating to zoning, building and subdivision of land adopted after the date of this Agreement shall not be arbitrarily or discriminatorily applied to the Property but shall be equally applicable to all property similarly zoned and situated to the extent possible. Developer, in the development of the Property, shall comply with the standards set forth in the Development Ordinance as amended from time to time. Notwithstanding the foregoing, the Village shall not apply new ordinances or regulations to the Property to the extent that the ordinances or regulations would

impair development of the Property consistent with the Preliminary Plans. This Agreement, the Special Use for Residential Planned Unit Development, and the Preliminary Plans do not authorize the commencement of development on the Property, but rather are the controlling documents by which the Village shall review the final plans.

7. Amendment of Plan. Minor Changes to the Preliminary Plans shall be reviewed, and if acceptable, administratively approved by Village Manager. Minor Changes are those changes that i) are consistent with the character and intent of the Preliminary Plans; ii) do not increase the unit count permitted by the Preliminary Plans; and iii) do not exacerbate any existing variation or require additional variations. Other changes to the Preliminary Plans, if the Village so determines, will require the submission of amended plats or plans, together with proper supporting documentation, to the Planning & Zoning Commission and/or the Corporate Authorities to consider such changes to the Preliminary Plan. The Village Manager or the Corporate Authorities may, in their sole discretion, require additional public hearings and may review the commitments of record contained in this Agreement, including, but not limited to fees, prior to final consideration of any change to the Preliminary Plans. Any change to the Preliminary Plans requested by the Village shall be approved as a Minor Change. Major changes may be subject to review by the Appearance Review Team (ART) and/or the Planning & Zoning Commission.

8. Building Permit Fees. The building permit fees may be increased from time to time so long as said permit fees are applied consistently to all other developments in the Village to the extent possible. In the event a conflict arises between the Developer and the Village on any engineering and technical matters subject to this Agreement, the Village reserves the right to pass along any and all additional expenses incurred by the use of consultants in the review and inspection of the development from time to time. Developer shall pay any non-discriminatory new or additional fees hereinafter charged by the Village to developers of properties within the Village.

9. Water Provision. The Developer shall be permitted and agrees to tap on to the Village water system at points recommended by the Village Engineer and as shown on the

Preliminary Engineering Plan. The design of the water system as depicted on the Preliminary Engineering Plan may evolve and change at the time of Final Engineering, provided that Developer shall not be required to oversize watermains to accommodate future off-site development. It is understood, however that the proposed water main extension under the Canadian National Railroad is oversized to serve future development of the area, as shown on the preliminary engineering plans. The Developer further agrees to pay to the Village such fees in accordance with the applicable Village Ordinances at the time of the issuance of the water and sewer permits. The Developer agrees to accept any increase in water rates and tap on fees provided such rates and fees apply consistently to all other similar users in the Village to the extent possible. Following such tap on, the Village agrees to provide to the best of its ability and in a non-discriminatory manner water service to all users on the Property in accordance with the Preliminary Plan. Watermains serving the Property and those approved as part of the Development shall be installed by the Developer and, except for service connections to the buildings shall, upon installation and acceptance by the Village through formal acceptance action by the Corporate Authorities, be dedicated to the Village and become a part of the Village water system maintained by the Village.

10. Storm and Sanitary Sewer Provisions.

a. The Corporate Authorities agree to cooperate with the Developer and to use their best efforts to aid Developer in obtaining such permits from governmental agencies having jurisdiction as may be necessary to authorize connection from the Development to the Lake County Department of Public Works for the collection of sewage. The Developer shall construct on-site and off-site sanitary sewers as may be necessary to service the Property as depicted on the Preliminary Engineering Plan. The design of the sanitary sewer as set forth in the Preliminary Engineering Plan may evolve and change to comply with Village Code requirements at the time of Final Engineering, provided that Developer shall not be required to oversize sanitary improvements to accommodate future off-site development. Upon installation and acceptance by the Village through formal acceptance action by the Corporate Authorities, the Corporate Authorities agree to operate and maintain such systems, except for sanitary sewer service

connections. The Developer agrees to accept any increase in sewer rates and tap on fees, provided that such fees and rates are applied consistently to all similar users in the Village to the extent possible.

b. The Developer shall construct stormwater improvements as depicted on the Preliminary Engineering Plan. The design of the stormwater management system as depicted on the Preliminary Engineering Plan may evolve and change to comply with Village Code requirements at the time of final engineering provided that Developer shall not be required to oversize stormwater improvements to accommodate future off-site development.

11. Drainage Provisions. The design of the drainage and grading improvements may evolve and change to comply with Village Code requirements at the time of final engineering. It is expressly understood and agreed that said changes could impact the placement of buildings on lots. The Developer shall install any storm sewers and/or inlets which are required to eliminate standing water or conditions of excess soggy which may, in the reasonable opinion of the Village Engineer, be detrimental to the growth and maintenance of lawn grasses.

12. Developer Recapture of Utility Costs. It is further understood and agreed that a portion of the sanitary sewer, storm sewer, and/or watermain to be constructed and installed by the Developer to serve the Development (hereinafter referred to as "Developer's Improvements") may benefit neighboring properties not owned by the Developer, thus making such utility service available thereto. The Corporate Authorities agree to adopt an ordinance and enter into an agreement with Developer to permit the Developer, or its assignee, as reasonably approved by the Village, to recapture from such neighboring property owners as may be benefited by the Developer's Improvements, that portion of the actual costs and installation of Developer's Improvements, in such proportionate amounts from such neighboring property owners as may be so benefited as determined by the Village. Said recapture ordinance shall only be enforceable for ten (10) years from its passage. The Village and Developer agree to use their best efforts to cooperate to achieve the most practical and feasible route to the off-site utilities' connection points. The Village agrees to cooperate with the Developer in effectuating recapture from future developers and property owners as appropriate. The Village shall be entitled to a five

percent (5%) fee from any amounts hereby recaptured as and for its collection efforts.

13. Payment of Recapture Fees Owed. Any amount of recapture required to be paid by this Property shall be due and payable to the Village upon platting of the subdivision.

14. Security for Public and Private Site Improvements. Security for public and private site improvements shall be provided in accordance with the Village's Development Ordinance and the Development Improvement Agreement (EXHIBIT H). The Parties agree to, in good faith, negotiate the terms of the Development Improvement Agreement which agreement shall be finalized concurrent with the Village's approval of final engineering. Any letter of credit issued under the terms of the Development Improvement Agreement shall be drawn on a financial institution of net worth reasonably satisfactory to the Village Attorney. The issuer may have an equitable or lending interest in the Property provided that the letter of credit, either by its own terms or by separate written assurances of the issuer, shall be honored irrespective of that interest. In the event of a Developer default under the terms of the letter of credit, the Village shall have the right to draw up to the full amount of the letter of credit in order to complete, and have formal acceptance of, all improvements secured by the letter of credit.

15. Exhibits. The following EXHIBITS, some of which were presented in testimony given by the Developer or the witnesses during the hearings held before the Planning & Zoning Commission and the Corporate Authorities prior to the execution of this Agreement, are hereby incorporated by reference herein, made a part hereof and designated as shown below.

EXHIBIT A	Legal Description
EXHIBIT B	Plat of Annexation
EXHIBIT C	Preliminary PUD Plan
EXHIBIT D	Preliminary Plat of Subdivision
EXHIBIT E	Preliminary Engineering Plan
EXHIBIT F	Landscaping Plan
EXHIBIT G	Architectural Rendering
EXHIBIT H	Sample Development Improvement Agreement

16. Annexation Fee. Developer agrees to pay an annexation fee of \$1,500 per unit for

the 90 units, which fee shall be payable pro rata at issuance of building permits. This fee, however, shall be paid in full prior to the expiration of this Agreement.

17. Declaration of Covenants, Conditions and Restrictions.

a. Prior to approval of final engineering and the Development Improvement Agreement, the Developer shall provide to the Village for review and approval a "Declaration." The Declaration shall provide for the creation of a homeowners' association which shall be responsible for the governance of the Development (the "HOA"). The Declaration shall require all lot owners in the Development to make assessment payments to accumulate such funds as might be necessary for the operation, maintenance, repair and reconstruction of the common areas and private improvements serving the development (the "HOA Improvements"). The HOA Improvements shall include, street lighting, sidewalks, and parkways that are not within public rights-of-way, storm sewers, and storm water management facilities, including but not limited to the detention pond, wetland, underground stormwater retention vaults, and related aeration systems (if any), common area landscaping, development signage, and fences. The HOA shall be responsible to own, operate, and maintain the HOA Improvements. The HOA shall further be responsible for regular mowing of parkways within the Development.

b. It shall be a specific condition of approval of the Special Use that, upon formation, the HOA be maintained in good standing with the Illinois Secretary of State.

c. The Developer shall (i) record the Declaration and (ii) incorporate the HOA prior to the issuance of a final certificate of occupancy for the first unit within the Property.

d. The Village shall have the right, but not the obligation, to enforce the Declaration, and further shall have the right, upon thirty (30) calendar days prior written notice specifying the nature of a default, to enter upon the Property and cure such default, or cause the same to be cured at the cost and expense of the HOA. The Village shall also have the right to charge or place a lien upon the Property for repayment of such costs and expenses, including reasonable attorneys' fees in enforcing such obligations.

e. The Declaration shall also include the obligation that the HOA shall provide snow removal for private driveways, streets and sidewalks and shall store excess snow in appropriate

off-street locations, and shall not in any way impede the Village's snow removal operations on public streets.

f. The Declaration shall also provide that the Property shall be used and developed in accordance with Village ordinances, codes and regulations applicable thereto, including ordinance(s) enacted pursuant to this Agreement.

g. The Declaration shall be submitted to the Village for review and approval consistent with the terms of this Agreement. The Declaration shall provide that the provisions relative to the requirements set forth in this Section 17 may not be amended without the prior approval of the Village.

h. The Declaration shall also provide that the Village may enforce its ordinances, including but not by way of limitation traffic ordinances, on the Property, including private alleys and common areas.

i. The Declaration shall require that landscaping embellishments (arbors, trellises, fences, etc.) shall be maintained consistent with the final landscape plan for the Development.

j. The Declaration shall indicate that private roads, alleys, and fire lanes as depicted on the development plans, parking lots, sidewalks, parkways, and streetlights not within the public right-of-way, pedestrian paths within Common Areas, and improvements to the Outlot/Open Space Parcel as shown on the final engineering plans will remain private improvements of the HOA and that the HOA will maintain said areas in a manner acceptable to the Village. The Village may require that all initial and subsequent homeowners sign a disclosure acknowledging that the private roads and alleys will remain private.

18. Park District Donations. Developer agrees to comply with the provisions of Title 19 of the Buffalo Grove Municipal Code, as amended from time to time, regarding park donations. Developer shall make cash contributions to the Village for conveyance to the Buffalo Grove Park District to fulfill the obligation of the Property concerning park donations in accordance with Title 19 of the Buffalo Grove Municipal Code.

19. School District Donations. Developer agrees to comply with the provisions of Title 19 of the Buffalo Grove Municipal Code, as amended from time to time, regarding school

donations. Developer agrees to make cash contributions to the Village for conveyance to School Districts 103 and 125 according to the criteria of said Title and the Lake County and Buffalo Grove Sewage Disposal Agreement.

20. Library District Donations. Developer agrees to comply with the provisions of Title 19 of the Buffalo Grove Municipal Code as amended from time to time regarding library donations.

21. Conditions Concerning Parks, School and Library Donations. It is understood and agreed that rooms in the residential units labeled as dens, lofts, studies or libraries on the floor plans shall not be counted as bedrooms for the purposes of calculating park, school and library donations. However, if said dens, lofts, studies or libraries include a closet, then, in the judgment of the Village, said rooms may be counted as bedrooms. It is understood and agreed that the per acre land value used to compute said cash contributions may be increased from time to time, and cash contributions made at the time of building permit issuance shall be based on the land value in effect at the time of permit issuance.

22. Annexation to the Buffalo Grove Park District. The Developer agrees, at the request of the Buffalo Grove Park District, to annex any part or all of the subject Property to said Park District. An annexation petition shall be submitted by Developer within sixty days (60) days of the request of the Park District.

23. Facilitation of Development. Time is of the essence of this Agreement, and all parties will make every reasonable effort to expedite the subject matters hereof. It is further understood and agreed that the successful consummation of this Agreement and the development of the Property is in the best interests of all the parties and requires their continued cooperation. The Developer does hereby evidence their intention to fully comply with all Village requirements, its willingness to discuss any matters of mutual interest that may arise, and its willingness to assist the Village to the fullest extent possible. The Village does hereby evidence its intent to cooperate in the resolution of mutual problems and its willingness to assist the Developer to the fullest extent possible, to facilitate the development of the Property, as contemplated by the provisions of this Agreement.

24. Enforceability of the Agreement. This Agreement shall be enforceable in any court of competent jurisdiction by any of the parties or by an appropriate action at law or in equity to secure the performance of the covenants herein described. If any provision of this Agreement is held invalid, such provision shall be deemed to be excised herefrom and the invalidity thereof shall not affect any of the other provisions contained herein.

25. Term of Agreement. This Agreement is binding upon the Property, the parties hereto and their respective grantees, successors and assigns for a term of twenty (20) years from the date of this Agreement. It is the intent of the Parties that, upon execution of the Agreement, the Village shall hold the executed Agreement and that the Agreement shall be recorded concurrent with or immediately following Developer's acquisition of the Property. While the Agreement shall be effective upon its execution, the zoning relief granted as set forth in paragraph 4 and the plans set forth in paragraph 5 shall be null and void if the Agreement is not recorded within one year of the date of the approval of the Agreement. The ordinances approved pursuant to the Agreement shall be written to be effective upon the recordation of the Agreement and to otherwise reflect the provisions of this paragraph.

26. Corporate Capacities. The parties acknowledge and agree that the individuals that are members of the group constituting the Corporate Authorities are entering into this Agreement in their official capacities as members of such group and shall have no personal liability in their individual capacities.

27. Notices. Any notice required pursuant to the provisions of this Agreement shall be in writing and be sent by certified mail to the following addresses until notice of change of address is given and shall be deemed received on the fifth business day following deposit in the U.S. Mail.

If to Owner:

Mark Fiore
20433 W IL Route 22
Lake Zurich, IL 60047

If to Developer	Eric Friedman Entitlement Manager, Pulte Home Company 1900 E Golf Road, Suite 300 Schaumburg, IL 60173
Copy to:	Pulte Legal Department 1900 E Golf Road, Suite 300 Schaumburg, IL 60173
If to Village:	Village Clerk Village of Buffalo Grove 50 Raupp Boulevard Buffalo Grove, IL 60089
Copy to:	Patrick Brankin Schain, Banks, Kenny & Schwartz, Ltd. 70 W. Madison Street, Suite 5400 Chicago, IL 60602

28. Default.

In the event Developer defaults in performance of its obligations set forth in this Agreement, upon notice to Developer, Developer shall have a period of sixty (60) days to cure said default or provide evidence to the Village that such default will be cured in a timely manner if it cannot be cured during said period. A notice of default shall be in writing, shall detail the specific circumstances giving rise to the default, and any the provision of governing law under which the default is alleged. If Developer fails to cure such default or provide such evidence as provided above, then, with notice to Developer, the Village may pursue applicable remedies available at law or in equity as well as drawing upon any development security. In the event the Village defaults in the performance of its obligations set forth in this Agreement or as may otherwise be applicable under the governing law, upon notice to the Village, the Village shall have a period of sixty (60) days to cure said default. In the

event the Village fails to cure such default, Developer may pursue available remedies at law or in equity. In the event of a Village default, the Parties shall be responsible for their respective costs.

29. Litigation.

- a. The Developer, at its cost, shall be responsible for any litigation which may arise relating to the annexation, zoning and development of the Property. Developer shall cooperate with the Village in said litigation, but Developer's counsel will have principal responsibility for such litigation.
- b. The Developer shall reimburse the Village for reasonable attorneys' fees, expenses and costs incurred by the Village resulting from litigation relating to the annexation, zoning and development of the Property or in the enforcement of any of the terms of this Annexation Agreement upon a default by the Developer.
- c. Developer hereby indemnifies and holds the Village harmless from any actions or causes of action which may arise as a result of development activities for which the Owner/Developer is responsible.

30. Special Conditions.

- a. It is understood and agreed that upon annexation the Village will issue new street address(es) for building(s) on the Property to ensure proper identification for provision of services, and Developer shall use said Village address(es) in place of current address(es) assigned by Lake County. Developer is also required to contact the Buffalo Grove Post Office and submit a change of address(es) requesting use of the address(es) as assigned by the Village.
- b. Developer shall deposit with the Village the amount necessary to reimburse the Village for any real estate tax payments made by the Village to the Long Grove and Lincolnshire-Riverwoods Fire Protection Districts concerning the Property pursuant to Section 705/20 of the Illinois Fire Protection Act (70 ILCS 705/20). Said deposit, as determined by the Village, shall be made by the

Owner/Developer within sixty (60) days of the date this Agreement is recorded.

- c. The Preliminary PUD Plan differs from the other development plans listed in Section 5 regarding the northeast parking lot layout. With Developer's application for final approval, all other development plans shall be revised to match the Preliminary PUD Plan last revised October 15, 2025.
- d. Within 24 months from the issuance of the site development permit, the Developer shall extend the water main east under the Canadian National Railroad as depicted in the Engineering Plans, or as otherwise approved by the Village ("Watermain Extension"). The Watermain Extension shall be approved as part of final engineering for the project and the Village and the Developer shall work jointly in obtaining necessary approvals and permits for the Watermain Extension. Furthermore, the Developer shall provide security through an escrow agreement, in an amount and form acceptable to the Village ("Watermain Extension Escrow"), that includes the water main project design, estimation of costs, and installation costs, along with a 20% contingency as determined by the Village at the time of the Village Board approval of the Development Improvement Agreement. If the Watermain Extension is not installed in the timeline stated above, the Village shall be entitled to the full amount being held in the Watermain Extension Escrow in satisfaction of the Developer's obligation set forth in this Section 30(d) and Developer may proceed with the Development
- e. To the extent that Developer seeks to phase the improvements to the Property, a phasing plan shall be approved by the Village during final engineering. The phasing plan shall include utility connections, plat of subdivisions, as well as roadway access and dedications. It is understood and agreed that utility connections under Half Day Road are critical to phasing and subsequent permit issuance.

- f. Developer shall, in good faith, copy the Village Engineer and Community Development Director on all correspondence regarding the necessary plans and approvals with other agencies including IDOT, Lake County, Vernon Township, and the Canadian National Railroad.
- g. Coordination and approval from Vernon Township is required for all construction activities and improvements located within its jurisdiction.
- h. Use of Corrugated Metal Pipe (CMP) shall not be allowed unless approved by the Village.
- i. Developer shall design and construct a passive, landscaped open space area (the "Open Space Parcel") in a configuration approved by the Village. The design of the Open Space, including grading, landscaping, plant materials, and any accessory features, shall be incorporated into the final engineering and landscape plans for the development and shall be subject to review and approval by the Village. The Developer shall be responsible for construction and installation of all improvements within the Open Space in accordance with the approved plans. Upon completion of the improvements, the Open Space shall be conveyed to the HOA, which shall be responsible for the ownership, operation and ongoing maintenance of the Open Space in perpetuity.
- j. To the extent that sanitary and water main connections require work on private property; easements and coordination with the property owner(s) are required prior to commencement of said work.

31. Indemnification Concerning Recapture. The Owner/Developer shall indemnify, defend and save harmless the Village, its officers, agents and employees, from any and all actions, claims or demands arising out of the existence, terms, administration, enforcement or attempted enforcement of any provision concerning recapture under Section 12 of this Agreement and any recapture agreement established pursuant to Section 12. The Owner/Developer shall prosecute or defend any action, proceeding or cause, legal or otherwise, that may arise out of the existence, terms, administration, enforcement or attempted enforcement of any provisions concerning

recapture under Section 12 of this Agreement. The Owner/Developer will hold the Village, its officers, agents, and employees, free and harmless from any costs, fees (including attorney's fees and expenses) or judgments which the Village, its officers, agents or employees may incur or become liable for pursuant to any such action, claim or cause under Section 12 of this Agreement. The Village shall endeavor in good faith to enforce the provision of the recapture provisions hereof and to collect the recapture as established herein. However, the parties recognize the possibility of omissions or errors, and it is agreed that the Village shall not be liable in any way in the event that it shall fail, for any reason whatsoever, to collect or enforce the payment of said recapture as established in Section 12 of this Agreement.

32. Traffic Enforcement Agreement. The Developer shall, at the request of the Village, enter into an agreement for the enforcement of Village traffic ordinances and other ordinances on the Subject Property.

33. Well and septic facilities and underground tanks. All water wells and septic sewer facilities on the Property shall be properly sealed or pumped and filled as required by the Illinois Department of Public Health and as approved by the Village Health Officer. Any underground tanks shall be removed as permitted and approved by the Illinois State Fire Marshal. Said sealing and removing of wells, septic facilities and underground tanks shall be completed with Developer's site improvements and prior to issuance of a building permit for the Development.

34. Removal of buildings and structures. All buildings, structures, vehicles and other materials on the Property shall be removed prior to any site preparation work for the development. If the Village determines, in the period prior to development, that structures or other objects need to be removed from the Property to prevent health or nuisance problems, Developer shall comply pursuant to the Village's direction.

35. No Waiver of Tort Immunities. Nothing contained in this Agreement shall constitute a waiver by the Village of any right, privilege or defense available to the Village under statutory or common law, including, but not limited to, the Illinois Governmental and Governmental Employees Tort Immunity Act, 745 ILCS 10/1-101 et seq., as amended.

36. Third Party Beneficiary. No claim as a third-party beneficiary under this Agreement by any person, firm, or corporation other than the parties hereto shall be made or be valid against the Village.

37. Provisions Severable. If any term, covenant, condition, or provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

38. Governing Laws. This Agreement shall be interpreted according to the internal laws, but not the conflict of laws rules, of the State of Illinois. Venue shall be in Cook County, Illinois.

39. Entire Agreement. This Agreement constitutes the entire agreement between the parties and supersedes any and all previous or contemporaneous oral or written agreements and negotiations between the parties.

40. Waiver. No waiver of any provision of this Agreement shall be deemed to or constitute a waiver of any other provision of this Agreement (whether or not similar) nor shall any such waiver be deemed to or constitute a continuing waiver unless otherwise expressly provided in this Agreement.

41. Rights Cumulative. Unless expressly provided to the contrary in this Agreement, each and every one of the rights, remedies, and benefits provided by this Agreement shall be cumulative and shall not be exclusive of any other such rights, remedies, and benefits allowed by law.

42. Counterpart Execution. This Agreement may be executed in several counterparts, each of which, when executed, shall be deemed to be an original, but all of which together shall constitute one and the same instrument.

43. Assignment. This Agreement shall not be assigned without the prior written approval of the Village, which shall not be unreasonably withheld.

IN WITNESS WHEREOF, the Corporate Authorities and Owner/Developer have caused this instrument to be executed by their respective proper officials duly authorized to execute the same on the day and the year first above written.

VILLAGE OF BUFFALO GROVE

By_____

Eric Smith, Village President

ATTEST:

By_____

VILLAGE CLERK

OWNER: Fiore Properties, LLC

By_____

Printed Name and Position

DEVELOPER: Pulte Homes Company, LLC

By_____

Printed Name and Position

This document prepared by:

Patrick Brankin
Schain, Banks, Kenny & Schwartz, Ltd.
70 W. Madison Street, Suite 5300
Chicago, IL 60602

Mail to:

Village Clerk
Village of Buffalo Grove
50 Raupp Boulevard
Buffalo Grove, IL 60089

EXHIBIT A
To
Annexation Agreement
23023 N. First Street, 23008 N. Main Street, 16704 W. Highway 22, and 16606 W.
Highway 22, Prairie View, IL 60069.

Legal Description:

PARCELS 1 & 5:

THE PART OF LOT 33 OF SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16 AND OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 21, ALL IN TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE 3RD P.M., DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 33 OF SAID SCHOOL TRUSTEE'S SUBDIVISION (BEING THE SOUTH EAST CORNER OF THE SOUTH WEST QUARTER OF SECTION 16); THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 33, 144.5 FEET TO THE WEST LINE OF LANDS OF THE WISCONSIN CENTRAL RAILROAD TO THE PLACE OF BEGINNING OF THE PREMISES HEREIN INTENDED TO BE DESCRIBED; THENCE NORTH 21 ½ DEGREES WEST ALONG SAID RAILROAD LANDS 65.4 FEET; THENCE WEST ALONG AN OLD FENCE LINE 211.3 FEET TO THE EAST LINE OF LOT 7, BLOCK 1, IN A.G. MAETHER'S SUBDIVISION, A SUBDIVISION OF PART OF SAID LOT 33 OF SCHOOL TRUSTEE'S SUBDIVISION HEREIN DESCRIBED; THENCE SOUTH ALONG THE EAST LINE OF LOTS 7 AND 8, BLOCK 1, A.G. MAETHER'S SUBDIVISION, AND SAID LINE EXTENDED 134.2 FEET TO A POINT WHICH IS 73.2 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 21; THENCE EAST PARALLEL TO SAID NORTH LINE OF SAID NORTH WEST QUARTER 267 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF LANDS OF THE WISCONSIN CENTRAL RAILWAY, WHICH IS 82.8 FEET SOUTH FROM THE INTERSECTION OF THE NORTHLINE OF THE EAST HALF OF THE NORTH WEST QUARTER OF SECTION 21; THENCE NORTH WESTERLY ALONG THE WESTERLY LINE OF THE RIGHT OF WAY OF THE WISCONSIN CENTRAL RAILWAY COMPANY TO THE PLACE OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

PARCEL 2:

THE PART OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 21, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: TO-WIT- COMMENCING AT THE NORTHWEST CORNER OF SAID HALF QUARTER SECTION, THENCE SOUTH ALONG THE WEST LINE OF SAID HALF QUARTER SECTION, 480.2 FEET TO THE CENTER OF THE LAKE ZURICH ROAD (STATE ROAD NO. 22), THENCE EASTERLY ALONG THE CENTER OF SAID ROAD FOR A DISTANCE OF 491.3 FEET, THENCE NORTHERLY 495.3 FEET TO A POINT IN THE NORTH LINE OF SAID EAST ½ OF THE NORTHWEST ¼, WHICH IS 491.2 FEET EAST OF THE NORTHWEST CORNER OF SAID EAST ½ OF THE NORTHWEST ¼, THENCE

WEST ON SAID NORTH LINE TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM THAT PART FALLING WITHIN ILLINOIS STATE ROUTE 22, ALL IN LAKE COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 21, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
 BEGINNING ON THE NORTH LINE OF SAID EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 21 AT A POINT 379.7 FEET WEST FROM THE NORTHEAST CORNER THEREOF THENCE WEST ALONG SAID NORTH LINE 453.7 FEET TO A POINT WHICH IS 491.2 FEET EAST OF THE NORTHWEST CORNER OF THE EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 21, THENCE SOUTH 495.3 FEET TO A POINT IN THE CENTER OF LAKE ZURICH ROAD (STATE ROAD 22) SAID POINT BEING 491.3 FEET FROM THE WEST LINE OF SAID NORTHWEST $\frac{1}{4}$ (AS MEASURED ALONG THE CENTER LINE OF SAID ROAD) THENCE EASTERLY ALONG THE CENTER OF SAID ROAD 524.8 FEET TO A POINT WHICH IS 308.4 FEET WEST FROM THE INTERSECTION OF THE CENTER LINE OF PAVEMENT OF THE LAKE ZURICH ROAD AND THE EAST LINE OF SAID EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 21 THENCE NORTHERLY 438.4 FEET TO A POINT WHICH IS 73.2 FEET SOUTH FROM THE NORTH LINE AND 299.4 FEET WEST FROM THE EAST LINE OF SAID EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 21 THENCE WEST PARALLEL TO SAID NORTH LINE 80.3 FEET THENCE NORTH AT RIGHT ANGLES TO SAID NORTH LINE 73.2 FEET TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM THAT PART FALLING WITHIN ILLINOIS STATE ROUTE 22, ALL IN LAKE COUNTY, ILLINOIS.

PARCEL 4:

LOTS 6, 7 AND 8 IN BLOCK 1 IN MAETHR'S SUBDIVISION OF PART OF THE SOUTH $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 16, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 30, 1925 AS DOCUMENT 260397 IN BOOK "M" OF PLATS PAGE 107 IN LAKE COUNTY, ILLINOIS.

SUBJECT PROPERTY COMMON ADDRESS: 23023 N. First Street, 23008 N. Main Street, 16704 W. Highway 22, and 16606 W. Highway 22, Prairie View, IL 60069.

PINS:

15-16-307-006
 15-16-300-022
 15-21-100-047
 15-21-100-049
 15-21-100-004

24

EXHIBIT B

to

Annexation Agreement

23023 N. First Street, 23008 N. Main Street, 16704 W. Highway 22, and 16606 W.
Highway 22, Prairie View, IL 60069.

PLAT OF ANNEXATION

25

EXHIBIT C

to

Annexation Agreement

23023 N. First Street, 23008 N. Main Street, 16704 W. Highway 22, and 16606 W.
Highway 22, Prairie View, IL 60069.

PRELIMINARY PUD PLAN

26

EXHIBIT D

to

Annexation Agreement

23023 N. First Street, 23008 N. Main Street, 16704 W. Highway 22, and 16606 W.
Highway 22, Prairie View, IL 60069.

PRELIMINARY PLAT OF SUBDIVISION

27

EXHIBIT E

to

Annexation Agreement

23023 N. First Street, 23008 N. Main Street, 16704 W. Highway 22, and 16606 W.
Highway 22, Prairie View, IL 60069.

PRELIMINARY ENGINEERING PLAN

28

EXHIBIT F

to

Annexation Agreement

23023 N. First Street, 23008 N. Main Street, 16704 W. Highway 22, and 16606 W.
Highway 22, Prairie View, IL 60069.

PRELIMINARY LANDSCAPE PLAN

EXHIBIT G
to
Annexation Agreement
23023 N. First Street, 23008 N. Main Street, 16704 W. Highway 22, and 16606 W.
Highway 22, Prairie View, IL 60069.

ARCHITECTURAL RENDERING

30

EXHIBIT H

to

Annexation Agreement

23023 N. First Street, 23008 N. Main Street, 16704 W. Highway 22, and 16606 W.
Highway 22, Prairie View, IL 60069.

SAMPLE DEVELOPMENT IMPROVEMENT AGREEMENT

LEGAL DESCRIPTION

PARCELS 1 & 5:

THE PART OF LOT 33 OF SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16 AND OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 21, ALL IN TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE 3RD P.M., DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 33 OF SAID SCHOOL TRUSTEE'S SUBDIVISION (BEING THE SOUTH EAST CORNER OF THE SOUTH WEST QUARTER OF SECTION 16); THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 33, 144.5 FEET TO THE WEST LINE OF LANDS OF THE WISCONSIN CENTRAL RAILROAD TO THE PLACE OF BEGINNING OF THE PREMISES HEREIN INTENDED TO BE DESCRIBED; THENCE NORTH $21 \frac{1}{2}$ DEGREES WEST ALONG SAID RAILROAD LANDS 65.4 FEET; THENCE WEST ALONG AN OLD FENCE LINE 211.3 FEET TO THE EAST LINE OF LOT 7, BLOCK 1, IN A.G. MAETHER'S SUBDIVISION, A SUBDIVISION OF PART OF SAID LOT 33 OF SCHOOL TRUSTEE'S SUBDIVISION HEREIN DESCRIBED; THENCE SOUTH ALONG THE EAST LINE OF LOTS 7 AND 8, BLOCK 1, A.G. MAETHER'S SUBDIVISION, AND SAID LINE EXTENDED 134.2 FEET TO A POINT WHICH IS 73.2 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 21; THENCE EAST PARALLEL TO SAID NORTH LINE OF SAID NORTH WEST QUARTER 267 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF LANDS OF THE WISCONSIN CENTRAL RAILWAY, WHICH IS 82.8 FEET SOUTH FROM THE INTERSECTION OF THE NORTHLINE OF THE EAST HALF OF THE NORTH WEST QUARTER OF SECTION 21; THENCE NORTH WESTERLY ALONG THE WESTERLY LINE OF THE RIGHT OF WAY OF THE WISCONSIN CENTRAL RAILWAY COMPANY TO THE PLACE OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

PARCEL 2:

THE PART OF THE EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 21, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: TO-WIT- COMMENCING AT THE NORTHWEST CORNER OF SAID HALF QUARTER SECTION, THENCE SOUTH ALONG THE WEST LINE OF SAID HALF QUARTER SECTION, 480.2 FEET TO THE CENTER OF THE LAKE ZURICH ROAD (STATE ROAD NO. 22), THENCE EASTERLY ALONG THE CENTER OF SAID ROAD FOR A DISTANCE OF 491.3 FEET, THENCE NORTHERLY 495.3 FEET TO A POINT IN THE NORTH LINE OF SAID EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$, WHICH IS 491.2 FEET EAST OF THE NORTHWEST CORNER OF SAID EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$, THENCE WEST ON SAID NORTH LINE TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM THAT PART FALLING WITHIN ILLINOIS STATE ROUTE 22, ALL IN LAKE COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 21, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING ON THE NORTH LINE OF SAID EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 21 AT A POINT 379.7 FEET WEST FROM THE NORTHEAST CORNER THEREOF THENCE WEST ALONG SAID NORTH LINE 453.7 FEET TO A POINT WHICH IS 491.2 FEET EAST OF THE NORTHWEST CORNER OF THE EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 21, THENCE SOUTH 495.3 FEET TO A POINT IN THE CENTER OF LAKE ZURICH ROAD (STATE ROAD 22) SAID POINT BEING 491.3 FEET FROM THE WEST LINE OF SAID NORTHWEST $\frac{1}{4}$ (AS

MEASURED ALONG THE CENTER LINE OF SAID ROAD) THENCE EASTERLY ALONG THE CENTER OF SAID ROAD 524.8 FEET TO A POINT WHICH IS 308.4 FEET WEST FROM THE INTERSECTION OF THE CENTER LINE OF PAVEMENT OF THE LAKE ZURICH ROAD AND THE EAST LINE OF SAID EAST ½ OF THE NORTHWEST ¼ OF SECTION 21 THENCE NORTHERLY 438.4 FEET TO A POINT WHICH IS 73.2 FEET SOUTH FROM THE NORTH LINE AND 299.4 FEET WEST FROM THE EAST LINE OF SAID EAST ½ OF THE NORTHWEST ¼ OF SECTION 21 THENCE WEST PARALLEL TO SAID NORTH LINE 80.3 FEET THENCE NORTH AT RIGHT ANGLES TO SAID NORTH LINE 73.2 FEET TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM THAT PART FALLING WITHIN ILLINOIS STATE ROUTE 22, ALL IN LAKE COUNTY, ILLINOIS.

PARCEL 4:

LOTS 6, 7 AND 8 IN BLOCK 1 IN MAETHR'S SUBDIVISION OF PART OF THE SOUTH ½ OF THE SOUTHEAST ¼ OF SECTION 16, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 30, 1925 AS DOCUMENT 260397 IN BOOK "M" OF PLATS PAGE 107 IN LAKE COUNTY, ILLINOIS.

ADDRESS OF SUBJECT PROPERTY: 23023 N. First Street, 23008 N. Main Street, 16704 W. Highway 22, and 16606 W. Highway 22, Prairie View, IL 60069.

Approximately 11.18 acres

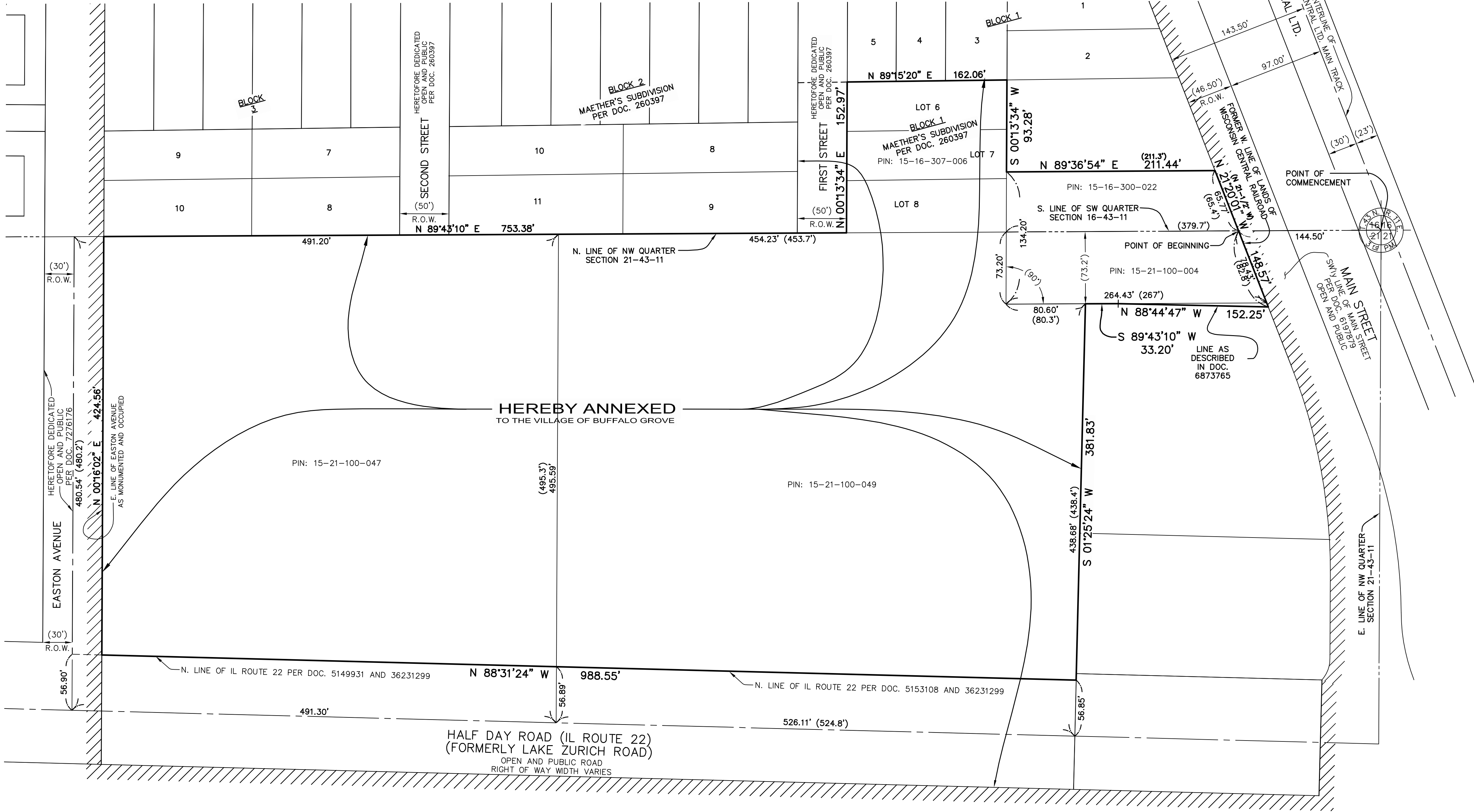
PERMANENT INDEX NO.: 15-16-307-006
15-16-300-022
15-21-100-047
15-21-100-049
15-21-100-004

PLAT OF ANNEXATION
TO THE VILLAGE OF BUFFALO GROVE

SHEET 1 OF 1

OF
PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF
SECTION 16, TOGETHER WITH THAT PART OF THE NORTH HALF OF THE NORTHEAST
QUARTER OF THE NORTHWEST QUARTER SECTION 21, ALL IN TOWNSHIP 43 NORTH, RANGE
11 EAST OF THE THIRD PRINCIPAL MERIDIAN LAKE COUNTY

KNOWN AS: 16606 W. IL ROUTE 22, BUFFALO GROVE, IL



SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, JEFFREY R. PANKOW, THE UNDERSIGNED, AN ILLINOIS
PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY
AND THAT THIS PLAT WAS PREPARED FOR THE PURPOSE OF ANNEXATION TO THE
VILLAGE OF BUFFALO GROVE AND THAT THIS PLAT OF ANNEXATION ACCURATELY
DEPICTS SAID PROPERTY.

THAT PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST
QUARTER OF SECTION 16, TOGETHER WITH THAT PART OF THE NORTH HALF OF THE
NORTHEAST QUARTER OF THE NORTHWEST QUARTER SECTION 21, ALL IN TOWNSHIP
43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN LAKE COUNTY,
ILLINOIS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER SECTION
21, ALSO BEING THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER SECTION 16,
AND ALSO BEING THE SOUTHEAST CORNER OF LOT 33 IN THE SCHOOL TRUSTEE'S
SUBDIVISION OF SAID SECTION 16 AND OF THE EAST HALF OF THE SAID NORTHWEST
QUARTER OF SECTION 21; THENCE WEST ALONG THE NORTH LINE OF SAID
NORTHWEST QUARTER SECTION 21, A DISTANCE OF 144.5 FEET TO THE WEST LINE
OF LANDS OF THE FORMER WISCONSIN CENTRAL RAILROAD ALSO BEING THE
WESTERLY LINE OF MAIN STREET PER A PLAT OF DEDICATION RECORDED AS
DOCUMENT 6197879 FOR A POINT OF BEGINNING; THENCE SOUTH 21 DEGREES 20
MINUTES 01 SECONDS EAST (SOUTH 21.5 DEGREES EAST RECORD), ALONG SAID
WESTERLY LINE, A DISTANCE OF 82.8 FEET (MEASURED AND RECORD) TO THE
NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN A TRUSTEE'S DEED
RECORDED JULY 17, 2012 AS DOCUMENT 6873765; THENCE THE FOLLOWING THREE
(3) COURSES AND DISTANCES ALONG SAID PARCEL, AND ITS SOUTHERLY EXTENSION
THEREOF: (1) THENCE NORTH 88 DEGREES 44 MINUTES 47 SECONDS WEST, A
DISTANCE OF 152.25 FEET; (2) THENCE SOUTH 89 DEGREES 43 MINUTES 10
SECONDS WEST, A DISTANCE OF 33.20 FEET; (3) THENCE SOUTH 01 DEGREES 25
MINUTES 24 SECONDS WEST, A DISTANCE OF 381.83 FEET TO THE NORTHERLY LINE
OF ILLINOIS ROUTE 22 PER LUIS PENDENS NOTICES RECORDED AS DOCUMENTS
5149931 AND 5153108 AND A PLAT RECORDED AS DOCUMENTS 6231297; THENCE
NORTH 88 DEGREES 31 MINUTES 24 SECONDS WEST, ALONG SAID NORTHERLY LINE, A
DISTANCE OF 988.55 FEET TO THE EASTERLY LINE OF EASTON AVENUE AS
MONUMENTED AND OCCUPIED; THENCE NORTH 00 DEGREES 16 MINUTES 02 SECONDS
EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 424.56 FEET TO THE SOUTHERLY
LINE OF A.G. MAETHER'S SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED
JUNE 30, 1925 AS DOCUMENT 260397 IN BOOK "M" OF PLATS PAGE 107 IN LAKE
COUNTY, ILLINOIS, ALSO BEING THE SOUTHERLY LINE OF THE AFOREMENTIONED
SOUTHWEST QUARTER OF SECTION 16; THENCE NORTH 89 DEGREES 43 MINUTES 10
SECONDS EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 753.38 FEET (752.9
FEET RECORD) TO THE WESTERLY LINE OF BLOCK 1 IN SAID A.G. MAETHER'S
SUBDIVISION; THENCE NORTH 00 DEGREES 13 MINUTES 34 SECONDS EAST, ALONG
SAID WESTERLY LINE, ALSO BEING ALONG THE WESTERLY LINE OF LOTS 6 THROUGH
8, INCLUSIVE, IN SAID BLOCK 1, A DISTANCE OF 152.97 FEET (153.1 FEET RECORD)
TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE NORTH 89 DEGREES 15
MINUTES 20 SECONDS EAST, ALONG THE NORTHERLY LINE OF SAID LOT 6, A
DISTANCE OF 162.06 FEET (162.0 FEET RECORD) TO THE NORTHEAST CORNER
THEREOF; THENCE SOUTH 00 DEGREES 13 MINUTES 34 SECONDS WEST, ALONG THE
EASTERLY LINE OF SAID LOTS 6 AND 7, A DISTANCE OF 93.28 FEET TO A POINT
61.0 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 8; THENCE NORTH 89
DEGREES 36 MINUTES 54 SECONDS EAST A DISTANCE OF 211.44 FEET (211.3 FEET
RECORD) TO THE AFOREMENTIONED WEST LINE OF LANDS OF THE FORMER WISCONSIN
CENTRAL RAILROAD ALSO BEING THE WESTERLY LINE OF MAIN STREET PER THE
AFOREMENTIONED PLAT OF DEDICATION PER DOCUMENT 6197879; THENCE SOUTH 21
DEGREES 01 MINUTES 01 SECONDS EAST (SOUTH 21.5 DEGREES EAST RECORD),
ALONG SAID WESTERLY LINE, A DISTANCE OF 65.77 FEET (65.4 FEET RECORD) TO
THE POINT OF BEGINNING.

DATED THIS 16TH DAY OF JULY, 2025.

JEFFREY R. PANKOW, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2026
PROFESSIONAL DESIGN FIRM LICENSE NUMBER 184-002937
EXPIRES APRIL 30, 2027

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM
STANDARDS FOR A BOUNDARY SURVEY.



CORPORATE AUTHORITY'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF COOK(L)

APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF BUFFALO GROVE, COOK AND LAKE COUNTIES,
ILLINOIS, AT A MEETING HELD

THIS _____ DAY OF _____, A.D., 20____

BY: _____
VILLAGE PRESIDENT

ATTEST: _____
VILLAGE CLERK

COOK COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF COOK)

THIS INSTRUMENT _____ WAS FILED FOR RECORD IN
THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON THE _____
DAY OF _____, A.D., 20____ AT _____ O'CLOCK
____M. AND WAS RECORDED IN BOOK _____ OF PLATS ON PAGE _____

COUNTY RECORDER

LEGEND

- ANNEXATION LIMITS
(Heavy Solid Line)
- ADJACENT PROPERTY LINE OR
RIGHT-OF-WAY LINE
(Light Solid Line)
- SECTION LINE
(Triple Dashed Lines)
- EXISTING BUFFALO GROVE CORPORATE LIMITS
- R.O.W. - RIGHT OF WAY
- DOC. - DOCUMENT
- SEC. - SECTION
- P.I.N. - PERMANENT INDEX NUMBER

DEVELOPMENT DATA TABLE: ANNEXATION PLAT

Description	Value / Unit
A. TAX PARCEL IDENTIFICATION NUMBER(S) (PINs):	15-16-300-022 15-16-307-006 15-21-100-004 15-21-100-047 15-21-100-049
B. SUBJECT PROPERTY BEING ANNEXED	487,902 S.F. 11.201 ACRES
C. AREA IN RIGHT OF WAY	117,109 S.F. 2.688 ACRES

PREPARED BY:



CEMCON, Ltd.

Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60502-9675 PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 402174 FILE NAME: ANNEX
DRAWN BY: AJB FLD. BK. / PG. NO.: E07\69,72-76
COMPLETION DATE: 05-29-25 JOB NO.: 402.174
CHECKED BY: JRP 05-29-25
REVISED 07-16-25\AJB PER VILLAGE COMMENTS DATED 07-02-25

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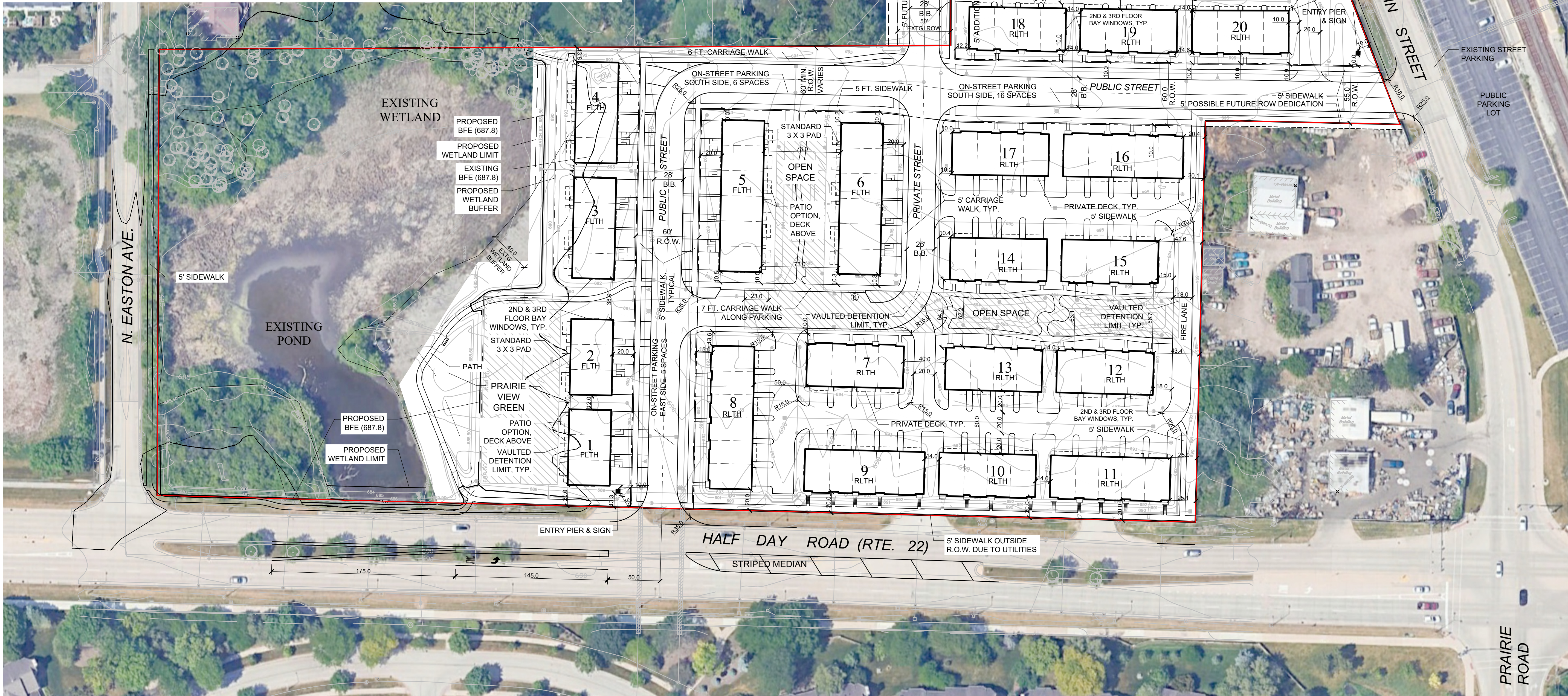
SITE DATA

	Acres	Percent
Total Site Area	11.20	100.00%
Public Road ROW	1.52	13.57%
Building Cover	1.98	17.68%
Pavement Cover	2.12	18.93%
Open Space	5.58	49.82%
Total Number of Units	= 90	
<i>Front-Loaded Townhomes (FLTH)</i>	= 26	
<i>Rear Loaded Townhomes (RLTH)</i>	= 64	
Gross Site Density	= 8.04 DU/Ac. (90 D.U. / 11.20 Ac.)	
Floor Area Ratio (F.A.R.)	= 0.59 ⁽⁴⁾	
Parking Required:	= 153 spaces (1.7 spaces / dwelling unit)	
Parking Provided		
Garage	= 180 spaces	
Driveway	= 156 spaces	
Guest (off-street)	= 14 spaces	
Guest (on-street)	= <u>29 spaces</u>	
Total Number of spaces provided	= 379 spaces (4.21 spaces / dwelling unit)	

DESIGN STANDARDS

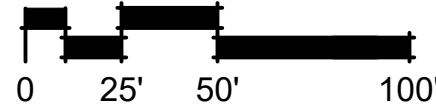
	FLTH	RLTH
Building to Street:		
Front to Public Road ROW	20 ft.	8.67 ft. (8'-8")
Front Door to Public Road ROW	NA	10 ft.
Side to Public Road ROW	10 ft.	10 ft.
Building to Building:		
Side to Side	14 ft.	14 ft.
Side to Rear	NA	32.5 ft.
Rear to Rear	73 ft.	60 ft.

- NOTES:
- Existing Zoning is R-1 and GC in unincorporated Lake County;
 - Subject parcel is within Buffalo Grove's Prairie View Station Area Plan (2019).
 - Proposed Zoning is R-9 PUD in the Village of Buffalo Grove.
 - F.A.R. includes 100% of units with optional habitable attic space.



PUD PLAN

SCALE: 1" = 50'



dickson design
STUDIO

9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

PULTE HOME COMPANY, LLC

**1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL**

PLAN DATE

MAY 30, 2025

REVISIONS

1.	7/21/25 PER STAFF COMMENTS
2.	9/10/25 PER STAFF COMMENTS
3.	10/03/25 PER STAFF COMMENTS
4.	10/15/25 PER STAFF COMMENTS
5.	
6.	
7.	
8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE

**PRAIRIE VIEW TOWNS
BUFFALO GROVE, IL**

PRELIMINARY PUD PLAN

SHEET NUMBER

1 OF 1

PRELIMINARY PLAT OF SUBDIVISION
FOR
PRAIRIE VIEW TOWNS

LEGAL DESCRIPTION

THAT PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOGETHER WITH THAT PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER SECTION 21, ALL IN TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN LAKE COUNTY, ILLINOIS

PARCEL INDEX NUMBERS

15-16-300-002
15-16-307-006
15-21-100-004
15-21-100-047
15-21-100-049

16606 W. IL ROUTE 22,
BUFFALO GROVE, ILLINOIS

TOTAL AREA OF SUBDIVISION

11.201 ACRES

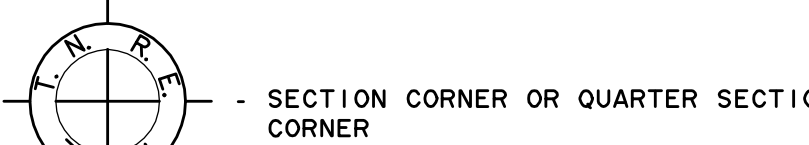
(MORE OR LESS)

NOTES

1. ADDITIONAL P.U. & D.E. EASEMENTS MAY BE REQUIRED ON FINAL PLATS BASED ON UTILITY SIZE AND LOCATIONS FROM FINAL ENGINEERING.
2. DIMENSIONS SHOWN ALONG CURVED LINES ARE ARC DISTANCES.
3. ALL RIGHT-OF-WAYS ARE TO BE PUBLIC DEDICATIONS.
4. ALL R.O.W. DEPICTED ON THIS PLAT WILL BE GRANTED ON THE FINAL SUBDIVISION PLATS.
5. ALL EASEMENTS DEPICTED ON THIS PLAT WILL BE GRANTED ON THE FINAL SUBDIVISION PLATS.
6. ALL EASEMENTS ON THE PLAT MAP ARE FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES (UNLESS OTHERWISE NOTED)
7. STORMWATER MANAGEMENT AND PCBMP EASEMENTS WILL BE GRANTED ON THE FINAL SUBDIVISION PLATS.
8. ALL REQUIRED CERTIFICATES, STATEMENTS AND VILLAGE CLERK RECORDING NOTE WILL BE PROVIDED ON FINAL PLAT.
9. BLANKET EASEMENT B.U.E. OVER OUTLOTS A, B & C.
10. ALL REQUIRED MONUMENTATION WILL BE PROVIDED ON THE FINAL SUBDIVISION PLAT
11. THE BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTH LINE OF SUBJECT PROPERTY BEING N 88°31'24" W (ASSUMED).
12. FOR PROPOSED CONTOURS, GRADES, UTILITIES, STREETS AND SIDEWALKS REFER TO THE PRELIMINARY ENGINEERING DRAWINGS FOR THIS DEVELOPMENT (BY OTHERS).

LINE LEGEND

- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
- LOT LINE/PROPERTY LINE (Solid Line)
- BUILDING LINE (Long Dashed Lines)
- EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Lines)
- CENTERLINE (Single Dashed Lines)
- QUARTER SECTION LINE (Double Dashed Lines)
- SECTION LINE (Triple Dashed Lines)



SECTION CORNER OR QUARTER SECTION CORNER

STORMWATER EASEMENT

SITE DATA

	Acres	Percent
Total Site Area	11.20	100.00%
Public Road ROW	1.52	13.57%
Building Cover	1.98	17.68%
Pavement Cover	2.20	19.64%
Open Space	5.50	48.11%

Total Number of Units = 90
Front-Loaded Townhomes (FLTH) = 26
Rear Loaded Townhomes (RLTH) = 64

Gross Site Density = 8.04 DU/Ac. (90 D.U. / 11.20 Ac.)

Floor Area Ratio (F.A.R.) = 0.59(4)

Parking Required: = 153 spaces (1.7 spaces / dwelling unit)
Parking Provided: = 180 spaces
Garage: = 156 spaces
Driveway: = 22 spaces
Guest (on-street): = 29 spaces
Total Number of spaces provided = 387 spaces (4.3 spaces / dwelling unit)

Design Standards:

	ELTH	RLTH
Building to Street:		
Front to Public Road ROW	20 ft.	8.67 ft. (8'-8")
Front Door to Public Road ROW	NA	10 ft.
Side to Public Road ROW	10 ft.	10 ft.

Building to Building:

	FLTH	RLTH
Side to Side	14 ft.	14 ft.
Side to Rear	NA	32.5 ft.
Rear to Rear	73 ft.	60 ft.

NOTES:

1. Existing Zoning is R-1 and C-1 in unincorporated Lake County.
2. Subject parcel is within Buffalo Grove's Prairie View Station Area Plan (2019).
3. Proposed Zoning is R-9 PUD in the Village of Buffalo Grove.
4. F.A.R. includes 100% of units with optional habitable attic space.

PREPARED FOR:

PULTE HOME COMPANY, LLC
1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL 60173
(847) 230-5400

PREPARED BY:

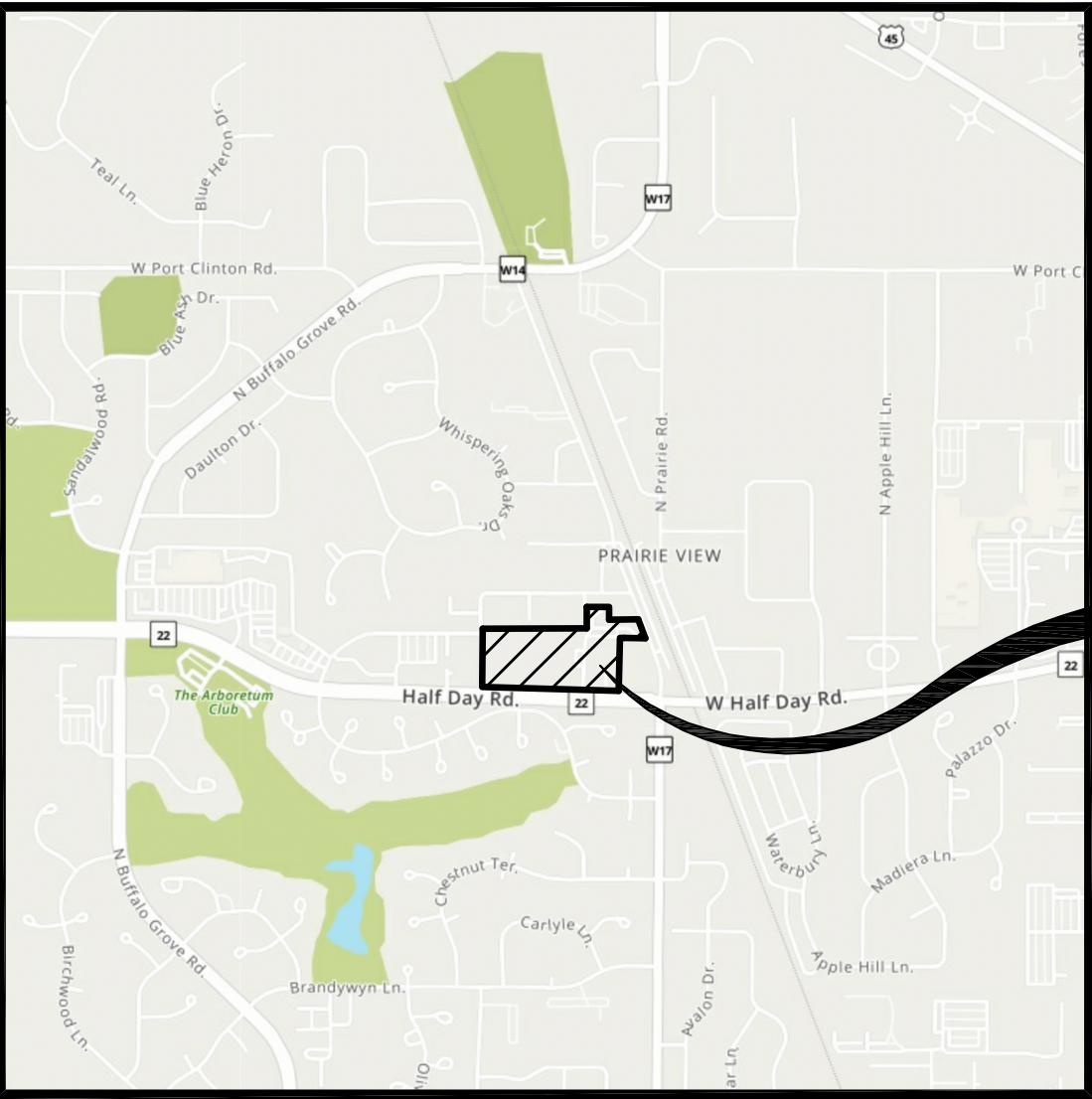
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60502-9675
PH: 630.862.2100 FAX: 630.862.2199
E-Mail: info@cemcon.com Website: www.cemcon.com

DISC NO.: 402174 FILE NAME: PREPLAT
DRAWN BY: LAL FLD. BK. / PG. NO.: E07\69,72-76
COMPLETION DATE: 2025-05-30 JOB NO.: 402.174
XREF : TOPO_2008 PROJECT MANAGER : CRM
07-21-25/LAL: REVISED PER VILLAGE COMMENTS DATED 7/2/25
09-09-25/LAL: REVISED PER VILLAGE COMMENTS DATED 8/25/25
10-02-25/GGC: REVISED PER VILLAGE COMMENTS DATED 9/30/25

SHEET 1 OF 2

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LOCATION MAP



SITE
LOCATION

60 30 0 60

SCALE: 1 INCH = 60 FEET

LOT AREA SUMMARY TABLE	
LOT NO.	SQ. FT.
1	4,428
2	4,428
3	5,724
4	5,724
5	8,316
6	8,316
7	5,098
8	7,300
9	6,696
10	5,508
11	6,696
12	5,098
13	5,098
14	5,508
15	5,508
16	6,696
17	5,508
18	6,696
19	6,696
20	6,696
OUTLOT A	175,619
OUTLOT B	99,690
OUTLOT C	18,474
OUTLOT D	6,057

CURVE TABLE			
CURVE	RADIUS	ARC LENGTH	CHORD BEARING
C1	300.0'	7.8'	N 89°32'19" W
C2	150.0'	15.2'	N 85°54'10" W
C3	150.0'	15.7'	S 86°00'55" E
C4	300.0'	6.69'	S 89°39'03" E
C5	300.0'	8.0'	N 89°30'49" W
C6	38.0'	59.7'	N 46°12'13" E
C7	150.0'	0.7'	N 01°04'49" E

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N 89°43'10" E	26.0'
L2	N 00°57'25" E	79.0'

LOT DIMENSIONS & AREAS ARE
APPROXIMATIONS & WILL VARY
AT TIME OF FINAL PLATTING.

MONUMENT SIGN
(SEE LANDSCAPE
PLANS FOR DETAILS)

PRAIRIE
ROAD

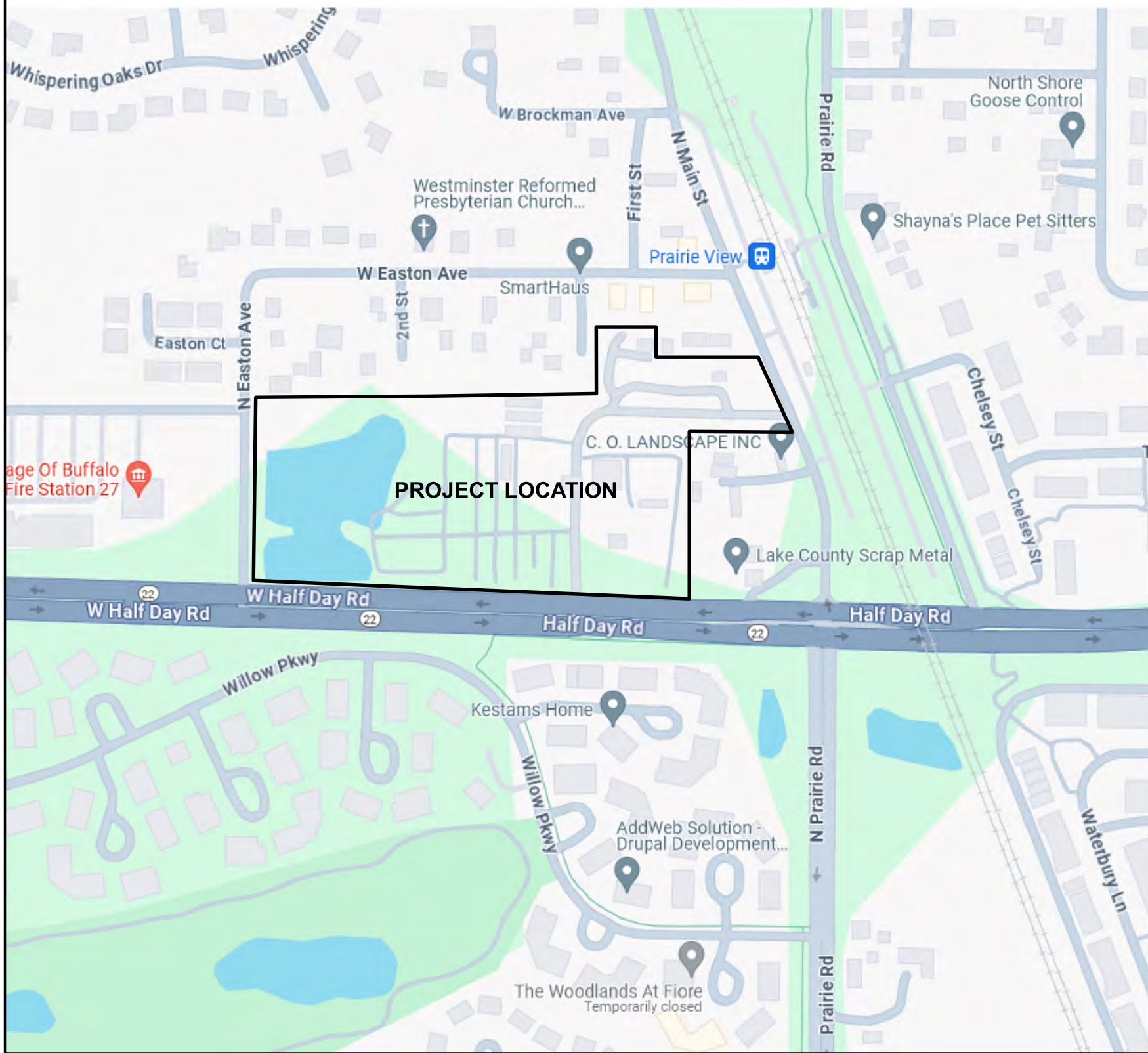
PRELIMINARY ENGINEERING PRAIRIE VIEW TOWNS

BUFFALO GROVE, ILLINOIS

LOCATION MAP



NORTH



INDEX

1. COVER SHEET
2. EXISTING CONDITIONS
3. DEMOLITION PLAN
4. OVERALL SITE PLAN
5. OVERALL GRADING PLAN - RESIDENTIAL AREA
6. GRADING PLAN - WEST
7. GRADING PLAN - CENTRAL
8. GRADING PLAN - EAST
9. GENERAL UTILITY PLAN
10. UTILITY PLAN - WEST
11. UTILITY PLAN - CENTRAL
12. UTILITY PLAN - EAST
- A. FIRE HYDRANT COVERAGE MAP
- S1. STORMWATER SHEET 1
- WH1. WETLAND HYDROLOGY SHEET 1 [EXISTING]
- WH2. WETLAND HYDROLOGY SHEET 2 [PROPOSED]
- F. FLOODPLAIN FILL CALCULATIONS
- C. COMPENSATORY STORAGE CALCULATIONS
- H. HYDROLOGICALLY DISTURBED AREA EXHIBIT
- V. VICINITY TOPOGRAPHIC MAP
- I. IMPERVIOUS COVERAGE
- W. WETLAND SUMMARY SHEET

LEGEND

EXISTING	PROPOSED	EXISTING	PROPOSED	
				SANITARY SEWER
				FORCE MAIN
				STORM SEWER
				P.V.C. STORM SEWER
				COMBINED SEWER
				DRAIN TILE
				WATER MAIN
				TRENCH BACKFILL
				MANHOLE
				CATCH BASIN
				INLET
				YARD DRAIN
				INLET MANHOLE
				FLARED END SECTION
				HEAD WALL
				LIFT STATION
				CLEAN-OUT
				METER VAULT
				VALVE VAULT
				VALVE BOX
				BUFFALO BOX
				FIRE HYDRANT
				CONFLICT
				CROSSING
				TRIPLE BASIN
				GREASE BASIN
				GAS MAIN
				ELECTRIC CABLE
				TELEPHONE CABLE
				FIBER OPTIC CABLE
				CABLE
				STREET LIGHT
				UTILITY POLE
				PEDESTAL
				TRANSFORMER
				GAS VALVE
				ELECTRIC BOX
				TELEPHONE MANHOLE
				FIBER OPTIC MANHOLE
				TRAFFIC SIGNAL BOX
				TRAFFIC SIGNAL
				CENTER LINE
				EASEMENT
				BUILDING SETBACK
				CURB & GUTTER
				CURB & REVERSE GUTTER PITCH
				DEPRESSED CURB & GUTTER
				GUARD RAIL
				FENCE
				RETAINING WALL
				CURB RAMP
				DRIVEWAY HAND
				SIGN
				MAIL BOX
				SOIL BORING
				DECIDUOUS TREE, DIAMETER
				EVERGREEN TREE, HEIGHT
				TOP OF FOUNDATION
				FINISHED GRADE
				SPOT ELEVATION
				TOP OF CURB ELEVATION
				FLOW LINE OF GUTTER
				CONTOUR
				DITCH
				DRAINAGE FLOW
				OVERLAND FLOW
				RIM ELEVATION
				INVERT ELEVATION
				WETLAND LIMIT
				WETLAND BUFFER LINE
				RIDGE LINE
				BASE FLOOD ELEVATION LINE
				F.E.M.A. FLOODPLAIN LINE

PREPARED FOR:

PULTE HOME COMPANY, LLC

1900 E. GOLF ROAD - SUITE 300 SCHAUMBURG, IL. 60173, (847) 230-5400

CONSULTING ENGINEERS:

PEARSON, BROWN & ASSOCIATES, INC.

A PROFESSIONAL DESIGN FIRM - ILLINOIS PROFESSIONAL ENGINEERING CORPORATION - LICENSE NUMBER 184-001058 EXPIRES 04/30/27
1850 W. WINCHESTER ROAD - SUITE 205 LIBERTYVILLE, ILLINOIS 60048, (847) 367-6707

ALL WATER MAIN VALVES WILL BE OPERATED BY THE VILLAGE OF BUFFALO GROVE WATER DEPARTMENT. 48-HOUR NOTICE IS NECESSARY TO SCHEDULE ANY VALVE OPERATION INCLUDING TESTING OF THE WATER MAIN.

BENCHMARKS:

NGS MONUMENT LD016 (PID DM 3893); THE STATION IS 131.2 FEET SOUTH OF THE JUNCTION OF US HIGHWAY 45/STATE ROAD 21 WITH APTAKISIK ROAD, 11.2 FEET WEST OF A CHAIN LINK FENCE, 8.2 FEET EAST OF THE EDGE OF CURB OF US HIGHWAY 45/ MILWAUKEE AVENUE ELEVATION 647.45 (NAVD 88)

PROPERTY ADDRESS:

16606 W. IL. ROUTE 22

PROPERTY INDEX NUMBERS:

15-21-100-004 15-16-307-006
15-21-100-047 15-16-300-022
15-21-100-049

DRAINAGE CERTIFICATE

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS DEVELOPMENT OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE DEVELOPER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THIS DEVELOPMENT.

CONTACT JULIE AT 8-1-1 OR 800-892-0123

With the following:

County Lake

City/Township Buffalo Grove / Vernon 43N, 11E

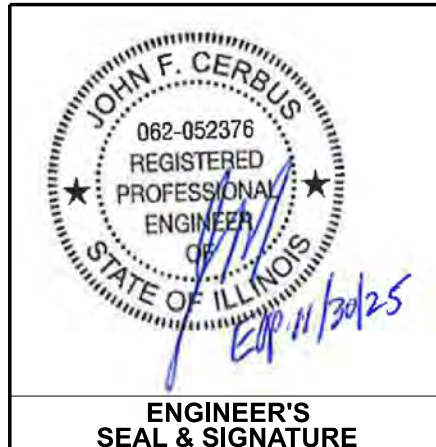
Sec 16, SW 1/4

Sec 1/4 Sec No. Sec 21, NW 1/4

Call 2 working days BEFORE YOU DIG.

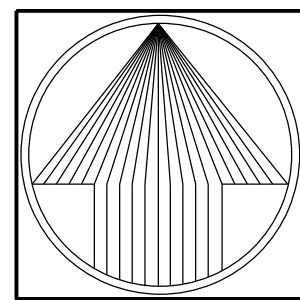
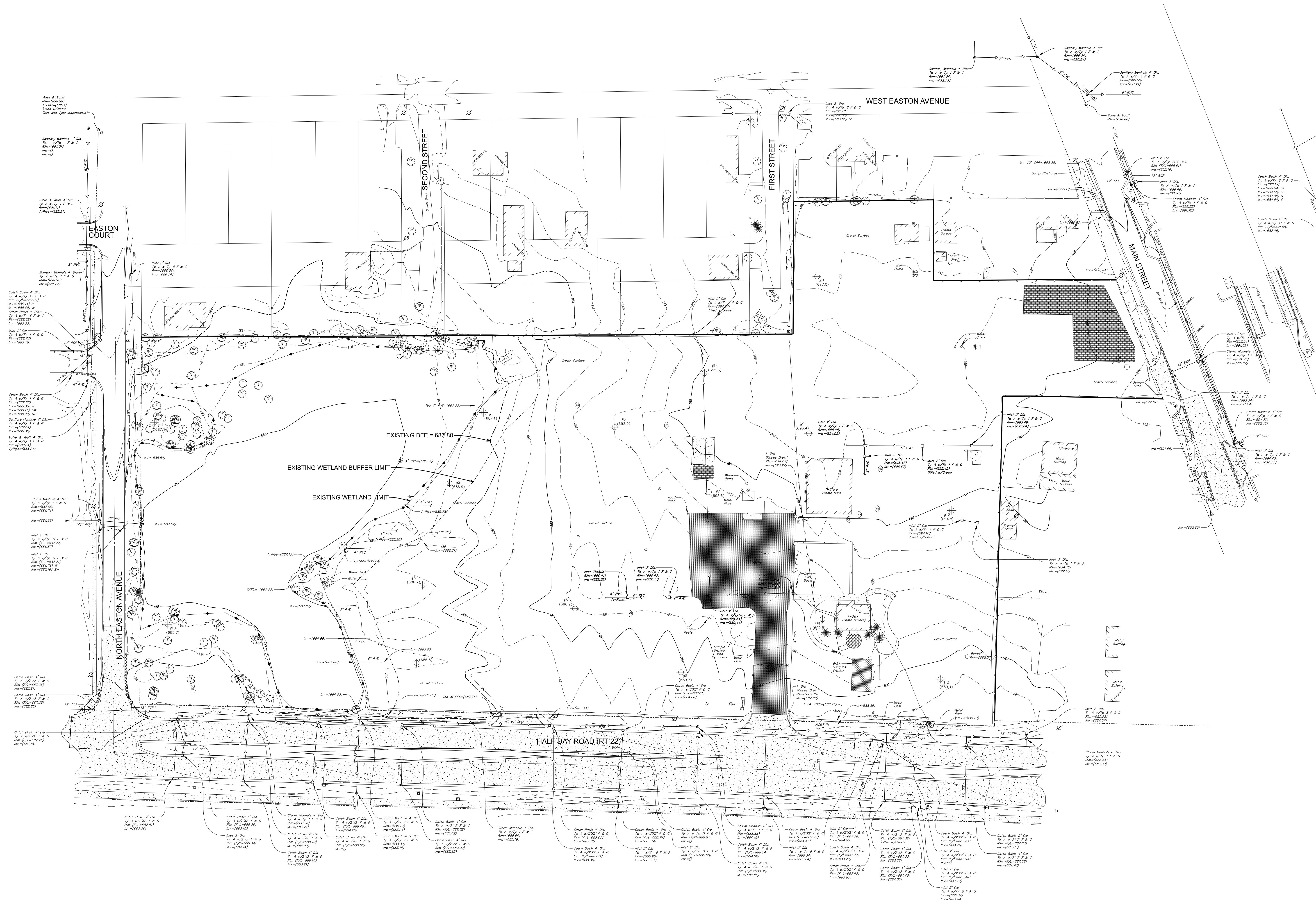
PERMIT	NUMBER	DATE ISSUED
IEPA - SANITARY		
IEPA - WATER		
IEPA - NPDES		
VILLAGE - BUILDING / WDP		
IDOT - ACCESS / DRAINAGE		

REVISIONS		
1	07/21/25	PER VILLAGE REVIEW COMMENTS
2	09/11/25	PER VILLAGE REVIEW COMMENTS
3	10/03/25	PER VILLAGE REVIEW COMMENTS
4		
5		
6		
7		
8		
9		
10		
11		
12		



ORIGINAL ISSUE DATE: 06/02/25
SHEET NUMBER 1
OF 12 SHEETS

JOB No. 25599
FIORE NURSERY REDEVELOPMENT



PRAIRIE VIEW TOWN

BUFFALO GROVE, ILLINOIS

PEARSON.BROWN & ASSOCIATES,INC.

CONSULTING ENGINEERS

1850 W. WINCHESTER ROAD - SUITE 205

ERTYVILLE, IL. 60048
HONE: (847) 367-6707

FAX: (847) 367-2567
n@nearsonbrown.com

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DESIGNED BY: A.Z.DRAWN BY: A.Z.

CHECKED BY: A.K.Z.

ORIGINAL ISSUE: 06/02/25

REV	DATE	BY	DESCRIPTION
	07/21/25	AKZ	REVISED PER VILLAGE REVIEW COMMENTS
	09/11/25	AKZ	REVISED PER VILLAGE REVIEW COMMENTS
	10/13/25	AKZ	REVISED PER VILLAGE REVIEW COMMENTS

REVISIONS

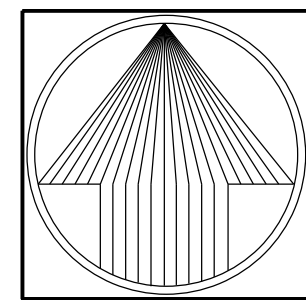
EXISTING CONDITIONS

SHEET NUMBER

2

OF 12 SHEETS

JOB No. 25999



NORTH

SCALE: 1" = 50'

PRAIRIE VIEW TOWN

BUFFALO GROVE, ILLINOIS

PEARSON, BROWN & ASSOCIATES, INC.

CONSULTING ENGINEERS

1850 W. WINCHESTER ROAD - SUITE 205
LIBERTYVILLE, IL 60088

PHONE: (630) 367-2557
FAX: (630) 367-2557

E-MAIL ADDRESS: pba@pearsonbrown.com

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07/21/25 AKZ REVISED PER VILLAGE REVIEW COMMENTS
09/11/25 AKZ REVISED PER VILLAGE REVIEW COMMENTS
10/03/25 AKZ REVISED PER VILLAGE REVIEW COMMENTS

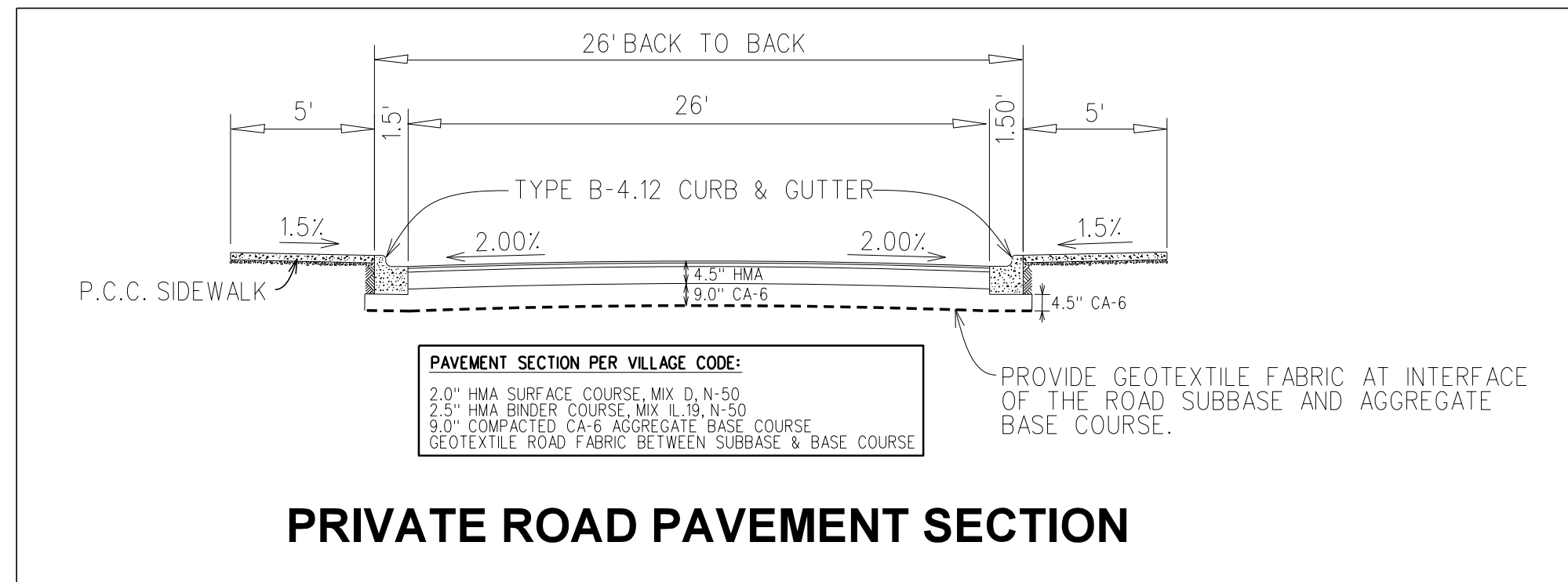
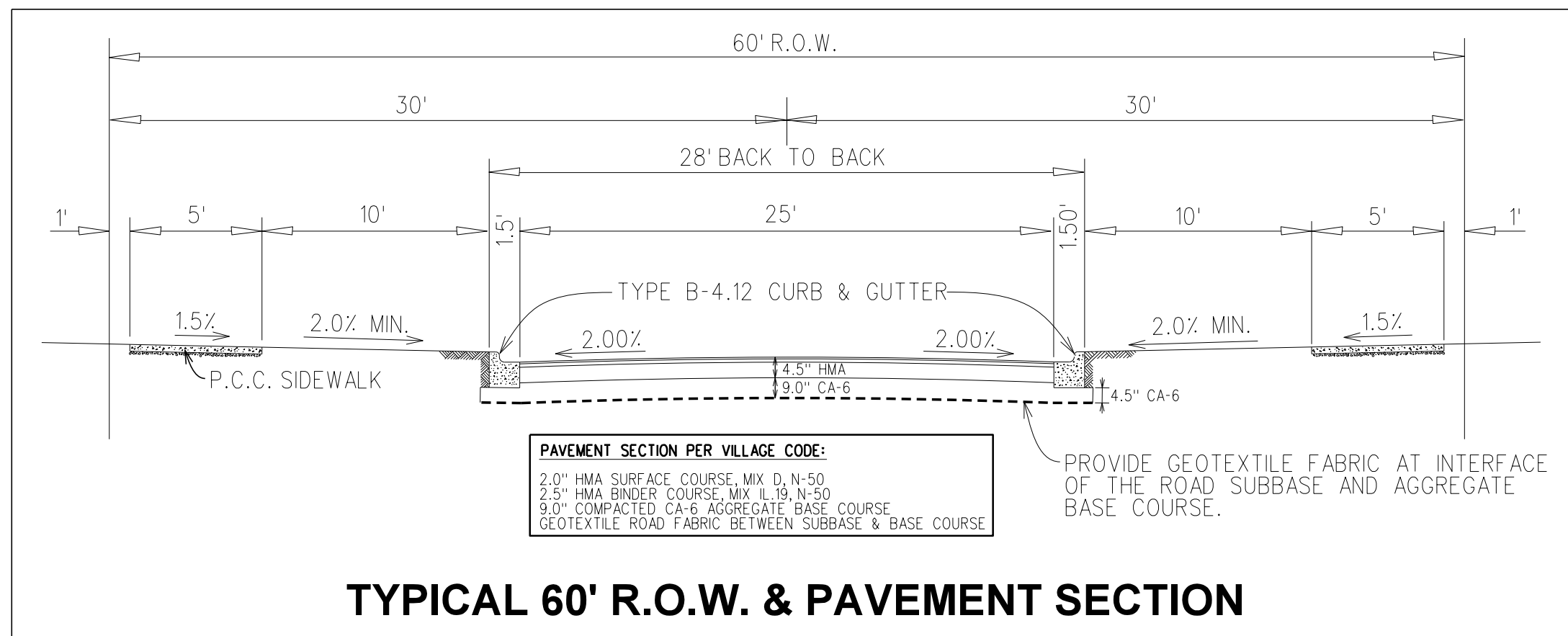
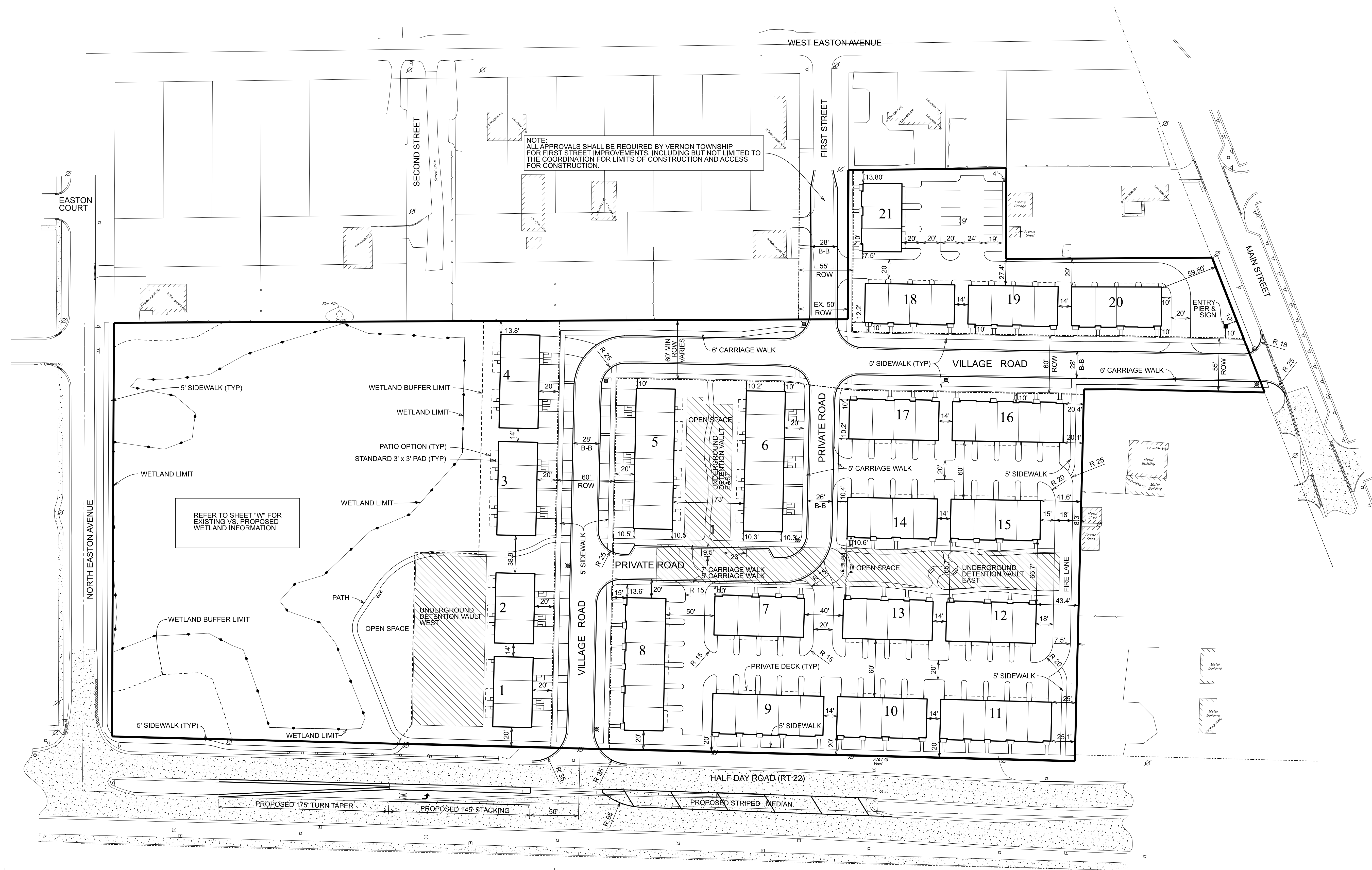
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OVERALL SITE PLAN

SHEET NUMBER

4

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CONSULTING ENGINEERS

1850 W. WINCHESTER ROAD - SUITE 205
LIBERTYVILLE, IL. 60048
PHONE: (847) 367-6707

E-MAIL ADDRESS: pba@pearsonbrown.com

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ORIGINAL ISSUE: 06/02/29

DATE	BY	DESCRIPTION
07/21/25	AKZ	REVISED PER VILLAGE REVIEW COMMENTS

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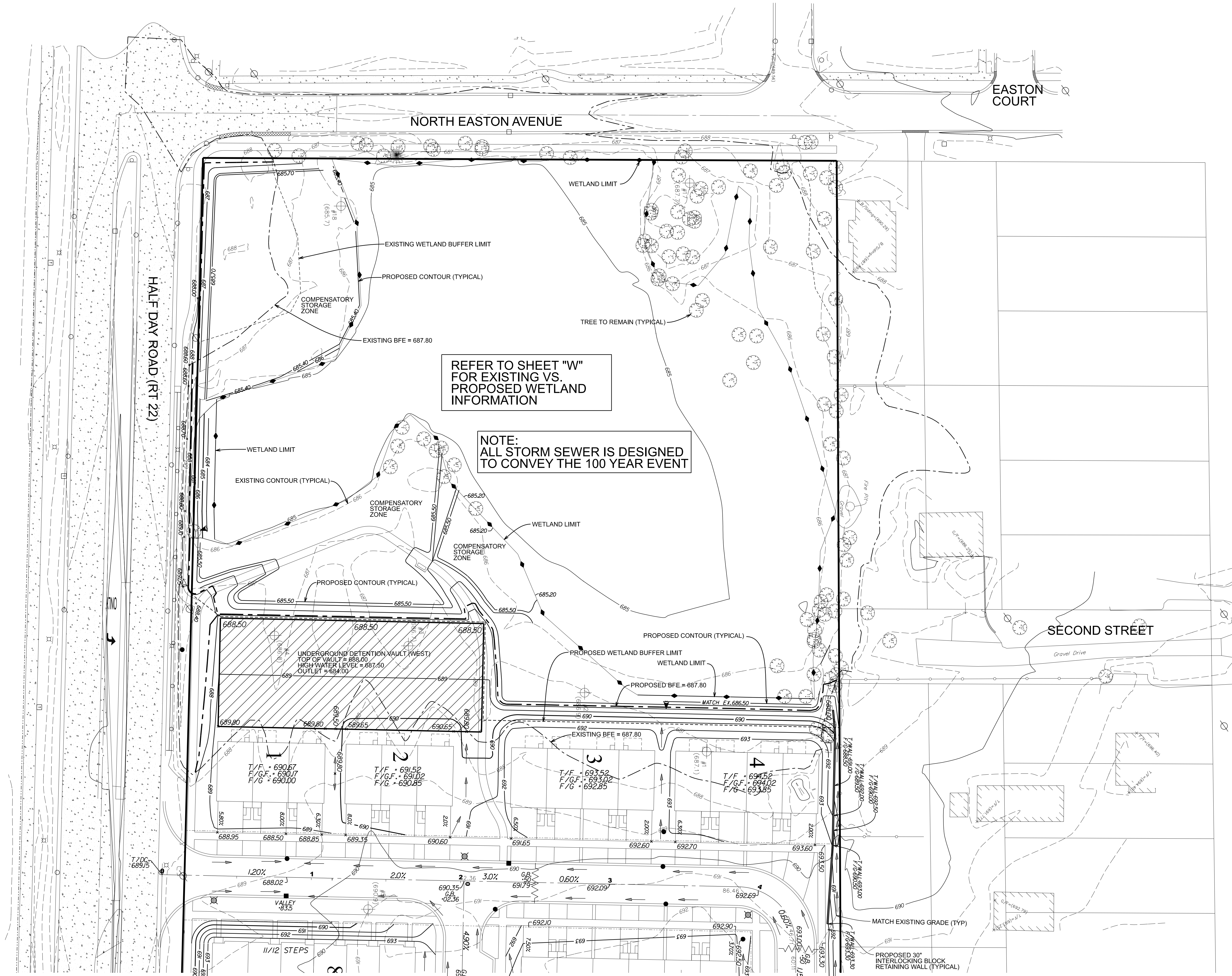
OVERALL GRADING PLAN RESIDENTIAL AREA

SHEET NUMBER

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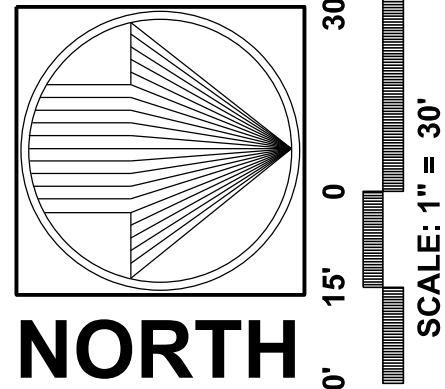
OF 12 SHEETS





REFER TO SHEET "W"
FOR EXISTING VS.
PROPOSED WETLAND
INFORMATION

NOTE:
ALL STORM SEWER IS DESIGNED
TO CONVEY THE 100 YEAR EVENT



PRAIRIE VIEW TOWN

PEARSON, BROWN & ASSOCIATES, INC.

CONSULTING ENGINEERS

1850 W. WINCHESTER ROAD - SUITE 205

LIBERTYVILLE, IL 60088

PHONE: (630) 367-2557

FAX: (630) 367-2557

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BUFFALO GROVE, ILLINOIS

PEARSON, BROWN & ASSOCIATES, INC.

CONSULTING ENGINEERS

1850 W. WINCHESTER ROAD - SUITE 205

LIBERTYVILLE, IL 60088

PHONE: (630) 367-2557

FAX: (630) 367-2557

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DATE	BY	DESCRIPTION
07/21/25	AKZ	REVISED PER VILLAGE REVIEW COMMENTS
09/11/25	AKZ	REVISED PER VILLAGE REVIEW COMMENTS
10/03/25	AKZ	REVISED PER VILLAGE REVIEW COMMENTS

REVISIONS

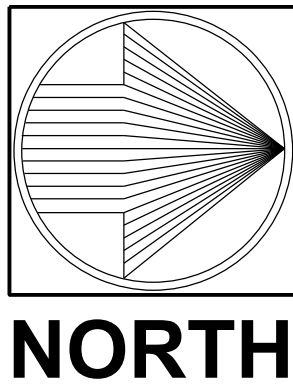
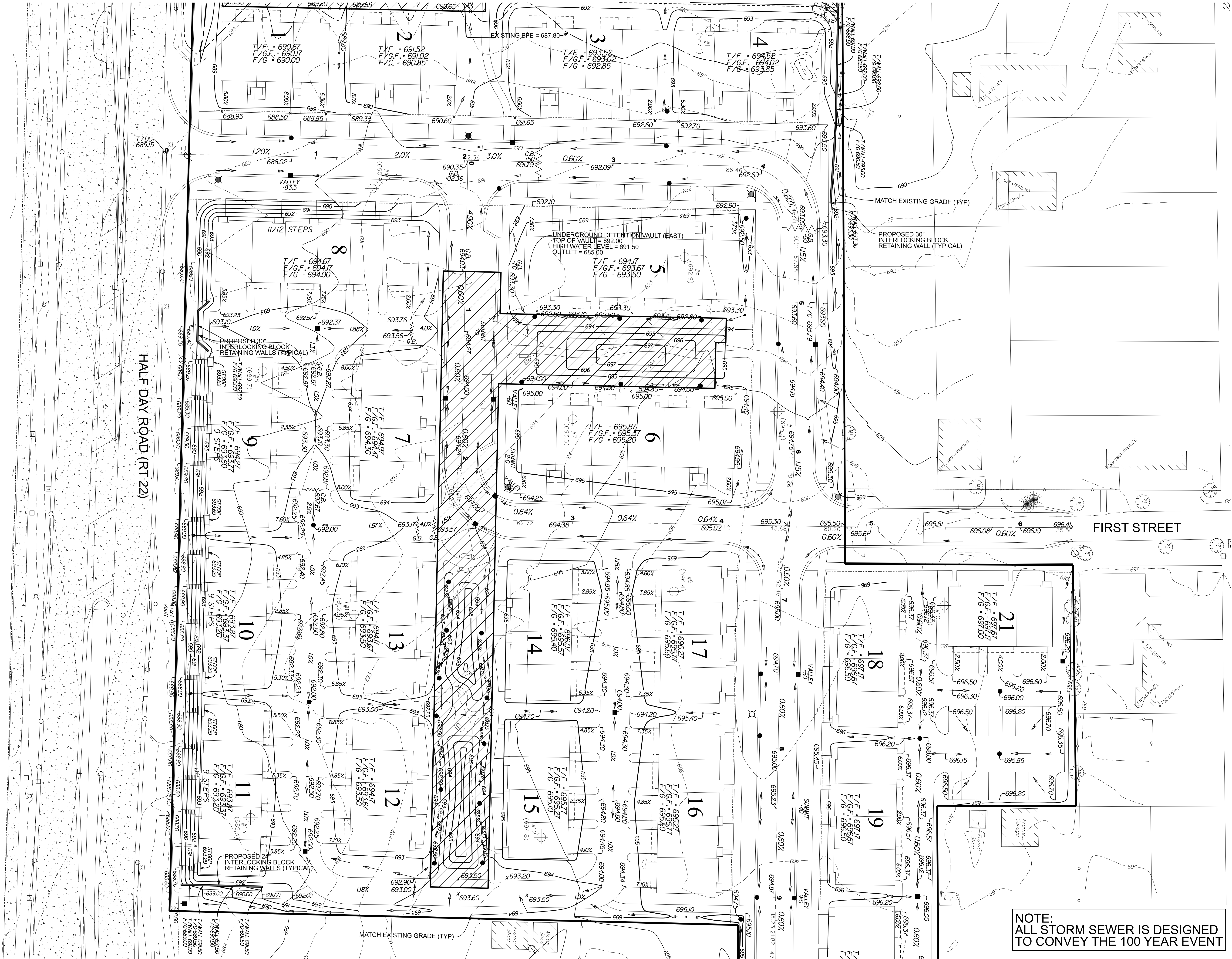
GRADING PLAN-WEST

SHEET NUMBER

6

OF 12 SHEETS

JOB No. 25999



PRAIRIE VIEW TOWN

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CONSULTING ENGINEERS

1850 W. WINCHESTER ROAD - SUITE 205

LIBERTYVILLE, IL 60048

PHONE: (630) 367-2557

FAX: (630) 367-2557

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09/11/25	AKZ	REVISED PER VILLAGE REVIEW COMMENTS
10/03/25	AKZ	REVISED PER VILLAGE REVIEW COMMENTS

GRADING PLAN-CENTRAL

SHEET NUMBER

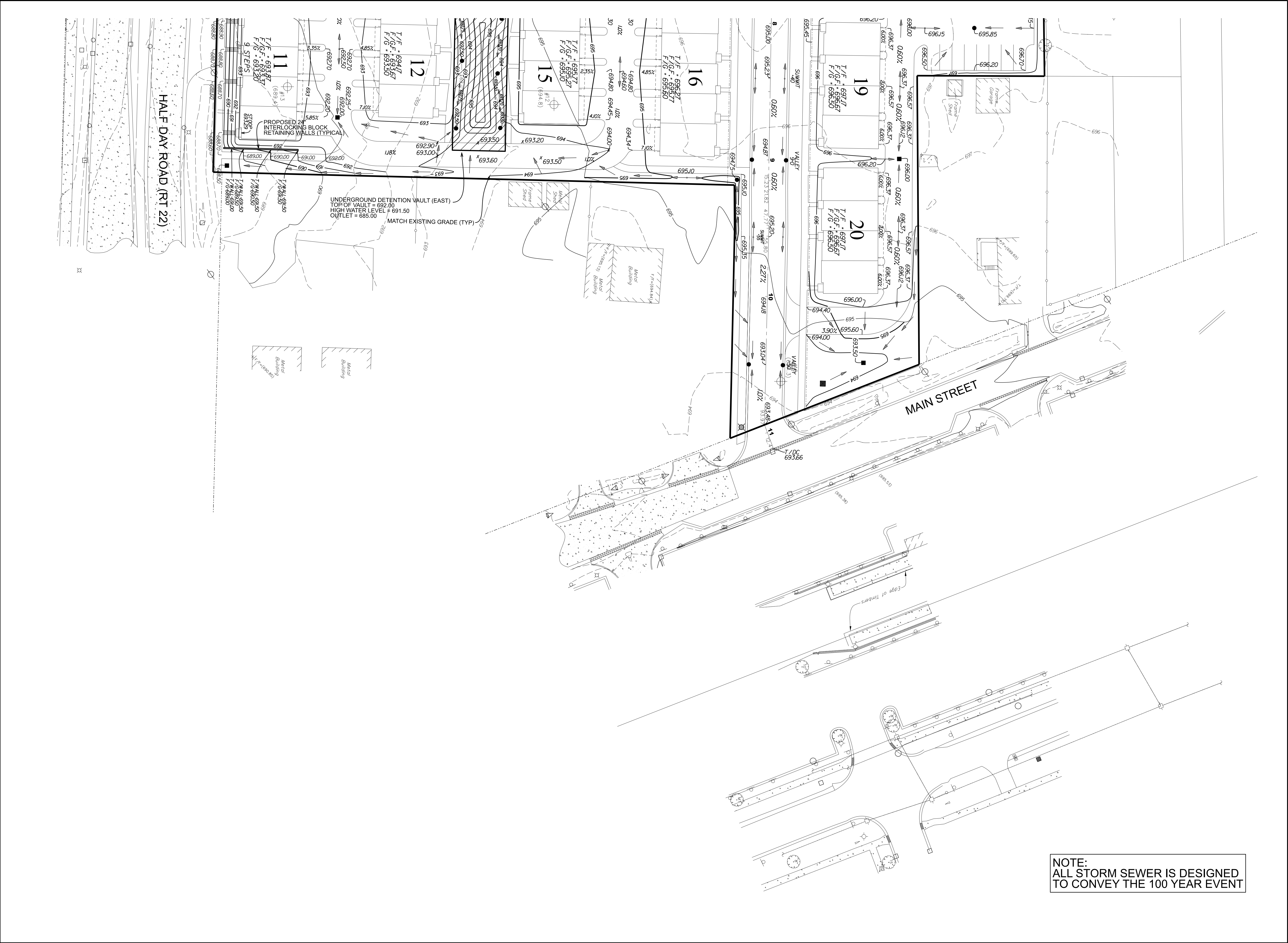
7

OF 12 SHEETS

25999

JOB NO.

Page 61 of 603



NOTE:
ALL STORM SEWER IS DESIGNED
TO CONVEY THE 100 YEAR EVENT

GRADING PLAN-EAST

DATE BY

07/21/25 AKZ

09/11/25 AKZ

10/03/25 AKZ

DESCRIPTION

REVISED PER VILLAGE REVIEW COMMENTS

REVISED PER VILLAGE REVIEW COMMENTS

REVISED PER VILLAGE REVIEW COMMENTS

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CONSULTING ENGINEERS

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LIBERTYVILLE, IL 60048

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FAX: (630) 367-2557

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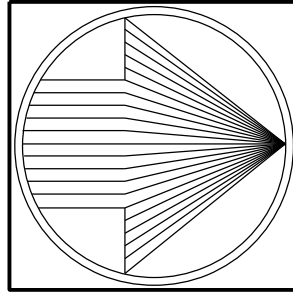
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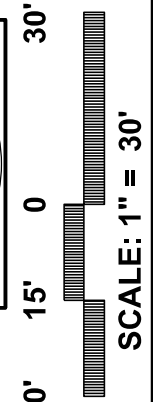
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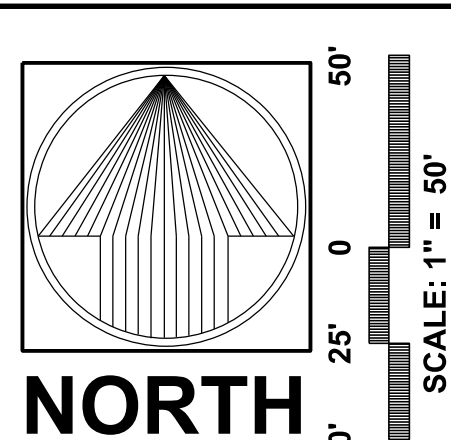
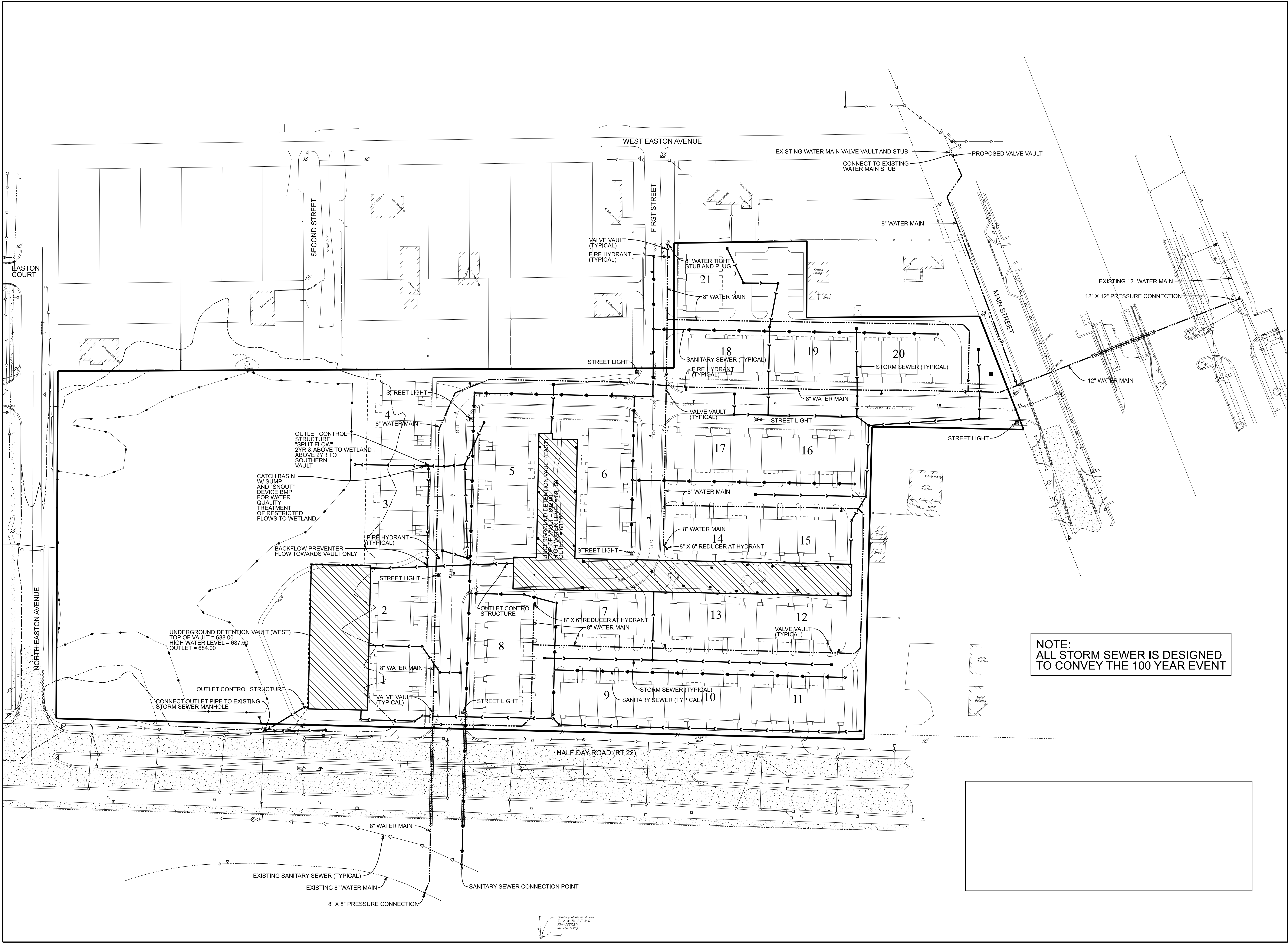
JOB No. 25999

OF 12 SHEETS



NORTH





PRAIRIE VIEW TOWN

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PEARSON, BROWN & ASSOCIATES, INC.

CONSULTING ENGINEERS

1850 W. WINCHESTER ROAD - SUITE 205

LIBERTYVILLE, IL 60088

PHONE: (630) 367-2547

FAX: (630) 367-2557

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09/11/25	AKZ	REVISED PER VILLAGE REVIEW COMMENTS
10/03/25	AKZ	REVISED PER VILLAGE REVIEW COMMENTS

GENERAL UTILITY PLAN

REVISIONS

SHEET NUMBER

9

OF 12 SHEETS

JOB No.

25999



SCALE: 1" = 30'

PEARSON, BROWN & ASSOCIATES, INC.

BUFFALO GROVE, ILLINOIS

CONSULTING ENGINEERS

1850 W. WINCHESTER ROAD - SUITE 205
LIBERTYVILLE IL 60049

LIBERTYVILLE, IL. 60048
PHONE: (847) 367-6707

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CHECKED BY: A.K.Z.

ORIGINAL ISSUE: 06/02/2019

REVISIONS

UTILITY PLAN-EAST

SHEET NUMBER

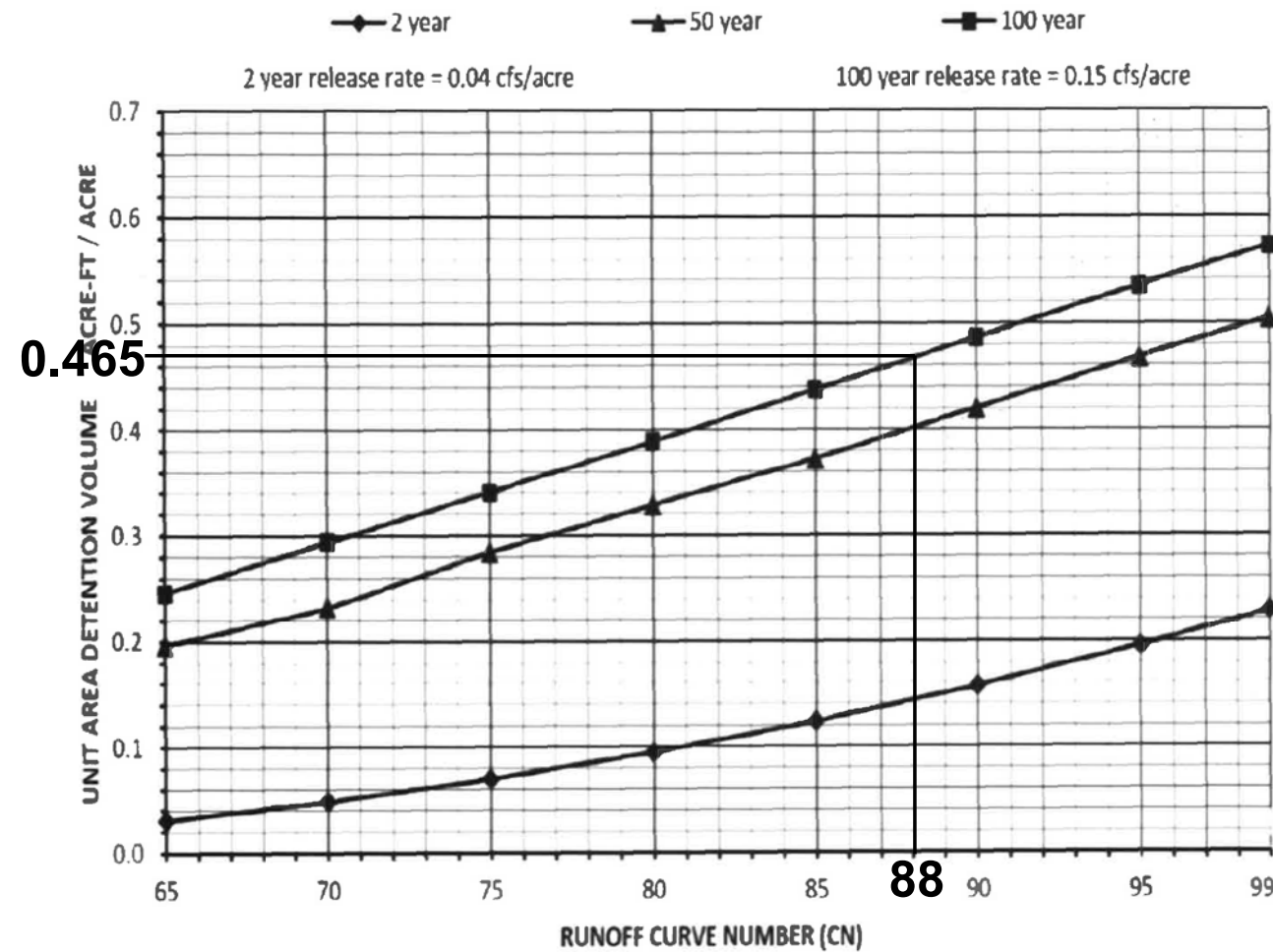
12

OF 12 SHEETS

Onsite Hydrologically Disturbed Area = 7.75 AC
(Excluding native buffer and compensatory storage areas to be deed restricted)

Total Onsite Impervious:				
Description	Area (sf)			
Buildings	78578			
Bldg Entry Porch Zones	272			
Walks	38197			
Driveways, Aisles and Parking Areas	120043			
Total >>>	237090	sf		
	5.44	AC		
Offsite Impervious:				
Total >>>	5315	sf		
	0.12	AC		
Total Impervious >>>>	5.56	AC		
Pre-existing onsite Impervious>>>	2.02	AC		
			CN	Multiple
Net new Onsite Impervious >>>	3.54	AC	98	347.40
Remaining area considered pervious >>>	4.21	AC	80	336.41
			Total>>>	683.81
Composite CN = Total / 7.75 ac >>>>>	88			

The corresponding 100yr unit area factor for CN 88 = 0.465 ac-ft / ac
"ESTIMATED" REQUIRED = 3.60 AC-FT
0.465 ac-ft / ac x 7.75 ac = 3.60 ac-ft reqd. PROVIDED = 3.98 AC-FT



APP. K - Chart for estimated reqd.volume

The net property area is 11.196 acres. The following Parcel Identification Numbers are involved. An address of 16606 W. IL Route 22 has been associated with the property.

PINs:
15-21-100-049
15-16-307-006
15-21-100-004
15-16-300-022
15-21-100-047

PROJECT UNDERSTANDING

The general direction of site drainage is from the east towards the wetland area in the western part of the site. This property and nearby areas drain to the Willow Creek / Des Plaines River Watershed via the Indian Creek Sub-Watershed.

No FEMA special flood hazard areas exist onsite or nearby according to current FIRM panel data.

The project stormwater management are planned to include detention, water quality/runoff volume reduction measures, storm sewer design, positive drainage, compensatory storage and wetland permitting as required.

Technical Release 55 (TR-55)
Runoff Depth for 80/150

80/150 Analysis for IWLC (western area of site)				
EXISTING CONDITIONS				
Existing Tributary Area (acres) =		3.91	S	Q (in)
Existing Conditions Curve Number =		82	2.195	1.651
Event	Rainfall (in)	CN	Runoff (in)	Runoff Volume (ac-ft)
2-Year 24 Hour	3.34	82	1.651	0.54

80/150 Compliance				
Event	Existing Runoff Volume (ac-ft)	Unit Runoff Volume (ac-ft/ac)	80% of Existing Volume (ac-ft)	150% of Existing Volume (ac-ft)
2-Year 24 Hour	0.54	0.138	0.43	0.81

PROPOSED CONDITIONS					
Proposed Tributary Area (acres) =		2.74	S	Q (in)	
Proposed Conditions Curve Number =		85	1.765	1.878	
Event	Rainfall (in)	CN	Runoff (in)	Runoff Volume (ac-ft)	Percent of Existing Volume
2-Year 24 Hour	3.34	85	1.878	0.43	80%

obtained a current herbicide applicator operator's license and possess adequate experience in weedy or non-native species identification and management. All herbicides will be applied in strict accordance with label restrictions. Mowing and/or weed whipping may be conducted on several occasions throughout the growing season to help suppress the development of short-lived invasive species. Mowing should be performed at no less than 6 inches from the ground and under conditions that reduce the possibility of soil disturbances. Management activities shall be by qualified personnel with experience with native vegetation establishment.

Native Vegetation Monitoring:
Monitoring shall be by a qualified ecological firm that has experience with vegetation monitoring protocols. A plant meander search should be performed during two occasions during each growing season, spring (May-June) and fall (August-September). Plant species observed will be analyzed using the Chicago FQA program to provide qualitative vegetation statistics including native FQI and native mean C. Determinations for dominance or cover will be by visual estimation only. The naturalized planting areas will have the following performance standards: The seeded/planted areas will meet the following annual standards for the presence of native, non-invasive perennial species (as measured by aerial coverage): Year 1 10%, Year 2 25%, Year 3 75% (does not apply to emergent zones)

Once Native plants cover 75% of the buffer areas with no bare areas greater than 2 square feet, these areas can be considered to be established.

Annual maintenance thereafter should include invasive removals, and clean up of trash and debris.

- At the end of Year 3, none of the three most dominant species within the seeded/planted areas will be invasive or nonnative species. These will typically include, but are not limited to, the following: Cattail (Typha spp.), Reed Canary Grass (Phalaris arundinacea), Purple Loosestrife (Lythrum salicaria), Common Reed (Phragmites australis), Canadian Thistle (Cirsium arvense), Sandbar Willow (Salix interior), Kentucky Blue Grass (Poa pratensis), Yellow Sweet-Clover (Melilotus officinalis), Cuscut (Dipsacus spp.), Japanese Knotweed (Reynoutria japonica), and Asian Bittersweet (Celastrus orbiculatus).
- No area over the entire native vegetation area greater than 2 square feet will be devoid of vegetation, as measured by aerial coverage, unless specified on approved plans. This standard does not apply to emergent communities.
- At the end of Year 3, the native FQI will have a value of 20.00 or greater for all communities combined.
- At the end of Year 3, the native mean C will have a value of 3.00 or greater for all communities combined. Soil erosion and sediment control measures shall be regularly maintained. Routine inspections should include on-going attention to any recurrent erosion or sediment problems. The risk of any such problems (erosion or site vegetative cover increases and matures. Repairs should be conducted promptly to prevent small erosion problems from becoming larger problems. Minor grading, supplemental seeding or planting, and the use of appropriate erosion control blanket will be needed in any areas where erosion persists.

Cost Considerations: Maintenance and replacement needs and costs should be part of the economic analysis. All maintenance costs will be the responsibility of the IDA. Keep records of all maintenance costs in order to determine typical annual costs that would be the basis for the annual maintenance fund. Frequent maintenance program work execution will lead to less frequent and less costly long term

maintenance and restoration. The attached short term and long term maintenance provisions may need to be adjusted based on experience recorded over the initial period of occupancy.

RECORD KEEPING:

Separate and distinct records shall be maintained by the owner to record the specific activities and costs thereof for the Short Term and Long Term Maintenance Plan implementation. The records shall include the dates of maintenance inspections and the specific work performed. The records can be used to document maintenance history and as a basis for annual budgeting.

Long Term Maintenance Program – Significant Elements and Aspects¹

Stormwater Conveyance Elements	Periodic Inspections	Significant Aspects	Repair Work
Tree Trimming	5 year intervals	Prescribed Management	Cut back
Native Vegetation Areas	As described in Vegetative Growth Section Above	As described in Vegetative Growth Section Above	As described in Vegetative Growth Section Above
Controlled Burn of Native Vegetation Areas	2 to 3 year intervals	Prescribed Management	Controlled Burn
At Culvert and Swale Outfalls	5 year intervals	Flooding, Erosion	Remove Siltation, Re-seed, Restore Riprap
Outlet Control Structure Pipes	5 year intervals	Flooding, Erosion	Restore/Replace Inflow & Outflow Openings

Short Term Maintenance Program – Significant Elements and Aspects

Stormwater Conveyance Elements	Periodic Inspection	Significant Aspects	Repair Work
General – All Areas	March through November	Disturbed surface areas	Seed Area with grass or native vegetation if within buffer. Mulch to Protect

Source: Modified Sample Maintenance Plan from Lake County Stormwater Management Commission.

WATER QUALITY / RUNOFF VOLUME REDUCTION

During final engineering water quality and runoff volume options for the zone below the vaults will be explored with Storm Trap. It is anticipated that flow-through device based treatment will also be employed for this project at key locations including downstream of the outlet controls.

RUNOFF VOLUME REDUCTION HIERARCHY

Runoff Volume Reduction (RVR) standards described in Section 503 of the WDO apply to this development.

Article 5, Section 503.01 of the WDO requires that all development be designed in accordance with the Runoff Volume Reduction (RVR) Hierarchy listed in that section. The hierarchy has been applied to the design of the development as follows:

- Preservation and enhancement of the stormwater management benefits of the natural resource features of the development site (e.g., areas of Hydrologic Soil Groups A and B, floodplains, Waters of the United States, Isolated Waters of Lake County, channels, drainageways, prairies, savannas, and woodlands);

The majority of the existing wetland is planned to be preserved.

- Enhancement of the infiltration and storage characteristics of the development site using appropriate best management practices;

The zones underneath the proposed vaults will consist of washed stone rather than concrete slabs to promote infiltration to the extent possible.

- Measures that provide water quality and quantity control;

Areas associated with the compensatory storage grading will be deed-restricted planted in native vegetation to better absorb and infiltrate runoff and provide water quality by acting as a filter for the first flush rain events by capturing pollutants.

WATER QUALITY

The WDO requires that all development divert and detain at least the first 0.01 inches of runoff for every 1% of net new impervious surface for the development with a minimum volume equal to 0.2 inches of runoff or provide an equivalent level of treatment suitable to the Enforcement Officer.

It is anticipated the zones below the vaults will be able to temporarily retain water to provide water quality treatment volume. Remaining treatment is expected to be provided with flow-through treatment devices.

The total net new impervious surface area for the development is 3.54 acres and this area requires 0.295 acre-feet of water quality treatment volume (or equivalent approved level of treatment as approved by the Enforcement Officer).

Proposed parking space totals will be in excess of 25. Therefore, the water quality measures will also need to provide hydrocarbon removal as required.

UPPER (EASTERN) VAULT FOOTPRINT = 22,981 SF
PLANNED WASHED CA-7 STONE DEPTH BELOW VAULT = 1.56'
STONE VOLUME = (22,981 SF)(1.56 FT) = 35,850 CF
VOLUME IN VOID SPACE AT 36% = 12,906 CF = 0.296 AC-FT
EXCEEDS 0.295 AC-FT REQUIRED

PRAIRIE VIEW TOWN

BUFFALO GROVE, ILLINOIS

PEARSON,BROWN & ASSOCIATES,INC.

CONSULTING ENGINEERS

1850 W. WINCHESTER ROAD - SUITE 205
LIBERTYVILLE, IL 60089
PHONE: (630) 367-2567
FAX: (630) 367-2567

E-MAIL ADDRESS: pba@pearsonbrown.com

DESIGNED BY: A.Z.

DRAWN BY: A.Z.

CHECKED BY: A.K.Z.

ORIGINAL ISSUE: 06/02/25

DESCRIPTION

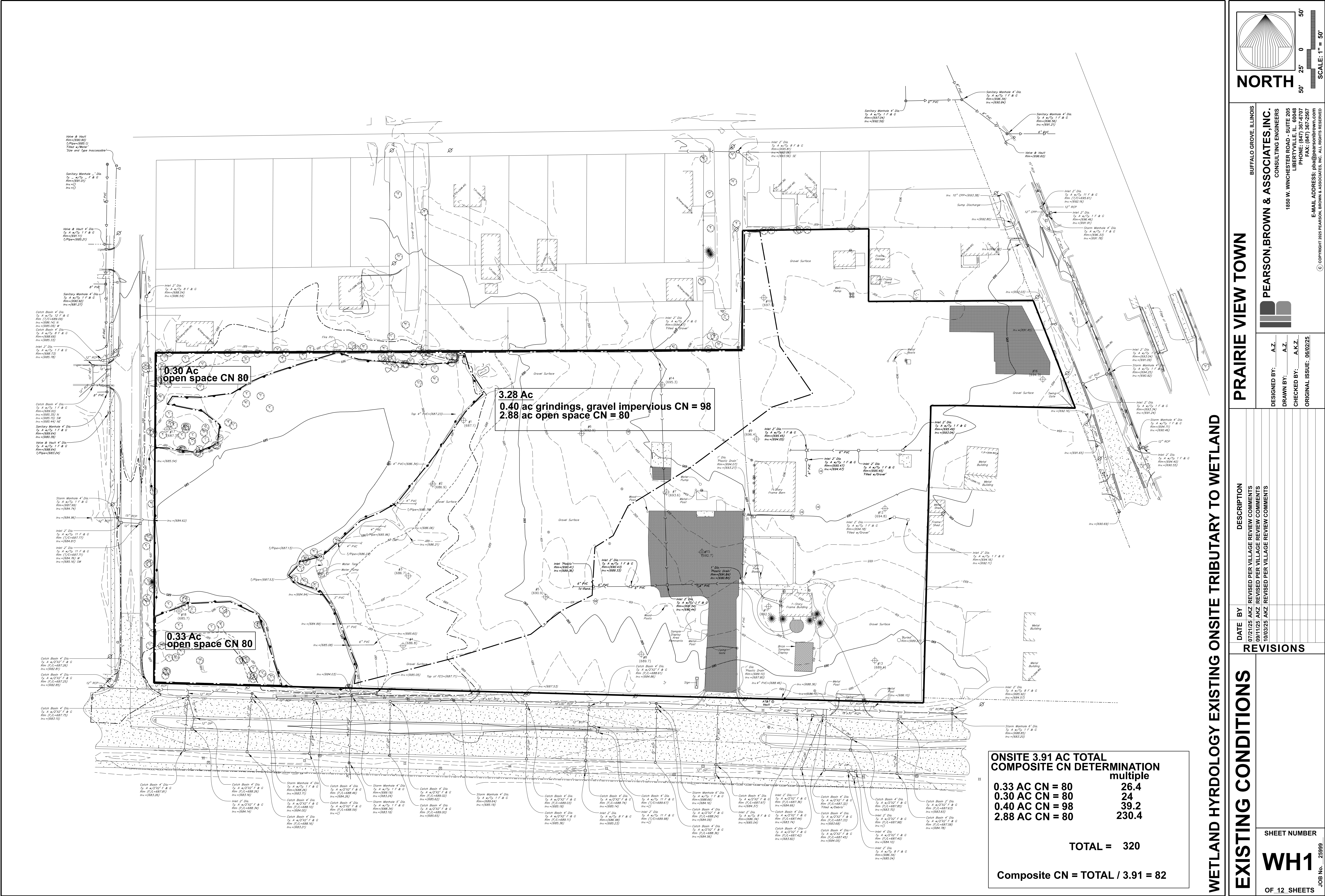
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07/21/25	AKZ
09/11/25	AKZ
10/03/25	AKZ

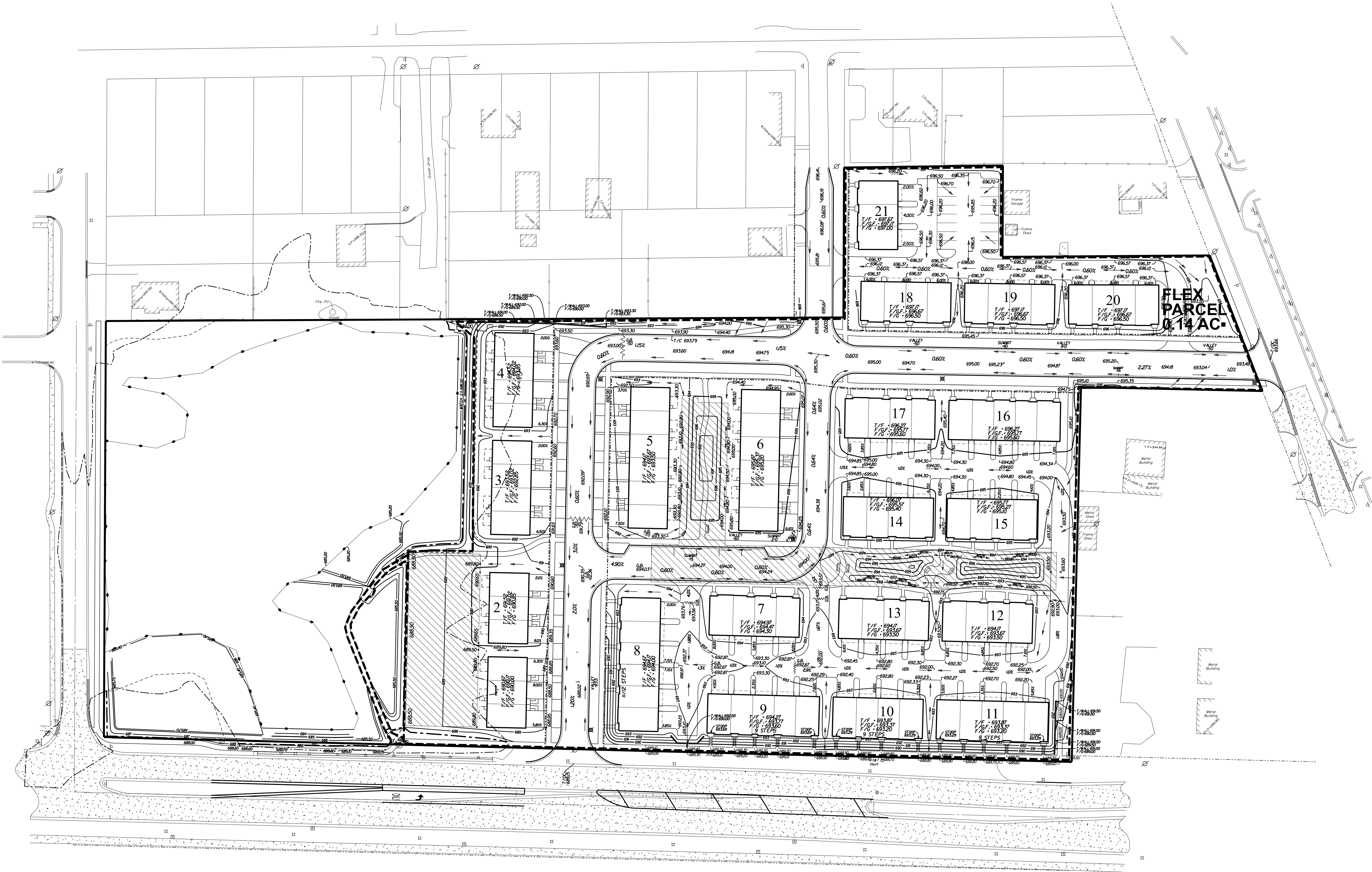
REVISIONS

STORMWATER

S1

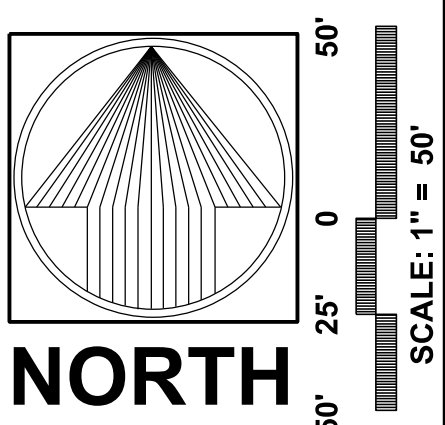
JOB No. 25989





PER THE LAKE COUNTY WATERSHED DEVELOPMENT ORDINANCE
THE DEED RESTRICTED COMPENSATORY STORAGE ZONES THAT
WILL BE PLANTED IN NATIVE VEGETATION MAY BE EXCLUDED
FROM THE HYDROLOGICALLY DISTURBED AREA TOTAL.

HYDROLOGICALLY DISTURBED AREA = 7.75 AC



PRAIRIE VIEW TOWN

PEARSON, BROWN & ASSOCIATES, INC.

CONSULTING ENGINEERS

1850 W. WINCHESTER ROAD - SUITE 205

LIBERTYVILLE, IL 60088

PHONE: (630) 367-2557

FAX: (630) 367-2557

E-MAIL ADDRESS: pba@pearsonbrown.com

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DATE BY	DESCRIPTION
07/21/25 AKZ	REVISED PER VILLAGE REVIEW COMMENTS
09/11/25 AKZ	REVISED PER VILLAGE REVIEW COMMENTS
10/03/25 AKZ	REVISED PER VILLAGE REVIEW COMMENTS

HYDROLOGICALLY DISTURBED AREA

REVISIONS

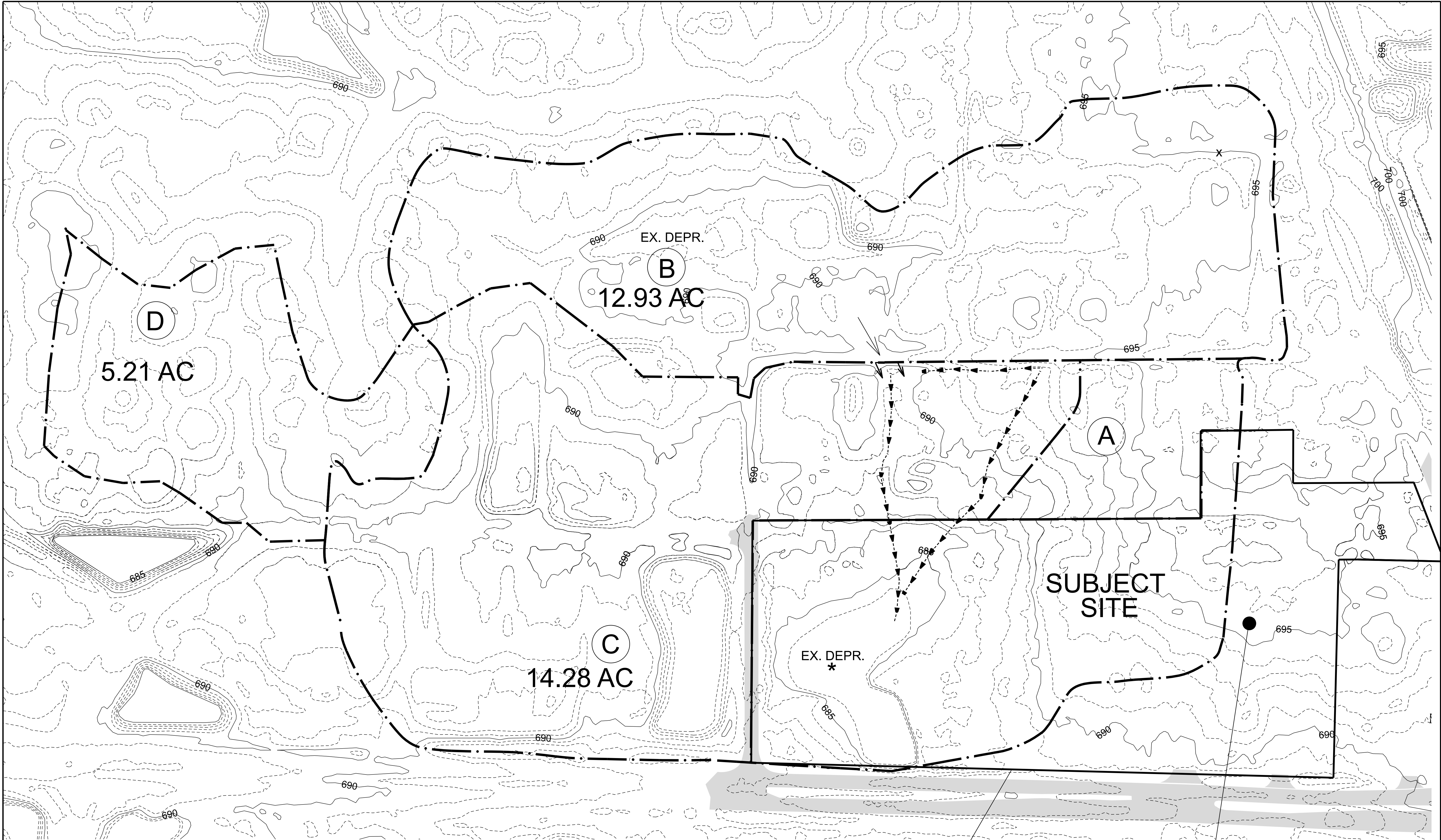
SHEET NUMBER

H

OF 12 SHEETS

JOB No. 25999

Page 73 of 603



B 12.93 AC +/-
OFFSITE AREA TRIBUTARY TO EXISTING
ON-SITE DEPRESSION BUT NOT
TRIBUTARY TO PROPOSED DETENTION SYSTEM

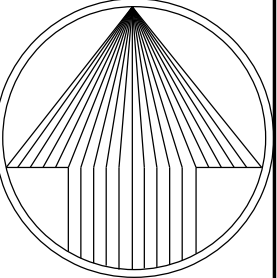
C 14.28 AC +/-
OFFSITE AREA TRIBUTARY TO EXISTING
ON-SITE DEPRESSION BUT NOT
TRIBUTARY TO PROPOSED DETENTION SYSTEM

D 5.21 AC +/-
OFFSITE AREA TRIBUTARY TO EXISTING
ON-SITE DEPRESSION BUT NOT
TRIBUTARY TO PROPOSED DETENTION SYSTEM

A 1.92 AC OFFSITE TRIB. TO PROP. DET. SYS.
*TOTAL EXISTING CONDITIONS TRIBUTARY TO EXISTING DEPRESSION = 41.61 AC +/-

SITE AREA = 11.196 AC

**4.26 AC
SHEET FLOWS OFFSITE
TO SOUTH AND EAST**



NORTH

SCALE: 1" = 80'

PRAIRIE VIEW TOWN

PEARSON, BROWN & ASSOCIATES, INC.

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07/21/25 AKZ REVISED PER VILLAGE REVIEW COMMENTS

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10/03/25 AKZ REVISED PER VILLAGE REVIEW COMMENTS

VICINITY TOPO MAP

SHEET NUMBER

V

OF 12 SHEETS

BUFFALO GROVE, ILLINOIS

PEARSON, BROWN & ASSOCIATES, INC.

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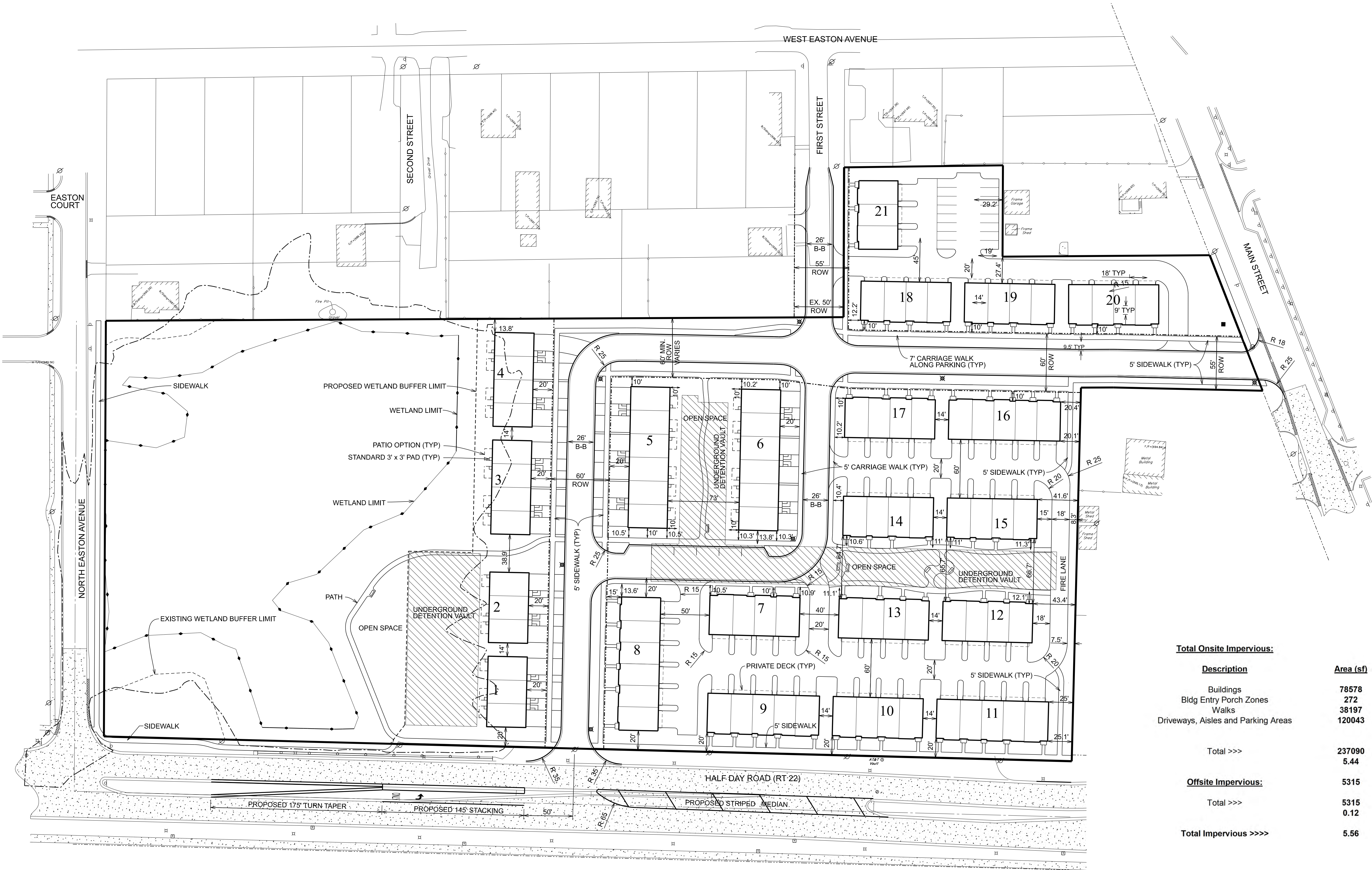
LIBERTYVILLE, IL 60088

PHONE: (630) 367-2557

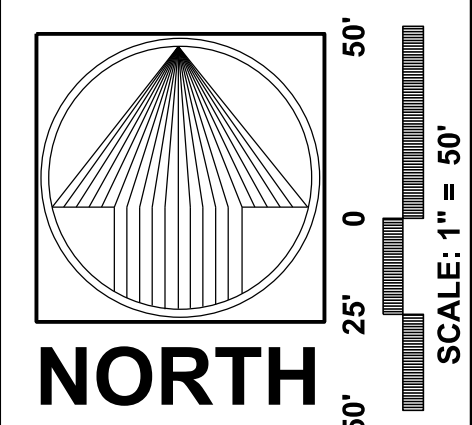
FAX: (630) 367-2557

E-MAIL ADDRESS: pba@pearsonbrown.com

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Total Onsite Impervious:		
Description	Area (sf)	
Buildings	78578	
Bldg Entry Porch Zones	272	
Walks	38197	
Driveways, Aisles and Parking Areas	120043	
Total >>>	237090	sf
	5.44	AC
Offsite Impervious:		
Total >>>	5315	sf
	0.12	AC
Total Impervious >>>>	5.56	AC



PRAIRIE VIEW TOWN

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CONSULTING ENGINEERS
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PHONE: (630) 367-2557
FAX: (630) 367-2557
E-MAIL ADDRESS: pba@pearsonbrown.com

DESIGNED BY: A.Z.
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CHECKED BY: A.K.Z.
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BUFFALO GROVE, ILLINOIS

DATE	BY	DESCRIPTION
07/27/25	AKZ	REVISED PER VILLAGE REVIEW COMMENTS
09/11/25	AKZ	REVISED PER VILLAGE REVIEW COMMENTS
10/03/25	AKZ	REVISED PER VILLAGE REVIEW COMMENTS

REVISIONS

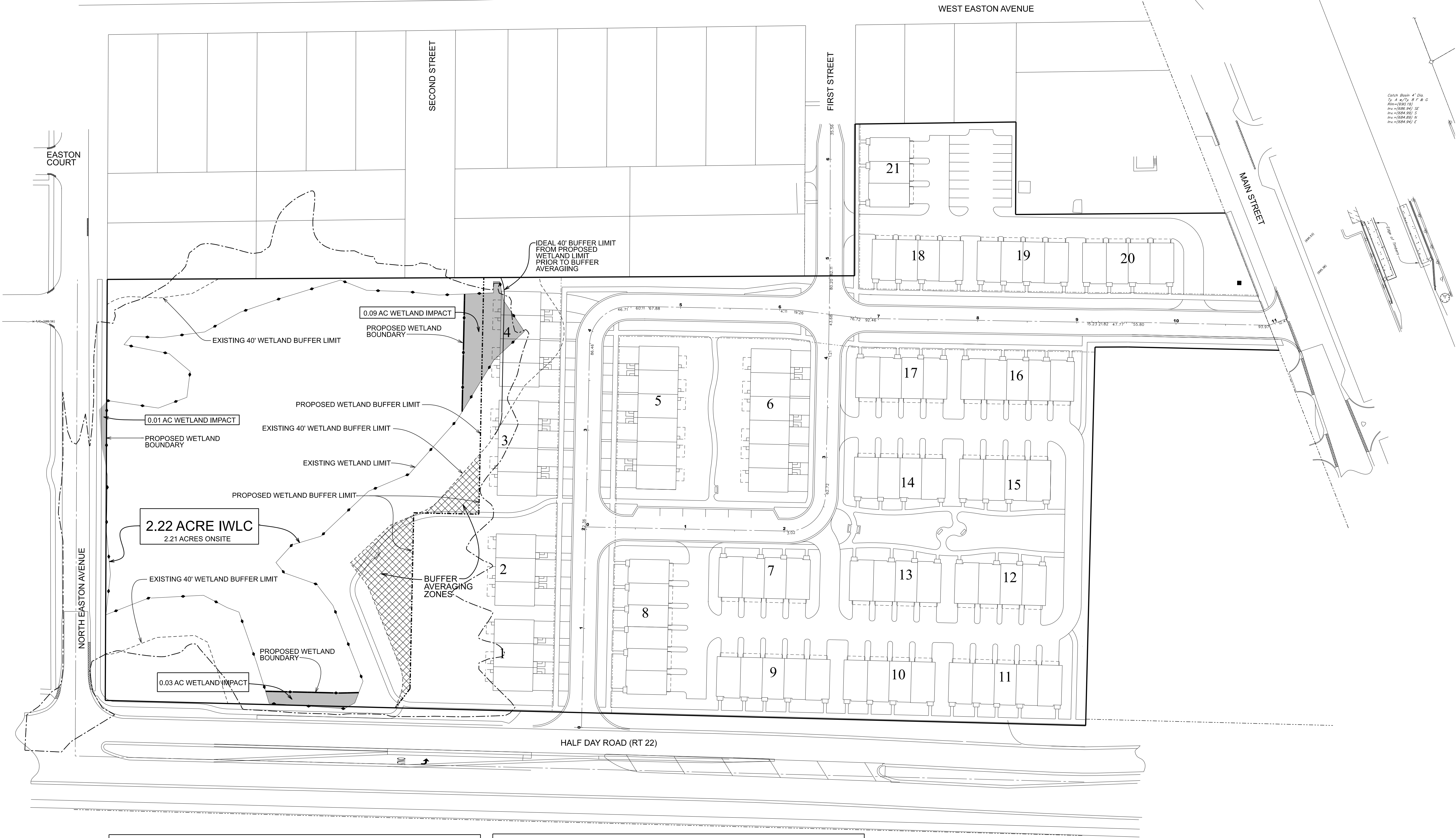
IMPERVIOUS COVERAGE

SHEET NUMBER

1

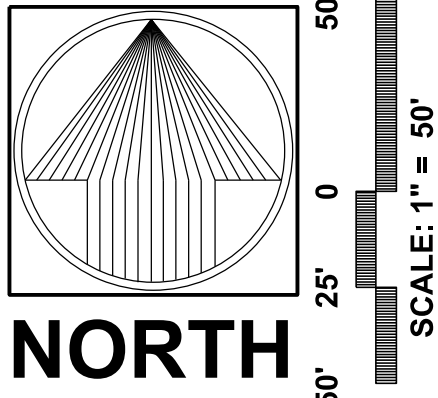
JOB No. 25999

OF 12 SHEETS



TOTAL PROPOSED IMPACT = 0.13 AC
MITIGATION REPLACEMENT RATIO = 1.5:1
MITIGATION ACREAGE REQUIRED = 0.195 AC

REQUIRED 40' BUFFER AREA = 0.81 AC
FROM PROPOSED WETLAND LIMITS
PROPOSED BUFFER AREA = 0.89 AC



PRAIRIE VIEW TOWN

PEARSON, BROWN & ASSOCIATES, INC.
CONSULTING ENGINEERS
1850 W. WINCHESTER ROAD - SUITE 205
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FAX: (630) 367-2557
E-MAIL ADDRESS: pba@pearsonbrown.com

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BUFFALO GROVE, ILLINOIS

PEARSON, BROWN & ASSOCIATES, INC.
CONSULTING ENGINEERS
1850 W. WINCHESTER ROAD - SUITE 205
LIBERTYVILLE, IL 60088
PHONE: (630) 367-2557
FAX: (630) 367-2557
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10/03/25	AKZ	REVISED PER VILLAGE REVIEW COMMENTS

WETLAND SUMMARY SHEET

REVISIONS

SHEET NUMBER

W

OF 12 SHEETS

JOB No. 25999

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PRAIRIE VIEW TOWNS

BUFFALO GROVE, ILLINOIS

PROJECT TEAM

OWNER / DEVELOPER:
PULTE GROUP - ILLINOIS DIVISION
1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL 60173
TEL (847) 230-5308
CONTACT: ERIC FRIEDMAN

SURVEYOR:
CEMCON, LTD.
2280 WHITE OAK CIRCLE, SUITE 100
AURORA, IL 60502
TEL (630) 862-2100
CONTACT: CHRIS MORGART

CIVIL ENGINEER:
PEARSON BROWN & ASSOCIATES, INC.
1850 W. WINCHESTER ROAD, SUITE 205
LIBERTYVILLE, IL 60048
TEL (847) 367-6707
CONTACT: ANTHONY ZOGRAFOS

ECOLOGIST / ARBORIST:
V3 COMPANIES
7325 JANES AVENUE
WOODRIDGE, IL 60517
TEL (630) 675-8584
CONTACT: DAN JABLONSKI / SCOTT BREJCHA

PLANNER / LANDSCAPE ARCHITECT:
DICKSON DESIGN STUDIO, INC.
9 CRYSTAL LAKE ROAD, SUITE 110
LAKE IN THE HILLS, IL 60156
TEL (224) 241-8181
CONTACT: SHARON DICKSON / JEFF TORRENS

SHEET INDEX

L0.1	SHEET INDEX PROJECT TEAM
L0.2	NOTES: TREE PRESERVATION DETAIL: TREE PROTECTION FENCE PLANT SYMBOLS KEY DETAILS: PLANTING NOTES: GENERAL LANDSCAPE
L0.3	SHEET KEY (OVERALL DEVELOPMENT)
L1.1	TREE PRESERVATION PLAN - SOUTHWEST
L1.2	TREE PRESERVATION PLAN - NORTHWEST
L1.3	TREE PRESERVATION PLAN - NORTH, CENTER
L1.4	TREE PRESERVATION PLAN - SOUTHEAST
L1.5	TREE PRESERVATION PLAN - NORTHEAST
L1.6	TREE INVENTORY
L2.1	LANDSCAPE PLAN - SOUTHWEST
L2.2	LANDSCAPE PLAN - NORTHWEST
L2.3	LANDSCAPE PLAN - NORTH, CENTER
L2.4	LANDSCAPE PLAN - SOUTHEAST
L2.5	LANDSCAPE PLAN - NORTHEAST
L2.6	TYPICAL FOUNDATION LANDSCAPE PLANS REAR-LOADED TOWNHOME FRONT-LOADED TOWNHOME
L3.0	DETAILS: SITE FEATURES ENTRY PIER PRIVACY FENCING



dickson design
STUDIO

9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

PULTE HOME COMPANY, LLC

**1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL**

PLAN DATE

MAY 30, 2025

REVISIONS

1.	7/21/25 PER STAFF COMMENTS
2.	9/10/25 PER STAFF COMMENTS
3.	10/3/25 PER STAFF COMMENTS
4.	
5.	
6.	
7.	
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10.	

PROJECT NAME AND SHEET TITLE

**PRAIRIE VIEW TOWNS
BUFFALO GROVE, IL**

**PRELIMINARY LANDSCAPE PLAN
- COVER SHEET**

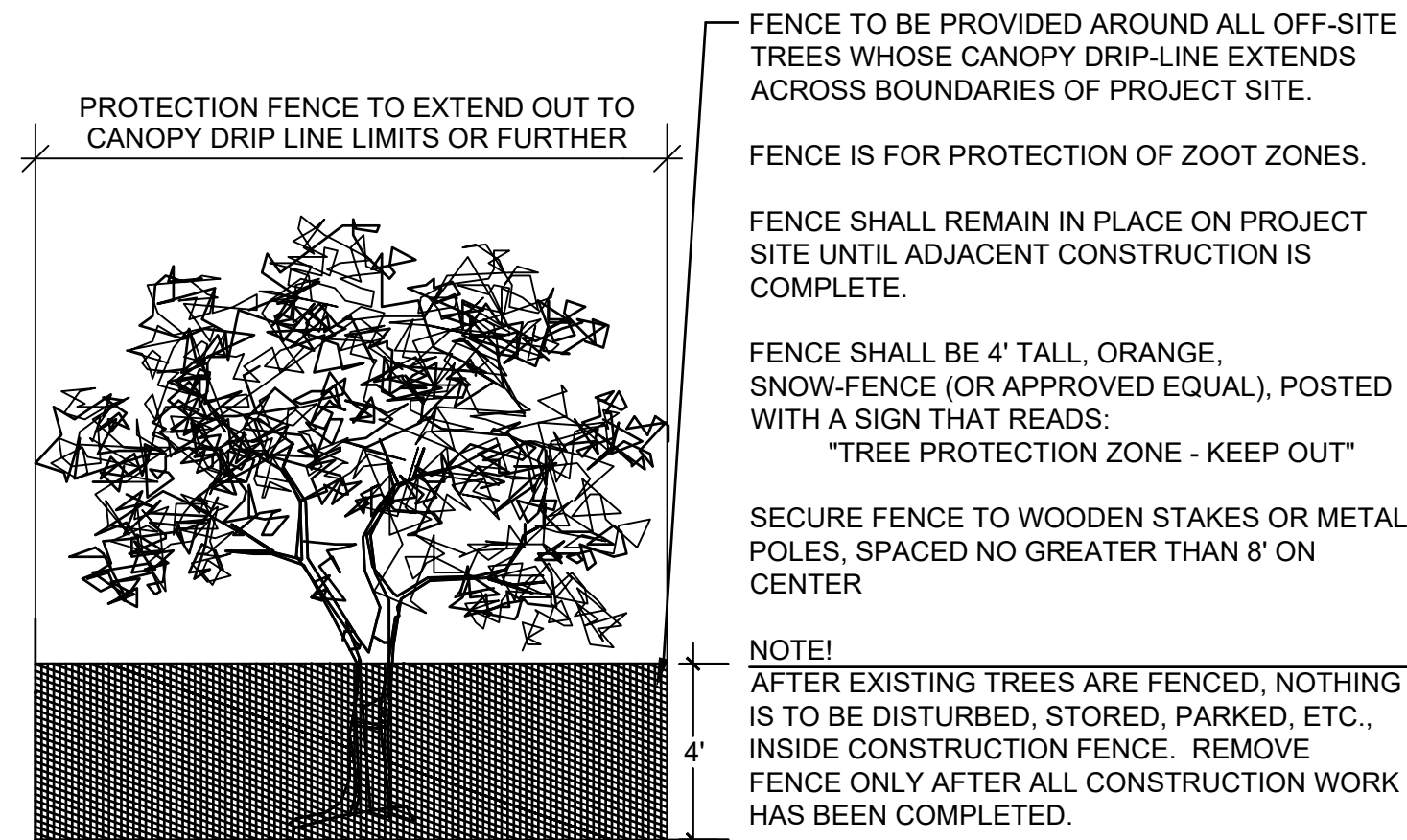
SHEET NUMBER

L0.1

NOTES: TREE PRESERVATION

1. TREE PRESERVATION:
- A. ALL WORK MUST BE PERFORMED ACCORDING TO THE APPROVED TREE PRESERVATION PLAN. IT IS STRONGLY RECOMMENDED TO DOCUMENT GOOD STEWARDSHIP PRACTICES DURING CONSTRUCTION. IF REQUIRED, PRIOR TO COMMENCING ANY DEMOLITION / CONSTRUCTION ACTIVITY, NOTIFY MUNICIPAL FORESTRY DEPARTMENT (NOTIFY AT LEAST 48 HOURS IN ADVANCE OF WORK).
- B. AN APPROVED TREE PRESERVATION PLAN MUST BE AVAILABLE AT THE BUILDING SITE.
- C. PRIOR TO ANY DEMOLITION / CONSTRUCTION ACTIVITY, INSTALL TREE PRESERVATION FENCE AND PERFORM ROOT PRUNING FOR ALL PROTECTED TREES.
- D. FENCE THE CRITICAL ROOT ZONE (CRZ) / CANOPY DRIP-LINE, OF THE ENTIRE EXISTING TREE TO BE PRESERVED, WITH TREE PROTECTION FENCE. FENCE TO PREVENT WOUNDS TO THE TREE & SOIL COMPACTION. POST THE FENCE WITH A SIGN STATING, "TREE PROTECTION ZONE - KEEP OUT".
- E. ALL REQUIRED TREE PROTECTION FENCING SHALL REMAIN IN PLACE UNTIL THE TIME OF FINISH GRADING AND LANDSCAPING.
- F. NO TRENCHING SHOULD BE DONE WITHIN THE TREE PROTECTION ZONES FOR ANY CONSTRUCTION ACTIVITY, UNLESS PRE-APPROVED BY PROJECT ARBORIST &/OR PROJECT LANDSCAPE ARCHITECT.
- G. NO GRADE CHANGES SHOULD BE DONE WITHIN THE TREE PROTECTION ZONES OF TREES FOR ANY CONSTRUCTION ACTIVITY.
- H. SHOULD IT BE NECESSARY TO TRENCH WITHIN THE CRZ FOR UTILITIES, INCLUDING DISCONNECTION OR CAPPING OF EXISTING UTILITIES, ALL TRENCHES SHALL BE HAND DUG. NO ROOTS LARGER THAN TWO INCHES (2") SHALL BE CUT, UNLESS NO OTHER ALTERNATIVE IS FEASIBLE. ALL SMALLER ROOTS THAT REQUIRE CUTTING, SHALL BE CUT WITH A SHARP PRUNING SAW. CUTS SHALL BE MADE FLUSH WITH THE SIDE OF THE TRENCH. IF AT ANY TIME, TWENTY-FIVE PERCENT (25%) OF THE AREA WITHIN THE CRZ IS BEING SEPARATED FROM THE TREE BY A TRENCH, THEN THE LINE SHALL BE EITHER RELOCATED OR INSTALLED USING TRENCH-LESS METHODS.
- I. LOCATE THE PROPOSED WATER AND SEWER LINES OUTSIDE OF THE TREE PROTECTION ZONE OR INSTALL THE SEWER AND WATER UTILITIES USING TRENCH-LESS METHODS. AUGER THROUGH THE ENTIRE TREE PROTECTION ZONE, LOCATE PITS OUTSIDE OF THE TREE PROTECTION ZONE.
- J. THE PROPOSED WATER SERVICE LINE VALVES (B-BOXES), ARE TO BE TEN FEET (10') FROM PRESERVED TREES. IF FUTURE UTILITY EXCAVATIONS NEED TO OCCUR, THIS REDUCES THE CHANCES OF EXTENSIVE STEM OR ROOT DAMAGE, WHICH COULD LEAD TO TREE DECLINE.
- K. AT NO TIME SHALL ANY EQUIPMENT, MATERIALS, SUPPLIES OR FILL SOIL BE ALLOWED IN THE TREE PROTECTION ZONE(S). DO NOT STORE EXCAVATED SOIL OR THE DUMPSTER WITHIN THE DRIP-LINE (CRZ) OF THE PRESERVED TREE(S).
- L. REMOVAL OF ANY HARDSCAPE WITHIN THE TREE PROTECTION ZONES WILL BE DONE BY HAND. NO ROOTS LARGER THAN TWO INCHES (2") SHALL BE CUT, UNLESS THERE IS NO ALTERNATIVE FEASIBLE. CUTS WILL BE MADE WITH A SHARP PRUNING SAW TO AVOID TEARING AND WILL BE FLUSH WITH THE TREE SIDE OF THE TRENCH.
- M. THE TREE PROTECTION ZONE MAY BE MULCHED TO IMPROVE THE GROWING CONDITIONS FOR TREE ROOTS AND TO MINIMIZE MAINTENANCE OF THE LAWN.
- N. ALL OFF-SITE TREES SHALL BE PRESERVED.
- O. EXISTING TREES SHOWN TO REMAIN SHALL BE PRESERVED TO THE BEST EXTENT POSSIBLE, PENDING FINAL SITE PLAN, FINAL CIVIL ENGINEERING, AND/OR ANY UNFORESEEN ISSUES.

DETAIL: TREE PROTECTION FENCE



PLANT SYMBOLS KEY & PLANT MIX MATRIX

NOTE!
NOT ALL PLANT SYMBOLS & PLANT VARIETIES MAY BE DEPICTED ON PLANS.

EXISTING DECIDUOUS TREE

EXISTING EVERGREEN TREE

EXISTING SHRUBS & PERENNIALS

SHADE / CANOPY TREES, 2.5"+ CALIPER:

- ACER VARIETIES / MAPLE VAR.
- FAGUS VARIETIES / BEECH VAR.
- CELTIS OCCIDENTALIS / COMMON HACKBERRY
- GINKGO BILOBA / GINKGO
- GLEDITSIA TRIACANTHOS VAR. INERMIS / THORNLESS HONEYLOCUST
- GYMNOCLADUS DIOICA / KENTUCKY COFFEETREE
- LIQUIDAMBAR STYRACIFLUA / AMERICAN SWEETGUM
- LIRIODENDRON TULIPIFERA / TULIP TREE
- METASEQUOIA GLYPTOSTROBROIDES / DAWN REDWOOD
- PLATANUS ACERIFOLIA 'MORTON CIRCLE' / LONDON PLANETREE
- QUERCUS ALBA / WHITE OAK
- QUERCUS BICOLOR / SWAMP WHITE OAK
- QUERCUS MACROCARPA / BUR OAK
- QUERCUS PALUSTRIS / PIN OAK
- QUERCUS RUBRA / RED OAK
- SALIX ALBA VAR. TRISTIS /
- TILIA TOMENTOSA 'STERLING SILVER' / STERLING SILVER LINDEN
- ULMUS CARPINIFOLIA 'ACCOLADE' / ACCOLADE ELM

ORNAMENTAL TREES, 6'-10'+ TALL:

- ALNUS GLUTINOSA / EUROPEAN BLACK ALDER
- AMELANCHIER VARIETIES / SERVICEBERRY VAR.
- BETULA NIGRA / RIVER BIRCH
- CORNUS MAS / CORNELIAN CHERRY
- CRATAEGUS VARIETIES / HAWTHORN VAR.
- HAMAMELIS VARIETIES / WITCHHAZEL VAR.
- MAGNOLIA VARIETIES / MAGNOLIA VAR.
- MALUS VARIETIES / FLOWERING CRABAPPLE VAR.
- SYRINGA RETICULATA / JAPANESE TREE LILAC

EVERGREEN TREES, 6'-10'+ TALL:

- ABIES CONCOLOR / WHITE FIR
- JUNIPERUS CHINENSIS 'FAIRVIEW' / FAIRVIEW JUNIPER
- JUNIPERUS SCOPULORUM 'WICHITA BLUE' / WICHITA BLUE JUNIPER
- PICEA ABIES / NORWAY SPRUCE
- PICEA GLAUCA 'DENSATA' / BLACK HILLS SPRUCE
- PICEA PUNGENS / COLORADO SPRUCE
- PICEA PUNGENS 'GLAUCA' / COLORADO BLUE SPRUCE
- PINUS STROBUS / EASTERN WHITE PINE
- PSEUDOTSUGA MENZIESII / DOUGLAS FIR
- TAXUS CUSPIDATA 'CAPITATA' / CAPITATA YEW
- THUJA VARIETIES / ARBORVITAE VAR.
- TSUGA CANADENSIS / CANADIAN HEMLOCK

LARGE, DECIDUOUS SHRUBS, 36"-48"+ TALL:

- AESCULUS PARVIFLORA / BOTTLEBRUSH BUCKEYE
- ARONIA VARIETIES / CHOKEBERRY VAR.
- CORNUS VARIETIES / DOGWOOD VAR.
- EUONYMUS ALATA 'COMPACTA' / DWARF BURNING BUSH
- FORSYTHIA 'MEADOWLARK' / MEADOWLARK FORSYTHIA
- FOTHERGILLA GARDENII / DWARF FOTHERGILLA
- HYDRANGEA VARIETIES / HYDRANGEA VAR.
- SYRINGA VARIETIES / LILAC VAR.
- VIBURNUM VARIETIES / VIBURNUM VAR.

SMALL, DECIDUOUS SHRUBS, 18"-24" TALL:

- HYPERICUM KALMIANUM / ST. JOHNSWORT
- RHUS AROMATICA 'GRO-LOW' / GRO LOW SUMAC
- ROSA VARIETIES / SHRUB ROSE VAR.
- SPIRAEA VARIETIES / SPIREA VAR.

SMALL, EVERGREEN SHRUBS, 24" TALL / WIDE:

- BUXUS VARIETIES / BOXWOOD VAR.
- JUNIPERUS VARIETIES / JUNIPER VAR.
- TAXUS VARIETIES / YEW VAR.

LARGE, ORNAMENTAL GRASS, 3 GALLON & SMALL, ORNAMENTAL GRASS, 1 GALLON:

- CALAMAGROSTIS VARIETIES / REED GRASS VAR.
- PANICUM VARIETIES / SWITCH GRASS VAR.
- PENNISETUM VARIETIES / FOUNTAIN GRASS VAR.
- SCHIZACHYRIUM SCOPARIUM / LITTLE BLUESTEM
- SESLERIA AUTUMNALIS / MOOR GRASS
- SPOROBOLUS HETEROLEPSIS / PRARIE DROPSEED

PERENNIAL FLOWERS & GROUNDCOVER, 1 GALLON:

- MISC. VAR.

*SPECIES SHALL NOT BE USED IN PUBLIC PARKWAY.

DETAILS: PLANTING

PLANTING NOTES:

- PLANT SO THAT TOP OF ROOT BALL IS EVEN/SLIGHTLY ABOVE FINISHED GRADE
- STAKE TO FIRST BRANCHES AS NECESSARY FOR FIRM SUPPORT
- STAKING WIRE SHALL NOT TOUCH OR RUB AGAINST TRUNKS OR BRANCHES

2-3, 2" X 2" HARDWOOD STAKES DRIVEN FIRMLY A MINIMUM OF 24" INTO THE SUBGRADE PRIOR TO BACKFILLING

2-STRAND 12-GAUGE GALV. WIRE TWISTED AND ENCASED IN RUBBER HOSE 6- 9" FROM TOP OF STAKE 2 WIRE SUPPORTS SHALL BE USED ON MAIN STRUCTURAL BRANCHES

SPECIFIED PLANTING MIX WATER & TAMP TO REMOVE AIR POCKETS

NOTE: STAKING AND WRAPPING AS REQUIRED

CANOPY SPREAD

OVERALL HT.

TRUNK HT.

2 X BALL DIA.

3" MULCH MIN. FORM SAUCER

TREE WRAP

2 X ROOTBALL DIA.

PLANTING NOTES:

- STAKE AND GUY AS NEEDED
- DO NOT CUT OR DAMAGE LEADER

2-STRAND 12-GAUGE GALV. WIRE TWISTED AND ENCASED IN RUBBER HOSE 6- 9" FROM TOP OF STAKE

12-GUAGE GALVANIZED WIRE, DOUBLE STRAND TWISTED

SET ROOTBALL 3" HIGHER THAN GRADE AT WHICH TREE GREW

4" DEEP WATER RETENTION BASIN APPLY SPECIFIED MULCH 3" DEEP TO REMAIN PERMANENTLY

FINISHED GRADE

2" X 2" HARDWOOD STAKES DRIVEN FIRMLY A MINIMUM OF 24" INTO THE SUBGRADE PRIOR TO BACKFILLING

UNDISTURBED SUBGRADE

2 X ROOTBALL DIA.

EVERGREEN TREE PLANTING

NOT TO SCALE

PLANTING NOTES:

- STAKE TO FIRST BRANCHES AS NECESSARY FOR FIRM SUPPORT
- WIRE SHALL NOT TOUCH OR RUB AGAINST TRUNKS OR BRANCHES

2" X 2" HARDWOOD STAKES DRIVEN FIRMLY A MINIMUM OF 24" INTO THE SUBGRADE PRIOR TO BACKFILLING

2-STRAND 12-GAUGE GALV. WIRE TWISTED AND ENCASED IN RUBBER HOSE 6- 9" FROM TOP OF STAKE 2 WIRE SUPPORTS SHALL BE USED ON MAIN STRUCTURAL BRANCHES

3" MULCH MIN.

FORM SAUCER WITH 3" CONTINUOUS RIM

SPECIFIED PLANTING MIX WATER & TAMP TO REMOVE AIR POCKETS

NOTE: STAKING AS REQUIRED

2 X BALL DIA.

MULTI-TRUNK TREE STAKING

NOT TO SCALE

FORM SAUCER WITH 3" CONTINUOUS RIM

3" MULCH MIN.

SPECIFIED PLANTING MIX WATER & TAMP TO REMOVE AIR POCKETS

SHRUB PLANTING

NOT TO SCALE

PLANT SPACING AS PER PLAN

3" COMPOST/LEAF MULCH INSTALLED BEFORE PLANTING

PREPARE BED AS PER WRITTEN SPECIFICATION

PERENNIAL PLANTING

NOT TO SCALE

PLANT SO THAT TOP OF ROOTBALL IS EVEN WITH THE FINISHED GRADE

3" MULCH MIN.

FORM SAUCER WITH 3" CONTINUOUS RIM

BACKFILL TO MEET EX GRADE AND CREATE LEVEL GRADE AT ROOT BALL

EXISTING GRADE

SPECIFIED PLANTING MIX WATER & TAMP TO REMOVE AIR POCKETS

HILLSIDE PLANTING

NOT TO SCALE

NOTES: GENERAL LANDSCAPE

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STANDARDS AND CODES.
2. CALL J.U.L.I.E. UTILITY LOCATING SERVICE (TEL 800.892.0123), 48 HOURS PRIOR TO THE START OF ANY DIGGING.
3. GENERAL PLANT NOTES:
- A. ALL PLANT MATERIAL SHALL CONFORM IN SIZE AND GRADE IN ACCORDANCE WITH AMERICAN STANDARD FOR NURSERY STOCK.
- B. ALL PLANT MATERIAL SHALL BE MAINTAINED ALIVE, HEALTHY, AND FREE FROM DISEASE AND PESTS.
- C. ALL NEW PLANT MATERIAL SHALL BE FROM A LOCAL SOURCE WHENEVER POSSIBLE (LESS THAN 50 MILES).
- D. PLANTS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORM / HABIT. PLANTS SHALL NOT BE PRUNED/HEDGED UNLESS ABSOLUTELY NECESSARY (DUE TO VISIBILITY OR HAZARD OBSTRUCTION).
- E. ALL LANDSCAPED AREAS SHALL BE FREE OF WEEDS, LITTER, AND SIMILAR SIGNS OF DEFERRED MAINTENANCE.
4. LOCATIONS OF PROPOSED PLANT MATERIAL MAY BE ADJUSTED AT TIME OF INSTALLATION DUE TO FINAL ENGINEERING AND FINAL LOCATION OF SITE UTILITIES.
5. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND SPREADING TOPSOIL (6"-12" DEEP), FINE GRADING, AND PREPARATION OF ALL LAWN AND LANDSCAPE AREAS. ALL SOILS SHALL BE FREE OF CONSTRUCTION DEBRIS, PRIOR TO INSTALLING ANY PLANT MATERIAL.
6. PRIOR TO SPREADING TOPSOIL, THE LANDSCAPE CONTRACTOR SHALL INSPECT AND ACCEPT ALL BASE GRADES. ANY DEVIATION FROM GRADES INDICATED ON THE GRADING PLAN SHALL BE CORRECTED BEFORE PLACING ANY TOPSOIL.
7. ALL SHRUB, GROUNDCOVER, PERENNIAL, AND ANNUAL PLANTING BEDS SHALL BE PREPARED WITH A SOIL AMENDMENT MIX - 1/3 TOPSOIL, 1/3 MUSHROOM COMPOST, AND 1/3 TORPEDO SAND. MATERIAL SHALL BE ROTO-TILLED JUST PRIOR TO THE INSTALLATION OF PLANT MATERIAL.
8. ALL PLANTING ISLANDS SHALL BE MOUNDED TO PROVIDE POSITIVE DRAINAGE.
9. ALL PLANTING BEDS ADJACENT TO LAWN AREAS SHALL HAVE A SPADED EDGE BORDER, UNLESS METAL OR OTHER BORDER IS SPECIFIED.
10. ALL PLANTING BED AREAS SHALL MAINTAIN A MAX. 3" DEEP LAYER OF SHREDDED HARDWOOD MULCH (COLOR: NON-DYED, BROWN).
11. LANDSCAPE CONTRACTOR SHALL COORDINATE PLANTING SCHEDULE WITH LANDSCAPE MAINTENANCE CONTRACTOR, TO ENSURE PROPER WATERING OF PLANTED AND SODDED AREAS AFTER INITIAL INSTALLATION.
12. LANDSCAPE CONTRACTOR SHALL COORDINATE WORK WITH OTHER CONTRACTORS ON SITE TO MINIMIZE ANY REDO OF COMPLETED LANDSCAPE WORK AND DAMAGE TO PLANT MATERIAL.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN LAYOUT WORK. UPON REQUEST, LANDSCAPE ARCHITECT SHALL BE AVAILABLE TO ASSIST/APPROVE CONTRACTOR LAYOUT.
14. EVERY ATTEMPT HAS BEEN MADE TO DEPICT ALL EXISTING UTILITY LINES. CONTRACTOR SHALL USE PRECAUTION WHEN DIGGING. CONTRACTOR SHALL MAKE THEMSELVES THOROUGHLY FAMILIAR WITH ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO ANY DIGGING, VERIFYING LOCATIONS AND DEPTHS OF ALL UTILITIES.
15. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE PRIOR TO BID SUBMITTAL, TO BECOME FAMILIAR WITH EXISTING CONDITIONS AT THE SITE.
16. PLANT LIST QUANTITIES PROVIDED AT TIME OF FINAL PLANS ARE APPROXIMATIONS. CONTRACTORS ARE RESPONSIBLE FOR COMPLETING THEIR OWN QUANTITY TAKE-OFFS. IF A DISCREPANCY IS FOUND BETWEEN THE PLAN AND THE PLANT LIST, THEN THE PLAN SHALL PREVAIL.
17. PLANT SUBSTITUTIONS ARE ALLOWED DUE TO PLANT AVAILABILITY OR PLANTING TIME OF YEAR, ONLY WITH THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT. IF SUBSTITUTIONS ARE MADE WITHOUT PRIOR CONSENT, THE LANDSCAPE ARCHITECT MAINTAINS THE RIGHT TO REJECT MATERIAL IN THE FIELD, AT THE COST TO THE CONTRACTOR.
18. CONTRACTOR TO PROVIDE TEST OF EXISTING AND IMPORTED SOILS PER SPECIFICATIONS. PLANTING SOIL SHALL BE AMENDED PER SPECIFICATIONS.
19. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AREAS OF POOR DRAINAGE OR OTHER UNUSUAL SUBSURFACE CONDITIONS ARE ENCOUNTERED DURING EXCAVATION FOR PLANTING PITS.
20. ALL TURF SHALL SHALL BE KENTUCKY BLUEGRASS BLEND SOD (MINERAL, NOT PEAT), PER VILLAGE, SEED IS NOT ALLOWED.
21. CONTRACTOR SHALL RESTORE LAWN AREAS THAT HAVE REMAINED PARTIALLY INTACT, TOP DRESSING WITH SOIL, SCARIFYING, AND SEEDING TO FORM A SMOOTH, FULL, EVEN LAWN, FREE OF BARE SPOTS, INDENTATIONS, AND WEEDS.
22. LANDSCAPE DETAILS SHOWN ARE FOR DESIGN INTENT ONLY. LANDSCAPE ARCHITECT ASSUMES NO LIABILITY. CONTRACTOR IS RESPONSIBLE FOR ERECTING AND INSTALLING PROPERLY BUILT AMENITIES PER CODE, PER SITE CONDITIONS (FINAL GRADING & UTILITY LOCATIONS), AND PER AREA CLIMATE CONDITIONS. ALL LANDSCAPE SITE DETAILS FOR STRUCTURES AND FOOTINGS SHALL BE REVIEWED & APPROVED BY A STRUCTURAL ENGINEER.
23. CONTRACTOR INSTALLATION BIDS SHALL INCLUDE A ONE-YEAR WARRANTY ON ALL PLANT MATERIAL.
24. (IF APPLICABLE) CONTRACTOR INSTALLATION BIDS SHALL INCLUDE A THREE-YEAR MONITORING AND MAINTENANCE PROGRAM ON ALL NATURALIZED DETENTION AREAS.



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STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

PULTE HOME COMPANY, LLC

1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL

PLAN DATE

MAY 30, 2025

REVISIONS

1.	7/21/25 PER STAFF COMMENTS
2.	9/10/25 PER STAFF COMMENTS
3.	10/3/25 PER STAFF COMMENTS
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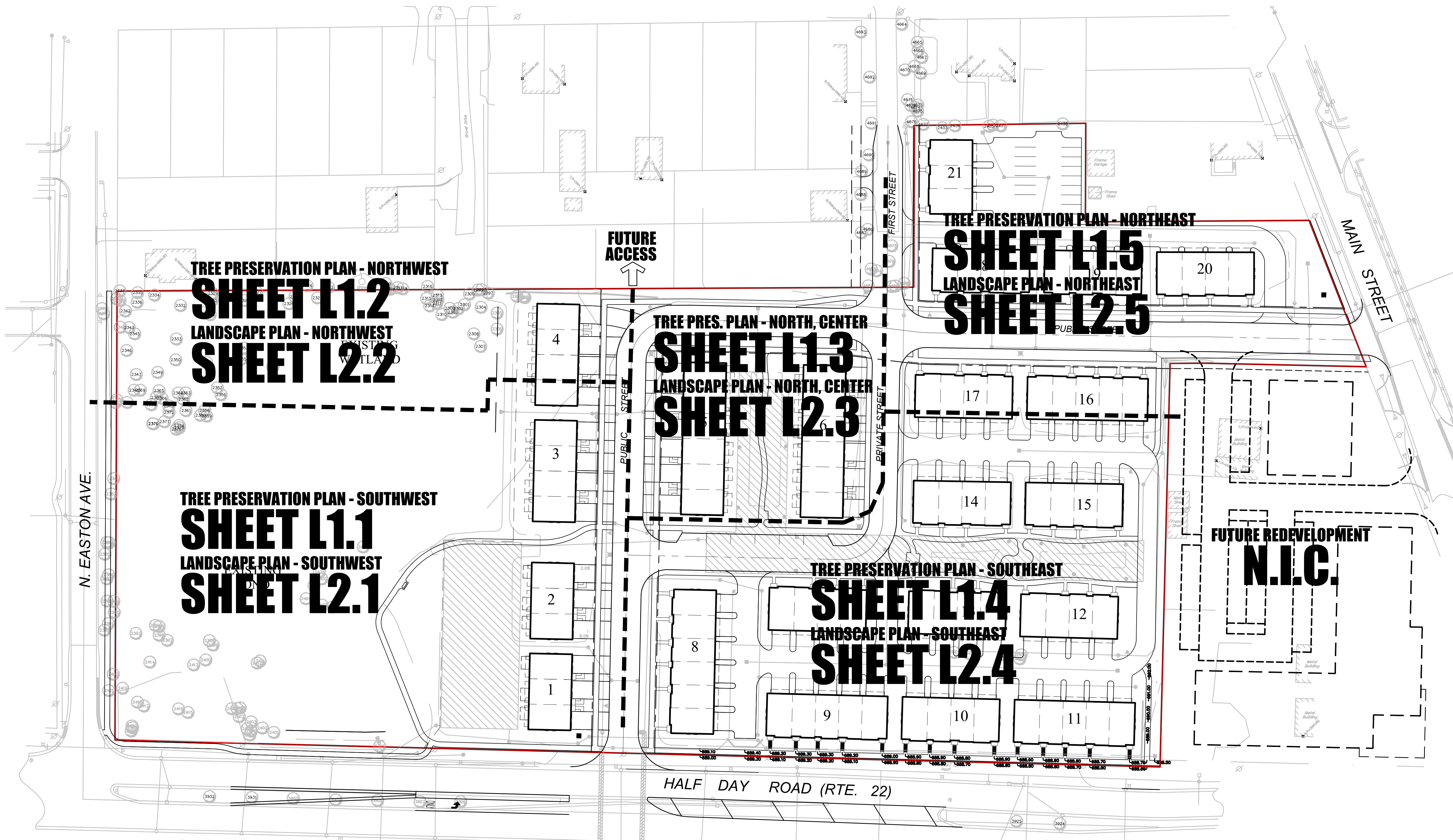
PROJECT NAME AND SHEET TITLE

PRAIRIE VIEW TOWNS
BUFFALO GROVE, IL

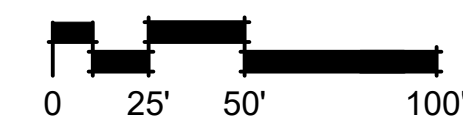
PRELIMINARY LANDSCAPE PLAN
- NOTES & DETAILS

SHEET NUMBER

LO.2



SHEET KEY: TREE PRESERVATION & REMOVAL PLAN
SCALE: 1" = 50'-0"



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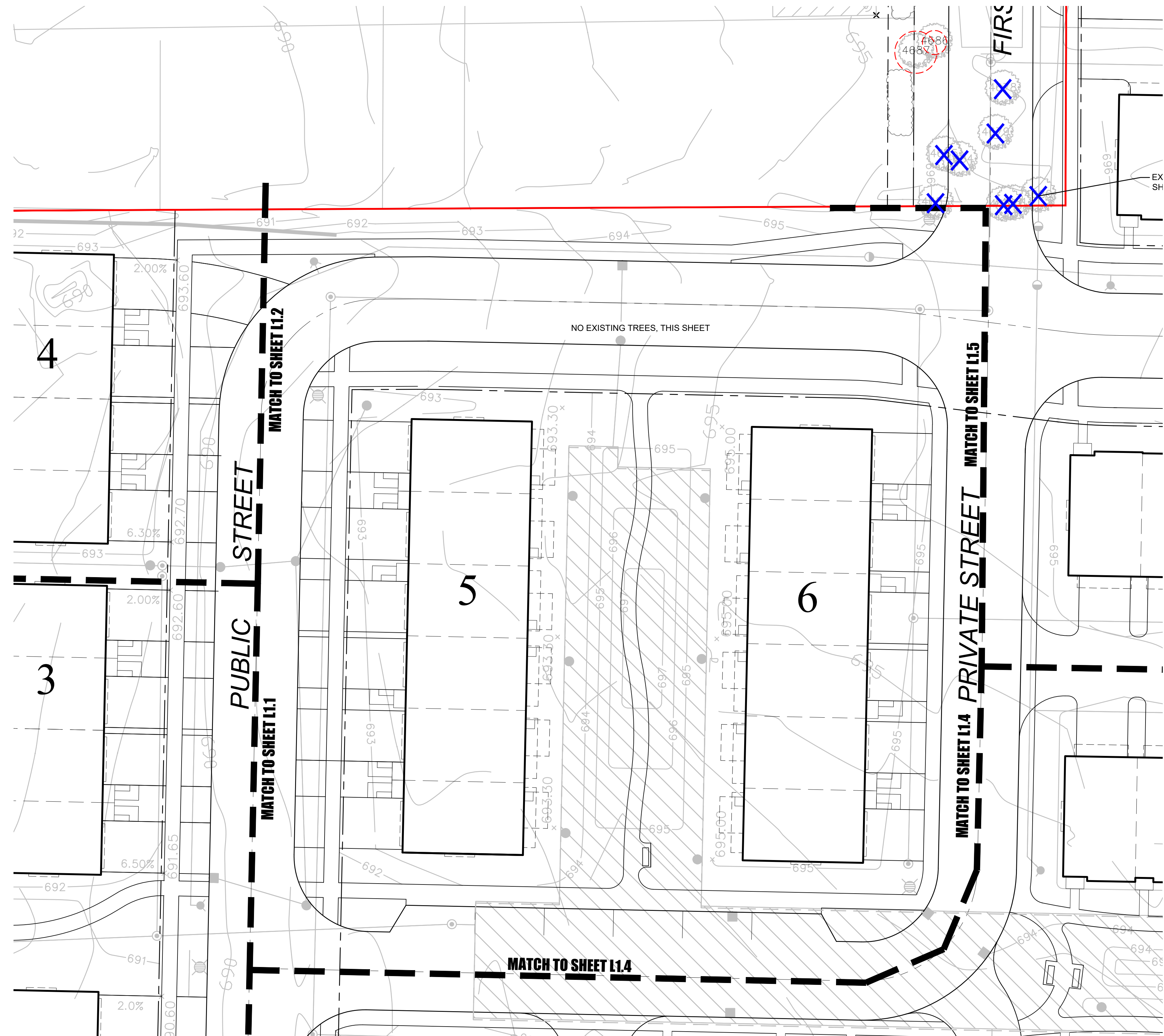
PROJECT NAME AND SHEET TITLE

PRAIRIE VIEW TOWNS
BUFFALO GROVE, IL

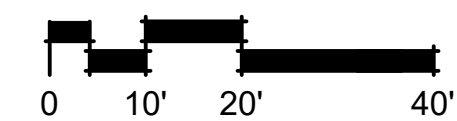
PRELIMINARY LANDSCAPE PLAN
- SHEET KEY

SHEET NUMBER

L0.3



TREE PRESERVATION PLAN - NORTH, CENTER
SCALE: 1" = 20'-0"



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1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL

PLAN DATE

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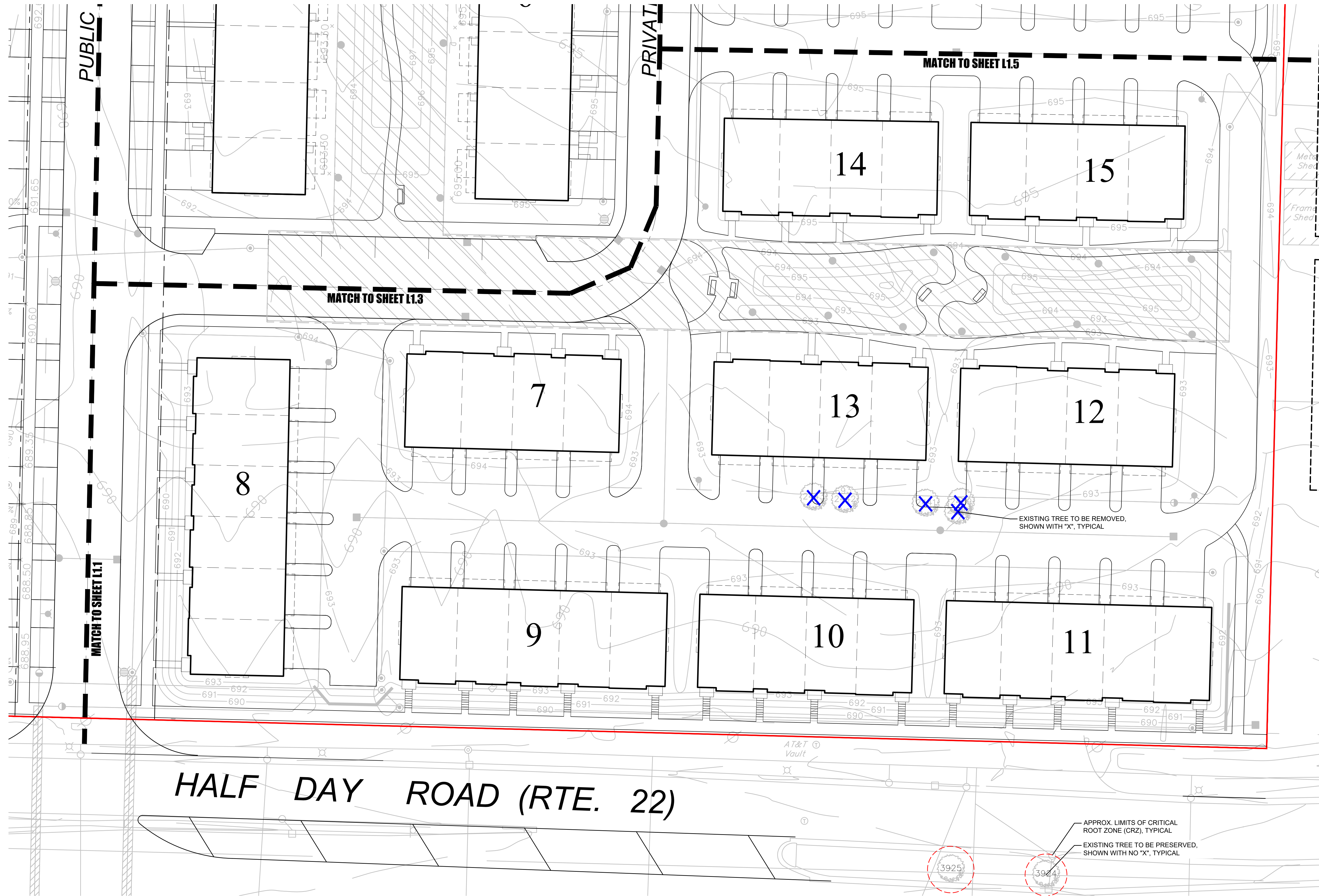
PROJECT NAME AND SHEET TITLE

PRAIRIE VIEW TOWNS
BUFFALO GROVE, IL

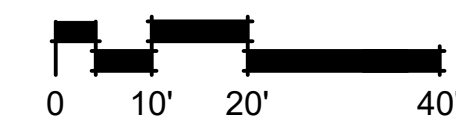
TREE PRESERVATION PLAN
- NORTH, CENTER

SHEET NUMBER

L1.3



TREE PRESERVATION PLAN - SOUTHEAST
SCALE: 1" = 20'-0"



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CLIENT NAME AND ADDRESS

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1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL

PLAN DATE

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REVISIONS

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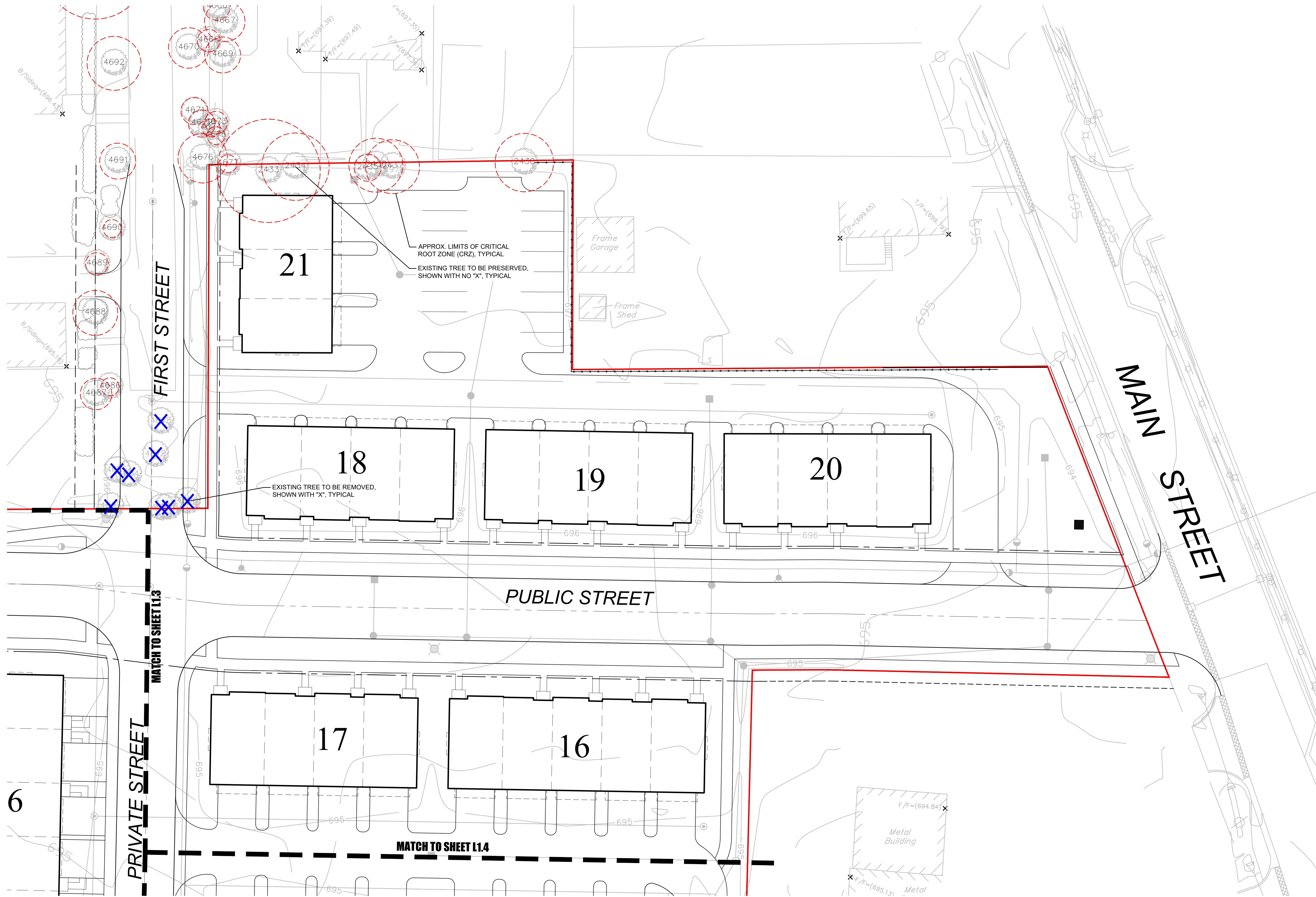
PROJECT NAME AND SHEET TITLE

PRAIRIE VIEW TOWNS
BUFFALO GROVE, IL

TREE PRESERVATION PLAN
- SOUTHEAST

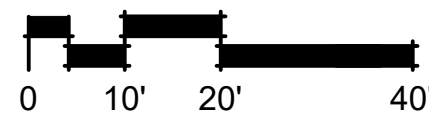
SHEET NUMBER

L1.4



TREE PRESERVATION PLAN - NORTHEAST

SCALE: 1" = 20'-0"



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9 CRYSTAL LAKE ROAD
SUITE 110
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(224) 241-8181

CLIENT NAME AND ADDRESS

PULTE HOME COMPANY, LLC

1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL

PLAN DATE

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PROJECT NAME AND SHEET TITLE

**PRAIRIE VIEW TOWNS
BUFFALO GROVE, IL**

**TREE PRESERVATION PLAN
- NORTHEAST**

SHEET NUMBER

L1.5

TREE INVENTORY

Tag #	DBH (inches)	Species Name*	Common Name	Condition	Bat Habitat	Key or Significant	Outcome
2294	4	Juglans nigra	Black Walnut	3 - Fair	N		REMOVE
2295	6	Juglans nigra	Black Walnut	3 - Fair	N		REMOVE
2296	7	Juglans nigra	Black Walnut	3 - Fair	N		REMOVE
2297	10	Acer nigrum	Black Maple	4 - Fair to Poor	N		PRESERVE
2298	5	Acer nigrum	Black Maple	3 - Fair	N		PRESERVE
2299	14	Morus alba	White Mulberry	3 - Fair	N		PRESERVE
2300	5	Acer nigrum	Black Maple	4 - Fair to Poor	N		PRESERVE
2301	30	Salix fragilis	Crack Willow	5 - Poor	Y		PRESERVE
2302	6	Ulmus americana	American Elm	3 - Fair	N		PRESERVE
2303	6	Acer saccharinum	Silver Maple	3 - Fair	N		PRESERVE
2304	15	Ulmus americana	American Elm	2 - Good	N		PRESERVE
2305	11	Salix fragilis	Crack Willow	3 - Fair	N		REMOVE
2306	3x14	Salix fragilis	Crack Willow	4 - Fair to Poor	N		REMOVE
2307	25	Salix fragilis	Crack Willow	4 - Fair to Poor	Y		PRESERVE
2308	15	Salix fragilis	Crack Willow	4 - Fair to Poor	N		PRESERVE
2309	5	Acer saccharinum	Silver Maple	3 - Fair	N		PRESERVE
2310	10	Salix fragilis	Crack Willow	4 - Fair to Poor	N		PRESERVE
2311	9	Ulmus americana	American Elm	3 - Fair	N		PRESERVE
2312	5	Ulmus americana	American Elm	3 - Fair	N		PRESERVE
2313	22	Acer nigrum	Black Maple	4 - Fair to Poor	Y		PRESERVE
2314	2x13	Acer nigrum	Black Maple	3 - Fair	N		PRESERVE
2315	11	Ulmus americana	American Elm	3 - Fair	N		PRESERVE
2316	2x5	Juniperus virginiana	Eastern Red-Cedar	4 - Fair to Poor	N		PRESERVE
2317	7x14	Acer saccharinum	Silver Maple	3 - Fair	N		PRESERVE
2318	14	Ulmus americana	American Elm	3 - Fair	N		PRESERVE
2319	5	Morus alba	White Mulberry	3 - Fair	N		PRESERVE
2320	14	Ulmus americana	American Elm	2 - Good	N		PRESERVE
2321	4	Acer nigrum	Black Maple	3 - Fair	N		PRESERVE
2322	12	Acer nigrum	Black Maple	3 - Fair	N		PRESERVE
2323	38	Acer nigrum	Black Maple	3 - Fair	N		PRESERVE
2324	8	Juglans nigra	Black Walnut	3 - Fair	N		PRESERVE
2325	13	Ulmus americana	American Elm	2 - Good	N		PRESERVE
2326	16	Ulmus americana	American Elm	2 - Good	N		PRESERVE
2327	16	Acer nigrum	Black Maple	4 - Fair to Poor	N		PRESERVE
2328	17	Acer nigrum	Black Maple	4 - Fair to Poor	N		PRESERVE
2329	28	Acer nigrum	Black Maple	3 - Fair	N		PRESERVE
2330	8	Morus alba	White Mulberry	5 - Poor	N		PRESERVE
2331	15	Ulmus americana	American Elm	2 - Good	N		PRESERVE
2332	12	Acer nigrum	Black Maple	3 - Fair	N		PRESERVE
2333	30	Ulmus americana	American Elm	3 - Fair	N		PRESERVE
2334	6	Acer nigrum	Black Maple	3 - Fair	N		PRESERVE
2335	21	Morus alba	White Mulberry	3 - Fair	N		PRESERVE
2336	19	Juglans nigra	Black Walnut	3 - Fair	N	S	PRESERVE
2337	23	Morus alba	White Mulberry	4 - Fair to Poor	N		PRESERVE
2338	5	Celtis occidentalis	Common Hackberry	3 - Fair	N		REMOVE
2339	8	Prunus serotina	Black Cherry	4 - Fair to Poor	N		REMOVE
2340	17	Ulmus americana	American Elm	2 - Good	N		PRESERVE
2341	12	Ulmus americana	American Elm	3 - Fair	N		PRESERVE
2342	11	Juglans nigra	Black Walnut	2 - Good	N		PRESERVE
2343	15	Morus alba	White Mulberry	4 - Fair to Poor	N		PRESERVE
2344	8	Acer nigrum	Black Maple	5 - Poor	N		REMOVE
2345	8	Acer nigrum	Black Maple	4 - Fair to Poor	N		PRESERVE
2346	49	Populus deltoides	Eastern Cottonwood	3 - Fair	N		PRESERVE
2347	5	Populus deltoides	Eastern Cottonwood	3 - Fair	N		PRESERVE
2348	11	Ulmus americana	American Elm	2 - Good	N		PRESERVE
2349	12	Ulmus americana	American Elm	3 - Fair	N		PRESERVE
2350	4	Ulmus americana	American Elm	2 - Good	N		PRESERVE
2351	14	Ulmus americana	American Elm	3 - Fair	N		PRESERVE
2352	10	Ulmus americana	American Elm	4 - Fair to Poor	N		PRESERVE
2353	14	Ulmus americana	American Elm	2 - Good	N		PRESERVE
2354	8	Ulmus americana	American Elm	3 - Fair	N		PRESERVE
2355	4X12	Salix fragilis	Crack Willow	3 - Fair	N		PRESERVE
2356	11	Ulmus americana	American Elm	2 - Good	N		PRESERVE

Tag #	DBH (inches)	Species Name*	Common Name	Condition	Bat Habitat	Key or Significant	Outcome
2357	18	Ulmus americana	American Elm	2 - Good	N		PRESERVE
2358	7	Acer nigrum	Black Maple	3 - Fair	N		PRESERVE
2359	14	Fraxinus pennsylvanica	Green Ash	5 - Poor	Y		PRESERVE
2360	4	Ulmus americana	American Elm	3 - Fair	N		PRESERVE
2361	8	Ulmus americana	American Elm	3 - Fair	N		PRESERVE
2362	14	Acer nigrum	Black Maple	4 - Fair to Poor	N		PRESERVE
2363	8	Ulmus americana	American Elm	3 - Fair	N		PRESERVE
2364	7	Acer nigrum	Black Maple	5 - Poor	N		PRESERVE
2365	7	Acer nigrum	Black Maple	3 - Fair	N		PRESERVE
2366	7	Acer nigrum	Black Maple	5 - Poor	N		PRESERVE
2367	4X26	Salix fragilis	Crack Willow	4 - Fair to Poor	Y		PRESERVE
2368	8	Acer nigrum	Black Maple	5 - Poor	N		PRESERVE
2369	8	Acer nigrum	Black Maple	4 - Fair to Poor	N		PRESERVE
2370	14	Ulmus americana	American Elm	3 - Fair	N		PRESERVE
2371	8	Acer nigrum	Black Maple	4 - Fair to Poor	N		PRESERVE
2372	8	Acer nigrum	Black Maple	4 - Fair to Poor	N		PRESERVE
2373	5	Acer nigrum	Black Maple	4 - Fair to Poor	N		PRESERVE
2374	7	Ulmus americana	American Elm	3 - Fair	N		PRESERVE
2375	13	Ulmus americana	American Elm	2 - Good	N		PRESERVE
2376	6	Morus alba	White Mulberry	3 - Fair	N		REMOVE
2377	4	Ulmus americana	American Elm	3 - Fair	N		PRESERVE
2378	8	Populus deltoides	Eastern Cottonwood	3 - Fair	N		PRESERVE
2379	21	Ulmus americana	American Elm	2 - Good	N		REMOVE
2380	4	Ulmus americana	American Elm	2 - Good	N		REMOVE
2381	25	Populus deltoides	Eastern Cottonwood	3 - Fair	N		REMOVE
2382	2x15	Populus deltoides	Eastern Cottonwood	3 - Fair	Y		REMOVE
2383	4	Celtis occidentalis	Common Hackberry	3 - Fair	N		REMOVE
2384	8	Juglans nigra	Black Walnut	2 - Good	N		REMOVE
2385	8	Morus alba	White Mulberry	3 - Fair	N		REMOVE
2386	30	Dead	#N/A	6 - Dead	Y		REMOVE
2387	7	Ulmus pumila	Siberian Elm	3 - Fair	N		REMOVE
2388	6	Gleditsia triacanthos	Honey-Locust	3 - Fair	N		REMOVE
2389	4	Juniperus virginiana	Eastern Red-Cedar	3 - Fair	N		REMOVE
2390	6	Ulmus americana	American Elm	3 - Fair	N		REMOVE
2391	5x9	Fraxinus pennsylvanica	Green Ash	6 - Dead	N		REMOVE
2392	9	Fraxinus pennsylvanica	Green Ash	6 - Dead	N		REMOVE
2393	8	Fraxinus pennsylvanica	Green Ash	5 - Poor	N		REMOVE
2394	4	Ulmus americana	American Elm	3 - Fair	N		REMOVE
2395	6	Fraxinus pennsylvanica	Green Ash	3 - Fair	N		REMOVE
2396	15	Juglans nigra	Black Walnut	2 - Good	N	S	REMOVE
2397	5	Juglans nigra	Black Walnut	2 - Good	N		REMOVE
2398	5	Ulmus americana	American Elm	2 - Good	N		REMOVE
2399	15	Ulmus americana	American Elm	2 - Good	N		REMOVE
2400	12	Juglans nigra	Black Walnut	1 - Excellent	N	S	REMOVE
2401	4	Fraxinus pennsylvanica	Green Ash	3 - Fair	N		REMOVE
2402	11	Morus alba	White Mulberry	3 - Fair	N		REMOVE
2403	8	Ulmus americana	American Elm	3 - Fair	N		REMOVE
2404	14	Juglans nigra	Black Walnut	2 - Good	N	S	REMOVE
2405	5	Celtis occidentalis	Common Hackberry	3 - Fair	N		REMOVE
2406	5	Juglans nigra	Black Walnut	3 - Fair	N		REMOVE
2407	4	Celtis occidentalis	Common Hackberry	2 - Good	N		REMOVE
2408	4	Celtis occidentalis	Common Hackberry	3 - Fair	N		REMOVE
2409	7	Juglans nigra	Black Walnut	2 - Good	N		REMOVE
2410	4	Celtis occidentalis	Common Hackberry	3 - Fair	N		REMOVE
2411	23	Salix fragilis	Crack Willow	5 - Poor	N		REMOVE
2412	7	Acer nigrum	Black Maple	5 - Poor	N		REMOVE
2413	5	Ulmus americana	American Elm	3 - Fair	N		REMOVE
2414	10	Ulmus americana	American Elm	3 - Fair	N		REMOVE
2415	10	Malus prunifolia	Plum-Leaf Crab Apple	4 - Fair to Poor	N		REMOVE
2416	2x9	Malus prunifolia	Plum-Leaf Crab Apple	3 - Fair	N		REMOVE
2417	3x8	Malus prunifolia	Plum-Leaf Crab Apple	5 - Poor	N		REMOVE
2418	2x5	Malus prunifolia	Plum-Leaf Crab Apple	5 - Poor	N		REMOVE
2419	13	Malus prunifolia	Plum-Leaf Crab Apple	4 - Fair to Poor	N		REMOVE

Tag #	DBH (inches)	Species Name*	Common Name	Condition	Bat Habitat	Key or Significant	Outcome
2420	15	Ulmus pumila	Siberian Elm	3 - Fair	N		REMOVE
2421	12	Prunus serotina	Black Cherry	3 - Fair	N		REMOVE
2422	7	Malus prunifolia	Plum-Leaf Crab Apple	4 - Fair to Poor	N		REMOVE
2423	9	Malus prunifolia	Plum-Leaf Crab Apple	3 - Fair	N		REMOVE
2424	10	Ulmus americana	American Elm	4 - Fair to Poor	N		REMOVE
2425	6	Ulmus americana	American Elm	3 - Fair	N		REMOVE
2426	2x10	Taxodium distichum	Southern Bald-Cypress	2 - Good	N		REMOVE
2427	2x12	Taxodium distichum	Southern Bald-Cypress	2 - Good	N		REMOVE
2428	12	Taxodium distichum	Southern Bald-Cypress	3 - Fair	N		REMOVE
2429	2x9	Taxodium distichum	Southern Bald-Cypress	3 - Fair	N		REMOVE
2430	2x8	Taxodium distichum	Southern Bald-Cypress	2 - Good	N		REMOVE
2431	3x5	Alnus glutinosa	European Alder	2 - Good	N		REMOVE
2432	4x5	Alnus glutinosa	European Alder	2 - Good	N		REMOVE
2433	23	Ulmus americana	American Elm	3 - Fair	N		PRESERVE
2434	2x15	Ulmus americana	American Elm	3 - Fair	N		PRESERVE
2435	6	Ulmus americana	American Elm	3 - Fair	N		PRESERVE
2436	12	Celtis occidentalis	Common Hackberry	3 - Fair	N		PRESERVE
2437	12	Ulmus americana	American Elm	3 - Fair	N		PRESERVE
2438	13	Acer platanoides	Norway Maple	3 - Fair	N		PRESERVE
2439	14	Thuja occidentalis	Eastern Arborvitae	1 - Excellent	N		REMOVE
2440	14	Thuja occidentalis	Eastern Arborvitae	1 - Excellent	N		REMOVE
2441	14	Thuja occidentalis	Eastern Arborvitae	1 - Excellent	N		REMOVE
2442	7	Larix laricina	American Larch	2 - Good	N		REMOVE
2443	7	Douglas Fir Species	Douglas Fir cultivar	3 - Fair	N		REMOVE
3924	9	Gleditsia triacanthos	Honey-Locust	1 - Excellent	N		PRESERVE
3925	10	Gleditsia triacanthos	Honey-Locust	1 - Excellent	N		PRESERVE
3926	7	Gleditsia triacanthos	Honey-Locust	1 - Excellent	N		REMOVE
3927	7	Gleditsia triacanthos	Honey-Locust	1 - Excellent	N		REMOVE
3928	8	Gleditsia triacanthos	Honey-Locust	2 - Good	N		REMOVE
3929	9	Gleditsia triacanthos	Honey-Locust	1 - Excellent	N		REMOVE
3930	9	Gleditsia triacanthos	Honey-Locust	1 - Excellent	N		REMOVE
3931	9	Gleditsia triacanthos	Honey-Locust	1 - Excellent	N		REMOVE
3932	11	Gleditsia triacanthos	Honey-Locust	1 - Excellent	N		PRESERVE
4664	22	Platanus occidentalis	American Sycamore	4 - Fair to Poor	N		PRESERVE
4665	6	Fraxinus pennsylvanica	Green Ash	3 - Fair	N		PRESERVE
4666	6	Quercus macrocarpa	Burr Oak	2 - Good	N		PRESERVE
4667	9	Quercus macrocarpa	Burr Oak	3 - Fair	N		PRESERVE
4668	5	Fraxinus pennsylvanica	Green Ash	6 - Dead	N		PRESERVE
4669	8	Quercus macrocarpa	Burr Oak	2 - Good	N		PRESERVE
4670	9	Ulmus americana	American Elm	2 - Good	N		PRESERVE
4671	2x6	Quercus macrocarpa	Burr Oak	3 - Fair	N		PRESERVE
4672	6	Quercus macrocarpa	Burr Oak	3 - Fair	N		PRESERVE
4673	5	Quercus macrocarpa	Burr Oak	3 - Fair	N		PRESERVE
4674	4	Quercus macrocarpa	Burr Oak	3 - Fair	N		PRESERVE
4675	4	Quercus macrocarpa	Burr Oak	3 - Fair	N		PRESERVE
4676	11	Quercus macrocarpa	Burr Oak	3 - Fair	N		PRESERVE
4677	2x4	Morus alba	White Mulberry	4 - Fair to Poor	N		PRESERVE
4678	21	Ulmus americana	American Elm	2 - Good	N		REMOVE
4679	4	Morus alba	White Mulberry	5 - Poor	N		REMOVE
4680	7	Juglans nigra	Black Walnut	3 - Fair	N		REMOVE
4681	2x4	Morus alba	White Mulberry	4 - Fair to Poor	N		REMOVE
4682	4	Morus alba	White Mulberry	4 - Fair to Poor	N		REMOVE
4683	23	Juglans nigra	Black Walnut	3 - Fair	N	S	REMOVE
4684	11	Celtis occidentalis	Common Hackberry	2 - Good	N		REMOVE
4685	7	Celtis occidentalis	Common Hackberry	2 - Good	N		REMOVE
4686	4	Cercis canadensis	Redbud	4 - Fair to Poor	N		PRESERVE
4687	7	Morus alba	White Mulberry	4 - Fair to Poor	N		PRESERVE
4688	3x10	Cercis canadensis	Redbud	3 - Fair	N		PRESERVE
4689	5	Morus alba	White Mulberry	4 - Fair to Poor	N		PRESERVE
4690	4	Picea pungens	Colorado Blue Spruce	3 - Fair	N		PRESERVE
4691	8	Acer platanoides	Norway Maple	2 - Good	N		PRESERVE
4692	3x12	Acer saccharinum	Silver Maple	2 - Good	N		PRESERVE
4693	23	Acer platanoides	Norway Maple	1 - Excellent	N	S	PRESERVE



dickson design

STUDIO

9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

PULTE HOME COMPANY, LLC

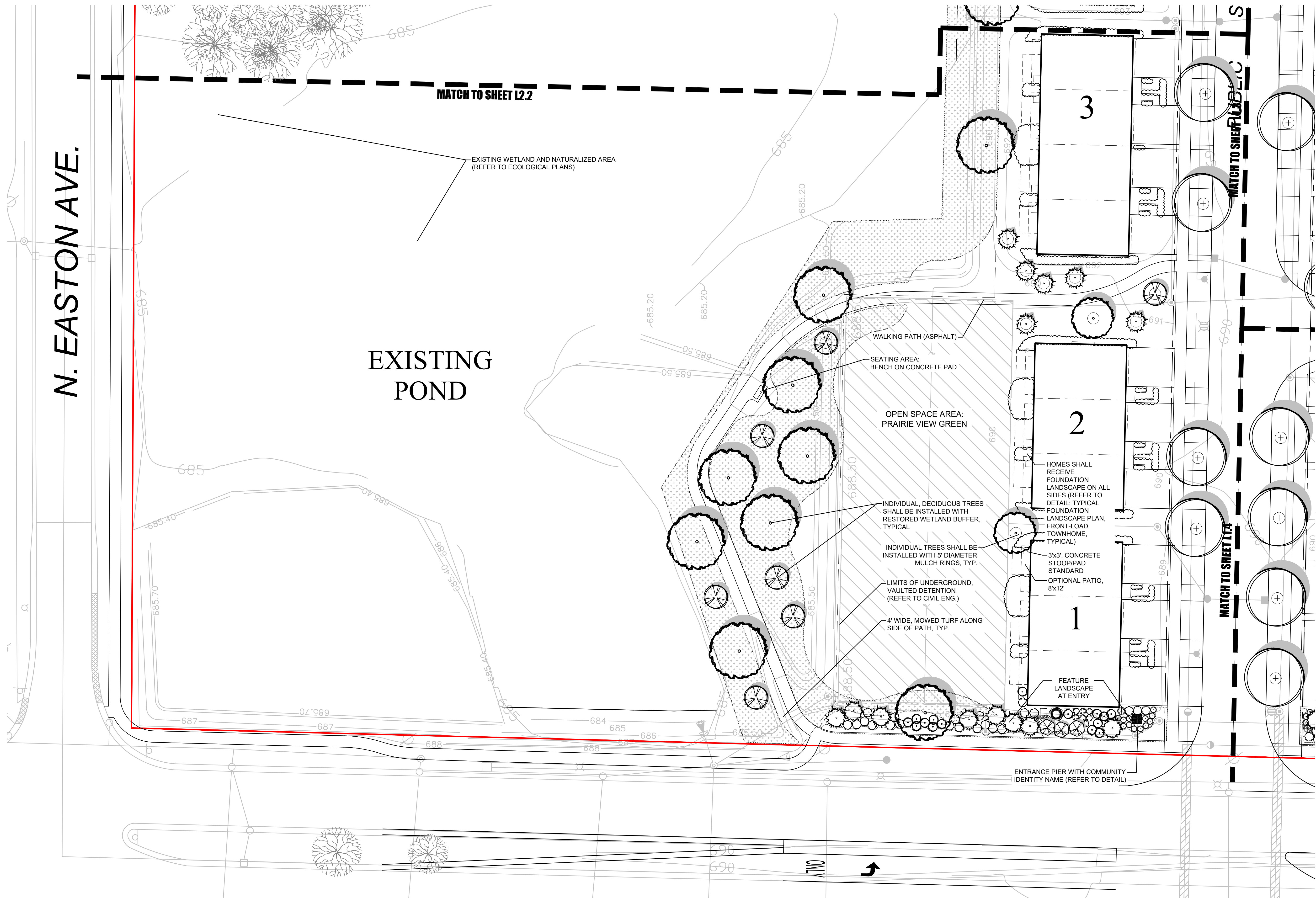
1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL

PLAN DATE

MAY 30, 2025

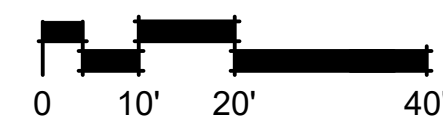
REVISIONS

1.	7/21/25 PER STAFF COMMENTS
2.	9/10/25 PER STAFF COMMENTS
3.	10/3/



LANDSCAPE PLAN - SOUTHWEST

SCALE: 1" = 20'-0"



dickson design
STUDIO

9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

PULTE HOME COMPANY, LLC

1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL

PLAN DATE

MAY 30, 2025

REVISIONS

1.	7/21/25 PER STAFF COMMENTS
2.	9/10/25 PER STAFF COMMENTS
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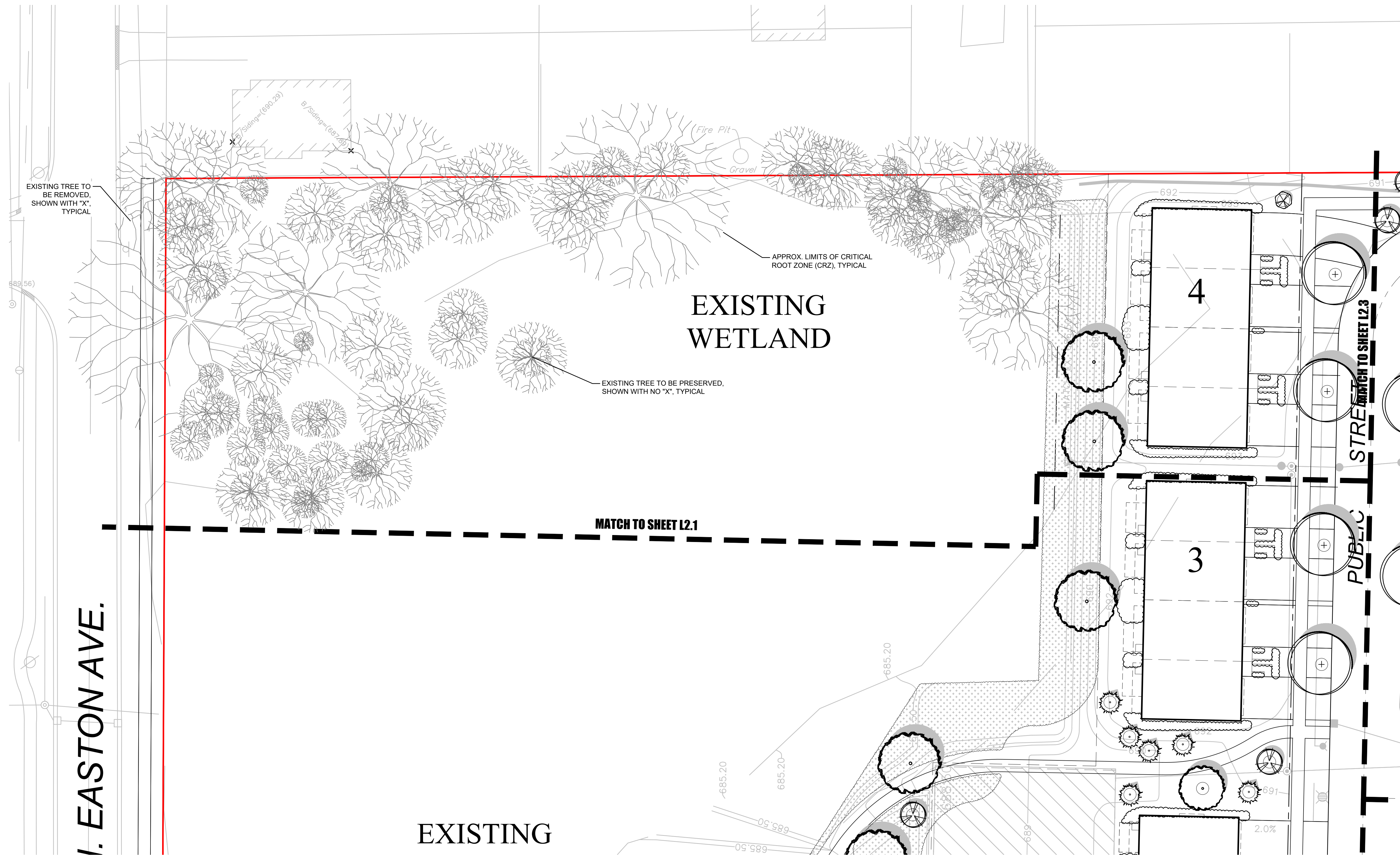
PROJECT NAME AND SHEET TITLE

PRAIRIE VIEW TOWNS
BUFFALO GROVE, IL

PRELIMINARY LANDSCAPE PLAN
- SOUTHWEST

SHEET NUMBER

L2.1



dickson design
STUDIO

9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS
PULTE HOME COMPANY, LLC

1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL

PLAN DATE
MAY 30, 2025

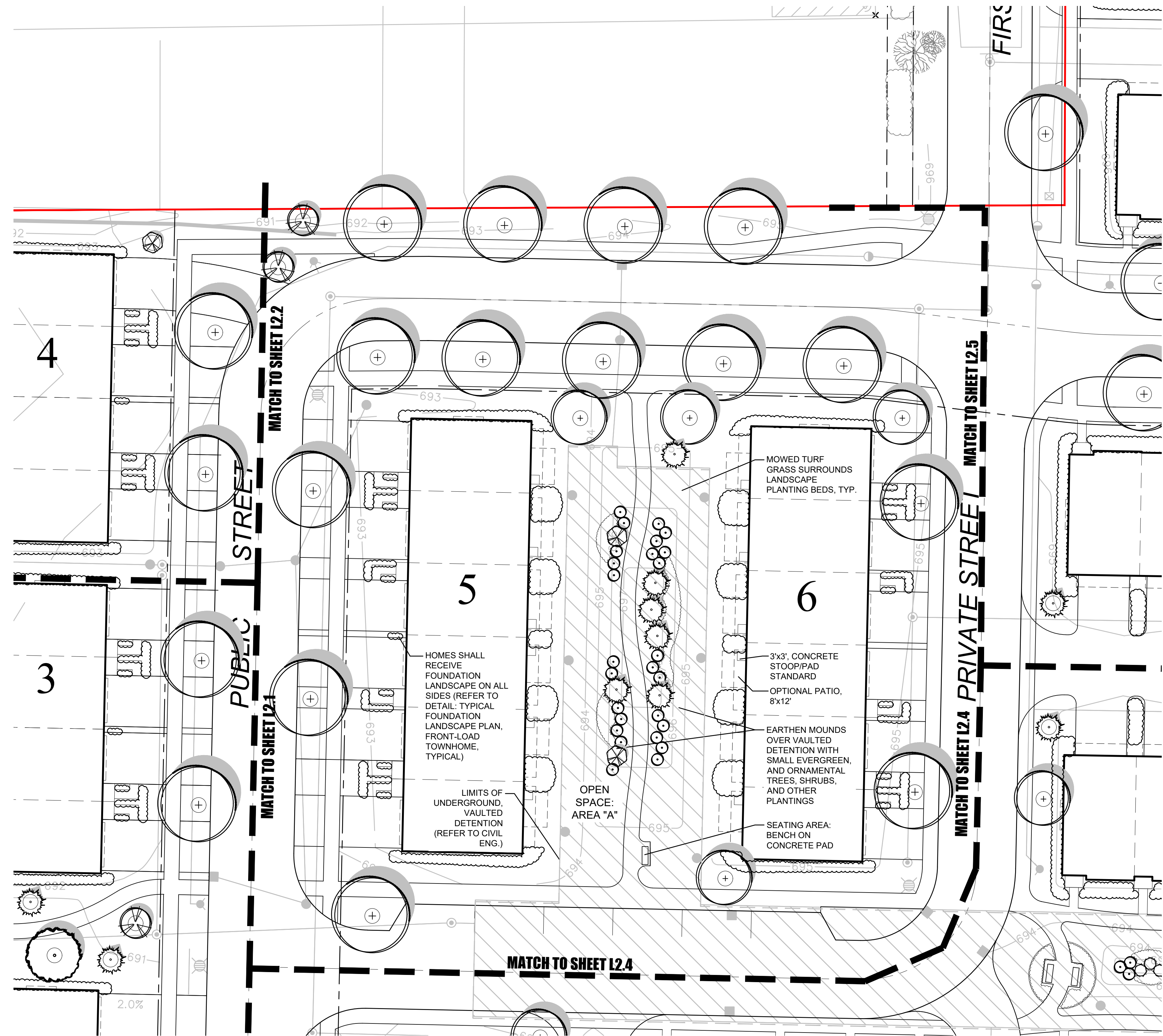
REVISIONS

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3.	10/3/25 PER STAFF COMMENTS
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PROJECT NAME AND SHEET TITLE
**PRAIRIE VIEW TOWNS
BUFFALO GROVE, IL**

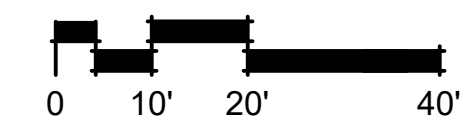
**PRELIMINARY LANDSCAPE PLAN
- NORTHWEST**

SHEET NUMBER
L2.2



LANDSCAPE PLAN - NORTH, CENTER

SCALE: 1" = 20'-0"



dickson design
STUDIO

9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

PULTE HOME COMPANY, LLC

1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL

PLAN DATE

MAY 30, 2025

REVISIONS

1.	7/21/25 PER STAFF COMMENTS
2.	9/10/25 PER STAFF COMMENTS
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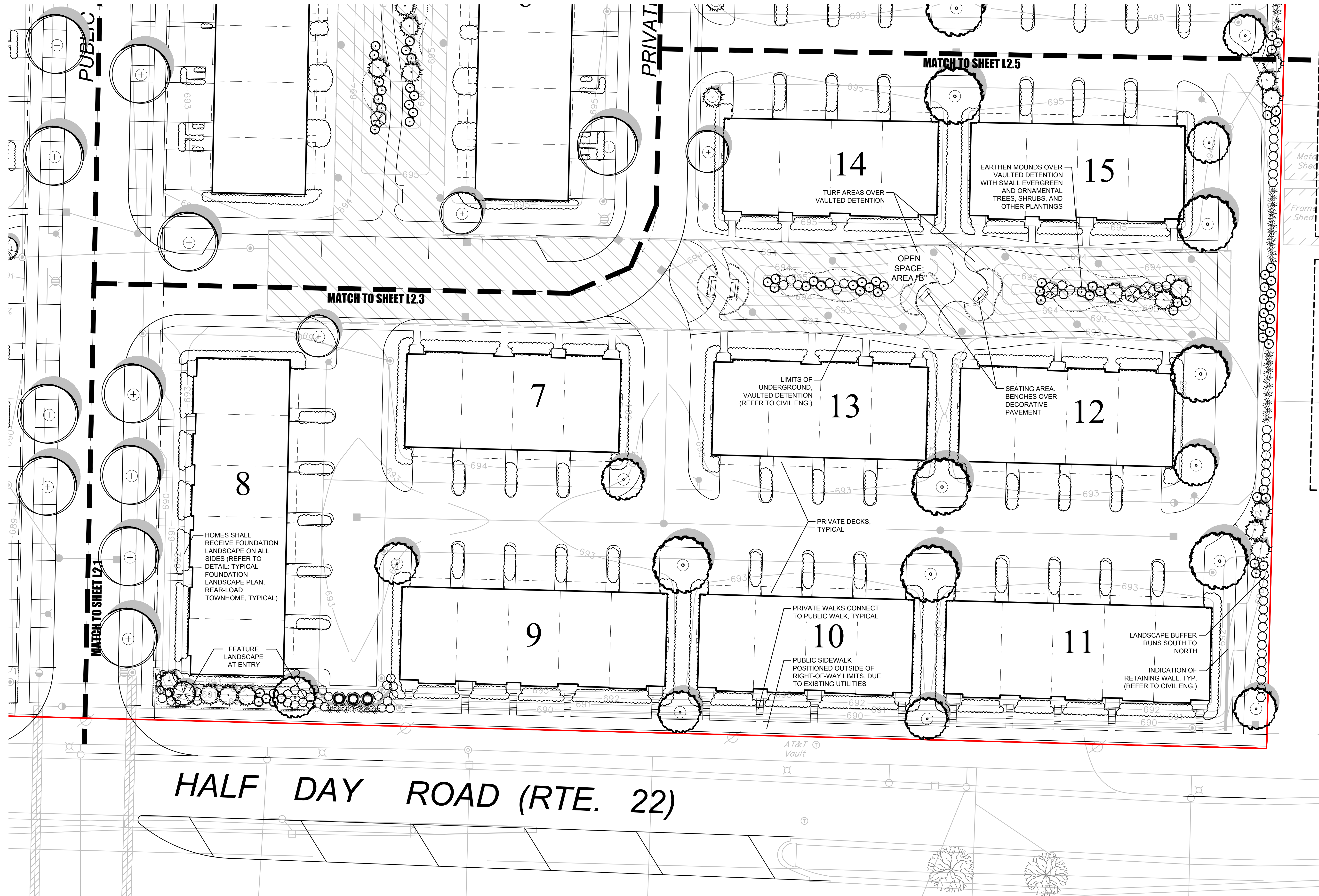
PROJECT NAME AND SHEET TITLE

PRAIRIE VIEW TOWNS
BUFFALO GROVE, IL

PRELIMINARY LANDSCAPE PLAN
- NORTH, CENTER

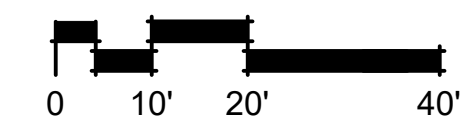
SHEET NUMBER

L2.3



LANDSCAPE PLAN - SOUTHEAST

SCALE: 1" = 20'-0"



dickson design
STUDIO

9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

PULTE HOME COMPANY, LLC

1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL

PLAN DATE

MAY 30, 2025

REVISIONS

1.	7/21/25 PER STAFF COMMENTS
2.	9/10/25 PER STAFF COMMENTS
3.	10/3/25 PER STAFF COMMENTS
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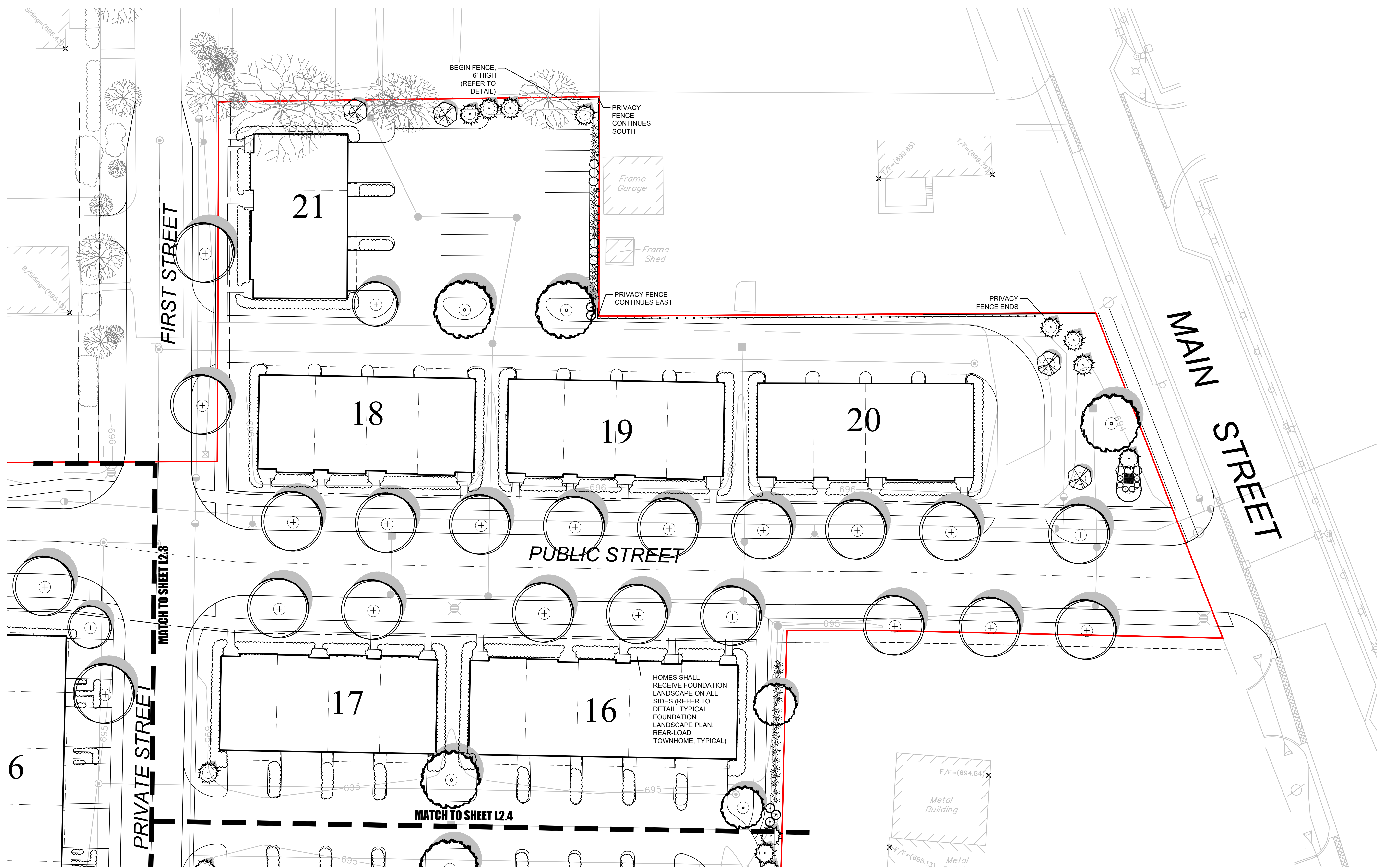
PROJECT NAME AND SHEET TITLE

PRAIRIE VIEW TOWNS
BUFFALO GROVE, IL

PRELIMINARY LANDSCAPE PLAN
- SOUTHEAST

SHEET NUMBER

L2.4



dickson design
STUDIO

9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS
PULTE HOME COMPANY, LLC
1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL

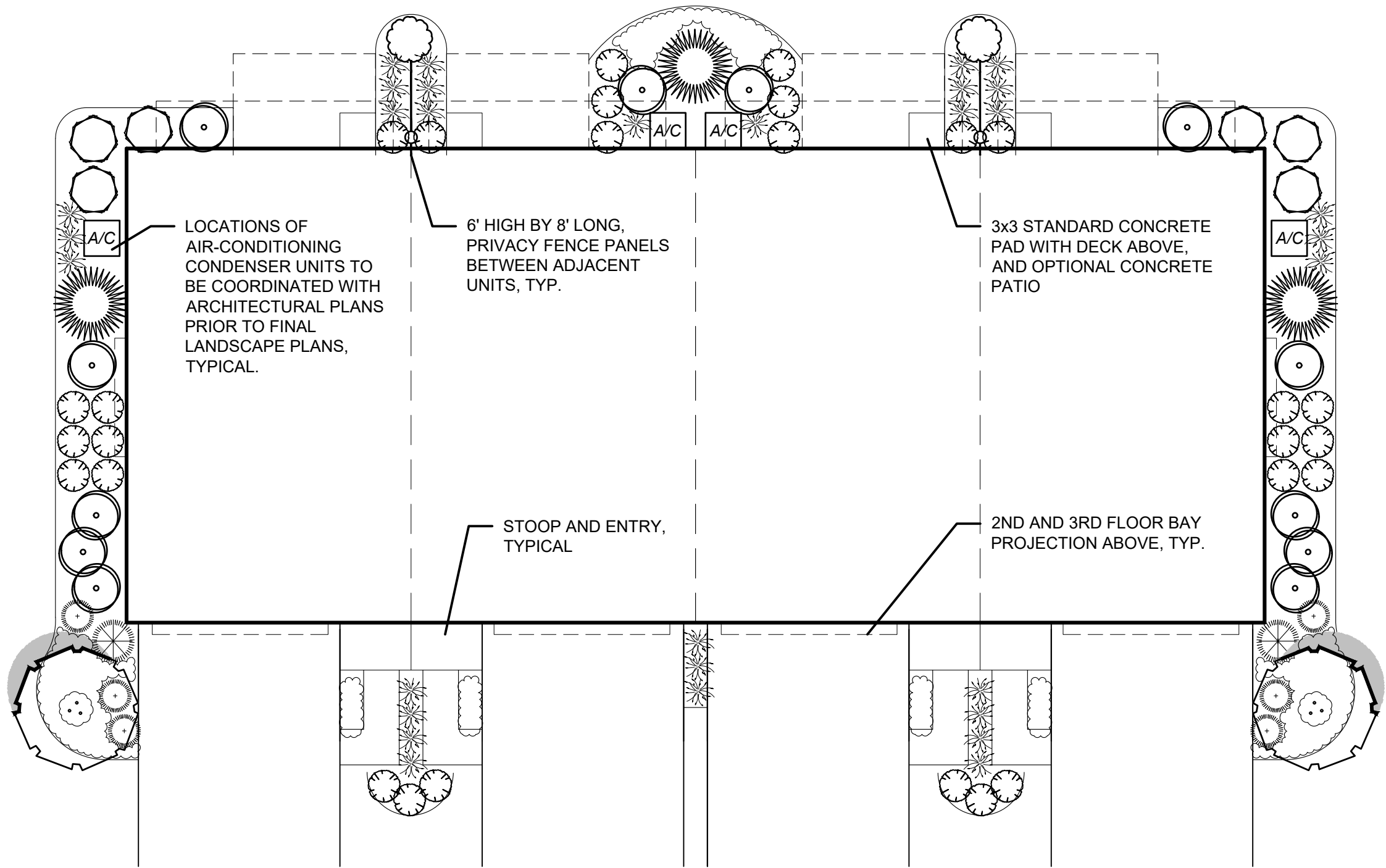
PLAN DATE
MAY 30, 2025

REVISIONS	
1.	7/21/25 PER STAFF COMMENTS
2.	9/10/25 PER STAFF COMMENTS
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PROJECT NAME AND SHEET TITLE
PRAIRIE VIEW TOWNS
BUFFALO GROVE, IL

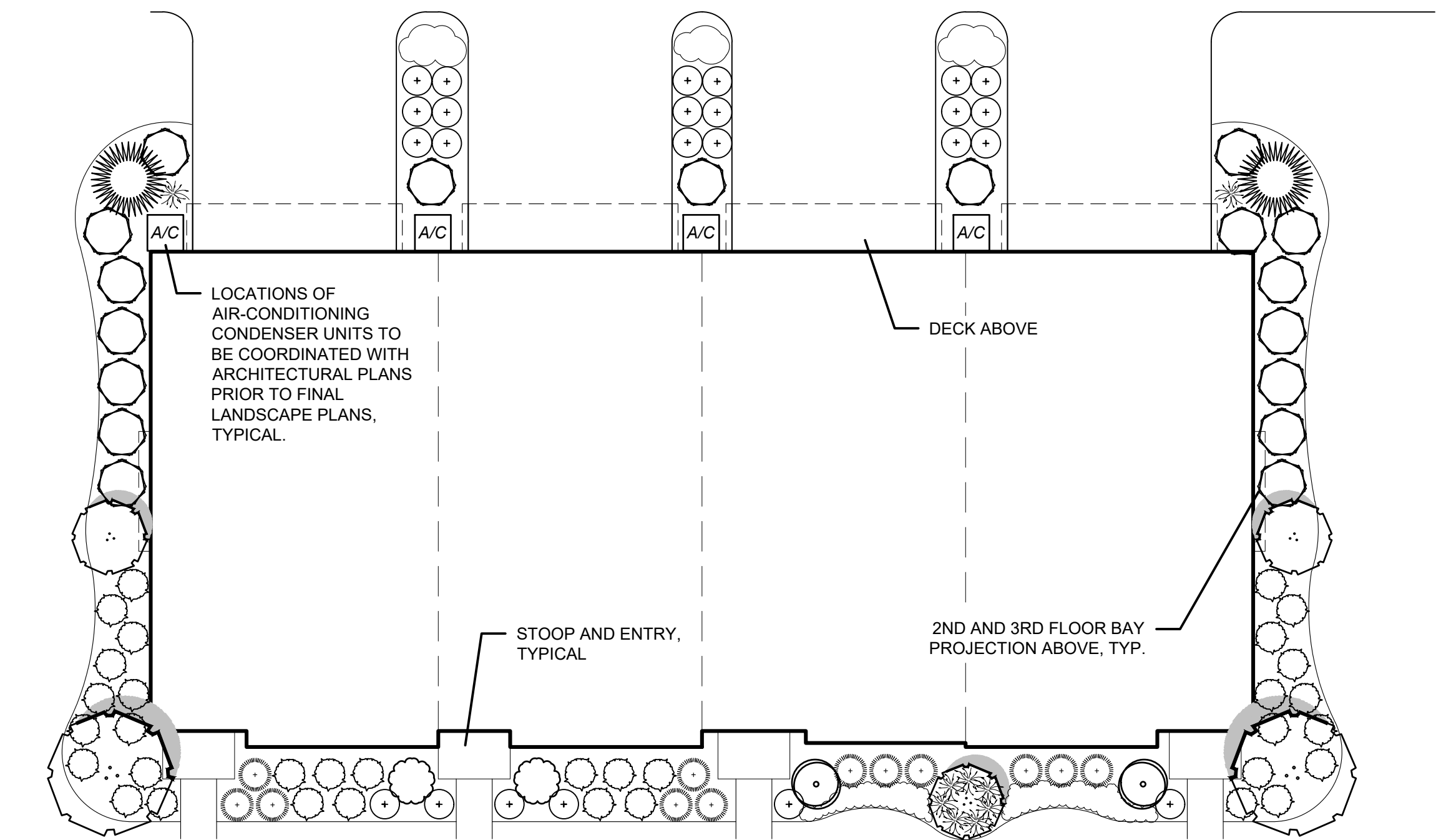
PRELIMINARY LANDSCAPE PLAN
- NORTHEAST

SHEET NUMBER
L2.5



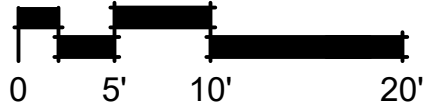
DETAIL: TYPICAL FOUNDATION LANDSCAPE PLAN, FRONT-LOADED TOWNHOME

SCALE: 1" = 10'



DETAIL: TYPICAL FOUNDATION LANDSCAPE PLAN, REAR-LOADED TOWNHOME

SCALE: 1" = 10'



dickson design
STUDIO

9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

PULTE HOME COMPANY, LLC

**1900 E. GOLF ROAD, SUITE 300
SCHAMBURG, IL**

PLAN DATE

MAY 30, 2025

REVISIONS

1.	7/21/25 PER STAFF COMMENTS
2.	9/10/25 PER STAFF COMMENTS
3.	10/3/25 PER STAFF COMMENTS
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PROJECT NAME AND SHEET TITLE

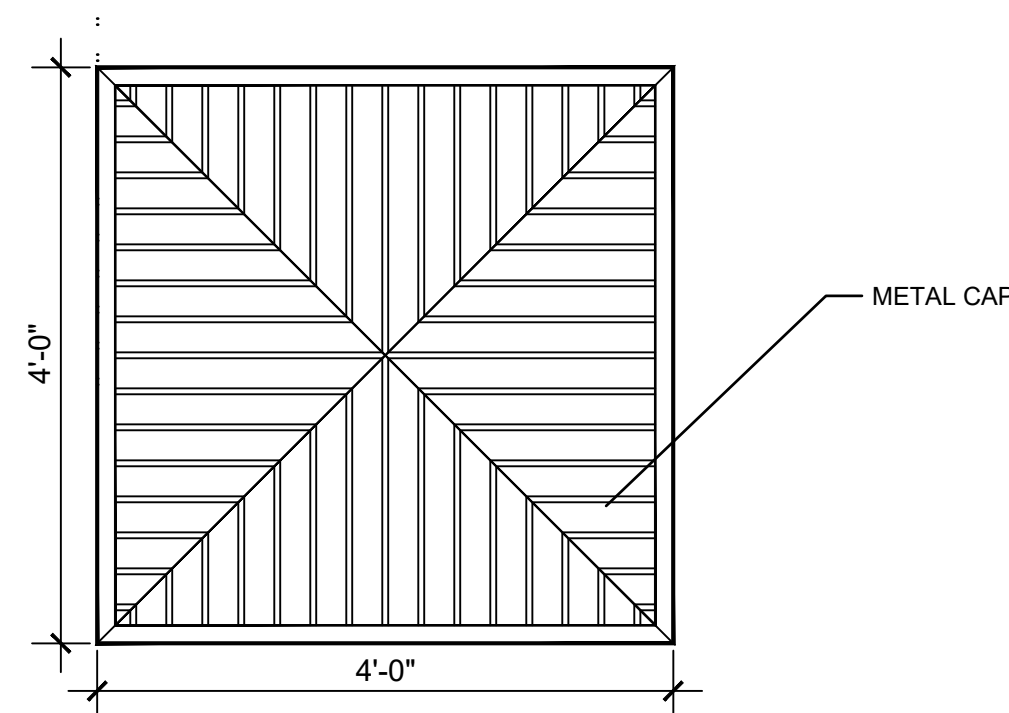
PRAIRIE VIEW TOWNS
BUFFALO GROVE, IL

PRELIMINARY LANDSCAPE PLAN
- TYPICAL FOUNDATIONS

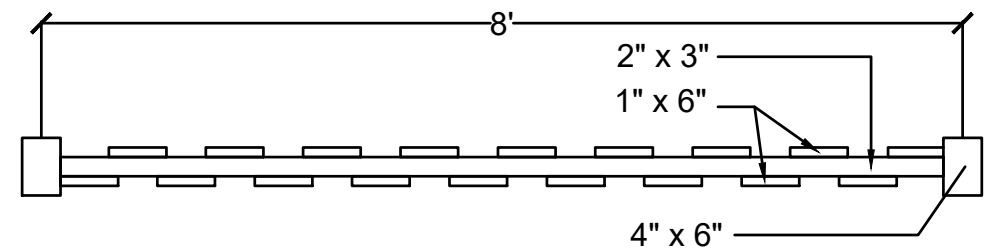
SHEET NUMBER

L2.6

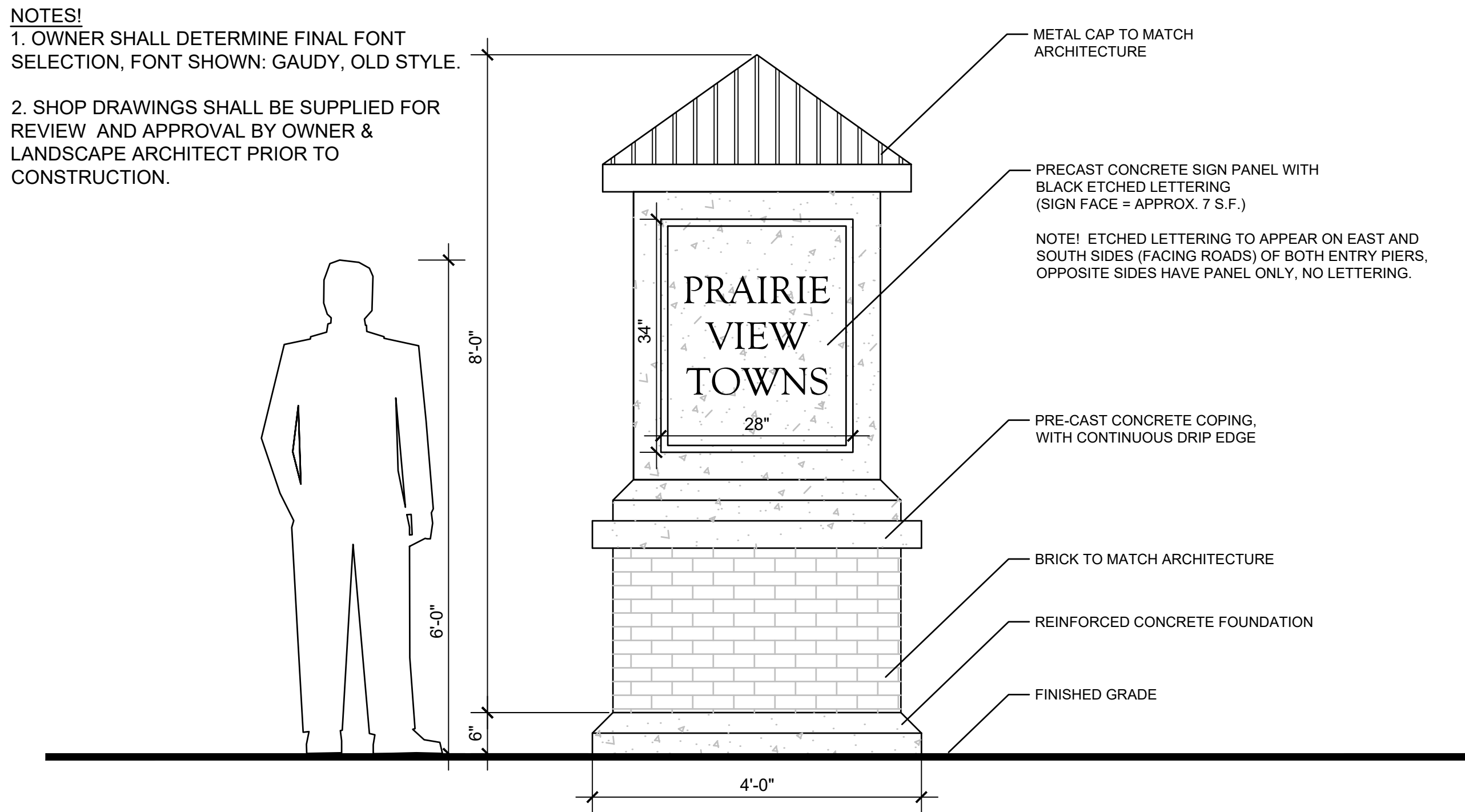
DETAILS: SITE FEATURES



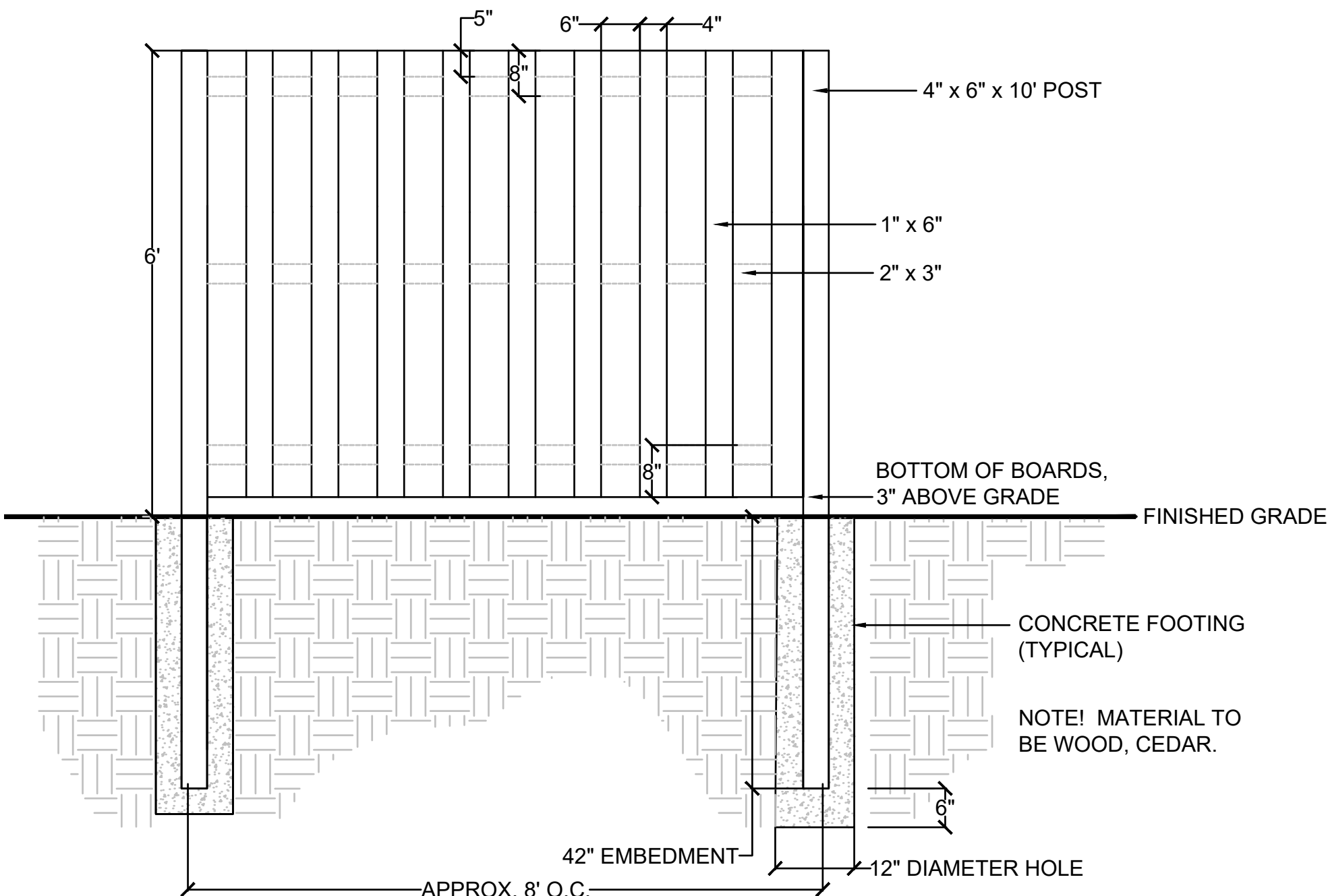
PLAN VIEW



PLAN VIEW



ELEVATION



ELEVATION

DETAIL: ENTRY PIER

SCALE: 1/2" = 1'-0"

DETAIL: PRIVACY FENCING

NOT TO SCALE



dickson design
STUDIO

9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

PULTE HOME COMPANY, LLC

**1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL**

PLAN DATE

MAY 30, 2025

REVISIONS

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PROJECT NAME AND SHEET TITLE

**PRAIRIE VIEW TOWNS
BUFFALO GROVE, IL**

**PRELIMINARY LANDSCAPE PLAN
- DETAILS: SITE FEATURES**

SHEET NUMBER

L3.0



Rear-Load Townhome Building Elevations
Building Type 9, 11, 12, 18, 19, 20: FIVE Unit Configuration

Fiore Property Townhomes
Buffalo Grove, Illinois

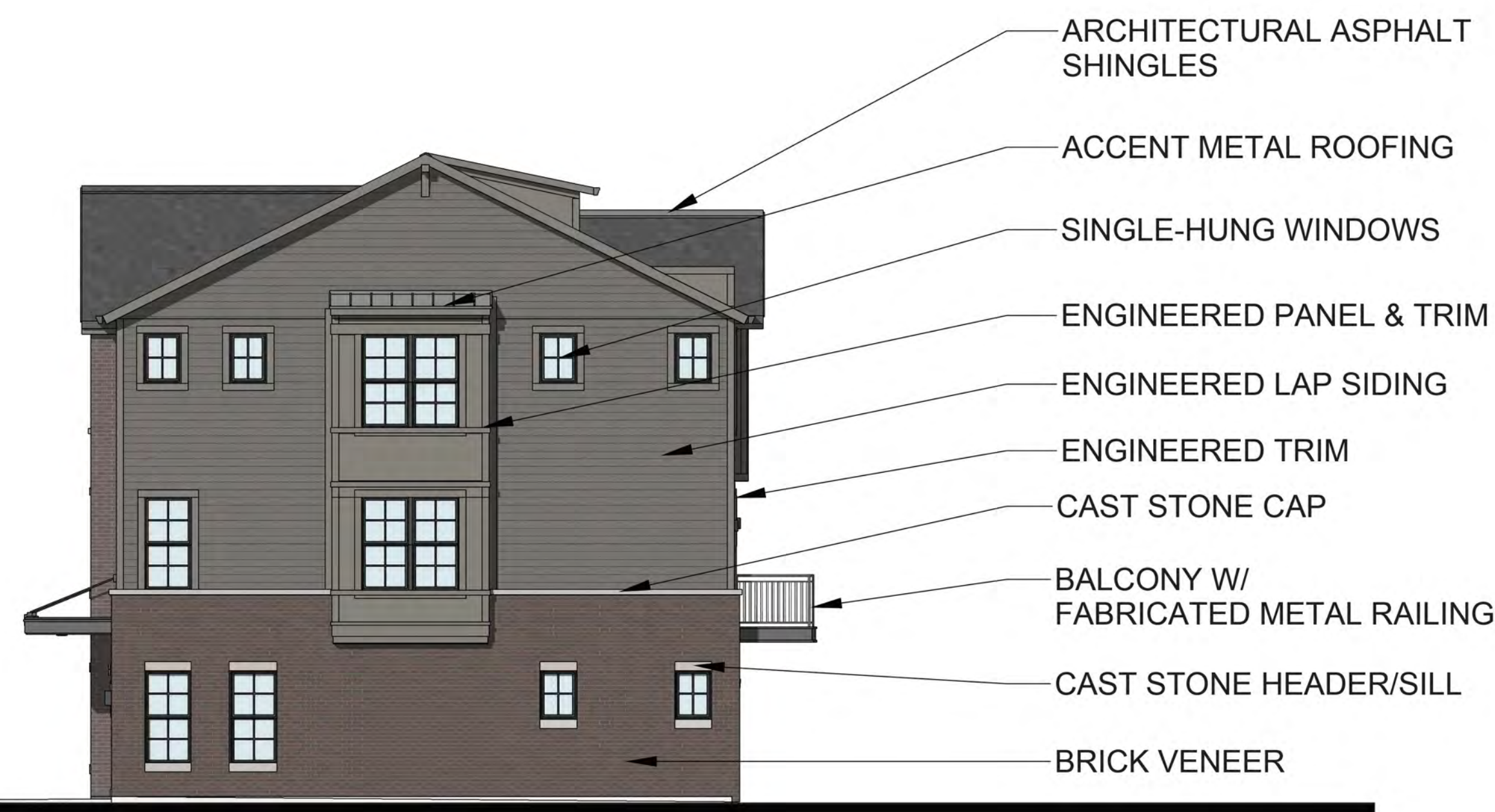




Primary Elevation
Scale: 3/16" = 1'-0"



Rear Elevation
Scale: 1/8" = 1'-0"



Side Elevation (Typical)
Scale: 1/8" = 1'-0"



Rear-Load Townhome Building Elevations
Building Type 9, 11, 12, 18, 19, 20: FIVE Unit Configuration

Fiore Property Townhomes
Buffalo Grove, Illinois





Front-Load Townhome Building Elevations
Building Type 5, 6: SIX Unit Configuration

Fiore Property Townhomes
Buffalo Grove, Illinois

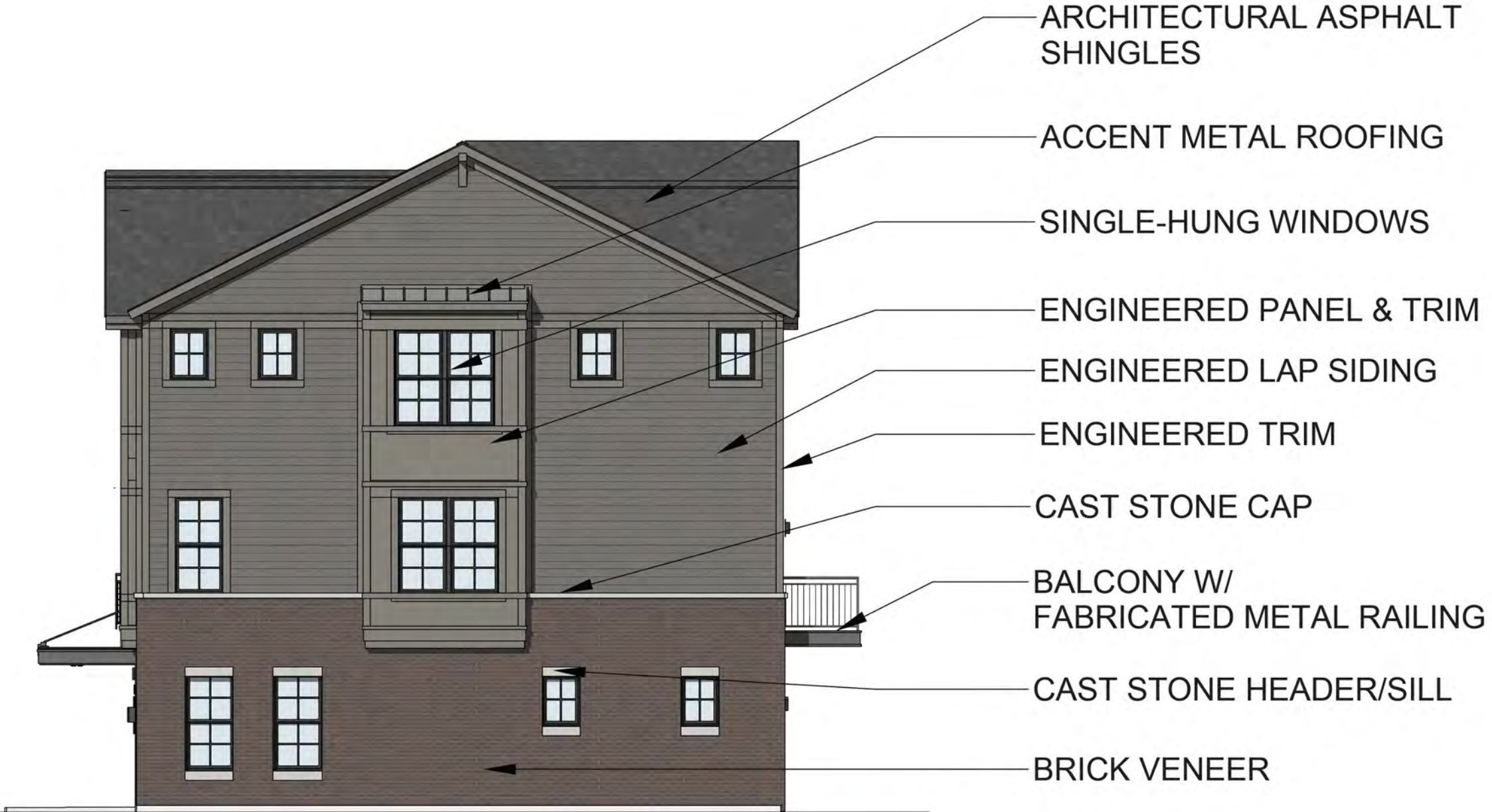




Primary Elevation
Scale: 3/16" = 1'-0"



Rear Elevation
Scale: 1/8" = 1'-0"



Side Elevation (Typical)
Scale: 1/8" = 1'-0"



Front-Load Townhome Building Elevations
Building Type 5, 6: SIX Unit Configuration

Fiore Property Townhomes
Buffalo Grove, Illinois



Development Name

DEVELOPMENT IMPROVEMENT AGREEMENT

THIS AGREEMENT ("Agreement"), made and entered into as of this ____ day of _____, 20__ by and between the VILLAGE OF BUFFALO GROVE, an Illinois Municipal Corporation, and having its office at Village Hall, 50 Raupp Boulevard, Buffalo Grove, Illinois (hereinafter called "Village"), and Developer's Name, (hereinafter called "Developer").

WITNESSETH:

WHEREAS, Developer desires to improve the real property described in Exhibit "A" attached hereto and made a part hereof (the "Property"), and in compliance with the Village's Development Ordinance, Developer has submitted to the Village certain (i) plans prepared by _____, who are registered professional engineers (the "Site Plan"), which Plans were approved by the Village pursuant to Ordinance No. _____ and (ii) additional plans and specifications prepared by _____ dated _____ and described in more detail in Exhibit "C" attached hereto and made a part hereof (the "Site Improvement Plans" and together with the Site Plan, the "Plans"); and,

WHEREAS, the Village is willing to approve said Plans, provided that this Agreement is executed to insure the completion of certain site improvements, as a condition precedent to the issuance of building permits for any buildings to be constructed on the Property.

NOW, THEREFORE, it is mutually agreed as follows:

1. Developer shall furnish, or cause to be furnished, at their own cost and expense, all the necessary material, labor, and equipment to complete the improvements listed on Exhibit "B" attached hereto, and all other site improvements not specifically set forth, which are required by applicable ordinances or agreements (collectively, the "Improvements"), all in a good and workmanlike manner and in accordance with all pertinent ordinances and regulations of the Village and in accordance with the Plans (including any subsequent revisions requested by the Developer and approved in writing by the Village pursuant to the Village's Development Ordinance). All utility lines and services to be installed in the street shall be installed prior to paving.

2. Attached hereto as Exhibit "D" is a complete cost estimate for the construction of the improvement described in Exhibit "B" hereto. No later than three (3) business days following the execution of this Agreement and prior to the issuance of Village Permits, the Developer shall deposit a Letter of Credit acceptable to and in a form and substance approved by the Village in the original amount of _____ and ___/100 Dollars (\$_____.__), as further described in Paragraph 9 herein (the "Letter of Credit").

3. All work shall be subject to inspection by and the approval of the Village Engineer. It is agreed that the contractors who are engaged to construct the Improvements are to be approved by the Village Engineer and that such approval will not be unreasonably withheld.

4. The Developer has paid or will pay the Village a Review and Inspection Fee, as required by Ordinance. It is understood that said fee is based on the amount of the contracts or cost estimate for those items in Exhibit "B".

5. Prior to the time the Developer or any of its contractors begin any of the work provided for herein, the Developer, and/or its contractors shall furnish the Village with evidence of insurance covering their employees in such amounts and coverage as is acceptable to the Village. Nothing herein shall waive any immunities the Village May assert in response to or defense of any such claim.

In addition, by its execution of this Agreement, the Developer agrees to protect, indemnify, save and hold harmless, and defend the Village and its employees, officials, and agents, against any and all claims, costs, causes, actions, and expenses, including but not limited to reasonable attorney's fees incurred by reason of a lawsuit or claim for damages or compensation arising in favor of any person, corporation or other entity, including the employees or officers or independent contractors or sub-contractors of the Developer or the Village, on account of personal injuries or death, or damages to property occurring, growing out of, incident to, or resulting directly or indirectly, from the performance of the work of the Developer, independent contractors or sub-contractors or their officers, agents, or employees. The Developer shall have no liability or damages for the costs incident thereto to the extent caused by the sole negligence or intentional misconduct of the Village, its independent contractors or sub-contractors or their officers, agents, or employees.

6. Subject to Force Majeure (as defined herein), Developer shall cause the Improvements to be completed within twenty-four (24) months following the date of this Agreement (except any Improvements for which specified time limits are noted on the Plans, which shall be completed within the specified time limits shown on the Plans). "Force Majeure" as used herein shall mean a delay in Developer's performance hereunder caused by a strike or labor problem, energy shortage, governmental pre-emption or prescription, national emergency, or any other cause of any kind beyond the reasonable control of Developer. If work is not completed within the time prescribed herein, the Village shall have the right to call upon the Letter of Credit, in accordance with its terms, for the purpose of completing the Improvements. Upon completion of the Improvements herein provided for, as evidenced by the certificate or certificates of the Village President and Board of Trustees, the Village shall be deemed to have accepted said Improvements, and thereupon, the Letter of Credit shall automatically be reduced to serve as security for the obligations of the Developer as set forth in Paragraph 7 hereof. The Developer shall cause its consulting engineers to correct drawings to show work as actually constructed and said engineers shall turn over high quality Mylar reproducible copies thereof to the Village to become the Village's property prior to acceptance of the Improvements by the President and Board of Trustees.

7. The Developer, for a period of one year beyond formal acceptance by the Village of any Improvement, described in Exhibit "B" hereof, shall be responsible for maintenance, repairs and corrections to such Improvements which may be required due to failures or on account of faulty construction or due to the Developer's negligence and/or its contractors' negligence. The obligation of the Developer hereunder shall be secured by the Letter of Credit as further described in Paragraph 9 hereof.

8. It is agreed that no occupancy permit shall be granted by any official for the construction of any structure until all required utility facilities set forth in the Plans (to include, but not by way of limitation, sanitary sewer, water and storm sewer systems) have been installed and made ready to service the Property; and that all roadways (to include curbs) set forth in the Plans that provide access to the Property have been completely constructed, except for the designed surface course. It is understood and agreed that building permits may be granted for buildings on specific lots to which utility facilities have been installed and made ready for service and to which roadways have been constructed as described

above, notwithstanding the fact that all improvements within the Development may not be completed.

9.A. The obligations of the Developer hereunder as to the deposit of security for the completion of the Improvements and the one year maintenance of said Improvements after acceptance by the Village (Paragraph 7) shall be satisfied upon delivery to the Village of a Letter of Credit in favor of the Village in a form acceptable to the Village, in the amount set forth in Paragraph 2 above. The Letter of Credit shall be made subject to this Agreement. The Developer hereby waives its option pursuant to 30 ILCS 550/3 and 65 ILCS 5/11-39-3 to utilize any type of security other than a Letter of Credit.

B. In addition to the terms, conditions, and covenants of the Letter of Credit, the Village hereby agrees to draw funds or to call said performance guarantee under such security solely for the purpose of payment for labor and materials supplied or to be supplied, by engineers, contractors, or subcontractors, to, or for the benefit of the Developer or the Village, as the case may be, under the provisions of this Agreement and the said Improvements for which payment is being made shall have been completed, or will be completed, in substantial accordance with the Plans.

C. The Village further hereby agrees that to the extent that the Developer causes the commitments of this Agreement to be completed, the outstanding liability of the issuer of the Letter of Credit shall during the course of construction of the Improvements, approximate the cost of completing all Improvements and paying unpaid contract balances for the completion of the Improvements referred to in this Agreement.

Until all required tests have been submitted and approved by the Village for each of the construction elements including, but not limited to, earthwork, street pavements, parking area pavements, sanitary sewers and water mains (as applicable), a minimum of that portion of the surety for each element shall be subject to complete retention. All Improvements are subject to a minimum fifteen (15%) percent retention until final acceptance by the Village.

D. In order to guarantee and warranty the obligations of Paragraph 7 herein, an amount equal to fifteen (15%) percent of the total amount of the Letter of Credit, or an amount equal to fifteen (15%) percent of the cost estimate of the individual Improvement(s) shall be retained in the Letter of Credit for a period of one-year beyond formal acceptance by the Village of the Improvement(s).

E. As a portion of the security amount specified in Paragraph 2, the Developer shall maintain a cash deposit with the Village Clerk in the amount of Thousand Dollars (\$,000.00). If roads are not maintained with a smooth and firm surface reasonably adequate for access of emergency vehicles such as fire trucks and ambulances, or if any condition develops which is deemed a danger to public health or safety by the Village of Buffalo Grove due to the actions of the Developer or his failure to act; and after written notice of this condition, the Developer fails to immediately remedy the condition; then the Village may take action to remedy the situation and charge any expenses which results from the action to remedy the situation to the cash deposit. Upon notification that the cash deposit has been drawn upon, the Developer shall immediately deposit sufficient funds to maintain the deposit in the amount of XX Thousand Dollars (\$,000.00). If the Developer has not made the additional deposit required to maintain the total cash deposit within three (3) days from the date he received notice that such additional deposit was required, it is agreed that the Village may issue a Stop Work Order or also may revoke all permits which the Developer had been granted. This cash deposit shall continue to be maintained until the maintenance guarantee period has lapsed. The deposit may be drawn upon by the Village if the conditions of this Agreement are not met by the Developer within five (5) days after receipt of a written notice of noncompliance with the conditions of this Agreement, except in cases of danger to public health and safety as determined by the Village, in which case, the deposit may be drawn upon immediately following notice to the Developer and his failure to immediately remedy the situation. After termination of the one-year maintenance period and upon receipt by the Village Clerk of a written request for release of the deposit, the Village will either notify the Developer that the Improvements are not in a proper condition for final release of the deposit, or shall release the deposit within fifteen (15) days.

F. In addition to the terms, covenants, and conditions of the Letter of Credit, the Developer hereby agrees that no reduction shall occur in the outstanding liability of the issuer there under, except on the written approval of the Village; however, in all events, the Village shall permit such Letter of Credit to expire, either by its terms, or by return of such Letter of Credit to the Developer, upon the expiration of one (1) year from the acceptance of the Improvements referred to herein by the Village.

To the extent that the provisions of Paragraph 9 herein, and of the Letter of Credit, permit the Village to draw funds under such Letter of Credit, the Village hereby agrees to reduce the outstanding liability of the issuer of the Letter of Credit to the extent that funds are disbursed.

10. Any Letter of Credit shall provide that the issuer thereof shall not cancel or otherwise terminate said security without a written notice being given to the Village between thirty-(30) days and forty-five (45) days in advance of termination or cancellation.

11. No occupancy permit shall be issued until all exterior lighting specified on Exhibit "C" is installed and operational.

12. The Developer acknowledges that he is responsible for the proper control of weeds, grass, refuse, and junk on all property which he owns within the Village in accordance with Chapter 8.32 of the Buffalo Grove Municipal Code. It is further agreed that the Developer shall continue to be responsible for the proper maintenance of any parcels of property for which the Developer transfers ownership to the Village until such time as the development's Improvements are accepted by the Village in writing in accordance with the provisions of this Agreement.

If the Developer fails to perform his maintenance responsibilities established in either this paragraph or Chapter 8.32, the Village may provide a written notice to the Developer of the improper maintenance condition. If proper maintenance is not completed within ten (10) days after the Developer is provided this notice, the Village may perform the maintenance and deduct the costs of the maintenance from the cash deposit described in Paragraph 9E.

13. The Developer agrees that no Improvements constructed in conjunction with this project are sized or located in such a way as to warrant any recapture payment to the Developer pursuant to any applicable previous agreements.

14. This Agreement shall automatically terminate and be of no further force and effect with respect to Developer or the Property upon the expiration of the one year maintenance period, and upon such termination the parties hereto shall have no further obligations to the other, except for the Village's obligation to return the Letter of Credit and cash deposit to Developer or otherwise notify the issuer of the Letter of Credit of the expiration of the Letter of Credit. The period commencing on the date set forth

in the preamble to this Agreement and expiring on the expiration of the one year maintenance period is referred to herein as the "Term".

15. This Agreement and the obligations contained herein are in addition to, and not in limitation of, all other agreements between the Parties hereto including, without limitation, the Preliminary Plan or Annexation Approval Ordinance No. dated _____, and the obligations contained therein.

16. Neither party shall cause this Agreement (or any memorandum hereof) to be recorded against the Property.

17. Neither party shall assign this Agreement or any of its terms without the prior, express and written consent of the other party. Furthermore, no assignment of the Developer's obligations shall be effective unless and until the Village approves the language of any proposed assignment and substitute security in the amounts required by this Agreement.

IN WITNESS WHEREOF, the Village has caused this Agreement to be executed, as has the Developer, all as of the date first above written.

VILLAGE OF BUFFALO GROVE, an Illinois Municipal Corporation

By _____
Village President

DEVELOPER:

Developer Name
Address Line 1
Address Line 2

By: _____
Name: _____
Title: _____

(Development Name)

DEVELOPMENT IMPROVEMENT AGREEMENT

EXHIBIT A

LEGAL DESCRIPTION

KNOWN AS: _____, **BUFFALO GROVE, ILLINOIS**

PERMANENT INDEX NUMBER: 00-00-000-0000

AREA = _____ SQ. FT. OR _____ ACRES

(Development Name)

DEVELOPMENT IMPROVEMENT AGREEMENT

EXHIBIT B

All improvements set forth and depicted in the Plans, both public and private, including (to the extent applicable) earthwork, grading, roads or streets, parking lots, areas and/or parking facilities, sidewalks, sanitary and storm sewers, water main, drainage and storm water detention facilities, site grading, street lighting, landscaping, survey monuments and benchmarks.

(Development Name)

DEVELOPMENT IMPROVEMENT AGREEMENT

EXHIBIT C

Final Engineering and Landscaping Plans prepared by: _____

Entitled: _____

Consisting of: ____ sheet(s), last revised _____

(see following pages)

(Development Name)

DEVELOPMENT IMPROVEMENT AGREEMENT

EXHIBIT D

Engineers Opinion of Probable Costs

(see following pages)



VILLAGE OF BUFFALO GROVE PLANNING & ZONING COMMISSION STAFF REPORT

Meeting Date:	October 22, 2025
Subject Property Location:	16606-16704 Rt. 22, 23008-23025 Main St. and 23023 First St., Prairie View, IL 60069
Petitioner:	Eric Friedman, Pulte Home Company, LLC
Prepared By:	Nicole Woods, Community Development Director Kelly Purvis, Deputy Director of Community Development
Request:	The petitioner seeks approval of a Special Use for a Planned Unit Development, R-9 Rezoning, Plat of Subdivision, Preliminary Plan, and Variations to the Development, Zoning and Sign Codes to construct a 90-unit townhome development on the subject properties.
Existing Lane Use and Zoning:	The property is improved with three buildings that were formerly used in connection with the operations of the Fiore Nursery & Landscape Supply company, and currently zoned GC - General Commercial and R-1 Residential in unincorporated Lake County.
Comprehensive Plan:	The Village Comprehensive Plan calls for this property to be Mixed Use (Commercial/Residential)

PROJECT BACKGROUND

Pulte Home Company, LLC, is the contract purchaser of the properties located at 16606-16704 Rt. 22, 23008-23025 Main St. and 23023 First St., also known as the Fiore properties. The site, which is located in unincorporated Lake County, is approximately 11.20-acres and was the former location of the Fiore Nursery and Landscape Supply company.

The developer is proposing to construct a 90-unit townhome community on the property, called Prairie View Towns. The project will require annexation and approval of an

Annexation and Development Agreement, a Residential Planned Unit Development, a Zoning Map Amendment to R-9 Multi-Family Dwelling District, a Plat of Subdivision, Preliminary Plan, and the following Variations from the Development, Zoning, and Sign Codes:

- A Variation to Section 16.50.070 of the Development Ordinance to allow for reduced right-of-way widths and a deviation from standard street widths for certain portions of the development; and



Figure 1. Aerial image of the Fiore Property

- b. A Variation to Section 16.50.070 of the Development Ordinance to decrease the minimum grade of streets as depicted on the engineering plans; and
- c. A Variation to Section 16.30.030 of the Development Ordinance to deviate from the lot grading requirements as depicted on the engineering plans; and
- d. A Variation to Section 16.50.150 of the Development Ordinance to waive curb and gutter requirements around the parking lot east of building 21; and
- e. Variations to Section 16.30.030 and Section 16.50.080 of the Development Ordinance to waive sidewalk and parkway requirements thereby reducing sidewalks to one side of First Street and allowing carriage walks as depicted on the engineering plans; and
- f. Variations to Section 17.40.050 and 17.28.050 of the Zoning Ordinance to decrease the minimum front, corner side, and rear yard building setbacks as well as the setback from the PUD boundary that is adjacent to single-family residential properties; and
- g. A Variation to Section 17.28.050 of the Zoning Ordinance to reduce the minimum building separations; and
- h. A Variation to Section 14.20.010 of the Sign Ordinance to allow the temporary entrance billboards to exceed the maximum width and the overall sign area; and
- i. A Variation to Section 14.16.010 of the Sign Ordinance to allow two residential development signs to exceed the height limitation and be placed within the required setback area; and

The project was presented to the Village Board for a referral to the Planning and Zoning Commission on May 19, 2025. The Board was generally supportive of the project noting that the Village needs a variety of housing types including some high-density housing. The Board's comments included being mindful of wetland impacts, increasing setbacks where feasible (especially along Rt. 22), examining guest parking and floor plan options, and maintaining areas of open space. Since the referral meeting, the proposed plan has undergone revisions that are responsive to these comments as well as improve the overall site. The revisions include:

- Enhancing the overall site and building design and orientation to better align with the Prairie View Metra Station Area's vision and to integrate with future development
- Increasing setbacks, particularly front and corner side yard setbacks along Route 22
- Improving fire truck and emergency accessibility for all townhomes
- Reducing circulation and parking points of conflict
- Increasing guest parking spaces
- Building critical pedestrian connections within the greater Prairie View Metra Station Area sidewalk network, including connections along Route 22
- Refined architecture and landscaping

A summary of the project and the petitioner's requests follow.

Prairie View Station Area Plan

The subject property is part of the *Central Subarea* featured in the Prairie View Station Area Plan (PVSAP), which was adopted as part of the Comprehensive Plan in 2019. The Plan itself is a framework, not a specific development or construction plan. In that sense, imagery and plans featured in the PVSAP are meant to provide examples of how some of the main concepts could be implemented. It is expected that future redevelopment proposals will embrace and implement the vision's core principles.

Prairie View Towns represents a significant opportunity to implement the PVSAP as it is the first redevelopment project in the Central Subarea, since the PVSAP's adoption. In addition to incorporating many of the Plan's concepts, the project will also serve as a catalyst for continued redevelopment throughout the Prairie View area by installing necessary utility infrastructure and creating development momentum.

The PVSAP heavily guided the design of the Prairie View Towns' site plan. The proposed project upholds its vision and implements key concepts including:

- Provides key elements (denser residential, open space, and pedestrian orientation) featured in the plan to create a denser, more urban/walkable environment
- Offers housing attractive to the emerging demographics (i.e., millennials, young families, baby boomers and empty nesters)
- Creates a housing and transportation nexus with the train and other accessibility assets
- Incorporates sustainability through wetland and open space preservation with nearly half the site reserved for open space
- Begins to build a multi-modal infrastructure network
- Helps to establish an identity for the area and transform it into a destination



Figure 2. Central Subarea Land Use Plan

PLANNING & ZONING ANALYSIS

Plan Overview

The 90-unit townhome development will consist of 21, 3-story buildings with 3-6 units in each building. Home buyers will have the choice of three floor plans ranging in size from 2,200 – 2,800 sf. The base model of each floor plan will include 3 bedrooms and 2.5 bathrooms, with options available for up to 5 bedrooms and 4.5 bathrooms to suit buyer needs at various price points. Additional upgrades include a loft space/habitable attic, and a rooftop terrace. Most of the buildings (approx. 70%) will have garages at the back of the building, which will be accessed through private alleys. The balance of the townhomes will have front-loaded garages.

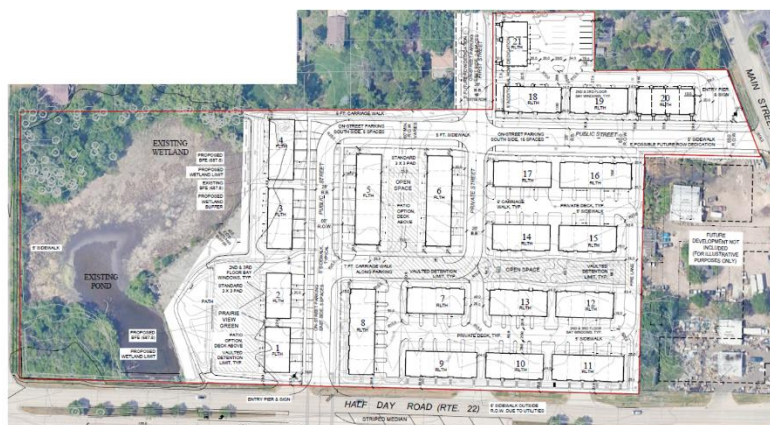


Figure 3. Site Plan – Prairie View Towns

Land Use, Zoning and Site Design

The proposed plan reflects the opportunities, and challenges inherent to redevelopment. This plan aims to implement the PVSAP framework of placemaking, walkability, sustainability, open space, and denser residential areas, while contending with notable environmental, infrastructure, safety, accessibility, and market factors. The environmental constraints on the land are particularly significant, as they include

An overview of the site (shown in Figure. 4), illustrates four key planning areas (Neighborhood Gateway, Neighborhood Core and Green, Active Edge, and Natural Vista Fringe), and is described below along with the intentionality behind the site's design, density, and development pattern.



In alignment with the PVSAP framework, the proposed project features a denser residential district via a single-family attached development. The plan provides a natural transition between the surrounding single-family homes, townhomes, and commercial uses. At 8.04 dwelling units per acre (du/acre), the density for the proposed development is similar to Easton Station (8.2 du/acre) and Prairie Point Townhomes (9.64 du/acre). The developer is requesting a R-9 Zoning designation. This would be an appropriate designation, given several other townhome developments with R-9 Zoning in the Prairie View area and nearby neighborhoods, including Prairie Point, Noah's Landing and the Waterbury Place townhomes.

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Neighborhood Gateway

The northeastern portion of the Prairie View Towns development is the Neighborhood Gateway, located right off Main Street, extending north to First Street. Complete with entryway signage and open space on the corner, this area is designed to provide a welcoming atmosphere with a neotraditional design, which is heavily referenced in the PVSAP. Townhomes are rear-loaded and set closer to the narrow, pedestrian-lined street to prioritize pedestrians and foster a close-knit community feel. Guest parking is hidden, and the building setback is symmetrical on either side of the public street to provide a sense of order.

Achieving this design while contending with the area's odd geometry and other competing factors (roadway, parkway, and utility requirements, etc.) results in variations from the code's standards that govern the whole site. These standards require a minimum 25 ft front yard setback, 35 ft rear yard setback, and 25 ft corner side yard setback. Buildings 16-20 show a 10 ft front yard setback, which reduces to approximately 9 ft in some locations with building articulation (an architectural feature). Additionally, the alley behind Buildings 19 and 20, which presses against the property line, provides a rear yard setback between 27-29 ft. Finally, Buildings 18 and 21 have a corner side yard of 12-14. These two buildings also need a building spacing variation (side to rear) as they are placed 32.5 ft apart where 40 is required.

Neighborhood Core and Greens

Next to the Neighborhood Gateway, is the Neighborhood Core and Greens area, which features the development's interior blocks and central green spaces (Buildings 5-8 and 12-15). Buildings 12-15 and Buildings 5-6 are centered around a shared open space that effectively breaks up the hardscape, creates a landscaped amenity, and allows for necessary stormwater infrastructure. A more pastoral design guides Buildings 12-15, which are rear-loaded units and feature the front doors and windows overlooking the central green. A fire lane stretches along the east side of these buildings to enable ample firetruck accessibility and safety.

Buildings 7 and 8 also continue the rear-load neotraditional design and integrate entryway features from the Neighborhood Gateway. They have a front yard setback between 10 and 14 feet and Building 8 has a corner side yard setback of 20 ft, thereby requiring variations. Complementing the rest of this area, are Buildings 5-6, which feature a more modern development concept with front-loaded units that share a common green behind the units. These buildings have a 20 ft front yard setback and 10 ft corner side yard setback, necessitating variations.

Active Edge

The Active Edge area's (Buildings 9-11) design and infrastructure is largely influenced by the visibility from and proximity to Rt. 22. The buildings are rear-loaded and oriented towards Rt. 22 to create a street presence as well as a pedestrian-friendly environment for those traveling along Half Day Road. These homes serve as the "front door" and signal the neighborhood character for the Prairie View Towns development as well as the Central Subarea of the Prairie View Area. Front yard setbacks in this location have been prioritized and are 19 to 20 feet requiring a variation.

Natural Vista Fringe

The westernmost section of this development, comprising Buildings 1-4, forms the Natural Vista Fringe. These units are situated on the edge of the developable area, with rear units overlooking the natural habitats and Prairie View Green, an additional communal open and recreational space. These units serve as a transition from the natural elements into the livelier neighborhood and feature a front-loaded design

to preserve the serene environment at the rear. The design and site geometry result in 20-foot front yard setbacks and 14-20 feet corner side yard setbacks, necessitating variations.

Development Ordinance Variations

As with the Zoning Ordinance, the project requires some variances from the Development Ordinance to accommodate the limitations of the site. There are two locations on the site where the developer will not control the property on both sides of the right-of-way, and a variation will be needed to allow the right-of-way width to be less than the standard 60 ft. This occurs along First Street and at the east end of the public road near Main Street. It is expected that a full right-of-way would be provided with any future development on the adjacent properties. Along the same lines, the developer is only proposing to install sidewalk on the east side of First Street; it is anticipated that sidewalk would be installed on the west side as part of any future development along with the full right-of-way dedication. First Street requires an additional variation to allow a portion of the street to taper to less than the standard street width of 24 ft to match up with the existing roadway beyond the project limits.

Village Code requires streets to be graded at a 1% minimum slope for positive drainage and to prevent ponding. The developer is requesting a variation to allow street grades at 0.6% in some locations on the site. The slope is within the range specified in engineering design manuals (IDOT typically allows 0.5%) and will still result in positive drainage on the roadways.

The public streets within the development will have a width of 27 feet to accommodate on-street guest parking. This is greater than the standard 24-foot width and will require a variation. Staff requested the additional roadway width to allow drivers to pass more easily when cars are parked on the street.

Village Code requires all parking lots to have curb and cutter around the perimeter. The parking lot on the northeast part of the site will not have curb and gutter which will match the surrounding private alley adjacent to it.

Lastly, carriage walks (sidewalks without parkway between the road and the sidewalk) will be installed along the public road in two locations: on the north side of the street, north of buildings 5 and 6 and on the south side of the street adjacent to the Main Street entrance. This is largely due to grading constraints and the need to make accommodations to align with neighboring properties adjacent to the site.

All of the requested variations to the Development Ordinance have been reviewed by the Village engineering team and are reasonable given the constraints of the site. The plans generally align with the intent of the Development Ordinance.

Traffic and Vehicular Access

The Traffic Impact Study prepared by KLOA indicates that the roadway system generally has sufficient capacity to accommodate the traffic generated by the development and that there will be no change in the levels of service at any of the surrounding intersections. No additional roadway improvements or traffic control modifications are required.

Access to the site will be provided via two full access drives on Rt. 22 and Main Street and through an extension of First Street to Easton Avenue on the north side of the site. Three curb cuts will be consolidated into a single access drive on Rt. 22, and the access drive along Main Street will remain in its current location. The extension of First Street to Easton Avenue will enhance site access flexibility. A

landscaped median will be modified to provide a dedicated left turn lane on Rt. 22 into the site; this will minimize impact on the Main Street and Rt. 22 intersection, particularly during train events. Overall, the Traffic Impact Study indicates that the proposed access system will provide flexible and efficient access to the site.

The site is internally served by a grid network of public and private streets as well as alleys. This network provides ample circulation and is accessible for Village fire trucks.

Parking

Each of the 90 townhomes will have a 2-car garage, and all but 12 of the units will have a driveway that will provide an additional 2 parking spaces per unit (336 parking spaces total). Guest parking will be provided both on-street (29 spaces) and off-street (14 spaces), resulting in 379 parking spaces for the development (4.21 spaces per dwelling unit). The code requires 1.7 spaces per unit or a total of 153 parking spaces for the project. The proposed parking supply is more than double the Village requirement and sufficient to serve future residents and their guests.

Pedestrian Connectivity

Influenced by the Prairie View Metra Station Area Plan, the proposed project prioritizes pedestrian connectivity by creating vital connections within the larger Prairie View sidewalk network. An interior sidewalk network will be installed throughout the development as well as along the north side of Rt. 22 and east sides of Easton Ct. and First St. This new network is a particularly notable asset given the site's proximity to Stevenson High School.

Elevations

The project features a modern American architectural style using high quality, low maintenance materials. Traditional brick is the primary building material, which wraps around all four sides of the building. Cobblestone and Rich Espresso fiber cement (Hardie) siding are proposed on the upper levels providing a warm, neutral color palette. Metal roofing accents, sconce lighting, and the board and batten detailing add charm and an upscale look to the elevations.



Figure 5. Rendering of Prairie View Towns Front - Loaded Model

Open Space and Landscaping

Approximately half of the land area (49.11%) within the development will be preserved for open space. The plan minimizes the impact to natural features including the wetland and pond on the west part of the site. The courtyards integrate open space into the center of the development, while the Prairie View Green and walking paths provide recreational opportunities for future residents.

The landscape plan features decorative plantings around the perimeter of the site, at entrances to the development, and in the open space/courtyards between several of the buildings. Foundation landscaping is proposed around each of the buildings and landscape screening is proposed between adjacent commercial uses. A combination of evergreen, ornamental, and shade trees are proposed along with

deciduous and evergreen shrubs, ornamental grasses, and perennials. The landscape plan will be finalized in collaboration with the Village Forester prior to approval of final engineering for the project.

Positioned just east of Building 20 at the Main Street entrance, the open space/outlot offers a prime opportunity to welcome and/or integrate future development into the area. Given its visibility and prominent location, the site warrants continued collaboration between the Village and the developer to determine its best use and design.

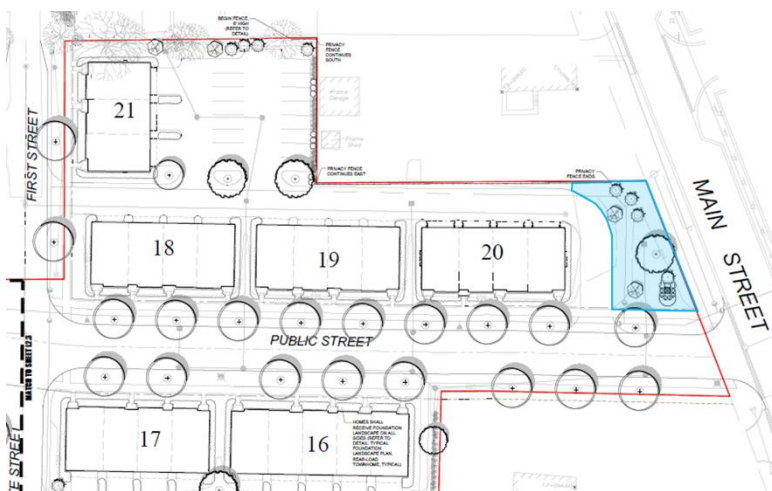


Figure 6. Open Space/Outlot Parcel

Lighting

The proposed lighting complies with the Village illumination standards of no more than .5 footcandles at the property lines. A combination of streetlights and sconces on the buildings will be used to illuminate the property.

Signage

The developer has submitted a sign package which includes temporary development signs to advertise the townhomes while under construction. These signs will require an annual permit submission and will only be permitted until the townhomes are occupied by owners. The temporary sign package includes “Billboard Signs” at each entrance along Main Street and Rt. 22, 4 “Burma Shave Signs” along Rt. 22, and model home and parking signage within the development. The two Billboard Signs at the entrances will require variations from the Sign Code as they exceed the maximum width (8 feet permitted, 10 feet proposed) and square footage (64 sq ft permitted, 80 sq ft proposed) permitted for these kinds of signs. The temporary signs are otherwise compliant with Code.

Two permanent signs are also proposed and will be placed at the Main Street and Rt. 22 entrances to the development. The base of the signs will be constructed of brick to match the building elevations and will be landscaped as required by Code. Variations will be needed for these signs as the Village’s Sign Code only allows one sign per development, the sign cannot exceed 5 feet in height and must be within the buildable area of the property (must adhere to the same setback as required for the buildings). Staff is supportive of the variation requests as the sign areas are compliant, and the signs are designed to complement the building architecture with a matching metal roof accent and brick base, which add height to the sign. Given the small size of the signs, they would be difficult to see if they were set back 25 feet from the property lines as required by Code.

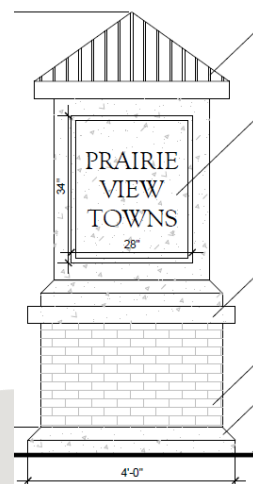


Figure 7. Permanent Signs

Engineering and Stormwater

The development will connect to existing utilities in the area and will also extend Village water main across the Canadian National Railroad, connecting the water lines in a continuous loop rather than ending them in a dead end. This will provide several important operational and safety benefits, in addition to creating capacity to further serve the Prairie View area.

Stormwater detention will be accommodated in underground detention vaults. Additional stormwater storage will be provided to compensate for some fill within the existing depressional wetland area on the west part of the property. The preliminary engineering plans have been reviewed by the Village Engineer and are in acceptable form for this phase of the development process. The plans will be further refined in cooperation with our engineering team to address outstanding comments related to the wetland, landscaping, utilities, grading, and stormwater during Final Engineering. The developer will also coordinate with and receive required approvals from other governmental agencies as appropriate.

Fiscal Impact Analysis

The developer has provided a comprehensive fiscal impact analysis. This includes a fiscal impact analysis for School District 103 and 125, which has been provided and shared with the school districts. The analysis includes student generation projections based upon Village Code as well as actual student generation data from comparable townhome developments recently constructed in the D103 and D125 school districts.

The reports concluded that the proposed development would generally have a fiscally positive impact on the taxing bodies. For D125, Prairie View Towns is projected to generate between 6-11 high school-aged children, resulting in an operating surplus between \$279,700-\$413,700.

For D103, Prairie View Towns is projected to generate between 27-34 K-8 students, resulting in a district operating surplus ranging from -\$24,800 to \$104,300. The report then highlights a key nuance that should be considered when analyzing these surplus figures: the calculations are based on an average spending per student ratio, which does not differentiate between fixed costs (those unaffected by marginal fluctuations such as administrative functions) and variable costs (those that change with minor variations). As noted, if only 10% of the average spending per student were considered fixed and the remaining 90% varied with the smallest change in enrollment, the lower end of the surplus range would be \$67,100 instead of -\$24,800. Consequently, the project appears to have a fiscally neutral to positive impact for D103.

Departmental Reviews

Village Department	Comments
Building	The Building Division has reviewed the plans and does not have any concerns.
Engineering	The Village Engineer has reviewed the engineering plans and does not have any concerns as it relates to preliminary engineering but will continue to work on infrastructure, utility and other related issues with the Developer in Final Engineering.
Fire Department	The Fire Department has reviewed the proposed plans and does not have any concerns.

Surrounding Property Owners

Pursuant to Village Code, the contiguous property owners were notified by mail and a public hearing sign was posted on the subject property. The posting of the public hearing sign and the mailing of the notifications were both completed within the required timeframes. As of the date of this Staff Report, staff has not received any calls or emails regarding the project.

The developer held a neighborhood meeting at the Alcott Center on Wednesday, September 17, 2025 from 5:30-7:00pm. Property owners within 350 feet of the site received notice of the meeting by mail. The developer set up four stations with boards staffed with the development team providing information on Pulte Homes, the Prairie View Metra Station Area Plan, the site plan, architecture, landscaping, traffic, stormwater and utilities.

The meeting was well attended by neighbors adjacent to the site. The development team fielded questions regarding density, the wetland, lighting, anticipated start of construction, utility capacity, the roadway network connection to First Street and traffic in general, as well as future development plans for properties surrounding the site. Approximately 20 people were in attendance.

Standards

The Planning & Zoning Commission is authorized to make a recommendation to the Village Board on requested Planned Unit Developments based upon the following criteria:

1. That the PUD has the minimum areas as set forth in [Section 17.16.060](#).
2. The uses permitted in such development are not of such a nature or so located as to exercise an undue detrimental influence or effect upon the surrounding neighborhood;
3. The plan effectively treats the developmental possibilities of the subject property, making appropriate provisions for the preservation of streams, wooded areas, scenic views, floodplain areas, and similar physical features;
4. All requirements pertaining to commercial, residential, institutional or other uses established in the planned unit development conform to the requirements for each individual classification as established elsewhere in this Title, except as may be specifically varied for the proper planning of the planned unit development;
5. The Planning and Zoning Commission shall determine that the area and width of the lot shall be sufficient for the proposed use, and that the development of the property in the proposed manner creates no outlots which will be difficult to develop in an appropriate manner.

Planned Unit Developments are also Special Uses, and therefore must meet the Special Use criteria as follows:

1. The special use will serve the public convenience at the location of the subject property; or the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
2. The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with said special use, the size of the subject property in relation to such special use, and the location of the site with respect to streets giving access to it shall be such that it will be in harmony with the appropriate, orderly development of the district in which it is located;
3. The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject property for the purposes already permitted in such zoning district, nor substantially diminish and impair other property valuations with the neighborhood;
4. The nature, location and size of the buildings or structures involved with the establishment of the special use will not impede, substantially hinder or discourage the development and use of adjacent land and buildings in accord with the zoning district within which they lie;

5. Adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided;
6. Parking areas shall be of adequate size for the particular special use, which areas shall be properly located and suitably screened from adjoining residential uses, and the entrance and exit driveways to and from these parking areas shall be designed so as to prevent traffic hazards, eliminate nuisance and minimize traffic congestion in the public streets.

The petitioner has provided written responses to both sets of standards, which are included in the attached packet.

The Planning & Zoning Commission is authorized to make a recommendation to the Village Board on requested Zoning Variations based on the following criteria:

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations of the zoning district in which it is located except in the case of residential zoning districts;
2. The plight of the owner is due to unique circumstances;
3. The proposed variation will not alter the essential character of the neighborhood.

The petitioner has provided written responses to each of the standards, which are included in the attached packet.

Sign Variation Criteria:

- A. Except for Prohibited signs (Chapter 14.32), the Village Planning & Zoning Commission may recommend approval or disapproval of a variance from the provisions or requirements of the Sign Code subject to the following:
 1. The literal interpretation and strict application of the provisions and requirements of this Title would cause undue and unnecessary hardships to the sign user because of unique or unusual conditions pertaining to the specific building, parcel or property in question; and
 2. The granting of the requested variance would not be materially detrimental to the property owners in the vicinity; and
 3. The unusual conditions applying to the specific property do not apply generally to other properties in the Village; and
 4. The granting of the variance will not be contrary to the purpose of this Title pursuant to Section 14.04.020
- B. Where there is insufficient evidence, in the opinion of the Planning & Zoning Commission, to support a finding under subsection (A), but some hardship does exist, the Planning & Zoning Commission may consider the requirement fulfilled if:
 1. The proposed signage is of particularly good design and in particularly good taste; and
 2. The entire site has been or will be particularly well landscaped.

The petitioner has provided written responses to the variation standards which are included in the attached packet.

Development Ordinance Criteria:

The Planning & Zoning Commission is authorized to make a recommendation to the Village Board on requested Development Ordinance Variations based on the following criteria:

1. The Corporate Authorities may vary and make exceptions to this Title where there is sufficient evidence, in its opinion, that these regulations, if strictly adhered to, would cause unnecessary hardship because of topographical or other conditions peculiar to the site, and that such variance may be made without destroying the intent of this Title.

The petitioner has provided written responses to this standard which are included in the attached packet.

Staff Recommendation

Staff recommends **approval** of a Special Use for a Planned Unit Development, R-9 Rezoning, Plat of Subdivision, Preliminary Plan, and Variations to the Development, Zoning and Sign Codes to allow the construction of a 90-unit townhome development on the subject properties, subject to the conditions listed in the PZC motion below.

Action Requested

The Planning & Zoning Commission (PZC) shall open the public hearing and take public testimony concerning the request for approval of a Special Use for a Planned Unit Development, R-9 Rezoning, Plat of Subdivision, Preliminary Plan, and Variations to the Development, Zoning and Sign Codes to allow construction of a 90-unit townhome development at 16606-16704 Rt. 22, 23008-23025 Main St. and 23023 First St. The PZC shall make a recommendation to the Village Board regarding the requests. It should be noted, the annexation agreement and annexation of the property are separate matters to be considered by the Village Board.

Suggested PZC Motion

The PZC moves to make a positive recommendation to the Village Board for approval of a Special Use for a Planned Unit Development, R-9 Rezoning, Plat of Subdivision, Preliminary Plan, and Variations to the Development, Zoning and Sign Codes to allow construction of a 90-unit townhome development at 16606-16704 Rt. 22, 23008-23025 Main St. and 23023 First St., subject to the following conditions:

1. *The proposed project shall be developed in substantial conformance with the plans attached as part of the petition.*
2. *Guest off-street parking (not garage or driveway) east of Building 21 shall be limited to one row of parking as illustrated on the revised Preliminary PUD Plan/Site Plan.*
3. *All plans shall be revised to reflect the parking lot layout shown on the Preliminary PUD Plan/Site Plan prior to approval of Final Engineering.*
4. *The Final Engineering plans shall be submitted in a manner acceptable to the Village.*
5. *The Final Plat of Subdivision shall be revised in a manner acceptable to the Village.*
6. *The Final Landscaping Plan shall be submitted in a manner acceptable to the Village Forester.*

7. *HOA declarations shall be submitted in a manner acceptable to the Village Attorney prior to approval of final engineering.*
8. *The declarations shall indicate that certain private streets and/or alleys will remain private with the maintenance responsibility of the association in a manner acceptable to the Village.*
9. *Developer shall work with Village staff to revise the rear building elevations in a manner acceptable to the Village. The final architectural plans and elevations (including colors and materials) shall substantially conform to the colored building elevations in the plan set. Prior to the issuance of the first building permit for a residential unit/building, the developer shall prepare and submit a final architectural package that shall be reviewed and approved by the Village.*
10. *Townhome units with a habitable attic shown on the floor plans shall conform to the requirements of section R325.6 of the 2018 IRC.*
11. *The landscaping on the site shall be maintained in substantial compliance with the final landscape plan in perpetuity.*
12. *The Village may limit on-street parking to one side of the roadway as depicted on the parking exhibit in the plan set.*
13. *Developer shall extend the water main east across the Canadian National Railroad as depicted in the Engineering Plans, or as otherwise approved by the Village.*
14. *The developer shall coordinate with and receive approval from other governmental agencies as appropriate.*
15. *Developer agrees to make cash contributions to the Village for conveyance to School Districts 103 and 125 according to the criteria of Title 19 subject to the Lake County and Buffalo Grove Sewage Disposal Agreement.*

**MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION HELD
AT JEFFREY S. BRAIMAN COUNCIL CHAMBERS
FIFTY RAUPP BLVD, BUFFALO GROVE, IL 60089, WEDNESDAY, OCTOBER 22, 2025**

CALL TO ORDER

Chairperson Weinstein called the meeting to order at 7:30 PM. Roll call indicated the following were present: PZC Chairperson Weinstein, PZC Commissioner Moodhe, PZC Commissioner Spunt, PZC Commissioner Davis, PZC Commissioner Schwartz, PZC Commissioner Gregory.

Also present were: Trustee Liaison Lester Ottenheimer, Village Attorney Patrick Brankin, Community Development Director Nicole Woods, Deputy Community Development Director Kelly Purvis, Associate Planner Andrew Binder, Village Engineer Briget Schwab, and Consulting Engineer Amy McKenna.

PUBLIC HEARINGS/ITEMS FOR CONSIDERATION

- A. **Consideration of a petition for approval of a Special Use for a Planned Unit Development, R-9 Rezoning, Plat of Subdivision, Preliminary Plan, and Variations to the Development, Zoning and Sign Codes to construct a 90-unit townhome development on the properties located at 16606-16704 Rt. 22, 23008-23025 Main St. and 23023 First St.**

Community Development Director Woods and Deputy Director Purvis provided an overview of the request and indicated staff's support for the project.

Russ Whitaker, from Rosanova & Whitaker, Ltd, the attorney representing Pulte Home Company, was sworn in. Whitaker provided background information on the contract purchaser of the site, Pulte Home Development, for a 90-unit townhome project. He gave an overview of Pulte's portfolio of work, the existing conditions on the Fiore site (the subject property), and provided context of the surrounding area. He noted that neighbors expressed concerns at the neighborhood meeting about the site's past use and potential contamination from the landscape business. He explained that the Fiore site was a wholesale landscape nursery property where no plants were grown, as all materials were brought in. He stated there were no environmental issues.

Whitaker continued by citing data from the 2023 Lake County Housing Analysis, conducted by Lake County Partners. He highlighted that supply constraints are driving rising prices and noted the 37% increase from 2019 to 2022 mentioned in the report does not fully capture the market's recent changes. The analysis shows that, based on permit data from 2018 to 2022, there has been a long-term housing shortage. By 2027, this shortage of market-rate units is expected to reach 11,400 units. Whitaker noted this supply issue affects the entire Lake County market, not just Buffalo Grove, and should be considered as important context when discussing new projects. He said this key point ties to economic development, noting that due to aging population and housing shortages, Lake County faces challenges in attracting and retaining businesses. The lack of sufficient housing and working-age population hinders economic growth, but new housing development could help address these issues.

Whitaker stated that the Prairie View Metra Station, across from the property, is the second-busiest on the NCS line, with about 20% of commuters walking to it. As commuter rates increase, traffic decreases because more people walk instead of driving to the station.

Whitaker mentioned they've been working with staff on this project for about 9 months, with multiple iterations sometimes reverting to a previous version. He noted setbacks at 20 or 18 feet, emphasizing the extensive time and detail invested in this plan and considering variable setbacks across planning areas based on building context and their relation to housing in the surrounding area.

Whitaker continued, discussing on-street parking, noting that it is more than double the required parking per the code and more than sufficient for the site. He also stated that they will be adding a sidewalk around the site that connects to the surrounding area to create a more walkable environment. He mentioned the traffic report, stating that the study shows sufficient reserve capacity in surrounding roads to handle the traffic, although backups unrelated to the development may still occur with Stevenson High School down the road and next to the Metra tracks.

Whitaker stated that the wetland on the property's westernmost part is a 2.22-acre isolated wetland in Lake County. He noted the development will impact some areas of the wetland, specifically where the sidewalk will be added along Route 22 and the north westernmost building. He stated that they will be working with Lake County on meeting requirements related to the wetlands.

Whitaker mentioned neighbor concerns about Stormwater, noting properties north and west drain into the site and that this has been factored into the development. They propose a modern storm sewer system with a vault and storm trap, draining through the site and under Route 22. They will also help drain part of the site to the wetland to prevent starvation of the wetland area.

Whitaker provided an overview of the design of the proposed townhomes, including rear and front-loaded designs. All plans feature a 3-bedroom base, with flex space convertible into an extra bedroom. About 95% will have 3 bedrooms, 5% might have 4, and a 5-bedroom layout is possible but unlikely. Lastly, he provided an overview of the elevations and the proposed exterior materials. He noted that there is an option to add a habitable attic rooftop deck, and that this feature could be added to each townhome if desired.

Commissioner Gregory asked why they are doubling the required number of parking spaces according to the code? He understands that the Board might ask for additional parking spaces.

Purvis stated that most of the parking spaces are located in the garages and the driveways. The proposed on-street and off-street parking is meant for situations when people have guests, such as during parties and similar events, to accommodate extra visitors. She mentioned that providing guest parking is something the Board has noted is important for townhome developments.

Whitaker mentioned that the parking code requirements are generally lower in Buffalo Grove than those in other communities, and the parking count they have is fairly standard for their townhome developments. A two-car garage is essential for

marketability, with all properties having additional space for a driveway. Only three buildings lack driveways, and they have a nearby parking lot meant to serve them. The remaining parking needs are met by on-street parking, which will not be striped.

Commissioner Gregory mentioned that the two-car garage is important for the price point. However, is the additional parking in the driveway also something you consider a need?

Whitaker responded that, usually, yes. He mentioned that this development will be a bit different since it's next to the Metra station, and we will see more people walking to the train. He noted that the previous Mariano's down the street would have been a great walkable asset that is no longer there. He indicated that this community will rely on vehicles, and in a suburban setting, a driveway behind a unit is preferred.

Commissioner Gregory mentioned that he loves the plan for this area, its walkability, its location right by the Metra station, its pedestrian-friendliness, and its on-street parking. He asked if the 27 feet for the road includes the space for the parking.

Purvis stated that the Village's typical street width is 24 feet, and the 27 feet provides space for cars to park on the side of the road and drivers to pass by more easily. She noted this is especially important for emergency vehicles.

Woods also pointed out that, based on past lessons, these developments need additional parking spaces in driveways or off-street parking for handymen or cleaning professionals that do not cause conflicts with other units. She mentioned that they ask for as much guest parking as possible to help alleviate any future disputes.

Commissioner Gregory asked if there are any plans for EV setups within the community.

Whitaker stated that all the units will have the infrastructure in the garage for it to be installed, so the home will effectively be ready for EV if the homeowner chooses to install that system. However, it is not something they install themselves; a third-party installer would be required.

Commissioner Gregory asked if there are any plans to install bike racks within the community.

Whitaker said they have no plans to install bike racks. He noted that the garages should be large enough to hold any bikes.

Commissioner Spunt expressed concern that the main street through the development could serve as a cut-through to Route 22. Since the southern section of Main Street is a two-lane road, he asked whether their scope includes adding a right-turn lane at the intersection of Main Street and Route 22.

Whitaker stated that the property at the corner of Main Street and Route 22 is unincorporated and not under village jurisdiction, and therefore cannot have a dedicated right-of-way for that right-turn lane, but this is something they can take a second look at.

Commissioner Davis stated that he lives in Ridgewood Townhomes, where there is no street parking and signs prohibiting it, yet people still park there. He stated that

this makes his street one-way when people park there, potentially blocking emergency vehicles from passing. He expressed appreciation for the extra space on the roadway provided by on-street parking. He asked for the reasoning for the 0.6% grading of the streets instead of the 1.0% grading.

Jon Cerbus, Civil Engineer at Pearson, Brown & Associates, confirmed he was sworn in. He explained that grading the 0.6% is necessary because adjusting the site to ensure effective stormwater management and proper cover on the vaults requires raising and leveling the site. This creates a gradual rise and fall between high and low points, facilitating smooth grading. He added that the slope meets IDOT standards and is typically acceptable.

Commissioner Moodhe asked about the fire lane along the east side of building 15 and 12, and asked how wide it is.

Whitaker explained that the alleyway functions as a fire lane to accommodate large fire trucks and prevent a dead end. He stated the fire lane is 18 feet wide.

Commissioner Moodhe asked about the setback on buildings 9,10,11, and if the setback variation is for the setback along Route 22 or between the buildings. And asked the distance that is being requested.

Purvis stated that the setback variation is from the property line along Route 22. She stated that the townhomes will be approx. setback 20 feet from the property line.

Commissioner Moodhe asked about the 'Active Edge' of the development along Route 22 and wondered whether the buildings are more of a wall than an inviting active area.

Woods mentioned that it could be called a street wall, which is part of the element. She still finds it inviting, with the access point next to the buildings, creating an active edge that visually draws from Route 22.

Commissioner Moodhe asked where the balconies will be for the townhomes along Route 22.

Whitaker explained that the balconies will be positioned behind the buildings along Route 22, with the usable outdoor space located at the rear. He mentioned that the front entrance facing Route 22 will serve as the welcoming entry for guests, while the back entrance will serve as the main entrance.

Commissioner Moodhe asked for confirmation of the building height.

Whitaker stated that the townhomes will be 42.2 feet tall.

Purvis stated that the height is compliant because the buildings are below the 45-foot limit.

Commissioner Moodhe asked how tall the buildings are at the Easton Development.

Purvis stated that she would have to look up that information.

Commissioner Moodhe asked the Petitioner what the plan is for the Prairie View Green.

Whiteaker said the area will be a large lawn with a defined edge, surrounded by a path that wraps around the back. Other open spaces on the plan are passive, with walkways, seating, and gardens—good for walking and dogs, but lacking play areas for kids. The prairie view green area is about a third of an acre, similar to a residential lot, and will be wide open. The walkway creates a western boundary, with landscape inside to serve as a barrier between the green space and wetland, and along Route 22 to define the space. The goal is to create an open, usable space in a logical location, using landscape elements for protection and viability.

Commissioner Moodhe asked Cerbus if the flow under Route 22 is underground.

Cerbus explained that the main outfall beneath Route 22 is a large elliptical pipe that currently exists. It runs underground under Route 22 and serves as the outfall for the existing wetland. He stated that the same pipe will also be used for stormwater management in the development.

Commissioner Moodhe asked what the pipe drains to on the other side of Route 22 within the Woodlands Subdivision.

Cerbus explained that once it enters the Woodlands, it flows into a 36-inch sewer, then moves southeast and further south towards Aptakisic.

Commissioner Moodhe asked if the water would drain to the Aptakisic watershed.

Cerbus stated that he believes so. He reiterated the importance of the 0.6% slope for the site's roadways, which aligns with the driveway slope requirement of 2% to 8%. He said that a 0.6% slope is helpful because a 1% slope would make it hard to stay within limits and match the driveway with the roadway. The 0.6% slope allows for a flatter grade, easing grading and keeping slopes within range.

Commissioner Moodhe asked if the west underground vault will be metered.

Cerbus confirmed and stated that there will be three control structures for this development and the vaults.

Commissioner Moodhe asked if the area ties into the Des Plaines River Meter Plan for downflow along downstream.

Cerbus stated that they will be following the Lake County Watershed Development Ordinance, noting he is not familiar with the Des Plaines River Plan specifically. He also mentioned that they have to adhere to the Village and County watershed ordinances.

Commissioner Moodhe asked if there are going to be any HOA restrictions on parking not within the garage and also with garbage cans.

Whitaker mentioned that they usually do not limit outside parking or require cars to be parked in the garage. However, they might consider such restrictions if the Village expresses concerns.

Commissioner Moodhe mentioned that such a restriction would be counterproductive and inquired about the trash collection plan for residents.

Matt Brolley from Pulte Home Company was sworn in. He explained that everyone receives the same trash container, which must be kept in the garage and not

outside. On garbage day, residents are required to roll the container out to their driveway or behind their unit.

Commissioner Moodhe asked whether the garbage trucks would be using the fire lane/alleyway along the east side of the site.

Brolley confirmed. Also stated that they do not require residents to park in their garage, and that they can also park in their driveway.

Commissioner Moodhe asked if there is an estimated cost or listing price for these units.

Brolley stated that they will start at the mid-\$500,000 range and close in the low-\$600,000 range.

Commissioner Moodhe inquired about the mixed-use areas in the Prairie View Station Area Plan (PVSAP), noting that part of this development occupies a small section of the mixed-use zone. The majority of the zone remains undeveloped and questions how this development fits with the PVSAP.

Woods explained that the initial plan focused on residential and mixed uses, which are still part of the PVSAP. She stated that as we move forward, market realities and the definition of mixed use will be considered. Originally, the idea was for mixed use to be along Main Street or Easton Avenue, serving as the main corridor. Currently, the focus is more on the interior of the area to create necessary density and develop a neighborhood center. She acknowledged that some properties are missing, which creates a uniquely shaped, irregular boundary. This area represents an important entry point into the central subarea, where annexation faces challenges such as property owners' resistance and infrastructure costs. Infrastructure planning and development can help build momentum and interest. This project offers an opportunity to initiate that progress, with future infrastructure improvements planned. She stated that the project will be built, and the surrounding properties, especially those to the north, can be developed in a way that aligns with the vision, goals, and principles of the PVSAP.

Commissioner Moodhe inquired whether we are satisfied with the walkability of the other assets in the area, especially considering that the Mariano's location is closed.

Woods emphasized that increased walkability is important, as the community has expressed the need for it. She mentioned that, especially in our post-COVID world where more people work from home, residents value pedestrian paths and connectivity. This has been a long-standing goal of ours. She pointed out that improving accessibility for bicycles and pedestrians is essential. The report, as the petitioner highlighted, does an excellent job of enhancing walkability within the area by strengthening connections and closing gaps. We have prioritized this effort, especially focusing on the need for a walkable path along Route 22 for students, which is critical. We also see the importance of extending this path to the other side of the property. Overall, this development effectively closes necessary gaps, improves interior pedestrian circulation, and prepares the area for future growth or annexation. She stated that it sets the tone for walkability throughout.

Commissioner Moodhe asked if future developments will continue to prioritize walkability in the plan.

Woods stated that is the plan.

Commissioner Moodhe asked if the Village is snowplowing Main Street.

Schwab stated that the Village does plow Main Street and has a maintenance agreement with Vernon Township.

Commissioner Moodhe stated that he had some questions regarding the traffic report and asked when the traffic counts were performed.

Andrew Bowen from KLOA, Inc., was sworn in.

Bowen stated that the counts were conducted in April 2024 on a school day.

Commissioner Moodhe asked if they had noticed any students in the Metra Station parking lot during the traffic counts.

Bowen stated that is not something they look for during count collection.

Woods stated that students do park in the Metra parking lot.

Commissioner Schwartz asked if the Village has a requirement for the amount of brick on the front façade facing main roads and inquired how much of the brick will be on the buildings facing Route 22.

Whitaker confirmed the rendering on the screen will show the building facing Route 22 and stated that they don't have the calculations of the brick percentage on facades.

Commissioner Schwartz inquired about the recycling center, which is not included within the scope, to partner with them for cleaning up their site for these new townhomes.

Whitaker mentioned that they haven't discussed with the property owner at the corner yet and plan to coordinate with the neighbors regarding the construction development in the spring.

Commissioner Schwartz brought up land clearance at the other corner of this development, at Route 22 and Prairie Road, for the Prairie Point townhomes project. He questioned whether builders have strong relationships with schools and other government agencies involved in road widening, especially with more residential developments on the way. He stated that it is crucial for traffic safety and for access to schools like Stevenson and others in the D103 District. He stressed the importance of ongoing discussions on infrastructure improvements and widening existing roads to support the growing student population.

Whitaker said during development, traffic studies are done, and school impacts are considered, but he can't speak on road metrics around the schools and that likely falls under the jurisdiction of the villages involved around the schools and the roadways.

Commissioner Spunt said he saw the Lake County 2050 plan, which lists roads to be redone over 25 years.

Commissioner Schwartz stated that Lincolnshire won't widen the roads as we continue to build housing here, which is problematic.

Woods explained that we work very closely with the school districts and have completed several projects involving their parking lots, entrances, and traffic flow to improve safety and circulation. She stated that the Village maintains a strong relationship with them, and whenever issues like problems with turning signals or traffic conflicts arise, they can raise concerns during our roundtable discussions. She stated that these meetings include representatives from engineering, police, and schools, allowing us to address and enhance access points. Regarding Stevenson, we have a good relationship and ongoing communication, even though they are located in Lincolnshire.

Chairperson Weinstein asked staff about the proposal, noting that the staff report says it is significantly less than the May 19th presentation to the Village board. He inquired about the specific changes regarding the reduced number of buildings, housing units, or setback changes.

Woods said the units stay the same, but the design and orientation has changed. She stated for instance, in the northern corner, all units now face the street, either a private street or First Street, improving the design. Circulation and guest parking were also enhanced. The Route 22 setback, originally 10 feet, was maximized for priority. Other updates include protecting wetlands, preserving natural areas, adding green space, improving architecture and landscaping, adding sidewalks along Route 22 and Easton, and boosting fire truck access. She mentioned that the Fire Chief confirmed all buildings are now well serviced.

Chairperson Weinstein asked for confirmation if we will be snow plowing any of the private roads within the development.

Purvis confirmed that the HOA would be responsible for snow plowing private roads.

Chairperson Weinstein asked if there will be street parking on the private roads.

Purvis confirmed there would be.

Chairperson Weinstein asked if overnight parking will be allowed on the private road since it's not the Village's Road.

Brankin stated it would be subject to the HOA requirements and that it would need to be determined by the petitioner.

Chairperson Weinstein mentioned that he is examining the southeast buildings, specifically numbers 10, 11, 12, and 13. He pointed out that there is limited on-street parking available for these units. He added that practically, if a visitor arrives, they would likely need to park in the driveway. He expressed concern that the fire lane might end up being used as a parking area. He also questioned how parking enforcement will be managed in the fire lane, since it is not a street and won't be monitored by the village.

Whitaker stated that parking in the fire lane is clearly not allowed. He stated that if you're visiting someone, the available parking spots are behind the garage. Otherwise, you'll need to walk, which isn't far from the street parking to Building 12. But reiterated that they would definitely prohibit parking in the fire lane.

Chairperson Weinstein mentioned that people are generally lazy and will choose to drive up to their friends' houses if they are able.

Chairperson Weinstein mentioned there are many variation requests, but he's not worried about the modest roadway slope variance, trusting engineers' judgment. He discussed setbacks, questioning if this change affects the number of buildings or units. To reduce setback variances, fewer units or buildings could be used, which is an economic decision to aim for 90 units.

Whitaker explained that the need for variations is partly due to economic reasons, but they also own property in the PVSAP sub-area that requires higher density. He mentioned that much of the discussion focused on how to accommodate more people closer to the train station. He noted that removing buildings could create more space, but it might harm the character they and the Village are trying to create. He said that the development aims to be more urban, with three stories, but large setbacks don't align with this vision. Variances are driven by efforts to balance plan iterations, building size, and the village's goals, not just density desires. He stated that they also have obligations like extending the sidewalk along Route 22 and installing the water main under the railroad with the project, which are major construction tasks. The developer is laying a foundation for future growth, but meeting current setback requirements outside the annexation process may be challenging.

Chairperson Weinstein inquired about the attic roof deck and whether selecting it for one of the units out of the 5 or 4 units could result in an asymmetrical appearance. He also asked if these attic roof decks will face Route 22 or other streets.

Whitaker confirmed that the attic roof decks will not face Route 22 or any other streets.

Chairperson Weinstein expressed concern about the asymmetrical appearance of the attic roofs, as they lack visual appeal.

Commissioner Gregory asked if there were any adjustments to the plans after the neighborhood meeting.

Whitaker mentioned that most changes were made in the northern part of the plan, including relocating the parking lot and adjusting the orientation of buildings 18 through 21. He also noted that the neighborhood meeting was pleasant and not characterized by widespread objections. One of the main concerns from residents was the connection to First Street, which is a priority for the village. He believes it makes sense to establish roadway connections when possible, in line with the PVSAP framework. He stated that many questions were addressed during the meeting, and he doesn't recall any major issues emerging from it.

Commissioner Spunt asked whether the garages would be two-car or two-and-a-half-car garages to accommodate the garbage cans.

Whitaker stated that the garage will be a two-car garage, and the standard policy is that the garbage cans should be stored inside the garage.

Commissioner Spunt asked about the wall insulation between the units.

Brolley stated that the walls between the units will have a certain fire rating to help block noise.

Commissioner Spunt asked about timing of the development and the construction schedule.

Whitaker explained that the process would take a couple of years to complete all units. The plan is for the site's infrastructure to be developed in a single phase, including site grading, utilities, and roadway improvements, followed by the construction of the model home. After a grand opening, sales would begin, and homes would be built as they are purchased. Pulte tends to customize units more than other builders, so they avoid building multiple units ahead of time. Some structural modifications, like rooftop decks, are considered, and the goal is to secure as many contracts as possible.

Commissioner Moodhe asked if every unit could have the habitable attic space.

Whitaker confirmed.

Commissioner Moodhe asked if, when the corner lot becomes available, do you have a plan for that site.

Brolley said that if the village is interested in adding more townhomes, we would be interested in that site.

Commissioner Moodhe mentioned that staff should investigate the leading pedestrian interval at the intersection of Route 22 and Main Street in relation to this development.

The Village Staff report was entered into the record as Exhibit 1.

Ronald Salway, a resident at 16636 W Easton Ave, asked if anyone from the development team has spoken with the Army Corps of Engineers regarding the wetlands on the site.

Scott Brejcha, VS Companies, was sworn in. He explained that, following the Lake County watershed ordinance, after an evaluation, a preliminary jurisdictional determination is made on-site with Lake County wetlands staff. Previously, this process involved the U.S. Army Corps of Engineers, but due to staff and funding issues, Lake County staff now make these jurisdictional calls. They determined that the wetland is not under the Army Corps' jurisdiction and is an isolated wetland under SMC regulation.

Randy Sinker, a resident at 5712 Gentry Ct, Long Grove, asked that if this project gets approved, the construction would start sometime in 2026. If so, are there plans to clean up the old Fiore site now?

Whitaker responded that they don't control the property today and that construction is planned to begin in the spring. He noted they would be cleaning up that site at that time.

Dean Norlin, a resident at 16738 Easton Ave, said they've lived there for 40 years and enjoyed it. As Buffalo Grove expanded, the neighborhood changed, with more residential developments and the shopping center, leading to increased traffic along Easton Avenue. The plans to build an access road to Easton Ave will add more traffic. She expressed concerns about cars going off the curb and poor snowplowing, describing the service as terrible, with only one side of the road plowed. She stated that she feels their concerns about street traffic are ignored. She also mentioned that there used to be no left turns from behind the fire station to reduce cut-through traffic, but Buffalo Grove used to ticket for these turns, though that is no longer the case, leading to more congestion and traffic from students and commuters.

Malcom Holcombe, resident at 16690 Easton Ave, asked several questions about local traffic and development. He questions why First Street is being opened for a community that already has adequate ingress and egress, fearing it will cause traffic jams and speeding, especially near Prairie View Station. He also questions the need for parking on First Street, noting that no parking is currently allowed in Vernon Township, and questions how this benefits the new project or local access. Lastly, he inquires about plans for sidewalks on Easton Avenue, noting this is the first he's heard about such plans.

Purvis explained that parking is allowed throughout the development because the village does not prohibit it. First Street will be part of the development, with some of it falling under village jurisdiction. Connecting neighborhoods via multiple access points is best practice for emergency services, police, fire, and water main access, preventing dead-end roads and ensuring multiple routes for emergencies.

Holcombe asked if the new subdivision lacks the necessary egress and ingress for fire ambulance service.

Purvis stated the traffic study shows the access is efficient and will meet subdivision needs when including First Street. Purvis noted that the street will be widened to 27 feet to accommodate on-street parking. She further indicated that no sidewalks will be added along Easton Avenue, but a sidewalk will be installed along the project's western border on Easton Court.

Holcombe asked about the future development interest for the adjacent sites.

Woods explained that the plan aims to project future growth around the Prairie View Station area, guiding development to align with the area's principles. It considers how streets, access points, and buildings could be laid out to ensure current and future projects are coordinated and implement the plan cohesively.

Holcombe asked about the existing houses.

Woods stated that if and when the properties were to be annexed and become part of the village, we would look at the PVSAP.

TJ May, resident of 1221 Johnson Drive, stated that he expressed a desire to live near family in Buffalo Grove, but the affordable options are limited to Huntley, Lakewood, and Marengo, which he finds ridiculous. He stated that Chicago's growth as a safe market, with the proposed development being next to the second-busiest station along the NCS line. He stated that he values maintaining green spaces and is concerned about over development, especially regarding wetlands and parks. He advocates for connecting streets thoughtfully and hopes the community will appreciate and properly develop these areas from the start.

Salway questioned why train stoppages decreased at Prairie View station, despite it being the second busiest on the NCS Metra line. He noted that the people parking in the station lot are from the high school.

Chairperson Weinstein stated that the PZC has nothing to do with Metra's train schedule determination or ridership.

Chairperson Weinstein closed the public hearing at 9:47 PM.

Com. Davis moved to make a positive recommendation to the Village Board for approval of a Special Use for a Planned Unit Development, R-9 Rezoning, Plat of Subdivision, Preliminary Plan, and Variations to the Development, Zoning and Sign Codes to allow construction of a 90-unit townhome development at 16606-16704 Rt. 22, 23008-23025 Main St. and 23023 First St., subject to the following conditions in the staff report.

Seconded by Com. Moodhe.

Commissioner Moodhe supported the project, noting that this is likely the second or third proposal they have seen, given the site's challenges, influenced by its surrounding makeup. He acknowledged previous discussions for this area, highlighting Prairie View's charm and past efforts that didn't fully succeed. He preferred the developer quickly remove buses and semis from the lot once purchased. He expressed his appreciation of the thought behind the current plan and indicated personal support.

Commissioner Gregory expressed support for the project, saying there are many aspects he likes. Although it's not exactly what he'd hoped, he emphasized the goal of developing the Prairie View area around the Metra station. He mentioned the importance of enhancing walkability, bikeability, and pedestrian use to boost train station activity and create a new community hub. He expressed disappointment over the doubling of parking requirements but praised the project as a valuable first step toward transforming the area.

Moved by Jason Davis, seconded by Adam Moodhe to recommend approval. Upon roll call, Commissioners voted as follows:

AYES: 6 Mitchell Weinstein, Adam Moodhe, Marc Spunt, Jason Davis, Don Schwartz, Chad Gregory

NAYS: 0 None

ABSENT: 3 Amy Au, Neil Worlikar, Sujat Saxena

Motion declared Passed.

REGULAR MEETING

A. Other Matters for Discussion

None

B. Approval of Minutes from the September 30, 2025 Planning and Zoning Commission Meeting

Moved by Adam Moodhe, seconded by Marc Spunt to approve. Upon roll call, Commissioners voted as follows:

AYES: 6 Mitchell Weinstein, Adam Moodhe, Marc Spunt, Jason Davis, Don Schwartz, Chad Gregory

NAYS: 0 None

ABSENT: 3 Amy Au, Neil Worlikar, Sujat Saxena

Motion declared Passed.

C. Chairperson's Report

None

D. Committee and Liaison Reports

Com. Moodhe provided an overview of the projects that were approved by the Village Board at the October 20th Meeting, which included the Kilmer Trash Enclosure, In2Great Playground, and also the name change within the Ordinance for Metro Storage.

E. Staff Report/Future Agenda Schedule

Deputy Director Purvis indicated that the meeting scheduled for November 5th will be canceled, but the Commission can expect a full agenda on the 19th of November.

F. Public Comments and Questions

All comments will be limited to 5 minutes and should be limited to concerns or comments regarding issues that are relevant to Planning and Zoning Commission business and not on the regular agenda for discussion.

TJ May suggested future townhome projects should consider side window placement since they face each other. He also noted a Grayslake townhome with a curved extension directs traffic, accommodating an ambulance and garbage truck, helping prevent shortcut use.

ADJOURNMENT

Moved by Adam Moodhe, seconded by Don Schwartz to adjourn. Upon roll call, Commissioners voted as follows:

AYES: 6 Mitchell Weinstein, Adam Moodhe, Marc Spunt, Jason Davis, Don Schwartz, Chad Gregory

NAYS: 0 None

ABSENT: 3 Amy Au, Neil Worlikar, Sujat Saxena

Motion declared Passed.

The meeting was adjourned at 9:56.

DRAFT



AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: November 3, 2025

AGENDA ITEM 8.a. O-2025-109

Ordinance Approving a Right-of-Way Access Agreement with Delta Communications, LLC d/b/a Clearwave Fiber, LLC

Contacts

Liaison: Trustee Weidenfeld

Staff: Briget Schwab

Staff Recommendation

Staff recommends approval.

Recommended Motion

I move to approve an ordinance authorizing the execution of a right-of-way agreement with Delta Communications, LLC d/b/a Clearwave Fiber, LLC, subject to final review and approval by the Village Attorney.

Summary

This right-of-way access agreement specifies the conditions and uses of the right-of-way through a permitting process overseen by the Village Engineer. With multiple entities seeking access to the right-of-way for telecommunications uses in the near term, the Village drafted this agreement to ensure impartial and appropriate use of the space available. Staff recommends approval of the agreement as shown, subject to final review and approval by the Village Attorney.

Strategic Alignment

Guiding Principle

Principle 3: Plan and Invest in the Future

Principle 7: Builds Our Community

Goal

Goal 2: Enhanced, beautiful, safe and sustainable neighborhoods

Goal 4: Vibrant and innovative community: leading edge

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

File Attachments

1. DRAFT Ordinance - Delta Communications, LLC Clearwave Fiber

2. DRAFT - ROW Access Agreement -Delta Communications, LLC d-b-a Clearwave Fiber





ORDINANCE 2025-xxx

AN ORDINANCE APPROVING A RIGHT-OF-WAY
ACCESS AGREEMENT WITH DELTA
COMMUNICATIONS, LLC D/B/A CLEARWAVE FIBER,
LLC

WHEREAS the Village of Buffalo Grove is a home rule unit pursuant to the Illinois Constitution of 1970; and

WHEREAS the Village seeks to enter into a right-of-way access agreement with Delta Communications, LLC d/b/a Clearwave Fiber, LLC.

NOW THEREFORE BE IT ORDAINED by the President and Board of Trustees of the Village of Buffalo Grove, Cook and Lake Counties, Illinois, as follows:

SECTION 1. The foregoing recitals are hereby adopted and incorporated and made a part of this Ordinance as if fully set forth herein.

SECTION 2. The right-of-way access agreement attached herein is approved subject to review and approval by the Village Attorney and Village Engineer.

SECTION 3. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any other provision of this Ordinance.

SECTION 4. This Ordinance shall be in full force and effect from and after its passage and approval and shall not be codified.

AYES: _____
NAYES: _____
ABSENT: _____
PASSED: _____, 2025
APPROVED: _____, 2025
PUBLISHED: _____, 2025

ATTEST:

APPROVED:

Janet M. Sirabian, Village Clerk

Eric N. Smith, Village President

RIGHT-OF-WAY ACCESS AGREEMENT

This Right-of-Way Access Agreement ("Agreement") is made and entered into this ____ day of _____, 2025, by and between the Village of Buffalo Grove, an Illinois home rule municipal corporation ("Village"), and Delta Communications, LLC d/b/a Clearwave Fiber, an Illinois Limited Liability Company ("Licensee").

RECITALS

A. The Village owns, controls, and maintains public rights-of-way and has adopted Title 12 of its Municipal Code governing the use, construction, and occupancy of said rights-of-way.

B. Licensee is a communications provider duly authorized under federal and state law and seeks to install, operate, and maintain fiber optic or other communications facilities in the Village's rights-of-way.

C. Licensee desires to obtain from the Village a non-exclusive license to access certain portions of its rights-of-way and the Village is willing to grant such a license under the terms set forth herein, consistent with applicable laws and in the interest of the public welfare.

SECTION 1. GRANT OF LICENSE

1.1 The Village, acting through its Village Manager or Village Engineer pursuant to authority delegated by the Village Board of Trustees, grants to Licensee a non-exclusive, revocable license to install, operate, maintain, repair, replace, and remove communications facilities within the public rights-of-way identified in Exhibit A ("Licensed Area"), subject to the terms of this Agreement, Village ordinances, but not limited to Title 12 and Title 16 of the Village Code as amended from time to time, and all applicable federal and state laws.

1.2 Licensee shall not use or occupy any easement or property interest not owned by the Village without first obtaining lawful authority to do so and providing written evidence thereof to the Village.

1.3 Licensee shall not interfere with existing or future public utility infrastructure and shall coordinate installations to avoid conflict with existing easements or encroachments.

1.4 Licensee shall construct and maintain its facilities in a manner that preserves the safety and accessibility of the public rights-of-way. Facilities shall not impede visibility, ADA access, or emergency response operations.

SECTION 2. TERM

This Agreement shall be effective as of the date above and shall remain in effect for five (5) years. It may be renewed for one (1) additional five-year term upon mutual written agreement of the

parties unless either party provides written notice of non-renewal at least 180 days prior to expiration.

SECTION 3. COMPLIANCE AND PERMITS

3.1 Licensee shall obtain all required permits before commencing any work. All activity must comply with the Village Code, applicable safety standards, and any conditions attached to the permits. No facility may be installed or maintained outside of the Licensed Area without prior written approval.

3.2 Licensee shall not use or occupy any easement or property interest not owned by the Village without first obtaining lawful authority to do so and providing written evidence thereof to the Village.

3.3 Licensee shall not interfere with existing or future public utility infrastructure and shall coordinate installations to avoid conflict with existing easements or encroachments.

3.4 Licensee shall construct and maintain its facilities in a manner that preserves the safety and accessibility of the public rights-of-way. Facilities shall not impede visibility, ADA access, or emergency response operations.

3.5 Licensee shall post and maintain irrevocable letter of credit or other financial security in a form acceptable to the Village in the amount of 110% of the Engineer's Opinion of Probable Costs, or such other amount as may be required under Section 12.04.100 of the Village Code. The security shall ensure compliance with the terms of this Agreement, restoration obligations, and indemnification commitments.

3.6 Licensee shall annually register with the Village as required by Section 12.04.030 of the Village Code, including current contact, emergency, and insurance information.

3.7 No person shall construct (as defined in this Chapter 12 of the Village Code) any facility on, over, above, along, upon, under, across, or within any Village right-of-way which: (1) changes the location of the facility, (2) adds a new facility, (3) disrupts the right-of-way (as defined in Chapter 12 of the Village Code), or (4) materially increases the amount of area or space occupied by the facility on, over, above, along, under across or within the right-of-way, without first filing an application with the Village Engineer and obtaining a permit from the Village therefor, except as otherwise provided in Chapter 12 of the Village Code. No permit shall be required for installation and maintenance of service connections to customers' premises where there will be no disruption of the right-of-way.

3.7.1 All applications for permits pursuant to Chapter 12 of the Village Code shall be filed on a form provided by the Village and shall be filed in such number of duplicate copies as the Village may designate. The applicant may designate those portions of its application materials that it reasonably believes contain proprietary or confidential information as "proprietary" or

"confidential" by clearly marking each page of such materials accordingly.

3.7.2 Permit application length. All permit applications will be limited to 5,000 feet or as determined reasonable by the Village Engineer.

3.7.3 Minimum General Application Requirements. The application shall be made by the utility or its duly authorized representative and shall contain, at a minimum, the following:

3.7.3.1 The utility's name and address and telephone and telecopy numbers.

3.7.3.2 The applicant's name and address, if different than the utility, its telephone, telecopy numbers, e-mail address, and its interest in the work.

3.7.3.3 The names, addresses and telephone and telecopy numbers and e-mail addresses of all professional consultants, if any, advising the applicant with respect to the application.

3.7.3.4 A general description of the proposed work and the purposes and intent of the facility and the uses to which the facility will be put. The scope and detail of such description shall be appropriate to the nature and character of the work to be performed, with special emphasis on those matters likely to be affected or impacted by the work proposed.

3.7.3.5 Evidence that the utility has been placed on file with the Village:

3.7.3.6 A written traffic control plan demonstrating the protective measures and devices that will be employed consistent with the Illinois Manual on Uniform Traffic Control Devices, to prevent injury or damage to persons or property and to minimize disruptions to efficient pedestrian and vehicular traffic; and

3.7.3.7 An emergency contingency plan which shall specify the nature of potential emergencies, including, without limitation, construction and hazardous materials emergencies, and the intended response by the applicant. The intended response shall include notification to the Village and shall promote protection of the safety and convenience of the public. Compliance with ICC regulations for emergency contingency plans constitutes compliance with this section unless the Village finds that additional information or assurances are needed.

3.7.3.8 Drawings, plans and specifications showing the work proposed, including the certification of an engineer that such drawings, plans, and specifications comply with applicable codes, rules, and regulations; Drawings must include all existing utilities which should be obtained through a Design Stage JULIE locate ticket request.

3.7.3.9 Evidence of insurance as required herein.

3.7.3.10 Evidence of posting of the security fund as required in Section 12.04.100 of the Village Code.

3.7.3.11 Any request for a variance from one or more provisions of Chapter 12 of the Village Code; and

3.7.3.12 Such additional information as may be reasonably required by the Village.

3.7.4 In the case of the installation of a new electric power, communications, telecommunications, cable television service, video service or natural gas distribution system, evidence that any "Certificate of Public Convenience and Necessity" or other regulatory authorization that the applicant is required by law to obtain, or that the applicant has elected to obtain, has been issued by the ICC or other jurisdictional authority.

3.7.4 Applicant's Duty to Update Information. Throughout the entire permit application review period and the construction period authorized by the permit, any amendments to information contained in a permit application shall be submitted by the utility in writing to the Village within thirty days after the change necessitating the amendment.

3.8 Village Review of Permit Applications. Completed permit applications, containing all required documentation, shall be examined by the Village Engineer within a reasonable time after filing. If the application does not conform to the requirements of applicable ordinances, codes, laws, rules, and regulations, the Village Engineer shall reject such application. If the Village Engineer is satisfied that the proposed work conforms to the requirements of Chapter 12 of the Village Code and applicable ordinances, codes, laws, rules, and regulations, the Village Engineer shall issue a permit therefor as soon as practicable. In all instances, it shall be the duty of the applicant to demonstrate, to the satisfaction of the Village Engineer, that the construction proposed under the application shall be in full compliance with the requirements of Chapter 12 of the Village Code. The Village Engineer may also approve an application "As Noted", which will demonstrate provisions of the permit that are required of the work.

3.9 Effect of Permit - Authority Granted. No Property Right or Other Interest Created. A permit from the Village authorizes a permittee to undertake only certain activities in accordance with Chapter 12 of the Village Code on Village rights-of-way and does not create a property right or grant authority to the permittee to impinge upon the rights of others who may have an interest in the rights-of-way.

3.10.1 Duration. No permit issued under Chapter 12 of the Village Code shall be valid for a period longer than six months unless construction is actually begun within that period and is thereafter diligently pursued to completion.

3.10.2 Pre-Construction Meeting at the Village Engineer's option, no construction shall begin pursuant to a permit issued under Chapter 12 of the Village Code prior to attendance by the permittee and all major contractors and subcontractors who will perform any work under the permit at a pre-construction meeting. The pre-construction meeting shall be held at a date, time and place designated by the Village with such Village representatives in attendance as the Village

deems necessary. The meeting shall be for the purpose of reviewing the work under the permit, and reviewing special considerations necessary in the areas where work will occur, including, without limitation, presence or absence of other utility facilities in the area and their locations, procedures to avoid disruption of other utilities, use of rights-of-way by the public during construction, and access and egress by adjacent property owners.

3.10.3 Compliance with All Laws Required. The issuance of a permit by the Village does not excuse the permittee from complying with other requirements of the Village and applicable statutes, laws, ordinances, rules, and regulations.

3.10.4 Notice Before Commencement of Construction. A minimum of seventy-two hours prior written notice must be given to the Village Engineer before any work shall begin pursuant to a permit issued under Chapter 12 of the Village Code.

3.10.5 Copy of Permit at Site Location. A copy of the issued permit shall be kept at the work site at all times.

3.13 Revised Permit Drawings - If the actual locations of any facilities deviate in any material respect from the locations identified in the plans, drawings and specifications submitted with the permit application, the permittee shall submit a revised set of drawings or plans to the Village within ninety days after the completion of the permitted work. The revised drawings or plans shall specifically identify where the locations of the actual facilities deviate from the locations approved in the permit. If any deviation from the permit also deviates from the requirements of Chapter 12 of the Village Code it shall be treated as a request for variance in accordance with Section 12.04.210 of Chapter 12 of the Village Code. If the Village denies the request for a variance, then the permittee shall either remove the facility from the right-of-way or modify the facility so that it conforms to the permit and submit revised drawings or plans therefore.

3.14 Village Right to Revoke Permit. The Village may revoke or suspend a permit issued pursuant to Chapter 12 of the Village Code for one or more of the following reasons:

3.14.1 Fraudulent, false, misrepresenting, or materially incomplete statements in the permit application.

3.14.2 Noncompliance with Chapter 12 of the Village Code.

3.14.3 Permittee's physical presence or presence of permittee's facilities on, over, above, along, upon, under, across, or within the rights-of-way presents a direct or imminent threat to the public health, safety, or welfare; or

3.14.4 Permittee's failure to construct the facilities substantially in accordance with the permit and approved plans.

Incomplete or failure to perform on another permit within the Village.

3.15 Notice of Revocation or Suspension. The Village shall send written notice of its intent to revoke or suspend a permit issued pursuant to Chapter 12 of the Village Code stating the reason or reasons for the revocation or suspension and the alternatives available to permittee under this section.

3.16 The Village may, in its discretion, for good cause shown, extend the time periods provided in this subsection.

3.16.1 Stop Work Order. In addition to the issuance of a notice of revocation or suspension, the Village may issue a stop work order immediately upon discovery of any of the reasons for revocation set forth within subsection A of this section.

3.16.2 Failure or Refusal of the Permittee to Comply. If the permittee fails to comply with the provisions of subsection C of this section, the Village or its designee may, at the option of the Village: (1) correct the deficiencies; (2) upon not less than twenty days' notice to the permittee, remove the subject facilities or equipment; or (3) after not less than thirty days' notice to the permittee of failure to cure the noncompliance, deem them abandoned and property of the Village. The permittee shall be liable in all events to the Village for all costs of removal.

SECTION 4. FEES AND COSTS

Licensee shall pay all applicable permit fees and reimburse the Village for any actual, reasonable third-party costs incurred for engineering review, inspections, or restoration oversight, as permitted under Title 12.

SECTION 5. INSURANCE

5.1 Licensee shall maintain insurance as required by Section 12.04.080 of the Village Code, naming the Village and its elected and appointed officials, employees, agents, and representatives as additional insureds. Certificates of insurance shall be filed prior to the commencement of work and updated annually. Nothing in this Agreement shall prevent the Village from requiring greater insurance coverage than specified in Section 12.04.080.

5.2 All insurance shall be effected under policies issued by carriers rated at least A- and Class VII by A.M. Best. Licensee may self-insure only upon written approval by the Village and demonstration of financial capacity consistent with Section 12.04.080(E) of the Village Code.

SECTION 6. INDEMNIFICATION

To the fullest extent permitted by law, Licensee shall defend, indemnify, and hold harmless the Village, its corporate authorities, officers, officials, employees, agents, representatives, and contractors (collectively, the "Indemnitees") from and against any and all claims, liabilities, obligations, damages, penalties, fines, costs, and expenses (including attorneys' fees and expert witness fees), of any kind or nature, whether direct or indirect, arising out of or resulting from:

(a) Licensee's or its contractors', subcontractors', employees', agents', or affiliates' acts or omissions in connection with the construction, installation, operation, maintenance, repair, relocation, or removal of Licensee's facilities.

(b) any breach or default by Licensee in the performance of its obligations under this Agreement.

(c) any violation by Licensee or its agents of applicable law.

(d) any claim for bodily injury, personal injury, death, property damage, or economic harm arising out of or in connection with Licensee's use or occupancy of the rights-of-way.

(e) any claim arising from or related to the relocation or removal of the Licensee's facilities in accordance with Section 7 or Section 8, including, but not limited to those brought by Licensee's customers or end users that assert injuries of any kind resulting from a loss or interruption of service in the licensed facility.

except to the extent caused by the gross negligence or willful misconduct of the Village. The obligations set forth in this section shall survive the expiration or earlier termination of this Agreement. Nothing herein shall waive any defense or immunity the Village may assert as it relates to any claim.

SECTION 7. RELOCATION AND REMOVAL

7.1 Village-Directed Relocation in the Public Interest.

Upon written notice from the Village Manager or their designee, Licensee shall, at its sole cost and expense, promptly relocate, remove, or adjust its facilities as directed when necessary to further the public interest. Examples include public works, utility improvements, transportation upgrades, or safety enhancements. Formal direction from the Village Board shall not be required to trigger Licensee's obligations under this Section.

7.2 Timing and Compliance.

Unless otherwise stated, Licensee shall complete the relocation within forty-five (45) days. Permitting and other requirements remain applicable to the relocation efforts. The Village Manager may grant an extension for good cause provided such an extension does not delay the remainder of the project to the detriment of the Village. The Village may assess any costs associated with an extension requested or otherwise occasioned by the Licensee on the Licensee.

7.3 Failure to Comply.

If Licensee does not comply, the Village may perform the work and invoice Licensee for all reasonable costs. Payment is due within thirty (30) days.

7.4 Emergency Relocation.

In emergencies, the Village may relocate facilities without prior notice. Licensee shall reimburse costs upon demand.

7.5 No Compensation.

Licensee waives any claim for compensation related to relocation or removal under this Section.

7.6 Interruption.

Licensee shall indemnify, defend, and hold the Village harmless from any and all claims by itself, its customers or third parties resulting from any interruption of service occasioned by the relocation or removal of the Licensees' facilities under this section

SECTION 8. ABANDONMENT AND REMOVAL UPON CESSATION OF OPERATIONS

8.1 Obligation to Remove Facilities.

Licensee shall remove its facilities and restore the right-of-way upon:

- (a) Insolvency or bankruptcy.
- (b) Cessation of operations within the Village; or
- (c) Non-use of a facility for six (6) consecutive months without justification.

8.2 Notice of Cessation or Abandonment.

Licensee shall notify the Village within thirty (30) days of any such event.

8.3 Village Self-Help.

If Licensee does not remove the facilities within sixty (60) days of notice from the Village, the Village may perform the work and recover costs through any security provided and seek to recover any difference from Licensee.

8.4 Title to Abandoned Facilities.

The Village may elect to take title to abandoned facilities by written notice. At the Village's election, title may be limited to certain appurtenances.

8.5 Determination of Abandonment.

A facility will be deemed abandoned if:

- It is unused for six (6) consecutive months; and
- Licensee fails to demonstrate legitimate business plans or continued maintenance.

- Licensee fails to respond within thirty (30) days to a Village request for certification of use.

The Village may request an annual certification of use and intent to maintain.

SECTION 9. ASSIGNMENT

9.1 Assignment is prohibited without prior written consent of the Village.

9.2 Licensee shall notify the Village at least thirty (30) days prior to any transfer of ownership or control of the facilities. All obligations of this Agreement shall be binding on any successor.

SECTION 10. DEFAULT AND TERMINATION

10.1 The Village may revoke this License, in whole or in part, or suspend construction or operation of any Licensee facilities within the public right-of-way, if:

1. Licensee has made a materially false or misleading statement in its application.
2. Licensee fails to comply with any term, condition, or obligation under this Agreement or applicable Village ordinances, including Title 12.
3. The presence or condition of the Licensee's facilities presents an imminent threat to public health or safety; or
4. Licensee fails to construct or maintain its facilities substantially in accordance with the approved plans or applicable law.
5. Licensee fails to comply with JULIE law.

10.2 Prior to revocation, the Village shall give written notice to Licensee describing the default or violation. Licensee shall have thirty (30) days to cure the violation or, if it cannot reasonably be cured within such a period, to begin and diligently pursue the cure to completion.

10.3. If Licensee fails to cure within the required period, the Village may revoke the License or take such other enforcement action as authorized by law, including removal of facilities at Licensee's expense.

10.4 Nothing in this Agreement shall be construed to limit the Village's authority under Title 12.04.110 or other applicable law.

SECTION 11. NOTICES

All notices shall be in writing and delivered by personal service, certified mail, electronic mail, or courier to:

If to the Village:
Village Manager

If to Licensee:
[Insert Address and Contact Info]

Village of Buffalo Grove
50 Raupp Blvd
Buffalo Grove, IL 60089

Delta Communications LLC
d/b/a Clearwave Fiber
P.O. Box 808
Harrisburg, IL 62946

With a copy to:
Patrick T. Brankin, Village Attorney
Schain Banks Kenny & Schwartz, Ltd
70 W Madison St., Ste 5400
Chicago, IL 60601
(312) 345-5700
pbrankin@schainbanks.com

With a copy to:
Clearwave Fiber
P.O. Box 1229
Pooler, GA 31322
Attn: Legal Department
legal@clearwavefiber.com

SECTION 12. GOVERNING LAW AND VENUE

This Agreement shall be governed by and construed in accordance with the laws of the State of Illinois, without regard to its conflicts of laws principles. Any litigation or proceeding arising out of or relating to this Agreement shall be brought exclusively in the Circuit Court of Cook County, Illinois, and the parties irrevocably submit to the jurisdiction and venue of that court.

SECTION 13. GENERAL CONSTRUCTION REQUIREMENTS

13.1 General Conditions

13.1.1 It is the policy of the Municipality and other governing agencies to set standards for the performance of construction. This agreement shall expressly adhere to the 'Standard Specifications for Road and Bridge Construction', latest edition, the 'Standard Specifications for Water and Sewer Main Construction in Illinois', latest edition, the 'Illinois Manual on Uniform Traffic Control Devices', latest edition, and Village Code unless otherwise specified herein.

13.2 JULIE Notification

13.2.1 The Contractor shall contact the Joint Utility Locating Information for Excavators (JULIE) a minimum of two (2) days (not including the day of the call) in advance before any project is started in accordance with Article 107.39 of the Standard Specifications and JULIE law.

13.3 Prosecution of the Work

13.3.1 The work shall be prosecuted in such a manner and with such a supply of materials, equipment and labor as is considered necessary to ensure successful completion according to the time specified.

13.3.2 The utility shall notify the Village Engineer in writing at least 72 hours in advance of construction commencement and 24 hours in advance of either discontinuing or resuming operations.

13.4 Construction Work Periods

13.4.1 Construction operations shall be completed in accordance with Title 9.38 of the Village Code. All work shall be confined to the period beginning at 7:00 AM and ending at 6:00 PM on weekdays. No work shall be done on Saturdays, Sundays or legal holiday periods as defined in article 107.09 of the Standard Specifications.

13.4.2 Construction operations on rights-of-way may, at the discretion of the Village Engineer, be required to be discontinued when such operations would create hazards to traffic or the public health, safety, and welfare. Such operations may also be required to be discontinued or restricted when conditions are such that construction would result in extensive damage to the right-of-way or other property.

Construction operations must coordinate with other project work and operations. The Village Engineer may require the discontinuation of work at any time to ensure projects are appropriately prioritized.

13.4.3 These restrictions may be waived by the Village Engineer when emergency work is required to restore vital utility services.

13.5 Emergency Contact

13.5.1 The utility shall appoint an emergency contact for the Village which shall be available twenty-four (24) hours a day, seven (7) days a week, regarding problems, or complaints resulting from the installation, operation, maintenance, or removal of the facilities. At a minimum, the utility shall provide a phone number for this person.

13.6 Progress Schedule

13.6.1 Prior to the start of construction, the Contractor shall submit to the Village Engineer a satisfactory progress schedule or critical path schedule which shall show the proposed sequence of work, and how the utility proposes to complete the various items of work within the timeframe allowed. Work may not begin prior to the Village Engineer approving this schedule.

13.7 Traffic Control Plan

13.7.1 Traffic Control shall be according to the applicable sections of the Standard Specifications, the Supplemental Specifications, the "Illinois Manual on Uniform Traffic Control Devices for Streets and Highways", any special details and Highway Standards contained in the plans, and the Special Provisions contained herein.

13.7.2 Special attention is called to Article 107.09 of the Standard Specifications and the following Highway Standards, Details, Quality Standard for Work Zone Traffic Control Devices, Recurring Special Provisions and Special Provisions contained herein, relating to traffic control.

13.7.3 The utility shall take immediate action to correct any deficiencies in traffic protection requirements that are brought to the utility's attention by the Village. Failure to comply may result in a fine in accordance with Article 107.09 of the Standard Specifications and/or a termination of work activities.

13.8 Maintenance of Roadways and Erosion Control

13.8.1 The utility shall be required to control dust or air-borne dirt resulting from construction operations by utilizing a mechanical street sweeper on all pavements within or adjacent to the project work zone throughout the duration of the project. The resulting debris shall be disposed of off-site in accordance with Article 202.03 of the Standard Specifications. Individual fire hydrant use shall not be permitted to control dust at specific locations. The utility shall provide dust control operations daily, throughout the project limits and adjacent streets. At the direction of the Village Engineer, a professional street sweeper may be requested on a weekly basis or as deemed necessary.

13.8.2 No excavations shall be left open during non-work hours unless approved by the Engineer and adequately protected from the public.

13.8.3 The utility will be required over the course of construction to clean inlet filter baskets weekly or prior to a forecasted rain event. Many of the homes in the Village have lower garages and are susceptible to damage when streets flood. The utility shall be held liable for any damage to private structures if it is determined that the damage was due to the utilities neglect as specified herein. In the event water is not properly running through inlet filter baskets caused by debris, the Village crews may respond to resident calls about street flooding. Any Village expense occurred in labor or materials responding to these calls will be back charged to the utility.

13.8.4 The utility will be required to perform erosion control best management practices as listed on the plans, specifications, and details during construction. Discharge of sediment-laden water or construction debris into the storm sewer system or waterways will not be permitted and subjected to a monetary penalty as noted in the monetary penalties general condition. In addition, the utility will be responsible for cleaning all storm sewer systems and waterways to their preconstruction condition to the satisfaction of the Village Engineer. In the event of an illicit discharge, regardless of blame, the utility shall concentrate their work efforts on remedying the situation to correct the deficiency.

13.9 Construction Staging

13.9.1 No material shall be stored on the right-of-way without the prior approval of the Village Engineer. When such storage is permitted, all pipe, conduit, wire, poles, cross arms, or other materials shall be distributed along the right-of-way prior to and during installation in a manner to minimize hazards to the public or an obstacle to right-of-way maintenance or

damage to the right-of-way and other property. If material is to be stored on right-of-way, prior approval must be obtained from the Village.

13.9.2 The plans submitted by the utility to the Village Engineer shall identify any hazardous materials that may be involved in the construction of the new facilities or removal of any existing facilities.

13.9.3 The utility shall make themselves aware of the surroundings and of private property. The Village will not tolerate entering private property or driving equipment/vehicles on a driveway within the public right of way to remain for any reason during construction unless prior approval has been granted by the property owner.

13.10 Boring or Jacking

13.10.1 Pits and Shoring. Boring or jacking under rights-of-way shall be accomplished from pits located at a minimum distance specified by the Village Engineer from the edge of the pavement. Pits for boring or jacking shall be excavated no more than forty-eight hours in advance of boring or jacking operations and backfilled within forty-eight hours after boring or jacking operations are completed. While pits are open, they shall be clearly marked and protected by barricades. Shoring shall be designed, erected, supported, braced, and maintained so that it will safely support all vertical and lateral loads that may be imposed upon it during the boring or jacking operation.

13.10.2 Wet Boring or Jetting. Wet boring or jetting shall not be permitted under the roadway.

13.10.3 Borings with Diameters Greater than Six Inches. Borings over six inches (fifteen one-hundredths m) in diameter shall be accomplished with an auger and following pipe, and the diameter of the auger shall not exceed the outside diameter of the following pipe by more than one inch (twenty-five mm).

13.10.4 Borings with Diameters Six Inches or Less. Borings of six inches or less in diameter may be accomplished by either jacking, guided with auger, or auger and following pipe method.

13.10.5 Tree Preservation. Any facility located within the drip line of any tree designated by the Village to be preserved or protected shall be bored under or around the root system.

13.11 Trenching

13.11.1 Trenching for facility installation, repair, or maintenance on rights-of-way shall be done in accord with the applicable portions of Section 603 of IDOT's "Standard Specifications for Road and Bridge Construction."

13.11.2 The length of open trench shall be kept to the practicable minimum consistent with requirements for pipe-line testing. Only one-half of any intersection may have an open trench at any time unless special permission is obtained from the Village Engineer.

13.11.3 Open Trench and Excavated Material. Open trench and windrowed excavated material shall be protected as required by Chapter 6 of the Illinois Manual on Uniform Traffic Control Devices. Where practicable, the excavated material shall be deposited between the roadway and the trench as added protection. Excavated material shall not be allowed to remain on the paved portion of the roadway. Where right-of-way width does not allow for windrowing excavated material off the paved portion of the roadway, excavated material shall be hauled to an off-road location.

13.11.4 Drip Line of Trees. The utility shall not trench within the drip line of any tree designated by the Village to be preserved.

13.12 Backfilling

13.12.1 Any pit, trench, or excavation created during the installation of facilities shall be backfilled for its full width, depth, and length using methods and materials in accordance with IDOT's "Standard Specifications for Road and Bridge Construction." When excavated material is hauled away or is unsuitable for backfill, suitable granular backfill shall be used based upon Exhibit 109 of Title 16 of the Village Code.

13.12.2 For a period of three years from the date construction of a facility is completed, the utility shall be responsible to remove and restore any backfilled area that has settled due to construction of the facility. If so, ordered by the Engineer, the utility, at its expense, shall remove any pavement and backfill material to the top of the installed facility, place and properly compact new backfill material, and restore new pavement, sidewalk, curbs, and driveways to the proper grades, as determined by the Engineer.

13.13 Pavement Cuts

13.13.1 Pavement cuts for facility installation or repair shall be permitted on a highway only if that portion of the highway is closed to traffic. If a variance to the limitation set forth in this subsection is permitted under Section 12.04.210 of the Village Code, the following requirements shall apply:

13.13.2 Any excavation under pavements shall be backfilled and compacted as soon as practicable with IDOT approved granular material of CA-6 or CA-10 gradation, in accordance with Section 1004 of the Standard Specifications and as designated by the Engineer. All aggregates shall be compacted to 95% modified proctor density conforming to ASTM D-1557 or AASHTO T-180.

13.13.3 Restoration of pavement, in kind, shall be accomplished within ten days after any portion of the right-of-way or easement is disturbed, damaged or destroyed due to construction or maintenance by the utility, and temporary repair with bituminous mixture shall be provided immediately. Any subsequent failure of either the temporary repair or the restoration shall be

rebuilt upon notification by the Village. All hot-mix asphalt shall be an IDOT approved mix and be compacted in accordance with Section 406 of the Standard Specifications. All portland cement concrete shall be an IDOT approved mix in accordance with Sections 420, 423, and 424 of the Standard Specifications.

13.13.4 The utility shall be required to perform a perpendicularly straight joint by full-depth machine sawing of all proposed items to be removed prior to removal operations to prevent damage or spalling to existing hardscape to remain. Simple or partial depth scoring shall not be permitted. All sawcut slurry, regardless of the amount, shall be promptly removed to prevent tracking. Any slurry tracked or left on surfaces to remain shall be thoroughly cleaned or replaced, at the direction of the Village Engineer, by the utility.

13.13.5 For all rights-of-way which have been reconstructed with a concrete surface/base in the last seven years, or resurfaced in the last three years, permits shall not be issued unless such work is determined to be an emergency repair or other work considered necessary and unforeseen before the time of the reconstruction or unless a pavement cut is necessary for a JULIE locate.

Pavement cuts on surfaces rehabilitated or replaced in the last seven years will not be permitted without permission from the Village Engineer. In the event any hard surface is damaged by the Licensee or their contractor, the surface will be required to be replaced from cold joint to cold joint in each direction.

13.14 Encasement

13.14.1 Casing pipe shall be designed to withstand the load of the highway and any other superimposed loads. The casing shall be continuous either by one-piece fabrication or by welding or jointed installation approved by the Village.

13.14.2 The venting, if any, of any encasement shall extend within one foot (three-tenths m) of the right-of-way line. No above-ground vent pipes shall be located in the area established as clear zone for that particular section of the highway.

13.15 Landscape Restoration

13.15.1 The utility shall restore all turn and terrain within ten days after any portion of the right-of-way or easement is disturbed, damaged or destroyed due to construction or maintenance by the utility in accordance with Sections 211, 250, and 251 of the Standard Specifications. work shall include all labor, material, and equipment necessary to furnish and install pulverized topsoil, seed, fertilizer nutrients and Mulch Method 3A in accordance with Sections 211, 250, and 251 of the Standard Specifications and as specified herein.

13.15.2 Pulverized topsoil shall be placed to a maximum depth of four (4) inches and not be placed until the area has been shaped, trimmed, and finished to the lines and grades as directed by the Engineer. All irregularities, depressions, or high points in the surface shall be filled or

smoothed out before topsoil is placed. The surface of the topsoil shall be blended to match the existing terrain and adjacent roadway, and be free from clods, stones, sticks, and debris.

13.15.3 The utility shall furnish and place IDOT Class 1A seed, and be produced and tested in the current year, be of good quality, and free of weeds. Nitrogen, Phosphorus, and Potassium Fertilizer nutrients shall be applied at a 1:1 ratio in accordance with Article 250.04 of the Standard Specifications. Within 24 hours of seed placement, erosion control blanket shall be placed in accordance with Article 251.04 of the Standard Specifications.

13.15.4 It is recommended that the utility water the area every other day at a rate of three (3) gallons per square yard, however, it is the sole and exclusive responsibility of the utility to make required adjustments to the watering rate or schedule.

13.15.5 To be acceptable for final acceptance, the landscaped areas shall undergo a 30-day period of establishment beginning on the last day that seed is sowed. During this period, the utility shall be responsible for watering, removing weeds and maintaining the seeded areas and repairing any damage to the seeded areas due to but not limited to, errant vehicles, severe weather or all other causes. At the end of the 30-day period of establishment, the Village or Engineer will inspect the landscaped area and if deemed unsatisfactory, the utility shall be required to provide means and methods necessary to establish a live, healthy turf area. Should the seed not germinate because of prevailing cool weather, the period of establishment may be adjusted as determined by the Engineer. It shall be the sole and exclusive responsibility of the utility, not the Village, for maintaining and monitoring the landscape restoration during the period of establishment.

13.15.6 Planting times shall be performed when the ambient temperature has been between 45°F and 80°F for a minimum of seven (7) consecutive days and is forecasted to be the same for the next five (5) days according to the National Weather Service.

13.16 Protection of Mailboxes

13.16.1 The utility shall take all necessary precautions when working near mailboxes. If at the utility's discretion, a mailbox will interfere with construction operations, a temporary mailbox shall be located per the United States Postal Service requirements and the permanent mailbox reinstalled following said operation. At no time shall a resident be without a mailbox or not receive mail due to a mailbox being removed, replaced or damaged. The utility shall replace any mailbox or post which has been damaged by the utility's operations due to neglect, misconduct or poor workmanship.

13.16.2 The utility must maintain access for both residents and mail carriers to all mailboxes throughout the duration of the project.

13.17 Use of Fire Hydrants

13.17.1 The indiscriminate use of fire hydrants is strictly prohibited. The utility can obtain non-

potable water in bulk for a charge at Buffalo Grove's self-serve Water Station located at 851 Krause Drive. There is a credit card reader attached to the station for payment. The utility shall provide a water truck or containment and driver to obtain and transport the water. If it is determined that the utility or its subcontractors operate or use a Village fire hydrant, a monetary penalty of \$1,000 per occurrence will be imposed.

13.18 Existing Hardscape

13.18.1 Any damage to existing hardscape from tracked equipment or due to the utility's negligence, workmanship, or neglect shall be replaced at the utilities expense. It is recommended rubber tired or rubber tracked equipment is used. The Village shall determine the limit of removal and replacement operations, and all work shall be completed to the satisfaction of the Village Engineer.

13.19 Tree Protection and Preservation

13.19.1 Breaking off branches of plant material to remain during clearing or construction operations will not be allowed. Preceding any existing tree pruning or trimming operations, the utility shall demonstrate that there is no other practical method to complete the work and request permission from the Engineer. All pruning shall be done according to the current ANSI A300 (Part 1) – Pruning Standard.

13.19.2 All branches and foliage pruned or trimmed shall be disposed of off-site in accordance with Article 202.03 of the Standard Specifications.

13.19.3 All existing trees larger than 6" in diameter and not specifically designated for removal, which are removed or damaged due to the utilities neglect, shall be inspected by the Village Forester or his designated representative. For each infraction that causes damage to a tree, a monetary penalty of \$1,000 may be imposed and the replacement of the damaged tree is required, depending on the extent of injury caused to each tree. No replacement tree shall have a diameter of less than 3" or more than 6", unless authorized by the Village of Buffalo Grove. All new plantings shall be completed in accordance with Section 253 of the Standard Specifications.

13.20 Use of the Work Site

13.20.1 The utility shall use the Work Site solely to complete the Work and such related activities as may be authorized or directed by the Village. Except as provided herein, the utility shall not (nor shall the utility cause or permit any employee or person under utilities control) display or broadcast commercial, political, or religious messages or advertisements of any nature at the Work Site or in connection with the Work. The foregoing shall not be construed to prohibit the following at the Work Site or in connection with the Work: (a) the use of equipment, materials, or other items (e.g. personnel uniforms and clothing) that identify the utility (such as by displaying the utilities name, logo, slogan, contact information, or similar messages) or that identify the maker

or supplier of such equipment, material, or item; or (b) the use or display of signs, flags, cones, traffic control devices, markers, or other similar devices that reasonably relate to the Work, Work Site safety, public safety, or regulatory compliance; or (c) personal speech, religious practice, or expression by any individual performing Work or at the Work Site; or (d) upon written approval or direction of the Village, the display of information regarding the sponsor of the Work or funding sources for the Work.

13.20.2 In addition, the utility shall not (nor shall the utility require or permit its personnel, subcontractors, or subcontractors' personnel to) conduct any prohibited political activity at the Work Site or while performing the Work. The utility and its personnel or subcontractors (including any subcontractor's personnel) shall not intentionally or knowingly use the Work Site or any other property or resources of the Village in connection with any prohibited political activity. For purposes of this section, the term "prohibited political activity" shall have the meaning set forth in Section 5 of the State Officials and Employees Ethics Act, 5 ILCS 430/1-5.

13.21 Water and Sewer Services

13.21.1 The Village of Buffalo Grove will not locate private water and sewer service lines as part of the JULIE notification system. The property owner is the owner of these services from the building to the main and are exempt from the JULIE system.

13.21.2 The utility is fully responsible for protecting all utilities near or in their excavation area and shall make themselves fully aware of the exact location of each utility; marked or not marked. The utility may elect to locate any and all utilities marked or unmarked, at their expense. Repeated damage to service lines will need to be repaired from the main to the right-of-way as directed by the Engineer. The utility shall be responsible for repairs to all damaged utilities incurred as determined by the Village or Engineer.

13.21.3 All repairs to damaged water and sewer service lines shall be completed with material equal to, including size, of the existing service. Connections of dissimilar materials shall be made with stainless steel non-shear mission couplings or appropriate flare couplings for water services. All fittings for copper water service lines shall be of the "flare" type regardless of temporary or permanent use. Any damage to existing water service lines during construction shall be repaired with the existing main under pressure. The utility shall have a crimping tool and e-z out or freeze kit on-site to make repairs as required. Repair of service lines in this manner shall only be performed on lines that will be abandoned as part of this project, if applicable.

13.21.4 The utility shall refer to the Village of Buffalo Grove's Exhibit 109 Materials List for all material requirements.

13.22 Red Line Record Drawings

13.22.1 Prior to initial acceptance of improvements, the utility shall supply the Village Engineer

with red line as-built drawings of the installed and abandoned utility improvements including but not limited to depth and alignment of new utility, horizontal offsets of at-grade appurtenances, and other underground utility deviations. The depth and alignment shall be noted at all utility crossings, and a minimum fifty (50) foot spacing along the utility.

13.22.2 The as-built drawings shall be submitted to the Village in red marked PDF file on the approved plan. As-builts with insufficient recorded information will be rejected.

13.23 Final Site Inspection

13.23.1 After the utility has submitted the notice of final completion to the Village, the Village may perform a final site inspection of the work performed.

13.23.2 Upon completion of the final site inspection, the Village Engineer will provide the utility a list of any deficiencies documented. The utility will have fourteen (14) calendar days to correct any deficiencies following the scheduled final inspection and punch list submittal by the Village Engineer.

In the event of a conflict between this section and the Village Code, the Village Engineer shall determine the proper clarification.

SECTION 14. TELECOMMUNICATION SPECIFIC REQUIREMENTS

14.1 Fiber Optic Cable

14.1.1.1 The Fiber Optic Cable and the installation shall meet the requirements of the National Electrical Code (NEC), particularly covered in Article 770.

14.1.1.2 All splices shall be secured in fiber optic splice trays within fiber optic distribution enclosures. No in-ground splices or terminations will be permitted.

14.1.1.3 Extra cable shall be left in each fiber optic enclosure. Storage of additional extra cable in each handhole shall be coiled. These coils shall be bound at a minimum of three points around the coil perimeter and supported in their static storage positions. The minimum of extra cable amounts shall be ten (10) feet in gulfboxes and junction boxes, fifty (50) feet in handholes, and one hundred (100) feet in double handholes, conduit risers, support poles, and any splice location.

In the event of a conflict between this section and the Village Code, the Village Engineer shall determine the proper clarification.

SECTION 15. COMMUNICATION REQUIREMENTS

15.1 Website Hosting

15.1.1 All providers are required to host and maintain a Village of Buffalo Grove specific website that shall include, but are not limited to, the following information:

15.1.1.1 Mapped projects in construction

15.1.1.2 Mapped projects in development. Showing planned design, permit and construction schedules.

15.1.1.3 Mapped projects designed and permitted. Showing planned construction schedules.

15.1.1.4 How does a resident find out more about services

15.2 Village Advertisement

15.2.1 No Licensee will be permitted to advertise within Village publications

15.2.2 Under no circumstances may a Licensee portray affiliation with the Village in its publications

15.3 Public Notification on Service Delivery

15.3.1 The utility shall be required to provide and distribute letters to residents or business owners anytime access will be affected to a home or business or utility service is interrupted. They are also required to notify residents or business owners if they will be working in the right-of-way directly adjacent to the property or through an easement on the property.

15.3.2 Letters shall be typed on standard 8.5" x 11" paper and an envelope may or may not be used. All letters shall be printed on the utilities letterhead and include the name, address, and telephone number of the utilities person in charge.

15.3.3 Letters shall be taped to a non-painted surface using painters' tape or approved equal, and will be placed in as many locations as needed to ensure they will be visible to residents. Distributing letters via mailbox is discouraged, however, must be compliant with all United States Postal Service federal regulations. Notification letters shall include, but are not limited to, the following information:

15.3.3.1 The exact day and time work is to begin that will affect access (weather permitting).

15.3.3.2 How the residents will know they may resume normal access to their property.

15.3.3.3 The anticipated length of the closure (no more than one week will be permitted).

15.3.3.4 Specific location where parking is permitted, both overnight and during the working day (as signed and normally permitted during daytime).

15.3.3.5 The Village of Buffalo Grove Police Department has been notified that overnight parking will be permitted. (It shall be the responsibility of the Contractor to confirm this with the Village.)

15.3.3.6 The utility will go door-to-door the moment prior to work is to begin to ensure all accommodation is made.

15.3.3.7 The utilities person in charge name and contact information for additional information or specific requests.

15.3.3.8 Specific documentation as to why they have access rights to the easement (if applicable.)

15.3.4 Notification letters shall be distributed a minimum of 24 hours prior to access being affected or otherwise. If this requirement is not met, work shall not commence. Additional letters may be required when weather or other unforeseen circumstances change the schedule. When requested, the utility is required to return or provide correspondence from a resident within 24 hours.

SECTION 16. ENTIRE AGREEMENT; AMENDMENT

This Agreement represents the full understanding between the parties and may only be amended by written instrument signed by both.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.

VILLAGE OF BUFFALO GROVE

By: _____

Name: _____

Title: _____

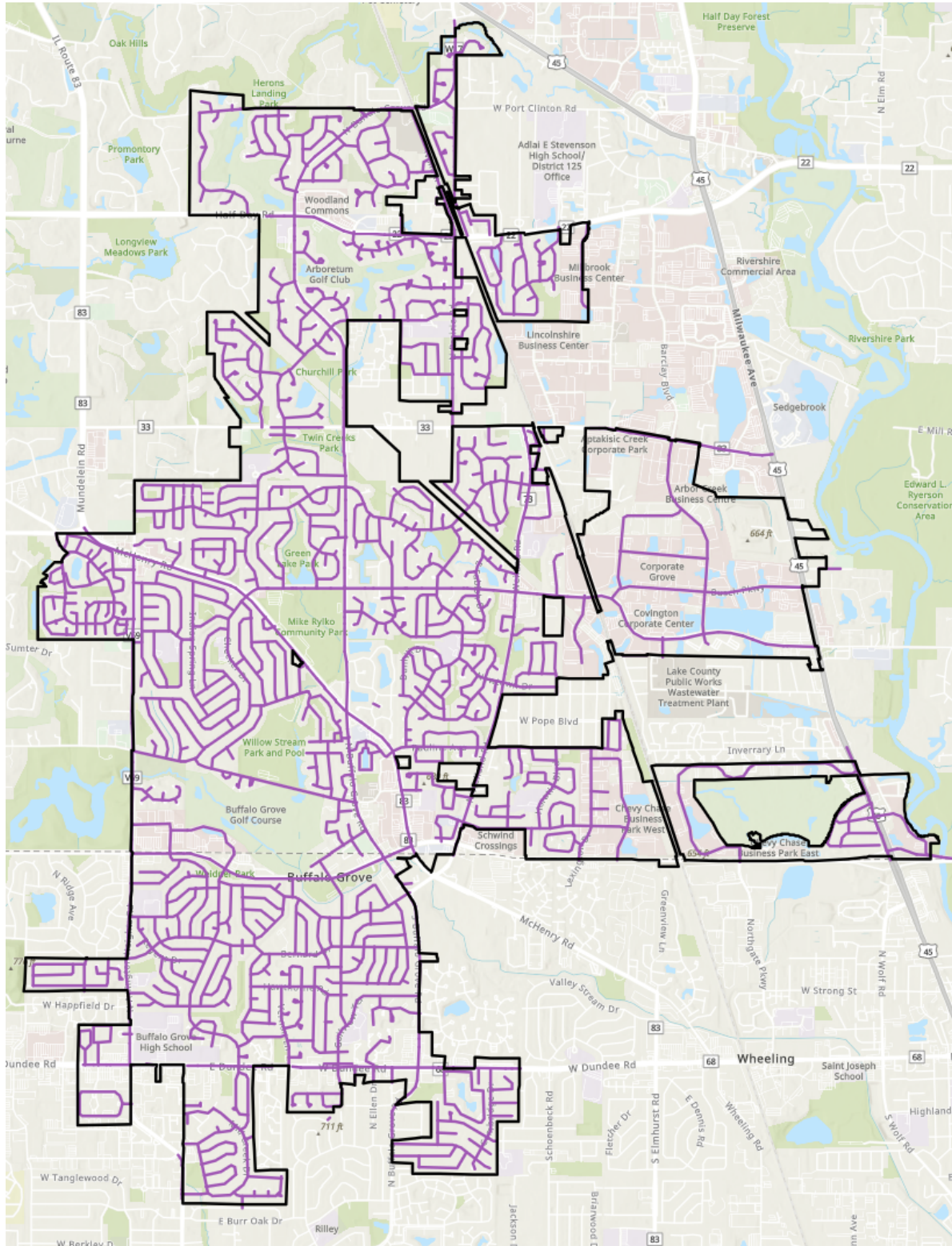
LICENSEE

By: _____

Name: _____

Title: _____

EXHIBIT A





AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: November 3, 2025

AGENDA ITEM 8.b. O-2025-110

Ordinance Amending Turning Restrictions on Fremont Way

Contacts

Liaison: Trustee Weidenfeld

Staff: Briget Schwab

Staff Recommendation

Staff recommends approval.

Recommended Motion

I recommend approval of the ordinance amending turning restrictions onto Fremont Way from 1200 Arlington Heights Road.

Summary

Background

The existing right-turn restriction from the commercial drive at 1200 Arlington Heights Road to westbound Fremont Way is not necessary to limit traffic into the Crossings subdivision due to geometric changes made on the Arlington Heights Road project and improvements in digital mapping technologies. The current signage has remained covered throughout the duration of construction traffic staging and has not had an overly burdensome effect on the area. Consultation with the Community Development Department and the Police Department indicates that the signage is not necessary and should be removed.

Strategic Alignment

Guiding Principle

Principle 2: Outstanding Village Services

Goal

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

File Attachments

1. DRAFT Ordinance - Turning Restrictions Fremont



ORDINANCE 2025-xxx

AN ORDINANCE AMENDING TURNING RESTRICTIONS ON FREMONT WAY

WHEREAS the Village of Buffalo Grove is a home rule unit pursuant to the Illinois Constitution of 1970; and

WHEREAS the Village seeks to amend the Village of Buffalo Grove Municipal Code to provide for safe and efficient traffic flow on Fremont Way; and

WHEREAS the recommendations of the Village Engineer have been presented to the Corporate Authorities.

NOW THEREFORE BE IT ORDAINED by the President and Board of Trustees of the Village of Buffalo Grove, Cook and Lake Counties, Illinois, as follows:

SECTION 1. The foregoing recitals are hereby adopted and incorporated and made a part of this Ordinance as if fully set forth herein.

SECTION 2. Section 208(D) of Article II of Chapter BG-11 of Title 10 of the Village of Buffalo Grove Municipal Code is hereby amended by adding thereto the following portions as shown by the underlined and highlighted text and removing the following portions as shown by the ~~struck through~~ text below as follows:

BG-11-208(D) RESERVED - Turning restriction — Fremont Way at commercial driveway.
~~No vehicles or combination of vehicles shall turn right from the southbound commercial driveway onto westbound Fremont Way.~~

SECTION 3. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any other provision of this Ordinance.

SECTION 4. This Ordinance shall be in full force and effect from and after its passage and approval and shall be codified.

AYES: _____
NAYES: _____
ABSENT: _____
PASSED: _____, 2025
APPROVED: _____, 2025
PUBLISHED: _____, 2025

ATTEST:

APPROVED:

Janet M. Sirabian, Village Clerk

Eric N. Smith, Village President

DRAFT



AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: November 3, 2025

AGENDA ITEM 8.c.

Municipal Compliance Report for the Year Ending 12/31/2024 – Firefighter's Pension Fund

Contacts

Liaison: Trustee Cesario

Staff: Chris Black

Staff Recommendation

Staff recommends acceptance.

Recommended Motion

I move to accept the Municipal Compliance Report for the Buffalo Grove Firefighters' Pension Fund for the fiscal year ended December 31, 2024.

Summary

Background

The following report is to be accepted by the Village Board prior to the extension of the property tax levy for Article 3 and 4 pension funds. The report provides information on the financial condition of the pension fund in the most recently completed fiscal year. Also included is the tax levy request from the pension fund.

Analysis

The funded ratio of the Firefighter's Pension Fund is 81.85 percent, a decrease from the prior year's 83.06 percent. The actual investment return was 10.74 percent. The actuarially required contribution, which is funded through the 2025 property tax levy (collected in 2026), is \$2,615,212.

Next Steps

The village's annual contribution will be funded as a portion of the property tax levy ordinance that will be up for consideration at the Village Board Meeting on December 1st.

Strategic Alignment

Guiding Principle

Principle 1: Financially Responsible and Sound

Principle 3: Plan and Invest in the Future

Goal

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

File Attachments

1. Fire Pension- MCR 12.31.24
2. Buffalo Grove Fire_Funding Actuarial Report_12-31-2024_Final



THE VILLAGE OF BUFFALO GROVE,
ILLINOIS
FIREFIGHTERS' PENSION FUND

PUBLIC ACT 95-0950
MUNICIPAL COMPLIANCE REPORT



FOR THE FISCAL YEAR ENDED
DECEMBER 31, 2024

50 Raupp Boulevard
Buffalo Grove, IL 60089
Phone: 847.537.0995
Fax: 847.459.2509
www.vbg.org



July 28, 2025

Members of the Pension Board of Trustees
Buffalo Grove Firefighters' Pension Fund
Buffalo Grove, Illinois

Enclosed please find a copy of your Municipal Compliance Report for the Buffalo Grove Firefighters' Pension Fund for the fiscal year ended December 31, 2024. We have prepared the report with the most recent information available at our office. Should you have more current information, or notice any inaccuracies, we are prepared to make any necessary revisions and return them to you.

The President and Secretary of the Pension Fund are required to sign the report on page 3. If not already included with the enclosed report, please also include a copy of the Pension Fund's most recent investment policy.

The signed Public Act 95-0950 - Municipal Compliance Report must be provided to the Municipality before the tax levy is filed on the last Tuesday in December. We are sending the report via email to promote an environmentally-friendly work atmosphere.

If you have any questions regarding this report, please contact your Client Manager or PSA.

Respectfully submitted,

Lauterbach & Amen, LLP

LAUTERBACH & AMEN, LLP

**THE VILLAGE OF BUFFALO GROVE, ILLINOIS
FIREFIGHTERS' PENSION FUND**

**Public Act 95-950 - Municipal Compliance Report
For the Fiscal Year Ending December 31, 2024**

The Pension Board certifies to the Board of Trustees of the Village of Buffalo Grove, Illinois on the condition of the Pension Fund at the end of its most recently completed fiscal year the following information:

- 1) The total cash and investments, including accrued interest, of the fund at market value and the total net position of the Pension Fund:

	Current Fiscal Year	Preceding Fiscal Year
Total Cash and Investments (including accrued interest)	<u>\$87,471,477</u>	<u>\$80,904,766</u>
Total Net Position	<u>\$87,462,037</u>	<u>\$80,909,701</u>

- 2) The estimated receipts during the next succeeding fiscal year from deductions from the salaries of firefighters' and from other sources:

Estimated Receipts - Employee Contributions	<u>\$644,100</u>
Estimated Receipts - All Other Sources	
Investment Earnings	<u>\$6,123,000</u>
Municipal Contributions	<u>\$2,615,212</u>

- 3) The estimated amount necessary during the fiscal year to meet the annual actuarial requirements of the pension fund as provided in Sections 4-118 and 4-120:

Annual Requirement of the Fund as Determined by:

Firefighters' Pension Investment Fund	<u>\$1,491,176</u>
Private Actuary - Lauterbach & Amen, LLP	
Recommended Municipal Contributions	<u>\$2,615,212</u>
Alternative Municipal Contributions	<u>\$1,383,215</u>

**THE VILLAGE OF BUFFALO GROVE, ILLINOIS
FIREFIGHTERS' PENSION FUND**

**Public Act 95-950 - Municipal Compliance Report
For the Fiscal Year Ending December 31, 2024**

- 4) The total net income received from investment of assets along with the assumed investment return and actual investment return received by the fund during its most recently completed fiscal year compared to the total net income, assumed investment return, and actual investment return received during the preceding fiscal year:

	Current Fiscal Year	Preceding Fiscal Year
Net Income Received from Investment of Assets	<u>\$8,678,903</u>	<u>\$10,851,258</u>
Assumed Investment Return		
Firefighters' Pension Investment Fund	<u>7.125%</u>	<u>7.125%</u>
Private Actuary - Lauterbach & Amen, LLP	<u>7.000%</u>	<u>7.000%</u>
Actual Investment Return	<u>10.309%</u>	<u>14.188%</u>

- 5) The increase in employer pension contributions that results from the implementation of the provisions of P.A. 93-0689:

Firefighters' Pension Investment Fund	<u>N/A</u>
Private Actuary - Lauterbach & Amen, LLP	<u>\$37,802</u>

- 6) The total number of active employees who are financially contributing to the fund:

Number of Active Members	<u>55</u>
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- 7) The total amount that was disbursed in benefits during the fiscal year, including the number of and total amount disbursed to (i) annuitants in receipt of a regular retirement pension, (ii) recipients being paid a disability pension, and (iii) survivors and children in receipt of benefits:

	Number of	Total Amount Disbursed
(i) Regular Retirement Pension	<u>48</u>	<u>\$4,413,924</u>
(ii) Disability Pension	<u>5</u>	<u>\$302,162</u>
(iii) Survivors and Child Benefits	<u>4</u>	<u>\$279,744</u>
Totals	<u>57</u>	<u>\$4,995,830</u>

**THE VILLAGE OF BUFFALO GROVE, ILLINOIS
FIREFIGHTERS' PENSION FUND**

**Public Act 95-950 - Municipal Compliance Report
For the Fiscal Year Ending December 31, 2024**

8) The funded ratio of the fund:

	Current Fiscal Year	Preceding Fiscal Year
Firefighters' Pension Investment Fund	83.64%	82.67%
Private Actuary - Lauterbach & Amen, LLP	81.85%	83.06%

9) The unfunded liability carried by the fund, along with an actuarial explanation of the unfunded liability:

Unfunded Liability:

Firefighters' Pension Investment Fund	\$17,175,589
Private Actuary - Lauterbach & Amen, LLP	\$19,403,394

The accrued liability is the actuarial present value of the portion of the projected benefits that has been accrued as of the valuation date based upon the actuarial valuation method and the actuarial assumptions employed in the valuation. The unfunded accrued liability is the excess of the accrued liability over the actuarial value of assets.

10) Please see attached Investment/Cash Management policy if applicable

Please see Notes Page attached.

**CERTIFICATION OF MUNICIPAL FIREFIGHTERS'
PENSION FUND COMPLIANCE REPORT**

The Board of Trustees of the Pension Fund, based upon information and belief, and to the best of our knowledge, hereby certify pursuant to §4-134 of the Illinois Pension Code 40 ILCS 5/4-134, that the preceding report is true and accurate.

Adopted this 4th day of August, 2025

President  Date 8/4/25

Secretary  Date 8/5/25

**THE VILLAGE OF BUFFALO GROVE, ILLINOIS
FIREFIGHTERS' PENSION FUND**

**Public Act 95-950 - Municipal Compliance Report
For the Fiscal Year Ending December 31, 2024**

INDEX OF ASSUMPTIONS

- 1) Total Cash and Investments - as Reported at Market Value in the Audited Financial Statements for the Years Ended December 31, 2024 and 2023.

Total Net Position - as Reported in the Audited Financial Statements for the Years Ended December 31, 2024 and 2023.

- 2) Estimated Receipts - Employee Contributions as Reported in the Audited Financial Statements for the Year Ended December 31, 2024 plus 3.25% Increase (Actuarial Salary Increase Assumption) Rounded to the Nearest \$100.

Estimated Receipts - All Other Sources

Investment Earnings - Cash and Investments as Reported in the Audited Financial Statements for the Year Ended December 31, 2024, times 7% (Actuarial Investment Return Assumption) Rounded to the Nearest \$100.

Municipal Contributions - Recommended Tax Levy Requirement as Reported by Lauterbach & Amen, LLP, Actuarial Valuation for the Year Ended December 31, 2024.

- 3) Annual Requirement of the Fund as Determined by:

Firefighters' Pension Investment Fund - Suggested Amount of Tax Levy as Reported in the December 31, 2024 Actuarial Valuation.

Private Actuary - Lauterbach & Amen, LLP:

Recommended Amount of Tax Levy as Reported by Lauterbach & Amen, LLP in the December 31, 2024 Actuarial Valuation.

Alternative Amount of Tax Levy as Reported by Lauterbach & Amen, LLP in the December 31, 2024 Actuarial Valuation.

**THE VILLAGE OF BUFFALO GROVE, ILLINOIS
FIREFIGHTERS' PENSION FUND**

**Public Act 95-950 - Municipal Compliance Report
For the Fiscal Year Ending December 31, 2024**

INDEX OF ASSUMPTIONS

- 4) Net Income Received from Investment of Assets - Investment Income (Loss) net of Investment Expense, as Reported in the Audited Financial Statements for the Years Ended December 31, 2024 and 2023.

Assumed Investment Return:

Firefighters' Pension Investment Fund - Current and Preceding Fiscal Year Interest Rate Assumption as Reported in the Years Ended December 31, 2024 and 2023 Actuarial Valuations.

Private Actuary - Current and Preceding Fiscal Year Interest Rate Assumption as Reported in the Years Ended December 31, 2024 and 2023 Actuarial Valuations.

Actual Investment Return -Net Income Received from Investments as Reported Above as a Percentage of the Average of the Beginning and Ending Balances of the Fiscal Year Cash Investments, Excluding Net Investment Income, Gains, and Losses for the Fiscal Year Return Being calculated, as Reported in the Audited Financial Statements for the Fiscal Years Ended December 31, 2024 and 2023.

- 5) Illinois Department of Insurance - Amount of total suggested tax levy to be excluded from the property tax extension limitation law as contemplated by 35 ILCS 200/18-185.

Private Actuary - Lauterbach & Amen, LLP Suggested Amount of total tax levy to be excluded from the property tax extension limitation law as contemplated by 35 ILCS 200/18-185.

**FROM THE PROPERTY TAX EXTENSION LIMITATION LAW AS
CONTEMPLATED BY 35 ILCS 200/18-185.**

- 6) Number of Active Members - Illinois Department of Insurance Annual Statement for December 31, 2024 - Schedule P.
- 7) (i) Regular Retirement Pension - Illinois Department of Insurance Annual Statement for December 31, 2024 - Schedule P for Number of Participants and Expense page 1 for Total Amount Disbursed.
- (ii) Disability Pension - Same as above.
- (iii) Survivors and Child Benefits - Same as above.

BUFFALO GROVE FIREFIGHTERS' PENSION FUND

FUNDING ACTUARIAL VALUATION AS OF JANUARY 1, 2025



FOR THE CONTRIBUTION YEAR
JANUARY 1, 2025 TO DECEMBER 31, 2025

668 N. River Road
Naperville, IL 60563
Phone: 630.393.1483
Fax: 630.393.2516
lauterbachamen.com

Actuarial Funding Report



Lauterbach & Amen, LLP

CERTIFIED PUBLIC ACCOUNTANTS

BUFFALO GROVE FIREFIGHTERS' PENSION FUND

Contribution Year Ending: December 31, 2025

Actuarial Valuation Date: January 1, 2025

Data Date: December 31, 2024

Contact:

Todd A. Schroeder

Partner

April 4, 2025

LAUTERBACH & AMEN, LLP



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ACTUARIAL CERTIFICATION

This report documents the results of the Actuarial Valuation for the Buffalo Grove Firefighters' Pension Fund. The information was prepared for use by the Buffalo Grove Firefighters' Pension Fund and the Village of Buffalo Grove, Illinois for determining the Recommended Contribution, under the selected Funding Policy, and the Alternative Contribution for the Contribution Year January 1, 2025 to December 31, 2025. It is not intended or suitable for other purposes. Determinations for purposes other than the Employer's Actuarial Recommended Contribution may be significantly different from the results herein.

The results in this report are based on the demographic data and financial information submitted by the Buffalo Grove Firefighters' Pension Fund, and may include results from the prior Actuary. We did not prepare the Actuarial Valuations for the years prior to January 1, 2016. Those valuations were prepared by the prior Actuary whose reports have been furnished to us, and our disclosures are based on those reports. An audit of the prior Actuary's results was not performed, but high-level reviews were completed for general reasonableness, as appropriate, based on the purpose of this valuation. The accuracy of the results is dependent on the precision and completeness of the underlying information.

In addition, the results of the Actuarial Valuation involve certain risks and uncertainty as they are based on future assumptions, market conditions, and events that may never materialize as assumed. For this reason, certain assumptions and future results may be materially different than those presented in this report. See the *Management Summary* section of this report for a more detailed discussion of the Defined Benefit Plan Risks, as well as the limitations of this Actuarial Valuation on assessing those risks. We are not aware of any known events subsequent to the Actuarial Valuation Date, which are not reflected in this report but should be valued, that may materially impact the results.

The valuation results summarized in this report involve actuarial calculations that require assumptions about future events. The Buffalo Grove Firefighters' Pension Fund selected certain assumptions, while others were the result of guidance and/or judgment from the Plan's Actuary or Advisors. We believe that the assumptions used in this valuation are reasonable and appropriate for the purposes for which they have been used. The selected assumptions represent our best estimate of the anticipated long-term experience of the Plan, and meet the guidelines set forth in the Actuarial Standards of Practice.

In preparing the results, our Actuaries used commercially available software (ProVal) developed by Winklevoss Technologies, LLC. This software is widely used for the purpose of performing Actuarial Valuations. Our Actuaries coded the plan provisions, assumptions, methods, and demographic data summarized in this report, and reviewed the liability and cost outputs for reasonableness. We are not aware of any material weaknesses or limitations in the software, and have determined it is appropriate for performing this valuation.





To the best of our knowledge, all calculations are in accordance with the applicable funding requirements, and the procedures followed and presentation of results conform to generally accepted actuarial principles and practices as prescribed by the Actuarial Standards Board. The undersigned consultants of Lauterbach & Amen, LLP, with actuarial credentials, meet the Qualification Standards of the American Academy of Actuaries to render this Actuarial Certification. There is no relationship between the Buffalo Grove Firefighters' Pension Fund and Lauterbach & Amen, LLP that impairs our objectivity.

Respectfully Submitted,
LAUTERBACH & AMEN, LLP

Todd A. Schroeder, ASA, FCA, EA, MAAA

David Murciano, ASA, FCA, EA, MAAA





MANAGEMENT SUMMARY

Recommended Contribution

Funded Status

Management Summary – Comments and Analysis

Actuarial Recommended Contribution – Reconciliation

MANAGEMENT SUMMARY

RECOMMENDED CONTRIBUTION

	Prior Valuation	Current Valuation
Recommended Contribution	\$2,275,342	\$2,615,212
Expected Payroll	\$6,484,628	\$6,731,200
Recommended Contribution as a Percent of Expected Payroll	35.09%	38.85%

The Recommended Contribution has Increased by \$339,870 from the Prior Valuation.

FUNDED STATUS

	Prior Valuation	Current Valuation
Normal Cost	\$1,418,836	\$1,495,701
Fair Value of Assets	\$80,909,701	\$87,462,037
Actuarial Value of Assets	\$83,496,773	\$87,482,737
Actuarial Accrued Liability	\$100,524,774	\$106,886,131
Unfunded Actuarial Accrued Liability/(Surplus)	\$17,028,001	\$19,403,394
<u>Percent Funded</u>		
Actuarial Value of Assets	83.06%	81.85%
Fair Value of Assets	80.49%	81.83%

The Percent Funded has Decreased by 1.21% on an Actuarial Value of Assets Basis.



MANAGEMENT SUMMARY

MANAGEMENT SUMMARY – COMMENTS AND ANALYSIS

Contribution Results

The Recommended Contribution is based on the selected Funding Policy and methods that are outlined in the *Actuarial Funding Policies* section of this report.

“Contribution Risk” is defined by the Actuarial Standards of Practice as the potential for actual future contributions to deviate from expected future contributions. For example, when actual contributions are not made in accordance to the Plan’s Funding Policy, or when future experience deviates materially from assumed. While it is essential for the Actuary and Plan Sponsor to collaborate on implementing a sound and financially feasible Funding Policy, it is important to note that the Actuary is not required, and is not in the position to, evaluate the ability or willingness of the Plan Sponsor to make the Recommended Contribution under the selected Funding Policy.

As a result, while Contribution Risk may be a significant source of risk for the Plan, this Actuarial Valuation makes no attempt to assess the impact of future contributions falling short of those recommended under the selected Funding Policy. Notwithstanding the above, see the *Actuarial Recommended Contribution – Reconciliation* section of this report for the impact on the current Recommended Contribution of any contribution shortfalls or excesses from the prior year.

Defined Benefit Plan Risks

Asset Growth:

Pension funding involves preparing Fund assets to pay for benefits when Members retire. During their working careers, assets grow with contributions and investment earnings; and then, the Pension Fund distributes assets in retirement. Based on the Plan’s current mix of Members and Funded Status, the Plan should experience positive asset growth, on average, if the Recommended Contributions are made and expected investment earnings come in. In the current year, the Fund asset growth was positive by approximately \$6,552,300.

Asset growth is important in the long-term. Long-term cash flow out of the Pension Fund is primarily benefit payments, and expenses are a smaller portion. The Plan should monitor the impact of expected benefit payments on future asset growth. We assess and project all future benefit payments as part of the determination of liability. The assessment is made on all current Members of the Fund, both active and inactive. For active Members, the assessment includes the probability that Members terminate or retire and begin receiving benefits. In the next 5 years, benefit payments are anticipated to increase 35-40%, or approximately \$1,832,400. In the next 10 years, the expected increase in benefit payments is 65-70%, or approximately \$3,253,600. The estimated increase in benefit payments is being compared against the benefits paid to inactive Members during the fiscal year, excluding any refunds of Member Contributions.



MANAGEMENT SUMMARY

Furthermore, plans with a large number of inactive Members have an increased “Longevity Risk”. Longevity Risk is the possibility that inactive Members may live longer than projected by the Plan’s mortality assumption. As shown in the previous paragraph, benefit payments are expected to increase over the next 5-year and 10-year horizons. The projected increases assume that current inactive Members pass away according to the Plan’s mortality assumption. To the extent that current inactive Members live longer than expected, the future 5-year and 10-year benefit projections may be larger than the amounts disclosed in the previous paragraph. Higher levels of benefit payments, payable for a longer period of time, may cause a significant strain on the Plan’s cash flow, future Recommended Contributions, and may lead to Plan insolvency.

Unfunded Liability:

Unfunded Liability represents the financial shortfall of the Actuarial Value of Assets compared to the Actuarial Accrued Liability. To the extent that Unfunded Liability exists, the Plan is losing potential investment earnings due to the financial shortfall. Contributions towards Unfunded Liability pay for the lost investment earnings, as well as the outstanding unfunded amount. If payments towards Unfunded Liability are not made, the Unfunded Liability will grow.

In the early 1990s, many Pension Funds in Illinois adopted an increasing payment towards Unfunded Liability due to a change in legislation. The initial payment decreased, and future payments are anticipated to increase annually after that. In many situations, payments early on were less than the interest on Unfunded Liability, which means that Unfunded Liability increased even though contributions were made at the recommended level.

The current Recommended Contribution includes a payment towards Unfunded Liability that is approximately \$314,700 greater than the interest on Unfunded Liability. All else being equal, and contributions being made, Unfunded Liability is expected to decrease. The Employer and Fund should anticipate improvement in the current Percent Funded in the short-term. The Employer and Fund should understand this impact as we progress forward to manage expectations.

Actuarial Value of Assets:

The Pension Fund smooths investment returns that vary from expectations over a 5-year period. The intention is that investment returns for purposes of recommended funding are a combination of several years. The impact is intended to smooth out the volatility of Recommended Contributions over time, but not necessarily increase or decrease the level of contributions over the long-term.

When investment returns are smoothed, there are always gains or losses on the Fair Value of Assets that are going to be deferred for current funding purposes, and recognized in future years. Currently, the Pension Fund is deferring approximately \$20,700 in losses on the Fair Value of Assets. These are asset losses that will be recognized in upcoming periods, independent of the future performance of the Fair Value of Assets.



MANAGEMENT SUMMARY

Cash Flow Risk:

Assets, liabilities, and Funded Status are good metrics to monitor over time to assess the progress of the Funding Policy. However, these metrics may provide limited forward-looking insights. Specifically, the maturity of a Pension Fund can pose certain risks that often cannot be assessed with a point-in-time metric such as Percent Funded.

For example, two different Pension Funds could have the same Percent Funded, but have completely different risk profiles. One Fund might mostly cover active Members with little to no Members in pay status, whereas a second Fund might mostly cover inactive Members with a significant level of annual benefit payments. The latter Fund has a greater “Cash Flow Risk”, i.e. a more significant chance that negative cash flows could lead to a deteriorating, rather than improving, Percent Funded over time.

It is important to note that, in general, positive net cash flows are good, but also need to be sufficient to cover the growth in the liabilities (i.e. the Normal Cost as well as interest on the Actuarial Accrued Liability). Typically, when cash flows are assumed to be insufficient to cover the growth in liabilities, the Percent Funded will decline, while future Recommended Contributions will increase.

Benefit Payment Risk:

Ideally, plans in a sound financial position will have the ratio of annual benefits payments to the Fair Value of Assets to be less than the Expected Rate of Return on Investments assumption (i.e. 7.00%). Theoretically, in this case it can be considered that investment returns will fully cover the annual benefit payments, and therefore, all Employer and Member Contributions made to the Fund will be used to pay for future benefit accruals and pay down the existing Unfunded Liability. To the extent that the ratio of the annual benefit payments to the Fair Value of Assets increases to above the Expected Rate of Return on Investments assumption, the Plan may experience some additional risks, such as the need to keep assets in more liquid investments, inability to pay down Unfunded Liability, and may lead to Plan insolvency.

As of the Valuation Date, the Buffalo Grove Firefighters’ Pension Fund has a ratio of benefit payments to the Fair Value of Assets of 5.71%. In this case, the Plan is currently in a sound financial position and has a reduced amount of Benefit Payment Risk and Cash Flow Risk. It would be expected that adherence to the current Funding Policy would lead to an increasing Percent Funded.



MANAGEMENT SUMMARY

Fund Assets

The results in this report are based on the assets held in the Pension Fund. Assets consist of funds held for investment and for benefit payments as of the Actuarial Valuation Date. In addition, assets may be adjusted for other events representing dollars that are reasonably expected to be paid out from the Pension Fund or deposited into the Pension Fund after the Actuarial Valuation Date as well.

The current Fund assets are audited.

The Actuarial Value of Assets under the Funding Policy is equal to the Fair Value of Assets, with unexpected gains and losses smoothed over 5 years. More detail on the Actuarial Value of Assets can be found in the *Actuarial Funding Policies* section of this report.

*The Fund
Assets Used in
this Report
are Audited.*



MANAGEMENT SUMMARY

Demographic Data

Demographic factors can change from year to year within the Pension Fund. Changes in this category include hiring new Members, Members retiring or becoming disabled, inactive Members passing away, and other changes. Demographic changes can cause an actuarial gain (contribution that is less than expected compared to the prior year) or an actuarial loss (contribution that is greater than expected compared to the prior year).

Demographic gains and losses occur when the assumptions over the one-year period for Member changes do not meet our long-term expectation. For example, if no Members become disabled during the year, we would expect a liability gain. If more Members become disabled than anticipated during the year, we would expect a liability loss. Generally, we expect short-term fluctuations in demographic experience to create gains or losses of 1%-3% of the Actuarial Accrued Liability in any given year, but to balance out in the long-term.

“Demographic Risk” occurs when Plan demographic experience differs significantly from expected. Similar to Longevity Risk discussed previously, additional risk is created when demographic experience differs from the assumed rates of disability, retirement, or termination. Under the chosen assumptions, actuarial gains and/or losses will always occur, as the assumptions will never be exactly realized. However, the magnitude of the gain and/or loss and its influence on the Recommended Contribution largely depends on the size of the Plan.

A key Demographic Risk is mortality improvement differing from expected. While the actuarial assumptions reflect small, continuous improvements in mortality experience and these assumptions are refined upon the completion of each actuarial experience study, the risk arises because there is a possibility of a sudden shift in mortality experience. This report reflects the impact of COVID-19 experience that has been accounted for in the underlying demographic data. This report does not reflect the ongoing impact of COVID-19, which is likely to influence demographic and economic experience, at least in the short-term. We will continue to monitor these developments and their impact on the Plan. Actual future experience will be reflected in each subsequent Actuarial Valuation, as experience emerges.

Based on the number of active Members in the Plan, the Recommended Contribution has a low risk of having a significant increase due to demographic experience. For example, 1 new disabled Member would typically generate a substantial increase to the Actuarial Accrued Liability. However, due to the size of the Plan, there is an appropriate means to absorb demographic losses without causing a significant increase to the Recommended Contribution.

In the current report, the key demographic changes were as follows:

New Hires: There were 2 Members of the Fund who were hired during the year. When a Member is admitted to the Pension Fund, the Employer Contribution will increase to reflect the new Member. The increase in the Recommended Contribution in the current year due to the new Member experience is approximately \$17,400.



MANAGEMENT SUMMARY

Retirement: There was 1 Member of the Fund who retired during the year. When a Member retires, the Normal Cost will decrease. Any change in the Actuarial Accrued Liability will be considered when determining the amount to pay towards Unfunded Liability each year. The decrease in the Recommended Contribution in the current year due to the retirement experience is approximately \$49,000.

Disability: There was 1 Member of the Fund who became disabled during the year. When a Member becomes disabled, the Fund will often experience a decrease in Normal Cost, but an increase in Unfunded Liability. The increase in the Recommended Contribution in the current year due to the disability experience is approximately \$20,800.

Mortality: As inactive Members age and continue to collect benefits, the Fund liability will also increase. In the current year, there were 55 inactive Members who maintained their benefit collection status throughout the year. The net increase in the Recommended Contribution in the current year due to the mortality experience is approximately \$28,100.

Salary Increases: Salary increases were less than anticipated in the current year. This caused a decrease in the Recommended Contribution in the current year of approximately \$8,100.

Assumption Changes

We performed a comprehensive study of Firefighters and Firefighters' Pension Funds in Illinois. We reviewed the results of the study as well as the demographic experience of the Fund. The actuarial assumptions were changed in the current valuation to the rates shown in the *Actuarial Assumptions* section of this report. The assumptions impacted include:

- Inflation Rate (CPI-U)
- Individual Pay Increases
- Retirement Rates
- Termination Rates
- Disability Rates
- Mortality Rates
- Mortality Improvement Rates
- Duty Death Probability

The assumption changes stated above were made to better reflect the future anticipated experience of the Fund. See the *Actuarial Recommended Contribution – Reconciliation* section of this report for the impact of these changes on the current valuation.

Funding Policy Changes

The Funding Policy was not changed from the prior valuation.



MANAGEMENT SUMMARY

Output Smoothing

Contributions are determined annually by allocating dollars over a specified period of time. Procedures that are used to allocate contributions over a period of time may include asset smoothing, amortization period, and output smoothing. Each procedure becomes part of the Actuarial Methodology. Output smoothing involves measuring the impact of a specific result on a contribution and recognizing the result. The final contribution should maintain a reasonable relationship to the full Actuarially Determined Contribution.

The current results shown throughout the report reflect the full Actuarially Determined Contribution.

Outside the Cap

Each year, we estimate a dollar amount to be considered for exclusion from the Property Tax Extension Limitation Law (PTELL) as contemplated by 35 ILCS 200/18-185, if applicable. We are not intending to provide any tax advice with respect to the Property Tax Extension Limitation Law. This provision may or not apply to the tax levy for this Pension Fund. Determinations for purposes other than discussed may be significantly different than results herein.

If applicable, the dollar amount to consider for exclusion from the Property Tax Extension Limitation Law is \$37,802. The figure represents the dollar amount of the increase in the Recommended Contribution due to the provisions of P.A. 93-689 as compared to the contribution determined under the provisions that existed prior to this Public Act.

In order to determine the dollar amount to consider for exclusion from the Property Tax Extension Limitation law, we valued the difference in Recommended Contribution attributable to providing surviving spouses of future Tier I retirees 100% of the benefit payable at time of death compared against 66.67% of the benefit payable at time of death. It is possible that estimates from other entities could determine a different amount that could be higher or lower than the amount calculated by Lauterbach & Amen, LLP. For example, when P.A. 93-689 first went into effect, the Illinois Department of Insurance used an estimate of 5% of the total Statutory Minimum Contribution.

Except as listed above, the data, assumptions, methods, funding policy, and plan provisions used in the determination of the amount to be considered outside the PTELL are the same as those found in the applicable sections of this report.



MANAGEMENT SUMMARY

ACTUARIAL RECOMMENDED CONTRIBUTION – RECONCILIATION

Actuarial Accrued Liability is expected to increase each year for both interest for the year and as active Members earn additional service years towards retirement. Similarly, Actuarial Accrued Liability is expected to decrease when the Fund pays benefits to inactive Members.

Contributions are expected to increase as expected pay increases under the Funding Policy for the Fund.

	Actuarial Liability	Recommended Contribution
Prior Valuation	\$ 100,524,774	\$ 2,275,342
Expected Changes	3,408,296	73,949
Initial Expected Current Valuation	<u>\$ 103,933,070</u>	<u>\$ 2,349,291</u>

Other increases or decreases in Actuarial Accrued Liability (key changes noted below) will increase or decrease the amount of Unfunded Liability in the Plan. To the extent that Unfunded Liability increases or decreases unexpectedly, the contribution towards Unfunded Liability will also change unexpectedly.

	Actuarial Liability	Recommended Contribution
Salary Increases Less than Expected	\$ 36,054	\$ (8,107)
Actuarial Experience	418,979	(3,838)
Assumption Changes	2,498,028	311,379
Investment Return Greater than Expected*	-	(26,153)
Contributions Greater than Expected	-	(7,360)
Total Increase/(Decrease)	<u>\$ 2,953,061</u>	<u>\$ 265,921</u>
Current Valuation	<u>\$ 106,886,131</u>	<u>\$ 2,615,212</u>

*Impact on the Recommended Contribution due to investment return is on an Actuarial Value of Assets basis.

The Actuarial Experience can be attributable to several factors including, but not limited to, demographic changes and benefit payment experience compared to expectation. Key demographic changes were discussed in the *Demographic Data* section of this report.





VALUATION OF FUND ASSETS

Fair Value of Assets
Fair Value of Assets (Gain)/Loss
Development of the Actuarial Value of Assets
Actuarial Value of Assets (Gain)/Loss
Historical Asset Performance

VALUATION OF FUND ASSETS

FAIR VALUE OF ASSETS

Statement of Assets

	Prior Valuation	Current Valuation
Cash and Cash Equivalents	\$ 10,135	\$ 9,977
Money Market	476,701	100,769
Pooled Investment Accounts	80,417,930	87,360,731
Receivables (Net of Payables)	4,935	(9,440)
Total Fair Value of Assets	<u>\$ 80,909,701</u>	<u>\$ 87,462,037</u>

The Total Fair Value of Assets has Increased by Approximately \$6,552,300 from the Prior Valuation.

Statement of Changes in Assets

Total Fair Value of Assets - Prior Valuation	\$ 80,909,701
Plus - Employer Contributions	2,341,392
Plus - Member Contributions	624,014
Plus - Return on Investments	8,679,003
Less - Benefit Payments	(4,995,830)
Less - Refunds & Transfers	-
Less - Other Expenses	<u>(96,243)</u>
Total Fair Value of Assets - Current Valuation	<u>\$ 87,462,037</u>

The Rate of Return on Investments on a Fair Value of Assets Basis for the Fund was Approximately 10.74% Net of Administrative Expense.

The Rate of Return on Investments shown above has been determined as a percent of the average of the prior and current Fair Value of Assets on the Statement of Changes in Assets. The Return on Investments is net of Other Expenses, and has been excluded from the Total Fair Value of Assets at the end of the Fiscal Year for this calculation.



VALUATION OF FUND ASSETS

FAIR VALUE OF ASSETS (GAIN)/LOSS

Current Year (Gain)/Loss on Fair Value of Assets

Total Fair Value of Assets - Prior Valuation	\$ 80,909,701
Employer and Member Contributions	2,965,406
Benefit Payments and Refunds	(4,995,830)
Expected Return on Investments	<u>5,592,614</u>
Expected Total Fair Value of Assets - Current Valuation	\$ 84,471,891
Actual Total Fair Value of Assets - Current Valuation	<u>87,462,037</u>
Current Fair Value of Assets (Gain)/Loss	<u><u>\$ (2,990,146)</u></u>
Expected Return on Investments	\$ 5,592,614
Actual Return on Investments (Net of Expenses)	<u>8,582,760</u>
Current Fair Value of Assets (Gain)/Loss	<u><u>\$ (2,990,146)</u></u>

*The Actual Return
on Investments on a
Fair Value of
Assets Basis was
Greater than
Expected for the
Current Year.*

The (Gain)/Loss on the current Fair Value of Assets has been determined based on the Expected Rate of Return on Investments as shown in the *Actuarial Assumptions* section of this report.



VALUATION OF FUND ASSETS

DEVELOPMENT OF THE ACTUARIAL VALUE OF ASSETS

Total Fair Value of Assets - Current Valuation		\$ 87,462,037
Adjustment for Prior (Gains)/Losses		
	<u>Full Amount</u>	<u>Deferral</u>
FYE 12/31/2024	\$ (2,990,146)	(2,392,117)
FYE 12/31/2023	(5,819,619)	(3,491,771)
FYE 12/31/2022	18,759,602	6,919,465
FYE 12/31/2021	(5,176,598)	<u>(1,014,877)</u>
Total Deferred (Gain)/Loss		<u>20,700</u>
Initial Actuarial Value of Assets - Current Valuation		\$ 87,482,737
Less Contributions for the Current Year and Interest		-
Adjustment for the Corridor		<u>-</u>
Total Actuarial Value of Assets - Current Valuation		<u>\$ 87,482,737</u>

The Actuarial Value of Assets is Equal to the Fair Value of Assets with Unanticipated (Gains)/Losses Recognized Over 5 Years. The Actuarial Value of Assets is 100.02% of the Fair Value of Assets.

ACTUARIAL VALUE OF ASSETS (GAIN)/LOSS

Total Actuarial Value of Assets - Prior Valuation	\$ 83,496,773
Plus - Employer Contributions	2,341,392
Plus - Member Contributions	624,014
Plus - Return on Investments	6,112,631
Less - Benefit Payments	(4,995,830)
Less - Refunds & Transfers	-
Less - Other Expenses	<u>(96,243)</u>
Total Actuarial Value of Assets - Current Valuation	<u>\$ 87,482,737</u>

The Rate of Return on Investments on an Actuarial Value of Assets Basis for the Fund was Approximately 7.29% Net of Administrative Expense.

The Actuarial Value of Assets incorporates portions of gains and losses over multiple years.



VALUATION OF FUND ASSETS

HISTORICAL ASSET PERFORMANCE

The chart below shows the historical Rates of Return on Investments for both Fair Value of Assets and Actuarial Value of Assets.

	Fair Value of Assets	Actuarial Value of Assets
FYE 12/31/2024	10.74%	7.29%
FYE 12/31/2023	15.18%	7.87%
FYE 12/31/2022	(14.89%)	4.02%
FYE 12/31/2021	13.77%	12.01%
FYE 12/31/2020	15.38%	10.03%
FYE 12/31/2019	19.04%	6.64%
FYE 12/31/2018	(4.88%)	5.01%
FYE 12/31/2017	13.94%	8.29%
FYE 12/31/2016	6.67%	7.33%
FYE 12/31/2015	1.20%	7.10%
10-Year Arithmetic Average	7.61%	7.56%
10-Year Geometric Average	7.09%	7.54%

The historical Rates of Return on Investments shown above were calculated based on the annual Return on Investments, as a percentage of the average value of the assets for the year. The historical Rates of Return on Investments shown above may not reflect the current investment allocation of the Pension Fund.

For purposes of determining the average value of assets for the year, the ending Fair Value of Assets has been adjusted to net out to the portion related to the Return on Investments themselves. All other cash flows are included.

For purposes of determining the annual Return on Investments we have adjusted the figures shown on the preceding pages. The figures shown on the preceding pages are net of Investment Expenses. We have made an additional adjustment to net out Administrative Expenses. Netting out Administrative Expenses allows us to capture returns for the year that can be used to make benefit payments as part of the ongoing actuarial process.

The adjustments we made are for actuarial reporting purposes only. By netting out Administrative Expenses and capturing Return on Investments that are available to pay benefits, it provides us a comparison to the Expected Rate of Return on Investments, but does not provide a figure that would be consistent with the rates of return that are determined by other parties. Therefore, this calculated Return on Investments should not be used to analyze investment performance of the Fund or the performance of the investment professionals.



VALUATION OF FUND ASSETS

Expected Rate of Return on Investments Assumption

The Expected Rate of Return on Investments for this valuation is 7.00%. Lauterbach & Amen, LLP does not provide investment advice. We look at a variety of factors when reviewing the Expected Rate of Return on Investments assumption selected by the client. These factors include: historical Rates of Return on Investments, capital market projections performed by the Consolidated Board's investment advisors, the Consolidated Board's investment policy, capital market forward-looking benchmark expected returns by independent investment companies, rates used by comparable pension systems, and other factors identified in the Actuarial Standards of Practice.

Generally speaking, the ideal assumption for Expected Rate of Return on Investments is one that has a 50% chance of being met over the long-term. Recently, we have observed the following factors that impact Expected Rate of Return on Investments:

- Volatility in the market has been high which drags down long-term geometric returns.
- Similar pension systems are looking to reduce future expectations. We generally see about 95% of similar pension systems using an Expected Rate of Return on Investments that is between 6.25% and 7.50%.
- We have reviewed studies conducted by Firms who gather information from multiple investment advisors who provide models and opinions on capital market returns. Those studies help guide us to see if the assumption is expected to have a 50% chance of being met over the long-term. Plans are generally aiming towards 40th to 60th percentile returns, which can help define a range of reasonableness.
- We have reviewed an index of high-quality fixed income rates that takes into consideration the pattern of your benefit payments. The purpose of the review is to provide additional disclosure in Funding Actuarial Valuations for the Low-Default-Risk Obligation Measure. The rates in this measure are low-risk and are being used as an approximate for risk-free rates. Investment funds that incorporate diversified investments which build in more risk would be expected to earn a positive risk premium, over and above the risk-free rates.



VALUATION OF FUND ASSETS

If actual returns going forward come in less than expected, the pension system risks deferring contributions to the future that should be made today and creating additional contribution volatility. Below is a chart detailing the impact on the Recommended Contribution by decreasing or increasing the Expected Rate of Return on Investments by 25 basis points:

	0.25% Decrease (6.75%)	Current Expected Rate of Return on Investments (7.00%)	0.25% Increase (7.25%)
Recommended Contribution	\$2,970,451	\$2,615,212	\$2,270,698

Currently, the client has selected an Expected Rate of Return assumption that falls within a reasonable range. We recommend the client review the Expected Rate of Return on Investments annually to ensure the selected rate remains within a reasonable range as market conditions change year-to-year.

“Investment Risk” is the potential that the actual Return on Investments will be different from what is expected. The selected Expected Rate of Return on Investments assumption is chosen to be a long-term assumption, producing a return that, on average, would produce a stable rate of return over a long-term horizon. Actual investment returns in the short-term may deviate from this long-term assumption due to current market conditions. Furthermore, establishing the Expected Rate of Return on Investments assumption may be dependent on the Illinois State Statutes pertaining to the limitations on types of investments Plan Sponsors may use. If the actual annual rates of return are less than the Expected Rate of Return on Investments, actuarial losses will be produced, thus increasing the Plan’s Unfunded Liability and, subsequently, future Recommended Contributions.

“Asset/Liability Mismatch” risk is a similar concept as Investment Risk, as it relates to setting the Expected Rate of Return on Investments assumption compared to the actual Return on Investments achieved. The Interest Rate used to discount future Plan liabilities is set equal to the Expected Rate of Return on Investments. It is expected that the selected Interest Rate be a rate that is reasonably expected to be achieved over the long-term. To the extent that the selected Interest Rate to value Plan liabilities is unreasonable, or significantly different than the actual Return on Investments earned over an extended period of time, additional Interest Rate risk is created. For example, determining Plan liabilities at an Interest Rate higher than what is expected to be achieved through investment returns results in Unfunded Liability that is not a true representation of the Plan’s condition and Percent Funded. As a result, the Actuarial Accrued Liability determined is an amount smaller than the liability that would be produced with an Interest Rate more indicative of future Expected Rate of Return on Investments. Therefore, the Recommended Contributions under the established Funding Policy may not be sufficient to appropriately meet the true pension obligations.





RECOMMENDED CONTRIBUTION DETAIL

Actuarial Accrued Liability
Funded Status
Development of the Employer Normal Cost
Normal Cost as a Percentage of Expected Payroll
Recommended Contribution Breakdown
Schedule of Amortization – New Unfunded Actuarial Accrued Liability
Schedule of Amortization – Total Unfunded Actuarial Accrued Liability
Actuarial Methods – Recommended Contribution

RECOMMENDED CONTRIBUTION DETAIL

ACTUARIAL ACCRUED LIABILITY

	Prior Valuation	Current Valuation
Active Members	\$ 21,848,085	\$ 25,446,446
Inactive Members		
Terminated Members	1,356,441	1,456,803
Retired Members	69,920,043	71,505,623
Disabled Members	3,951,860	5,074,584
Other Beneficiaries	3,448,345	3,402,675
Total Inactive Members	78,676,689	81,439,685
Total Actuarial Accrued Liability	\$ 100,524,774	\$ 106,886,131

*The Total Actuarial
Accrued Liability
has Increased by
Approximately
\$6,361,400 from the
Prior Valuation.*

FUNDED STATUS

	Prior Valuation	Current Valuation
Total Actuarial Accrued Liability	\$ 100,524,774	\$ 106,886,131
Total Actuarial Value of Assets	83,496,773	87,482,737
Unfunded Actuarial Accrued Liability	\$ 17,028,001	\$ 19,403,394
Total Fair Value of Assets	\$ 80,909,701	\$ 87,462,037
<u>Percent Funded</u>		
Actuarial Value of Assets	<u>83.06%</u>	<u>81.85%</u>
Fair Value of Assets	<u>80.49%</u>	<u>81.83%</u>

*The Percent Funded
as of the Actuarial
Valuation Date is
Subject to Volatility
on Assets and
Liability in the
Short-Term.*



RECOMMENDED CONTRIBUTION DETAIL

DEVELOPMENT OF THE EMPLOYER NORMAL COST

	Prior Valuation	Current Valuation
Total Normal Cost	\$ 1,418,836	\$ 1,495,701
Estimated Member Contributions	(604,702)	(615,097)
Employer Normal Cost	\$ 814,134	\$ 880,604

*At a 100%
Funding Level,
the Normal Cost
Contribution is
Still Required.*

NORMAL COST AS A PERCENTAGE OF EXPECTED PAYROLL

	Prior Valuation	Current Valuation
Expected Payroll	\$ 6,484,628	\$ 6,731,200
Member Normal Cost Rate	<u>9.455%</u>	<u>9.455%</u>
Employer Normal Cost Rate	<u>12.42%</u>	<u>12.77%</u>
Total Normal Cost Rate	<u>21.88%</u>	<u>22.22%</u>

*Ideally, the
Employer
Normal Cost
Rate will Remain
Stable.*

RECOMMENDED CONTRIBUTION BREAKDOWN

	Prior Valuation	Current Valuation
Employer Normal Cost*	\$ 871,123	\$ 942,246
Amortization of Unfunded Accrued Liability/(Surplus)	1,404,219	1,672,966
Recommended Contribution	\$ 2,275,342	\$ 2,615,212

*The
Recommended
Contribution has
Increased by
14.94% from the
Prior Valuation.*

*Employer Normal Cost Contribution includes interest through the end of the Fiscal Year.



RECOMMENDED CONTRIBUTION DETAIL

SCHEDULE OF AMORTIZATION – CURRENT YEAR UNFUNDED ACTUARIAL ACCRUED LIABILITY

Below is the schedule of remaining amortization balances for the new Unfunded Liability incurred in the current year.

Unfunded Liability Base	Initial Balance	Date Established	Current Balance	Years Remaining	Payment
Investment (Gain)/Loss	\$ (303,324)	12/31/2024	\$ (303,324)	16	\$ (26,153)
Actuarial (Gain)/Loss	513,120	12/31/2024	513,120	16	44,242
Contribution Experience	(120,172)	12/31/2024	(120,172)	16	(10,361)
Assumption Changes	<u>\$ 2,498,028</u>	12/31/2024	<u>\$ 2,498,028</u>	16	<u>\$ 215,381</u>
Total	<u>\$ 2,587,652</u>		<u>\$ 2,587,652</u>		<u>\$ 223,109</u>

The Actuarial (Gain)/Loss can be attributable to several factors including, but not limited to, demographic changes, Employer Contribution timing, Member Contribution experience, benefit payment experience, and salary increase experience compared to expectation.



RECOMMENDED CONTRIBUTION DETAIL

SCHEDULE OF AMORTIZATION – TOTAL UNFUNDED ACTUARIAL ACCRUED LIABILITY

Below is the schedule of remaining amortization balances for the Unfunded Liability incurred in the current and prior years.

Unfunded Liability Base	Initial Balance	Date Established	Current Balance	Years Remaining	Payment
FYE 12/31/2024	\$ 2,587,652	12/31/2024	\$ 2,587,652	16	\$ 223,109
FYE 12/31/2023	(348,899)	12/31/2023	(344,550)	16	(29,707)
FYE 12/31/2022	4,021,924	12/31/2022	3,935,486	16	339,319
FYE 12/31/2021	(7,910,204)	12/31/2021	(7,692,406)	16	(663,241)
FYE 12/31/2020	(973,509)	12/31/2020	(943,377)	16	(81,338)
FYE 12/31/2019	3,868,267	12/31/2019	3,744,310	16	322,833
FYE 12/31/2018	2,229,329	12/31/2018	2,163,393	16	186,528
FYE 12/31/2017	<u>\$ 16,364,908</u>	12/31/2017	<u>\$ 15,952,886</u>	16	<u>\$ 1,375,463</u>
Total	<u>\$ 19,839,468</u>		<u>\$ 19,403,394</u>		<u>\$ 1,672,966</u>



RECOMMENDED CONTRIBUTION DETAIL

ACTUARIAL METHODS – RECOMMENDED CONTRIBUTION

Actuarial Valuation Date	January 1, 2025
Data Collection Date	December 31, 2024
Actuarial Cost Method	Entry Age Normal (Level % Pay)
Amortization Method	Level % Pay (Closed)
Amortization Target	100% Funded Over 16 Years
Asset Valuation Method	5-Year Smoothed Fair Value

The above methods constitute a sound Actuarially Determined Contribution under the parameters of Actuarial Standards of Practice.

The contributions and benefit values of the Pension Fund are calculated by applying actuarial assumptions to the benefit provisions and demographic data furnished, using the Actuarial Cost Method described. The Actuarial Cost and Amortization Methods allocate the projected obligations of the Plan over the working lifetimes of the Plan Members.

The Recommended Contribution amount shown in this report is based on the methods summarized above. The *Actuarial Funding Policies* section of this report includes a more detailed description of the Actuarial Funding Methods being used.

The Actuarial Funding Methods are meant to provide a systematic process for determining contributions on an annual basis. The methods do not impact the expectation of future benefit payments. The methods only impact the way contributions are made towards future benefit payments.

Different Actuarial Funding Methods may achieve funding goals with differing levels of success. Certain methods are more efficient and more stable on an annual basis.

In the current valuation, the Plan Sponsor has elected to use a 10% corridor in the determination of the Actuarial Value of Assets for both the Recommended and Alternative Contributions. In the event that the Actuarial Value of Assets exceeds 110% of the Fair Value of Assets or falls below 90% of the Fair Value of Assets, the excess gains or losses will be recognized immediately.





ALTERNATIVE CONTRIBUTION

Alternative Contribution
Funded Status – Alternative Contribution
Actuarial Methods – Alternative Contribution

ALTERNATIVE CONTRIBUTION

ALTERNATIVE CONTRIBUTION

	Prior Valuation	Current Valuation
Alternative Contribution	\$1,185,826	\$1,383,215
Expected Payroll	\$6,484,628	\$6,731,200
Alternative Contribution as a Percent of Expected Payroll	18.29%	20.55%

FUNDED STATUS – ALTERNATIVE CONTRIBUTION

	Prior Valuation	Current Valuation
Normal Cost	\$921,380	\$999,092
Fair Value of Assets	\$80,909,701	\$87,462,037
Actuarial Value of Assets	\$83,496,773	\$87,482,737
Actuarial Accrued Liability	\$104,186,102	\$109,733,443
Unfunded Actuarial Accrued Liability/(Surplus)	\$20,689,329	\$22,250,706
<u>Percent Funded</u>		
Actuarial Value of Assets	80.14%	79.72%
Fair Value of Assets	77.66%	79.70%



ALTERNATIVE CONTRIBUTION

The Alternative Contribution is based on Actuarial Funding Methods and funding parameters outlined in the Illinois State Statutes for pension funding. The resulting contribution is lower than the Recommended Contribution for the current year. The Alternative Contribution amount is not recommended because it represents only a deferral of contributions when compared to the Recommended Contribution method.

Actuarial Funding Methods for pensions are best applied to provide a balance between the long-term goals of a variety of stakeholders:

1. Members – the Members are interested in benefit security and having the funds available to pay benefits when retired
2. Employers – cost control and cost stability over the long-term
3. Taxpayers – paying for the services they are receiving from active Members

The Alternative Contribution methods are not intended to provide a better system in any of the above categories long-term. The parameters are not recommended for a long-term funding strategy.

The funding methods and parameters put into place in the Illinois State Statutes in 2011 were intended to provide short-term budget relief for Employer Contributions. An Employer using the parameters outlined in the Illinois State Statutes for current funding should view the contributions as short-term relief. Our recommendation in this situation is for a Pension Fund and an Employer to work towards a long-term funding strategy that better achieves the long-term funding goals, over a period that does not exceed 3-5 years.

The Securities and Exchange Commission in 2013 used the phrase “Statutory Underfunding” to describe situations where contributions appear to be more manageable in the short-term, but set up future Recommended Contributions that are less likely to be manageable.



ALTERNATIVE CONTRIBUTION

ACTUARIAL METHODS – ALTERNATIVE CONTRIBUTION

Actuarial Valuation Date	January 1, 2025
Data Collection Date	December 31, 2024
Actuarial Cost Method	Projected Unit Credit
Amortization Method	Level % Pay (Closed)
Amortization Target	90% Funded Over 16 Years
Asset Valuation Method	5-Year Smoothed Fair Value

The contribution and benefit values of the Pension Fund are calculated by applying actuarial assumptions to the benefit provisions and demographic data furnished, using the Actuarial Cost Method described. The Actuarial Cost and Amortization methods allocate the projected obligations of the Plan over the working lifetimes of the Plan Members.

The Actuarial Funding Methods are meant to provide a systematic process for determining contributions on an annual basis. The methods do not impact the expectation of future benefit payments. The methods only impact the way contributions are made towards future benefit payments.

Different Actuarial Funding Methods may achieve funding goals with differing levels of success. Certain methods are more efficient and more stable on an annual basis.

The guidelines in the Illinois State Statutes for pension funding are silent on the use of a corridor on the Fair Value of Assets in determination of the Actuarial Value of Assets. In the current valuation, the Plan Sponsor has elected to use a 10% corridor in the determination of the Actuarial Value of Assets for both the Recommended and Alternative Contributions. In the event that the Actuarial Value of Assets exceeds 110% of the Fair Value of Assets or falls below 90% of the Fair Value of Assets, the excess gains or losses will be recognized immediately.





ACTUARIAL VALUATION DATA

Active Members
Inactive Members
Summary of Monthly Benefit Payments
Age and Service Distribution

ACTUARIAL VALUATION DATA

ACTIVE MEMBERS

	Prior Valuation	Current Valuation
Tier I	19	17
Tier II	36	38
Total Active Members	55	55
Total Payroll	\$ 6,380,938	\$ 6,623,567

INACTIVE MEMBERS

	Prior Valuation	Current Valuation
Terminated Members	1	1
Retired Members	47	48
Disabled Members	4	5
Other Beneficiaries	4	4
Total Inactive Members	56	58

SUMMARY OF MONTHLY BENEFIT PAYMENTS

	Prior Valuation	Current Valuation
Retired Members	\$ 356,525	\$ 370,210
Disabled Members	22,192	27,630
Other Beneficiaries	23,312	23,312
Total Inactive Members	\$ 402,029	\$ 421,151



ACTUARIAL VALUATION DATA

AGE AND SERVICE DISTRIBUTION

1/1/2025 Age and Service Distribution - Tier 1 Tier 2 Active Members												
	Service	Under 1	1 to 4	5 to 9	10 to 14	15 to 19	20 to 24	25 to 29	30 to 34	35 to 39	40 & up	Total
Age												
Under 25												
25 to 29		0 2	0 3	0 2								0 7
30 to 34			0 4	0 9								0 13
35 to 39			0 2	0 4	0 8							0 14
40 to 44				0 2	0 2	5 0	1 0					6 4
45 to 49			1 0				1 0					2 0
50 to 54						1 0	1 0	1 0	1 0			4 0
55 to 59								1 0	2 0			3 0
60 to 64									2 0			2 0
65 to 69												
70 & up												
Total		0 2	1 9	0 17	0 10	6 0	3 0	2 0	5 0			17 38





ACTUARIAL FUNDING POLICIES

Actuarial Cost Method
Financing Unfunded Actuarial Accrued Liability
Actuarial Value of Assets

ACTUARIAL FUNDING POLICIES

ACTUARIAL COST METHOD

The Actuarial Cost Method allocates the projected obligations of the Plan over the working lifetimes of the Plan Members.

In accordance with the Pension Fund's Funding Policy, the Actuarial Cost Method for the Recommended Contribution basis is Entry Age Normal (Level Percent of Pay). The Entry Age Normal Cost Method is a method under which the Actuarial Present Value of the projected benefits of each individual included in an Actuarial Valuation is allocated on a level basis over the earnings or service of the individual between entry age and assumed exit age. The portion of this Actuarial Present Value allocated to a valuation year is called Normal Cost. The portion of the Actuarial Present Value not provided at an Actuarial Valuation Date by the Actuarial Present Value of future Normal Costs is called the Actuarial Accrued Liability.

The Entry Age Normal method attempts to create a level cost pattern. In contrast to other Actuarial Cost Methods which inherently lead to uneven or less predictable cost patterns, the Entry Age Normal method is generally understood to be less risky in terms of contribution stability from year to year.

The Conference of Consulting Actuaries Public Plans Community produced a "white paper" detailing Funding Policy model practices for public sector pension plans. Under the Level Cost Actuarial Methodology ("LCAM"), one of the principal elements to a Funding Policy is the Actuarial Cost Method. When deciding which Actuarial Cost Method to use, several objectives may be considered, such as the following:

- Each Member's benefit should be funded under a reasonable allocation method by the expected retirement date
- Pay-related benefit costs should reflect anticipated pay at retirement
- The expected cost of each year of service (i.e. Normal Cost) for each active Member should be reasonably related to the expected cost of that Member's benefit
- The Member's Normal Cost should emerge as a level percent of Member compensation
- No gains or losses should occur if all assumptions are met.

Following these criteria, the use of the Entry Age Normal Cost Method (Level Percent of Pay) is a model practice.

FINANCING UNFUNDED ACTUARIAL ACCRUED LIABILITY

The Unfunded Actuarial Accrued Liability may be amortized over a period either in level dollar amounts or as a level percentage of projected payroll.

When amortizing the Unfunded Actuarial Accrued Liability as a level percentage of payroll, additional risk is incurred since the amortization payments in the early years of the payment period may not be large enough to cover the interest accrued on the existing Unfunded Liability. As a result, the Unfunded Liability



ACTUARIAL FUNDING POLICIES

may increase initially, before the amortization payments grow large enough to cover all interest accruals. Generally speaking, the Plan Sponsor will be required to contribute a larger total contribution amount over the course of the funding period under a level percentage of payroll basis as compared to a level dollar payroll schedule.

The Government Finance Officers Association notes that best practices in public pension finance include utilizing amortization periods that do not exceed 20 years. Longer amortization periods elevate the risk of failing to reduce any Unfunded Liability. For example, when the amortization payment in full only covers interest on the Unfunded Liability, but does not reduce the existing Unfunded Liability, the required contribution will increase in future years.

A second principal element under the Level Cost Actuarial Methodology described above is to establish an Amortization Policy that determines the length of time and the structure of the increase or decrease in contributions required to systematically fund the Unfunded Actuarial Accrued Liability. When deciding on the Amortization Policy, several objectives may be considered, such as the following:

- Variations in the source of liability changes (i.e. gains or losses, Plan changes, assumption changes) should be funded over periods consistent with an appropriate balance between the policy objectives of demographic matching and volatility management
- The cost changes in Unfunded Actuarial Accrued Liability should emerge as a level percentage of Member compensation

The LCAM model practices for the Amortization Policy include the following:

- Layered fixed period amortization by source
- Level percent of pay amortization
- An amortization period ranging from 15-20 years for experience gains or losses
- An amortization period of 15-25 years for assumption changes

In accordance with the Pension Fund's Funding Policy for the Recommended Contribution, the Unfunded Actuarial Accrued Liability is amortized by level percent of payroll contributions to a 100% funding target over the remaining 16 years. See the *Actuarial Methods – Recommended Contribution* section of this report for more detail.

We believe that the amortization period is appropriate for the purpose of this valuation.



ACTUARIAL FUNDING POLICIES

ACTUARIAL VALUE OF ASSETS

The Pension Fund is an ongoing plan. The Employer wishes to smooth the effect of volatility in the Fair Value of Assets on the annual contribution. Therefore, the Actuarial Value of Assets is equal to the Fair Value of Assets with unanticipated gains/losses recognized over a five-year period.

The Asset Valuation Method is intended to create an Actuarial Value of Assets that remains reasonable in relation to the Fair Value of Assets over time. The method produces results that can fall either above or below the Fair Value of Assets. The period of recognition is short.

It is intended that the period of recognition is short enough to keep the Actuarial Value of Assets within a decent range of the Fair Value of Assets. In the event that the Actuarial Value of Assets exceeds or falls below a 10% corridor of the Fair Value of Assets, the additional gain or loss will be recognized immediately.





ACTUARIAL ASSUMPTIONS

Nature of Actuarial Calculations
Selection of Actuarial Assumptions
Actuarial Assumptions in the Valuation Process
Assessment of Risk Exposures
Limitations of Risk Analysis
Assessment and Use of Actuarial Models
Actuarial Assumptions Utilized

ACTUARIAL ASSUMPTIONS

NATURE OF ACTUARIAL CALCULATIONS

The results documented in this report are estimates based on data that may be imperfect and on assumptions about future events. Certain Plan Provisions may be approximated or deemed immaterial, and, therefore, are not valued. Assumptions may be made about demographic data or other factors. Reasonable efforts were made in this valuation to ensure that significant items in the context of the Actuarial Accrued Liability or costs are treated appropriately, and not excluded or included inappropriately.

Actual future experience will differ from the assumptions used in the calculations. As these differences arise, the expense for accounting purposes will be adjusted in future valuations to reflect such actual experience.

A range of results different from those presented in this report could be considered reasonable. The numbers are not rounded, but this is for convenience only and should not imply precision which is not inherent in actuarial calculations.

SELECTION OF ACTUARIAL ASSUMPTIONS

Actuaries and other service providers provide guidance to their clients in the selection of assumptions used in the Actuarial Valuation based on their industry-specific training and experience. The Actuaries' expertise is used in the determination of demographic assumptions as it relates to future expectations of Plan demographic activity, such as mortality, termination, and retirement rates. The selection of economic assumptions, such as Expected Rate of Return on Investments or the assumed inflation rate, is more subjective. Investment advisors and other services providers utilize their expertise and knowledge of capital markets to model future expectations. Some assumptions may have an influence on other assumptions. The role of the Actuary in the selection of the economic assumptions is to review available market information including historical economic information and forward-looking capital market projections from investment professionals and to assess whether or not sufficient backup exists to deem the assumption reasonable. The selection of economic assumptions is the responsibility of the client. For example, the inflation rate (an economic assumption) may directly correlate to the active member salary increase assumption (a demographic assumption). Once all demographic and economic assumptions have been determined, the Actuary will create various sets of assumptions which take into account the proposed assumptions individually and in the aggregate. The client will then make the final decision of which assumption set to use.



ACTUARIAL ASSUMPTIONS

ACTUARIAL ASSUMPTIONS IN THE VALUATION PROCESS

The contributions and benefit values of the Pension Fund are calculated by applying actuarial assumptions to the benefit provisions and demographic data furnished, using the Actuarial Cost Method described in the *Actuarial Funding Policies* section of this report.

The principal areas of financial risk which require assumptions about future experience are:

- Expected Rate of Return on Investments
- Patterns of Pay Increases for Members
- Rates of Mortality Among Active and Inactive Members
- Rates of Termination Among Active Members
- Rates of Disability Among Active Members
- Age Patterns of Actual Retirements

Actual experience of the Pension Fund will not coincide exactly with assumed experience. Each valuation provides a complete recalculation of assumed future experience and takes into account all past differences between assumed and actual experience. The result is a continual series of adjustments to the computed Recommended Contribution.

Details behind the selection of the actuarial assumptions can be found in the Actuarial Assumption Summary document provided to the client upon request. The client has reviewed and approved the assumptions as a reasonable expectation of the future anticipated experience under the Plan.



ACTUARIAL ASSUMPTIONS

ASSESSMENT OF RISK EXPOSURES

From time to time it becomes appropriate to modify one or more of the assumptions, to reflect experience trends (but not random year-to-year fluctuations). In addition, Actuarial Standards of Practice require that the Actuary minimally perform a qualitative assessment of key financial and demographic risks as part of the risk assessment process with each annual Actuarial Valuation. The risk assessments we perform include, but are not limited to, the following:

- Periodic demographic experience studies every 3 to 5 years to confirm the ongoing appropriateness of actuarial assumptions
- Highlight the impact of demographic experience over the past year, as well as other sources of change and volatility in the *Actuarial Recommended Contribution – Reconciliation* section of this report
- Detail year-over-year changes in contribution levels, assets, liabilities, and Funded Status in the *Recommended Contribution* and *Funded Status* sections in the *Management Summary* section of this report
- Review any material changes in the demographic data as summarized in the *Actuarial Valuation Data* section of this report
- Provide and discuss the Actuarial Assumption Summary document highlighting the rationale for each key assumption chosen by the client
- Identify potential Cash Flow Risk by highlighting expected benefit payments over the next 5-year and 10-year periods in the *Asset Growth* section in the *Management Summary* section of this report
- Describe the impact of any assumption, method, or policy change in the *Management Summary* section of this report
- Utilize supplemental information, such as the GASB Discount Rate sensitivity disclosures to understand, for example, what impact an alternative Expected Rate of Return on Investments assumption might have on the estimation of Actuarial Accrued Liability and Funded Status
- Utilize supplemental information, such as the GASB solvency test, to better understand the Cash Flow Risk and long-term sustainability of the Plan

LIMITATIONS OF RISK ANALYSIS

Since future experience may never be precisely as assumed, the process of selecting funding methods and actuarial assumptions may inherently create risk and volatility of results. A more detailed evaluation of the above risk exposures is beyond the scope and nature of the annual Actuarial Valuation process. For example, scenario tests, sensitivity tests, stress tests, and/or stochastic modeling for multi-year projections to assess the impact of alternative assumptions and methods, or modeling future experience different from the assumptions in these results, are not included in this Actuarial Valuation.

The Buffalo Grove Firefighters' Pension Fund and/or the Village of Buffalo Grove, Illinois should contact the Actuary if they desire a more detailed assessment of any of these forward-looking risk exposures.



ACTUARIAL ASSUMPTIONS

ASSESSMENT AND USE OF ACTUARIAL MODELS

Actuarial Valuations rely upon the use of actuarial modeling software to predict the occurrence of future events, which include specific demographic and financial potential outcomes. Actuarial assumptions are established to provide a guideline to use for such modeling.

- The model used in this Actuarial Valuation is intended to determine the Recommended Contribution, under the selected Funding Policy. The actuarial assumptions used were developed with this goal in mind.
- There are no known material limitations or inconsistencies among the actuarial assumptions or methods.
- The output from the model is reasonable based on the individual actuarial assumptions and based on the actuarial assumptions in the aggregate.
- The actuarial software used to calculate plan liabilities has been purchased from an outside vendor. We have performed thorough testing of the software, including review of sample participants, to ensure the intended purpose of the model, the operation of the model, sensitivities and dependencies, and strengths and limitations of the model are sufficient for this purpose.
- Demographic data and financial information have been provided by client professionals, financial advisors, and/or auditors, who are known to be experts in their respective fields. We rely on the fact that the information provided by these experts has been given for the intended purpose of this Actuarial Valuation.
- Where applicable, certain actuarial assumptions and Funding Policy may be required as prescribed by law. In such instances, we have followed legal guidance to ensure conformity.
- The Expected Rate of Return on Investments assumption has been chosen using input from several sources; including, but not limited to: client professionals, financial advisors, auditors, and other capital market outlooks. We have relied on the information provided, in the aggregate, to settle on the selected Expected Rate of Return on Investments assumption.

As stated in the *Limitations of Risk Analysis* section, future experience may never be precisely as assumed. As a result, the funding methods and actuarial assumptions used in the model may create volatility in the results when compared year after year. A more detailed evaluation of this volatility is beyond the scope and nature of the annual Actuarial Valuation process. In such cases, additional scenario tests, sensitivity tests, stress tests, and/or stochastic modeling for multi-year projections to assess the impact of alternative assumptions and methods, or modeling future experience different from the assumptions in these results, may be performed to determine a range of reasonable results.



ACTUARIAL ASSUMPTIONS

ACTUARIAL ASSUMPTIONS UTILIZED

Expected Rate of Return on Investments	7.00% Net of Administrative Expense
CPI-U	2.50%
Total Payroll Increases	3.25%
Individual Pay Increases *	4.00% - 9.73%

Individual pay increases include a long-term average increase for inflation, average annual increases for promotions, and any additional increases for a step program. Sample rates are as follows:

<u>Service</u>	<u>Rate</u>	<u>Service</u>	<u>Rate</u>
0	9.73%	8	4.00%
1	9.73%	9	4.00%
2	9.73%	10	4.00%
3	9.73%	15	4.00%
4	9.73%	20	4.00%
5	9.73%	25	4.00%
6	9.73%	30	4.00%
7	4.00%	35	4.00%

*Individual pay increases for active Members hired at age 40 or older are assumed annual increases at the ultimate rate reduced by 50 basis points, without adjustments in early service years.



ACTUARIAL ASSUMPTIONS

Retirement Rates – Tier I

125% of the L&A Assumption Study for Tier I Firefighters 2024
Cap Age 65. Sample rates are as follows:

Age	Rate	Age	Rate
50	15.00%	58	25.00%
51	12.50%	59	31.25%
52	12.50%	60	31.25%
53	12.50%	61	31.25%
54	18.75%	62	31.25%
55	25.00%	63	31.25%
56	25.00%	64	31.25%
57	25.00%	65	100.00%

Retirement Rates – Tier II

125% of the L&A Assumption Study for Tier II Firefighters 2024
Cap Age 65. Sample rates are as follows:

Age	Rate	Age	Rate
50	3.75%	58	25.00%
51	3.13%	59	31.25%
52	3.13%	60	31.25%
53	3.13%	61	31.25%
54	4.69%	62	31.25%
55	43.75%	63	31.25%
56	43.75%	64	31.25%
57	25.00%	65	100.00%

Termination Rates

100% of the L&A Assumption Study for Firefighters 2024. Sample rates are as follows:

Age/ Service	0	1	2	3	4	5+
25	12.00%	10.00%	5.00%	3.00%	4.00%	4.00%
30	11.20%	8.00%	4.20%	2.80%	3.60%	3.20%
35	10.20%	5.50%	3.20%	2.55%	3.10%	2.20%
40	4.57%	2.43%	1.57%	1.36%	1.57%	1.43%
45	0.50%	4.00%	5.00%	4.00%	2.00%	1.00%
50	0.50%	4.00%	5.00%	4.00%	2.00%	1.00%



ACTUARIAL ASSUMPTIONS

Disability Rates

100% of the L&A Assumption Study for Firefighters 2024. Sample rates are as follows:

Age	Rate	Age	Rate
25	0.00%	40	0.65%
30	0.06%	45	0.65%
35	0.12%	50	0.65%

75% of active Members who become disabled are assumed to be in the Line of Duty.

Mortality Rates

Active Mortality follows the Sex Distinct Raw Rates as developed in the PubS-2010(A) Study improved to 2021 using MP-2021 Improvement Rates. These rates are then improved generationally using MP-2021 Improvement Rates.

25% of active Member deaths are assumed to be in the Line of Duty.

Retiree Mortality follows the L&A Assumption Study for Firefighters 2024. These rates are experience weighted with the Sex Distinct Raw Rates as developed in the PubS-2010(A) Study improved to 2021 using MP-2021 Improvement Rates. These rates are then improved generationally using MP-2021 Improvement Rates.

Disabled Mortality follows the Sex Distinct Raw Rates as developed in the PubS-2010 Study for disabled participants improved to 2021 using MP-2021 Improvement Rates. These rates are then improved generationally using MP-2021 Improvement Rates.

Spouse Mortality follows the L&A Assumption Study for Firefighters 2024. These rates are experience weighted with the Sex Distinct Raw Rates as developed in the PubS-2010(A) Study for contingent survivors improved to 2021 using MP-2021 Improvement Rates. For all rates not provided there (ages 45 and younger) the PubG-2010 Study for general employees was used. These rates are then improved generationally using MP-2021 Improvement Rates.



ACTUARIAL ASSUMPTIONS

Marital Assumptions

Active Members: 80% of active Members are assumed to be married. Female spouses are assumed to be 3 years younger than male spouses.

Retiree and Disabled Members: Actual spousal data was utilized for retiree and disabled Members.





LOW-DEFAULT-RISK OBLIGATION MEASURE

Low-Default-Risk Obligation Measure – Purpose
Low-Default-Risk Obligation Measure
Low-Default-Risk Obligation Measure vs Actuarial Liability

LOW-DEFAULT-RISK OBLIGATION MEASURE

LOW-DEFAULT-RISK OBLIGATION MEASURE - PURPOSE

The Pension Committee of the Actuarial Standards Board adopted changes to Actuarial Standards of Practice No. 4 (“ASOP 4”). ASOP 4 is titled “Measuring Pension Obligations and Determining Pension Plan Costs or Contributions”. The changes were adopted by the Actuarial Standards Board in December 2021 and are effective for reporting and Measurement Dates on or after February 15, 2023.

One change is the requirement for all Funding Actuarial Valuations to include a Low-Default-Risk Obligation Measure (“LDROM”). In its simplest form, the LDROM is a measure of Actuarial Liability determined using a low-risk Expected Rate of Return on Investments. The LDROM is not intended to replace the Actuarial Liability used to determine the Recommended Contribution amount calculated in this report. The intention is to provide additional information on the Funded Status of the Plan and benefit security.

The Low-Default-Risk Obligation Measure is shown below as of the Measurement Date. The discussion that follows provides more information on the assumptions and methods used to determine the LDROM and some interpretation of the results.

LOW-DEFAULT-RISK OBLIGATION MEASURE

	<u>Current Valuation</u>
Low-Default-Risk Obligation Measure	\$ 129,294,740
Fair Value of Assets	<u>87,462,037</u>
Obligation not Covered by Current Assets	<u>\$ 41,832,703</u>

*The Low-Default-Risk
Obligation Measure is Not
Intended to Replace the
Actuarial Liability Used to
Determine the Recommended
Contribution.*

The Obligation not Covered by Current Assets shown above is for illustration of the Low-Default-Risk Obligation Measure only and is not intended for any other purposes. The amount of Obligation not Covered by Current Assets should not be used for pension funding or financial statement reporting purposes. In addition, the Obligation not Covered by Current Assets amount should not be used for any other assessments related to pension funding, such as assessing Unfunded Liability for the purpose of issuing Pension Obligation Bonds. Discussion of any of these items should be handled separately.



LOW-DEFAULT-RISK OBLIGATION MEASURE

Selection of the Discount Rate

Under Actuarial Standards, a Discount Rate should be selected from a source that develops the rate using low-default-risk fixed income securities. In addition, the fixed income securities should be reasonably consistent with the pattern of expected benefit payments from the Fund.

The Low-Default-Risk Obligation Measure has been valued using the FTSE Pension Discount Curve. The FTSE Pension Discount Curve is determined using rates from corporate bonds that are rated AA (from the FTSE U.S. Broad Investment Grade Bond Index) and yields from the FTSE Russell's Treasury model curve. The result is a set of investment grade zero coupon bond rates with maturities from 6 months to 30 years.

The equivalent single discount rate that would produce the same liability as the FTSE Pension Discount Curve is 5.54%.

There are other indices constructed that are appropriate for this disclosure as well. They could produce Discount Rates that are higher or lower than the LDROM shown here. An increase/decrease in the discount rate of 50 basis points (0.50%) would decrease/increase the LDROM by (6.53%)/7.27%, respectively. In our opinion, the FTSE Pension Discount Curve meets the requirements of the disclosure of the LDROM. The curve is constructed using investment grade corporate bonds. In addition, the rates are updated monthly and the current rates used (as of the Measurement Date of this report) are reflective of current market conditions. Finally, the use of a yield curve as opposed to a single rate allows the flexibility for the LDROM to be determined in a manner consistent with the pattern of expected benefit payments.

The Discount Rate is intended for the current Measurement Date only. In order to stay consistent with the prevailing market conditions, the Discount Rate will be assessed and updated each year at each new Measurement Date.

Selection of the Actuarial Cost Method

The Standard requires the use of an immediate-gain Actuarial Cost Method. We have elected to use the Entry Age Normal cost method for measurement of the LDROM. Entry Age Normal is being applied on a percent of pay basis. The Cost Method is the same method used for the determination of the Recommended Contribution in this report.

Other immediate-gain Actuarial Cost Methods are available and acceptable for use in the determination of the LDROM. Other acceptable methods include benefits-based methods and accrued benefit methods. We selected the Entry Age Normal method due to the fact that benefit liability in this Fund is not typically settled with one-time payments. For example, the Plan does not pay lump sums (except refunds of Member Contributions) and is not anticipated to settle liability through the purchase of annuity contracts. Therefore, the usefulness of a benefits-based method is much more limited in interpretation of this measure as it relates to benefit security.



LOW-DEFAULT-RISK OBLIGATION MEASURE

Interpretation of the LDROM

The Low-Default-Risk Obligation Measure is higher than the liability used for the Recommended Contribution determination by \$22,408,609.

Actuarial Liability is determined in different ways based on the purpose of the measurement. The Actuarial Liability for the Recommended Contribution purposes is used to develop a contribution amount that, when combined with other sources of funding (including Member Contributions and expected investment returns), would pay all future expected benefits. The expected investment returns under this scenario are based on the current asset allocation and capital market expectations of the Fund. Assets are invested in a way that involves risk. Actual returns can vary significantly year-to-year above and below expectations. The trade-off is a risk-premium over the long-term and above low-risk market rates.

The LDROM, by contrast, is developed using low-risk returns available in the market. These returns could be obtained theoretically with low-risk of deviation from expectation, and lower expectation (i.e. there is no risk-premium). The LDROM, then, can be thought of as the amount of money that should be set aside today to appropriately fund and prepare for all future benefit payments, if the assets were invested in relatively low volatility assets available in the market today.

The expected decrease in the liability for funding purposes as compared to the LDROM can be thought of as cost savings from investing in riskier assets, with higher long-term return expectations. At the same time, this difference also represents a risk factor for the Pension Fund as the Fund is reliant on receiving the expected return on investments, including a risk premium. Contributions, combined with these investment returns, are required in order to fund future benefit payments.

LOW-DEFAULT-RISK OBLIGATION MEASURE VS ACTUARIAL LIABILITY

	Current Valuation
Low-Default-Risk Obligation Measure	\$ 129,294,740
Actuarial Accrued Liability (Entry Age Normal)	106,886,131
Difference	<u>\$ 22,408,609</u>

*The Low-Default-Risk
Obligation Measure is Not
Intended to Replace the
Actuarial Liability Used to
Determine the Recommended
Contribution.*





SUMMARY OF PRINCIPAL PLAN PROVISIONS

Establishment of the Fund
Administration
Member Contributions
Regular Retirement Pension Benefit
Early Retirement Pension Benefit
Surviving Spouse Benefit
Termination Benefit – Vested
Disability Benefit

SUMMARY OF PRINCIPAL PLAN PROVISIONS

ESTABLISHMENT OF THE FUND

The Firefighters' Pension Fund is established and administered as prescribed by "Article 4 – Firefighters' Pension Fund – Municipalities 500,000 and Under" of the Illinois Pension Code.

ADMINISTRATION

The Firefighters' Pension Fund is administered by a Board of Trustees whose duties are to manage the Pension Fund, determine applications for pensions, authorize payment of pensions, establish rules, pay expenses, and keep records.

MEMBER CONTRIBUTIONS

Members contribute 9.455% of their pensionable salary.

REGULAR RETIREMENT PENSION BENEFIT

Tier I

Eligibility: Age 50 with at least 20 years of creditable service.

Benefit: 50% of final salary for the first 20 years of service, plus an additional 2.5% of final salary for each year of service beyond 20 years of service, pro-rated monthly, and not to exceed 75% of final salary. "Final salary" is based on the firefighter's pensionable salary attached to rank held on the last day of service.

Annual Increase in Benefit: A firefighter is entitled to receive an initial increase equal to 1/12 of 3% of the original monthly benefit for each full month that has passed since the pension began. The initial increase date will be the later of the first day of the month after the pensioner turns age 55 or the first day of the month after the benefit date anniversary. Subsequent increases of 3% of the current monthly benefit will be granted every January 1st thereafter.



SUMMARY OF PRINCIPAL PLAN PROVISIONS

REGULAR RETIREMENT PENSION BENEFIT - CONTINUED

Tier II

Eligibility: Age 55 with at least 10 years of creditable service.

Benefit: 2.5% of final average salary for each year of service, and not to exceed 75% of final average salary. "Final average salary" is determined by dividing the total pensionable salary during 48 consecutive months of service within the last 60 months of service in which total pensionable salary was the highest, by the number of months of service in that period (or by dividing the total pensionable salary during 96 consecutive months of service within the last 120 months of service in which total pensionable salary was the highest, by the number of months of service in that period, if greater). Annual salary for this purpose will not exceed the salary cap, indexed by the lesser of 3% or the CPI-U for the 12 months ending with the September preceding each November 1st. The salary cap will not decrease.

Annual Increase in Benefit: The initial increase date will be the later of the January 1st after the pensioner turns age 60 or the January 1st after the benefit date anniversary. Subsequent increases will be granted every January 1st thereafter. The initial increase and subsequent increases will be the lesser of 3% of the original benefit or ½ of the CPI-U for the 12 months ending with the September preceding each November 1st.

EARLY RETIREMENT PENSION BENEFIT

Tier I

None.

Tier II

Eligibility: Age 50 with at least 10 years of creditable service.

Benefit: The regular retirement pension benefit reduced by ½ of 1% for each month that the firefighters' age is between 50 and 55.

Annual Increase in Benefit: The initial increase date will be the later of the January 1st after the pensioner turns age 60 or the January 1st after the benefit date anniversary. Subsequent increases will be granted every January 1st thereafter. The initial increase and subsequent increases will be the lesser of 3% of the original benefit or ½ of the CPI-U for the 12 months ending with the September preceding each November 1st.



SUMMARY OF PRINCIPAL PLAN PROVISIONS

SURVIVING SPOUSE BENEFIT

Tier I

Eligibility: Married to an active firefighter, a disabled pensioner at the time of death, or a retired pensioner (at least 12 months prior to the time of death if married post-retirement).

Active Line of Duty Death Benefit: An eligible surviving spouse is entitled to receive 100% of the firefighter's final pensionable salary attached to rank held on the last day of service.

Non-Duty Death Benefit:

Disabled or Retired Pensioner: An eligible surviving spouse is entitled to receive the greater of the pensioner's benefit at the time of death or 54% of the pensioner's final pensionable salary attached to rank held on the last day of service.

Active Member: An eligible surviving spouse is entitled to receive the greater of the firefighter's eligible benefit at the time of death or 54% of the firefighter's final pensionable salary attached to rank held on the last day of service.

Annual Increase in Benefit: None.

Tier II

Eligibility: Married to an active firefighter, a disabled pensioner at the time of death, or a retired pensioner (at least 12 months prior to the time of death if married post-retirement).

Active Line of Duty Death Benefit: An eligible surviving spouse is entitled to receive 100% of the firefighter's final pensionable salary attached to rank held on the last day of service.

Non-Duty Death Benefit:

Disabled or Retired Pensioner and Active Member: An eligible surviving spouse is entitled to receive the greater of 66⅔% of the firefighter's earned pension benefit at the time of death or 54% of the firefighter's monthly salary at the time of death.

Annual Increase in Benefit: The initial increase date will be the January 1st after the surviving spouse turns age 60. Subsequent increases will be granted every January 1st thereafter. The initial increase and subsequent increases will be the lesser of 3% of the original benefit or ½ of the CPI-U for the 12 months ending with the September preceding each November 1st.



SUMMARY OF PRINCIPAL PLAN PROVISIONS

TERMINATION BENEFIT – VESTED

Tier I

Eligibility: Age 60 with at least 10 but less than 20 years of creditable service.

Benefit: An accrual factor times final salary for each year of service. “Accrual factor” is a factor of 1.5% at 10 years of service, increasing ratably up to 2.4% at 19 years of service. “Final salary” is based on the firefighter’s pensionable salary attached to rank held on the last day of service.

Annual Increase in Benefit: A firefighter is entitled to receive an initial increase equal to 1/12 of 3% of the original monthly benefit for each full month that has passed since the pension began. The initial increase date will be the first day of the month after the benefit date anniversary. Subsequent increases of 3% of the current monthly benefit will be granted every January 1st thereafter.

Tier II

None.



SUMMARY OF PRINCIPAL PLAN PROVISIONS

DISABILITY BENEFIT

Tier I

Eligibility: Duty Disability, Non-Duty Disability with at least 7 years of creditable service, or Occupational Disease Disability with at least 5 years of creditable service.

Benefit: For a duty disability or an occupational disease disability with at least 5 years of creditable service, a firefighter is entitled to receive the greater of 65% of final salary or the regular retirement pension benefit at the time of disability. For a non-duty disability with at least 7 years of creditable service, a firefighter is entitled to receive 50% of their final salary. “Final salary” is based on the firefighter’s pensionable salary attached to rank held on the last day of service.

Annual Increase in Benefit: A firefighter is entitled to receive an initial increase equal to 3% of the original monthly benefit for each full year that has passed since the pension began. The initial increase date will be the later of the January 1st after following pensioner turns age 60 or the January 1st after the benefit date anniversary. Subsequent increases of 3% of the original monthly benefit will be granted every January 1st thereafter.

Tier II

Eligibility: Duty Disability, Non-Duty Disability with at least 7 years of creditable service, or Occupational Disease Disability with at least 5 years of creditable service.

Benefit: For a duty disability or an occupational disease disability with at least 5 years of creditable service, a firefighter is entitled to receive the greater of 65% of final salary or the regular retirement pension benefit at the time of disability. For a non-duty disability, a firefighter is entitled to receive 50% of their final salary. “Final salary” is based on the firefighter’s pensionable salary attached to rank held on the last day of service.

Annual Increase in Benefit:

The initial increase date will be the later of the January 1st after the pensioner turns age 60 or the January 1st after the benefit date anniversary. Subsequent increases will be granted every January 1st thereafter. The initial increase and subsequent increases will be the lesser of 3% of the original benefit or ½ of the CPI-U for the 12 months ending with the September preceding each November 1st.





GLOSSARY OF TERMS

Glossary of Terms

GLOSSARY OF TERMS

GLOSSARY OF TERMS

Actuarial Accrued Liability – The Actuarial Present Value of future benefits based on Members’ service rendered to the Measurement Date using the selected Actuarial Cost Method. It is that portion of the Actuarial Present Value of Plan benefits and expenses allocated to prior years of employment. It is not provided for by future Normal Costs.

Actuarial Cost Method – The method used to allocate the projected obligations of the Plan over the working lifetimes of the Plan Members.

Actuarial Value of Assets – The value of the assets used in the determination of the Unfunded Actuarial Accrued Liability. The Actuarial Value of Assets is related to the Fair Value of Assets, with adjustments made to spread unanticipated gains and losses for a given year over a period of several years. Actuarial Value of Assets is generally equally likely to fall above or below the Fair Value of Assets, and generally does not experience as much volatility over time as the Fair Value of Assets.

Asset Valuation Method – A valuation method designed to smooth random fluctuations in asset values. The objective underlying the use of an Asset Valuation Method is to provide for the long-term stability of Employer Contributions.

Funding Policy – A set of procedures for a Pension Fund that outlines the “best practices” for funding the pension benefits based on the goals of the Plan Sponsor. A Funding Policy discusses items such as assumptions, Actuarial Cost Method, assets, and other parameters that will best help the Plan Sponsor meet their goal of working in the best interest of the Plan Members.

Fair Value of Assets – The value of the cash, bonds, securities, and other assets held in the pension trust as of the Measurement Date.

Normal Cost – The present value of future benefits earned by Members during the current Fiscal Year. It is that portion of the Actuarial Present Value of benefits and expenses which is allocated to a valuation year by the Actuarial Cost Method.

Unfunded Actuarial Accrued Liability – The excess of the Actuarial Accrued Liability over the Actuarial Value of Assets. The Unfunded Actuarial Accrued Liability is amortized over a period either in level dollar amounts or as a level percentage of projected payroll.





AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: November 3, 2025

AGENDA ITEM 8.d.

Municipal Compliance Report for the Year Ending 12/31/2024 – Police Pension Fund

Contacts

Liaison: Trustee Cesario

Staff: Chris Black

Staff Recommendation

Staff recommends acceptance.

Recommended Motion

I move to accept the Municipal Compliance Report for the Buffalo Grove Police Pension Fund for the fiscal year ended December 31, 2024.

Summary

Background

The following report is to be accepted by the Village Board prior to the extension of the property tax levy for Article 3 and 4 pension funds. The report provides information on the financial condition of the pension fund in the most recently completed fiscal year. Also included is the tax levy request from the pension fund.

Analysis

The funded ratio of the Police Pension Fund is 77.99 percent, a slight increase over the prior year's 77.84 percent. The actual investment return was 9.72 percent. The actuarially required contribution, which is funded through the 2025 property tax levy (collected in 2026), is \$3,479,827.

Next Steps

The village's annual contribution will be funded as a portion of the property tax levy ordinance that will be up for consideration at the Village Board Meeting on December 1st.

Strategic Alignment

Guiding Principle

Principle 1: Financially Responsible and Sound

Principle 3: Plan and Invest in the Future

Goal

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

File Attachments

1. Police Pension_MCR 12.31.24
2. Buffalo Grove Police_Funding Actuarial Report_12-31-2024_Final



THE VILLAGE OF BUFFALO GROVE, ILLINOIS POLICE PENSION FUND

PUBLIC ACT 95-0950
MUNICIPAL COMPLIANCE REPORT



FOR THE FISCAL YEAR ENDED
DECEMBER 31, 2024

46 Raupp Boulevard
Buffalo Grove, IL 60089
Phone: 847.459.2560
www.vbg.org



October 15, 2025

Members of the Pension Board of Trustees
Buffalo Grove Police Pension Fund
Buffalo Grove, Illinois

Enclosed please find a copy of your Municipal Compliance Report for the Buffalo Grove Police Pension Fund for the fiscal year ended December 31, 2024. We have prepared the report with the most recent information available at our office. Should you have more current information, or notice any inaccuracies, we are prepared to make any necessary revisions and return them to you.

The President and Secretary of the Pension Fund are required to sign the report on page 3. If not already included with the enclosed report, please also include a copy of the Pension Fund's most recent investment policy.

The signed Public Act 95-0950 - Municipal Compliance Report must be provided to the Municipality before the tax levy is filed on the last Tuesday in December. We are sending the report via email to promote an environmentally-friendly work atmosphere.

If you have any questions regarding this report, please contact your Client Manager or PSA.

Respectfully submitted,

Lauterbach & Amen, LLP

LAUTERBACH & AMEN, LLP

**THE VILLAGE OF BUFFALO GROVE, ILLINOIS
POLICE PENSION FUND**

**Public Act 95-950 - Municipal Compliance Report
For the Fiscal Year Ending December 31, 2024**

The Pension Board certifies to the Board of Trustees of the Village of Buffalo Grove, Illinois on the condition of the Pension Fund at the end of its most recently completed fiscal year the following information:

- 1) The total cash and investments, including accrued interest, of the fund at market value and the total net position of the Pension Fund:

	Current Fiscal Year	Preceding Fiscal Year
Total Cash and Investments (including accrued interest)	<u>\$101,127,184</u>	<u>\$94,650,451</u>
Total Net Position	<u>\$101,126,752</u>	<u>\$94,660,597</u>

- 2) The estimated receipts during the next succeeding fiscal year from deductions from the salaries of police officers and from other sources:

Estimated Receipts - Employee Contributions	<u>\$727,900</u>
Estimated Receipts - All Other Sources	
Investment Earnings	<u>\$7,078,900</u>
Municipal Contribution	<u>\$3,479,827</u>

- 3) The estimated amount required during the next succeeding fiscal year to (a) pay all pensions and other obligations provided in Article 3 of the Illinois Pension Code, and (b) to meet the annual requirements of the fund as provided in Sections 3-125 and 3-127:

(a) Pay all Pensions and Other Obligations	<u>\$8,658,500</u>
(b) Annual Requirement of the Fund as Determined by:	
Illinois Police Officers' Pension Investment Fund	<u>\$2,937,351</u>
Private Actuary - Lauterbach & Amen, LLP	
Recommended Municipal Contribution	<u>\$3,479,827</u>
Alternative Municipal Contribution	<u>N/A</u>

THE VILLAGE OF BUFFALO GROVE, ILLINOIS
POLICE PENSION FUND

Public Act 95-950 - Municipal Compliance Report
For the Fiscal Year Ending December 31, 2024

- 4) The total net income received from investment of assets along with the assumed investment return and actual investment return received by the fund during its most recently completed fiscal year compared to the total net income, assumed investment return, and actual investment return received during the preceding fiscal year:

	Current Fiscal Year	Preceding Fiscal Year
Net Income Received from Investment of Assets	\$9,129,977	\$11,465,357
Assumed Investment Return		
Illinois Police Officers' Pension Investment Fund	6.800%	6.800%
Private Actuary - Lauterbach & Amen, LLP	7.000%	7.000%
Actual Investment Return	9.327%	12.829%

- 5) The total number of active employees who are financially contributing to the fund:

Number of Active Members	59
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- 6) The total amount that was disbursed in benefits during the fiscal year, including the number of and total amount disbursed to (i) annuitants in receipt of a regular retirement pension, (ii) recipients being paid a disability pension, and (iii) survivors and children in receipt of benefits:

	Number of	Total Amount Disbursed
(i) Regular Retirement Pension	67	\$6,029,834
(ii) Disability Pension	1	\$46,242
(iii) Survivors and Child Benefits	6	\$376,468
Totals	74	\$6,452,544

**THE VILLAGE OF BUFFALO GROVE, ILLINOIS
POLICE PENSION FUND**

**Public Act 95-950 - Municipal Compliance Report
For the Fiscal Year Ending December 31, 2024**

- 7) The funded ratio of the fund:

	<u>Current Fiscal Year</u>	<u>Preceding Fiscal Year</u>
Illinois Police Officers' Pension Investment Fund	<u>75.49%</u>	<u>75.14%</u>
Private Actuary - Lauterbach & Amen, LLP	<u>77.99%</u>	<u>77.84%</u>

- 8) The unfunded liability carried by the fund, along with an actuarial explanation of the unfunded liability:

Unfunded Liability:

Illinois Police Officers' Pension Investment Fund	<u>\$32,888,928</u>
Private Actuary - Lauterbach & Amen, LLP	<u>\$28,829,018</u>

The accrued liability is the actuarial present value of the portion of the projected benefits that has been accrued as of the valuation date based upon the actuarial valuation method and the actuarial assumptions employed in the valuation. The unfunded accrued liability is the excess of the accrued liability over the actuarial value of assets.

- 9) Please see attached Investment/Cash Management policy if applicable

Please see Notes Page attached.

**CERTIFICATION OF MUNICIPAL POLICE
PENSION FUND COMPLIANCE REPORT**

The Board of Trustees of the Pension Fund, based upon information and belief, and to the best of our knowledge, hereby certify pursuant to §3-143 of the Illinois Pension Code 40 ILCS 5/3-143, that the preceding report is true and accurate.

Adopted this 23RD day of OCT, 2025

President  Date 10/23/25

Secretary  Date 10/23/25

**THE VILLAGE OF BUFFALO GROVE, ILLINOIS
POLICE PENSION FUND**

**Public Act 95-950 - Municipal Compliance Report
For the Fiscal Year Ending December 31, 2024**

INDEX OF ASSUMPTIONS

- 1) Total Cash and Investments - as Reported at Market Value in the Audited Financial Statements for the Years Ended December 31, 2024 and 2023.

Total Net Position - as Reported in the Audited Financial Statements for the Years Ended December 31, 2024 and 2023.

- 2) Estimated Receipts - Employee Contributions as Reported in the Audited Financial Statements for the Year Ended December 31, 2024 plus 3.25% Increase (Actuarial Salary Increase Assumption) Rounded to the Nearest \$100.

Estimated Receipts - All Other Sources:

Investment Earnings - Cash and Investments as Reported in the Audited Financial Statements for the Year Ended December 31, 2024, times 7% (Actuarial Investment Return Assumption) Rounded to the Nearest \$100.

Municipal Contributions - Recommended Tax Levy Requirement as Reported by Lauterbach & Amen, LLP, Actuarial Valuation for the Year Ended December 31, 2024.

- 3) (a) Pay all Pensions and Other Obligations - Total Non-Investment Deductions as Reported in the Audited Financial Statements for the Year Ended December 31, 2024, plus a 25% Increase, Rounded to the Nearest \$100.

(b) Annual Requirement of the Fund as Determined by:

Illinois Police Officers' Pension Investment Fund - Suggested Amount of Tax Levy as Reported in the December 31, 2024 Actuarial Valuation.

Private Actuary - Lauterbach & Amen, LLP:

Recommended Amount of Tax Levy as Reported by Lauterbach & Amen, LLP in the December 31, 2024 Actuarial Valuation.

Statutorily Required Amount of Tax Levy - No statutorily required amount has been provided in a December 31, 2024 Private Actuarial Valuation, at the time of this report.

**THE VILLAGE OF BUFFALO GROVE, ILLINOIS
POLICE PENSION FUND**

**Public Act 95-950 - Municipal Compliance Report
For the Fiscal Year Ending December 31, 2024**

INDEX OF ASSUMPTIONS

- 4) Net Income Received from Investment of Assets - Investment Income (Loss) net of Investment Expense, as Reported in the Audited Financial Statements for the Years Ended December 31, 2024 and 2023.

Assumed Investment Return:

Illinois Police Officers' Pension Investment Fund - Current and Preceding Fiscal Year Interest Rate Assumption as Reported in the Years Ended December 31, 2024 and 2023 Actuarial Valuations.

Private Actuary - Current and Preceding Fiscal Year Interest Rate Assumption as Reported in the Years Ended December 31, 2024 and 2023 Actuarial Valuations.

Actual Investment Return -Net Income Received from Investments as Reported Above as a Percentage of the Average of the Beginning and Ending Balances of the Fiscal Year Cash Investments, Excluding Net Investment Income, Gains, and Losses for the Fiscal Year Return Being calculated, as Reported in the Audited Financial Statements for the Fiscal Years Ended December 31, 2024 and 2023.

- 5) Number of Active Members - Illinois Department of Insurance Annual Statement for December 31, 2024 - Schedule P.
- 6) (i) Regular Retirement Pension - Illinois Department of Insurance Annual Statement for December 31, 2024 - Schedule P for Number of Participants and Expense page 1 for Total Amount Disbursed.
- (ii) Disability Pension - Same as above.
- (iii) Survivors and Child Benefits - Same as above.

**THE VILLAGE OF BUFFALO GROVE, ILLINOIS
POLICE PENSION FUND**

**Public Act 95-950 - Municipal Compliance Report
For the Fiscal Year Ending December 31, 2024**

INDEX OF ASSUMPTIONS

7) The funded ratio of the fund:

Illinois Police Officers' Pension Investment Fund - Current and Preceding Fiscal Year Net Present Assets as a percentage of Total Assets as Reported in the December 31, 2024 and 2023 Actuarial Valuations.

Private Actuary - Current and Preceding Fiscal Year Net Present Assets as a percentage of Total Assets as Reported in the December 31, 2024 and 2023 Actuarial Valuations.

8) Unfunded Liability:

Illinois Police Officers' Pension Investment Fund - Deferred Asset (Unfunded Accrued Liability) as Reported in the December 31, 2024 Actuarial Valuation.

Private Actuary - Deferred Asset (Unfunded Accrued Liability) as Reported by Lauterbach & Amen, LLP in the December 31, 2024 Actuarial Valuation.

BUFFALO GROVE POLICE PENSION FUND

FUNDING ACTUARIAL VALUATION AS OF JANUARY 1, 2025



FOR THE CONTRIBUTION YEAR
JANUARY 1, 2025 TO DECEMBER 31, 2025

668 N. River Road
Naperville, IL 60563
Phone: 630.393.1483
Fax: 630.393.2516
lauterbachamen.com

Actuarial Funding Report



Lauterbach & Amen, LLP

CERTIFIED PUBLIC ACCOUNTANTS

BUFFALO GROVE POLICE PENSION FUND

Contribution Year Ending: December 31, 2025

Actuarial Valuation Date: January 1, 2025

Data Date: December 31, 2024

Contact:

Todd A. Schroeder

Partner

April 4, 2025

LAUTERBACH & AMEN, LLP



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ACTUARIAL CERTIFICATION

This report documents the results of the Actuarial Valuation for the Buffalo Grove Police Pension Fund. The information was prepared for use by the Buffalo Grove Police Pension Fund and the Village of Buffalo Grove, Illinois for determining the Recommended Contribution, under the selected Funding Policy for the Contribution Year January 1, 2025 to December 31, 2025. It is not intended or suitable for other purposes. Determinations for purposes other than the Employer's Actuarial Recommended Contribution may be significantly different from the results herein.

The results in this report are based on the demographic data and financial information submitted by the Buffalo Grove Police Pension Fund, and may include results from the prior Actuary. We did not prepare the Actuarial Valuations for the years prior to January 1, 2012. Those valuations were prepared by the prior Actuary whose reports have been furnished to us, and our disclosures are based on those reports. An audit of the prior Actuary's results was not performed, but high-level reviews were completed for general reasonableness, as appropriate, based on the purpose of this valuation. The accuracy of the results is dependent on the precision and completeness of the underlying information.

In addition, the results of the Actuarial Valuation involve certain risks and uncertainty as they are based on future assumptions, market conditions, and events that may never materialize as assumed. For this reason, certain assumptions and future results may be materially different than those presented in this report. See the *Management Summary* section of this report for a more detailed discussion of the Defined Benefit Plan Risks, as well as the limitations of this Actuarial Valuation on assessing those risks. We are not aware of any known events subsequent to the Actuarial Valuation Date, which are not reflected in this report but should be valued, that may materially impact the results.

The valuation results summarized in this report involve actuarial calculations that require assumptions about future events. The Buffalo Grove Police Pension Fund selected certain assumptions, while others were the result of guidance and/or judgment from the Plan's Actuary or Advisors. We believe that the assumptions used in this valuation are reasonable and appropriate for the purposes for which they have been used. The selected assumptions represent our best estimate of the anticipated long-term experience of the Plan, and meet the guidelines set forth in the Actuarial Standards of Practice.

In preparing the results, our Actuaries used commercially available software (ProVal) developed by Winklevoss Technologies, LLC. This software is widely used for the purpose of performing Actuarial Valuations. Our Actuaries coded the plan provisions, assumptions, methods, and demographic data summarized in this report, and reviewed the liability and cost outputs for reasonableness. We are not aware of any material weaknesses or limitations in the software, and have determined it is appropriate for performing this valuation.





To the best of our knowledge, all calculations are in accordance with the applicable funding requirements, and the procedures followed and presentation of results conform to generally accepted actuarial principles and practices as prescribed by the Actuarial Standards Board. The undersigned consultants of Lauterbach & Amen, LLP, with actuarial credentials, meet the Qualification Standards of the American Academy of Actuaries to render this Actuarial Certification. There is no relationship between the Buffalo Grove Police Pension Fund and Lauterbach & Amen, LLP that impairs our objectivity.

Respectfully Submitted,
LAUTERBACH & AMEN, LLP

Todd A. Schroeder, ASA, FCA, EA, MAAA

David Murciano, ASA, FCA, EA, MAAA





MANAGEMENT SUMMARY

Recommended Contribution

Funded Status

Management Summary – Comments and Analysis

Actuarial Recommended Contribution – Reconciliation

MANAGEMENT SUMMARY

RECOMMENDED CONTRIBUTION

	Prior Valuation	Current Valuation
Recommended Contribution	\$3,165,550	\$3,479,827
Expected Payroll	\$6,914,071	\$7,534,947
Recommended Contribution as a Percent of Expected Payroll	45.78%	46.18%

*The Recommended
Contribution has
Increased by
\$314,277 from the
Prior Valuation.*

FUNDED STATUS

	Prior Valuation	Current Valuation
Normal Cost	\$1,461,411	\$1,663,910
Fair Value of Assets	\$94,660,597	\$101,126,752
Actuarial Value of Assets	\$98,390,859	\$102,131,546
Actuarial Accrued Liability	\$126,406,547	\$130,960,564
Unfunded Actuarial Accrued Liability/(Surplus)	\$28,015,688	\$28,829,018
<u>Percent Funded</u>		
Actuarial Value of Assets	77.84%	77.99%
Fair Value of Assets	74.89%	77.22%

*The Percent
Funded has
Increased by 0.15%
on an Actuarial
Value of Assets
Basis.*



MANAGEMENT SUMMARY

MANAGEMENT SUMMARY – COMMENTS AND ANALYSIS

Contribution Results

The Recommended Contribution is based on the selected Funding Policy and methods that are outlined in the *Actuarial Funding Policies* section of this report.

“Contribution Risk” is defined by the Actuarial Standards of Practice as the potential for actual future contributions to deviate from expected future contributions. For example, when actual contributions are not made in accordance to the Plan’s Funding Policy, or when future experience deviates materially from assumed. While it is essential for the Actuary and Plan Sponsor to collaborate on implementing a sound and financially feasible Funding Policy, it is important to note that the Actuary is not required, and is not in the position to, evaluate the ability or willingness of the Plan Sponsor to make the Recommended Contribution under the selected Funding Policy.

As a result, while Contribution Risk may be a significant source of risk for the Plan, this Actuarial Valuation makes no attempt to assess the impact of future contributions falling short of those recommended under the selected Funding Policy. Notwithstanding the above, see the *Actuarial Recommended Contribution – Reconciliation* section of this report for the impact on the current Recommended Contribution of any contribution shortfalls or excesses from the prior year.

Defined Benefit Plan Risks

Asset Growth:

Pension funding involves preparing Fund assets to pay for benefits when Members retire. During their working careers, assets grow with contributions and investment earnings; and then, the Pension Fund distributes assets in retirement. Based on the Plan’s current mix of Members and Funded Status, the Plan should experience positive asset growth, on average, if the Recommended Contributions are made and expected investment earnings come in. In the current year, the Fund asset growth was positive by approximately \$6,466,200.

Asset growth is important in the long-term. Long-term cash flow out of the Pension Fund is primarily benefit payments, and expenses are a smaller portion. The Plan should monitor the impact of expected benefit payments on future asset growth. We assess and project all future benefit payments as part of the determination of liability. The assessment is made on all current Members of the Fund, both active and inactive. For active Members, the assessment includes the probability that Members terminate or retire and begin receiving benefits. In the next 5 years, benefit payments are anticipated to increase 30-35%, or approximately \$2,058,000. In the next 10 years, the expected increase in benefit payments is 60-65%, or approximately \$4,029,200. The estimated increase in benefit payments is being compared against the benefits paid to inactive Members during the fiscal year, excluding any refunds of Member Contributions.

Furthermore, plans with a large number of inactive Members have an increased “Longevity Risk”. Longevity Risk is the possibility that inactive Members may live longer than projected by the Plan’s mortality assumption. As shown in the previous paragraph, benefit payments are expected to increase over



MANAGEMENT SUMMARY

the next 5-year and 10-year horizons. The projected increases assume that current inactive Members pass away according to the Plan's mortality assumption. To the extent that current inactive Members live longer than expected, the future 5-year and 10-year benefit projections may be larger than the amounts disclosed in the previous paragraph. Higher levels of benefit payments, payable for a longer period of time, may cause a significant strain on the Plan's cash flow, future Recommended Contributions, and may lead to Plan insolvency.

Unfunded Liability:

Unfunded Liability represents the financial shortfall of the Actuarial Value of Assets compared to the Actuarial Accrued Liability. To the extent that Unfunded Liability exists, the Plan is losing potential investment earnings due to the financial shortfall. Contributions towards Unfunded Liability pay for the lost investment earnings, as well as the outstanding unfunded amount. If payments towards Unfunded Liability are not made, the Unfunded Liability will grow.

In the early 1990s, many Pension Funds in Illinois adopted an increasing payment towards Unfunded Liability due to a change in legislation. The initial payment decreased, and future payments are anticipated to increase annually after that. In many situations, payments early on were less than the interest on Unfunded Liability, which means that Unfunded Liability increased even though contributions were made at the recommended level.

The current Recommended Contribution includes a payment towards Unfunded Liability that is approximately \$467,600 greater than the interest on Unfunded Liability. All else being equal, and contributions being made, Unfunded Liability is expected to decrease. The Employer and Fund should anticipate improvement in the current Percent Funded in the short-term. The Employer and Fund should understand this impact as we progress forward to manage expectations.

Actuarial Value of Assets:

The Pension Fund smooths investment returns that vary from expectations over a 5-year period. The intention over time is that investment returns for purposes of funding recommendations are a combination of several years. The impact is intended to smooth out the volatility of Recommended Contributions over time, but not necessarily increase or decrease the level of contributions over the long-term.

When investment returns are smoothed, there are always gains or losses on the Fair Value of Assets that are going to be deferred for current funding purposes, and recognized in future years. Currently, the Pension Fund is deferring approximately \$1,004,800 in losses on the Fair Value of Assets. These are asset losses that will be recognized in upcoming periods, independent of the future performance of the Fair Value of Assets.



MANAGEMENT SUMMARY

Cash Flow Risk:

Assets, liabilities, and Funded Status are good metrics to monitor over time to assess the progress of the Funding Policy. However, these metrics may provide limited forward-looking insights. Specifically, the maturity of a Pension Fund can pose certain risks that often cannot be assessed with a point-in-time metric such as Percent Funded.

For example, two different Pension Funds could have the same Percent Funded, but have completely different risk profiles. One Fund might mostly cover active Members with little to no Members in pay status, whereas a second Fund might mostly cover inactive Members with a significant level of annual benefit payments. The latter Fund has a greater “Cash Flow Risk”, i.e. a more significant chance that negative cash flows could lead to a deteriorating, rather than improving, Percent Funded over time.

It is important to note that, in general, positive net cash flows are good, but also need to be sufficient to cover the growth in the liabilities (i.e. the Normal Cost as well as interest on the Actuarial Accrued Liability). Typically, when cash flows are assumed to be insufficient to cover the growth in liabilities, the Percent Funded will decline, while future Recommended Contributions will increase.

For this Plan, the Fair Value of Assets is less than the Actuarial Accrued Liability for inactive Members. The Fund assets and anticipated investment earnings are not sufficient to cover the benefits payable to the current inactive Members. In addition, there is currently no money set aside for active Member liability. There are two consequences. First, we are limiting the impact of investment earnings on accruing money for the active Members due to utilizing those dollars to pay for the current inactive Members. Second, there is Cash Flow Risk that exists in that a higher portion of the assets is needed to keep up with cash flow out for benefit payments, and a higher relative investment return is required to keep cash flow positive in any given year.

Benefit Payment Risk:

Ideally, plans in a sound financial position will have the ratio of annual benefits payments to the Fair Value of Assets to be less than the Expected Rate of Return on Investments assumption (i.e. 7.00%). Theoretically, in this case it can be considered that investment returns will fully cover the annual benefit payments, and therefore, all Employer and Member Contributions made to the Fund will be used to pay for future benefit accruals and pay down the existing Unfunded Liability. To the extent that the ratio of the annual benefit payments to the Fair Value of Assets increases to above the Expected Rate of Return on Investments assumption, the Plan may experience some additional risks, such as the need to keep assets in more liquid investments, inability to pay down Unfunded Liability, and may lead to Plan insolvency.

As of the Valuation Date, the Buffalo Grove Police Pension Fund has a ratio of benefit payments to the Fair Value of Assets of 6.38%. In this case, the Plan is currently in a sound financial position and has a reduced amount of Benefit Payment Risk and Cash Flow Risk. It would be expected that adherence to the current Funding Policy would lead to an increasing Percent Funded.



MANAGEMENT SUMMARY

Fund Assets

The results in this report are based on the assets held in the Pension Fund. Assets consist of funds held for investment and for benefit payments as of the Actuarial Valuation Date. In addition, assets may be adjusted for other events representing dollars that are reasonably expected to be paid out from the Pension Fund or deposited into the Pension Fund after the Actuarial Valuation Date as well.

The current Fund assets are audited.

The Actuarial Value of Assets under the Funding Policy is equal to the Fair Value of Assets, with unexpected gains and losses smoothed over 5 years. More detail on the Actuarial Value of Assets can be found in the *Actuarial Funding Policies* section of this report.

*The Fund
Assets Used in
this Report
are Audited.*



MANAGEMENT SUMMARY

Demographic Data

Demographic factors can change from year to year within the Pension Fund. Changes in this category include hiring new Members, Members retiring or becoming disabled, inactive Members passing away, and other changes. Demographic changes can cause an actuarial gain (contribution that is less than expected compared to the prior year) or an actuarial loss (contribution that is greater than expected compared to the prior year).

Demographic gains and losses occur when the assumptions over the one-year period for Member changes do not meet our long-term expectation. For example, if no Members become disabled during the year, we would expect a liability gain. If more Members become disabled than anticipated during the year, we would expect a liability loss. Generally, we expect short-term fluctuations in demographic experience to create gains or losses of 1%-3% of the Actuarial Accrued Liability in any given year, but to balance out in the long-term.

“Demographic Risk” occurs when Plan demographic experience differs significantly from expected. Similar to Longevity Risk discussed previously, additional risk is created when demographic experience differs from the assumed rates of disability, retirement, or termination. Under the chosen assumptions, actuarial gains and/or losses will always occur, as the assumptions will never be exactly realized. However, the magnitude of the gain and/or loss and its influence on the Recommended Contribution largely depends on the size of the Plan.

A key Demographic Risk is mortality improvement differing from expected. While the actuarial assumptions reflect small, continuous improvements in mortality experience and these assumptions are refined upon the completion of each actuarial experience study, the risk arises because there is a possibility of a sudden shift in mortality experience. This report reflects the impact of COVID-19 experience that has been accounted for in the underlying demographic data. This report does not reflect the ongoing impact of COVID-19, which is likely to influence demographic and economic experience, at least in the short-term. We will continue to monitor these developments and their impact on the Plan. Actual future experience will be reflected in each subsequent Actuarial Valuation, as experience emerges.

Based on the number of active Members in the Plan, the Recommended Contribution has a low risk of having a significant increase due to demographic experience. For example, 1 new disabled Member would typically generate a substantial increase to the Actuarial Accrued Liability. However, due to the size of the Plan, there is an appropriate means to absorb demographic losses without causing a significant increase to the Recommended Contribution.

In the current report, the key demographic changes were as follows:

New Hires: There were 5 Members of the Fund who were hired during the year. When a Member is admitted to the Pension Fund, the Employer Contribution will increase to reflect the new Member. The increase in the Recommended Contribution in the current year due to the new Member experience is approximately \$41,300.



MANAGEMENT SUMMARY

Retirement: There were 3 Members of the Fund who retired during the year. When a Member retires, the Normal Cost will decrease. Any change in the Actuarial Accrued Liability will be considered when determining the amount to pay towards Unfunded Liability each year. The increase in the Recommended Contribution in the current year due to the retirement experience is approximately \$36,600.

Transfer of Contributions: There was 1 previously deferred Member of the Fund who transferred their Member Contributions to a different Pension Fund. The Fund is no longer obligated to pay a benefit to the Member in the future. The decrease in the Recommended Contribution in the current year due to the refund experience is approximately \$18,500.

Mortality: As inactive Members age and continue to collect benefits, the Fund liability will increase. In the current year, there were 71 inactive Members who maintained their benefit collection status throughout the year. The increase in the Recommended Contribution in the current year due to the mortality experience is approximately \$47,100.

Salary Increases: Salary increases were greater than anticipated in the current year. This caused an increase in the Recommended Contribution in the current year of approximately \$42,100.

Assumption Changes

We performed a comprehensive study of Police Officers and Police Pension Funds in Illinois. We reviewed the results of the study as well as the demographic experience of the Fund. The actuarial assumptions were changed in the current valuation to the rates shown in the *Actuarial Assumptions* section of this report. The assumptions impacted include:

- Inflation Rate (CPI-U)
- Individual Pay Increases
- Retirement Rates
- Termination Rates
- Disability Rates
- Mortality Rates
- Mortality Improvement Rates
- Duty Death Probability

In the current valuation, we have reviewed the individual pay increases assumption to reflect the wage schedule between the Village of Buffalo Grove, Illinois and Metropolitan Alliance of Police, Buffalo Grove Patrol Officer Chapter #672 for the period January 1, 2024 through December 31, 2024. The year over year step increases dictated by the wage schedule did change from the prior wage schedule; therefore, we have updated the individual pay increases assumption.

The assumption changes stated above were made to better reflect the future anticipated experience of the Fund. See the *Actuarial Recommended Contribution – Reconciliation* section of this report for the impact of these changes on the current valuation.



MANAGEMENT SUMMARY

Funding Policy Changes

The Funding Policy was not changed from the prior valuation.

Output Smoothing

Contributions are determined annually by allocating dollars over a specified period of time. Procedures that are used to allocate contributions over a period of time may include asset smoothing, amortization period, and output smoothing. Each procedure becomes part of the Actuarial Methodology. Output smoothing involves measuring the impact of a specific result on a contribution and recognizing the result. The final contribution should maintain a reasonable relationship to the full Actuarially Determined Contribution.

The current results shown throughout the report reflect the full Actuarially Determined Contribution.



MANAGEMENT SUMMARY

ACTUARIAL RECOMMENDED CONTRIBUTION – RECONCILIATION

Actuarial Accrued Liability is expected to increase each year for both interest for the year and as active Members earn additional service years towards retirement. Similarly, Actuarial Accrued Liability is expected to decrease when the Fund pays benefits to inactive Members.

Contributions are expected to increase as expected pay increases under the Funding Policy for the Fund.

	Actuarial Liability	Recommended Contribution
Prior Valuation	\$ 126,406,547	\$ 3,165,550
Expected Changes	3,838,579	102,888
Initial Expected Current Valuation	<u>\$ 130,245,126</u>	<u>\$ 3,268,438</u>

Other increases or decreases in Actuarial Accrued Liability (key changes noted below) will increase or decrease the amount of Unfunded Liability in the Plan. To the extent that Unfunded Liability increases or decreases unexpectedly, the contribution towards Unfunded Liability will also change unexpectedly.

	Actuarial Liability	Recommended Contribution
Salary Increases Greater than Expected	\$ 563,159	\$ 42,124
Actuarial Experience	835,515	149,026
Assumption Changes	(683,236)	26,107
Investment Return Less than Expected*	-	31,617
Contributions Greater than Expected	-	(37,485)
Total Increase/(Decrease)	<u>\$ 715,438</u>	<u>\$ 211,389</u>
Current Valuation	<u>\$ 130,960,564</u>	<u>\$ 3,479,827</u>

*Impact on the Recommended Contribution due to investment return is on an Actuarial Value of Assets basis.

The Actuarial Experience can be attributable to several factors including, but not limited to, demographic changes and benefit payment experience compared to expectation. Key demographic changes were discussed in the *Demographic Data* section of this report.





VALUATION OF FUND ASSETS

Fair Value of Assets
Fair Value of Assets (Gain)/Loss
Development of the Actuarial Value of Assets
Actuarial Value of Assets (Gain)/Loss
Historical Asset Performance

VALUATION OF FUND ASSETS

FAIR VALUE OF ASSETS

Statement of Assets

	Prior Valuation	Current Valuation
Cash and Cash Equivalents	\$ 82,974	\$ 10,087
Money Market	583,062	423,745
Pooled Investment Accounts	93,568,520	100,032,876
Stock Equities	415,895	660,476
Receivables (Net of Payables)	10,146	(432)
Total Fair Value of Assets	<u>\$ 94,660,597</u>	<u>\$ 101,126,752</u>

The Total Fair Value of Assets has Increased by Approximately \$6,466,200 from the Prior Valuation.

Statement of Changes in Assets

Total Fair Value of Assets - Prior Valuation	\$ 94,660,597
Plus - Employer Contributions	3,401,081
Plus - Member Contributions	861,358
Plus - Return on Investments	9,130,489
Less - Benefit Payments	(6,452,544)
Less - Refunds & Transfers	(413,927)
Less - Other Expenses	<u>(60,302)</u>
Total Fair Value of Assets - Current Valuation	<u>\$ 101,126,752</u>

The Rate of Return on Investments on a Fair Value of Assets Basis for the Fund was Approximately 9.72% Net of Administrative Expense.

The Rate of Return on Investments shown above has been determined as a percent of the average of the prior and current Fair Value of Assets on the Statement of Changes in Assets. The Return on Investments is net of Other Expenses, and has been excluded from the Total Fair Value of Assets at the end of the Fiscal Year for this calculation.



VALUATION OF FUND ASSETS

FAIR VALUE OF ASSETS (GAIN)/LOSS

Current Year (Gain)/Loss on Fair Value of Assets

Total Fair Value of Assets - Prior Valuation	\$ 94,660,597
Employer and Member Contributions	4,262,439
Benefit Payments and Refunds	(6,866,471)
Expected Return on Investments	<u>6,535,101</u>
Expected Total Fair Value of Assets - Current Valuation	\$ 98,591,666
Actual Total Fair Value of Assets - Current Valuation	<u>101,126,752</u>
Current Fair Value of Assets (Gain)/Loss	<u><u>\$ (2,535,086)</u></u>
Expected Return on Investments	\$ 6,535,101
Actual Return on Investments (Net of Expenses)	<u>9,070,187</u>
Current Fair Value of Assets (Gain)/Loss	<u><u>\$ (2,535,086)</u></u>

*The Actual Return
on Investments on a
Fair Value of
Assets Basis was
Greater than
Expected for the
Current Year.*

The (Gain)/Loss on the current Fair Value of Assets has been determined based on the Expected Rate of Return on Investments as shown in the *Actuarial Assumptions* section of this report.



VALUATION OF FUND ASSETS

DEVELOPMENT OF THE ACTUARIAL VALUE OF ASSETS

Total Fair Value of Assets - Current Valuation		\$ 101,126,752
Adjustment for Prior (Gains)/Losses		
	Full Amount	Deferral
FYE 12/31/2024	\$ (2,535,086)	(2,028,069)
FYE 12/31/2023	(5,553,072)	(3,331,844)
FYE 12/31/2022	20,044,490	8,005,037
FYE 12/31/2021	(9,131,623)	(1,640,330)
Total Deferred (Gain)/Loss		1,004,794
Initial Actuarial Value of Assets - Current Valuation		\$ 102,131,546
Less Contributions for the Current Year and Interest		-
Adjustment for the Corridor		-
Total Actuarial Value of Assets - Current Valuation		\$ 102,131,546

The Actuarial Value of Assets is Equal to the Fair Value of Assets with Unanticipated (Gains)/Losses Recognized Over 5 Years. The Actuarial Value of Assets is 100.99% of the Fair Value of Assets.

ACTUARIAL VALUE OF ASSETS (GAIN)/LOSS

Total Actuarial Value of Assets - Prior Valuation	\$ 98,390,859
Plus - Employer Contributions	3,401,081
Plus - Member Contributions	861,358
Plus - Return on Investments	5,991,094
Less - Benefit Payments	(6,452,544)
Less - Refunds & Transfers	(413,927)
Less - Other Expenses	(60,302)
Total Actuarial Value of Assets - Current Valuation	\$ 102,131,546

The Rate of Return on Investments on an Actuarial Value of Assets Basis for the Fund was Approximately 6.10% Net of Administrative Expense.

The Actuarial Value of Assets incorporates portions of gains and losses over multiple years.



VALUATION OF FUND ASSETS

HISTORICAL ASSET PERFORMANCE

The chart below shows the historical Rates of Return on Investments for both Fair Value of Assets and Actuarial Value of Assets.

	Fair Value of Assets	Actuarial Value of Assets
FYE 12/31/2024	9.72%	6.10%
FYE 12/31/2023	13.63%	7.28%
FYE 12/31/2022	(13.48%)	5.75%
FYE 12/31/2021	17.89%	13.57%
FYE 12/31/2020	11.04%	9.51%
FYE 12/31/2019	20.48%	6.79%
FYE 12/31/2018	(4.13%)	4.81%
FYE 12/31/2017	13.87%	7.31%
FYE 12/31/2016	6.00%	5.96%
FYE 12/31/2015	0.30%	6.10%
FYE 12/31/2014	7.10%	7.50%
11-Year Arithmetic Average	7.49%	7.33%
11-Year Geometric Average	7.04%	7.31%

The historical Rates of Return on Investments shown above were calculated based on the annual Return on Investments, as a percentage of the average value of the assets for the year. The historical Rates of Return on Investments shown above may not reflect the current investment allocation of the Pension Fund.

For purposes of determining the average value of assets for the year, the ending Fair Value of Assets has been adjusted to net out to the portion related to the Return on Investments themselves. All other cash flows are included.

For purposes of determining the annual Return on Investments we have adjusted the figures shown on the preceding pages. The figures shown on the preceding pages are net of Investment Expenses. We have made an additional adjustment to net out Administrative Expenses. Netting out Administrative Expenses allows us to capture returns for the year that can be used to make benefit payments as part of the ongoing actuarial process.



VALUATION OF FUND ASSETS

The adjustments we made are for actuarial reporting purposes only. By netting out Administrative Expenses and capturing Return on Investments that are available to pay benefits, it provides us a comparison to the Expected Rate of Return on Investments, but does not provide a figure that would be consistent with the rates of return that are determined by other parties. Therefore, this calculated Return on Investments should not be used to analyze investment performance of the Fund or the performance of the investment professionals.



VALUATION OF FUND ASSETS

Expected Rate of Return on Investments Assumption

The Expected Rate of Return on Investments for this valuation is 7.00%. Lauterbach & Amen, LLP does not provide investment advice. We look at a variety of factors when reviewing the Expected Rate of Return on Investments assumption selected by the client. These factors include: historical Rates of Return on Investments, capital market projections performed by the Consolidated Board's investment advisors, the Consolidated Board's investment policy, capital market forward-looking benchmark expected returns by independent investment companies, rates used by comparable pension systems, and other factors identified in the Actuarial Standards of Practice.

Generally speaking, the ideal assumption for Expected Rate of Return on Investments is one that has a 50% chance of being met over the long-term. Recently, we have observed the following factors that impact Expected Rate of Return on Investments:

- Volatility in the market has been high which drags down long-term geometric returns.
- Similar pension systems are looking to reduce future expectations. We generally see about 95% of similar pension systems using an Expected Rate of Return on Investments that is between 6.25% and 7.50%.
- We have reviewed studies conducted by Firms who gather information from multiple investment advisors who provide models and opinions on capital market returns. Those studies help guide us to see if the assumption is expected to have a 50% chance of being met over the long-term. Plans are generally aiming towards 40th to 60th percentile returns, which can help define a range of reasonableness.
- We have reviewed an index of high-quality fixed income rates that takes into consideration the pattern of your benefit payments. The purpose of the review is to provide additional disclosure in Funding Actuarial Valuations for the Low-Default-Risk Obligation Measure. The rates in this measure are low-risk and are being used as an approximate for risk-free rates. Investment funds that incorporate diversified investments which build in more risk would be expected to earn a positive risk premium, over and above the risk-free rates.



VALUATION OF FUND ASSETS

If actual returns going forward come in less than expected, the pension system risks deferring contributions to the future that should be made today and creating additional contribution volatility. Below is a chart detailing the impact on the Recommended Contribution by decreasing or increasing the Expected Rate of Return on Investments by 25 basis points:

	0.25% Decrease (6.75%)	Current Expected Rate of Return on Investments (7.00%)	0.25% Increase (7.25%)
Recommended Contribution	\$3,889,501	\$3,479,827	\$3,082,467

Currently, the client has selected an Expected Rate of Return assumption that falls within a reasonable range. We recommend the client review the Expected Rate of Return on Investments annually to ensure the selected rate remains within a reasonable range as market conditions change year-to-year.

“Investment Risk” is the potential that the actual Return on Investments will be different from what is expected. The selected Expected Rate of Return on Investments assumption is chosen to be a long-term assumption, producing a return that, on average, would produce a stable rate of return over a long-term horizon. Actual investment returns in the short-term may deviate from this long-term assumption due to current market conditions. Furthermore, establishing the Expected Rate of Return on Investments assumption may be dependent on the Illinois State Statutes pertaining to the limitations on types of investments Plan Sponsors may use. If the actual annual rates of return are less than the Expected Rate of Return on Investments, actuarial losses will be produced, thus increasing the Plan’s Unfunded Liability and, subsequently, future Recommended Contributions.

“Asset/Liability Mismatch” risk is a similar concept as Investment Risk, as it relates to setting the Expected Rate of Return on Investments assumption compared to the actual Return on Investments achieved. The Interest Rate used to discount future Plan liabilities is set equal to the Expected Rate of Return on Investments. It is expected that the selected Interest Rate be a rate that is reasonably expected to be achieved over the long-term. To the extent that the selected Interest Rate to value Plan liabilities is unreasonable, or significantly different than the actual Return on Investments earned over an extended period of time, additional Interest Rate risk is created. For example, determining Plan liabilities at an Interest Rate higher than what is expected to be achieved through investment returns results in Unfunded Liability that is not a true representation of the Plan’s condition and Percent Funded. As a result, the Actuarial Accrued Liability determined is an amount smaller than the liability that would be produced with an Interest Rate more indicative of future Expected Rate of Return on Investments. Therefore, the Recommended Contributions under the established Funding Policy may not be sufficient to appropriately meet the true pension obligations.





RECOMMENDED CONTRIBUTION DETAIL

Actuarial Accrued Liability
Funded Status
Development of the Employer Normal Cost
Normal Cost as a Percentage of Expected Payroll
Recommended Contribution Breakdown
Schedule of Amortization – New Unfunded Actuarial Accrued Liability
Schedule of Amortization – Total Unfunded Actuarial Accrued Liability
Actuarial Methods – Recommended Contribution

RECOMMENDED CONTRIBUTION DETAIL

ACTUARIAL ACCRUED LIABILITY

	Prior Valuation	Current Valuation
Active Members	\$ 26,713,474	\$ 29,160,923
Inactive Members		
Terminated Members	3,107,799	2,903,736
Retired Members	92,051,709	94,568,432
Disabled Members	1,014,130	1,040,859
Other Beneficiaries	3,519,435	3,286,614
Total Inactive Members	99,693,073	101,799,641
Total Actuarial Accrued Liability	\$ 126,406,547	\$ 130,960,564

*The Total Actuarial
Accrued Liability
has Increased by
Approximately
\$4,554,000 from the
Prior Valuation.*

FUNDED STATUS

	Prior Valuation	Current Valuation
Total Actuarial Accrued Liability	\$ 126,406,547	\$ 130,960,564
Total Actuarial Value of Assets	98,390,859	102,131,546
Unfunded Actuarial Accrued Liability	\$ 28,015,688	\$ 28,829,018
Total Fair Value of Assets	\$ 94,660,597	\$ 101,126,752
<u>Percent Funded</u>		
Actuarial Value of Assets	<u>77.84%</u>	<u>77.99%</u>
Fair Value of Assets	<u>74.89%</u>	<u>77.22%</u>

*The Percent Funded
as of the Actuarial
Valuation Date is
Subject to Volatility
on Assets and
Liability in the
Short-Term.*



RECOMMENDED CONTRIBUTION DETAIL

DEVELOPMENT OF THE EMPLOYER NORMAL COST

	Prior Valuation	Current Valuation
Total Normal Cost	\$ 1,461,411	\$ 1,663,910
Estimated Member Contributions	(662,132)	(734,773)
Employer Normal Cost	\$ 799,279	\$ 929,137

*At a 100%
Funding Level,
the Normal Cost
Contribution is
Still Required.*

NORMAL COST AS A PERCENTAGE OF EXPECTED PAYROLL

	Prior Valuation	Current Valuation
Expected Payroll	\$ 6,914,071	\$ 7,534,947
Member Normal Cost Rate	<u>9.910%</u>	<u>9.910%</u>
Employer Normal Cost Rate	<u>11.23%</u>	<u>12.17%</u>
Total Normal Cost Rate	<u>21.14%</u>	<u>22.08%</u>

*Ideally, the
Employer
Normal Cost
Rate will Remain
Stable.*

RECOMMENDED CONTRIBUTION BREAKDOWN

	Prior Valuation	Current Valuation
Employer Normal Cost*	\$ 855,229	\$ 994,177
Amortization of Unfunded Accrued Liability/(Surplus)	2,310,321	2,485,650
Recommended Contribution	\$ 3,165,550	\$ 3,479,827

*The
Recommended
Contribution has
Increased by
9.93% from the
Prior Valuation.*

*Employer Normal Cost Contribution includes interest through the end of the Fiscal Year.



RECOMMENDED CONTRIBUTION DETAIL

SCHEDULE OF AMORTIZATION – NEW UNFUNDED ACTUARIAL ACCRUED LIABILITY

Below is the schedule of remaining amortization balances for the new Unfunded Liability incurred in the current year.

Unfunded Liability Base	Initial Balance	Date Established	Current Balance	Years Remaining	Payment
Investment (Gain)/Loss	\$ 366,695	12/31/2024	\$ 366,695	16	\$ 31,617
Actuarial (Gain)/Loss	1,859,327	12/31/2024	1,859,327	16	160,312
Contribution Experience	(380,231)	12/31/2024	(380,231)	16	(32,784)
Assumption Changes	<u>\$ (683,236)</u>	12/31/2024	<u>\$ (683,236)</u>	16	<u>\$ (58,909)</u>
Total	<u>\$ 1,162,555</u>		<u>\$ 1,162,555</u>		<u>\$ 100,236</u>

The Actuarial (Gain)/Loss can be attributable to several factors including, but not limited to, demographic changes, Employer Contribution timing, Member Contribution experience, benefit payment experience, and salary increase experience compared to expectation.



RECOMMENDED CONTRIBUTION DETAIL

SCHEDULE OF AMORTIZATION – TOTAL UNFUNDED ACTUARIAL ACCRUED LIABILITY

Below is the schedule of remaining amortization balances for the Unfunded Liability incurred in the current and prior years.

Unfunded Liability Base	Initial Balance	Date Established	Current Balance	Years Remaining	Payment
FYE 12/31/2024	\$ 1,162,555	12/31/2024	\$ 1,162,555	16	\$ 100,236
FYE 12/31/2023	1,411,585	12/31/2023	1,393,991	16	120,192
FYE 12/31/2022	1,814,893	12/31/2022	1,775,887	16	153,117
FYE 12/31/2021	(9,188,039)	12/31/2021	(8,935,058)	16	(770,384)
FYE 12/31/2020	1,018,643	12/31/2020	987,111	16	85,109
FYE 12/31/2019	2,052,382	12/31/2019	1,986,618	16	171,288
FYE 12/31/2018	<u>\$ 31,386,224</u>	12/31/2018	<u>\$ 30,457,914</u>	16	<u>\$ 2,626,092</u>
Total	<u>\$ 29,658,243</u>		<u>\$ 28,829,018</u>		<u>\$ 2,485,650</u>



RECOMMENDED CONTRIBUTION DETAIL

ACTUARIAL METHODS – RECOMMENDED CONTRIBUTION

Actuarial Valuation Date	January 1, 2025
Data Collection Date	December 31, 2024
Actuarial Cost Method	Entry Age Normal (Level % Pay)
Amortization Method	Level % Pay (Closed)
Amortization Target	100% Funded Over 16 Years
Asset Valuation Method	5-Year Smoothed Fair Value

The above methods constitute a sound Actuarially Determined Contribution under the parameters of Actuarial Standards of Practice.

The contributions and benefit values of the Pension Fund are calculated by applying actuarial assumptions to the benefit provisions and demographic data furnished, using the Actuarial Cost Method described. The Actuarial Cost and Amortization Methods allocate the projected obligations of the Plan over the working lifetimes of the Plan Members.

The Recommended Contribution amount shown in this report is based on the methods summarized above. The *Actuarial Funding Policies* section of this report includes a more detailed description of the Actuarial Funding Methods being used.

The Actuarial Funding Methods are meant to provide a systematic process for determining contributions on an annual basis. The methods do not impact the expectation of future benefit payments. The methods only impact the way contributions are made towards future benefit payments.

Different Actuarial Funding Methods may achieve funding goals with differing levels of success. Certain methods are more efficient and more stable on an annual basis.

In the current valuation, the Plan Sponsor has elected to use a 10% corridor in the determination of the Actuarial Value of Assets for both the Recommended and Alternative Contributions. In the event that the Actuarial Value of Assets exceeds 110% of the Fair Value of Assets or falls below 90% of the Fair Value of Assets, the excess gains or losses will be recognized immediately.





ACTUARIAL VALUATION DATA

Active Members
Inactive Members
Summary of Monthly Benefit Payments
Age and Service Distribution

ACTUARIAL VALUATION DATA

ACTIVE MEMBERS

	Prior Valuation	Current Valuation
Tier I	25	23
Tier II	31	36
Total Active Members	56	59
Total Payroll	\$ 6,803,514	\$ 7,414,462

INACTIVE MEMBERS

	Prior Valuation	Current Valuation
Terminated Members	12	9
Retired Members	64	67
Disabled Members	1	1
Other Beneficiaries	6	6
Total Inactive Members	83	83

SUMMARY OF MONTHLY BENEFIT PAYMENTS

	Prior Valuation	Current Valuation
Retired Members	\$ 478,314	\$ 507,639
Disabled Members	3,548	3,548
Other Beneficiaries	31,372	31,372
Total Inactive Members	\$ 513,235	\$ 542,560



ACTUARIAL VALUATION DATA

AGE AND SERVICE DISTRIBUTION

1/1/2025 Age and Service Distribution - Tier 1 Tier 2 Active Members												
	Service	Under 1	1 to 4	5 to 9	10 to 14	15 to 19	20 to 24	25 to 29	30 to 34	35 to 39	40 & up	Total
Age												
Under 25		0 1	0 3									0 4
25 to 29		0 1	0 2	0 1								0 4
30 to 34		0 2	0 1	0 3	0 2							0 8
35 to 39		0 1	0 4	0 4	1 1							1 10
40 to 44			0 1	0 1	0 4	8 0						8 6
45 to 49			0 1		0 3	4 0	2 0					6 4
50 to 54			1 0			1 0	2 0	2 0	1 0			7 0
55 to 59												
60 to 64										1 0		1 0
65 to 69												
70 & up												
Total		0 5	1 12	0 9	1 10	13 0	4 0	2 0	1 0	1 0		23 36





ACTUARIAL FUNDING POLICIES

Actuarial Cost Method
Financing Unfunded Actuarial Accrued Liability
Actuarial Value of Assets

ACTUARIAL FUNDING POLICIES

ACTUARIAL COST METHOD

The Actuarial Cost Method allocates the projected obligations of the Plan over the working lifetimes of the Plan Members.

In accordance with the Pension Fund's Funding Policy, the Actuarial Cost Method for the Recommended Contribution basis is Entry Age Normal (Level Percent of Pay). The Entry Age Normal Cost Method is a method under which the Actuarial Present Value of the projected benefits of each individual included in an Actuarial Valuation is allocated on a level basis over the earnings or service of the individual between entry age and assumed exit age. The portion of this Actuarial Present Value allocated to a valuation year is called Normal Cost. The portion of the Actuarial Present Value not provided at an Actuarial Valuation Date by the Actuarial Present Value of future Normal Costs is called the Actuarial Accrued Liability.

The Entry Age Normal method attempts to create a level cost pattern. In contrast to other Actuarial Cost Methods which inherently lead to uneven or less predictable cost patterns, the Entry Age Normal method is generally understood to be less risky in terms of contribution stability from year to year.

The Conference of Consulting Actuaries Public Plans Community produced a "white paper" detailing Funding Policy model practices for public sector pension plans. Under the Level Cost Actuarial Methodology ("LCAM"), one of the principal elements to a Funding Policy is the Actuarial Cost Method. When deciding which Actuarial Cost Method to use, several objectives may be considered, such as the following:

- Each Member's benefit should be funded under a reasonable allocation method by the expected retirement date
- Pay-related benefit costs should reflect anticipated pay at retirement
- The expected cost of each year of service (i.e. Normal Cost) for each active Member should be reasonably related to the expected cost of that Member's benefit
- The Member's Normal Cost should emerge as a level percent of Member compensation
- No gains or losses should occur if all assumptions are met.

Following these criteria, the use of the Entry Age Normal Cost Method (Level Percent of Pay) is a model practice.

FINANCING UNFUNDED ACTUARIAL ACCRUED LIABILITY

The Unfunded Actuarial Accrued Liability may be amortized over a period either in level dollar amounts or as a level percentage of payroll.

When amortizing the Unfunded Actuarial Accrued Liability as a level percentage of payroll, additional risk is incurred since the amortization payments in the early years of the payment period may not be large enough to cover the interest accrued on the existing Unfunded Liability. As a result, the Unfunded Liability



ACTUARIAL FUNDING POLICIES

may increase initially, before the amortization payments grow large enough to cover all interest accruals. Generally speaking, the Plan Sponsor will be required to contribute a larger total contribution amount over the course of the funding period under a level percentage of payroll basis as compared to a level dollar payroll schedule.

The Government Finance Officers Association notes that best practices in public pension finance include utilizing amortization periods that do not exceed 20 years. Longer amortization periods elevate the risk of failing to reduce any Unfunded Liability. For example, when the amortization payment in full only covers interest on the Unfunded Liability, but does not reduce the existing Unfunded Liability, the required contribution will increase in future years.

A second principal element under the Level Cost Actuarial Methodology described above is to establish an Amortization Policy that determines the length of time and the structure of the increase or decrease in contributions required to systematically fund the Unfunded Actuarial Accrued Liability. When deciding on the Amortization Policy, several objectives may be considered, such as the following:

- Variations in the source of liability changes (i.e. gains or losses, Plan changes, assumption changes) should be funded over periods consistent with an appropriate balance between the policy objectives of demographic matching and volatility management
- The cost changes in Unfunded Actuarial Accrued Liability should emerge as a level percentage of Member compensation

The LCAM model practices for the Amortization Policy include the following:

- Layered fixed period amortization by source
- Level percent of pay amortization
- An amortization period ranging from 15-20 years for experience gains or losses
- An amortization period of 15-25 years for assumption changes

In accordance with the Pension Fund's Funding Policy for the Recommended Contribution, the Unfunded Actuarial Accrued Liability is amortized by level percent of payroll contributions to a 100% funding target over the remaining 16 years. See the *Actuarial Methods – Recommended Contribution* section of this report for more detail.

We believe that the amortization period is appropriate for the purpose of this valuation.



ACTUARIAL FUNDING POLICIES

ACTUARIAL VALUE OF ASSETS

The Pension Fund is an ongoing plan. The Employer wishes to smooth the effect of volatility in the Fair Value of Assets on the annual contribution. Therefore, the Actuarial Value of Assets is equal to the Fair Value of Assets with unanticipated gains/losses recognized over a five-year period.

The Asset Valuation Method is intended to create an Actuarial Value of Assets that remains reasonable in relation to the Fair Value of Assets over time. The method produces results that can fall either above or below the Fair Value of Assets. The period of recognition is short.

It is intended that the period of recognition is short enough to keep the Actuarial Value of Assets within a decent range of the Fair Value of Assets. In the event that the Actuarial Value of Assets exceeds or falls below a 10% corridor of the Fair Value of Assets, the additional gain or loss will be recognized immediately.





ACTUARIAL ASSUMPTIONS

Nature of Actuarial Calculations
Selection of Actuarial Assumptions
Actuarial Assumptions in the Valuation Process
Assessment of Risk Exposures
Limitations of Risk Analysis
Assessment and Use of Actuarial Models
Actuarial Assumptions Utilized

ACTUARIAL ASSUMPTIONS

NATURE OF ACTUARIAL CALCULATIONS

The results documented in this report are estimates based on data that may be imperfect and on assumptions about future events. Certain Plan Provisions may be approximated or deemed immaterial, and, therefore, are not valued. Assumptions may be made about demographic data or other factors. Reasonable efforts were made in this valuation to ensure that significant items in the context of the Actuarial Accrued Liability or costs are treated appropriately, and not excluded or included inappropriately.

Actual future experience will differ from the assumptions used in the calculations. As these differences arise, the expense for accounting purposes will be adjusted in future valuations to reflect such actual experience.

A range of results different from those presented in this report could be considered reasonable. The numbers are not rounded, but this is for convenience only and should not imply precision which is not inherent in actuarial calculations.

SELECTION OF ACTUARIAL ASSUMPTIONS

Actuaries and other service providers provide guidance to their clients in the selection of assumptions used in the Actuarial Valuation based on their industry-specific training and experience. The Actuaries' expertise is used in the determination of demographic assumptions as it relates to future expectations of Plan demographic activity, such as mortality, termination, and retirement rates. The selection of economic assumptions, such as Expected Rate of Return on Investments or the assumed inflation rate, is more subjective. Investment advisors and other services providers utilize their expertise and knowledge of capital markets to model future expectations. Some assumptions may have an influence on other assumptions. The role of the Actuary in the selection of the economic assumptions is to review available market information including historical economic information and forward-looking capital market projections from investment professionals and to assess whether or not sufficient backup exists to deem the assumption reasonable. The selection of economic assumptions is the responsibility of the client. For example, the inflation rate (an economic assumption) may directly correlate to the active member salary increase assumption (a demographic assumption). Once all demographic and economic assumptions have been determined, the Actuary will create various sets of assumptions which take into account the proposed assumptions individually and in the aggregate. The client will then make the final decision of which assumption set to use.



ACTUARIAL ASSUMPTIONS

ACTUARIAL ASSUMPTIONS IN THE VALUATION PROCESS

The contributions and benefit values of the Pension Fund are calculated by applying actuarial assumptions to the benefit provisions and demographic data furnished, using the Actuarial Cost Method described in the *Actuarial Funding Policies* section of this report.

The principal areas of financial risk which require assumptions about future experience are:

- Expected Rate of Return on Investments
- Patterns of Pay Increases for Members
- Rates of Mortality Among Active and Inactive Members
- Rates of Termination Among Active Members
- Rates of Disability Among Active Members
- Age Patterns of Actual Retirements

Actual experience of the Pension Fund will not coincide exactly with assumed experience. Each valuation provides a complete recalculation of assumed future experience and takes into account all past differences between assumed and actual experience. The result is a continual series of adjustments to the computed Recommended Contribution.

Details behind the selection of the actuarial assumptions can be found in the Actuarial Assumption Summary document provided to the client upon request. The client has reviewed and approved the assumptions as a reasonable expectation of the future anticipated experience under the Plan.



ACTUARIAL ASSUMPTIONS

ASSESSMENT OF RISK EXPOSURES

From time to time it becomes appropriate to modify one or more of the assumptions, to reflect experience trends (but not random year-to-year fluctuations). In addition, Actuarial Standards of Practice require that the Actuary minimally perform a qualitative assessment of key financial and demographic risks as part of the risk assessment process with each annual Actuarial Valuation. The risk assessments we perform include, but are not limited to, the following:

- Periodic demographic experience studies every 3 to 5 years to confirm the ongoing appropriateness of actuarial assumptions
- Highlight the impact of demographic experience over the past year, as well as other sources of change and volatility in the *Actuarial Recommended Contribution – Reconciliation* section of this report
- Detail year-over-year changes in contribution levels, assets, liabilities, and Funded Status in the *Recommended Contribution* and *Funded Status* sections in the *Management Summary* section of this report
- Review any material changes in the demographic data as summarized in the *Actuarial Valuation Data* section of this report
- Provide and discuss the Actuarial Assumption Summary document highlighting the rationale for each key assumption chosen by the client
- Identify potential Cash Flow Risk by highlighting expected benefit payments over the next 5-year and 10-year periods in the *Asset Growth* section in the *Management Summary* section of this report
- Describe the impact of any assumption, method, or policy change in the *Management Summary* section of this report
- Utilize supplemental information, such as the GASB Discount Rate sensitivity disclosures to understand, for example, what impact an alternative Expected Rate of Return on Investments assumption might have on the estimation of Actuarial Accrued Liability and Funded Status
- Utilize supplemental information, such as the GASB solvency test, to better understand the Cash Flow Risk and long-term sustainability of the Plan

LIMITATIONS OF RISK ANALYSIS

Since future experience may never be precisely as assumed, the process of selecting funding methods and actuarial assumptions may inherently create risk and volatility of results. A more detailed evaluation of the above risk exposures is beyond the scope and nature of the annual Actuarial Valuation process. For example, scenario tests, sensitivity tests, stress tests, and/or stochastic modeling for multi-year projections to assess the impact of alternative assumptions and methods, or modeling future experience different from the assumptions in these results, are not included in this Actuarial Valuation.

The Buffalo Grove Police Pension Fund and/or the Village of Buffalo Grove, Illinois should contact the Actuary if they desire a more detailed assessment of any of these forward-looking risk exposures.



ACTUARIAL ASSUMPTIONS

ASSESSMENT AND USE OF ACTUARIAL MODELS

Actuarial Valuations rely upon the use of actuarial modeling software to predict the occurrence of future events, which include specific demographic and financial potential outcomes. Actuarial assumptions are established to provide a guideline to use for such modeling.

- The model used in this Actuarial Valuation is intended to determine the Recommended Contribution, under the selected Funding Policy. The actuarial assumptions used were developed with this goal in mind.
- There are no known material limitations or inconsistencies among the actuarial assumptions or methods.
- The output from the model is reasonable based on the individual actuarial assumptions and based on the actuarial assumptions in the aggregate.
- The actuarial software used to calculate plan liabilities has been purchased from an outside vendor. We have performed thorough testing of the software, including review of sample participants, to ensure the intended purpose of the model, the operation of the model, sensitivities and dependencies, and strengths and limitations of the model are sufficient for this purpose.
- Demographic data and financial information have been provided by client professionals, financial advisors, and/or auditors, who are known to be experts in their respective fields. We rely on the fact that the information provided by these experts has been given for the intended purpose of this Actuarial Valuation.
- Where applicable, certain actuarial assumptions and Funding Policy may be required as prescribed by law. In such instances, we have followed legal guidance to ensure conformity.
- The Expected Rate of Return on Investments assumption has been chosen using input from several sources; including, but not limited to: client professionals, financial advisors, auditors, and other capital market outlooks. We have relied on the information provided, in the aggregate, to settle on the selected Expected Rate of Return on Investments assumption.

As stated in the *Limitations of Risk Analysis* section, future experience may never be precisely as assumed. As a result, the funding methods and actuarial assumptions used in the model may create volatility in the results when compared year after year. A more detailed evaluation of this volatility is beyond the scope and nature of the annual Actuarial Valuation process. In such cases, additional scenario tests, sensitivity tests, stress tests, and/or stochastic modeling for multi-year projections to assess the impact of alternative assumptions and methods, or modeling future experience different from the assumptions in these results, may be performed to determine a range of reasonable results.



ACTUARIAL ASSUMPTIONS

ACTUARIAL ASSUMPTIONS UTILIZED

Expected Rate of Return on Investments	7.00% Net of Administrative Expense
CPI-U	2.50%
Total Payroll Increases	3.25%
Individual Pay Increases *	4.00% - 8.67%

Individual pay increases include a long-term average increase for inflation, average annual increases for promotions, and any additional increases for a step program. Sample rates are as follows:

Service	Rate	Service	Rate
0	8.14%	8	4.00%
1	8.14%	9	4.00%
2	8.14%	10	4.00%
3	8.14%	15	4.00%
4	8.14%	20	4.00%
5	8.14%	25	4.00%
6	8.67%	30	4.00%
7	4.00%	35	4.00%

*Individual pay increases for active Members hired at age 40 or older are assumed annual increases at the ultimate rate reduced by 50 basis points, without adjustments in early service years.



ACTUARIAL ASSUMPTIONS

Retirement Rates – Tier I

100% of the L&A Assumption Study for Tier I Police 2024 Cap Age 65. Sample rates are as follows:

Age	Rate	Age	Rate
50	22.00%	58	25.00%
51	20.00%	59	25.00%
52	20.00%	60	25.00%
53	20.00%	61	25.00%
54	20.00%	62	25.00%
55	20.00%	63	25.00%
56	25.00%	64	25.00%
57	25.00%	65	100.00%

Retirement Rates – Tier II

100% of the L&A Assumption Study for Tier II Police 2024 Cap Age 65. Sample rates are as follows:

Age	Rate	Age	Rate
50	5.50%	58	25.00%
51	5.00%	59	25.00%
52	5.00%	60	25.00%
53	5.00%	61	25.00%
54	5.00%	62	25.00%
55	50.00%	63	25.00%
56	50.00%	64	25.00%
57	25.00%	65	100.00%

Termination Rates

100% of the L&A Assumption Study for Police 2024. Sample rates are as follows:

Age/ Service	0	1	2	3	4	5+
25	13.00%	9.00%	7.00%	6.00%	3.50%	6.00%
30	12.60%	7.80%	6.00%	5.20%	3.50%	4.80%
35	12.10%	6.30%	4.75%	4.20%	3.50%	3.30%
40	5.71%	3.14%	2.50%	2.29%	2.07%	2.43%
45	13.50%	8.00%	5.00%	2.50%	6.00%	2.00%
50	13.50%	8.00%	5.00%	2.50%	6.00%	2.00%



ACTUARIAL ASSUMPTIONS

Disability Rates

100% of the L&A Assumption Study for Police 2024. Sample rates are as follows:

Age	Rate	Age	Rate
25	0.00%	40	0.40%
30	0.05%	45	0.64%
35	0.18%	50	0.64%

65% of active Members who become disabled are assumed to be in the Line of Duty.

Mortality Rates

Active Mortality follows the Sex Distinct Raw Rates as developed in the PubS-2010(A) Study improved to 2021 using MP-2021 Improvement Rates. These rates are then improved generationally using MP-2021 Improvement Rates.

25% of active Member deaths are assumed to be in the Line of Duty.

Retiree Mortality follows the L&A Assumption Study for Police 2024. These rates are experience weighted with the Sex Distinct Raw Rates as developed in the PubS-2010(A) Study improved to 2021 using MP-2021 Improvement Rates. These rates are then improved generationally using MP-2021 Improvement Rates.

Disabled Mortality follows the Sex Distinct Raw Rates as developed in the PubS-2010 Study for disabled participants improved to 2021 using MP-2021 Improvement Rates. These rates are then improved generationally using MP-2021 Improvement Rates.

Spouse Mortality follows the L&A Assumption Study for Police 2024. These rates are experience weighted with the Sex Distinct Raw Rates as developed in the PubS-2010(A) Study for contingent survivors improved to 2021 using MP-2021 Improvement Rates. For all rates not provided there (ages 45 and younger) the PubG-2010 Study for general employees was used. These rates are then improved generationally using MP-2021 Improvement Rates.



ACTUARIAL ASSUMPTIONS

Marital Assumptions

Active Members: 80% of active Members are assumed to be married. Female spouses are assumed to be 3 years younger than male spouses.

Retiree and Disabled Members: Actual spousal data was utilized for retiree and disabled Members.





LOW-DEFAULT-RISK OBLIGATION MEASURE

Low-Default-Risk Obligation Measure – Purpose
Low-Default-Risk Obligation Measure
Low-Default-Risk Obligation Measure vs Actuarial Liability

LOW-DEFAULT-RISK OBLIGATION MEASURE

LOW-DEFAULT-RISK OBLIGATION MEASURE - PURPOSE

The Pension Committee of the Actuarial Standards Board adopted changes to Actuarial Standards of Practice No. 4 (“ASOP 4”). ASOP 4 is titled “Measuring Pension Obligations and Determining Pension Plan Costs or Contributions”. The changes were adopted by the Actuarial Standards Board in December 2021 and are effective for reporting and Measurement Dates on or after February 15, 2023.

One change is the requirement for all Funding Actuarial Valuations to include a Low-Default-Risk Obligation Measure (“LDROM”). In its simplest form, the LDROM is a measure of Actuarial Liability determined using a low-risk Expected Rate of Return on Investments. The LDROM is not intended to replace the Actuarial Liability used to determine the Recommended Contribution amount calculated in this report. The intention is to provide additional information on the Funded Status of the Plan and benefit security.

The Low-Default-Risk Obligation Measure is shown below as of the Measurement Date. The discussion that follows provides more information on the assumptions and methods used to determine the LDROM and some interpretation of the results.

LOW-DEFAULT-RISK OBLIGATION MEASURE

	<u>Current Valuation</u>
Low-Default-Risk Obligation Measure	\$ 158,212,391
Fair Value of Assets	<u>101,126,752</u>
Obligation not Covered by Current Assets	<u>\$ 57,085,639</u>

*The Low-Default-Risk
Obligation Measure is Not
Intended to Replace the
Actuarial Liability Used to
Determine the Recommended
Contribution.*

The Obligation not Covered by Current Assets shown above is for illustration of the Low-Default-Risk Obligation Measure only and is not intended for any other purposes. The amount of Obligation not Covered by Current Assets should not be used for pension funding or financial statement reporting purposes. In addition, the Obligation not Covered by Current Assets amount should not be used for any other assessments related to pension funding, such as assessing Unfunded Liability for the purpose of issuing Pension Obligation Bonds. Discussion of any of these items should be handled separately.



LOW-DEFAULT-RISK OBLIGATION MEASURE

Selection of the Discount Rate

Under Actuarial Standards, a Discount Rate should be selected from a source that develops the rate using low-default-risk fixed income securities. In addition, the fixed income securities should be reasonably consistent with the pattern of expected benefit payments from the Fund.

The Low-Default-Risk Obligation Measure has been valued using the FTSE Pension Discount Curve. The FTSE Pension Discount Curve is determined using rates from corporate bonds that are rated AA (from the FTSE U.S. Broad Investment Grade Bond Index) and yields from the FTSE Russell's Treasury model curve. The result is a set of investment grade zero coupon bond rates with maturities from 6 months to 30 years.

The equivalent single discount rate that would produce the same liability as the FTSE Pension Discount Curve is 5.53%.

There are other indices constructed that are appropriate for this disclosure as well. They could produce Discount Rates that are higher or lower than the LDROM shown here. An increase/decrease in the discount rate of 50 basis points (0.50%) would decrease/increase the LDROM by (6.45%)/7.17%, respectively. In our opinion, the FTSE Pension Discount Curve meets the requirements of the disclosure of the LDROM. The curve is constructed using investment grade corporate bonds. In addition, the rates are updated monthly and the current rates used (as of the Measurement Date of this report) are reflective of current market conditions. Finally, the use of a yield curve as opposed to a single rate allows the flexibility for the LDROM to be determined in a manner consistent with the pattern of expected benefit payments.

The Discount Rate is intended for the current Measurement Date only. In order to stay consistent with the prevailing market conditions, the Discount Rate will be assessed and updated each year at each new Measurement Date.

Selection of the Actuarial Cost Method

The Standard requires the use of an immediate-gain Actuarial Cost Method. We have elected to use the Entry Age Normal cost method for measurement of the LDROM. Entry Age Normal is being applied on a percent of pay basis. The Cost Method is the same method used for the determination of the Recommended Contribution in this report.

Other immediate-gain Actuarial Cost Methods are available and acceptable for use in the determination of the LDROM. Other acceptable methods include benefits-based methods and accrued benefit methods. We selected the Entry Age Normal method due to the fact that benefit liability in this Fund is not typically settled with one-time payments. For example, the Plan does not pay lump sums (except refunds of Member Contributions) and is not anticipated to settle liability through the purchase of annuity contracts. Therefore, the usefulness of a benefits-based method is much more limited in interpretation of this measure as it relates to benefit security.



LOW-DEFAULT-RISK OBLIGATION MEASURE

Interpretation of the LDROM

The Low-Default-Risk Obligation Measure is higher than the liability used for the Recommended Contribution determination by \$27,251,827.

Actuarial Liability is determined in different ways based on the purpose of the measurement. The Actuarial Liability for Recommended Contribution purposes is used to develop a contribution amount that, when combined with other sources of funding (including Member Contributions and expected investment returns), would pay all future expected benefits. The expected investment returns under this scenario are based on the current asset allocation and capital market expectations of the Fund. Assets are invested in a way that involves risk. Actual returns can vary significantly year-to-year above and below expectations. The trade-off is a risk-premium over the long-term and above low-risk market rates.

The LDROM, by contrast, is developed using low-risk returns available in the market. These returns could be obtained theoretically with low-risk of deviation from expectation, and lower expectation (i.e. there is no risk-premium). The LDROM, then, can be thought of as the amount of money that should be set aside today to appropriately fund and prepare for all future benefit payments, if the assets were invested in relatively low volatility assets available in the market today.

The expected decrease in the liability for funding purposes as compared to the LDROM can be thought of as cost savings from investing in riskier assets, with higher long-term return expectations. At the same time, this difference also represents a risk factor for the Pension Fund as the Fund is reliant on receiving the expected return on investments, including a risk premium. Contributions, combined with these investment returns, are required in order to fund future benefit payments.

LOW DEFAULT RISK OBLIGATION MEASURE VS ACTUARIAL LIABILITY

	Current Valuation
Low-Default-Risk Obligation Measure	\$ 158,212,391
Actuarial Accrued Liability (Entry Age Normal)	130,960,564
Difference	<u>\$ 27,251,827</u>

*The Low-Default-Risk
Obligation Measure is Not
Intended to Replace the
Actuarial Liability Used to
Determine the Recommended
Contribution.*





SUMMARY OF PRINCIPAL PLAN PROVISIONS

Establishment of the Fund
Administration
Member Contributions
Regular Retirement Pension Benefit
Early Retirement Pension Benefit
Surviving Spouse Benefit
Termination Benefit – Vested
Disability Benefit

SUMMARY OF PRINCIPAL PLAN PROVISIONS

ESTABLISHMENT OF THE FUND

The Police Pension Fund is established and administered as prescribed by “Article 3 – Police Pension Fund – Municipalities 500,000 and Under” of the Illinois Pension Code.

ADMINISTRATION

The Police Pension Fund is administered by a Board of Trustees whose duties are to manage the Pension Fund, determine applications for pensions, authorize payment of pensions, establish rules, pay expenses, and keep records.

MEMBER CONTRIBUTIONS

Members contribute 9.910% of their pensionable salary.

REGULAR RETIREMENT PENSION BENEFIT

Tier I

Eligibility: Age 50 with at least 20 years of creditable service.

Benefit: 50% of final salary for the first 20 years of service, plus an additional 2.5% of final salary for each year of service beyond 20 years of service, and not to exceed 75% of final salary. “Final salary” is based on the police officer’s pensionable salary attached to rank held on the last day of service, unless the pensionable salary was greater at some point within the year prior to the last day of service. If so, the pensionable salary is averaged over the last 12 months.

Annual Increase in Benefit: A police officer is entitled to receive an initial increase equal to 1/12 of 3% of the original monthly benefit for each full month that has passed since the pension began. The initial increase date will be the later of the first day of the month after the pensioner turns age 55 or the first day of the month after the benefit date anniversary. Subsequent increases of 3% of the current monthly benefit will be granted every January 1st thereafter.



SUMMARY OF PRINCIPAL PLAN PROVISIONS

REGULAR RETIREMENT PENSION BENEFIT - CONTINUED

Tier II

Eligibility: Age 55 with at least 10 years of creditable service.

Benefit: 2.5% of final average salary for each year of service, and not to exceed 75% of final average salary. "Final average salary" is determined by dividing the total pensionable salary during 48 consecutive months of service within the last 60 months of service in which total pensionable salary was the highest, by the number of months of service in that period (or by dividing the total pensionable salary during 96 consecutive months of service within the last 120 months of service in which total pensionable salary was the highest, by the number of months of service in that period, if greater). Annual salary for this purpose will not exceed the salary cap, indexed by the lesser of 3% or the CPI-U for the 12 months ending with the September preceding each November 1st. The salary cap will not decrease.

Annual Increase in Benefit: The initial increase date will be the later of the January 1st after the pensioner turns age 60 or the January 1st after the benefit date anniversary. Subsequent increases will be granted every January 1st thereafter. The initial increase and subsequent increases will be the lesser of 3% of the original benefit or ½ of the CPI-U for the 12 months ending with the September preceding each November 1st.

EARLY RETIREMENT PENSION BENEFIT

Tier I

None.

Tier II

Eligibility: Age 50 with at least 10 years of creditable service.

Benefit: The regular retirement pension benefit reduced by ½ of 1% for each month that the police officer's age is between 50 and 55.

Annual Increase in Benefit: The initial increase date will be the later of the January 1st after the pensioner turns age 60 or the January 1st after the benefit date anniversary. Subsequent increases will be granted every January 1st thereafter. The initial increase and subsequent increases will be the lesser of 3% of the original benefit or ½ of the CPI-U for the 12 months ending with the September preceding each November 1st.



SUMMARY OF PRINCIPAL PLAN PROVISIONS

SURVIVING SPOUSE BENEFIT

Tier I

Eligibility: Married to an active police officer with at least 8 years of creditable service, a disabled pensioner at the time of death, or a retired pensioner on the last day of service.

Active Line of Duty Death Benefit: An eligible surviving spouse is entitled to receive 100% of the police officer's final pensionable salary attached to rank held on the last day of service.

Non-Duty Death Benefit:

Disabled or Retired Pensioner: An eligible surviving spouse is entitled to receive the pensioner's benefit at the time of death.

Active Member with 20+ Years of Service: An eligible surviving spouse is entitled to the police officer's eligible benefit at the time of death.

Active Member with 10-20 Years of Service: An eligible surviving spouse is entitled to receive 50% of the police officer's pensionable salary attached to rank held on the last day of service, unless the pensionable salary was greater at some point within the year prior to the last day of service. If so, the pensionable salary is averaged over the last 12 months.

Annual Increase in Benefit: None.

Tier II

Eligibility: Married to an active police officer with at least 8 years of creditable service, a disabled pensioner at the time of death, or a retired pensioner on the last day of service.

Active Line of Duty Death Benefit: An eligible surviving spouse is entitled to receive 100% of the police officer's final pensionable salary attached to rank held on the last day of service.

Non-Duty Death Benefit:

Disabled or Retired Pensioner, Active Member with 20+ Years of Service, and Active Member with 10-20 Years of service: An eligible surviving spouse is entitled to receive the greater of 66⅔% of the police officer's earned pension benefit at the time of death or 54% of the police officer's monthly salary at the time of death.

Annual Increase in Benefit: The initial increase date will be the January 1st after the surviving spouse turns age 60. Subsequent increases will be granted every January 1st thereafter. The initial increase and subsequent increases will be the lesser of 3% of the original benefit or ½ of the CPI-U for the 12 months ending with the September preceding each November 1st.



SUMMARY OF PRINCIPAL PLAN PROVISIONS

SURVIVING SPOUSE BENEFIT - CONTINUED

Public Act 102-0811 passed on May 13, 2022 and is effective as of January 1, 2023 for Article 3 Pension Funds. The Act establishes that a surviving spouse of a deceased police retiree may be eligible for a survivor's pension of up to 15 years of benefit payments if (a) the surviving spouse has attained age 62 and (b) if the police officer was married to the surviving spouse after retirement, and for at least 5 years prior to the officer's death. Previously, there was no survivor's pension for spouses married after retirement. In our opinion, under a prudent interpretation of the provisions, we believe the impact to be de minimis. The legal community has suggested some uncertainty about multiple provisions contained in the Act, and the IDOI Public Pension Division has not provided an interpretation. The client has not made an administrative interpretation as to how the provisions of the Act will impact future surviving spouses. Due to the uncertainty around the interpretation and the expected *de minimis* impact, we have not valued this contingency separately for active Members. However, for any current retirees who were married after retirement and have been married for at least 5 years, as well as any surviving spouses currently in receipt of benefits under this provision, we have valued the liability of the benefit granted.

TERMINATION BENEFIT – VESTED

Tier I

Eligibility: Age 60 with at least 8 but less than 20 years of creditable service.

Benefit: 2.5% of final salary for each year of service. "Final salary" is based on the police officer's pensionable salary attached to rank held on the last day of service, unless the pensionable salary was greater at some point within the year prior to the last day of service. If so, the pensionable salary is averaged over the last 12 months.

Annual Increase in Benefit: A police officer is entitled to receive an initial increase equal to 1/12 of 3% of the original monthly benefit for each full month that has passed since the pension began. The initial increase date will be the first day of the month after the benefit date anniversary. Subsequent increases of 3% of the current monthly benefit will be granted every January 1st thereafter.

Tier II

None.



SUMMARY OF PRINCIPAL PLAN PROVISIONS

DISABILITY BENEFIT

Tier I

Eligibility: Duty or Non-Duty Disability or Occupational Disease Disability with at least 1 day of creditable service.

Benefit: For a duty disability or an occupational disease disability with at least 5 years of creditable service, a police officer is entitled to receive the greater of 65% of final salary or the regular retirement pension benefit at the time of disability. For a non-duty disability, a police officer is entitled to receive 50% of their final salary. “Final salary” is based on the police officer’s pensionable salary attached to rank held on the last day of service.

Annual Increase in Benefit: A police officer is entitled to receive an initial increase equal to 3% of the original monthly benefit for each full year that has passed since the pension began. The initial increase date will be the later of the January 1st after following pensioner turns age 60 or the January 1st after the benefit date anniversary. Subsequent increases of 3% of the original monthly benefit will be granted every January 1st thereafter.

Tier II

Eligibility: Duty or Non-Duty Disability or Occupational Disease Disability with at least 1 day of creditable service.

Benefit: For a duty disability or an occupational disease disability with at least 5 years of creditable service, a police officer is entitled to receive the greater of 65% of final salary or the regular retirement pension benefit at the time of disability. For a non-duty disability, a police officer is entitled to receive 50% of their final salary. “Final salary” is based on the police officer’s pensionable salary attached to rank held on the last day of service.

Annual Increase in Benefit: The initial increase date will be the later of the January 1st after the pensioner turns age 60 or the January 1st after the benefit date anniversary. Subsequent increases will be granted every January 1st thereafter. The initial increase and subsequent increases will be the lesser of 3% of the original benefit or ½ of the CPI-U for the 12 months ending with the September preceding each November 1st.





GLOSSARY OF TERMS

Glossary of Terms

GLOSSARY OF TERMS

GLOSSARY OF TERMS

Actuarial Accrued Liability – The Actuarial Present Value of future benefits based on Members’ service rendered to the Measurement Date using the selected Actuarial Cost Method. It is that portion of the Actuarial Present Value of Plan benefits and expenses allocated to prior years of employment. It is not provided for by future Normal Costs.

Actuarial Cost Method – The method used to allocate the projected obligations of the Plan over the working lifetimes of the Plan Members.

Actuarial Value of Assets – The value of the assets used in the determination of the Unfunded Actuarial Accrued Liability. The Actuarial Value of Assets is related to the Fair Value of Assets, with adjustments made to spread unanticipated gains and losses for a given year over a period of several years. Actuarial Value of Assets is generally equally likely to fall above or below the Fair Value of Assets, and generally does not experience as much volatility over time as the Fair Value of Assets.

Asset Valuation Method – A valuation method designed to smooth random fluctuations in asset values. The objective underlying the use of an Asset Valuation Method is to provide for the long-term stability of Employer Contributions.

Funding Policy – A set of procedures for a Pension Fund that outlines the “best practices” for funding the pension benefits based on the goals of the Plan Sponsor. A Funding Policy discusses items such as assumptions, Actuarial Cost Method, assets, and other parameters that will best help the Plan Sponsor meet their goal of working in the best interest of the Plan Members.

Fair Value of Assets – The value of the cash, bonds, securities, and other assets held in the pension trust as of the Measurement Date.

Normal Cost – The present value of future benefits earned by Members during the current Fiscal Year. It is that portion of the Actuarial Present Value of benefits and expenses which is allocated to a valuation year by the Actuarial Cost Method.

Unfunded Actuarial Accrued Liability – The excess of the Actuarial Accrued Liability over the Actuarial Value of Assets. The Unfunded Actuarial Accrued Liability is amortized over a period either in level dollar amounts or as a level percentage of projected payroll.





AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: November 3, 2025

AGENDA ITEM 8.e. O-2025-111

Ordinance Amending Chapters 1 and 13 of the Village of Buffalo Grove Municipal Code - Lake County Sewer Fees

Contacts

Liaison: Trustee Cesario

Staff: Chris Black

Staff Recommendation

Staff recommends approval.

Recommended Motion

I move to approve an ordinance updating the Village Municipal Code to reflect the current Lake County Sewer Fees.

Summary

See Attached Memorandum

Strategic Alignment

Guiding Principle

Principle 1: Financially Responsible and Sound

Principle 5: Partnership with Local Districts

Goal

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

File Attachments

1. BOT Lake County Sewer Memo 11.3.25
2. BOT Draft Ordinance - Lake County Sewer Fees 11.3.25



MEMORANDUM

DATE: November 3, 2025
TO: Village Manager Dane Bragg
FROM: Chris Black, Finance Director
SUBJECT: Lake County Sewer Fees

RECOMMENDATION

Staff recommends the Village Board approve the enclosed ordinance updating the Village Municipal Code to reflect the current Lake County Sewer fees.

BACKGROUND

The Village approved the Lake County Sewer Agreement in February 2022. The Lake County Board approved a system wide rate and connection fee study in July 2023. The study called for multi-year rate increases of 4 percent for sewer services. This allows for updating the Village's municipal code to reflect the current fee structure.

The fee per 1,000 gallons has increased from \$5.06 in 2024 to \$5.26 in 2025. The single-family residential connection fee remains unchanged at \$5,950 while the Residential Customer Equivalent for industrial, commercial, and institutional is increased from \$37.93 to \$39.44. Staff collects the estimated amounts per the Lake County Sewer Agreement/Code per year to prevent having to back charge residents or developers for the increase in fees in from Lake County.



ORDINANCE 2025-xxx

AN ORDINANCE AMENDING CHAPTERS 1 AND 13 OF THE VILLAGE OF BUFFALO GROVE MUNICIPAL CODE – LAKE COUNTY SEWER FEES

WHEREAS, the Village of Buffalo Grove is a home rule unit pursuant to the Illinois Constitution of 1970; and

WHEREAS, the County of Lake provides for certain sanitary and stormwater management and treatment services for all system customers within the Lake County portion of the Village of Buffalo Grove pursuant to an “agreement for Sewerage Disposal” dated February 22nd, 2022; and

WHEREAS, said Agreement sets forth the requirements for the Village to assess and collect on behalf of the County of Lake rates and fees necessary to offset the expense of treating and disposing of sanitary system sewage generated; and

WHEREAS, the County of Lake has determined that it is necessary to revise its connection fees for their operational and maintenance expenses incurred in treating and disposing of sanitary system sewage within the Southeast service region, which includes Lake County Buffalo Grove; and

WHEREAS, to that effect, the Lake County Board approved, on July 11th, 2023, an ordinance amending rates for all wholesale and retail water and sewer systems in the County.

NOW THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BUFFALO GROVE, COOK AND LAKE COUNTIES, ILLINOIS, as follows:

SECTION 1. The foregoing recitals are hereby adopted and incorporated and made a part of this Ordinance as if fully set forth herein effective December 1st, 2025.

SECTION 2.

Section 1.16 Fee Schedule, is hereby amended as follows:

1.16.010 – Fee Schedule

Buffalo Grove Municipal Code Section	Classification	Fee
13.04.290 subsection A.3.	Sewer user charges for each user/consumer serviced by the Lake County sanitary sewer.	\$5.06 \$5.26 per 1,000 gallons of water consumed

SECTION 3. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any other provision of this Ordinance.

SECTION 4. This Ordinance shall be in full force and effect from and after its passage, approval, and publication as provided by law. This Ordinance may be published in pamphlet form.

AYES: _____
 NAYES: _____
 ABSENT: _____
 PASSED: _____, 2025
 APPROVED: _____, 2025
 PUBLISHED: _____, 2025

ATTEST:

APPROVED:

Janet M. Sirabian, Village Clerk

Eric N. Smith, Village President



AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: November 3, 2025

AGENDA ITEM 8.f. O-2025-112

Ordinance to Approve the Purchase of 1 HURCO VAC300 Hydro Excavator with Valve Exerciser from MacQueen Equipment

Contacts

Liaison: Trustee Cesario

Staff: Bryan Beitzel

Staff Recommendation

Staff recommends approval.

Recommended Motion

I move to approve an ordinance authorizing the purchase of one Hurco VAC300 - Hydro Excavator and Valve Exerciser from MacQueen Equipment for a price not to exceed \$86,870.00, subject to final review and approval by the Village Attorney.

Summary

Please see 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. Memo - Public Works Equipment Replacement, Unit E26 101625
2. DRAFT Ordinance - Department of Public Works Equipment Replacement Ordinance Utilities 20251
3. REVISED Hurco Vac Trailer Proposal
4. HURCO Vac Trailer Sole Source - MQ-IL



MEMORANDUM

DATE: October 16, 2025

TO: Dane Bragg, Village Manager

FROM: Chris Krase, Public Works Superintendent

SUBJECT: Public Works Equipment Replacement, Unit E26

RECOMMENDATION

Staff Recommends the Village board authorize the Village Manager to purchase one Hurco VAC300 – Hydro Excavator with Valve Exerciser MacQueen Equipment (sole source provider for this unit) for a price not to exceed \$86,870.00, subject to final review and approval by the Village Attorney.

BACKGROUND

Staff requested and received approval on October 20, 2025, during the Village Board of Trustees meeting, to waive bids and seek proposals to replace Unit E26, which is currently a Wachs Valve Maintenance Trailer purchased in 2008. Unit E26 has seen heavy use and serves as a critical asset in maintaining components of the Village’s potable water system. It also provides an onboard hydraulic system that powers several of Public Works’ trash pumps for liquid transfer.

Staff evaluated several manufacturers’ products and identified the Hurco VAC300 Hydro Excavator with Valve Exerciser as the preferred replacement within the approved budget of \$90,000. The Hurco unit features an advanced dual-purpose design that combines hydro excavation and valve exercising into one compact system, along with technology that integrates directly with the Village’s mapping and asset management platforms. This integration will enhance data tracking, mapping, and recordkeeping, while the system’s combined functionality and technology will provide Public Works with greater versatility and efficiency in maintaining critical infrastructure.

NEXT STEPS

If the replacement of unit E26 is approved, staff will move forward with procurement through MacQueen Equipment and place current unit E26 at auction for asset recovery when the replacement is delivered.



ORDINANCE 2025-xxx

AN ORDINANCE AUTHORIZING THE PURCHASE OF
ONE HURCO VAC300 - HYDRO EXCAVATOR WITH
VALVE EXERCISER FROM MACQUEEN EQUIPMENT

WHEREAS the Village of Buffalo Grove is a home rule unit pursuant to the Illinois Constitution of 1970; and

WHEREAS the Village sought proposals from companies qualified to furnish the requested equipment; and

WHEREAS the Village engaged in a negotiation process to obtain the best value for money.

NOW THEREFORE BE IT ORDAINED by the President and Board of Trustees of the Village of Buffalo Grove, Cook and Lake Counties, Illinois, as follows:

SECTION 1. The foregoing recitals are hereby adopted and incorporated and made a part of this Ordinance as if fully set forth herein.

SECTION 2. The Village Manager is authorized to purchase one (1) Hurco VAC300 – Hydro Excavator with Valve Exerciser from MacQueen Equipment, in an amount not to exceed \$86,870.00, subject to review and approve by the Village Attorney.

SECTION 3. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any other provision of this Ordinance.

SECTION 4. This Ordinance shall be in full force and effect from and after its passage and approval and shall not be codified.

AYES: _____
NAYES: _____
ABSENT: _____
PASSED: _____, 2025
APPROVED: _____, 2025
PUBLISHED: _____, 2025

ATTEST:

APPROVED:

Janet M. Sirabian, Village Clerk

Eric N. Smith, Village President

October 6th, 2025

Ben Kruse
Public Works Manager
Village of Buffalo Grove

Ben,



Per your request, a **PURCHASE PROPOSAL** has been generated for One (1) NEW Hurco VAC300—Hydro-Excavator with Valve Exerciser. Color scheme: Grey and Black as shown during demo.

Hurco VAC300: Pricing including the required enhancements listed below:

Description

- Vac300 Base 330-Gal Debris, 95-Gal Water, Kohler Gas Engine
- Spin Doctor SD800 Boom w/Standard Head and Valve Wrench
- Spin Doctor Hydrant Wrench
- Auto Recoil Pressure Washer Reel 50' of 3/8" Hose
- Reverse AirFlow
- Directional Light Bar
- Toolbox for Vac Unit
- Spin Doctor Extended Reach Linkage
- Pressure washer connect for recirculation back to tank
- HD Dig Lance w/Ripsaw and Aqua-Rocket Washdown Gun
- Auxiliary Hydraulic Port
- Auxiliary Hydraulic Tool Reel w/ 50' of Hose
- Thermostatically Controlled Air to Oil Hydraulic Cooler
- Valve Turning Automation w/ Valve Management Software
- 90 Degree Tilt head on turner
- Additional Vacuum Wand
- Additional 25' of Suction Hose
- Cone Hoder

Purchase Price As-Listed: \$86,870.00

Price Includes: Delivery to customer shop and on-site training.

Warranty: 1 Year Parts & Labor Hurco Warranty

Availability: November/December 2025

Terms of Sale: The invoice is due 30 days after delivery. Proposed prices are based on current costs and are therefore subject to change with written notice to account for changes in pricing beyond the seller's control. The Quote Expires 30 days after the date of issuance.

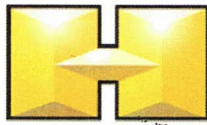
If you have any questions about this proposal or pricing, please call.

Thank you.

Mike Osler
MacQueen
515-864-8171

www.macqueengroup.com

4607 SE Rio Ct, Ankeny, IA 50021 . Bus: 515.289.9994 . Fax: 515.289.9995
Formerly Trans Iowa Equipment Part of the MacQueen Group Since 2005



HURCO
TECHNOLOGIES, INC.®

This letter is to certify that MacQueen Equipment is the exclusive dealer for Hurco Technologies, Inc in the state of Illinois. There are no other authorized dealers in Illinois that can sell Hurco Technologies, Inc Spin Doctor valve exercising line of equipment. Hurco Technologies, Inc has several patents on the Spin Doctor product line. These patents cover the vertical and horizontal movement of the valve exerciser, GPS location, torque set and many others.

Thank you,

Michael Hurley

Mike Hurley

President

Hurco Technologies, Inc

www.HurcoTech.com

Mike@HurcoTech.com



AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: November 3, 2025

AGENDA ITEM 8.g. O-2025-113

Ordinance Authorizing the Purchase of 1 John Deere Tractor through AHW LLC.

Contacts

Liaison: Trustee Cesario

Staff: Bryan Beitzel

Staff Recommendation

Staff recommends approval.

Recommended Motion

I move to approve an ordinance authorizing the purchase of one replacement John Deere tractor from AHW LLC in an amount not to exceed \$68,311.62.

Summary

See 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. MEMORANDUM - John Deere Tractor Sourcewell Purchase Ordinance
2. DRAFT ORDINANCE - John Deere Tractor Sourcewell Purchase Ordinance
3. AHW LLC Itemized Quote



MEMORANDUM

DATE: October 15, 2025

TO: Village Manager Dane Bragg

FROM: Public Works Superintendent Tom Milas

SUBJECT: John Deere Tractor Sourcewell Purchase Ordinance

RECOMMENDATION

Staff recommends approval of an ordinance authorizing the Village Manager to purchase one (1) replacement John Deere Tractor from AHW LLC through Sourcewell Contract #11264-DAC (PG BT CG 76). This purchase is being made in accordance with the Illinois Governmental Joint Purchasing Act (30 ILCS 525/0.01 et seq.) in a total not to exceed amount of \$68,311.62.

BACKGROUND

As part of the ten (10) year CIP fleet replacement outlook, this unit was scheduled for replacement as part of the FY26 budget. Due to significant uncertainty surrounding anticipated tariffs in FY25, several approved replacement vehicles have been postponed and pushed back into the FY26 budget request to allow for price stabilization within the industry. (Unit 436; Unit 417 – approved at the March 17 Village Board meeting at a price not to exceed \$351,000)

In discussions with the OVM and our Finance team, a decision was made to move forward with several equipment purchases in FY25 to avoid the CIP request compounding in FY26. These pieces of equipment are effectively “off the shelf” items allowing us to move forward with purchases at pre-tariff pricing, also avoiding the anticipated 5% year over year increase.

Unit T02 is a 2001 model with regular annual usage in Forestry natural area maintenance and restoration. This unit had an expected service life of 15-year and has been deferred for an additional 9 years.

The existing tractor in the Public Works fleet has been utilized annually for a variety of specialized tasks, with its primary function being heavy-duty mowing in the Village’s natural areas. The proposed replacement unit will enhance operational efficiency and safety by incorporating a sealed cab, which will allow staff to continue working during inclement weather while providing protection from stinging insects, airborne debris, and dust inhalation.

In addition to mowing, the new tractor will be equipped with a front-loading grapple bucket, expanding its versatility. This attachment will assist in the removal of debris from stream banks and can also be deployed during Snow and Ice Operations to support parking lot clearing efforts. The upgraded features of this unit will improve year-round functionality and operator safety, making it a valuable asset to the department's equipment fleet.

FINANCIAL IMPACT

The purchase of this replacement unit is included in the CIP program budget and 10 year outlook. The purchase of this unit in FY25 vs FY26 will not impact the overall program budget. These changes are reflected in the FY26 CIP request for vehicles and equipment replacement.

APPENDICES

- a. AHW LLC Itemized Quote
- b. John Deere Tractor Sourcewell Purchase Ordinance



ORDINANCE 2025-xxx

AN ORDINANCE AUTHORIZING THE PURCHASE OF 1 JOHN DEERE TRACTOR THROUGH AHW LLC.

WHEREAS, the Village of Buffalo Grove is a home rule unit pursuant to the Illinois Constitution of 1970; and

WHEREAS, the Village may make purchases in accordance with Illinois Governmental Joint Purchasing Act (30 ILCS 525/0.01 et seq.); and

WHEREAS, the Village of Buffalo Grove Public Works Department requires the replacement of John Deere Tractor.

NOW THEREFORE BE IT ORDAINED by the President and Board of Trustees of the Village of Buffalo Grove, Cook and Lake Counties, Illinois, as follows:

SECTION 1. The foregoing recitals are hereby adopted and incorporated and made a part of this Ordinance as if fully set forth herein.

SECTION 2. The Village Manager is authorized to purchase one (1) John Deere Tractor from AHW LLC through Sourcewell Contract #11264-DAC (PG BT CG 76) at a price not to exceed \$68,311.62, subject to final review and approval by the Village Attorney.

SECTION 3. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any other provision of this Ordinance.

SECTION 4. This Ordinance shall be in full force and effect from and after its passage and approval and shall not be codified.

AYES: _____
NAYES: _____
ABSENT: _____
PASSED: _____, 2025
APPROVED: _____, 2025
PUBLISHED: _____, 2025

ATTEST:

APPROVED:

Janet M. Sirabian, Village Clerk

Eric N. Smith, Village President

ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):
 AHW LLC
 29626 N Highway 12
 WAUCONDA, IL 60084
 US

ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:
 AHW LLC
 29626 N Highway 12
 Wauconda, IL 60084
 847-487-4900
 dlwauconda@ahwllc.com

Quote Summary

Prepared For:
 BUFFALO GROVE PARK DIST

 IL

Delivering Dealer:
AHW LLC
 DARWIN LEWIS
 29626 N Highway 12
 Wauconda, IL 60084
 Phone: 847-487-4900
 dlewis@ahwllc.com

Quote Id: 33533080
Created On: 15 October 2025
Last Modified On: 15 October 2025
Expiration Date: 14 November 2025

Equipment Summary	Suggested List	Selling Price	Qty	Extended
JOHN DEERE 4066R Compact Utility Tractor (52 PTO hp)	\$ 77,793.83	\$ 63,790.94 X	1 =	\$ 63,790.94
Contract: Sourcewell Grounds Maint 112624-DAC (PG BT CG 76)				
Price Effective Date: October 14, 2025				
Frontier AV20H Root Grapple - 60 In. for Current 300/400 Series Carrier	\$ 3,074.00	\$ 2,520.68 X	1 =	\$ 2,520.68
Contract: Sourcewell Grounds Maint 112624-DAC (PG BT CG 76)				
Price Effective Date: October 14, 2025				
Equipment Total				\$ 66,311.62

Trade In Total **\$ 0.00**

* Includes Fees and Non-contract items

Quote Summary

Equipment Total	\$ 66,311.62
Trade In	
SubTotal	\$ 66,311.62
Total	\$ 66,311.62
Down Payment	(0.00)
Rental Applied	(0.00)
Balance Due	\$ 66,311.62

Selling Equipment

ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):

AHW LLC
 29626 N Highway 12
 WAUCONDA, IL 60084
 US

ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:

AHW LLC
 29626 N Highway 12
 Wauconda, IL 60084
 847-487-4900
 dlwauconda@ahwllc.com

JOHN DEERE 4066R Compact Utility Tractor (52 PTO hp)							
Contract:		Sourcewell Grounds Maint 112624-DAC (PG BT CG 76)				Suggested List * \$ 77,793.83	
Price Effective Date:		October 14, 2025				Selling Price * \$ 63,790.95	
* Price per item - includes Fees and Non-contract items							
Code	Description	Qty	List Price	Discount%	Discount Amount	Contract Price	Extended Contract Price
038BLV	4066R Compact Utility Tractor (52 PTO hp)	1	\$ 51,662.00	18.00	\$ 9,299.16	\$ 42,362.84	\$ 42,362.84
Standard Options - Per Unit							
0202	United States	1	\$ 0.00	18.00	\$ 0.00	\$ 0.00	\$ 0.00
0409	English Operator's Manual and Decal Kit	1	\$ 0.00	18.00	\$ 0.00	\$ 0.00	\$ 0.00
1520	eHydro™	1	\$ 0.00	18.00	\$ 0.00	\$ 0.00	\$ 0.00
1717	Factory Installed Loader with Bucket	1	\$ 8,879.00	18.00	\$ 1,598.22	\$ 7,280.78	\$ 7,280.78
2060	Deluxe Cab with Air Ride Seat	1	\$ 12,736.00	18.00	\$ 2,292.48	\$ 10,443.52	\$ 10,443.52
2660	Factory Installed Stereo	1	\$ 712.00	18.00	\$ 128.16	\$ 583.84	\$ 583.84
4060	iMatch™ Quick Hitch Category 1	1	\$ 377.00	18.00	\$ 67.86	\$ 309.14	\$ 309.14
5243	44x18-20 (4PR, R3 Turf, 1 Position)	1	\$ -595.00	18.00	\$ -107.10	\$ -487.90	\$ -487.90
6243	27x10.50-15 (4PR, R3 Turf, 2 Position)	1	\$ 0.00	18.00	\$ 0.00	\$ 0.00	\$ 0.00
Standard Options Total			\$ 22,109.00		\$ 3,979.62	\$ 18,129.38	\$ 18,129.38
Dealer Attachments/Non-Contract/Open Market							
BXX11094	Cab Beacon Light Kit	1	\$ 324.59	18.00	\$ 58.43	\$ 266.16	\$ 266.16
BXX11116	EH 3rd SCV Kit 4R Cab	1	\$ 1,223.37	18.00	\$ 220.21	\$ 1,003.16	\$ 1,003.16
BXX11039	DUAL REAR SCV - 4th and 5th Selective Control Valve Kit Cab	1	\$ 1,323.17	18.00	\$ 238.17	\$ 1,085.00	\$ 1,085.00
LVU32113	Quik-Tatch Weight, 70 lb (32 kg)	5	\$ 114.40	18.00	\$ 20.59	\$ 469.05	\$ 469.05
LVB25705	Front Quik-Tatch™ Weight Kit	1	\$ 52.80	18.00	\$ 9.50	\$ 43.30	\$ 43.30
BW16414	Oil Line	1	\$ 526.90	18.00	\$ 94.84	\$ 432.06	\$ 432.06

Selling Equipment

**ALL PURCHASE ORDERS MUST BE MADE OUT
TO (VENDOR):**

AHW LLC
29626 N Highway 12
WAUCONDA, IL 60084
US

**ALL PURCHASE ORDERS MUST BE SENT
TO DELIVERING DEALER:**

AHW LLC
29626 N Highway 12
Wauconda, IL 60084
847-487-4900
dlwauconda@ahwllc.com

Dealer Attachments Total	\$ 4,022.83	\$ 724.10	\$ 3,298.73	\$ 3,298.73
Value Added Services Total	\$ 0.00		\$ 0.00	\$ 0.00
Total Selling Price	\$ 77,793.83	\$ 14,002.88	\$ 63,790.95	\$ 63,790.95

Frontier AV20H Root Grapple - 60 In. for Current 300/400 Series Carrier

Contract:	Sourcewell Grounds Maint 112624-DAC (PG BT CG 76)	Suggested List * \$ 3,074.00
Price Effective Date:	October 14, 2025	Selling Price * \$ 2,520.68

* Price per item - includes Fees and Non-contract items

Code	Description	Qty	List Price	Discount%	Discount Amount	Contract Price	Extended Contract Price
2271XF	AV20H Root Grapple - 60 In. for Current 300/400 Series Carrier	1	\$ 3,074.00	18.00	\$ 553.32	\$ 2,520.68	\$ 2,520.68
Total Selling Price			\$ 3,074.00		\$ 553.32	\$ 2,520.68	\$ 2,520.68

Extended Repair Plan Proposal

PowerGard™ Protection Plan Residential

4066R TRAC

Date : October 15, 2025

Machine/Use Information		Plan Description	Price
Manufacturer	JOHN DEERE	Plan Type:	Deductible:
Equipment Type	4066R TRAC	Coverage:	Quoted Price \$ 0.00
Model	4066R TRAC	Total Months:	Powergard List
Country	US	Total Hours:	Date Quoted
MFWD/Tracks	N		

Scraper Use

THIS PROPOSAL IS VALID FOR 30-DAYS FROM DATE ISSUED. GRACE pricing is offered only early during the Deere basic warranty period and has no surcharges. After this period, DELAYED PURCHASE pricing (surcharged) is offered later during the John Deere Basic Warranty. Many PowerGard quotes presented in the Delayed Purchase Period will require inspection/certification process and must also pass fluid testing. The Total Months and Total Hours listed above include the John Deere Basic Warranty terms (24 months / 2000 hours on Tractors, 24 months on Golf & Turf Products, 12 months for all AG Harvesting and Sprayer equipment, and 12 months/1000 hours on most Gator Utility Vehicles). "Limited" Plan coverage = Engine & Powertrain only. "Comprehensive" Plan coverage = Full Machine.

Proposal Prepared for:

I have been offered this coverage and

Customer Name – Please Print

☐

I ACCEPT the Residential plan

☒

I DECLINE the Residential plan

Customer Signature

If declined, I fully understand that my equipment listed above is not covered for repair expenses due to component failures beyond the original basic warranty period provided by John Deere.

Note : This is **not** a contract. For specific PowerGard™ Protection plan Residential coverage, please refer to the terms and conditions on John Deere's public website(www.JohnDeere.com) under Services & Support >Warranty > Extended Warranties > PowerGard protection plan Residential.

PowerGard™ Protection Plan Residential (Residential plan) is:

The PowerGard™ Protection Plan Residential is an extended repair plan that provides parts and labor coverage up to four years beyond the manufacturer's warranty. It is available on all riding lawn equipment, zero-turn radius mowers, utility vehicles, utility tractors and compact utility tractors. Your John Deere equipment will be in the hands of qualified, certified technicians from John Deere dealers using Genuine John Deere Parts.

Not covered under a Residential plan:

Residential plans do not cover routine maintenance services or items normally designed to be replaced by the purchaser due to normal wear and tear. They do not cover any product used for commercial or rental applications. They also do not cover repairs for damage from accident, misuse, fire, theft, or exposure to weather conditions such as lightning, hail, flood or water. See the actual PowerGard™ Protection Plan Residential Terms and Conditions for a complete listing of coverage, and limitations and conditions under the program.

Benefits of Residential plan:

- Offer the choice of adding up to 4 years of repair coverage beyond the machine's factory warranty.
- Do not require preapproval before repairs are made by the authorized John Deere dealership.
- Is transferable by the original purchaser for the balance of the original agreement period.
- Ensures higher resale value and makes equipment more marketable during sale or trade-in.
- Comprehensive Plans:
 - No deductibles and no out-of-pocket costs on covered repairs.

-
- Free transportation for factory warranty and extended repair plan repairs for the term of the plan(Note:A surcharge may apply for machines located outside of the dealership's normal service area).
 - Limited Powertrain Plans:
 - Low deductibles on covered repairs
 - Do not provide transportation coverage



AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: November 3, 2025

AGENDA ITEM 8.h. O-2025-114

Ordinance Authorizing the Purchase of 2 Bobcat Toolcat Power Units Through Atlas Bobcat.

Contacts

Liaison: Trustee Cesario

Staff: Bryan Beitzel

Staff Recommendation

Staff recommends approval.

Recommended Motion

I move to approve an ordinance authorizing the purchase of two (2) replacement Bobcat Toolcat Power units through Atlas Bobcat in an amount not to exceed \$176,533.64, subject to final review and approval by Village Attorney.

Summary

See 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. MEMORANDUM - Bobcat Toolcat Sourcewell Purchase Ordinance
2. DRAFT ORDINANCE - Bobcat Toolcat Sourcewell Purchase Ordinance
3. Bobcat Toolcat Quote



MEMORANDUM

DATE: October 15, 2025
TO: Village Manager Dane Bragg
FROM: Public Works Superintendent Tom Milas
SUBJECT: Bobcat Toolcat Sourcewell Purchase Ordinance

RECOMMENDATION

Staff recommends approval of an ordinance authorizing the Village Manager to purchase two (2) replacement Bobcat Toolcat Power Units from Atlas Bobcat through Sourcewell Contract #020223-CEC172. This purchase is being made in accordance with the Illinois Governmental Joint Purchasing Act (30 ILCS 525/0.01 et seq.) in a total not to exceed amount of \$176,533.64.

BACKGROUND

As part of the ten (10) year CIP fleet replacement outlook, these units were scheduled for replacement as part of the FY26 budget. Due to significant uncertainty surrounding anticipated tariffs in FY25, several approved replacement vehicles have been postponed and pushed back into the FY26 budget request to allow for price stabilization within the industry. (Unit 436; Unit 417 – approved at the March 17 Village Board meeting at a price not to exceed \$351,000)

In discussions with the OVM and our Finance team, a decision was made to move forward with several equipment purchases in FY25 to avoid the CIP request compounding in FY26. These pieces of equipment are effectively “off the shelf” items allowing us to move forward with purchases at pre-tariff pricing, also avoiding the anticipated 5% year over year increase.

Unit E01 and unit E18 are both 2016 models with heavy usage in both Forestry natural area maintenance and winter maintenance. Both units had a targeted 10-year life expectancy, and both are due for replacement.

Purchasing two identical units provides flexibility across Snow and Ice Operations, Natural Area Maintenance, Tree Maintenance, and daily tasks, as attachments and implements are fully interchangeable with each other and our existing skid steers. These units will support tree work such as moving logs, mulching, stump grinding, and planting. With the addition of a V-Blade attachment, we will also have two machines available for improved snow clearance in parking lots, confined areas, sidewalks, and bike paths during winter.

FINANCIAL IMPACT

The purchase of these replacement units is included in the CIP program budget and 10 year outlook. The purchase of these units in FY25 vs FY26 will not impact the overall program budget. These changes are reflected in the FY26 CIP request for vehicles and equipment replacement.

APPENDICES

- a. Atlas Bobcat Itemized Quote
- b. Bobcat Toolcat Sourcewell Purchase Ordinance



ORDINANCE 2025-xxx

AN ORDINANCE AUTHORIZING THE PURCHASE OF 2 BOBCAT TOOLCAT POWER UNITS THROUGH ATLAS BOBCAT

WHEREAS, the Village of Buffalo Grove is a home rule unit pursuant to the Illinois Constitution of 1970; and

WHEREAS, the Village may make purchases in accordance with Illinois Governmental Joint Purchasing Act (30 ILCS 525/0.01 et seq.); and

WHEREAS, the Village of Buffalo Grove Public Works Department requires the replacement of Bobcat Toolcat equipment.

NOW THEREFORE BE IT ORDAINED by the President and Board of Trustees of the Village of Buffalo Grove, Cook and Lake Counties, Illinois, as follows:

SECTION 1. The foregoing recitals are hereby adopted and incorporated and made a part of this Ordinance as if fully set forth herein.

SECTION 2. The Village Manager is authorized to purchase two (2) Bobcat Toolcat Power units from Atlas Bobcat through Sourcewell Contract #020223-CEC172 at a price not to exceed \$176,533.64, subject to final review and approval by the Village Attorney.

SECTION 3. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any other provision of this Ordinance.

SECTION 4. This Ordinance shall be in full force and effect from and after its passage and approval and shall not be codified.

AYES: _____
NAYES: _____
ABSENT: _____
PASSED: _____, 2025
APPROVED: _____, 2025
PUBLISHED: _____, 2025

ATTEST:

APPROVED:

Janet M. Sirabian, Village Clerk

Eric N. Smith, Village President



Quotation Number: **TS1376814**

Quote Sent Date: **Oct 15, 2025**

Expiration Date: **Nov 14, 2025**

Prepared By: **Todd Swartz**

Phone: 847-529-1191

Email: tswartz@atlasbobcat.com

Customer

Village of Buffalo Grove

51 RAUPP BLVD

BUFFALO GROVE, IL, 60089-2138

Phone: 847.459.2545

Contact

Tom Milas

Phone: 847-459-2545

Email: tmilas@vbg.org

Dealer

Atlas Bobcat, Elk Grove Village, IL

1160 MCCABE AVE

Item Name	Item Number	Quantity	Price Each	Total
Bobcat UW56	M1225	2	73,990.25	147,980.50
Standard Equipment: Adjustable Vinyl Seats All-Wheel Steer Automatically Activated Glow Plugs Auxiliary Hydraulics Variable Flow with dual direction detent Beverage Holders Bob-Tach Boom Float Cargo Box Support Cruise Control Speed Management Enclosed Cab with HVAC Dual Port USB charger Lower Engine Guard Limited Slip Transaxle Engine and Hydraulic Monitor with Shutdown Front LED Work Lights Full-time Four-Wheel Drive		Horsepower Management Roll Over Protective Structure (ROPS) . Meets Requirements of SAE-J1040 & ISO 3471 Falling Object Protective Structure (FOPS) . Meets Requirements of SAE-J1043 & ISO3449, Level I Dome Light Hydraulic Dump Box Instrumentation: Standard 5" Display with Keyless Start, Engine Temperature and Fuel Gauges, Hour meter, RPM and Warning Indicators. Includes maintenance interval notification, fault display, job codes, quick start, and security lockouts. Joystick, Manually Controlled with Lift Arm Float Lift Arm Support Parking Brake, automatic Power Steering with Tilt Steering Wheel Radiator Screen Rear Receiver Hitch Seat Belts, Shoulder Harness Spark Arrestor Muffler Suspension, 4-wheel independent Tires: 27 x 10.5-15 (8 ply), Lug Tread Toolcat Interlock Control System (TICS) Two-Speed Transmission Machine Warranty: 12 Months, unlimited hours Bobcat Engine Warranty: Additional 12 Months or total of 2000 hours after initial 12 month warranty		
Deluxe Road Package	M1225-P01-C01	2	2,899.53	5,799.06
<i>Included:</i> Deluxe Road Package includes: Backup Alarm, Turn Signals, Flashers, Tail Lights, Brake Lights, Rear view mirror, Side Mirrors, Horn, Rear work lights, and headlights				
Attachment Control	M1225-R08-C02	2	250.70	501.40
High Flow Package	M1225-R03-C02	2	1,935.99	3,871.98
Power Bob-Tach	M1225-R14-C03	2	1,128.58	2,257.16
Radio Option	M1225-R15-C02	2	529.05	1,058.10
Rear View Camera	M1225-R20-C01	2	351.51	703.02

Traction Control	M1225-R16-C02	2	620.94	1,241.88
60 Month/2000 Hour Full Extended Warranty	9986377	2	3,400.00	6,800.00
Protection - Rear Window Guard Kit	7150926	2	1,076.10	2,152.20
Electrical & Lighting - Strobe Light Kit	7424783	2	427.81	855.62
<i>Government Rebate: US Jul-Aug 2025</i>		2	3,700.00	- 7,400.00
Total for Bobcat UW56				165,820.92
Rhino Liner Floor/Bed	Rhino Liner	1	1,300.00	1,300.00
Total for Rhino Liner Floor/Bed				1,300.00
60" Snow V-Blade, 7 Pin	7104861	1	5,875.72	5,875.72
<i>Sourcewell Attachment Dealer Inventory Commission (DOCS REQUIRED): US Jul-Aug 2025</i>		1	463.00	- 463.00
Total for 60" Snow V-Blade, 7 Pin				5,412.72
Quote Subtotal				172,533.64
Quote Total - USD				172,533.64

Customer Acceptance:

Quotation Number: TS1376814

Purchase Order: _____

Authorized Signature:

Print: _____ Sign: _____

Date: _____ Email: _____ Tax Exempt: Y ☐ / N ☐



AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: November 3, 2025

AGENDA ITEM 8.i. O-2025-115

Ordinance Approving a First Amendment to the Right-of-Way Access Agreement with Level 3 Communications, LLC

Contacts

Liaison: Trustee Weidenfeld

Staff: Briget Schwab

Staff Recommendation

Staff recommends approval.

Recommended Motion

I move to approve an ordinance authorizing the execution of a first amendment to the right-of-way agreement with Level 3 Communications, LLC

Summary

Background

With multiple entities seeking access to the right-of-way for telecommunications uses in the near term, the Village drafted a right-of-way access agreement to ensure impartial and appropriate use of the space available. The Village and Level 3 Communications, LLC entered into a right-of-way access agreement on July 21, 2025 specifying the conditions and uses of the right-of-way through a permitting process overseen by the Village Engineer. In order to better control the process, the agreement includes a location map with approved areas which Level 3 Communications agreed to work in. This amendment seeks to revise the agreement to include additional locations requested by Level 3 Communications.

Staff considers this request to be appropriate to the scope and type of work anticipated of this particular communications provider and recommends approval of the agreement as shown, subject to the review and approval of the Village Attorney.

Strategic Alignment

Guiding Principle

Principle 3: Plan and Invest in the Future

Principle 7: Builds Our Community

Goal

Goal 2: Enhanced, beautiful, safe and sustainable neighborhoods

Goal 4: Vibrant and innovative community: leading edge

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

File Attachments

1. DRAFT Ordinance - Level 3 Communications ROW Access Agreement First Amendment
2. DRAFT Amendment - Level 3 Communications ROW Access Agreement First Amendment





ORDINANCE 2025-xxx

AN ORDINANCE APPROVING A FIRST AMENDMENT TO THE RIGHT-OF-WAY ACCESS AGREEMENT WITH LEVEL 3 COMMUNICATIONS, LLC

WHEREAS the Village of Buffalo Grove is a home rule unit pursuant to the Illinois Constitution of 1970; and

WHEREAS the Village, acting through its Board of Trustees, approved a right-of-way access agreement with Level 3 Communications, LLC on July 21, 2025.

WHEREAS the Village seeks to revise the right-of-way access agreement with Level 3 Communications, LLC to amend the locations which Level 3 Communications, LLC may locate its facilities.

NOW THEREFORE BE IT ORDAINED by the President and Board of Trustees of the Village of Buffalo Grove, Cook and Lake Counties, Illinois, as follows:

SECTION 1. The foregoing recitals are hereby adopted and incorporated and made a part of this Ordinance as if fully set forth herein.

SECTION 2. The right-of-way access agreement first amendment attached herein is approved subject to review and approval by the Village Attorney and Village Engineer.

SECTION 3. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any other provision of this Ordinance.

SECTION 4. This Ordinance shall be in full force and effect from and after its passage and approval and shall not be codified.

AYES: _____
NAYES: _____
ABSENT: _____
PASSED: _____, 2025
APPROVED: _____, 2025
PUBLISHED: _____, 2025

ATTEST:

APPROVED:

Janet M. Sirabian, Village Clerk

Eric N. Smith, Village President

**FIRST AMENDMENT TO LICENSE AGREEMENT FOR THE RIGHTS-OF-WAY
ACCESS AGREEMENT**

This First Amendment to the Right-of-Way Access Agreement ("Amendment") is made and entered into this ____ day of _____, 2025, by and between the Village of Buffalo Grove, an Illinois home rule municipal corporation ("Village"), and Level 3 Communications, LLC, a Delaware limited liability Company ("Licensee").

WITNESSETH:

WHEREAS, on July 21, 2025, the Village and the Licensee entered into that certain Agreement for Use of the Village Rights of Way for installation, maintenance, and operation of fiber optic or other communications facilities only published under Ordinance #2025-083 (the "Agreement"); and

WHEREAS, the Village finds that entering into this Amendment is in the best interests of the Village, its residents, and the public; and

WHEREAS, Licensee and Village (each a "Party" and together "Parties") desire to amend the terms of the Agreement as more specifically set forth herein.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained in this Amendment, the Parties agree as follows:

1. Preambles. The preambles set forth hereinabove are incorporated herein as substantive provisions of this Amendment as if fully set forth in this Section 1.

2. Integration of the Amendment. The provisions of this Amendment shall be deemed by the Parties to be fully integrated into the Agreement. The Agreement shall remain in full force and effect except to the extent that it is expressly modified by the terms of this Amendment. Should any provision of the Agreement conflict with any provision of this Amendment, the provisions of this Agreement shall control.

3. Exhibit A.

Exhibit A of the Agreement is hereby amended to include the entirety of the incorporated limits of the Village as shown in the attached Exhibit A which shall now stand as Exhibit A to the Agreement.

IN WITNESS WHEREOF, the parties have executed this Amendment as of the date first above written.

VILLAGE OF BUFFALO GROVE

By: _____

Name: _____

Title: _____

LICENSEE

LEVEL 3 COMMUNICATIONS, LLC

By: _____

Name: _____

Title: _____

DRAFT

EXHIBIT A

[Attach schematic or detailed description of licensed locations]

DRAFT

EXHIBIT A





AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: November 3, 2025

AGENDA ITEM 8.j. R-2025-26

Resolution Ceding the 2025 Unused Private Activity Bond Volume Cap

Contacts

Liaison: Trustee Ottenheimer

Staff: Nicole Woods

Staff Recommendation

Staff recommends approval.

Recommended Motion

I move to approve a Resolution Ceding the 2025 Unused Private Activity Bond Volume Cap to Lake County.

Summary

Background

Buffalo Grove is the host of the Lake County Partners Private Activity Bond Clearinghouse. The resolution is required annually so that unused funds can be transferred over to the next year and used in the future.

Strategic Alignment

Guiding Principle

Principle 5: Partnership with Local Districts

Goal

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

File Attachments

1. DRAFT Resolution - Ceding 2025 PABC
2. DRAFT Resolution - Exhibit A



RESOLUTION 2025-xx

A RESOLUTION CEDING THE 2025 UNUSED PRIVATE ACTIVITY BOND VOLUME CAP OF THE VILLAGE OF BUFFALO GROVE (INCLUDING VOLUME CAP TRANSFERRED FROM OTHER LAKE COUNTY HOME RULE UNITS) TO LAKE COUNTY.

WHEREAS the Village of Buffalo Grove, Cook and Lake Counties, Illinois (the “Village”) is a municipality and a home rule unit of government duly organized and validly existing under Section 6(a) of Article VII of the 1970 Constitution and laws of the State of Illinois; and

WHEREAS in order to facilitate economic development both in the Village of Buffalo Grove and in Lake County, Illinois, the Village has received Volume Cap from the Lake County Home Rule Municipalities in the amounts identified in Exhibit A to consolidate management under control of a single Home Rule entity in cooperation with Lake County Partners Private Activity Bond Clearinghouse (the “PABC”); and

WHEREAS, tax exempt private activity bonds provide for opportunities to increase business and commerce and relieve conditions of unemployment; and

WHEREAS, the PABC has \$48,334,650 of calendar year 2025 unused Volume Cap available from Lake County Home Rule Units; and

WHEREAS, the PABC has recommended that it is in the best interest of the Village of Buffalo Grove to transfer \$48,334,650 of unused Volume Cap to Lake County, Illinois and thereby permit Lake County to issue tax-exempt private activity bonds to finance multi-family projects; and

WHEREAS, it is in the best interest of the Village, Lake County Home Rule Municipalities, and Lake County Partners to collect the anticipated 1.0% Volume Cap fee as soon as possible; and

WHEREAS, the Village will report this transfer of \$48,334,650 of unused Volume Cap to Lake County, Illinois to the State of Illinois Bureau of the Budget as soon as reasonably possible; and

NOW THEREFORE BE IT RESOLVED by the President and Board of Trustees of the Village of Buffalo Grove, Cook and Lake Counties, Illinois, as follows:

SECTION 1. That the Village of Buffalo Grove hereby transfers \$48,334,650 of unused Volume Cap to Lake County, Illinois.

SECTION 2. The PABC and the Village shall both retain a copy of this Resolution in their records for a minimum of 30 years. Notice of this Resolution together with a copy of this Resolution shall be given in writing by the Village after passage and approval hereof.

SECTION 3. That the officials of the Village are hereby authorized, empowered, and directed to take all necessary or advisable actions concerning the execution and implementation of this Resolution.

SECTION 4. That this Resolution shall be in full force and effect from and after its passage and approval according to law.

Passed and approved this ____ day of _____, 2025.

AYES: _____
NAYES: _____
ABSENT: _____
PASSED: _____, 2025
APPROVED: _____, 2025

ATTEST:

APPROVED:

Janet M. Sirabian, Village Clerk

Eric N. Smith, Village President

Collected / Allocated 2025 PABC Volume Cap	2025 Estimate (from Illinois Guidelines)	2025 Per Capita - \$130.00	Actual Collected	Date Received	Comments / Resolution Number
Bannockburn	1,005	\$130,650	\$130,650	2/17/2025	2025-R-06
Buffalo Grove	42,482	\$5,522,660	\$5,522,660	4/29/2025	2025-14
Deerfield	18,884	\$2,454,920	\$2,454,920	4/24/2025	R-25-24
Gurnee	30,303	\$3,939,390	\$3,939,390	2/28/2025	2025-05
Highland Park	30,163	\$3,921,190	\$3,921,190	3/12/2025	R22-2025
Highwood	5,335	\$693,550			
Lake Barrington	5,095	\$662,350	\$662,350	4/11/2025	2025-R-03
Lake Bluff	5,549	\$721,370	\$721,370	2/12/2025	2025-5
Lake Forest	19,252	\$2,502,760	\$2,502,760	4/14/2025	2025-007
Lincolnshire	7,922	\$1,029,860	\$1,029,860	3/6/2025	857
Mundelein	31,790	\$4,132,700	\$4,132,700	4/18/2026	O-25-04-23
North Chicago	30,416	\$3,954,080	\$3,954,080	2/21/2025	2025-6
Park City	7,842	\$1,019,460	\$1,019,460	3/5/2025	2025-R-03
Riverwoods	3,737	\$485,810			
Round Lake Beach	26,783	\$3,481,790	\$3,481,790	4/11/2025	2025-02-01
Vernon Hills	26,677	\$3,468,010	\$3,468,010	2/7/2025	2025-003
Waukegan	87,642	\$11,393,460	\$11,393,460	3/5/2025	25-R-45
Total 2025 Volume Cap		\$49,514,010	\$48,334,650		
Total Rollover					
Rollover 2023	\$44,803,680.00				
Rollover 2024	\$46,547,250.00				
Rollover 2025	\$48,334,650.00				
TOTAL ROLLOVER IN 2025	\$139,685,580.00				



AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: November 3, 2025

AGENDA ITEM 9.a. O-2025-116

Ordinance authorizing the Village Manager to execute an agreement with FQC Construction Management for Pre-Construction Management Services.

Contacts

Liaison: Trustee Richards

Staff: Lawrence Kane

Staff Recommendation

Staff recommends approval.

Recommended Motion

I move to approve an ordinance authorizing the purchase of Pre-Construction Management Services from FQC in an amount not to exceed \$15,000.00

Summary

See attached memo.

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 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. 10-23-25 Station 26 Design Memo Board Mtg
2. FQC Station 26 Design Proposal

3. 10-23-25 FQC Ordinance Station 26





MEMORANDUM

DATE: October 20, 2025
TO: Village Manager Dane Bragg
FROM: Deputy Village Manager Chris Stilling
Fire Chief Lawrence Kane
SUBJECT: Station 26 Design and Construction

RECOMMENDATION

Staff recommends establishing a design team for the Station 26 design and remodel. Executing agreements with these contractors will allow the Village to continue the building renovation process in the Village that was started with Public Works, transitioned to Station 25 and will begin at Station 26 shortly. Use of these contractors, architects and engineers early in the process allows the Village to keep the project on pace and within budget.

The recommended design / construction team and their role in the project are as follows:

Recommended Firm	Project Role	Experience In Village Projects	Quoted Price
FGMA Architects	Design / development	Yes – Temp. 25 / Station 25	\$4,400.00
Fredrick Quinn Construction	Pre-Construction Management	Yes – PW / Temp. 25 / Station 25	\$15,000.00
Ge Walt Hamilton	Title / Survey / Engineering	Yes – Multiple Village Projects	\$15,550.00
True North	Environmental Assessment	Yes – Temp. 25 / Station 25	\$5,460.00
TOTAL DESIGN COST			\$40,410.00

BACKGROUND

Station 26 was built in 1981 with an administrative addition added in 2002. In this time, there has been updates and mid-level remodels done within the building to attempt to grow with both staffing and changing needs. The multiple modifications have served as temporary fixes to meet needs, but in many cases have made responses and building layout inefficient from both a response and energy aspect.

The Village Board has committed to investing in its facilities through a multi-tiered approach. The initial plan addressed adaptive re-use at Public Works (PW). Once the needs of Public Works were met, an efficient remodel of the former PW building converted the space into a temporary fire station while Station 25 was rebuilt. Once completed, Station 25 will move out of the temporary station and into their new home and Station 26 members, accompanied by Fire Administration will move into the temporary fire station at the former PW. This plan has proven to be successful to date. The process and plan were not perfect, but changes and adaptations have been made along the way making each step of the process more efficient.

ANALYSIS

The initial phases of design start with the architect and quickly move into requiring information to create a useful design. Having the key stakeholders involved in the process eliminates time consuming delays and allows us to create a more accurate design early on. The design is more refined, moving us through the process more efficiently and creating a more accurate expectation of project scope, wants vs. needs and the resulting cost. This concept became evident when we reduced the initial Station 25 design cost by nearly \$1 million dollars through design modifications facilitated by the cooperative team of FGMA and FQC. They were able to make building and design modifications that impacted the price but were ultimately unnoticeable to the end user. These efficiencies in design allowed us to create bid documents with alternates which ultimately allowed us to get much of what is desired in that station.

The partnerships and professional relationships that have developed over the course of these earlier projects have allowed us to:

- Efficiently design a fire station with realistic expectations and pricing
- Created opportunities for contingencies to address unforeseen circumstances without directly impacting the overall project cost
- Developing a system which kept the project on schedule
- Soliciting, tracking and awarding individual trade contractor bids

- Creating a final bid package for Village Board approval
- Identification of potential underground issues and making recommendations for the future to improve the site at the time of construction

TIMELINE

Task	Estimated Start
Begin Station 26 Documentation (6 months)	Q1 2026
Station 25 Substantial Completion	Q2 2026
Station 25 Move to New Station / Vacate Temp Station	Q3 2026
Out for Bid for Station 26	Q2 2026
Village Approval of Bids for Station 26 (min. 2 months before const.)	Q3 2026
Station 26 and FD Admin. Move into Temp. Station 26	Q3/Q4 2026
Station 26 Construction Begins	Q3/Q4 2026
Substantial Completion of Station 26 / Move In	Q3 2027

FINANCIAL IMPACT

The financial impact of this project is anticipated and is being planned for as part of the Village's capital improvement plan for Village Facilities.

NEXT STEPS

Proposals have been received and are attached for your review. Based on past projects, experience in like size projects, positive experiences and the overall management of the project from start to completion, we feel that this design team is best suited to meet our needs for this project. All the organizations are recognized vendors with the Village and have been vetted through prior selection processes as well as project performance.

Staff recommends Village Board approval allowing the Village Manager to execute the necessary agreements as outlined to allow the formal design process for Station 26 to begin. Execution of these agreements is dependent on Village Attorney approval.

ATTACHMENTS

Executed FGMA VoBG Fire 26 Proposal
 Executed GWH VoBG Station 26 Proposal
 FQC Station 26 Design Proposal
 True North Station 26 Hazard Assessment

October 8, 2025

Mr. Tom Wisniewski
Purchasing Manager
Administrative Services Department
Village of Buffalo Grove
50 Raupp Blvd.
Buffalo Grove, IL 60089

***PRECONSTRUCTION CONSTRUCTION MANAGEMENT SERVICES
FIRE STATION 26***

Dear Mr. Wisniewski:

This letter proposal is sent in response to your request for Frederick Quinn Corporation (FQC) to provide preconstruction construction management services associated with the planned renovations to Fire Station 26 for the Village of Buffalo Grove.

FQC appreciates the opportunity to continue our professional working relationship with the Village of Buffalo Grove. The planned renovations to Fire Station 26 are consistent with the expertise, past experience and capabilities of our firm. In addition to currently working with FGM Architects on Fire Station 25 for the Village, FQC is also working with FGM on fire station projects for the Villages of Itasca, IL and Long Grove, IL. Additionally, we recently completed the redevelopment of fire station projects for the Town of Beloit, WI, and the City of Highland Park, IL. This current and recent relevant experience on similar projects offers the Village of Buffalo Grove current, market specific expertise for the Fire Station 26 project.

FQC proposes to provide preconstruction construction management services to assist the Village through the process of planning, design support, cost estimating, scheduling and logistics for the preconstruction planning of Fire Station 26. FQC will work in conjunction with the Village and your selected architecture/engineering partner (FGM Architects) to help plan and implement a solution that responds to the anticipated scope of work, the preliminary planning work done to date, and as directed by the Village Administration and Board. This proposal is presented in four parts: Project Understanding, Scope of Services, Schedule and Compensation.

Project Understanding:

FQC understands that the Village is pursuing a complete renovation of existing Fire Station 26. It is anticipated that the firefighters currently housed at Station 26 will move to the temporary Fire Station during construction activities. The temporary station, located at the Village's former Public Works site, will be available upon FQC completing the new Fire Station 25 in July, 2026. The scope of the renovation for Fire Station 26 includes complete renovation of the existing facility, improvements to the building envelope, site work and parking improvements. There is some discussion of modifications or additions to the existing apparatus bay, and potentially an administrative office addition. The exact scope is to be confirmed, with the total project budget expected to be in the range of \$7.5 million to \$9.0 million.

Mr. Tom Wisniewski
Village of Buffalo Grove
October 8, 2025
Page 2

Scope of Services:

Preconstruction Services – These services, provided during the planning and design phase of the project, shall assist the Village and the architect/engineer team to plan for and develop a Best Value solution in terms of quality, cost and schedule. Throughout design we meet on a regular basis to review decisions in terms of durability, cost, phasing/logistics, sustainability and maintainability. These meetings will be attended by Mr. Fred Marano, Executive VP of Estimating, Mr. Mark Winger, Manager of Preconstruction Services, and Mr. Jack Hayes, President. The specific services we provide include Value Engineering, Cost Estimating, Logistics of Construction, Scheduling and Document Review. Formal cost estimates will be provided upon receipt of completed Schematic Design, Design Development and 50% Construction Document design submissions. As design progresses, FQC will then work with the architect/engineer and the Village to develop a bid strategy in terms of bid packaging and trade contractor qualification.

Bidding – This proposal does not include the preparation of construction management bidding documents (e.g. scopes of work, front end bidding documents). FQC is available to provide these services if the decision is made to proceed with delivery of the project through a construction management services contract, similar to our work at Fire Station 25.

Schedule:

FQC understands the Village desires to move forward with the planning and design phase of work immediately. Our team is available to assist and would anticipate that design would occur through late Spring of 2026, with bidding and construction to follow. As part of our standard scope of preconstruction services, FQC will develop a comprehensive project schedule. FQC will work throughout the preconstruction phase in developing a project schedule including design phase milestones, bidding, move management and construction sequencing

Compensation:

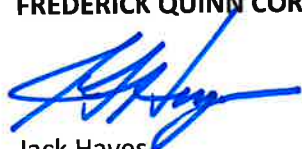
The preconstruction services include the work required to help finalize the project plan and develop, evaluate and confirm the project scope, budget and schedule. Throughout this phase of work, FQC will work extensively with the Village and your architect/engineer to provide value engineering, constructability review, cost estimating, logistics, schedule development and phasing input. Formal cost estimates will be provided at the completion of each discreet design phase, provided relevant documents are provided by the design team for assembly of an updated cost estimate at those milestones. FQC proposes to provide preconstruction services for a fixed fee of \$15,000. The preconstruction services would be billed in milestone increments following completion of the SD cost estimate, DD cost estimate and 50% construction document estimate.

Mr. Tom Wisniewski
Village of Buffalo Grove
October 8, 2025
Page 3

FQC appreciates the opportunity to be of continued service to the Village of Buffalo Grove and your community. If the terms of this proposal are acceptable, please sign the Acceptance section below. Upon acceptance of this proposal, FQC will coordinate a kick-off meeting with the Village and FGM Architects. If you have any questions, please let me know.

Respectfully submitted,

FREDERICK QUINN CORPORATION



Jack Hayes
President

Accepted By:

Signature

Name

Date



ORDINANCE 2025-xxx

AN ORDINANCE AUTHORIZING EXECUTION OF AN AGREEMENT WITH FQC CONSTRUCTION MANAGEMENT FOR PRE-CONSTRUCTION MANAGEMENT SERVICES

WHEREAS the Village of Buffalo Grove is a home rule unit pursuant to the Illinois Constitution of 1970; and

WHEREAS; the Village sought out companies qualified to provide the requested services and materials; and

WHEREAS; the Village engaged in a competitive procurement process to obtain the best value for money.

NOW THEREFORE BE IT ORDAINED by the President and Board of Trustees of the Village of Buffalo Grove, Cook and Lake Counties, Illinois, as follows:

SECTION 1. The foregoing recitals are hereby adopted and incorporated and made a part of this Ordinance as if fully set forth herein.

SECTION 2. The Village Manager is authorized to execute an agreement with FQC Construction Management for pre-construction management services, in an amount not to exceed \$15,000.00 pending review and approval by the Village Attorney.

SECTION 3. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any other provision of this Ordinance.

SECTION 4. This Ordinance shall be in full force and effect from and after its passage and approval and shall not be codified.

AYES: _____
NAYES: _____
ABSENT: _____
PASSED: _____, 2025
APPROVED: _____, 2025
PUBLISHED: _____, 2025

ATTEST:

APPROVED:

Janet M. Sirabian, Village Clerk

Eric N. Smith, Village President



AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: November 3, 2025

AGENDA ITEM 9.b. O-2025-117

Ordinance authorizing the Village Manager to execute an agreement with True North Consultants for hazardous materials survey and soil assessment services.

Contacts

Liaison: Trustee Richards

Staff: Lawrence Kane

Staff Recommendation

Staff recommends approval.

Recommended Motion

I move to approve an ordinance authorizing the purchase of a hazardous materials survey and soil assessment services from True North Consultants in an amount not to exceed \$5,460.00

Summary

See attached memo.

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 5: Partnership with Local Districts

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. 10-23-25 Station 26 Design Memo Board Mtg

2. True North Station 26 Hazard Assessment Quote
3. 10-23-25 True North Ordinance Station 26





MEMORANDUM

DATE: October 20, 2025
TO: Village Manager Dane Bragg
FROM: Deputy Village Manager Chris Stilling
Fire Chief Lawrence Kane
SUBJECT: Station 26 Design and Construction

RECOMMENDATION

Staff recommends establishing a design team for the Station 26 design and remodel. Executing agreements with these contractors will allow the Village to continue the building renovation process in the Village that was started with Public Works, transitioned to Station 25 and will begin at Station 26 shortly. Use of these contractors, architects and engineers early in the process allows the Village to keep the project on pace and within budget.

The recommended design / construction team and their role in the project are as follows:

Recommended Firm	Project Role	Experience In Village Projects	Quoted Price
FGMA Architects	Design / development	Yes – Temp. 25 / Station 25	\$4,400.00
Fredrick Quinn Construction	Pre-Construction Management	Yes – PW / Temp. 25 / Station 25	\$15,000.00
Ge Walt Hamilton	Title / Survey / Engineering	Yes – Multiple Village Projects	\$15,550.00
True North	Environmental Assessment	Yes – Temp. 25 / Station 25	\$5,460.00
TOTAL DESIGN COST			\$40,410.00

BACKGROUND

Station 26 was built in 1981 with an administrative addition added in 2002. In this time, there has been updates and mid-level remodels done within the building to attempt to grow with both staffing and changing needs. The multiple modifications have served as temporary fixes to meet needs, but in many cases have made responses and building layout inefficient from both a response and energy aspect.

The Village Board has committed to investing in its facilities through a multi-tiered approach. The initial plan addressed adaptive re-use at Public Works (PW). Once the needs of Public Works were met, an efficient remodel of the former PW building converted the space into a temporary fire station while Station 25 was rebuilt. Once completed, Station 25 will move out of the temporary station and into their new home and Station 26 members, accompanied by Fire Administration will move into the temporary fire station at the former PW. This plan has proven to be successful to date. The process and plan were not perfect, but changes and adaptations have been made along the way making each step of the process more efficient.

ANALYSIS

The initial phases of design start with the architect and quickly move into requiring information to create a useful design. Having the key stakeholders involved in the process eliminates time consuming delays and allows us to create a more accurate design early on. The design is more refined, moving us through the process more efficiently and creating a more accurate expectation of project scope, wants vs. needs and the resulting cost. This concept became evident when we reduced the initial Station 25 design cost by nearly \$1 million dollars through design modifications facilitated by the cooperative team of FGMA and FQC. They were able to make building and design modifications that impacted the price but were ultimately unnoticeable to the end user. These efficiencies in design allowed us to create bid documents with alternates which ultimately allowed us to get much of what is desired in that station.

The partnerships and professional relationships that have developed over the course of these earlier projects have allowed us to:

- Efficiently design a fire station with realistic expectations and pricing
- Created opportunities for contingencies to address unforeseen circumstances without directly impacting the overall project cost
- Developing a system which kept the project on schedule
- Soliciting, tracking and awarding individual trade contractor bids

- Creating a final bid package for Village Board approval
- Identification of potential underground issues and making recommendations for the future to improve the site at the time of construction

TIMELINE

Task	Estimated Start
Begin Station 26 Documentation (6 months)	Q1 2026
Station 25 Substantial Completion	Q2 2026
Station 25 Move to New Station / Vacate Temp Station	Q3 2026
Out for Bid for Station 26	Q2 2026
Village Approval of Bids for Station 26 (min. 2 months before const.)	Q3 2026
Station 26 and FD Admin. Move into Temp. Station 26	Q3/Q4 2026
Station 26 Construction Begins	Q3/Q4 2026
Substantial Completion of Station 26 / Move In	Q3 2027

FINANCIAL IMPACT

The financial impact of this project is anticipated and is being planned for as part of the Village's capital improvement plan for Village Facilities.

NEXT STEPS

Proposals have been received and are attached for your review. Based on past projects, experience in like size projects, positive experiences and the overall management of the project from start to completion, we feel that this design team is best suited to meet our needs for this project. All the organizations are recognized vendors with the Village and have been vetted through prior selection processes as well as project performance.

Staff recommends Village Board approval allowing the Village Manger to execute the necessary agreements as outlined to allow the formal design process for Station 26 to begin. Execution of these agreements is dependent on Village Attorney approval.

ATTACHMENTS

Executed FGMA VoBG Fire 26 Proposal
 Executed GWH VoBG Station 26 Proposal
 FQC Station 26 Design Proposal
 True North Station 26 Hazard Assessment

October 15, 2025

Mr. Tom Wisniewski
Village of Buffalo Grove
51 Raupp Blvd
Buffalo Grove, IL 60089

**RE: Proposal for Hazardous Materials Survey & Soil Assessment Services
Fire Station 26
1051 Highland Grove Drive
Buffalo Grove, Illinois 60089
True North Proposal No. P125-1251**

Dear Mr. Wisniewski:

True North Consultants, Inc. (True North) is pleased to present the Village of Buffalo Grove (Client) with the following proposal to provide Hazardous Materials Survey for Fire Station 26 located at 1051 Highland Grove Drive in Buffalo Grove, Lake County, Illinois (Site). True North is committed to serving the Client by adhering to applicable regulations, policies, and guidelines; providing timely response to Client inquiries, and working with the Client to achieve a common goal. The following sections of this proposal present information regarding the scope of services, estimated costs, schedule, and limitations.

PROJECT UNDERSTANDING

The Site is currently improved the Fire Station 26 building. The Client is intending to renovate the current fire station on the property. Prior to renovation activities, a hazardous materials survey will be required to assess the presence of asbestos, lead-based paint, and hazardous building components. The following scope of services has been requested by the Client to evaluate the environmental conditions at the Site in accordance with applicable regulatory requirements and the scope of work as identified below.

SCOPE OF WORK

Task 1: Asbestos-Containing Material (ACM) Survey

True North shall provide an Illinois Department of Public Health (IDPH) licensed Asbestos Building Inspector to conduct an ACM Survey of the aforementioned structures at the Site in substantial accordance with the requirements of the Occupational Safety and Health Administration (OSHA) Asbestos Standard for the Construction Industry (29 CFR 1926.1101), the United States Environmental Protection Agency (USEPA) National Emission Standards for Hazardous Air Pollutants (NESHAPS), Asbestos Hazard Emergency Response Act (AHERA) regulations and applicable State and Local regulations. True North shall furnish all materials, equipment and supplies necessary to accomplish project objectives. The ACM Survey shall include the following scope of work in accordance with the applicable regulatory requirements:

- *Inventory of Suspect ACMs* – Identify the presence, approximate locations, and estimated quantities of suspect asbestos-containing materials present. For each homogeneous material, information shall be recorded including the location, material description, quantity and material classification.



- **Bulk Sample Collection** – Collect bulk samples of each identified suspect ACM at representative locations in accordance with the USEPA Asbestos Hazard Emergency Response Act (AHERA) sampling protocol. True North has included within our lump sum cost the collection and analysis of up to ninety (90) samples. Should the total number of projected samples described above not be sufficient to meet project objectives, additional bulk sample analysis may be performed for a unit cost of \$20.00 per sample.
- **Bulk Sample Analysis** – Submit collected bulk samples under chain-of-custody to a National Voluntary Laboratory Accreditation Program (NVLAP) National Institute of Standards and Technology (NIST) accredited laboratory for analysis. Samples shall be analyzed for the presence of asbestos by Polarized Light Microscope (PLM) with dispersion staining in accordance with USEPA Method 600/M4-82-020 or equivalent. The samples will be submitted for analysis based upon a standard five-day turnaround time.
- **Report** – Provide a written report including information regarding the presence, location and quantity of identified materials within the Site structure(s).

True North assumes that the Client will assist in arranging unrestricted access for site inspection.

Task 2: Lead-Based Paint (LBP) Survey

True North shall provide an EPA accredited Lead Risk Assessor and/or Lead Inspector to conduct representative testing of painted surfaces on the interior and exterior of the on-site structure(s). The scope of services will be performed to assess the presence of lead-containing paints and coatings identified on structural components and/or other finish materials as described in the US Department of Housing and Urban Development (HUD) *Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing*. True North shall furnish all materials, equipment and supplies necessary to accomplish project objectives. The LBP Survey shall include the following scope of work in accordance with the applicable regulatory requirements:

- **Visual Assessment** – Identify the presence and approximate locations of suspect lead-based paint for various testing combinations present. For each identified paint combination, information shall be recorded including the location, color, substrate material, and type of painted or coated building component.
- **Paint Sample Collection** – Collect bulk paint chip samples of suspect LBP and/or coatings at representative locations on the interior and exterior surfaces of the site structure(s). The scope of work shall include the collection of up to fifteen (15) paint chip samples. Should the number of projected samples described above not be sufficient to meet project objectives, additional bulk sample analysis may be performed for a unit cost of \$20 per sample.
- **Paint Sample Analysis** – Submit collected bulk samples under chain-of-custody to an American Industrial Hygiene Association (AIHA) Environmental Lead Laboratory Accreditation Program (ELLAP) accredited laboratory for analysis. Samples shall be analyzed for the presence of lead by Atomic Absorption Spectrometry (AAS) in accordance with Method SW 846. The samples will be submitted for analysis based upon five to seven day turnaround time.



- **Report** – Provide a written report including information regarding the locations of lead-containing paints and coatings (if any), comparisons of results to federal guidelines, and any recommendations for management of lead-painted or coated structural components.

Task 3: Hazardous and Other Regulated Materials (HAZMAT) Survey

True North shall provide a qualified environmental professional to conduct a Hazardous and Other Regulated Materials (HAZMAT) Survey of the aforementioned structure(s) at the Site to identify potential hazardous materials, universal waste materials and other regulated materials that may be present within Site structures as defined in Illinois Administrative Code (IAC) Part 721: *Identification and Listing of Hazardous Waste*, and hazardous wastes as defined in the EPA *Resource Conservation and Recovery Act* (RCRA). True North shall furnish all materials, equipment and supplies necessary to accomplish project objectives. The HAZMAT Survey shall include the following scope of work in accordance with the applicable regulatory requirements:

- **Interviews and Document Review** – Conduct interviews with knowledgeable personnel as specified by the Client and review documentation as provided by the Client concerning the location and approximate quantities/volume of hazardous and other regulated substances at the Site including petroleum products, containerized chemicals, mercury and polychlorinated bi-phenyl (PCB) containing equipment, refrigerants, universal wastes, white goods and other materials that may require special handling and disposal.
- **Visual Assessment** – Conduct a visual inspection of the on-site structures to identify potentially hazardous materials, universal waste materials, and other regulated materials present. For each identified material, the approximate quantity/volume of materials will be estimated. The scope of the investigation shall be limited to visual identification and will not include “intrusive” investigation activities, sampling or laboratory analysis. Intrusive investigation includes the removal of energized electrical components and equipment, hydraulic cylinder and tank evaluation, and deconstruction of electrical/light components.
- **Report** – Provide a written report including information regarding the presence, location and quantity of identified materials within the Site structure(s) and recommendations for the management of identified materials.

SCHEDULE

True North estimates that the work can commence within two weeks upon receiving a signed copy of this agreement or a purchase order incorporating the terms of this agreement. The final Hazardous Material Survey and Soil Management reports will be submitted within six (6) weeks of written authorization to proceed.

LIMITATIONS AND QUALIFICATIONS

The proposed estimate has been provided as a good faith estimate of costs based upon the described scope of work. Should the scope of work be modified from that initially proposed, total cost of services will be adjusted accordingly.

- It is assumed for purposes of this estimate that access to the Site, inclusive of building interiors, is available during normal working hours and that records relating to the properties are reasonably ascertainable. In addition, there are no encumbrances on the Site that may limit observations or



sampling activities.

- True North understands the scope of work to include generation of ACM Survey, Lead Survey, and Hazardous Materials Survey reports for the property collectively identified as the Site. This proposal does not include additional reporting, evaluations or sampling of other material testing beyond the scope of work specifically identified herein.
- The results reported and any opinions reached by True North are for the benefit of the Client and the party of which the Client represents and, unless agreed to by True North in writing, are not to be disclosed to or relied upon by any other party.
- The Client shall provide True North, upon contract authorization, any requirements for additional insurance coverage, waivers of subrogation, and/or additional party reliance beyond that provided within this proposal or currently maintained by True North. Any additional cost to True North associated with these requirements shall be added to the total cost as proposed above unless these costs have been previously negotiated with the Client.
- The proposed scope of work is based on information and data provided by the Client and existing conditions relayed to True North during the proposal process. True North may be required to rely upon data and reports provided by others. True North cannot take responsibility for information provided by others and shall assume all provided information to be true and accurate.
- True North assumes that the Client shall return all requested documentation within the timeframe provided within the proposed schedule. True North will not be responsible for not meeting the proposed schedule due to a delayed response time by the Client or regulatory agency.
- If the site conditions are significantly different than as outlined in the introduction to this proposal (e.g., order of magnitude difference in site size, significant environmental conditions of concern that require in depth review of documentation), additional fees may be requested subsequent to the site inspection.
- True North's findings are based solely on the information obtained during completion of the approved scope of work.
- True North reserves the right to subcontract certain environmental support services with our supporting partners and/or other consulting professionals, to ensure that acceptable guidelines, regulations, and project schedules are met. All work will be performed by appropriate certified/licensed professionals.
- This proposal does not include special reports or design drawings for construction purposes.
- This proposal does not include any permitting or application fees, review or closure fees, meetings with the zoning/planning board or other authorities or other fees that may be assessed by local, State, or Federal government agencies during the performance of the above referenced scope of work on-Site.



- This proposal is based on field work performed in Level D personal protection (i.e., steel-toed boots, hard hats, safety glasses, and gloves). True North will postpone field work and notify Client immediately if field conditions warrant an increase in personal protection.
- If roofing material sampling is requested by the Client, True North is not responsible for any leaks or damage incurred as a result of sampling or the voiding of any service or product warranties that may exist for the roofing system installation. In addition, True North shall require authorization from the Property Owner and/or Client to collect samples from materials that may sustain significant damage (i.e. ceramic tile, roofing components, terrazzo, etc.) when sampled.
- USEPA recommends non-friable organically bound (NOB) materials be submitted for confirmatory analysis using Transmission Electron Microscopy (TEM). Non-friable organically bound (NOB) materials include any materials in a flexible to rigid vinyl or asphalt matrix, including floor tiles, mastics, and roofing materials. If confirmatory analysis is requested, additional costs shall apply. The Client will be responsible for authorization of any further material testing or laboratory analysis.
- True North is not responsible for damage to building materials incurred as the result of investigation and/or sampling activities. Repair and/or replacement of interior systems and finishes are the responsibility of the Property Owner and/or the Client.
- The scope of the study is limited to visible and accessible materials that may be accessed with an 8' step ladder. In the event suspect materials are identified or suspected to be present at inaccessible locations, such materials will be presumed to contain asbestos until access is available and the materials can be appropriately sampled.
- True North assumes that Site conditions shall allow the on-site collection of the proposed samples in accordance with industry and regulatory sampling protocols. This includes, but is not limited to, soil and groundwater depths, subsurface geology, overhead interferences, surface conditions, weather conditions, and utility locations.
- All turn-around times do not include the day of sample collection. The Client shall only be billed for samples analyzed by the environmental laboratory. Additional asbestos samples shall be charged at a rate of \$20/sample and lead-in-paint samples at a rate of \$20/sample above the quoted number of samples.
- The Consultant shall have no responsibility for the discovery, presence, physical sampling tests or surveys, handling, removal, disposal or Project Management and air monitoring of or exposure of persons to hazardous materials or toxic substances in any form at the project site.
- Samples that have been placed on hold at the laboratory shall be held for a maximum of eight calendar days after collection.

Additional services requested by the Client beyond those described in the scope of work section of this proposal will be completed on a Time & Materials basis in accordance with True North Standard Unit Rates.



INVOICING AND PAYMENTS

Invoicing will be submitted upon completion of the project. Invoices will be payable within 30 calendar days after the invoice date. The client shall pay any additional charges for past due payments in accordance with the attached *General Terms & Conditions*.

PROJECT COSTS AND TERMS

True North proposes to complete the stated scope of work in accordance with the attached *General Terms & Conditions*. Project Costs are included in **Attachment A**. The estimated cost includes all professional labor, travel, materials, supplies, equipment, laboratory analytical fees and expenses as specified above.

AUTHORIZATION AND CLOSING

If this proposal meets your approval, please execute **Attachment A** and return this agreement to our office via mail, fax or e-mail. This agreement for professional services represents a contract between True North Consultants, Inc. and the Client.

True North shall initiate the above scope of services upon receipt of the authorization to proceed. Should the Client request a change in the scope of work, or should circumstances render the current estimate invalid, a new estimate will be prepared and mutually agreed to in writing before further work proceeds. A copy of True North's *General Terms & Conditions* is provided for your review. Written authorization to proceed will form a binding contract and indicates your acceptance of this proposal and our *General Terms & Conditions*. Any changes to the scope of work or the *General Terms & Conditions*, if so requested, must be agreed to in writing by both parties prior to the Client's authorization to proceed.

True North appreciates the opportunity to offer this proposal for environmental consulting services. If you have any questions, please contact me at 224.387.6063 or rladieu@consulttruenorth.com.

Regards,

TRUE NORTH CONSULTANTS, INC.

Ryan LaDieu, P.E.
President

Attachments: Project Costs and Authorization (Attachment A)
 General Terms and Conditions

Proposal Date:	10/15/2025
Proposal #:	P125-1251

Client

Village of Buffalo Grove
51 Raupp Blvd.
Buffalo Grove, Illinois 60089

Project

Hazardous Material Assessment
Fire Station 26
1051 Highland Grove Drive
Buffalo Grove, Illinois 60089

Description	Quantity	Units	Rate	Amount
Asbestos-Containing Material Survey				\$3,250.00
Lead Paint Survey				\$1,510.00
Hazardous and Regulated Materials Assessment				\$700.00

Subtotal \$5,460.00

Total **\$5,460.00**

Authorization to Proceed

1. The hereby agree to the proposed scope, schedule and fees set forth within.
2. The attached terms and conditions are an integral part of this agreement.
3. Upon execution, this document represents a binding authorization to proceed.

Client Acceptance (sign below):

Print Name _____ Signature: _____ Date: _____

Thank You For Your Business!



ORDINANCE 2025-xxx

AN ORDINANCE AUTHORIZING EXECUTION OF AN AGREEMENT WITH TRUE NORTH CONSULTANTS FOR HAZARDOUS MATERIALS SURVEY AND SOIL ASSESSMENT SERVICES

WHEREAS the Village of Buffalo Grove is a home rule unit pursuant to the Illinois Constitution of 1970; and

WHEREAS, the Village sought out companies qualified to provide the requested services and materials; and

WHEREAS, the Village engaged in a competitive procurement process to obtain the best value for money.

NOW THEREFORE BE IT ORDAINED by the President and Board of Trustees of the Village of Buffalo Grove, Cook and Lake Counties, Illinois, as follows:

SECTION 1. The foregoing recitals are hereby adopted and incorporated and made a part of this Ordinance as if fully set forth herein.

SECTION 2. The Village Manager is authorized to execute an agreement with True North Consultants for the Hazardous Materials Survey and Soil Assessment Services for Station 26 in an amount not to exceed \$5,460.00, pending review and approval by the Village Attorney.

SECTION 3. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any other provision of this Ordinance.

SECTION 4. This Ordinance shall be in full force and effect from and after its passage and approval and shall [not?] be codified.

AYES: _____
NAYES: _____
ABSENT: _____
PASSED: _____, 2025
APPROVED: _____, 2025
PUBLISHED: _____, 2025

ATTEST:

APPROVED:

Janet M. Sirabian, Village Clerk

Eric N. Smith, Village President



AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: November 3, 2025

AGENDA ITEM 9.c. O-2025-118

Ordinance Authorizing the Village Manager to Execute a Agreement with OpenGov Inc. for Asset Management Software.

Contacts

Liaison: Trustee Cesario

Staff: Tom Milas

Staff Recommendation

Staff recommends approval.

Recommended Motion

I move to approve an ordinance authorizing the purchase of asset management software through OpenGov Inc. (Cartegraph) in an amount not to exceed \$268,615.74.

Summary

See Attached Memorandum

Strategic Alignment

Guiding Principle

Principle 1: Financially Responsible and Sound

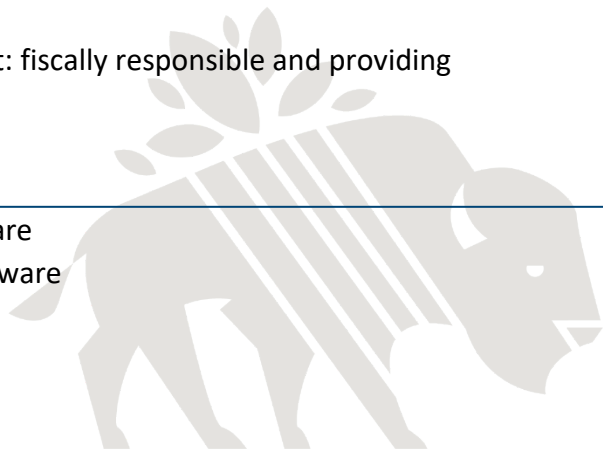
Principle 2: Outstanding Village Services

Goal

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

File Attachments

1. MEMORANDUM Asset Management Software
2. DRAFT Ordinance - Asset Management Software
3. OpenGov Inc. Quote





MEMORANDUM

DATE: September 11, 2025

TO: Michael Skibbe, Deputy Village Manager/Director of Public Works

FROM: Tom Milas, Superintendent of Forestry and Streets

SUBJECT: Asset Management Software

RECOMMENDATION

Staff recommends that the Village Board authorize the Village Manager to execute an Agreement with OpenGov, Inc. in an amount not to exceed \$268,615.74 over a three-year contract term, pending review and approval by the Village Attorney.

Background

Since 2015, the Buffalo Grove Public Works Department has relied on Cartegraph OMS, now OpenGov OMS, as its primary asset management platform. This system enables staff to capture and analyze data, improve planning, and support informed decision-making across every section of Public Works.

Currently, the Department manages and automates tasks for more than 140 distinct assets, ranging from Streets, Trees, and Water Main to First Aid Kits, Fire Extinguishers, and Garbage Cans. The system has proven invaluable in measuring efficiencies, identifying areas for improvement, and benchmarking internal costs against contracted services. Through mobile access, both staff and contractors can efficiently navigate and update information directly in the field.

Over the past two years, Public Works has evaluated alternative solutions. OpenGov OMS continues to stand out as the best option, offering user-friendly functionality, strong customization, and competitive pricing. With nearly a decade of asset data, the system allows staff to shift toward a more proactive approach to maintenance and long-term planning.

In 2025, the Department experienced unprecedented turnover across multiple staffing levels. As vacancies are filled, it is critical to reinforce onboarding, operational training, and data collection processes. To support these efforts, staff recommends incorporating OpenGov's **Adoption Toolkit**. This tool will streamline onboarding, reduce learning curves, and deliver in-platform training directly on any device. It will also enable the integration of Performance Standards, Safe Performance Guides, and Policies and Procedures into job-specific tasks, while supporting the use of videos, tutorials, and surveys in the field. Importantly, it will provide a mechanism to identify areas where additional training is

needed. This addition will enhance both onboarding of new hires and the transition of current staff into new roles. The Adoption Toolkit is an increase to the annual cost: Year One - \$7,276.50, Year Two - \$7,640.33, Year 3 - \$8,022.34, with an additional one-time deployment fee of \$3,225.00. This addition is included in the breakdown of costs below.

Breakdown of Costs

Description	Price	Qty	Subtotal
OpenGov OMS Software <u>Year One</u> January 1, 2026 – December 31, 2026	\$87,409.22	1	\$87,409.22
OpenGov OMS Software <u>Year Two</u> January 1, 2027 – December 31, 2027	\$88,393.43	1	\$88,393.43
OpenGov OMS Software <u>Year Three</u> January 1, 2028 – December 31, 2028	\$92,813.09	1	\$92,813.09
Total Contract Amount (3 Years)		Total	\$268,615.74



ORDINANCE 2025-xxx

AN ORDINANCE AUTHORIZING EXECUTION OF AN AGREEMENT WITH OPENGOV INC., FOR ASSET MANAGEMENT SOFTWARE

WHEREAS the Village of Buffalo Grove is a home rule unit pursuant to the Illinois Constitution of 1970; and

WHEREAS the Village sought out companies qualified to provide the requested services and materials; and

WHEREAS the Village engaged in a competitive procurement process to obtain the best value for money.

NOW THEREFORE BE IT ORDAINED by the President and Board of Trustees of the Village of Buffalo Grove, Cook and Lake Counties, Illinois, as follows:

SECTION 1. The foregoing recitals are hereby adopted and incorporated and made a part of this Ordinance as if fully set forth herein.

SECTION 2. The Village Manager is authorized to execute an Agreement with OpenGov Inc for asset management software (Cartegraph), at a total three-year price not to exceed \$268,615.74 pending review and approval by the Village Attorney.

SECTION 3. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any other provision of this Ordinance.

SECTION 4. This Ordinance shall be in full force and effect from and after its passage and approval and shall not be codified.

AYES: _____
NAYES: _____
ABSENT: _____
PASSED: _____, 2025
APPROVED: _____, 2025
PUBLISHED: _____, 2025

ATTEST:

APPROVED:

Janet M. Sirabian, Village Clerk

Eric N. Smith, Village President



OpenGov Inc.
660 3rd Street, Suite 100
San Francisco, CA 94107
United States

Order Form Number: Q-10369
Created On: 08/27/2025
Order Form Expiration: 12/31/2025
Subscription Start Date: 01/01/2026
Subscription End Date: 12/31/2028

Prepared By: Patrick Hogan
Email: phogan@opengov.com
Contract Term: 36 Months

Customer Information:

Customer: Village of Buffalo Grove, IL
Bill To/Ship To: 50 Raupp Blvd.
Buffalo Grove, Illinois
60089
United States
Contact Name: Mike Skibbe
Email: mskibbe@vbg.org
Phone: (847) 459-2545

Order Details:

Billing Frequency: Prepaid
Payment Terms: Net 30 Days

SOFTWARE SERVICES:

Product Name	Start Date	End Date	Annual Fee
Adoption Toolkit	01/01/2026	12/31/2026	\$7,276.50
Advanced Material Management	01/01/2026	12/31/2026	\$1,870.16
Asset Builder (option)	01/01/2026	12/31/2026	\$952.21
Facilities Domain	01/01/2026	12/31/2026	\$0.00
Flood Protection Domain	01/01/2026	12/31/2026	\$0.00
Integration Toolkit (option)	01/01/2026	12/31/2026	\$1,428.34
OMS Plus	01/01/2026	12/31/2026	\$39,483.49

OMS User	01/01/2026	12/31/2026	\$27,536.72
Parks & Recreation Domain	01/01/2026	12/31/2026	\$0.00
Sanitary Sewer Domain	01/01/2026	12/31/2026	\$0.00
Scenario Builder (option)	01/01/2026	12/31/2026	\$1,904.45
Signal Domain	01/01/2026	12/31/2026	\$0.00
Stormwater Domain	01/01/2026	12/31/2026	\$0.00
Systems Integration Support	01/01/2026	12/31/2026	\$3,732.35
Transportation Domain	01/01/2026	12/31/2026	\$0.00
Walkability Domain	01/01/2026	12/31/2026	\$0.00
Water Distribution Domain	01/01/2026	12/31/2026	\$0.00
Adoption Toolkit	01/01/2027	12/31/2027	\$7,640.33
Advanced Material Management	01/01/2027	12/31/2027	\$1,963.67
Asset Builder (option)	01/01/2027	12/31/2027	\$999.82
Facilities Domain	01/01/2027	12/31/2027	\$0.00
Flood Protection Domain	01/01/2027	12/31/2027	\$0.00
Integration Toolkit (option)	01/01/2027	12/31/2027	\$1,499.75
OMS Plus	01/01/2027	12/31/2027	\$41,457.66
OMS User	01/01/2027	12/31/2027	\$28,913.56
Parks & Recreation Domain	01/01/2027	12/31/2027	\$0.00

Sanitary Sewer Domain	01/01/2027	12/31/2027	\$0.00
Scenario Builder (option)	01/01/2027	12/31/2027	\$1,999.67
Signal Domain	01/01/2027	12/31/2027	\$0.00
Stormwater Domain	01/01/2027	12/31/2027	\$0.00
Systems Integration Support	01/01/2027	12/31/2027	\$3,918.97
Transportation Domain	01/01/2027	12/31/2027	\$0.00
Walkability Domain	01/01/2027	12/31/2027	\$0.00
Water Distribution Domain	01/01/2027	12/31/2027	\$0.00
Adoption Toolkit	01/01/2028	12/31/2028	\$8,022.34
Advanced Material Management	01/01/2028	12/31/2028	\$2,061.85
Asset Builder (option)	01/01/2028	12/31/2028	\$1,049.82
Facilities Domain	01/01/2028	12/31/2028	\$0.00
Flood Protection Domain	01/01/2028	12/31/2028	\$0.00
Integration Toolkit (option)	01/01/2028	12/31/2028	\$1,574.74
OMS Plus	01/01/2028	12/31/2028	\$43,530.54
OMS User	01/01/2028	12/31/2028	\$30,359.23
Parks & Recreation Domain	01/01/2028	12/31/2028	\$0.00
Sanitary Sewer Domain	01/01/2028	12/31/2028	\$0.00
Scenario Builder (option)	01/01/2028	12/31/2028	\$2,099.65

Signal Domain	01/01/2028	12/31/2028	\$0.00
Stormwater Domain	01/01/2028	12/31/2028	\$0.00
Systems Integration Support	01/01/2028	12/31/2028	\$4,114.92
Transportation Domain	01/01/2028	12/31/2028	\$0.00
Walkability Domain	01/01/2028	12/31/2028	\$0.00
Water Distribution Domain	01/01/2028	12/31/2028	\$0.00

PROFESSIONAL SERVICES:

Product Name	Start Date	Description	Fee
Professional Services Deployment - Time and Materials Billed Monthly as Incurred	01/01/2026	Professional Services Deployment - Estimated Time and Materials Billed Monthly as Incurred	\$3,225.00

Professional Services Total: \$3,225.00

Customer Billing/Service Periods:

Period:	Total:
01/01/2026	\$87,409.22
01/01/2027	\$88,393.43
01/01/2028	\$92,813.09

Order Form Legal Terms:

This Order Form incorporates the OpenGov Master Services Agreement ("MSA") attached here or available at <https://opengov.com/terms-of-service/master-services-agreement/>.

The "Agreement" between OpenGov and the entity identified above ("Customer") consists of the Order Form, MSA, and, if Professional Services are purchased, the Statement of Work.

Unless otherwise specified above, fees for the Software Services and Professional Services shall be due and payable, in advance, 30 days from receipt of the invoice.

By signing this Agreement, Customer acknowledges that it has reviewed, and agrees to be legally bound by the Agreement. Each party’s acceptance of this Agreement is conditional upon the other’s acceptance of the Agreement to the exclusion of all other terms

Hours will be billed upon completion on a time and material basis at a rate of \$215.00 per hour. Actual charges may exceed the provided estimate under Time and Materials billing, The final amount billed will reflect the actual hours utilized.

Village of Buffalo Grove, IL:

Signature: _____
Name: _____
Title: _____
Date: _____

OpenGov, Inc.

Signature: _____
Name: _____
Title: _____
Date: _____



AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: November 3, 2025

AGENDA ITEM 9.d. O-2025-119

Ordinance Approving an Annexation Agreement for the Property 23023 N. First Street, 23008 N. Main Street, 16704 W. Highway 22, and 16606 W. Highway 22

Contacts

Liaison: Trustee Ottenheimer

Staff: Nicole Woods

Staff Recommendation

Staff recommends approval.

Recommended Motion

I move to approve an ordinance approving the attached annexation agreement, subject to the final review and approval by the Village Attorney.

Summary

PROJECT BACKGROUND

Pulte Home Company, LLC is the contract purchaser of the unincorporated 11.20- acre property located at 23023 N. First Street, 23008 N. Main Street, 16704 W. Highway 22, and 16606 W. Highway 22., also known as the Fiore properties. They are requesting to annex the property into Buffalo Grove and proposing a 90-unit, attached single-family development on the property. As proposed, the project requires annexation with a rezoning to R-9 Multiple-Family District along with a Special Use for a Residential Planned Unit Development, approval of a Plat of Subdivision and Preliminary Plan with variations to the Sign, Development and Zoning Ordinances. The complete list of the variations is included in Section 4 of the attached draft annexation agreement. **Further information and details about the project can be found in the attached meeting materials provided in the public hearing agenda section of the Board packet.**

Strategic Alignment

Guiding Principle

Principle 3: Plan and Invest in the Future

Goal

Goal 2: Enhanced, beautiful, safe and sustainable neighborhoods

File Attachments

1. DRAFT Ordinance - Approving Annexation Agreement
2. Exhibit B. Annexation Agreement Draft Final





ORDINANCE 2025-xxx

AN ORDINANCE APPROVING AN ANNEXATION AGREEMENT FOR PROPERTIES LOCATED AT 23023 N. FIRST STREET, 23008 N. MAIN STREET, 16704 W. HIGHWAY 22, AND 16606 W. HIGHWAY 22, PRAIRIE VIEW, IL 60069

WHEREAS the Village of Buffalo Grove is a Home Rule Unit pursuant to the Illinois Constitution of 1970; and

WHEREAS there has heretofore been submitted to the Corporate Authorities of the Village of Buffalo Grove petitions to annex the property legally described in Exhibit A hereto; and,

WHEREAS there has been submitted to the Corporate Authorities of the Village of Buffalo Grove an Annexation Agreement; and,

WHEREAS proper and due notice of the public hearing on November 3, 2025, concerning said Annexation Agreement and zoning have been given and the public hearing was held; and,

WHEREAS it is determined to be in the best interest of the Village of Buffalo Grove to approve said Annexation Agreement.

NOW THEREFORE BE IT ORDAINED by the President and Board of Trustees of the Village of Buffalo Grove, Cook and Lake Counties, Illinois, as follows:

SECTION 1. The Annexation Agreement, a copy of which is attached hereto and made a part hereof as Exhibit B, is approved , subject to final review and approval by the Village Attorney

SECTION 2. The President and Clerk of the Village are hereby authorized to execute said Agreement on behalf of the Village of Buffalo Grove.

SECTION 3. This Ordinance shall be in full force and effect from and after its passage and approval and shall not be codified.

AYES: _____
NAYES: _____
ABSENT: _____
PASSED: _____, 2025
APPROVED: _____, 2025
PUBLISHED: _____, 2025

ATTEST:

APPROVED:

Janet M. Sirabian, Village Clerk

Eric N. Smith, Village President

DRAFT

EXHIBIT A

LEGAL DESCRIPTION

SUBJECT PROPERTY COMMON ADDRESS: 23023 N. First Street, 23008 N. Main Street, 16704 W. Highway 22, and 16606 W. Highway 22, Prairie View, IL 60069.

PERMANENT INDEX NO.: 15-16-307-006
15-16-300-022
15-21-100-047
15-21-100-049
15-21-100-004

PARCELS 1 & 5:

THE PART OF LOT 33 OF SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16 AND OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 21, ALL IN TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE 3RD P.M., DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 33 OF SAID SCHOOL TRUSTEE'S SUBDIVISION (BEING THE SOUTH EAST CORNER OF THE SOUTH WEST QUARTER OF SECTION 16); THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 33, 144.5 FEET TO THE WEST LINE OF LANDS OF THE WISCONSIN CENTRAL RAILROAD TO THE PLACE OF BEGINNING OF THE PREMISES HEREIN INTENDED TO BE DESCRIBED; THENCE NORTH 21 ½ DEGREES WEST ALONG SAID RAILROAD LANDS 65.4 FEET; THENCE WEST ALONG AN OLD FENCE LINE 211.3 FEET TO THE EAST LINE OF LOT 7, BLOCK 1, IN A.G. MAETHER'S SUBDIVISION, A SUBDIVISION OF PART OF SAID LOT 33 OF SCHOOL TRUSTEE'S SUBDIVISION HEREIN DESCRIBED; THENCE SOUTH ALONG THE EAST LINE OF LOTS 7 AND 8, BLOCK 1, A.G. MAETHER'S SUBDIVISION, AND SAID LINE EXTENDED 134.2 FEET TO A POINT WHICH IS 73.2 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 21; THENCE EAST PARALLEL TO SAID NORTH LINE OF SAID NORTH WEST QUARTER 267 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF LANDS OF THE WISCONSIN CENTRAL RAILWAY, WHICH IS 82.8 FEET SOUTH FROM THE INTERSECTION OF THE NORTHLINE OF THE EAST HALF OF THE NORTH WEST QUARTER OF SECTION 21; THENCE NORTH WESTERLY ALONG THE WESTERLY LINE OF THE RIGHT OF WAY OF THE WISCONSIN CENTRAL RAILWAY COMPANY TO THE PLACE OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

PARCEL 2:

THE PART OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 21, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: TO-WIT- COMMENCING AT THE NORTHWEST CORNER OF SAID HALF QUARTER SECTION, THENCE SOUTH ALONG THE WEST LINE OF SAID HALF QUARTER SECTION, 480.2 FEET TO THE CENTER OF THE LAKE ZURICH ROAD (STATE ROAD NO. 22), THENCE EASTERLY ALONG THE CENTER OF SAID ROAD FOR A DISTANCE OF 491.3 FEET, THENCE NORTHERLY 495.3 FEET TO A POINT IN THE NORTH LINE OF SAID EAST ½ OF THE NORTHWEST ¼, WHICH IS 491.2 FEET EAST OF THE NORTHWEST CORNER OF SAID EAST ½ OF THE NORTHWEST ¼, THENCE WEST ON SAID NORTH LINE TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM THAT PART FALLING WITHIN ILLINOIS STATE ROUTE 22, ALL IN LAKE

COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 21, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING ON THE NORTH LINE OF SAID EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 21 AT A POINT 379.7 FEET WEST FROM THE NORTHEAST CORNER THEREOF THENCE WEST ALONG SAID NORTH LINE 453.7 FEET TO A POINT WHICH IS 491.2 FEET EAST OF THE NORTHWEST CORNER OF THE EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 21, THENCE SOUTH 495.3 FEET TO A POINT IN THE CENTER OF LAKE ZURICH ROAD (STATE ROAD 22) SAID POINT BEING 491.3 FEET FROM THE WEST LINE OF SAID NORTHWEST $\frac{1}{4}$ (AS MEASURED ALONG THE CENTER LINE OF SAID ROAD) THENCE EASTERLY ALONG THE CENTER OF SAID ROAD 524.8 FEET TO A POINT WHICH IS 308.4 FEET WEST FROM THE INTERSECTION OF THE CENTER LINE OF PAVEMENT OF THE LAKE ZURICH ROAD AND THE EAST LINE OF SAID EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 21 THENCE NORTHERLY 438.4 FEET TO A POINT WHICH IS 73.2 FEET SOUTH FROM THE NORTH LINE AND 299.4 FEET WEST FROM THE EAST LINE OF SAID EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 21 THENCE WEST PARALLEL TO SAID NORTH LINE 80.3 FEET THENCE NORTH AT RIGHT ANGLES TO SAID NORTH LINE 73.2 FEET TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM THAT PART FALLING WITHIN ILLINOIS STATE ROUTE 22, ALL IN LAKE COUNTY, ILLINOIS.

PARCEL 4:

LOTS 6, 7 AND 8 IN BLOCK 1 IN MAETHR'S SUBDIVISION OF PART OF THE SOUTH $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 16, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 30, 1925 AS DOCUMENT 260397 IN BOOK "M" OF PLATS PAGE 107 IN LAKE COUNTY, ILLINOIS.

Approximately 11.18 acres

EXHIBIT B

ANNEXATION AGREEMENT

DRAFT

10/30/2025

ANNEXATION AGREEMENT

**23023 N. First Street, 23008 N. Main Street, 16704 W. Highway 22,
and 16606 W. Highway 22, Prairie View**

PULTE HOMES

This agreement (hereinafter referred to as the "Agreement") made and entered into this _____ day of _____, 2025, by and between the VILLAGE OF BUFFALO GROVE (hereinafter referred to as "Village") by and through the President and Board of Trustees of the Village (hereinafter collectively referred to as the "Corporate Authorities"), Pulte Home Company, LLC, 1900 E Golf Road, Schaumburg, IL 60173 (hereinafter referred to as "Developer"), and Fiore Properties, LLC (hereinafter referred to as "Owner").

WITNESSETH:

WHEREAS, the Village of Buffalo Grove is a Home Rule Unit by virtue of the provisions of the Constitution of the State of Illinois of 1970; and,

WHEREAS, Owner is the owner of a certain tract of property (hereinafter referred to as the "Property") comprising 11.20 acres legally described and identified in the Legal Description, attached hereto as EXHIBIT A and made a part hereof, and which real estate is contiguous to the corporate limits of the Village; and,

WHEREAS, a Plat of Annexation, including certain street right-of-way adjacent to the Property, is attached hereto as EXHIBIT B, which depicts a total area of 13.89 acres to be annexed; and,

WHEREAS, Developer is the contract purchaser of the Property; and,

WHEREAS, Developer desires and proposes pursuant to the provisions and regulations applicable to the R-9 District of the Village Zoning Ordinance, with a special use as a Residential Planned Unit Development, to develop the Property in accordance with and pursuant to the

Preliminary Plans (as defined in Section 5 of this Agreement) (the "Development").

WHEREAS, pursuant to the provisions of Section 5/11-15.1-1 *et seq.*, of the Illinois Municipal Code (65 ILCS 5/11-15.1-1 *et seq.*) and as the same may have been modified by the Village's Home Rule powers, a proposed Annexation Agreement was submitted to the Corporate Authorities and a public hearing was held thereon pursuant to notice as provided by Statute; and,

WHEREAS, pursuant to due notice and advertisement, the Planning and Zoning Commission of the Village has held a public hearing and made its recommendations with respect to the requested zoning classification in the R-9 District with a special use as a Residential Planned Unit Development and variations of the Village Sign Ordinance (the "Sign Ordinance"), Village Development Ordinance (the "Development Ordinance") and Zoning Ordinance (the "Zoning Ordinance"); and,

WHEREAS, the President and Board of Trustees after due and careful consideration have concluded that the annexation of the Property to the Village and its zoning and development on the terms and conditions herein set forth would further enable the Village to control the development of the area and would serve the best interests of the Village.

NOW, THEREFORE, in consideration of the premises, mutual covenants and agreements herein set forth, the parties hereto agree as follows:

1. Applicable Law. This Agreement is made pursuant to and in accordance with the provisions of Section 5/11-15.1-1 *et seq.*, of the Illinois Municipal Code (65 ILCS 5/11-15.1-1 *et seq.*) and as the same may have been modified by the Village's Home Rule powers. The preceding whereas clauses are hereby made a part of this Agreement.

2. Agreement: Compliance and Validity. The Owner and Developer have filed with the Village Clerk of the Village a proper petition pursuant to and in accordance with the provisions of Section 5/7-1-8 of the Illinois Municipal Code (65 ILCS 5/7-1-8) and as the same may have been modified by the Village's Home Rule powers, conditioned on the execution of this Agreement and the compliance with the terms and provisions contained herein, to annex the Property to the Village. It is understood and agreed that this Agreement in its entirety, together with the aforesaid petition for annexation, shall be null, void and of no force and effect unless the Property

is validly annexed to the Village and is validly zoned and classified in the R-9 District with a special use for Residential Planned Unit Development and certain variations, all as contemplated in this Agreement. No portion of the Property shall be disconnected from the Village without the prior written consent of its Corporate Authorities.

3. Enactment of Annexation Ordinance. The Corporate Authorities, within twenty-one (21) days of the execution of this Agreement by the Village, will enact an ordinance (hereinafter referred to as the "Annexation Ordinance") annexing the Property to the Village. Said Annexation Ordinance shall be recorded at the Lake County Recorder's Office along with the Plat of Annexation (attached hereto as EXHIBIT B).

4. Enactment of Zoning Ordinance. Within twenty-one (21) days of the execution of this Agreement by the Village, the Corporate Authorities shall enact an ordinance zoning the Property in the R-9 District, with a special use for a Residential Planned Unit Development, and certain variations subject to the restrictions further contained herein and all applicable ordinances of the Village of Buffalo Grove as amended from time to time. Said zoning shall be further conditioned on the development of the Property in accordance with the Preliminary Plans and other exhibits attached hereto or incorporated by reference herein.

In addition, the ordinance approving the Special Use for a Residential Planned Unit Development shall include the granting of the following variations:

- a. A variation to Section 14.20.010 of the Sign Ordinance allowing the temporary entrance billboards at Main Street and Half Day Road to exceed the 8-foot maximum width and the overall sign area of 64 square feet; and
- b. A variation to Section 14.16.010 to allow two residential development signs to exceed the 5-foot height limitation and be placed within the required setback area; and
- c. Variations to Section 17.40.050 of the Zoning Ordinance decreasing the minimum front, corner side, and rear yard setbacks as depicted on the Preliminary Plat of Subdivision; and

- d. A variation to Section 17.28.050 of the Zoning Ordinance reducing the minimum building separations (side to side) from 24 feet to 14 feet and from (side to rear) 40 feet to 32 feet; and
- e. A variation to Section 17.28.050 of the Zoning Ordinance reducing the setback from the PUD boundary to buildings 4-6, 18, and 21 to less than twice the height of the buildings, where the Property abuts properties zoned for or used for single family residential use as depicted on the Preliminary Plan; and
- f. A variation to Section 16.50.070.D. of the Development Ordinance to allow for right-of-way dedication of less than 60 feet for the proposed public street along First Street and the east end of the proposed public road near Main Street, where the developer does not control property on both sides of the right-of-way, as depicted on the Preliminary Plat of Subdivision.
- g. A variation to Section 16.50.070.D. of the Development Ordinance to allow First Street to taper to less than the standard width to match the existing First Street pavement in the Vernon Township right-of-way.
- h. A variation to Section 16.50.070.D. of the Development Ordinance to decrease the minimum grade of streets as depicted on the Preliminary Engineering Plan.
- i. A variation to Section 16.50.070.D. of the Development Ordinance to increase the street width from 24 feet face-of-curb to face-of-curb to 27 feet face-of-curb to face-of-curb.
- j. A variation to Section 16.50.150.B.5. to waive the requirement for concrete curb and gutter or concrete barrier curb around the perimeter of the parking lot east of building 21, as depicted on the Preliminary Engineering Plan.
- k. A variation to Section 16.30.030.F and Section 16.50.080.A to waive the requirement for sidewalks on both sides of public and private streets for First Street and to allow sidewalks without parkway between the back of curb and the property line as depicted on the Preliminary Engineering Plans.

5. Approval of Plans. The Corporate Authorities hereby approve the Preliminary Plans pursuant to the provisions of the Development Ordinance. The “Preliminary Plans” consists

of the following documents:

- a. Preliminary PUD Plan, prepared by Dickson Design Studio and last revised on October 15, 2025, a copy of which is attached hereto as Exhibit C (the “Preliminary PUD Plan”);
- b. Preliminary Plat of Subdivision, prepared by Cemcon, Ltd., and last revised on October 2, 2025, a copy of which is attached hereto as Exhibit D (the “Preliminary Plat of Subdivision”);
- c. Preliminary Engineering Plan, prepared by Pearson, Brown & Associates, Inc., last revised on October 3, 2025, a copy of which is attached hereto as Exhibit E (the “Preliminary Engineering Plan”);
- d. Preliminary Landscape Plan, prepared by Dickson Design Studio, last revised on October 3, 2025, a copy of which is attached hereto as Exhibit F (the “Preliminary Landscape Plan”);
- e. Building Elevations, prepared by BSB Design, last revised on September 12, 2025, a copy of which is attached hereto as Exhibit G (the “Building Elevations”).

The Corporate Authorities agree to approve final development plans for the Property as submitted by the Developer provided that the final development plans:

- a. substantially conform to the approved Preliminary Plans, and
- b. conform to the terms of this Agreement and all applicable Village Ordinances as amended from time to time (except as modified pursuant to this Agreement); and

6. Compliance with Applicable Ordinances. The Developer agrees to comply with all ordinances of the Village of Buffalo Grove as amended from time to time in the development of the Property, provided that all new ordinances, amendments, rules and regulations relating to zoning, building and subdivision of land adopted after the date of this Agreement shall not be arbitrarily or discriminatorily applied to the Property but shall be equally applicable to all property similarly zoned and situated to the extent possible. Developer, in the development of the Property, shall comply with the standards set forth in the Development Ordinance as amended from time to time. Notwithstanding the foregoing, the Village shall not apply new ordinances or regulations to the Property to the extent that the ordinances or regulations would

impair development of the Property consistent with the Preliminary Plans. This Agreement, the Special Use for Residential Planned Unit Development, and the Preliminary Plans do not authorize the commencement of development on the Property, but rather are the controlling documents by which the Village shall review the final plans.

7. Amendment of Plan. Minor Changes to the Preliminary Plans shall be reviewed, and if acceptable, administratively approved by Village Manager. Minor Changes are those changes that i) are consistent with the character and intent of the Preliminary Plans; ii) do not increase the unit count permitted by the Preliminary Plans; and iii) do not exacerbate any existing variation or require additional variations. Other changes to the Preliminary Plans, if the Village so determines, will require the submission of amended plats or plans, together with proper supporting documentation, to the Planning & Zoning Commission and/or the Corporate Authorities to consider such changes to the Preliminary Plan. The Village Manager or the Corporate Authorities may, in their sole discretion, require additional public hearings and may review the commitments of record contained in this Agreement, including, but not limited to fees, prior to final consideration of any change to the Preliminary Plans. Any change to the Preliminary Plans requested by the Village shall be approved as a Minor Change. Major changes may be subject to review by the Appearance Review Team (ART) and/or the Planning & Zoning Commission.

8. Building Permit Fees. The building permit fees may be increased from time to time so long as said permit fees are applied consistently to all other developments in the Village to the extent possible. In the event a conflict arises between the Developer and the Village on any engineering and technical matters subject to this Agreement, the Village reserves the right to pass along any and all additional expenses incurred by the use of consultants in the review and inspection of the development from time to time. Developer shall pay any non-discriminatory new or additional fees hereinafter charged by the Village to developers of properties within the Village.

9. Water Provision. The Developer shall be permitted and agrees to tap on to the Village water system at points recommended by the Village Engineer and as shown on the

Preliminary Engineering Plan. The design of the water system as depicted on the Preliminary Engineering Plan may evolve and change at the time of Final Engineering, provided that Developer shall not be required to oversize watermains to accommodate future off-site development. It is understood, however that the proposed water main extension under the Canadian National Railroad is oversized to serve future development of the area, as shown on the preliminary engineering plans. The Developer further agrees to pay to the Village such fees in accordance with the applicable Village Ordinances at the time of the issuance of the water and sewer permits. The Developer agrees to accept any increase in water rates and tap on fees provided such rates and fees apply consistently to all other similar users in the Village to the extent possible. Following such tap on, the Village agrees to provide to the best of its ability and in a non-discriminatory manner water service to all users on the Property in accordance with the Preliminary Plan. Watermains serving the Property and those approved as part of the Development shall be installed by the Developer and, except for service connections to the buildings shall, upon installation and acceptance by the Village through formal acceptance action by the Corporate Authorities, be dedicated to the Village and become a part of the Village water system maintained by the Village.

10. Storm and Sanitary Sewer Provisions.

a. The Corporate Authorities agree to cooperate with the Developer and to use their best efforts to aid Developer in obtaining such permits from governmental agencies having jurisdiction as may be necessary to authorize connection from the Development to the Lake County Department of Public Works for the collection of sewage. The Developer shall construct on-site and off-site sanitary sewers as may be necessary to service the Property as depicted on the Preliminary Engineering Plan. The design of the sanitary sewer as set forth in the Preliminary Engineering Plan may evolve and change to comply with Village Code requirements at the time of Final Engineering, provided that Developer shall not be required to oversize sanitary improvements to accommodate future off-site development. Upon installation and acceptance by the Village through formal acceptance action by the Corporate Authorities, the Corporate Authorities agree to operate and maintain such systems, except for sanitary sewer service

connections. The Developer agrees to accept any increase in sewer rates and tap on fees, provided that such fees and rates are applied consistently to all similar users in the Village to the extent possible.

b. The Developer shall construct stormwater improvements as depicted on the Preliminary Engineering Plan. The design of the stormwater management system as depicted on the Preliminary Engineering Plan may evolve and change to comply with Village Code requirements at the time of final engineering provided that Developer shall not be required to oversize stormwater improvements to accommodate future off-site development.

11. Drainage Provisions. The design of the drainage and grading improvements may evolve and change to comply with Village Code requirements at the time of final engineering. It is expressly understood and agreed that said changes could impact the placement of buildings on lots. The Developer shall install any storm sewers and/or inlets which are required to eliminate standing water or conditions of excess soggy which may, in the reasonable opinion of the Village Engineer, be detrimental to the growth and maintenance of lawn grasses.

12. Developer Recapture of Utility Costs. It is further understood and agreed that a portion of the sanitary sewer, storm sewer, and/or watermain to be constructed and installed by the Developer to serve the Development (hereinafter referred to as "Developer's Improvements") may benefit neighboring properties not owned by the Developer, thus making such utility service available thereto. The Corporate Authorities agree to adopt an ordinance and enter into an agreement with Developer to permit the Developer, or its assignee, as reasonably approved by the Village, to recapture from such neighboring property owners as may be benefited by the Developer's Improvements, that portion of the actual costs and installation of Developer's Improvements, in such proportionate amounts from such neighboring property owners as may be so benefited as determined by the Village. Said recapture ordinance shall only be enforceable for ten (10) years from its passage. The Village and Developer agree to use their best efforts to cooperate to achieve the most practical and feasible route to the off-site utilities' connection points. The Village agrees to cooperate with the Developer in effectuating recapture from future developers and property owners as appropriate. The Village shall be entitled to a five

percent (5%) fee from any amounts hereby recaptured as and for its collection efforts.

13. Payment of Recapture Fees Owed. Any amount of recapture required to be paid by this Property shall be due and payable to the Village upon platting of the subdivision.

14. Security for Public and Private Site Improvements. Security for public and private site improvements shall be provided in accordance with the Village's Development Ordinance and the Development Improvement Agreement (EXHIBIT H). The Parties agree to, in good faith, negotiate the terms of the Development Improvement Agreement which agreement shall be finalized concurrent with the Village's approval of final engineering. Any letter of credit issued under the terms of the Development Improvement Agreement shall be drawn on a financial institution of net worth reasonably satisfactory to the Village Attorney. The issuer may have an equitable or lending interest in the Property provided that the letter of credit, either by its own terms or by separate written assurances of the issuer, shall be honored irrespective of that interest. In the event of a Developer default under the terms of the letter of credit, the Village shall have the right to draw up to the full amount of the letter of credit in order to complete, and have formal acceptance of, all improvements secured by the letter of credit.

15. Exhibits. The following EXHIBITS, some of which were presented in testimony given by the Developer or the witnesses during the hearings held before the Planning & Zoning Commission and the Corporate Authorities prior to the execution of this Agreement, are hereby incorporated by reference herein, made a part hereof and designated as shown below.

EXHIBIT A	Legal Description
EXHIBIT B	Plat of Annexation
EXHIBIT C	Preliminary PUD Plan
EXHIBIT D	Preliminary Plat of Subdivision
EXHIBIT E	Preliminary Engineering Plan
EXHIBIT F	Landscaping Plan
EXHIBIT G	Architectural Rendering
EXHIBIT H	Sample Development Improvement Agreement

16. Annexation Fee. Developer agrees to pay an annexation fee of \$1,500 per unit for

the 90 units, which fee shall be payable pro rata at issuance of building permits. This fee, however, shall be paid in full prior to the expiration of this Agreement.

17. Declaration of Covenants, Conditions and Restrictions.

a. Prior to approval of final engineering and the Development Improvement Agreement, the Developer shall provide to the Village for review and approval a "Declaration." The Declaration shall provide for the creation of a homeowners' association which shall be responsible for the governance of the Development (the "HOA"). The Declaration shall require all lot owners in the Development to make assessment payments to accumulate such funds as might be necessary for the operation, maintenance, repair and reconstruction of the common areas and private improvements serving the development (the "HOA Improvements"). The HOA Improvements shall include, street lighting, sidewalks, and parkways that are not within public rights-of-way, storm sewers, and storm water management facilities, including but not limited to the detention pond, wetland, underground stormwater retention vaults, and related aeration systems (if any), common area landscaping, development signage, and fences. The HOA shall be responsible to own, operate, and maintain the HOA Improvements. The HOA shall further be responsible for regular mowing of parkways within the Development.

b. It shall be a specific condition of approval of the Special Use that, upon formation, the HOA be maintained in good standing with the Illinois Secretary of State.

c. The Developer shall (i) record the Declaration and (ii) incorporate the HOA prior to the issuance of a final certificate of occupancy for the first unit within the Property.

d. The Village shall have the right, but not the obligation, to enforce the Declaration, and further shall have the right, upon thirty (30) calendar days prior written notice specifying the nature of a default, to enter upon the Property and cure such default, or cause the same to be cured at the cost and expense of the HOA. The Village shall also have the right to charge or place a lien upon the Property for repayment of such costs and expenses, including reasonable attorneys' fees in enforcing such obligations.

e. The Declaration shall also include the obligation that the HOA shall provide snow removal for private driveways, streets and sidewalks and shall store excess snow in appropriate

off-street locations, and shall not in any way impede the Village's snow removal operations on public streets.

f. The Declaration shall also provide that the Property shall be used and developed in accordance with Village ordinances, codes and regulations applicable thereto, including ordinance(s) enacted pursuant to this Agreement.

g. The Declaration shall be submitted to the Village for review and approval consistent with the terms of this Agreement. The Declaration shall provide that the provisions relative to the requirements set forth in this Section 17 may not be amended without the prior approval of the Village.

h. The Declaration shall also provide that the Village may enforce its ordinances, including but not by way of limitation traffic ordinances, on the Property, including private alleys and common areas.

i. The Declaration shall require that landscaping embellishments (arbors, trellises, fences, etc.) shall be maintained consistent with the final landscape plan for the Development.

j. The Declaration shall indicate that private roads, alleys, and fire lanes as depicted on the development plans, parking lots, sidewalks, parkways, and streetlights not within the public right-of-way, pedestrian paths within Common Areas, and improvements to the Outlot/Open Space Parcel as shown on the final engineering plans will remain private improvements of the HOA and that the HOA will maintain said areas in a manner acceptable to the Village. The Village may require that all initial and subsequent homeowners sign a disclosure acknowledging that the private roads and alleys will remain private.

18. Park District Donations. Developer agrees to comply with the provisions of Title 19 of the Buffalo Grove Municipal Code, as amended from time to time, regarding park donations. Developer shall make cash contributions to the Village for conveyance to the Buffalo Grove Park District to fulfill the obligation of the Property concerning park donations in accordance with Title 19 of the Buffalo Grove Municipal Code.

19. School District Donations. Developer agrees to comply with the provisions of Title 19 of the Buffalo Grove Municipal Code, as amended from time to time, regarding school

donations. Developer agrees to make cash contributions to the Village for conveyance to School Districts 103 and 125 according to the criteria of said Title and the Lake County and Buffalo Grove Sewage Disposal Agreement.

20. Library District Donations. Developer agrees to comply with the provisions of Title 19 of the Buffalo Grove Municipal Code as amended from time to time regarding library donations.

21. Conditions Concerning Parks, School and Library Donations. It is understood and agreed that rooms in the residential units labeled as dens, lofts, studies or libraries on the floor plans shall not be counted as bedrooms for the purposes of calculating park, school and library donations. However, if said dens, lofts, studies or libraries include a closet, then, in the judgment of the Village, said rooms may be counted as bedrooms. It is understood and agreed that the per acre land value used to compute said cash contributions may be increased from time to time, and cash contributions made at the time of building permit issuance shall be based on the land value in effect at the time of permit issuance.

22. Annexation to the Buffalo Grove Park District. The Developer agrees, at the request of the Buffalo Grove Park District, to annex any part or all of the subject Property to said Park District. An annexation petition shall be submitted by Developer within sixty days (60) days of the request of the Park District.

23. Facilitation of Development. Time is of the essence of this Agreement, and all parties will make every reasonable effort to expedite the subject matters hereof. It is further understood and agreed that the successful consummation of this Agreement and the development of the Property is in the best interests of all the parties and requires their continued cooperation. The Developer does hereby evidence their intention to fully comply with all Village requirements, its willingness to discuss any matters of mutual interest that may arise, and its willingness to assist the Village to the fullest extent possible. The Village does hereby evidence its intent to cooperate in the resolution of mutual problems and its willingness to assist the Developer to the fullest extent possible, to facilitate the development of the Property, as contemplated by the provisions of this Agreement.

24. Enforceability of the Agreement. This Agreement shall be enforceable in any court of competent jurisdiction by any of the parties or by an appropriate action at law or in equity to secure the performance of the covenants herein described. If any provision of this Agreement is held invalid, such provision shall be deemed to be excised herefrom and the invalidity thereof shall not affect any of the other provisions contained herein.

25. Term of Agreement. This Agreement is binding upon the Property, the parties hereto and their respective grantees, successors and assigns for a term of twenty (20) years from the date of this Agreement. It is the intent of the Parties that, upon execution of the Agreement, the Village shall hold the executed Agreement and that the Agreement shall be recorded concurrent with or immediately following Developer's acquisition of the Property. While the Agreement shall be effective upon its execution, the zoning relief granted as set forth in paragraph 4 and the plans set forth in paragraph 5 shall be null and void if the Agreement is not recorded within one year of the date of the approval of the Agreement. The ordinances approved pursuant to the Agreement shall be written to be effective upon the recordation of the Agreement and to otherwise reflect the provisions of this paragraph.

26. Corporate Capacities. The parties acknowledge and agree that the individuals that are members of the group constituting the Corporate Authorities are entering into this Agreement in their official capacities as members of such group and shall have no personal liability in their individual capacities.

27. Notices. Any notice required pursuant to the provisions of this Agreement shall be in writing and be sent by certified mail to the following addresses until notice of change of address is given and shall be deemed received on the fifth business day following deposit in the U.S. Mail.

If to Owner:

Mark Fiore
20433 W IL Route 22
Lake Zurich, IL 60047

If to Developer	Eric Friedman Entitlement Manager, Pulte Home Company 1900 E Golf Road, Suite 300 Schaumburg, IL 60173
Copy to:	Pulte Legal Department 1900 E Golf Road, Suite 300 Schaumburg, IL 60173
If to Village:	Village Clerk Village of Buffalo Grove 50 Raupp Boulevard Buffalo Grove, IL 60089
Copy to:	Patrick Brankin Schain, Banks, Kenny & Schwartz, Ltd. 70 W. Madison Street, Suite 5400 Chicago, IL 60602

28. Default.

In the event Developer defaults in performance of its obligations set forth in this Agreement, upon notice to Developer, Developer shall have a period of sixty (60) days to cure said default or provide evidence to the Village that such default will be cured in a timely manner if it cannot be cured during said period. A notice of default shall be in writing, shall detail the specific circumstances giving rise to the default, and any the provision of governing law under which the default is alleged. If Developer fails to cure such default or provide such evidence as provided above, then, with notice to Developer, the Village may pursue applicable remedies available at law or in equity as well as drawing upon any development security. In the event the Village defaults in the performance of its obligations set forth in this Agreement or as may otherwise be applicable under the governing law, upon notice to the Village, the Village shall have a period of sixty (60) days to cure said default. In the

event the Village fails to cure such default, Developer may pursue available remedies at law or in equity. In the event of a Village default, the Parties shall be responsible for their respective costs.

29. Litigation.

- a. The Developer, at its cost, shall be responsible for any litigation which may arise relating to the annexation, zoning and development of the Property. Developer shall cooperate with the Village in said litigation, but Developer's counsel will have principal responsibility for such litigation.
- b. The Developer shall reimburse the Village for reasonable attorneys' fees, expenses and costs incurred by the Village resulting from litigation relating to the annexation, zoning and development of the Property or in the enforcement of any of the terms of this Annexation Agreement upon a default by the Developer.
- c. Developer hereby indemnifies and holds the Village harmless from any actions or causes of action which may arise as a result of development activities for which the Owner/Developer is responsible.

30. Special Conditions.

- a. It is understood and agreed that upon annexation the Village will issue new street address(es) for building(s) on the Property to ensure proper identification for provision of services, and Developer shall use said Village address(es) in place of current address(es) assigned by Lake County. Developer is also required to contact the Buffalo Grove Post Office and submit a change of address(es) requesting use of the address(es) as assigned by the Village.
- b. Developer shall deposit with the Village the amount necessary to reimburse the Village for any real estate tax payments made by the Village to the Long Grove and Lincolnshire-Riverwoods Fire Protection Districts concerning the Property pursuant to Section 705/20 of the Illinois Fire Protection Act (70 ILCS 705/20). Said deposit, as determined by the Village, shall be made by the

Owner/Developer within sixty (60) days of the date this Agreement is recorded.

- c. The Preliminary PUD Plan differs from the other development plans listed in Section 5 regarding the northeast parking lot layout. With Developer's application for final approval, all other development plans shall be revised to match the Preliminary PUD Plan last revised October 15, 2025.
- d. Within 24 months from the issuance of the site development permit, the Developer shall extend the water main east under the Canadian National Railroad as depicted in the Engineering Plans, or as otherwise approved by the Village ("Watermain Extension"). The Watermain Extension shall be approved as part of final engineering for the project and the Village and the Developer shall work jointly in obtaining necessary approvals and permits for the Watermain Extension. Furthermore, the Developer shall provide security through an escrow agreement, in an amount and form acceptable to the Village ("Watermain Extension Escrow"), that includes the water main project design, estimation of costs, and installation costs, along with a 20% contingency as determined by the Village at the time of the Village Board approval of the Development Improvement Agreement. If the Watermain Extension is not installed in the timeline stated above, the Village shall be entitled to the full amount being held in the Watermain Extension Escrow in satisfaction of the Developer's obligation set forth in this Section 30(d) and Developer may proceed with the Development
- e. To the extent that Developer seeks to phase the improvements to the Property, a phasing plan shall be approved by the Village during final engineering. The phasing plan shall include utility connections, plat of subdivisions, as well as roadway access and dedications. It is understood and agreed that utility connections under Half Day Road are critical to phasing and subsequent permit issuance.

- f. Developer shall, in good faith, copy the Village Engineer and Community Development Director on all correspondence regarding the necessary plans and approvals with other agencies including IDOT, Lake County, Vernon Township, and the Canadian National Railroad.
- g. Coordination and approval from Vernon Township is required for all construction activities and improvements located within its jurisdiction.
- h. Use of Corrugated Metal Pipe (CMP) shall not be allowed unless approved by the Village.
- i. Developer shall design and construct a passive, landscaped open space area (the "Open Space Parcel") in a configuration approved by the Village. The design of the Open Space, including grading, landscaping, plant materials, and any accessory features, shall be incorporated into the final engineering and landscape plans for the development and shall be subject to review and approval by the Village. The Developer shall be responsible for construction and installation of all improvements within the Open Space in accordance with the approved plans. Upon completion of the improvements, the Open Space shall be conveyed to the HOA, which shall be responsible for the ownership, operation and ongoing maintenance of the Open Space in perpetuity.
- j. To the extent that sanitary and water main connections require work on private property; easements and coordination with the property owner(s) are required prior to commencement of said work.

31. Indemnification Concerning Recapture. The Owner/Developer shall indemnify, defend and save harmless the Village, its officers, agents and employees, from any and all actions, claims or demands arising out of the existence, terms, administration, enforcement or attempted enforcement of any provision concerning recapture under Section 12 of this Agreement and any recapture agreement established pursuant to Section 12. The Owner/Developer shall prosecute or defend any action, proceeding or cause, legal or otherwise, that may arise out of the existence, terms, administration, enforcement or attempted enforcement of any provisions concerning

recapture under Section 12 of this Agreement. The Owner/Developer will hold the Village, its officers, agents, and employees, free and harmless from any costs, fees (including attorney's fees and expenses) or judgments which the Village, its officers, agents or employees may incur or become liable for pursuant to any such action, claim or cause under Section 12 of this Agreement. The Village shall endeavor in good faith to enforce the provision of the recapture provisions hereof and to collect the recapture as established herein. However, the parties recognize the possibility of omissions or errors, and it is agreed that the Village shall not be liable in any way in the event that it shall fail, for any reason whatsoever, to collect or enforce the payment of said recapture as established in Section 12 of this Agreement.

32. Traffic Enforcement Agreement. The Developer shall, at the request of the Village, enter into an agreement for the enforcement of Village traffic ordinances and other ordinances on the Subject Property.

33. Well and septic facilities and underground tanks. All water wells and septic sewer facilities on the Property shall be properly sealed or pumped and filled as required by the Illinois Department of Public Health and as approved by the Village Health Officer. Any underground tanks shall be removed as permitted and approved by the Illinois State Fire Marshal. Said sealing and removing of wells, septic facilities and underground tanks shall be completed with Developer's site improvements and prior to issuance of a building permit for the Development.

34. Removal of buildings and structures. All buildings, structures, vehicles and other materials on the Property shall be removed prior to any site preparation work for the development. If the Village determines, in the period prior to development, that structures or other objects need to be removed from the Property to prevent health or nuisance problems, Developer shall comply pursuant to the Village's direction.

35. No Waiver of Tort Immunities. Nothing contained in this Agreement shall constitute a waiver by the Village of any right, privilege or defense available to the Village under statutory or common law, including, but not limited to, the Illinois Governmental and Governmental Employees Tort Immunity Act, 745 ILCS 10/1-101 et seq., as amended.

36. Third Party Beneficiary. No claim as a third-party beneficiary under this Agreement by any person, firm, or corporation other than the parties hereto shall be made or be valid against the Village.

37. Provisions Severable. If any term, covenant, condition, or provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

38. Governing Laws. This Agreement shall be interpreted according to the internal laws, but not the conflict of laws rules, of the State of Illinois. Venue shall be in Cook County, Illinois.

39. Entire Agreement. This Agreement constitutes the entire agreement between the parties and supersedes any and all previous or contemporaneous oral or written agreements and negotiations between the parties.

40. Waiver. No waiver of any provision of this Agreement shall be deemed to or constitute a waiver of any other provision of this Agreement (whether or not similar) nor shall any such waiver be deemed to or constitute a continuing waiver unless otherwise expressly provided in this Agreement.

41. Rights Cumulative. Unless expressly provided to the contrary in this Agreement, each and every one of the rights, remedies, and benefits provided by this Agreement shall be cumulative and shall not be exclusive of any other such rights, remedies, and benefits allowed by law.

42. Counterpart Execution. This Agreement may be executed in several counterparts, each of which, when executed, shall be deemed to be an original, but all of which together shall constitute one and the same instrument.

43. Assignment. This Agreement shall not be assigned without the prior written approval of the Village, which shall not be unreasonably withheld.

IN WITNESS WHEREOF, the Corporate Authorities and Owner/Developer have caused this instrument to be executed by their respective proper officials duly authorized to execute the same on the day and the year first above written.

VILLAGE OF BUFFALO GROVE

By_____

Eric Smith, Village President

ATTEST:

By_____

VILLAGE CLERK

OWNER: Fiore Properties, LLC

By_____

Printed Name and Position

DEVELOPER: Pulte Homes Company, LLC

By_____

Printed Name and Position

This document prepared by:

Patrick Brankin
Schain, Banks, Kenny & Schwartz, Ltd.
70 W. Madison Street, Suite 5300
Chicago, IL 60602

Mail to:

Village Clerk
Village of Buffalo Grove
50 Raupp Boulevard
Buffalo Grove, IL 60089

EXHIBIT A
To
Annexation Agreement
23023 N. First Street, 23008 N. Main Street, 16704 W. Highway 22, and 16606 W.
Highway 22, Prairie View, IL 60069.

Legal Description:

PARCELS 1 & 5:

THE PART OF LOT 33 OF SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16 AND OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 21, ALL IN TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE 3RD P.M., DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 33 OF SAID SCHOOL TRUSTEE'S SUBDIVISION (BEING THE SOUTH EAST CORNER OF THE SOUTH WEST QUARTER OF SECTION 16); THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 33, 144.5 FEET TO THE WEST LINE OF LANDS OF THE WISCONSIN CENTRAL RAILROAD TO THE PLACE OF BEGINNING OF THE PREMISES HEREIN INTENDED TO BE DESCRIBED; THENCE NORTH 21 ½ DEGREES WEST ALONG SAID RAILROAD LANDS 65.4 FEET; THENCE WEST ALONG AN OLD FENCE LINE 211.3 FEET TO THE EAST LINE OF LOT 7, BLOCK 1, IN A.G. MAETHER'S SUBDIVISION, A SUBDIVISION OF PART OF SAID LOT 33 OF SCHOOL TRUSTEE'S SUBDIVISION HEREIN DESCRIBED; THENCE SOUTH ALONG THE EAST LINE OF LOTS 7 AND 8, BLOCK 1, A.G. MAETHER'S SUBDIVISION, AND SAID LINE EXTENDED 134.2 FEET TO A POINT WHICH IS 73.2 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 21; THENCE EAST PARALLEL TO SAID NORTH LINE OF SAID NORTH WEST QUARTER 267 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF LANDS OF THE WISCONSIN CENTRAL RAILWAY, WHICH IS 82.8 FEET SOUTH FROM THE INTERSECTION OF THE NORTHLINE OF THE EAST HALF OF THE NORTH WEST QUARTER OF SECTION 21; THENCE NORTH WESTERLY ALONG THE WESTERLY LINE OF THE RIGHT OF WAY OF THE WISCONSIN CENTRAL RAILWAY COMPANY TO THE PLACE OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

PARCEL 2:

THE PART OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 21, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: TO-WIT- COMMENCING AT THE NORTHWEST CORNER OF SAID HALF QUARTER SECTION, THENCE SOUTH ALONG THE WEST LINE OF SAID HALF QUARTER SECTION, 480.2 FEET TO THE CENTER OF THE LAKE ZURICH ROAD (STATE ROAD NO. 22), THENCE EASTERLY ALONG THE CENTER OF SAID ROAD FOR A DISTANCE OF 491.3 FEET, THENCE NORTHERLY 495.3 FEET TO A POINT IN THE NORTH LINE OF SAID EAST ½ OF THE NORTHWEST ¼, WHICH IS 491.2 FEET EAST OF THE NORTHWEST CORNER OF SAID EAST ½ OF THE NORTHWEST ¼, THENCE

WEST ON SAID NORTH LINE TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM THAT PART FALLING WITHIN ILLINOIS STATE ROUTE 22, ALL IN LAKE COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 21, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
 BEGINNING ON THE NORTH LINE OF SAID EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 21 AT A POINT 379.7 FEET WEST FROM THE NORTHEAST CORNER THEREOF THENCE WEST ALONG SAID NORTH LINE 453.7 FEET TO A POINT WHICH IS 491.2 FEET EAST OF THE NORTHWEST CORNER OF THE EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 21, THENCE SOUTH 495.3 FEET TO A POINT IN THE CENTER OF LAKE ZURICH ROAD (STATE ROAD 22) SAID POINT BEING 491.3 FEET FROM THE WEST LINE OF SAID NORTHWEST $\frac{1}{4}$ (AS MEASURED ALONG THE CENTER LINE OF SAID ROAD) THENCE EASTERLY ALONG THE CENTER OF SAID ROAD 524.8 FEET TO A POINT WHICH IS 308.4 FEET WEST FROM THE INTERSECTION OF THE CENTER LINE OF PAVEMENT OF THE LAKE ZURICH ROAD AND THE EAST LINE OF SAID EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 21 THENCE NORTHERLY 438.4 FEET TO A POINT WHICH IS 73.2 FEET SOUTH FROM THE NORTH LINE AND 299.4 FEET WEST FROM THE EAST LINE OF SAID EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 21 THENCE WEST PARALLEL TO SAID NORTH LINE 80.3 FEET THENCE NORTH AT RIGHT ANGLES TO SAID NORTH LINE 73.2 FEET TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM THAT PART FALLING WITHIN ILLINOIS STATE ROUTE 22, ALL IN LAKE COUNTY, ILLINOIS.

PARCEL 4:

LOTS 6, 7 AND 8 IN BLOCK 1 IN MAETHR'S SUBDIVISION OF PART OF THE SOUTH $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 16, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 30, 1925 AS DOCUMENT 260397 IN BOOK "M" OF PLATS PAGE 107 IN LAKE COUNTY, ILLINOIS.

SUBJECT PROPERTY COMMON ADDRESS: 23023 N. First Street, 23008 N. Main Street, 16704 W. Highway 22, and 16606 W. Highway 22, Prairie View, IL 60069.

PINS:

15-16-307-006
 15-16-300-022
 15-21-100-047
 15-21-100-049
 15-21-100-004

24

EXHIBIT B

to

Annexation Agreement

23023 N. First Street, 23008 N. Main Street, 16704 W. Highway 22, and 16606 W.
Highway 22, Prairie View, IL 60069.

PLAT OF ANNEXATION

25

EXHIBIT C

to

Annexation Agreement

23023 N. First Street, 23008 N. Main Street, 16704 W. Highway 22, and 16606 W.
Highway 22, Prairie View, IL 60069.

PRELIMINARY PUD PLAN

26

EXHIBIT D

to

Annexation Agreement

23023 N. First Street, 23008 N. Main Street, 16704 W. Highway 22, and 16606 W.
Highway 22, Prairie View, IL 60069.

PRELIMINARY PLAT OF SUBDIVISION

27

EXHIBIT E

to

Annexation Agreement

23023 N. First Street, 23008 N. Main Street, 16704 W. Highway 22, and 16606 W.
Highway 22, Prairie View, IL 60069.

PRELIMINARY ENGINEERING PLAN

28

EXHIBIT F

to

Annexation Agreement

23023 N. First Street, 23008 N. Main Street, 16704 W. Highway 22, and 16606 W.
Highway 22, Prairie View, IL 60069.

PRELIMINARY LANDSCAPE PLAN

EXHIBIT G

to

Annexation Agreement

23023 N. First Street, 23008 N. Main Street, 16704 W. Highway 22, and 16606 W.
Highway 22, Prairie View, IL 60069.

ARCHITECTURAL RENDERING

EXHIBIT H

to

Annexation Agreement

23023 N. First Street, 23008 N. Main Street, 16704 W. Highway 22, and 16606 W.
Highway 22, Prairie View, IL 60069.

SAMPLE DEVELOPMENT IMPROVEMENT AGREEMENT



AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: November 3, 2025

AGENDA ITEM 9.e. O-2025-120

Ordinance Annexing 23023 N. First Street, 23008 N. Main Street, 16704 W. Highway 22, and 16606 W. Highway 22

Contacts

Liaison: Trustee Ottenheimer

Staff: Nicole Woods

Staff Recommendation

Staff recommends approval.

Recommended Motion

I move to approve an Ordinance annexing the property at 23023 N. First Street, 23008 N. Main Street, 16704 W. Highway 22, and 16606 W. Highway 22.

Summary

Pulte Home Company, LLC is the contract purchaser of the unincorporated 11.20- acre property located at 16606-16704 Rt. 22, 23008-23025 Main St. and 23023 First St., also known as the Fiore properties. They are requesting to annex the property into Buffalo Grove and proposing a 90-unit, attached single-family development on the property. As proposed, the project requires annexation with a rezoning to R-9 Multiple-Family District along with a Special Use for a Residential Planned Unit Development, approval of a Plat of Subdivision and Preliminary Plan with variations to the Sign, Development and Zoning Ordinances. The complete list of the variations is included in Section 4 of the attached draft annexation agreement. **Further information and details about the project can be found in the attached meeting materials provided in the public hearing agenda section of the Board packet.**

Strategic Alignment

Guiding Principle

Principle 3: Plan and Invest in the Future

Goal

Goal 2: Enhanced, beautiful, safe and sustainable neighborhoods

File Attachments

1. DRAFT Ordinance - Annexing Property
2. DRAFT Ordinance - Exhibit B - Plat of Annexation





ORDINANCE 2025-xxx

AN ORDINANCE ANNEXING CERTAIN TERRITORY TO
THE VILLAGE OF BUFFALO GROVE, ILLINOIS

23023 N. FIRST STREET, 23008 N. MAIN STREET,
16704 W. HIGHWAY 22, AND 16606 W. HIGHWAY
22, PRAIRIE VIEW, IL 60069

WHEREAS the Village of Buffalo Grove is a Home Rule Unit pursuant to the Illinois Constitution of 1970; and

WHEREAS a written petition signed by all of the owners of record of the land and all the electors in the territory hereinafter described, requesting the annexation of such territory to the Village of Buffalo Grove, has been filed with the Village Clerk of the Village of Buffalo Grove; and,

WHEREAS said territory is not within the corporate limits of any municipality, but is contiguous to the Village of Buffalo Grove; and,

WHEREAS notice of the proposed annexation of such territory has been given to the appropriate authorities; and,

WHEREAS it is in the best interests of the Village of Buffalo Grove that such territory be annexed to the Village of Buffalo Grove.

NOW THEREFORE BE IT ORDAINED by the President and Board of Trustees of the Village of Buffalo Grove, Cook and Lake Counties, Illinois, as follows:

SECTION 1. That the real property legally described in Exhibit A attached hereto be and hereby is annexed to the Village of Buffalo Grove. A true and correct map of said real property is attached hereto and made a part hereof as Exhibit B.

SECTION 2. The Village Clerk of the Village of Buffalo Grove is hereby directed to cause to be filed in the Office of the Recorder of Deeds of Lake County a copy of this Ordinance with an accurate map of the territory annexed.

SECTION 3. This Ordinance shall be in full force and effect from and after its passage and approval and shall not be codified.

AYES: _____
NAYES: _____
ABSENT: _____
PASSED: _____, 2025
APPROVED: _____, 2025
PUBLISHED: _____, 2025

ATTEST:

APPROVED:

Janet M. Sirabian, Village Clerk

Eric N. Smith, Village President

DRAFT

EXHIBIT A

LEGAL DESCRIPTION

SUBJECT PROPERTY COMMON ADDRESS: 23023 N. First Street, 23008 N. Main Street, 16704 W. Highway 22, and 16606 W. Highway 22, Prairie View, IL 60069.

PERMANENT INDEX NO.: 15-16-307-006
15-16-300-022
15-21-100-047
15-21-100-049
15-21-100-004

PARCELS 1 & 5:

THE PART OF LOT 33 OF SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16 AND OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 21, ALL IN TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE 3RD P.M., DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 33 OF SAID SCHOOL TRUSTEE'S SUBDIVISION (BEING THE SOUTH EAST CORNER OF THE SOUTH WEST QUARTER OF SECTION 16); THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 33, 144.5 FEET TO THE WEST LINE OF LANDS OF THE WISCONSIN CENTRAL RAILROAD TO THE PLACE OF BEGINNING OF THE PREMISES HEREIN INTENDED TO BE DESCRIBED; THENCE NORTH 21 ½ DEGREES WEST ALONG SAID RAILROAD LANDS 65.4 FEET; THENCE WEST ALONG AN OLD FENCE LINE 211.3 FEET TO THE EAST LINE OF LOT 7, BLOCK 1, IN A.G. MAETHER'S SUBDIVISION, A SUBDIVISION OF PART OF SAID LOT 33 OF SCHOOL TRUSTEE'S SUBDIVISION HEREIN DESCRIBED; THENCE SOUTH ALONG THE EAST LINE OF LOTS 7 AND 8, BLOCK 1, A.G. MAETHER'S SUBDIVISION, AND SAID LINE EXTENDED 134.2 FEET TO A POINT WHICH IS 73.2 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 21; THENCE EAST PARALLEL TO SAID NORTH LINE OF SAID NORTH WEST QUARTER 267 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF LANDS OF THE WISCONSIN CENTRAL RAILWAY, WHICH IS 82.8 FEET SOUTH FROM THE INTERSECTION OF THE NORTHLINE OF THE EAST HALF OF THE NORTH WEST QUARTER OF SECTION 21; THENCE NORTH WESTERLY ALONG THE WESTERLY LINE OF THE RIGHT OF WAY OF THE WISCONSIN CENTRAL RAILWAY COMPANY TO THE PLACE OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

PARCEL 2:

THE PART OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 21, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: TO-WIT- COMMENCING AT THE NORTHWEST CORNER OF SAID HALF QUARTER SECTION, THENCE SOUTH ALONG THE WEST LINE OF SAID HALF QUARTER SECTION, 480.2 FEET TO THE CENTER OF THE LAKE ZURICH ROAD (STATE ROAD NO. 22), THENCE EASTERLY ALONG THE CENTER OF SAID ROAD FOR A DISTANCE OF 491.3 FEET, THENCE NORTHERLY 495.3 FEET TO A POINT IN THE NORTH LINE OF SAID EAST ½ OF THE NORTHWEST ¼, WHICH IS 491.2 FEET EAST OF THE NORTHWEST CORNER OF SAID EAST ½ OF THE NORTHWEST ¼, THENCE WEST ON SAID NORTH LINE TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM THAT PART FALLING WITHIN ILLINOIS STATE ROUTE 22, ALL IN LAKE

COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 21, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING ON THE NORTH LINE OF SAID EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 21 AT A POINT 379.7 FEET WEST FROM THE NORTHEAST CORNER THEREOF THENCE WEST ALONG SAID NORTH LINE 453.7 FEET TO A POINT WHICH IS 491.2 FEET EAST OF THE NORTHWEST CORNER OF THE EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 21, THENCE SOUTH 495.3 FEET TO A POINT IN THE CENTER OF LAKE ZURICH ROAD (STATE ROAD 22) SAID POINT BEING 491.3 FEET FROM THE WEST LINE OF SAID NORTHWEST $\frac{1}{4}$ (AS MEASURED ALONG THE CENTER LINE OF SAID ROAD) THENCE EASTERLY ALONG THE CENTER OF SAID ROAD 524.8 FEET TO A POINT WHICH IS 308.4 FEET WEST FROM THE INTERSECTION OF THE CENTER LINE OF PAVEMENT OF THE LAKE ZURICH ROAD AND THE EAST LINE OF SAID EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 21 THENCE NORTHERLY 438.4 FEET TO A POINT WHICH IS 73.2 FEET SOUTH FROM THE NORTH LINE AND 299.4 FEET WEST FROM THE EAST LINE OF SAID EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 21 THENCE WEST PARALLEL TO SAID NORTH LINE 80.3 FEET THENCE NORTH AT RIGHT ANGLES TO SAID NORTH LINE 73.2 FEET TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM THAT PART FALLING WITHIN ILLINOIS STATE ROUTE 22, ALL IN LAKE COUNTY, ILLINOIS.

PARCEL 4:

LOTS 6, 7 AND 8 IN BLOCK 1 IN MAETHR'S SUBDIVISION OF PART OF THE SOUTH $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 16, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 30, 1925 AS DOCUMENT 260397 IN BOOK "M" OF PLATS PAGE 107 IN LAKE COUNTY, ILLINOIS.

Approximately 11.18 acres

EXHIBIT B

ANNEXATION PLAT

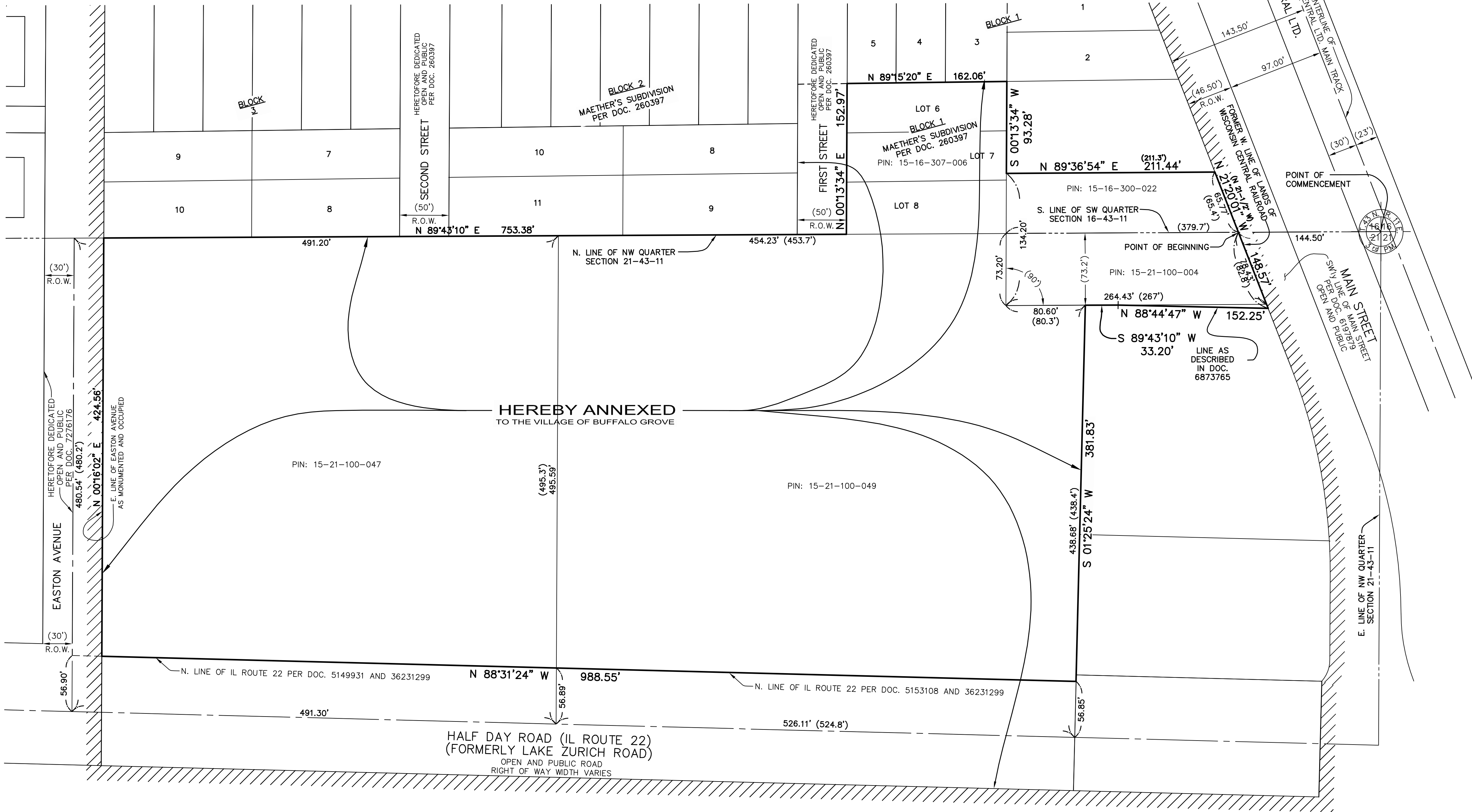
DRAFT

PLAT OF ANNEXATION
TO THE VILLAGE OF BUFFALO GROVE

SHEET 1 OF 1

OF
PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF
SECTION 16, TOGETHER WITH THAT PART OF THE NORTH HALF OF THE NORTHEAST
QUARTER OF THE NORTHWEST QUARTER SECTION 21, ALL IN TOWNSHIP 43 NORTH, RANGE
11 EAST OF THE THIRD PRINCIPAL MERIDIAN LAKE COUNTY

KNOWN AS: 16606 W. IL ROUTE 22, BUFFALO GROVE, IL



SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, JEFFREY R. PANKOW, THE UNDERSIGNED, AN ILLINOIS
PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY
AND THAT THIS PLAT WAS PREPARED FOR THE PURPOSE OF ANNEXATION TO THE
VILLAGE OF BUFFALO GROVE AND THAT THIS PLAT OF ANNEXATION ACCURATELY
DEPICTS SAID PROPERTY.

THAT PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST
QUARTER OF SECTION 16, TOGETHER WITH THAT PART OF THE NORTH HALF OF THE
NORTHEAST QUARTER OF THE NORTHWEST QUARTER SECTION 21, ALL IN TOWNSHIP
43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN LAKE COUNTY,
ILLINOIS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER SECTION
21, ALSO BEING THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER SECTION 16,
AND ALSO BEING THE SOUTHEAST CORNER OF LOT 33 IN THE SCHOOL TRUSTEE'S
SUBDIVISION OF SAID SECTION 16 AND OF THE EAST HALF OF THE SAID NORTHWEST
QUARTER OF SECTION 21; THENCE WEST ALONG THE NORTH LINE OF SAID
NORTHWEST QUARTER SECTION 21, A DISTANCE OF 144.5 FEET TO THE WEST LINE
OF LANDS OF THE FORMER WISCONSIN CENTRAL RAILROAD ALSO BEING THE
WESTERLY LINE OF MAIN STREET PER A PLAT OF DEDICATION RECORDED AS
DOCUMENT 6197879 FOR A POINT OF BEGINNING; THENCE SOUTH 21 DEGREES 20
MINUTES 01 SECONDS EAST (SOUTH 21.5 DEGREES EAST RECORD), ALONG SAID
WESTERLY LINE, A DISTANCE OF 82.8 FEET (MEASURED AND RECORD) TO THE
NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN A TRUSTEE'S DEED
RECORDED JULY 17, 2012 AS DOCUMENT 6873765; THENCE THE FOLLOWING THREE
(3) COURSES AND DISTANCES ALONG SAID PARCEL, AND ITS SOUTHERLY EXTENSION
THEREOF: (1) THENCE NORTH 88 DEGREES 44 MINUTES 47 SECONDS WEST, A
DISTANCE OF 152.25 FEET; (2) THENCE SOUTH 89 DEGREES 43 MINUTES 10
SECONDS WEST, A DISTANCE OF 33.20 FEET; (3) THENCE SOUTH 01 DEGREES 25
MINUTES 24 SECONDS WEST, A DISTANCE OF 381.83 FEET TO THE NORTHERLY LINE
OF ILLINOIS ROUTE 22 PER LIS PENDENS NOTICES RECORDED AS DOCUMENTS
5149931 AND 5153108 AND A PLAT RECORDED AS DOCUMENTS 6231297; THENCE
NORTH 88 DEGREES 31 MINUTES 24 SECONDS WEST, ALONG SAID NORTHERLY LINE, A
DISTANCE OF 988.55 FEET TO THE EASTERLY LINE OF EASTON AVENUE AS
MONUMENTED AND OCCUPIED; THENCE NORTH 00 DEGREES 16 MINUTES 02 SECONDS
EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 424.56 FEET TO THE SOUTHERLY
LINE OF A.G. MAETHER'S SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED
JUNE 30, 1925 AS DOCUMENT 260397 IN BOOK "M" OF PLATS PAGE 107 IN LAKE
COUNTY, ILLINOIS, ALSO BEING THE SOUTHERLY LINE OF THE AFOREMENTIONED
SOUTHWEST QUARTER OF SECTION 16; THENCE NORTH 89 DEGREES 43 MINUTES 10
SECONDS EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 753.38 FEET (752.9
FEET RECORD) TO THE WESTERLY LINE OF BLOCK 1 IN SAID A.G. MAETHER'S
SUBDIVISION; THENCE NORTH 00 DEGREES 13 MINUTES 34 SECONDS EAST, ALONG
SAID WESTERLY LINE, ALSO BEING ALONG THE WESTERLY LINE OF LOTS 6 THROUGH
8, INCLUSIVE, IN SAID BLOCK 1, A DISTANCE OF 152.97 FEET (153.1 FEET RECORD)
TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE NORTH 89 DEGREES 15
MINUTES 20 SECONDS EAST, ALONG THE NORTHERLY LINE OF SAID LOT 6, A
DISTANCE OF 162.06 FEET (162.0 FEET RECORD) TO THE NORTHEAST CORNER
THEREOF; THENCE SOUTH 00 DEGREES 13 MINUTES 34 SECONDS WEST, ALONG THE
EASTERLY LINE OF SAID LOTS 6 AND 7, A DISTANCE OF 93.28 FEET TO A POINT
61.0 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 8; THENCE NORTH 89
DEGREES 36 MINUTES 54 SECONDS EAST A DISTANCE OF 211.44 FEET (211.3 FEET
RECORD) TO THE AFOREMENTIONED WEST LINE OF LANDS OF THE FORMER WISCONSIN
CENTRAL RAILROAD ALSO BEING THE WESTERLY LINE OF MAIN STREET PER THE
AFOREMENTIONED PLAT OF DEDICATION PER DOCUMENT 6197879; THENCE SOUTH 21
DEGREES 20 MINUTES 01 SECONDS EAST (SOUTH 21.5 DEGREES EAST RECORD),
ALONG SAID WESTERLY LINE, A DISTANCE OF 65.77 FEET (65.4 FEET RECORD) TO
THE POINT OF BEGINNING.

DATED THIS 16TH DAY OF JULY, 2025.

JEFFREY R. PANKOW, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2026
PROFESSIONAL DESIGN FIRM LICENSE NUMBER 184-002937
EXPIRES APRIL 30, 2027

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM
STANDARDS FOR A BOUNDARY SURVEY.



CORPORATE AUTHORITY'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)

APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF BUFFALO GROVE, COOK AND LAKE COUNTIES,
ILLINOIS, AT A MEETING HELD

THIS _____ DAY OF _____, A.D., 20____

BY: _____
VILLAGE PRESIDENT

ATTEST: _____
VILLAGE CLERK

COOK COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)

THIS INSTRUMENT _____ WAS FILED FOR RECORD IN
THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON THE _____
DAY OF _____, A.D., 20____ AT _____ O'CLOCK
____M. AND WAS RECORDED IN BOOK _____ OF PLATS ON PAGE _____

COUNTY RECORDER

LEGEND

- ANNEXATION LIMITS
(Heavy Solid Line)
- ADJACENT PROPERTY LINE OR
RIGHT-OF-WAY LINE
(Light Solid Line)
- SECTION LINE
(Triple Dashed Lines)
- EXISTING BUFFALO GROVE CORPORATE LIMITS
- R.O.W. - RIGHT OF WAY
- DOC. - DOCUMENT
- SEC. - SECTION
- P.I.N. - PERMANENT INDEX NUMBER

DEVELOPMENT DATA TABLE: ANNEXATION PLAT

Description	Value / Unit
A. TAX PARCEL IDENTIFICATION NUMBER(S) (PINs):	15-16-300-022 15-16-307-006 15-21-100-004 15-21-100-047 15-21-100-049
B. SUBJECT PROPERTY BEING ANNEXED	487,902 S.F. 11.201 ACRES
C. AREA IN RIGHT OF WAY	117,109 S.F. 2.688 ACRES

PREPARED BY:



CEMCON, Ltd.

Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60502-9675 PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 402174 FILE NAME: ANNEX
DRAWN BY: AJB FLD. BK. / PG. NO.: E07\69,72-76
COMPLETION DATE: 05-29-25 JOB NO.: 402.174
CHECKED BY: JRP 05-29-25
REVISED 07-16-25\AJB PER VILLAGE COMMENTS DATED 07-02-25

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AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: November 3, 2025

AGENDA ITEM 9.f. O-2025-121

Ordinance Approving Rezoning to R-9 Multiple-Family District along with a Special Use for a Residential Planned Unit Development, Approval of a Plat of Subdivision and Preliminary Plan with Variations to the Sign, Development and Zoning Ordinances at 23023 N. First Street, 23008 N. Main Street, 16704 W. Highway 22, and 16606 W. Highway 22

Contacts

Liaison: Trustee Ottenheimer
Staff: Nicole Woods

Staff Recommendation

Staff recommends approval.

Recommended Motion

I move to approve an ordinance approving rezoning to R-9, Special Use for a Planned Unit Development, Plat of Subdivision, Preliminary Plan, and Variations to the Development, Zoning and Sign Codes to allow the construction of a 90-unit townhome development on the subject properties at 23023 N. First Street, 23008 N. Main Street, 16704 W. Highway 22, and 16606 W. Highway 22 subject to the conditions in the attached Ordinance.

Summary

BACKGROUND

Pulte Home Company, LLC is the contract purchaser of the unincorporated 11.20- acre property located at 16606-16704 Rt. 22, 23008-23025 Main St. and 23023 First St., also known as the Fiore properties. They are requesting to annex the property into Buffalo Grove and proposing a 90-unit, attached single-family development on the property. As proposed, the project requires annexation with a rezoning to R-9 Multiple-Family District along with a Special Use for a Residential Planned Unit Development, approval of a Plat of Subdivision and Preliminary Plan with variations to the Sign, Development and Zoning Ordinances as follows:

- a. A Variation to Section 16.50.070 of the Development Ordinance to allow for reduced right-of-way widths from the 60 ft requirement and a deviation from standard street widths of 24 ft for certain portions of the development; and
- b. A Variation to Section 16.50.070 of the Development Ordinance to allow 0.6% street grade in lieu of the required 1% minimum for slope for streets as depicted on the engineering plans;

and

- c. A Variation to Section 16.50.150 of the Development Ordinance to waive curb and gutter requirements around the parking lot east of building 21; and
- d. Variations to Section 16.30.030 and Section 16.50.080 of the Development Ordinance to waive sidewalk and parkway requirements thereby reducing sidewalks to one side of First Street and allowing carriage walks as depicted on the engineering plans; and
- e. Variations to Section 17.40.050 and 17.28.050 of the Zoning Ordinance to decrease the required minimum front (25 ft), corner side (25 ft), and rear yard (35 ft) building setbacks as well as the required setback (approximately 85 ft) from the PUD boundary that is adjacent to single-family residential properties; and
- f. A Variation to Section 17.28.050 of the Zoning Ordinance to allow 14 ft side to side building separation in lieu of the required 24 ft minimum; and to allow 32.5 ft side to rear building separation in lieu of the required 40 ft minimum; and
- g. A Variation to Section 14.20.010 of the Sign Ordinance to allow the temporary entrance billboards to exceed the 8 ft maximum width (proposed 10 ft) and the 64 sq ft maximum overall sign area (proposed 80 sq ft); and
- h. A Variation to Section 14.16.010 of the Sign Ordinance to allow two residential development signs that are approximately 8.5 feet tall within the required 25 ft setback area, whereas the code allows one sign at a maximum of 5 feet within the site's buildable area.

Further information and details about the project can be found in the attached meeting materials provided in the public hearing agenda section of the Board packet.

Strategic Alignment

Guiding Principle

Principle 3: Plan and Invest in the Future

Goal

Goal 2: Enhanced, beautiful, safe and sustainable neighborhoods

File Attachments

1. DRAFT Ordinance - Rezoning and PUD
2. DRAFT Ordinance - Exhibit B. Plan Set
3. DRAFT Ordinance - Exhibit C. Draft PZC Minutes Oct 22, 2025





ORDINANCE 2025-xxx

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND APPROVING A SPECIAL USE FOR A RESIDENTIAL PLANNED UNIT DEVELOPMENT, A PRELIMINARY PLAN, AND A PLAT OF SUBDIVISION WITH VARIATIONS TO THE VILLAGE OF BUFFALO GROVE SIGN, DEVELOPMENT AND ZONING ORDINANCES

Prairie View Towns

23023 N. First Street, 23008 N. Main Street,
16704 W. Highway 22, and 16606 W. Highway 22,
Prairie View, IL

WHEREAS the Village of Buffalo Grove is a Home Rule Unit pursuant to the Illinois Constitution of 1970; and,

WHEREAS 23023 N. First Street, 23008 N. Main Street, 16704 W. Highway 22, and 16606 W. Highway 22, Prairie View, IL ("Property"), is approximately 11.20-acres and is improved with three buildings that were formerly used in connection with the operations of the Fiore Nursery & Landscape Supply company and is hereinafter legally described in Exhibit A; and

WHEREAS the Property was annexed to the Village of Buffalo Grove by Ordinance No. 2025 - __ pursuant to a written Annexation Agreement dated ____, 2025 and approved by the Village by Ordinance No. 2025 - __ ("Annexation Agreement"); and,

WHEREAS Pulte Home Company, LLC ("Petitioner") proposes to construct a 90-unit townhome development on the Property and has applied for a Zoning Map Amendment, a Special Use for a Residential Planned Unit Development, a Plat of Subdivision, and approval of a Preliminary Plan with the following Variations from the Village Sign, Development and Zoning Ordinances:

- a. A variation to Section 14.20.010 of the Sign Ordinance allowing the temporary entrance billboards at Main Street and Half Day Road to exceed the 8-foot maximum width and the overall sign area of 64 square feet; and
- b. A variation to Section 14.16.010 to allow two residential development signs to exceed the 5-foot height limitation and be placed within the required setback area; and
- c. Variations to Section 17.40.050 of the Zoning Ordinance decreasing the minimum front, corner side, and rear yard setbacks as depicted on the Preliminary Plat of Subdivision; and
- d. A variation to Section 17.28.050 of the Zoning Ordinance reducing the minimum building separations (side to side) from 24 feet to 14 feet and from (side to rear) 40 feet to 32 feet; and
- e. A variation to Section 17.28.050 of the Zoning Ordinance reducing the setback from the PUD boundary to buildings 4-6, 18, and 21 to less than twice the height of the buildings, where the Property abuts properties zoned for or used for single family residential use as depicted on the Preliminary Plan; and
- f. A variation to Section 16.50.070.D. of the Development Ordinance to allow for right-of-way dedication of less than 60 feet for the proposed public street along First Street and the east end of the proposed public road near Main Street, where the developer does not control

- property on both sides of the right-of-way, as depicted on the Preliminary Plat of Subdivision; and
- g. A variation to Section 16.50.070.D. of the Development Ordinance to allow First Street to taper to less than the standard width to match the existing First Street pavement in the Vernon Township right-of-way; and
 - h. A variation to Section 16.50.070.D. of the Development Ordinance to decrease the minimum grade of streets as depicted on the Preliminary Engineering Plan; and
 - i. A variation to Section 16.50.070.D. of the Development Ordinance to increase the street width from 24 feet face-of-curb to face-of-curb to 27 feet face-of-curb to face-of-curb; and
 - j. A variation to Section 16.50.150.B.5. to waive the requirement for concrete curb and gutter or concrete barrier curb around the perimeter of the parking lot east of building 21, as depicted on the Preliminary Engineering Plan; and
 - k. A variation to Section 16.30.030.F and Section 16.50.080.A to waive the requirement for sidewalks on both sides of public and private streets for First Street and to allow sidewalks without parkway between the back of curb and the property line as depicted on the Preliminary Engineering Plans; and,

WHEREAS notice of public hearing for a Zoning Map Amendment, a Special Use for a Planned Unit Development, a Plat of Subdivision, and Preliminary Plan with Sign, Development and Zoning Variations has been given and a public hearing was held on October 22, 2025, before the Village of Buffalo Grove Planning & Zoning Commission; and,

WHEREAS the Planning & Zoning Commission voted 6 to 0 to recommend approval of the Zoning Map Amendment to zone the property R-9 Multi-Family District, the Special Use for a Residential Planned Unit Development, the Plat of Subdivision and the Preliminary Plan with Sign, Development and Zoning Ordinance Variations, as set forth in the draft meeting minutes attached hereto as Exhibit C; and

WHEREAS the President and Village Board of Trustees, after due and careful consideration have concluded that the requests are reasonable and will serve the best interests of the Village.

NOW THEREFORE BE IT ORDAINED by the President and Board of Trustees of the Village of Buffalo Grove, Cook and Lake Counties, Illinois, as follows:

SECTION 1. The foregoing recitals are hereby adopted and incorporated and made a part of this Ordinance as if fully set forth herein.

SECTION 2. The Corporate Authorities hereby adopt a proper, valid, and binding ordinance approving a Zoning Map Amendment to the R9 Multiple-Family Residential District. The Comprehensive Zoning Ordinance of the Village of Buffalo Grove, Cook and Lake Counties, Illinois as amended and the Village's Official Zoning Map is hereby amended to reflect the zoning district for the Property. A Special Use for a Residential Planned Unit Development, Plat of Subdivision and Preliminary Plan approval with Variations to the Sign, Development and Zoning Ordinances is granted for the Property subject to the following conditions:

1. The proposed project shall be developed in substantial conformance with the plans attached as Exhibit B.
2. Guest off-street parking (not garage or driveway) east of Building 21 shall be limited to one row of parking as illustrated on the revised Preliminary PUD Plan/Site Plan.

3. All plans shall be revised to reflect the parking lot layout shown on the Preliminary PUD Plan/Site Plan prior to approval of Final Engineering.
4. The Final Engineering plans shall be submitted in a manner acceptable to the Village.
5. The Final Plat of Subdivision shall be revised in a manner acceptable to the Village.
6. The Final Landscaping Plan shall be submitted in a manner acceptable to the Village Forester.
7. HOA declarations shall be submitted in a manner acceptable to the Village Attorney prior to approval of final engineering.
8. The declarations shall indicate that certain private streets and/or alleys will remain private with the maintenance responsibility of the association in a manner acceptable to the Village.
9. Developer shall work with Village staff to revise the rear building elevations in a manner acceptable to the Village. The final architectural plans and elevations (including colors and materials) shall substantially conform to the colored building elevations in the plan set. Prior to the issuance of the first building permit for a residential unit/building, the developer shall prepare and submit a final architectural package that shall be reviewed and approved by the Village.
10. Townhome units with a habitable attic shown on the floor plans shall conform to the requirements of section R325.6 of the 2018 IRC.
11. The landscaping on the site shall be maintained in substantial compliance with the final landscape plan in perpetuity.
12. The Village may limit on-street parking to one side of the roadway as depicted on the parking exhibit in the plan set.
13. Developer shall extend the water main east across the Canadian National Railroad in accordance with Section 30d. of the Annexation Agreement.
14. The developer shall coordinate with and receive approval from other governmental agencies as appropriate.
15. Developer agrees to make cash contributions to the Village for conveyance to School Districts 103 and 125 according to the criteria of Title 19 and the Lake County and Buffalo Grove Sewage Disposal Agreement.

SECTION 3. Development and use of the Property shall be in compliance with the Annexation Agreement and in accordance with the plan set attached as Exhibit B. Unless otherwise expressly provided for in the Annexation Agreement, or otherwise expressly approved by the Village Board, the Property shall be subject to and maintained in accordance with Buffalo Grove Municipal Code. While the Annexation Agreement shall be effective upon its execution, the zoning relief granted as set forth in paragraph 4 and the plans set forth in paragraph 5 of the Annexation Agreement shall be null and void if the Agreement is not recorded within one year of the date of the approval of the Agreement

SECTION 4. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any other provision of this Ordinance.

SECTION 5. This Ordinance shall be in full force and effect from and after its passage and approval and shall not be codified.

AYES: _____
 NAYES: _____
 ABSENT: _____
 PASSED: _____, 2025
 APPROVED: _____, 2025

PUBLISHED: _____, 2025

ATTEST:

APPROVED:

Janet M. Sirabian, Village Clerk

Eric N. Smith, Village President

DRAFT

EXHIBIT A

LEGAL DESCRIPTION

SUBJECT PROPERTY COMMON ADDRESS: 23023 N. First Street, 23008 N. Main Street, 16704 W. Highway 22, and 16606 W. Highway 22, Prairie View, IL 60069.

PERMANENT INDEX NO.: 15-16-307-006
15-16-300-022
15-21-100-047
15-21-100-049
15-21-100-004

PARCELS 1 & 5:

THE PART OF LOT 33 OF SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16 AND OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 21, ALL IN TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE 3RD P.M., DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 33 OF SAID SCHOOL TRUSTEE'S SUBDIVISION (BEING THE SOUTH EAST CORNER OF THE SOUTH WEST QUARTER OF SECTION 16); THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 33, 144.5 FEET TO THE WEST LINE OF LANDS OF THE WISCONSIN CENTRAL RAILROAD TO THE PLACE OF BEGINNING OF THE PREMISES HEREIN INTENDED TO BE DESCRIBED; THENCE NORTH 21 ½ DEGREES WEST ALONG SAID RAILROAD LANDS 65.4 FEET; THENCE WEST ALONG AN OLD FENCE LINE 211.3 FEET TO THE EAST LINE OF LOT 7, BLOCK 1, IN A.G. MAETHER'S SUBDIVISION, A SUBDIVISION OF PART OF SAID LOT 33 OF SCHOOL TRUSTEE'S SUBDIVISION HEREIN DESCRIBED; THENCE SOUTH ALONG THE EAST LINE OF LOTS 7 AND 8, BLOCK 1, A.G. MAETHER'S SUBDIVISION, AND SAID LINE EXTENDED 134.2 FEET TO A POINT WHICH IS 73.2 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 21; THENCE EAST PARALLEL TO SAID NORTH LINE OF SAID NORTH WEST QUARTER 267 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF LANDS OF THE WISCONSIN CENTRAL RAILWAY, WHICH IS 82.8 FEET SOUTH FROM THE INTERSECTION OF THE NORTHLINE OF THE EAST HALF OF THE NORTH WEST QUARTER OF SECTION 21; THENCE NORTH WESTERLY ALONG THE WESTERLY LINE OF THE RIGHT OF WAY OF THE WISCONSIN CENTRAL RAILWAY COMPANY TO THE PLACE OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

PARCEL 2:

THE PART OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 21, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: TO-WIT- COMMENCING AT THE NORTHWEST CORNER OF SAID HALF QUARTER SECTION, THENCE SOUTH ALONG THE WEST LINE OF SAID HALF QUARTER SECTION, 480.2 FEET TO THE CENTER OF THE LAKE ZURICH ROAD (STATE ROAD NO. 22), THENCE EASTERLY ALONG THE CENTER OF SAID ROAD FOR A DISTANCE OF 491.3 FEET, THENCE NORTHERLY 495.3 FEET TO A POINT IN THE NORTH LINE OF SAID EAST ½ OF THE NORTHWEST ¼, WHICH IS 491.2 FEET EAST OF THE NORTHWEST CORNER OF SAID EAST ½ OF THE NORTHWEST ¼, THENCE WEST ON SAID NORTH LINE TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM THAT PART FALLING WITHIN ILLINOIS STATE ROUTE 22, ALL IN LAKE

COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 21, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING ON THE NORTH LINE OF SAID EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 21 AT A POINT 379.7 FEET WEST FROM THE NORTHEAST CORNER THEREOF THENCE WEST ALONG SAID NORTH LINE 453.7 FEET TO A POINT WHICH IS 491.2 FEET EAST OF THE NORTHWEST CORNER OF THE EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 21, THENCE SOUTH 495.3 FEET TO A POINT IN THE CENTER OF LAKE ZURICH ROAD (STATE ROAD 22) SAID POINT BEING 491.3 FEET FROM THE WEST LINE OF SAID NORTHWEST $\frac{1}{4}$ (AS MEASURED ALONG THE CENTER LINE OF SAID ROAD) THENCE EASTERLY ALONG THE CENTER OF SAID ROAD 524.8 FEET TO A POINT WHICH IS 308.4 FEET WEST FROM THE INTERSECTION OF THE CENTER LINE OF PAVEMENT OF THE LAKE ZURICH ROAD AND THE EAST LINE OF SAID EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 21 THENCE NORTHERLY 438.4 FEET TO A POINT WHICH IS 73.2 FEET SOUTH FROM THE NORTH LINE AND 299.4 FEET WEST FROM THE EAST LINE OF SAID EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 21 THENCE WEST PARALLEL TO SAID NORTH LINE 80.3 FEET THENCE NORTH AT RIGHT ANGLES TO SAID NORTH LINE 73.2 FEET TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM THAT PART FALLING WITHIN ILLINOIS STATE ROUTE 22, ALL IN LAKE COUNTY, ILLINOIS.

PARCEL 4:

LOTS 6, 7 AND 8 IN BLOCK 1 IN MAETHR'S SUBDIVISION OF PART OF THE SOUTH $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 16, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 30, 1925 AS DOCUMENT 260397 IN BOOK "M" OF PLATS PAGE 107 IN LAKE COUNTY, ILLINOIS.

Approximately 11.18 acres

EXHIBIT B
PLAN SET

PRAIRIE VIEW TOWNS

23023 N. First Street, 23008 N. Main Street, 16704 W. Highway 22,
and 16606 W. Highway 22, Prairie View, IL 60069

DRAFT

EXHIBIT C

DRAFT MINUTES FROM OCTOBER 22, 2025, PLANNING AND ZONING COMMISSION MEETING

PRAIRIE VIEW TOWNS

23023 N. First Street, 23008 N. Main Street, 16704 W. Highway 22,
and 16606 W. Highway 22, Prairie View, IL 60069

DRAFT

STATE OF ILLINOIS)
)
COUNTY OF LAKE)
)
VILLAGE OF BUFFALO GROVE)

PETITION TO THE VILLAGE OF BUFFALO GROVE
FOR LAND USE ENTITLEMENTS

THE UNDERSIGNED Petitioner, Pulte Home Company, LLC, a Michigan limited liability company (“**Petitioner**”), as the contract purchaser of the property legally described on **Exhibit A** (“**Subject Property**”), respectfully petitions the Village of Buffalo Grove (“**Village**”) to, upon annexation of the Subject Property to the Village pursuant to a separate petition submitted by the owners of record of the Subject Property, grant the following entitlements pursuant to the appropriate provisions of the Buffalo Grove Municipal Code (“**Village Code**”):

- i) Approve a Preliminary Plat of Subdivision (“**Preliminary Plat**”);
- ii) Approve a Preliminary Plan (“**Preliminary Plan**”);
- iii) Approve a rezoning to the R-9 Multiple-Family Dwelling District (“**Rezoning**”);
- iv) Approve a Special Use Permit for a Planned Unit Development (“**Special Use**”);
- v) Approve a Residential PUD (“**PUD**”); and
- vi) Approve such other relief from the Village Code as may be deemed necessary and appropriate to develop the Subject Property depicted on the development plans submitted herewith.

BACKGROUND INFORMATION

In support of this petition, the Petitioner represents to the Village as follows:

1. The owner of the Subject Property is Fiore Properties, LLC, an Illinois not-for-profit corporation (“**Owner**”).

2. The Petitioner, Pulte Home Company, LLC, whose address is 1900 E. Golf Road, Suite 300, Schaumburg, IL 60173, is the contract purchaser of the Subject Property.

3. The Subject Property consists of approximately 11.18 acres of real property located near the northwest corner of N Main Street and IL Route 22 (Half Day Road) at the properties commonly known as 23023 N. First Street, 23008 N. Main Street, 16704 W. Highway 22, and 16606 W. Highway 22, Prairie View, IL 60069.

4. The Subject Property is currently improved with three buildings formerly used in connection with the operations of Fiore Nursery & Landscape Supply (“**Fiore Nursery**”).

5. Fiore Nursery has ceased operations at the Subject Property and has relocated to an alternative location that better suits its needs.

6. Petitioner seeks to demolish the existing buildings to redevelop the Subject Property with ninety (90) high-end townhomes.

7. The Subject Property currently has a zoning designation of “GC” General Commercial and “R-1” Residential in unincorporated Lake County. Upon its annexation to the Village, Petitioner seeks to rezone the Subject Property to R-9 Multiple-Family Dwelling District with a Special Use for a PUD.

8. The existing zoning districts and land uses surrounding the Subject Property are as follows:

- a. North: “GC” General Commercial and “R-1” Residential (single-family residences and various commercial uses) in unincorporated Lake County.
- b. East: “GC” General Commercial (various commercial uses) in unincorporated Lake County.
- c. South: R-8 Multiple Family (The Woodlands Multi-Family Development)

in the Village of Buffalo Grove.

- d. West: R-8 Multiple Family (Easton Station Townhomes) and I Industrial (Fire Station #27) in the Village of Buffalo Grove.

9. The proposed entitlements meet all requirements for the redevelopment of the Subject Property and will facilitate the beneficial use of the Subject Property as stated below.

PROJECT NARRATIVE & USE DESCRIPTION

The Petitioner and builder is Pulte Home Company, LLC. Pulte is a multi-brand homebuilding company capable of serving homeowners during all phases of life. Pulte has been building homes in the Chicago area since the 1960s, bringing decades of construction and development experience to each project. Petitioner has found success building communities that offer quality housing options designed to serve the diverse needs of the local community, and Petitioner looks forward to providing a new housing option for Buffalo Grove's existing residents as well as those that would like to live in a well-respected municipality with excellent schools and park facilities. Petitioner seeks Village approval of a high-end townhome development consisting of ninety (90) townhomes to be located near the northwest corner of Main Street and IL Route 22.

Development of the Subject Property is guided by the Village's Comprehensive and Prairie View Station Area Plans. The Village's 2009 Comprehensive Plan ("**Comprehensive Plan**") designates the future use of the Subject Property for mixed use commercial/residential, which designation is consistent with the proposed townhome use. Even so, more relevant to the Subject Property is the Prairie View Station Area Plan ("**PVSAP**") that was adopted in 2019 as part of the Comprehensive Plan. The PVSAP covers roughly 128 acres surrounding the Prairie View Metra Station, noting incorporation of parcels in the area may be required to promote cohesive and legible

development. Specifically, the PVSAP highlights several redevelopment opportunity sites, including the “**Central Subarea**” in which Subject Property is located. The Central Subarea designates the Subject Property for single-family attached townhomes, multi-family, mixed-use, and parks/open space.

Guiding principles of the PVSAP include leveraging the area’s assets (i.e. the Prairie View Train Station), providing residential options that accommodate the emerging demographics of the area (i.e. millennials, young families, baby boomers, and empty nesters), enhancing connectivity in the area, and incorporating open space and environmental sustainability. The proposed development’s proximity to the Prairie View Metra Station, the proposed townhome product, the targeted homebuyer demographic, and the site plan’s emphasis on open space and interconnectivity correspond directly with these guiding principles for development of the area.

The proposed development has been strategically designed to prioritize large contiguous open space. These common open space areas serve multiple purposes. To the west, the common open space minimizes the impact of the development on natural features like the existing wetland and pond. To activate and utilize this otherwise unproductive area, a pedestrian path has been added around the wetland area for an additional recreational amenity, with a secondary walking path east of the existing pond for added internal connectivity. Open space has also been included at two locations internal to the site to improve the character and neighborhood feel of the development. In total, approximately 49% of the area of the Subject Property will be preserved as open space that is either dedicated to preservation, landscape enhancement, or recreational spaces designed to meet the needs of future residents.

In addition to open space, the proposed development logically transitions between the surrounding uses, which include the single-family neighborhoods north of Easton Avenue, the

Easton Station townhomes to the west, the Woodlands multiple family development to the south, and the existing and future commercial uses to the east along N Main Street. Further, townhomes are an appropriate transitional use along a principal arterial roadway corridor like IL Route 22. The IL Route 22 corridor hosts a variety of residential housing developments and commercial uses. The proposed townhomes will help support the existing shopping center district at the intersection of IL Route 22 and Buffalo Grove Road, which is only a short drive away (.5 miles) and accessible by foot via the existing sidewalk along IL Route 22. In addition to the commercial uses to the west, additional retail and commercial uses are planned immediately adjacent to the east of the Subject Property along N Main Street, which the proposed development will help to support. Given the proposed development's location and walkable accessibility to nearby commercial uses, the Subject Property presents an excellent housing opportunity that is suitable for a variety of homebuyers, including young professionals moving out of Chicago, families moving up from rental housing, and empty nesters.

The neighboring Prairie View Metra Station will provide commuting residents with easy access to nearby suburbs and downtown Chicago. In addition to the Prairie View Metra Station, the Subject Property is located in close proximity to key transportation corridors like Route 22 and I-94. The future residents will benefit from the development's proximity to shopping districts, recreational amenities, and employment centers. Within a 1-mile radius, there are a large variety of retail establishments, groceries, restaurants, entertainment opportunities, golf courses, and recreational amenities. Nearby employment corridors offer future residents the additional feature of conveniently located employment opportunities.

The subdivision itself will be easily accessible via 3 access points – from the north at W Easton Avenue, from the east at N Main Street, and from the south at IL Route 22. The roadways

internal to the development will be partially private and partially public and have been designed to circulate traffic efficiently and safely. As part of the development, carriage walks and sidewalks throughout the Subject Property will connect the residences to the existing walkway along N Main Street and the new sidewalk to be installed by Petitioner along the north side of IL Route 22.

Landscape treatments will be utilized to enhance the visual appeal of the community, including a mix of parkway trees, shade trees, and shrubs. The landscape design enhancements will include decorative plantings around the perimeter of the Subject Property and foundation plantings around each building. Existing landscape buffers will be preserved and enhanced throughout the perimeter of the community to create the feel of a residential enclave. In total, the stormwater management, open space, wetland, and common area will total 5.50 acres and will make up approximately 49% of the development, providing more than sufficient open space and buffer area throughout the development.

The proposed development is consistent with current market trends in the area. The architecture is modern American, blending a variety of design features to create an attractive facade. The use of quality and low maintenance materials ensures the development will withstand the test of time. The townhomes will feature three-story streetscapes consistent with market trends in the area and consumer demand. The development will feature two building options, including front loaded (~30%) and rear loaded (~70%) townhomes, each with multiple floorplan options. The townhomes will feature a base model of 3 bedrooms and 2.5 bathrooms, with optional 4th and 5th bedrooms and up to 4.5 bathrooms available. Square footages range from approximately 2,200 – 2,800 square feet and all units will come standard with a 2nd floor balcony. Additional upgrades and options include a loft space, additional bedrooms and bathrooms, and a rooftop terrace to meet buyer needs at different price points and specifications. Architectural enhancements include

architectural asphalt shingling, composite trim, fiber cement paneling and lap siding, vinyl windows, and brick facade.

Finally, the development will provide sufficient parking for both its residents and their guests. Each of the 90 townhomes will feature a 2-car garage, and all but 12 homes will have a driveway that can accommodate 2 additional cars. 43 guest parking stalls have been planned for throughout the development, for a total of 379 parking spaces – significantly greater than the 153 parking spaces required by Village Code.

EXHIBIT A
Legal Description

PARCELS 1 & 5:

THE PART OF LOT 33 OF SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16 AND OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 21, ALL IN TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE 3RD P.M., DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 33 OF SAID SCHOOL TRUSTEE'S SUBDIVISION (BEING THE SOUTH EAST CORNER OF THE SOUTH WEST QUARTER OF SECTION 16); THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 33, 144.5 FEET TO THE WEST LINE OF LANDS OF THE WISCONSIN CENTRAL RAILROAD TO THE PLACE OF BEGINNING OF THE PREMISES HEREIN INTENDED TO BE DESCRIBED; THENCE NORTH 21 ½ DEGREES WEST ALONG SAID RAILROAD LANDS 65.4 FEET; THENCE WEST ALONG AN OLD FENCE LINE 211.3 FEET TO THE EAST LINE OF LOT 7, BLOCK 1, IN A.G. MAETHER'S SUBDIVISION, A SUBDIVISION OF PART OF SAID LOT 33 OF SCHOOL TRUSTEE'S SUBDIVISION HEREIN DESCRIBED; THENCE SOUTH ALONG THE EAST LINE OF LOTS 7 AND 8, BLOCK 1, A.G. MAETHER'S SUBDIVISION, AND SAID LINE EXTENDED 134.2 FEET TO A POINT WHICH IS 73.2 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 21; THENCE EAST PARALLEL TO SAID NORTH LINE OF SAID NORTH WEST QUARTER 267 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF LANDS OF THE WISCONSIN CENTRAL RAILWAY, WHICH IS 82.8 FEET SOUTH FROM THE INTERSECTION OF THE NORTHLINE OF THE EAST HALF OF THE NORTH WEST QUARTER OF SECTION 21; THENCE NORTH WESTERLY ALONG THE WESTERLY LINE OF THE RIGHT OF WAY OF THE WISCONSIN CENTRAL RAILWAY COMPANY TO THE PLACE OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

PARCEL 2:

THE PART OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 21, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: TO-WIT- COMMENCING AT THE NORTHWEST CORNER OF SAID HALF QUARTER SECTION, THENCE SOUTH ALONG THE WEST LINE OF SAID HALF QUARTER SECTION, 480.2 FEET TO THE CENTER OF THE LAKE ZURICH ROAD (STATE ROAD NO. 22), THENCE EASTERLY ALONG THE CENTER OF SAID ROAD FOR A DISTANCE OF 491.3 FEET, THENCE NORTHERLY 495.3 FEET TO A POINT IN THE NORTH LINE OF SAID EAST ½ OF THE NORTHWEST ¼, WHICH IS 491.2 FEET EAST OF THE NORTHWEST CORNER OF SAID EAST ½ OF THE NORTHWEST ¼, THENCE WEST ON SAID NORTH LINE TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM THAT PART FALLING WITHIN ILLINOIS STATE ROUTE 22, ALL IN LAKE COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 21, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING ON THE NORTH LINE OF SAID EAST ½ OF THE NORTHWEST ¼ OF SECTION 21 AT A POINT 379.7 FEET WEST FROM THE NORTHEAST CORNER THEREOF THENCE WEST ALONG SAID NORTH LINE 453.7 FEET TO A POINT WHICH IS 491.2 FEET EAST OF THE NORTHWEST CORNER OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 21, THENCE

SOUTH 495.3 FEET TO A POINT IN THE CENTER OF LAKE ZURICH ROAD (STATE ROAD 22) SAID POINT BEING 491.3 FEET FROM THE WEST LINE OF SAID NORTHWEST $\frac{1}{4}$ (AS MEASURED ALONG THE CENTER LINE OF SAID ROAD) THENCE EASTERLY ALONG THE CENTER OF SAID ROAD 524.8 FEET TO A POINT WHICH IS 308.4 FEET WEST FROM THE INTERSECTION OF THE CENTER LINE OF PAVEMENT OF THE LAKE ZURICH ROAD AND THE EAST LINE OF SAID EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 21 THENCE NORTHERLY 438.4 FEET TO A POINT WHICH IS 73.2 FEET SOUTH FROM THE NORTH LINE AND 299.4 FEET WEST FROM THE EAST LINE OF SAID EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 21 THENCE WEST PARALLEL TO SAID NORTH LINE 80.3 FEET THENCE NORTH AT RIGHT ANGLES TO SAID NORTH LINE 73.2 FEET TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM THAT PART FALLING WITHIN ILLINOIS STATE ROUTE 22, ALL IN LAKE COUNTY, ILLINOIS.

PARCEL 4:

LOTS 6, 7 AND 8 IN BLOCK 1 IN MAETHR'S SUBDIVISION OF PART OF THE SOUTH $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 16, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 30, 1925 AS DOCUMENT 260397 IN BOOK "M" OF PLATS PAGE 107 IN LAKE COUNTY, ILLINOIS.

ADDRESS OF SUBJECT PROPERTY: 23023 N. First Street, 23008 N. Main Street, 16704 W. Highway 22, and 16606 W. Highway 22, Prairie View, IL 60069.

Approximately 11.18 acres

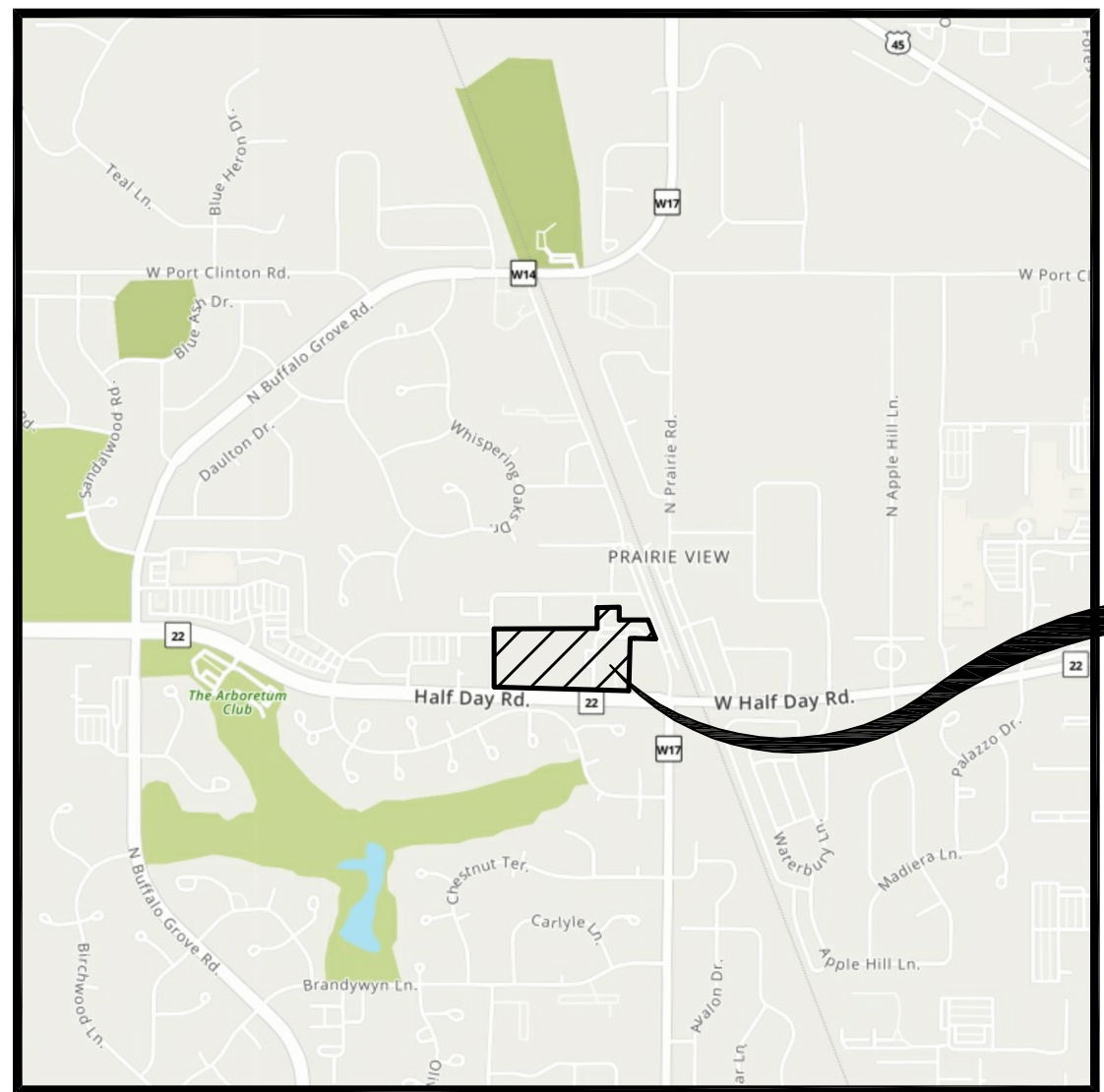
PERMANENT INDEX NO.: 15-16-307-006
15-16-300-022
15-21-100-047
15-21-100-049
15-21-100-004

COMMON ADDRESS: 16606 W. IL ROUTE 22, BUFFALO GROVE, IL
PARCEL INDEX NUMBERS: 15-21-100-004, 15-21-100-047 AND 15-21-100-049

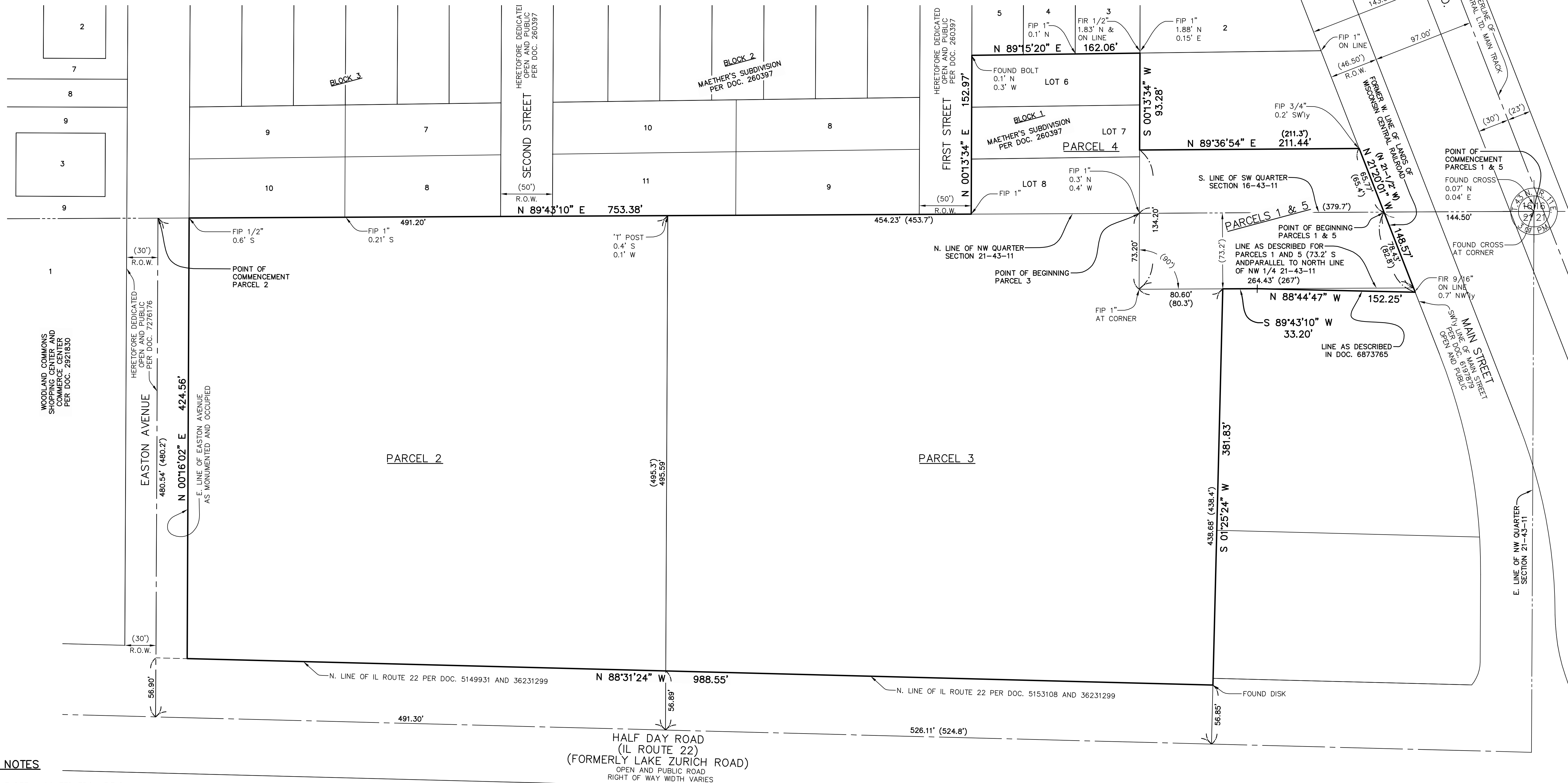
SHEET 1 OF 3



50 25 0 50
SCALE: 1 INCH = 50 FEET



SITE LOCATION



1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SEQUENCE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
2. THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND IMPRESSED SEAL.
3. EASEMENTS AND SERVITUDES SHOWN HEREON ARE BASED UPON A TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY IDENTIFIED AS NUMBER 1L-536277-ANG WITH AN EFFECTIVE DATE OF JANUARY 9, 2025.
4. THE BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTH LINE OF SUBJECT PROPERTY BEING N 88°31'24" W (ASSUMED).
5. MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
6. DIMENSIONS ENCLOSED IN () INDICATE RECORD OR DEED DATA. ALL OTHER DIMENSIONS ARE MEASURED OR RECORD EQUALS MEASURED.
7. BASED ON REVIEW OF FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP PANEL NO. 1709702054AK WITH AN ADJUSTED DATE OF EXP. FURTHER 18, 2013 IT IS OUR OPINION THAT THE PROPERTY DESCRIBED HEREON FALLS WITHIN ZONE X AS DESIGNATED AND DEFINED BY F.E.M.A.
8. PARCEL CONTAINS 487,902 S.F. OR 11.201 ACRES, MORE OR LESS AND MATHEMATICALLY CLOSES.
9. ITEM 11 OF TABLE "A" OPTIONAL SURVEY REQUIREMENTS AMENDED BY ITEM 20 LIMITING UTILITY DATA TO SURFACE INDICATION ONLY. NO UTILITY DATA SHOWN SUPPLEMENTED BY ATLAS ETC.
10. CHARACTER/LOCATION OF EVIDENCE OF VISIBLE OCCUPATION OR POSSESSION SHOWN ALONG PERIMETER BOUNDARY OF SUBJECT SITE.
11. POTENTIAL VISIBLE ENCROACHMENTS SHOWN, IF APPLICABLE (SURVEYOR HAS NO OPINION AS TO OWNERSHIP OF SAID ENCROACHMENTS).
12. EVIDENCE OF VISIBLE UNRECORDED EASEMENTS SHOWN, IF APPLICABLE.
13. POSSIBLE NON-DOCUMENTED EASEMENTS FOR UTILITIES SHOWN WHERE DELINEATED & VISIBLE ON SURFACE.
14. NO VISIBLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS OBSERVED.
15. THE PROPERTY MAPPED HEREON IS THE SAME AS THAT DESCRIBED IN THE TITLE COMMITMENT REFERENCED IN SURVEYOR'S NOTE #3.

PARCELS 1 & 2:
 THE LOT OF LOT 33 OF SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16 AND
 OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 21, ALL IN
 THE TOWNSHIP OF NORTH RAILWAY, RANGE 10 NORTH, TOWNSHIP 10 NORTH,
 FOLLOWS; COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 33 OF SAID
 SCHOOL TRUSTEE'S SUBDIVISION (BEING THE SOUTHEAST CORNER OF THE
 SOUTH WEST QUARTER OF SECTION 16); THENCE WEST ALONG THE SOUTH LINE
 OF SAID LOT 33, 144.5 FEET TO THE WEST LINE OF LANDS OF THE WISCONSIN
 CENTRAL RAILWAY, THE PLACE OF BEGINNING OF THE PRESENT HEREIN
 INTENDED TO BE DESCRIBED; THENCE NORTH 21 $\frac{1}{2}$ DEGREES WEST ALONG SAID
 RAILROAD LINES 65.4 FEET; THENCE WEST ALONG AN OLD FENCE LINE 211.3 FEET
 TO THE EAST LINE OF LOT 7, BLOCK 1, IN A.G. MAETHER'S SUBDIVISION,
 A SUBDIVISION OF PART OF SAID LOT 33 OF SAID SCHOOL TRUSTEE'S SUBDIVISION
 OF SECTION 16, TOWNSHIP 10 NORTH, RANGE 10 NORTH, TOWNSHIP 10 NORTH,
 BLOCK 1, A.G. MAETHER'S SUBDIVISION; AND SAID LINE EXTENDED 134.2 FEET
 TO A POINT WHICH IS 73.2 FEET SOUTH OF THE NORTH LINE OF SAID SECTION
 21; THENCE EAST PARALLEL TO SAID NORTH LINE OF SAID NORTHWEST
 QUARTER OF SECTION 21, 100 FEET TO A POINT OF BEGINNING OF THE
 LANDS OF THE WISCONSIN CENTRAL RAILWAY, WHICH IS 82.8 FEET SOUTH
 FROM THE INTERSECTION OF THE NORTH LINE OF THE EAST HALF OF THE
 NORTH WEST QUARTER OF SECTION 21; THENCE NORTH WESTERLY ALONG THE
 NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 21, TO THE RAILWAY
 COMPANY TO THE PLACE OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

THAT PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING ON THE NORTH LINE OF SAID EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 21, THENCE SOUTHERLY 89.4 DEGREES WEST TO THE NORTHEAST CORNER THEREOF THENCE WEST ALONG SAID NORTH LINE 453.7 FEET TO A POINT WHICH IS 491.2 FEET EAST OF THE NORTHWEST CORNER OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 21, THENCE SOUTH 495.3 FEET TO A POINT IN THE CENTER OF LAKE ZURICH ROAD (STATE ROAD 222) SAID POINT BEING 450.0 FEET FROM THE WEST LINE OF SAID ROAD (AS MEASURED) ALONG THE CENTER LINE OF SAID ROAD THENCE EASTERLY ALONG THE CENTER OF SAID ROAD 524.8 FEET TO A POINT WHICH IS 308.4 FEET WEST FROM THE INTERSECTION OF THE CENTER LINE OF PAVEMENT OF THE LAKE ZURICH ROAD AND THE EAST LINE OF SAID EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 21, THENCE NORTHERLY 89.4 DEGREES WEST TO A POINT WHICH IS 73.2 FEET SOUTH FROM THE NORTHWEST CORNER OF SAID EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 21, THENCE NORTHERLY 1/4 OF SECTION 21 THENCE WEST PARALLEL TO SAID NORTH LINE 80.3 FEET THENCE NORTH AT RIGHT ANGLES TO SAID NORTH LINE 73.2 FEET TO THE PLACE OF BEGINNING, BEING 1/4 OF THE EAST 1/2 OF SAID NORTH LINE FALLING WITHIN ILLINOIS STATE ROUTE 22, ALL IN LAKE COUNTY, ILLINOIS.

THAT PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOGETHER WITH THAT PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER SECTION 21, ALL IN TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN LAKE COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH-EAST CORNER OF SAID NORTHWEST QUARTER SECTION 21; ALSO BEING THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER SECTION 16, AND 16.1 FEET OF SAID SECTION 16, TO LOT 33 IN THE SCHOOL TRUSTEE'S SUBDIVISION OF SAID SECTION 16 AND OF THE EAST HALF OF THE SAID NORTHWEST QUARTER OF SECTION 21; THENCE WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER SECTION 21; A DISTANCE OF 1,000 FEET TO THE WESTERLY LINE OF THE FORMER WISCONSIN CENTRAL RAILROAD ALSO BEING THE WESTERLY LINE OF MAIN STREET PER A PLAT OF DEDICATION RECORDED AS DOCUMENT 6197879 FOR 6197879; THENCE SOUTH ALONG SAID WESTERLY LINE OF MAIN STREET 80.8 DEGREES EAST (SOUTH 21.5 DEGREES EAST RECORD), ALONG SAID WESTERLY LINE, A DISTANCE OF 82.8 FEET (MEASURED AND RECORD) TO THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN A TRUSTEE'S DEED RECORDED JULY 17, 2012 AS DOCUMENT 6837365; THENCE THE FOLLOWING THREE (3) COURSES: (1) THENCE SOUTH 88 DEGREES 44 MINUTES 47 SECONDS WEST, A DISTANCE OF 152.25 FEET; (2) THENCE SOUTH 89 DEGREES 43 MINUTES TO SECONDS WEST, A DISTANCE OF 33.20 FEET; (3) THENCE SOUTH 89 DEGREES 43 MINUTES TO SECONDS WEST, A DISTANCE OF 1581.83 FEET TO THE NORTHERLY LINE OF ILLINOIS ROUTE 22 PER US PENDENS NOTICES RECORDED AS DOCUMENTS 5149831 AND 5153108 AND A PLAT OF DEDICATION RECORDED AS DOCUMENT 6197879; THENCE SOUTH ALONG SAID 24 SECONDS WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 398.55 FEET TO THE EASTERLY LINE OF EASTON AVENUE AS MONUMENTED AND OCCUPIED; THENCE NORTH 00 DEGREES 16 MINUTES 02 SECONDS EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 100 FEET TO THE SOUTHWEST CORNER OF A.G. MAETHER'S SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED JUNE 30, 1925 AS DOCUMENT 260397 IN BOOK "M" OF PLATS PAGE 107 IN THE PUBLIC RECORDS OF THE COUNTY OF WISCONSIN; THENCE SOUTH ALONG THE AFOREMENTIONED SOUTHWEST QUARTER OF SECTION 16; THENCE NORTH 89 DEGREES 43 MINUTES 38 FEET (752.9 FEET EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 753.38 FEET (752.9 FEET RECORD) TO THE WESTERLY LINE OF SAID WESTERLY LINE OF MAIN STREET PER A PLAT OF DEDICATION RECORDED AS DOCUMENT 6197879; THENCE SOUTH ALONG SAID WESTERLY LINE, ALSO BEING ALONG THE WESTERLY LINE OF LOTS 6 THROUGH 8, INCLUSIVE, IN SAID BLOCK 1, A DISTANCE OF 152.97 FEET (153.1 FEET RECORD); THE NORTHEAST CORNER OF SAID LOT 6 BEING THE SOUTHWEST CORNER OF SAID LOT 7; THENCE SOUTH ALONG THE NORTHERLY LINE OF SAID LOT 6, A DISTANCE OF 162.06 FEET (162.0 FEET RECORD) TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH ALONG SAID NORTHERLY LINE OF SAID LOT 6, A DISTANCE OF 162.06 FEET TO SAID LOTS 6 AND 7, A DISTANCE OF 93.28 FEET TO A POINT 61.0 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 8; THENCE NORTH 89 DEGREES 36 MINUTES 54 SECONDS EAST, ALONG SAID DISTANCE OF 211.44 FEET (211.3 FEET RECORD) TO THE SOUTHWEST CORNER OF SAID LOT 8; THENCE NORTH ALONG THE WESTERLY LINE OF THE FORMER WISCONSIN CENTRAL RAILROAD ALSO BEING THE WESTERLY LINE OF MAIN STREET PER THE AFOREMENTIONED PLAT OF DEDICATION PER DOCUMENT 6197879; THENCE SOUTH ALONG SAID 20 MINUTES 00 SECONDS EAST (SOUTH 69.77 FEET (65.4 FEET RECORD) TO THE POINT OF BEGINNING.

9. PROPERTY SUBJECT TO ORDINANCE 87-58 RECORDED AS DOCUMENT 2611518 PROVIDING FOR RECOUPMENT OF ADVANCES FOR CONSTRUCTION OF A SANITARY SEWER: PARTICULARS DO NOT PLOT.
10. PROPERTY SUBJECT TO ORDINANCE 87-60 RECORDED AS DOCUMENT 2611518 PROVIDING FOR RECOUPMENT OF ADVANCES FOR CONSTRUCTION OF A SANITARY SEWER: PARTICULARS DO NOT PLOT.
11. PROPERTY SUBJECT TO ORDINANCE 2005-62 RECORDED AS DOCUMENT 5867488 ANNEXING CERTAIN TERRITORY TO THE VILLAGE OF BUFFALO GROVE: PARTICULARS DO NOT PLOT.
12. PROPERTY SUBJECT TO PLAT OF DEDICATION FOR ROADWAY PURPOSES RECORDED AS DOCUMENT 9187879: PLOTTED.
13. PROPERTY SUBJECT TO ORDINANCE 2018-015 ACKNOWLEDGING FULFILLMENT OF OBLIGATIONS UNDER ORDINANCES 79-53, 85-7, 85-66, 85-67, 85-77, 85-81, 85-82, 85-83, 85-84, 85-85, 85-86, 85-87, 85-88, 85-89, 85-90, 85-91, 85-92 RECORDED AS DOCUMENT 112282 PROVIDING FOR RECOUPMENT OF ADVANCES FOR CONSTRUCTION OF A SANITARY SEWER: PARTICULARS DO NOT PLOT.

TO: CHICAGO TITLE INSURANCE COMPANY
PULTE HOME COMPANY, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 8, 11 AND 20 OF TABLE "A" THEREOF. THE FIELDWORK WAS COMPLETED ON FEBRUARY 4, 2025.

DATED THIS 16TH DAY OF JULY, 2025.

JEFFREY R. PANKOW, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2026
PROFESSIONAL DESIGN FIRM LICENSE NUMBER 184-002937
EXPIRES APRIL 30, 2027

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM
STANDARDS FOR A BOUNDARY SURVEY.



PREPARED BY:

CEMCON, Ltd.

Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60502-9675 PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 402174 FILE NAME: ALTA
DRAWN BY: AJB FLD. BK. / PG. NO.: E07\69,72-74
COMPLETION DATE: 02-21-25 JOB NO.: 402.174

CHECKED BY: JRP 02-20-25
REVISED 04-09-25\AJB ADDED AS-SURVEYED DESCRIPTION

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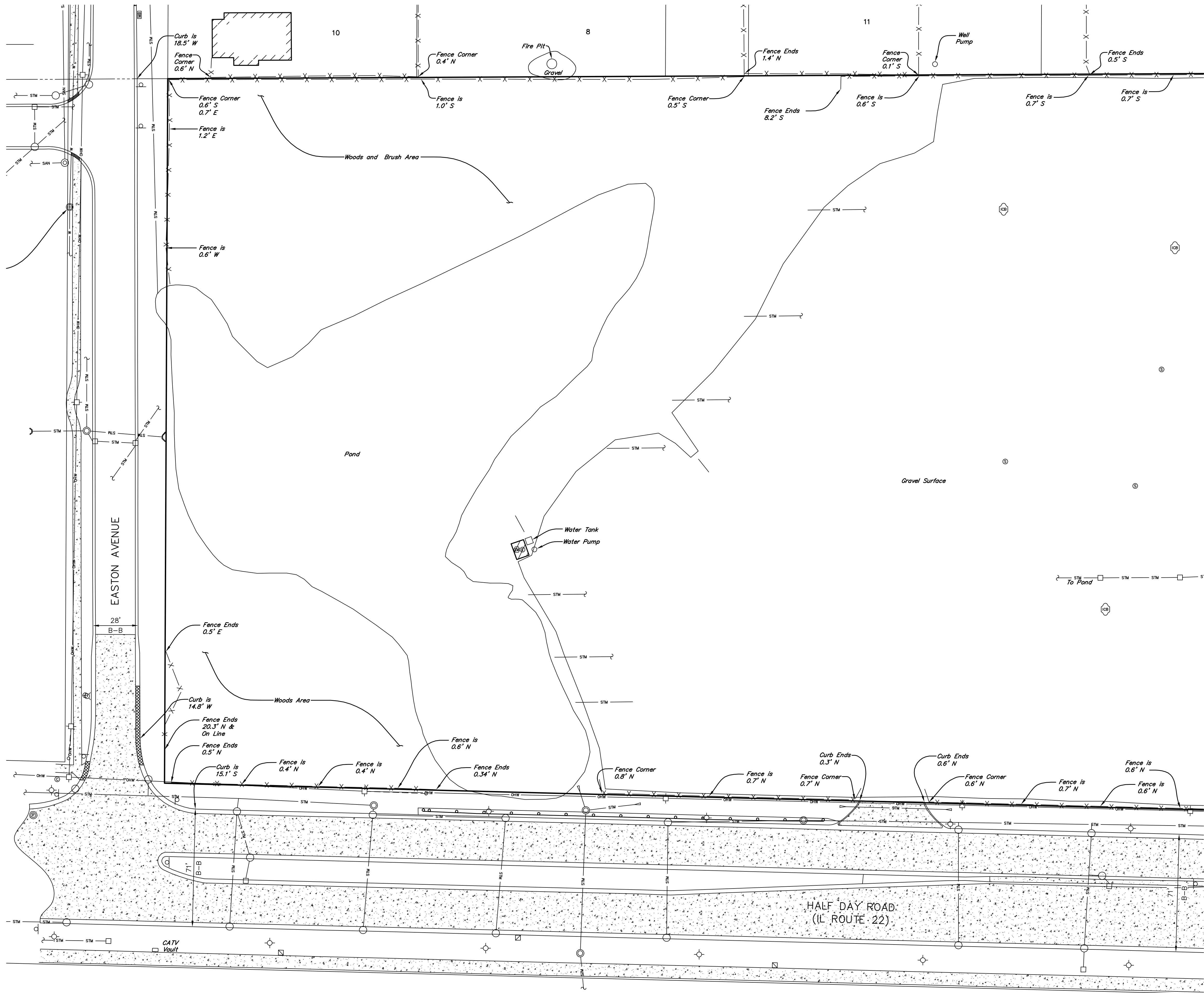
A.L.T.A./N.S.P.S.
LAND TITLE SURVEY

FIORE'S NURSERY & LANDSCAPE SUPPLY
COMMON ADDRESS: 16606 W. IL ROUTE 22, BUFFALO GROVE, IL
PARCEL INDEX NUMBERS: 15-21-100-004, 15-21-100-047 AND 15-21-100-049

50 25 0 50
SCALE: 1 INCH = 50 FEET

LINE/SYMBOL/ABBREVIATION LEGEND

- BOUNDARY LIMITS
- ADJACENT PROPERTY OR R.O.W. LINE
- EASEMENT LIMITS
- OVERHEAD WIRES
- UNDERGROUND GAS LINE
- UNDERGROUND STORM LINE
- UNDERGROUND SANITARY LINE
- UNDERGROUND WATER LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND PHONE LINE
- UNDERGROUND FIBER OPTIC LINE
- FENCE
- AIR CONDITIONER
- BASKETBALL POLE
- BOLLARD
- CABLE TV PEDESTAL
- CABLE TV MARKER POST
- STORM MANHOLE
- CATCH BASIN
- INLET
- FLARED END SECTION
- DRAIN
- SANITARY MANHOLE
- SEPTIC TANK
- FIRE HYDRANT
- WATER VALVE
- VALVE VAULT
- WELL HEAD
- WATER SPIGOT ON WOOD POST
- SPRINKLER HEAD
- IRRIGATION CONTROL BOX
- GAS MANHOLE
- GAS METER
- GAS REGULATOR
- GAS VALVE
- GAS MARKER POST
- HAND HOLE
- ELECTRIC JUNCTION BOX
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC PEDESTAL
- ELECTRIC TRANSFORMER
- LIGHT STANDARD
- UTILITY POLE
- GUY WIRE
- LANDSCAPE LIGHT
- MAILBOX
- SIGN
- FIBER OPTIC MARKER POST
- TELEPHONE JUNCTION BOX
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- UTILITY PEDESTAL CLUSTER W/NUMBER
- CONCRETE SURFACE
- BRICK SURFACE
- R.O.W. RIGHT OF WAY
- B-B BACK-TO-BACK
- E-E EDGE-TO-EDGE
- DEPRESSED CURB



PREPARED BY:

CEMCON, Ltd.

Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60502-9675 PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

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REVISED 04-09-25\AUB ADDED AS-SURVEYED DESCRIPTION

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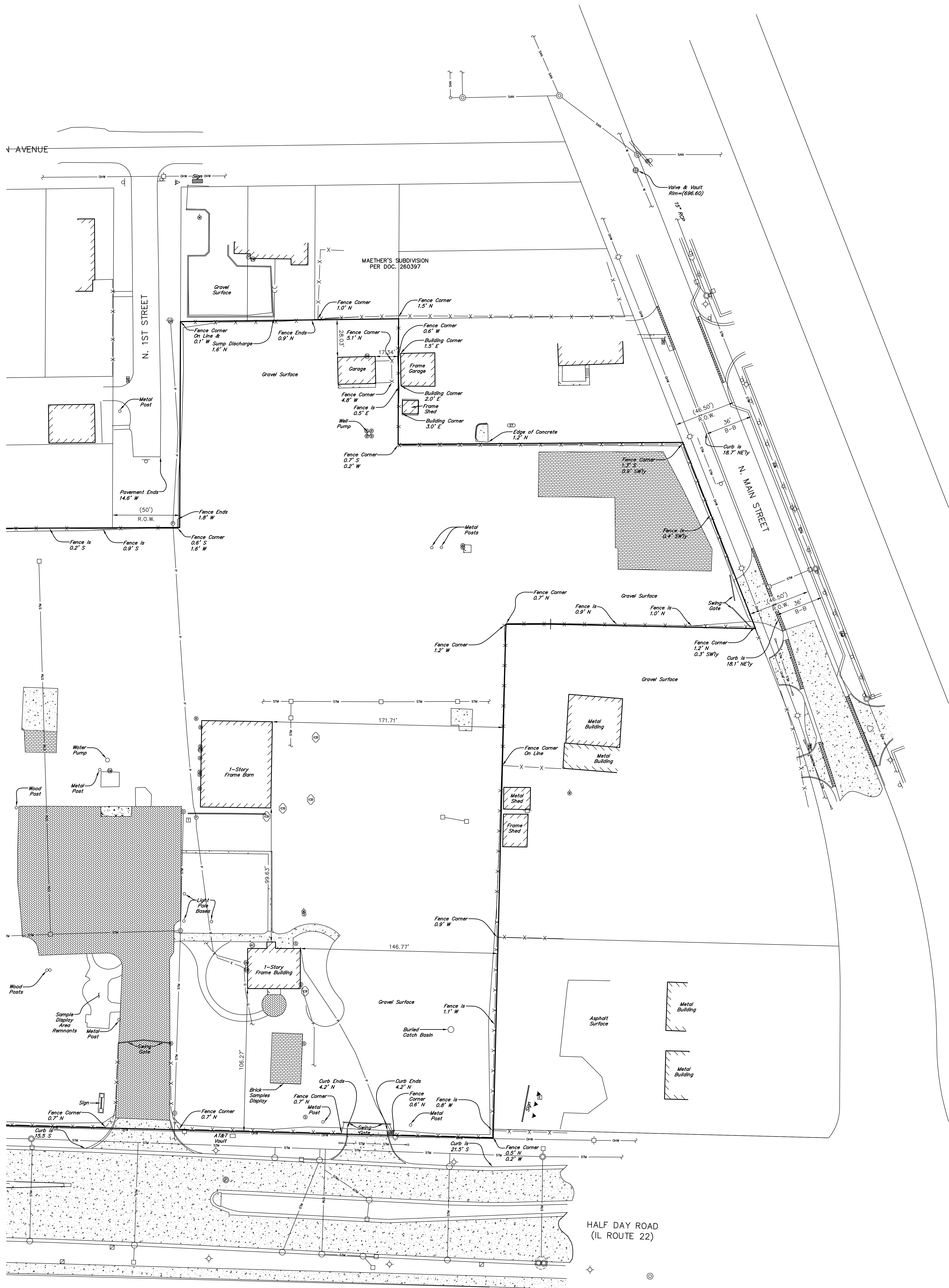
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- TELEPHONE JUNCTION BOX
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- UTILITY PEDESTAL CLUSTER W/NUMBER
- CONCRETE SURFACE
- BRICK SURFACE
- R.O.W. RIGHT OF WAY
- B-B BACK-TO-BACK
- E-E EDGE-TO-EDGE
- DEPRESSED CURB



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E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 402174 FILE NAME: ALTA
DRAWN BY: AUB FLD. BK. / PG. NO.: E07/69,72-76
COMPLETION DATE: 02-21-25 JOB NO.: 402174
CHECKED BY: JRP 02-20-25
REVISED 04-09-25/AUB ADDED AS-SURVEYED DESCRIPTION
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	<u>Acres</u>	<u>Percent</u>
Total Site Area	11.20	100.00%
Public Road ROW	1.52	13.57%
Building Cover	1.98	17.68%
Pavement Cover	2.12	18.93%
Open Space	5.58	49.82%
Total Number of Units	= 90	
<i>Front-Loaded Townhomes (FLTH)</i>	= 26	
<i>Rear Loaded Townhomes (RLTH)</i>	= 64	
Gross Site Density	= 8.04 DU/Ac.	(90 D.U. / 11.20 Ac.)
Floor Area Ratio (F.A.R.)	= 0.59 ⁽⁴⁾	
Parking Required:	= 153 spaces	(1.7 spaces / dwelling unit)
Parking Provided		
Garage	= 180 spaces	
Driveway	= 156 spaces	
Guest (off-street)	= 14 spaces	
Guest (on-street)	= <u>29 spaces</u>	
Total Number of spaces provided	= 379 spaces	(4.21 spaces / dwelling unit)

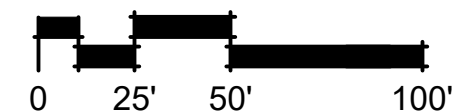
	<u>FLTH</u>	<u>RLTH</u>
Building to Street:		
Front to Public Road ROW	20 ft.	8.67 ft. (8'-8")
Front Door to Public Road ROW	NA	10 ft.
Side to Public Road ROW	10 ft.	10 ft.
Building to Building:		
Side to Side	14 ft.	14 ft.
Side to Rear	NA	32.5 ft.
Rear to Rear	73 ft.	60 ft.

NOTES:

- Existing Zoning is R-1 and GC in unincorporated Lake County;
- Subject parcel is within Buffalo Grove's Prairie View Station Area Plan (2019).
- Proposed Zoning is R-9 PUD in the Village of Buffalo Grove.
- F.A.R. includes 100% of units with optional habitable attic space.



PUD PLAN
SCALE: 1" = 50'



9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

PULTE HOME COMPANY, LLC

**1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL**

PLAN DATE

MAY 30, 2025

REVISIONS

1.	7/21/25 PER STAFF COMMENTS
2.	9/10/25 PER STAFF COMMENTS
3.	10/03/25 PER STAFF COMMENTS
4.	10/15/25 PER STAFF COMMENTS
5.	
6.	
7.	
8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE

PRAIRIE VIEW TOWNS
BUFFALO GROVE, IL

PRELIMINARY PUD PLAN

SHEET NUMBER

1 OF 1

SITE DATA

	Acres	Percent
Total Site Area	11.20	100.00%
Public Road ROW	1.52	13.57%
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Pavement Cover	2.12	18.93%
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Floor Area Ratio (F.A.R.)	= 0.59 ⁽⁴⁾	
Parking Required:	= 153 spaces (1.7 spaces / dwelling unit)	
Parking Provided	= 379 spaces (4.21 spaces / dwelling unit)	
Garage	= 180 spaces	
Driveway	= 156 spaces	
Guest (off-street)	= 14 spaces	
Guest (on-street)	= 29 spaces	
Total Number of spaces provided	= 379 spaces (4.21 spaces / dwelling unit)	

DESIGN STANDARDS

	FLTH	RLTH
Building to Street:		
Front to Public Road ROW	20 ft.	8.67 ft. (8'-8")
Front Door to Public Road ROW	NA	10 ft.
Side to Public Road ROW	10 ft.	10 ft.
Building to Building:		
Side to Side	14 ft.	14 ft.
Side to Rear	NA	32.5 ft.
Rear to Rear	73 ft.	60 ft.

- NOTES:
- Existing Zoning is R-1 and GC in unincorporated Lake County;
 - Subject parcel is within Buffalo Grove's Prairie View Station Area Plan (2019).
 - Proposed Zoning is R-9 PUD in the Village of Buffalo Grove.
 - F.A.R. includes 100% of units with optional habitable attic space.

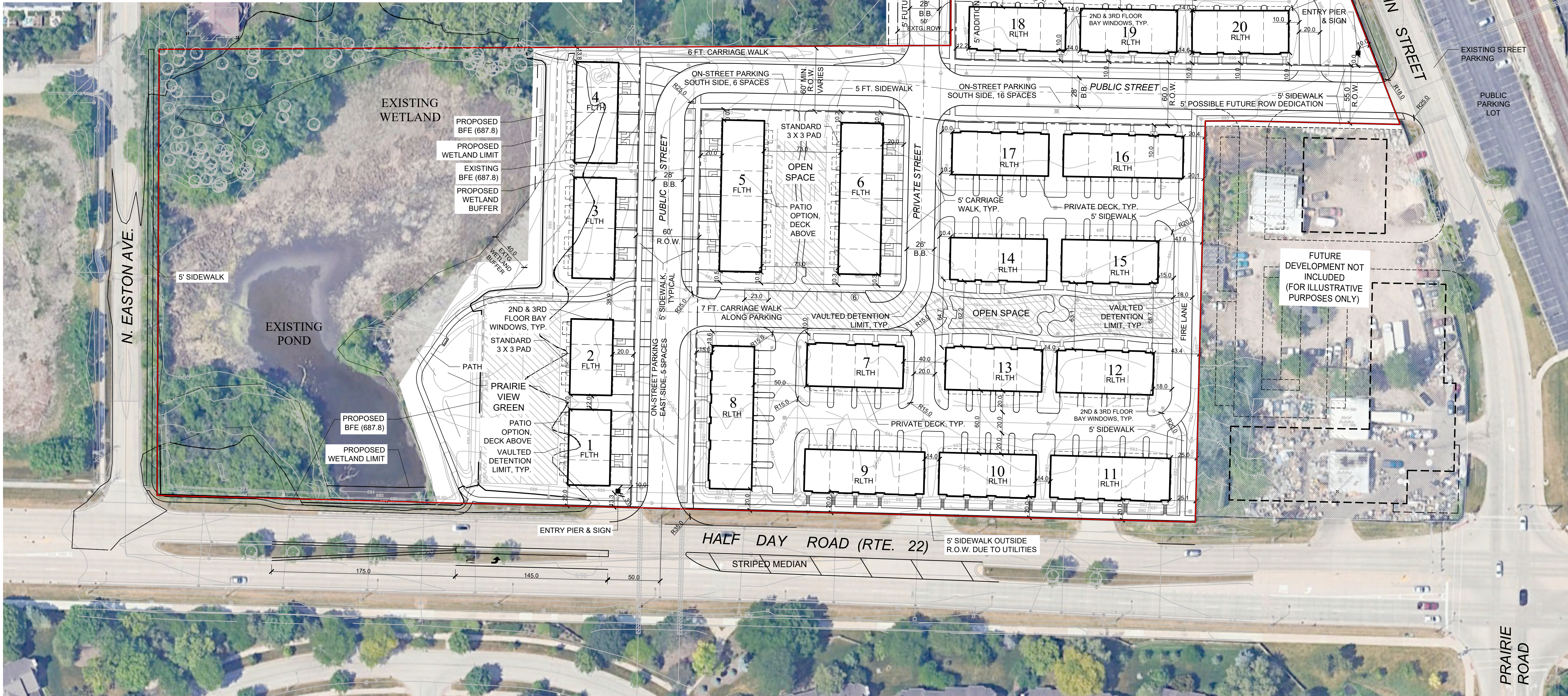
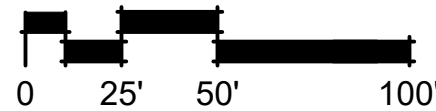


EXHIBIT: PUD PLAN WITH POTENTIAL FUTURE DEVELOPMENT PARCELS

SCALE: 1" = 50'



dickson design
STUDIO

9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

PULTE HOME COMPANY, LLC

**1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL**

PLAN DATE

MAY 30, 2025

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3.	10/03/25 PER STAFF COMMENTS
4.	10/15/25 PER STAFF COMMENTS
5.	
6.	
7.	
8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE

**PRAIRIE VIEW TOWNS
BUFFALO GROVE, IL**

**EXHIBIT: PRELIMINARY PUD
PLAN WITH POTENTIAL FUTURE
DEVELOPMENT PARCELS**

SHEET NUMBER

1 OF 1



Rear-Load Townhome Building Elevations
Building Type 9, 11, 12, 18, 19, 20: FIVE Unit Configuration

Fiore Property Townhomes
Buffalo Grove, Illinois

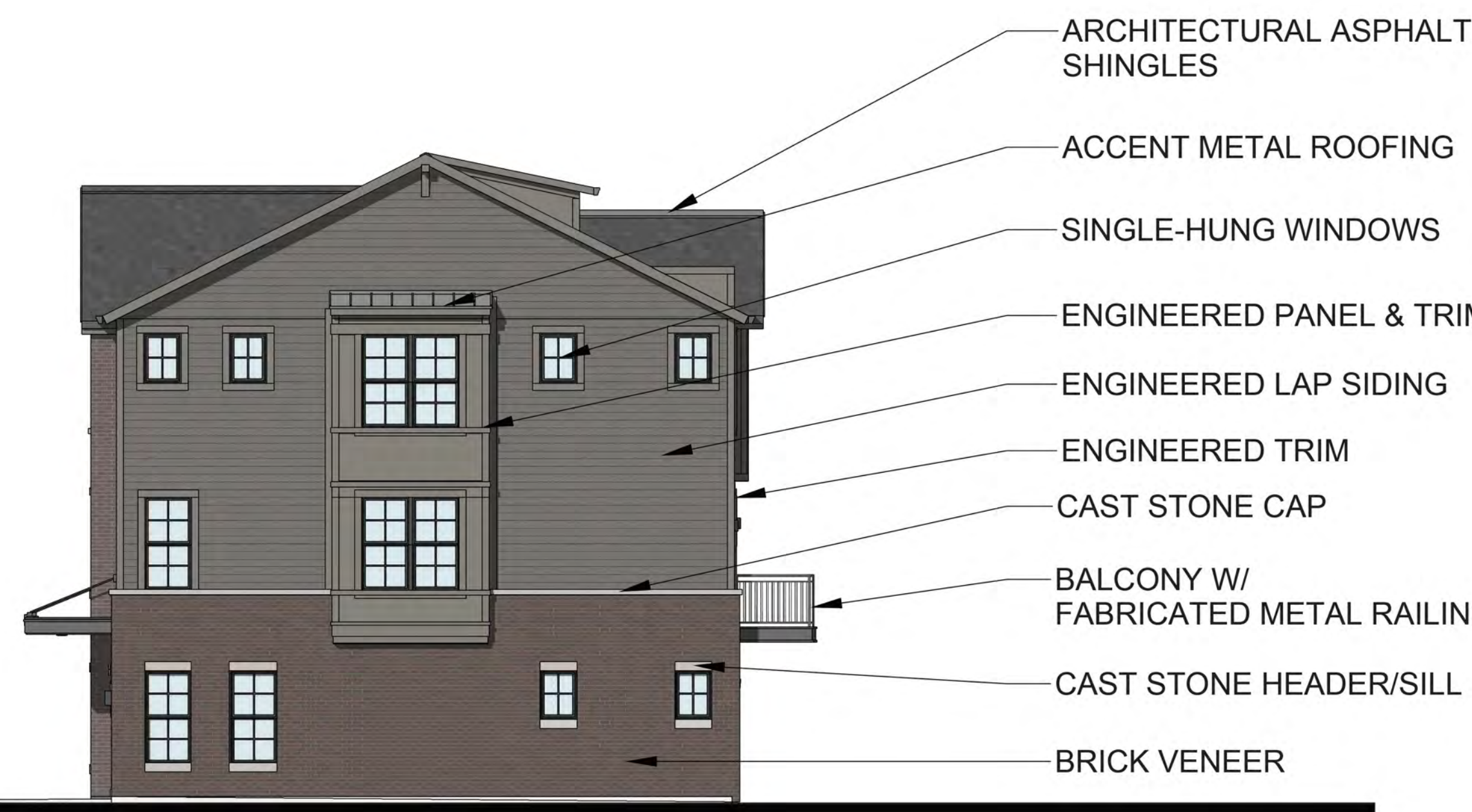




Primary Elevation
Scale: 3/16" = 1'-0"



Rear Elevation
Scale: 1/8" = 1'-0"



Side Elevation (Typical)
Scale: 1/8" = 1'-0"



Rear-Load Townhome Building Elevations
Building Type 9, 11, 12, 18, 19, 20: FIVE Unit Configuration

Fiore Property Townhomes
Buffalo Grove, Illinois





Front-Load Townhome Building Elevations
Building Type 5, 6: SIX Unit Configuration

Fiore Property Townhomes
Buffalo Grove, Illinois

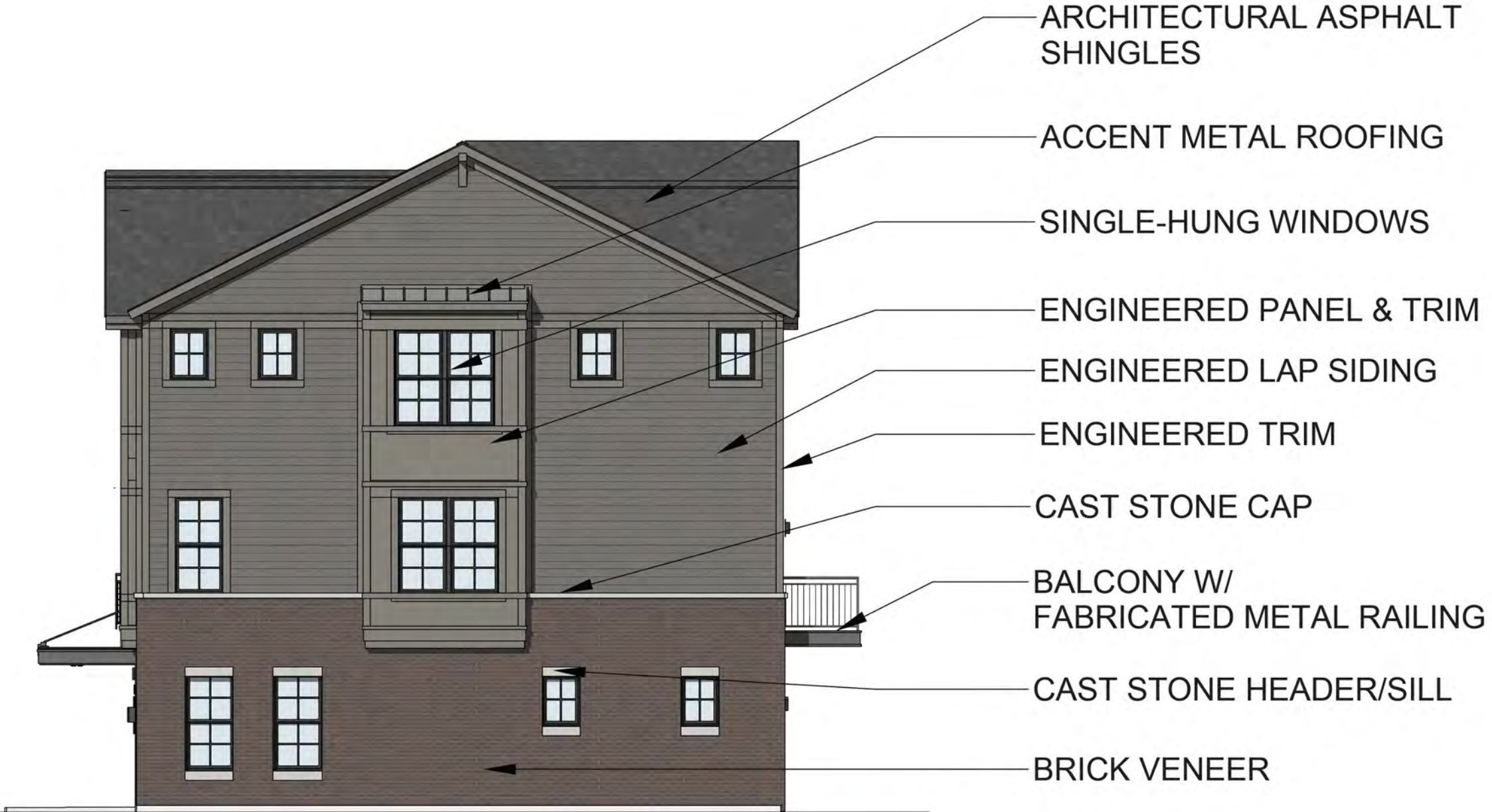




Primary Elevation
Scale: 3/16" = 1'-0"



Rear Elevation
Scale: 1/8" = 1'-0"



Side Elevation (Typical)
Scale: 1/8" = 1'-0"



Front-Load Townhome Building Elevations
Building Type 5, 6: SIX Unit Configuration

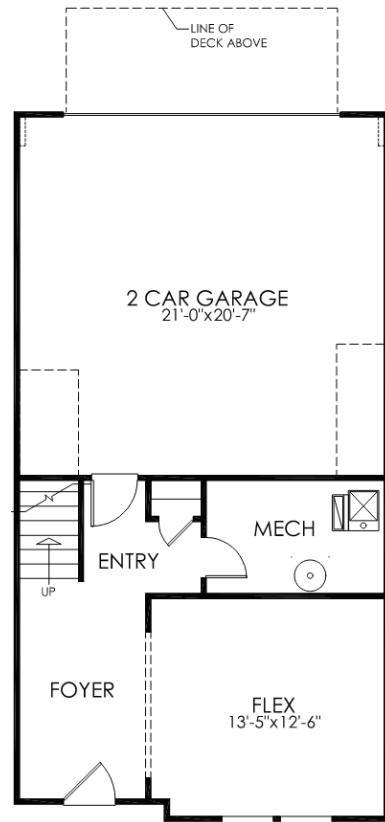
Fiore Property Townhomes
Buffalo Grove, Illinois



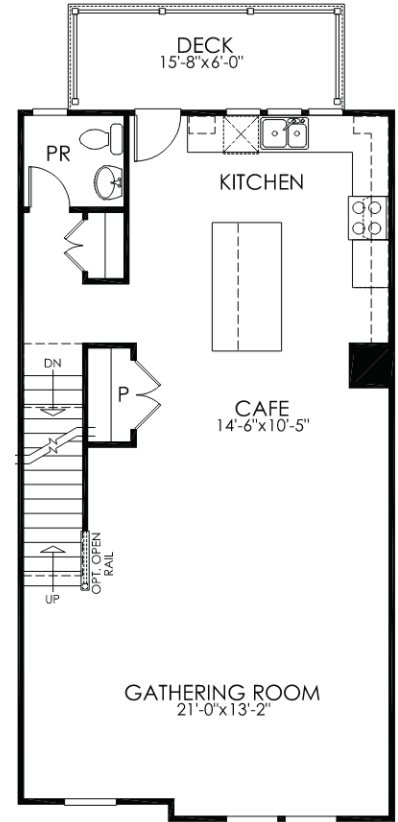
Product Matrix

Three Story Townhomes							
	Unit Width	Garage Loading	Qty.	Square Footage	Bedrooms	Bathrooms	Garage
Halston/ Highwood	22'	Rear Load	36	2,219 - 2,584	3 - 4	2.5 - 3.5	2 Car
Jayton/ Jetwood	24'	Rear Load	28	2,357 - 2,771	3 - 5	2.5 - 4.5	2 Car
Isleton	24'	Front Load	26	2,356 - 2,772	3 - 5	2.5 - 4.5	2 Car
		Total	90				

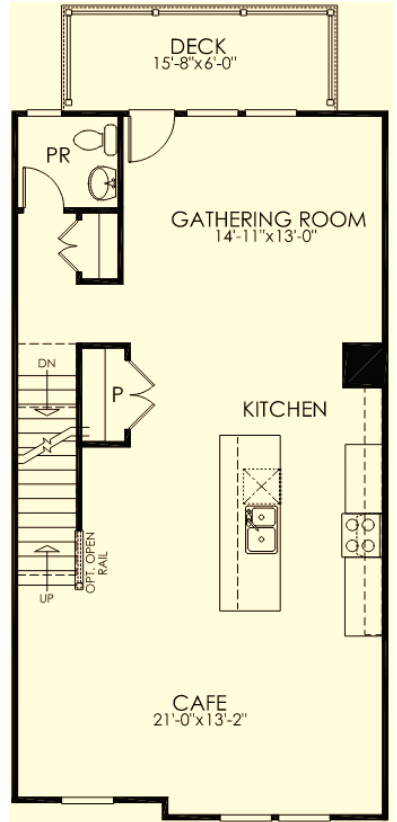
Floor Plans



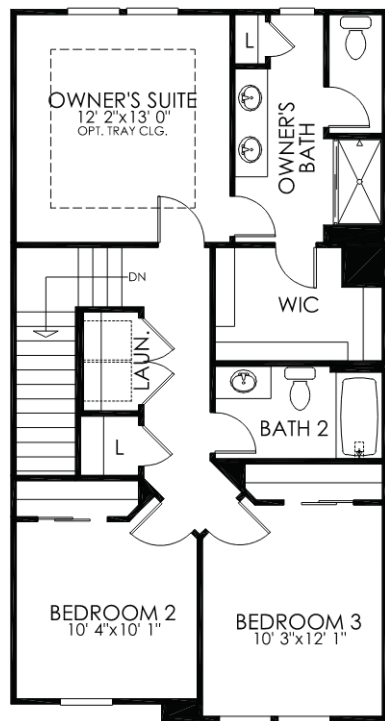
First Floor



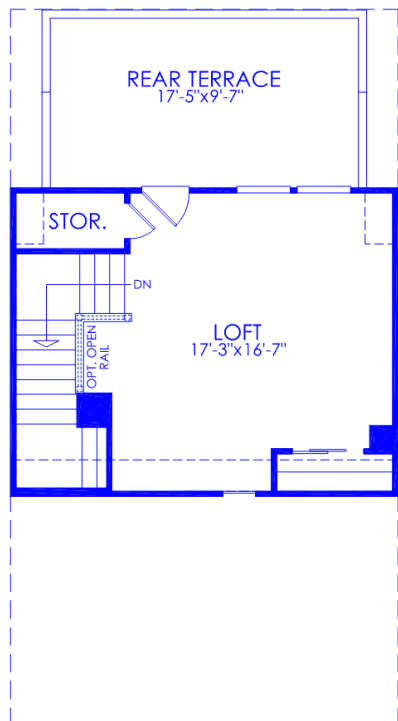
Second Floor
Halston



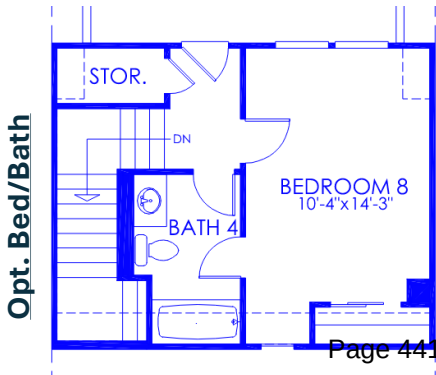
Second Floor
Highwood



Third Floor



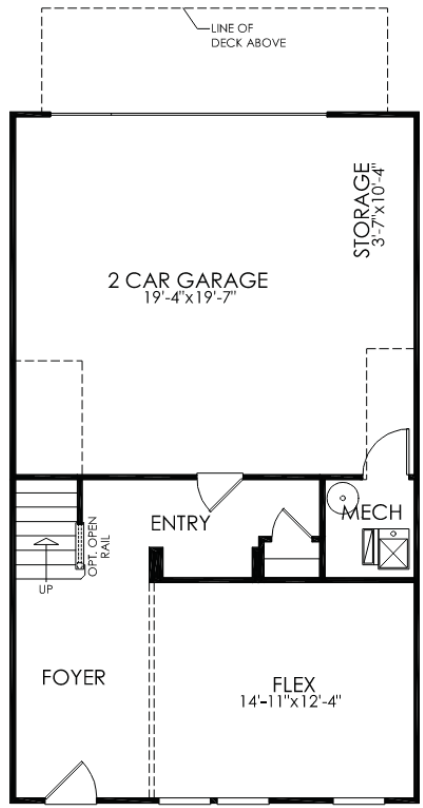
Optional Habitable Attic



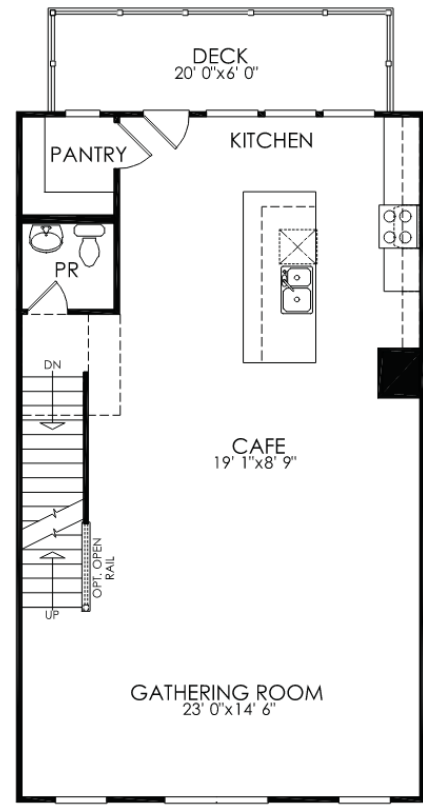
Opt. Bed/Bath

Halston/Highwood
22' Wide, 2,219-2,584 SF, 3-4 BR

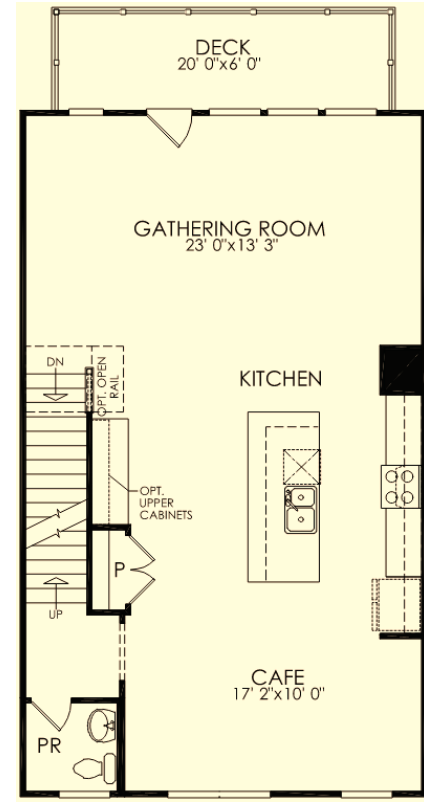
Floor Plans



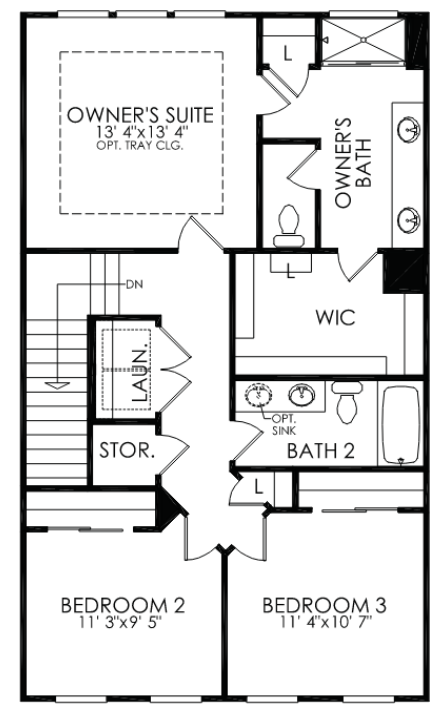
First Floor



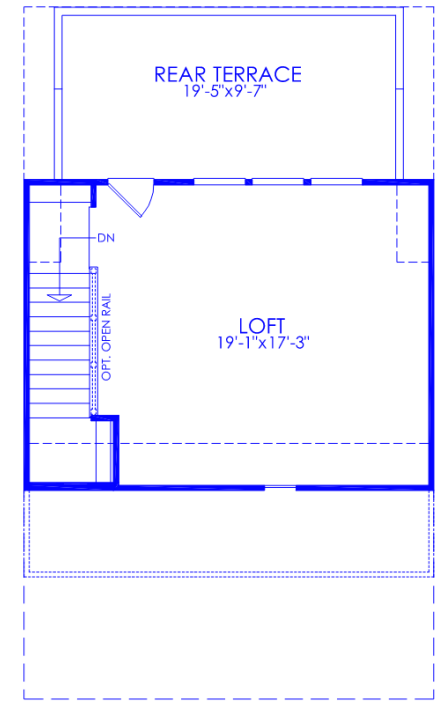
Second Floor
Jayton



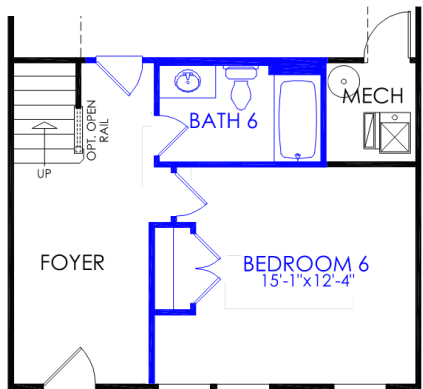
Second Floor
Jetwood



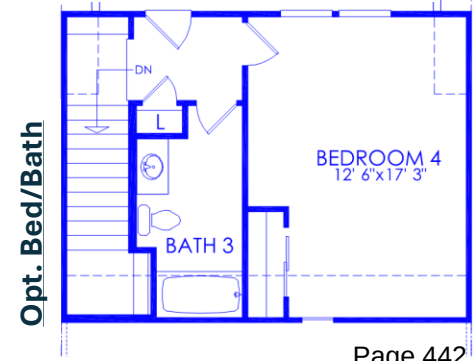
Third Floor



Optional Habitable Attic



Opt. Bed/Bath

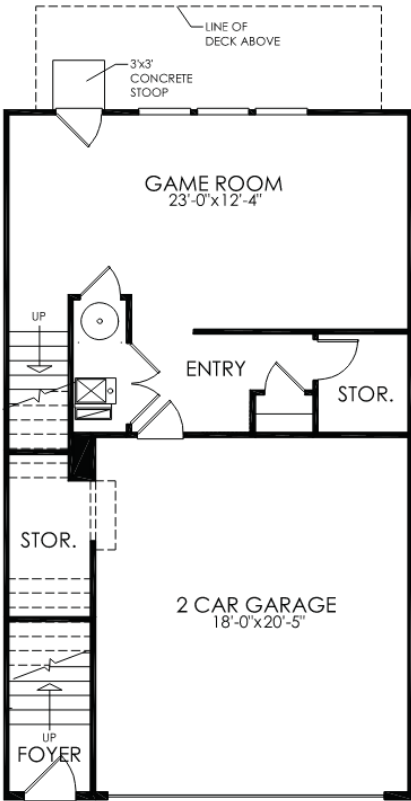


Opt. Bed/Bath

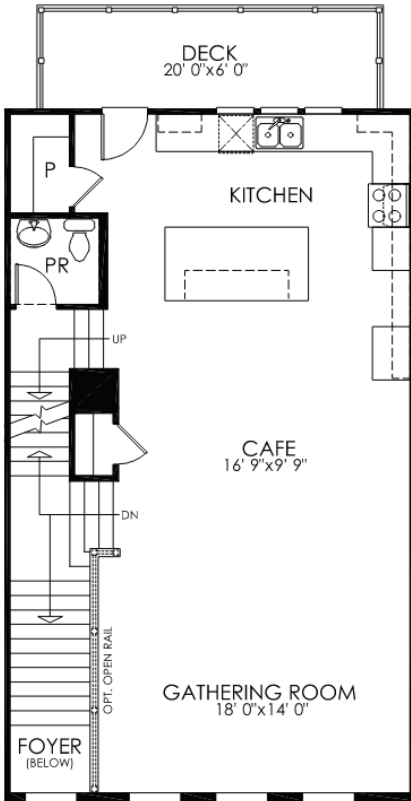
Jayton/Jetwood
24' Wide, 2,357-2,771 SF, 3-5 BR

Plans are for illustrative purposes only, and may change to comply with codes or due to updates in corporate standards

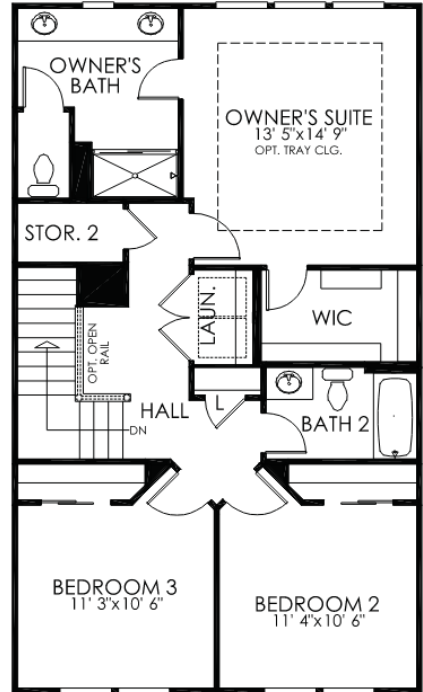
Floor Plans



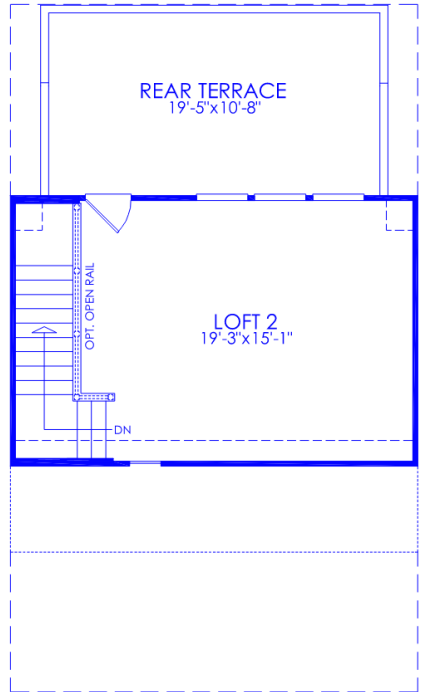
First Floor



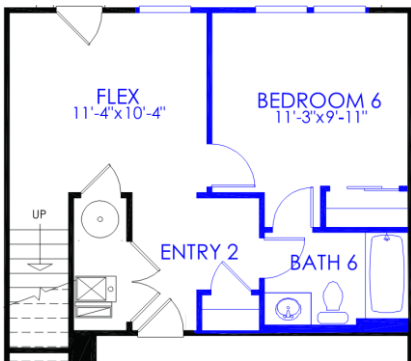
Second Floor



Third Floor



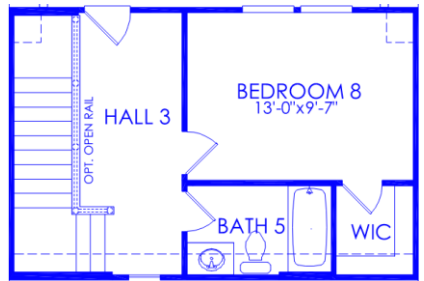
Optional Habitable Attic



Opt. Bed/Bath

Isleton

24' Wide, 2,356-2,772 SF, 3-5 BR



Opt. Bed/Bath

Plans are for illustrative purposes only, and may change to comply with codes or due to updates in corporate standards

PRELIMINARY PLAT OF SUBDIVISION
FOR
PRAIRIE VIEW TOWNS

LEGAL DESCRIPTION

THAT PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOGETHER WITH THAT PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER SECTION 21, ALL IN TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN LAKE COUNTY, ILLINOIS

PARCEL INDEX NUMBERS

15-16-300-002
15-16-307-006
15-21-100-004
15-21-100-047
15-21-100-049

16606 W. IL ROUTE 22,
BUFFALO GROVE, ILLINOIS

TOTAL AREA OF SUBDIVISION

11.201 ACRES

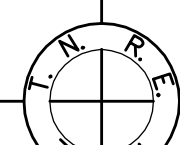
(MORE OR LESS)

NOTES

1. ADDITIONAL P.U. & D.E. EASEMENTS MAY BE REQUIRED ON FINAL PLATS BASED ON UTILITY SIZE AND LOCATIONS FROM FINAL ENGINEERING.
2. DIMENSIONS SHOWN ALONG CURVED LINES ARE ARC DISTANCES.
3. ALL RIGHT-OF-WAYS ARE TO BE PUBLIC DEDICATIONS.
4. ALL R.O.W. DEPICTED ON THIS PLAT WILL BE GRANTED ON THE FINAL SUBDIVISION PLATS.
5. ALL EASEMENTS DEPICTED ON THIS PLAT WILL BE GRANTED ON THE FINAL SUBDIVISION PLATS.
6. ALL EASEMENTS ON THE PLAT MAP ARE FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES (UNLESS OTHERWISE NOTED)
7. STORMWATER MANAGEMENT AND PCBMP EASEMENTS WILL BE GRANTED ON THE FINAL SUBDIVISION PLATS.
8. ALL REQUIRED CERTIFICATES, STATEMENTS AND VILLAGE CLERK RECORDING NOTE WILL BE PROVIDED ON FINAL PLAT.
9. BLANKET EASEMENT B.U.E. OVER OUTLOTS A, B & C.
10. ALL REQUIRED MONUMENTATION WILL BE PROVIDED ON THE FINAL SUBDIVISION PLAT
11. THE BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTH LINE OF SUBJECT PROPERTY BEING N 88°31'24" W (ASSUMED).
12. FOR PROPOSED CONTOURS, GRADES, UTILITIES, STREETS AND SIDEWALKS REFER TO THE PRELIMINARY ENGINEERING DRAWINGS FOR THIS DEVELOPMENT (BY OTHERS).

LINE LEGEND

- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
- LOT LINE/PROPERTY LINE (Solid Line)
- BUILDING LINE (Long Dashed Lines)
- EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Lines)
- CENTERLINE (Single Dashed Lines)
- QUARTER SECTION LINE (Double Dashed Lines)
- SECTION LINE (Triple Dashed Lines)



SECTION CORNER OR QUARTER SECTION CORNER

STORMWATER EASEMENT

SITE DATA

	Acres	Percent
Total Site Area	11.20	100.00%
Public Road ROW	1.52	13.57%
Building Cover	1.98	17.68%
Pavement Cover	2.20	19.64%
Open Space	5.50	48.11%

Total Number of Units = 90
Front-Loaded Townhomes (FLTH) = 26
Rear Loaded Townhomes (RLTH) = 64

Gross Site Density = 8.04 DU/Ac. (90 D.U. / 11.20 Ac.)

Floor Area Ratio (F.A.R.) = 0.59(4)

Parking Required: = 153 spaces (1.7 spaces / dwelling unit)
Parking Provided: = 180 spaces
Garage: = 156 spaces
Driveway: = 22 spaces
Guest (on-street): = 29 spaces
Total Number of spaces provided = 387 spaces (4.3 spaces / dwelling unit)

Design Standards:

	ELTH	RLTH
Building to Street:		
Front to Public Road ROW	20 ft.	8.67 ft. (8'-8")
Front Door to Public Road ROW	NA	10 ft.
Side to Public Road ROW	10 ft.	10 ft.

Building to Building:

	FLTH	RLTH
Side to Side	14 ft.	14 ft.
Side to Rear	NA	32.5 ft.
Rear to Rear	73 ft.	60 ft.

NOTES:

1. Existing Zoning is R-1 and C-1 in unincorporated Lake County.
2. Subject parcel is within Buffalo Grove's Prairie View Station Area Plan (2019).
3. Proposed Zoning is R-9 PUD in the Village of Buffalo Grove.
4. F.A.R. includes 100% of units with optional habitable attic space.

PREPARED FOR:

PULTE HOME COMPANY, LLC
1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL 60173
(847) 230-5400

PREPARED BY:



CEMCON, Ltd.

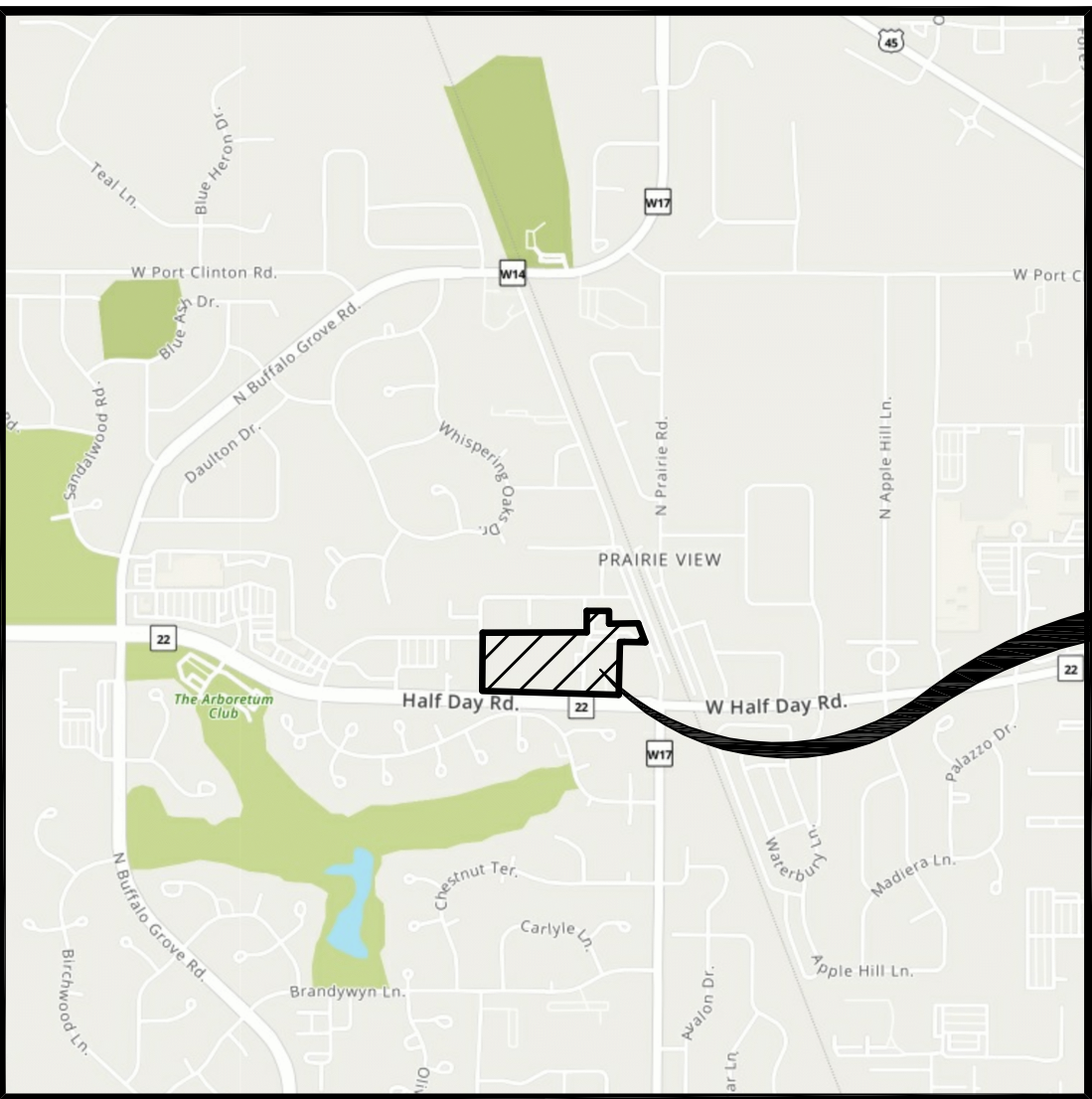
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60502-9675
PH: 630.862.2100 FAX: 630.862.2199
E-Mail: info@cemcon.com Website: www.cemcon.com

DISC NO.: 402174 FILE NAME: PREPLAT
DRAWN BY: LAL FLD. BK. / PG. NO.: E07\69,72-76
COMPLETION DATE: 2025-05-30 JOB NO.: 402.174
XREF : TOPO_2008 PROJECT MANAGER : CRM
07-21-25/LAL: REVISED PER VILLAGE COMMENTS DATED 7/2/25
09-09-25/LAL: REVISED PER VILLAGE COMMENTS DATED 8/25/25
10-02-25/GGC: REVISED PER VILLAGE COMMENTS DATED 9/30/25

SHEET 1 OF 2

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LOCATION MAP



SITE
LOCATION

60 30 0 60
SCALE: 1 INCH = 60 FEET

LOT AREA SUMMARY TABLE	
LOT NO.	SQ. FT.
1	4,428
2	4,428
3	5,724
4	5,724
5	8,316
6	8,316
7	5,098
8	7,300
9	6,696
10	5,508
11	6,696
12	5,098
13	5,098
14	5,508
15	5,508
16	6,696
17	5,508
18	6,696
19	6,696
20	6,696
OUTLOT A	175,619
OUTLOT B	99,690
OUTLOT C	18,474
OUTLOT D	6,057

CURVE TABLE			
CURVE	RADIUS	ARC LENGTH	CHORD BEARING
C1	300.0'	7.8'	N 89°32'19" W
C2	150.0'	15.2'	N 85°54'10" W
C3	150.0'	15.7'	S 86°00'55" E
C4	300.0'	6.69'	S 89°39'03" E
C5	300.0'	8.0'	N 89°30'49" W
C6	38.0'	59.7'	N 46°12'13" E
C7	150.0'	0.7'	N 01°04'49" E

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N 89°43'10" E	26.0'
L2	N 00°57'25" E	79.0'

LOT DIMENSIONS & AREAS ARE
APPROXIMATIONS & WILL VARY
AT TIME OF FINAL PLATTING.

MONUMENT SIGN
(SEE LANDSCAPE
PLANS FOR DETAILS)

PRAIRIE
ROAD

PRELIMINARY ENGINEERING

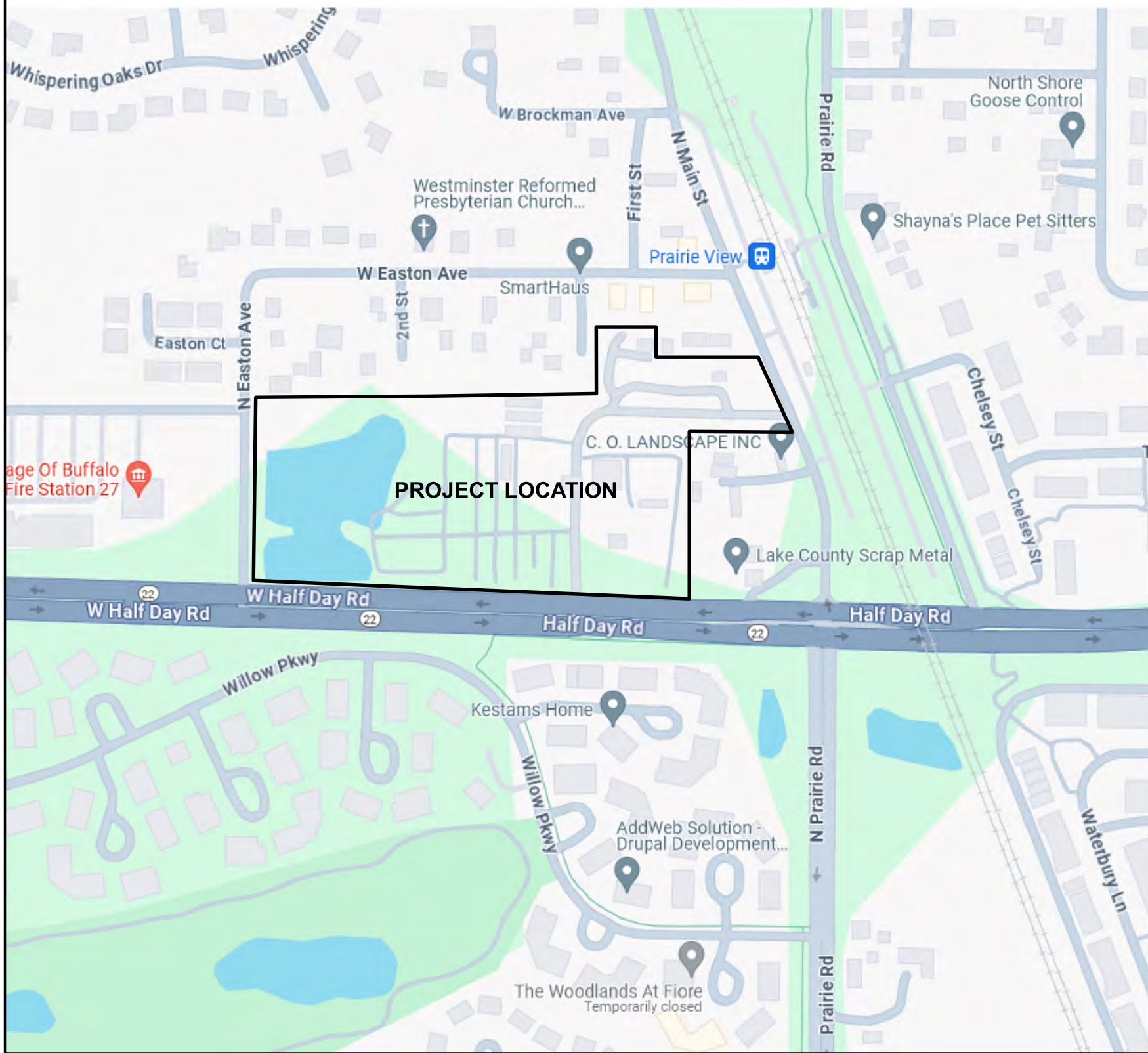
PRAIRIE VIEW TOWNS

BUFFALO GROVE, ILLINOIS

LOCATION MAP



NORTH



INDEX

1. COVER SHEET
2. EXISTING CONDITIONS
3. DEMOLITION PLAN
4. OVERALL SITE PLAN
5. OVERALL GRADING PLAN - RESIDENTIAL AREA
6. GRADING PLAN - WEST
7. GRADING PLAN - CENTRAL
8. GRADING PLAN - EAST
9. GENERAL UTILITY PLAN
10. UTILITY PLAN - WEST
11. UTILITY PLAN - CENTRAL
12. UTILITY PLAN - EAST
- A. FIRE HYDRANT COVERAGE MAP
- S1. STORMWATER SHEET 1
- WH1. WETLAND HYDROLOGY SHEET 1 [EXISTING]
- WH2. WETLAND HYDROLOGY SHEET 2 [PROPOSED]
- F. FLOODPLAIN FILL CALCULATIONS
- C. COMPENSATORY STORAGE CALCULATIONS
- H. HYDROLOGICALLY DISTURBED AREA EXHIBIT
- V. VICINITY TOPOGRAPHIC MAP
- I. IMPERVIOUS COVERAGE
- W. WETLAND SUMMARY SHEET

LEGEND

EXISTING	PROPOSED	EXISTING	PROPOSED	
				SANITARY SEWER
				FORCE MAIN
				STORM SEWER
				P.V.C. STORM SEWER
				COMBINED SEWER
				DRAIN TILE
				WATER MAIN
				TRENCH BACKFILL
				MANHOLE
				CATCH BASIN
				INLET
				YARD DRAIN
				INLET MANHOLE
				FLARED END SECTION
				LIFT STATION
				CLEAN-OUT
				METER VAULT
				VALVE VAULT
				VALVE BOX
				BUFFALO BOX
				FIRE HYDRANT
				CONFLICT
				CROSSING
				TRIPLE BASIN
				GREASE BASIN
				GAS MAIN
				ELECTRIC CABLE
				TELEPHONE CABLE
				FIBER OPTIC CABLE
				CABLE
				STREET LIGHT
				UTILITY POLE
				PEDESTAL
				TRANSFORMER
				GAS VALVE
				ELECTRIC BOX
				TELEPHONE MANHOLE
				FIBER OPTIC MANHOLE
				TRAFFIC SIGNAL BOX
				TRAFFIC SIGNAL

PREPARED FOR:

PULTE HOME COMPANY, LLC

1900 E. GOLF ROAD - SUITE 300 SCHAUMBURG, IL. 60173, (847) 230-5400

CONSULTING ENGINEERS:

PEARSON, BROWN & ASSOCIATES, INC.

A PROFESSIONAL DESIGN FIRM - ILLINOIS PROFESSIONAL ENGINEERING CORPORATION - LICENSE NUMBER 184-001058 EXPIRES 04/30/27
1850 W. WINCHESTER ROAD - SUITE 205 LIBERTYVILLE, ILLINOIS 60048, (847) 367-6707

ALL WATER MAIN VALVES WILL BE OPERATED BY THE VILLAGE OF BUFFALO GROVE WATER DEPARTMENT. 48-HOUR NOTICE IS NECESSARY TO SCHEDULE ANY VALVE OPERATION INCLUDING TESTING OF THE WATER MAIN.

BENCHMARKS:

NGS MONUMENT LD016 (PID DM 3893); THE STATION IS 131.2 FEET SOUTH OF THE JUNCTION OF US HIGHWAY 45/STATE ROAD 21 WITH APTAKISIK ROAD, 11.2 FEET WEST OF A CHAIN LINK FENCE, 8.2 FEET EAST OF THE EDGE OF CURB OF US HIGHWAY 45/ MILWAUKEE AVENUE ELEVATION 647.45 (NAVD 88)

PROPERTY ADDRESS:

16606 W. IL. ROUTE 22

PROPERTY INDEX NUMBERS:

15-21-100-004 15-16-307-006
15-21-100-047 15-16-300-022
15-21-100-049

DRAINAGE CERTIFICATE

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS DEVELOPMENT OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE DEVELOPER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THIS DEVELOPMENT.

CONTACT JULIE AT 8-1-1 OR 800-892-0123

With the following:

County Lake

City/Township Buffalo Grove / Vernon 43N, 11E

Sec 16, SW 1/4

Sec 1/4 Sec No. Sec 21, NW 1/4

Call 2 working days BEFORE YOU DIG.

PERMIT

NUMBER

DATE ISSUED

IEPA - SANITARY		
IEPA - WATER		
IEPA - NPDES		
VILLAGE - BUILDING / WDP		
IDOT - ACCESS / DRAINAGE		

REVISIONS

1	07/21/25	PER VILLAGE REVIEW COMMENTS
2	09/11/25	PER VILLAGE REVIEW COMMENTS
3	10/03/25	PER VILLAGE REVIEW COMMENTS
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ORIGINAL ISSUE DATE:

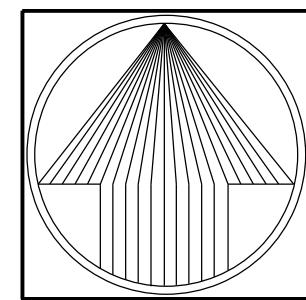
06/02/25

SHEET NUMBER

1

OF 12 SHEETS

JOE NURSERY REDEVELOPMENT



60' 25' 0 50'

SCALE: 1" = 50'

PRAIRIE VIEW TOWN

BUFFALO GROVE, ILLINOIS

PEARSON, BROWN & ASSOCIATES, INC.

CONSULTING ENGINEERS

1850 W. WINCHESTER ROAD - SUITE 205
LIBERTVILLE IL 60049

PHONE: (847) 367-6707

FAX: (847) 367-2567
@nearsonbrown.com

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CHECKED BY: A.K.Z.

JOB No. 25999

SHEET NUMBER

2

OF 12 SHEETS

EXISTING CONDITIONS

DESCRIPTION

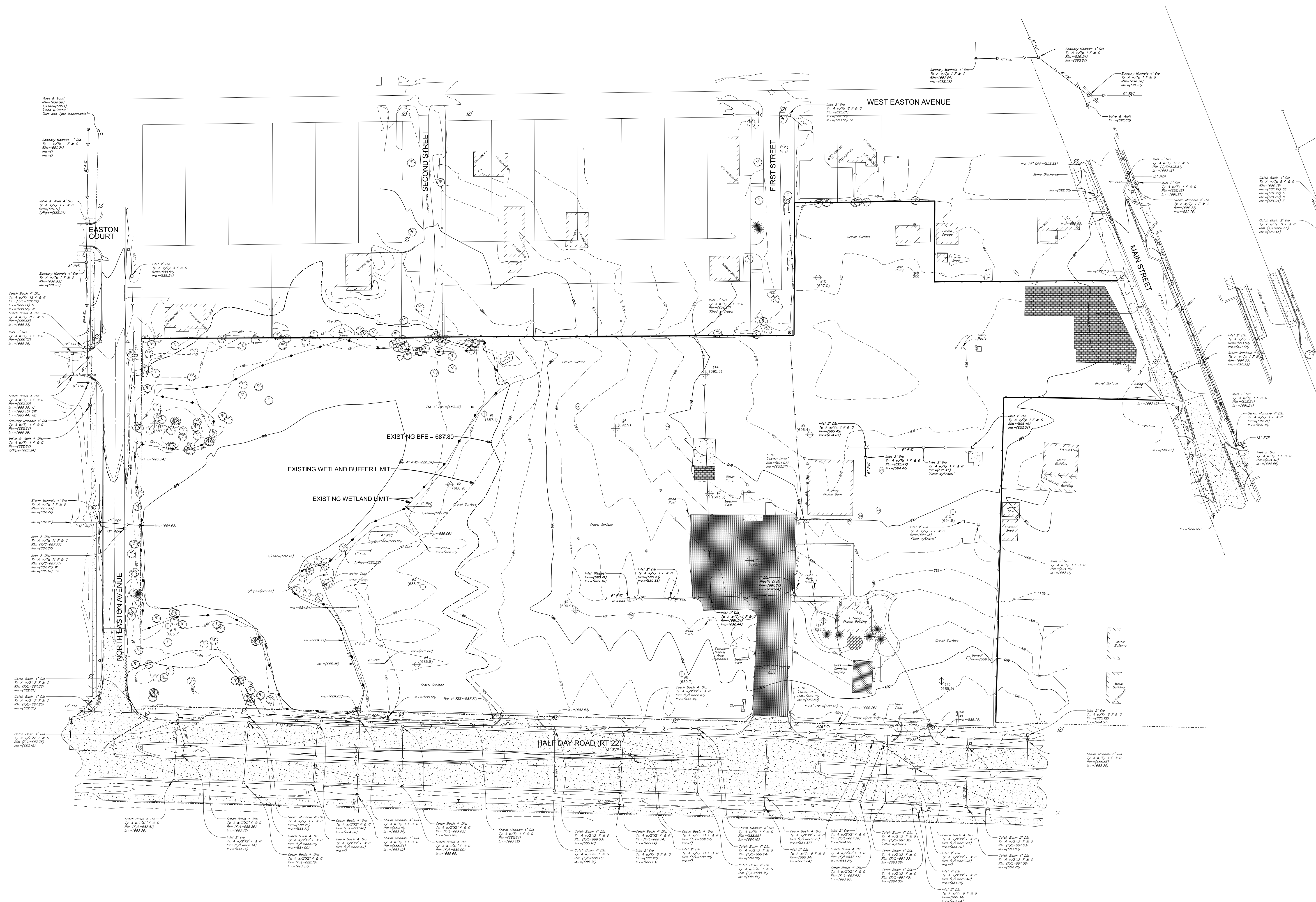
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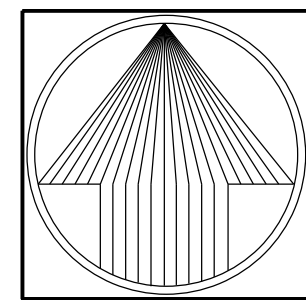
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DATE	BI	DESCRIPTION
07/21/25	AKZ	REVISED PER VILLAGE REVIEW COMMENTS

DATE	BI	DESCRIPTION
07/21/25	AKZ	REVISED PER VILLAGE REVIEW COMMENTS

REVISIONS





NORTH

SCALE: 1" = 50'

BUFFALO GROVE, ILLINOIS

PEARSON, BROWN & ASSOCIATES, INC.

CONSULTING ENGINEERS

1850 W. WINCHESTER ROAD - SUITE 205
LIBERTYVILLE, IL 60088

PHONE: (630) 367-2557
FAX: (630) 367-2557

E-MAIL ADDRESS: pba@pearsonbrown.com

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PRAIRIE VIEW TOWN

DESCRIPTION

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09/11/25 AKZ REVISED PER VILLAGE REVIEW COMMENTS

10/03/25 AKZ REVISED PER VILLAGE REVIEW COMMENTS

REVISIONS

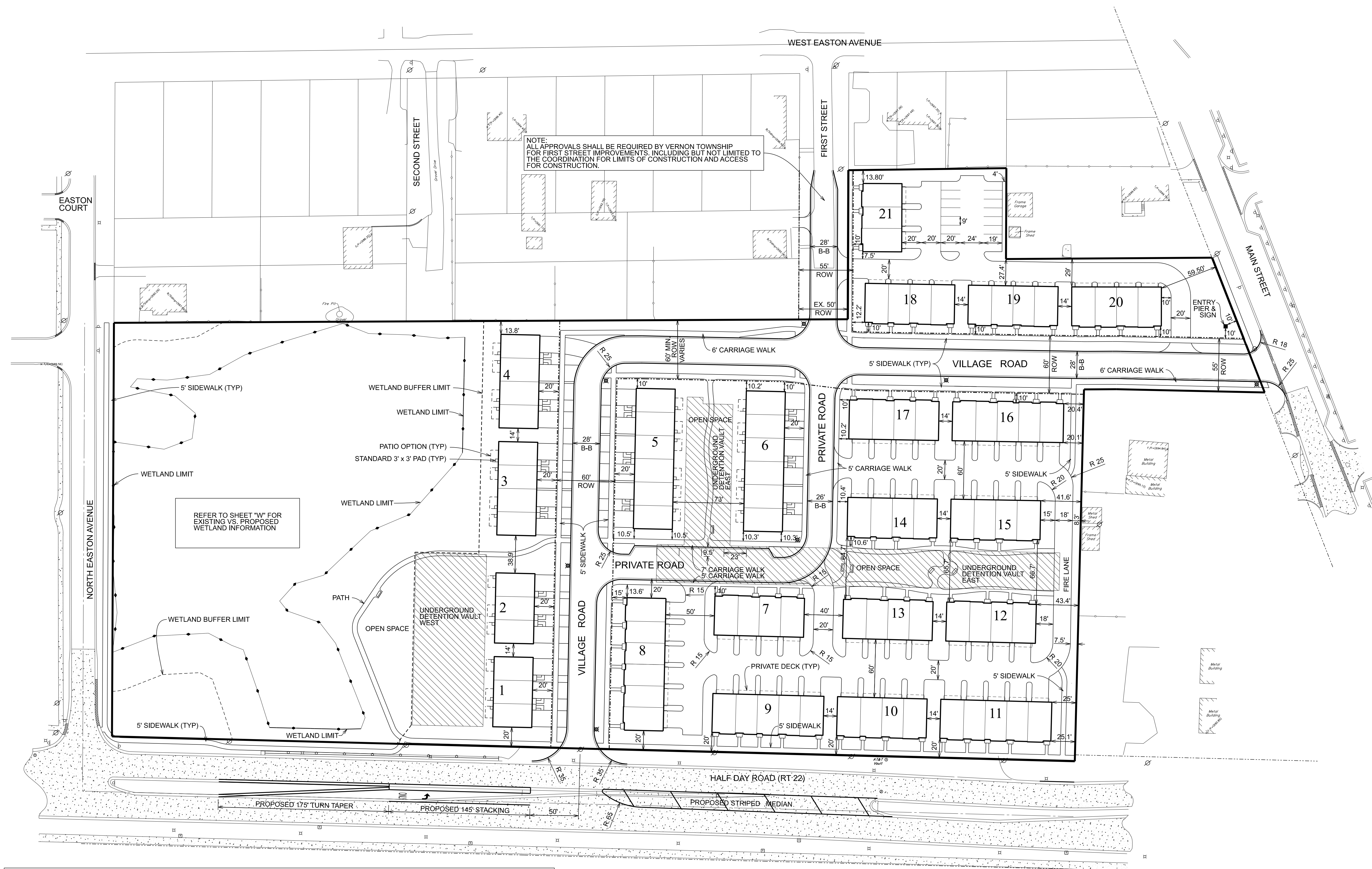
OVERALL SITE PLAN

SHEET NUMBER

4

OF 12 SHEETS

JOB No. 25999



NOTE:
ALL APPROVALS SHALL BE REQUIRED BY VERNON TOWNSHIP
FOR FIRST STREET IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO
THE COORDINATION FOR LIMITS OF CONSTRUCTION AND ACCESS
FOR CONSTRUCTION.

REFER TO SHEET "W" FOR
EXISTING VS. PROPOSED
WETLAND INFORMATION

PAVEMENT SECTION PER VILLAGE CODE:
2.0" HMA SURFACE COURSE, MIX D, N-50
2.5" HMA BINDER COURSE, MIX IL 19, N-50
9.0" COMPACTED CA-6 AGGREGATE BASE COURSE
GEOTEXTILE ROAD FABRIC BETWEEN SUBBASE & BASE COURSE

TYPICAL 60' R.O.W. & PAVEMENT SECTION

PAVEMENT SECTION PER VILLAGE CODE:
2.0" HMA SURFACE COURSE, MIX D, N-50
2.5" HMA BINDER COURSE, MIX IL 19, N-50
9.0" COMPACTED CA-6 AGGREGATE BASE COURSE
GEOTEXTILE ROAD FABRIC BETWEEN SUBBASE & BASE COURSE

PRIVATE ROAD PAVEMENT SECTION



PRAIRIE VIEW TOWN

BUFFALO GROVE, ILLINOIS

ASSOCIATES, INC.

1850 W. WINCHESTER ROAD - SUITE 205
LIBERTVILLE IL 60049

LIBERTYVILLE, IL. 60048
PHONE: (847) 367-6707
FAX: (847) 367-2567

E-MAIL ADDRESS: pba@pearsonbrown.com

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DATE	BY	DESCRIPTION
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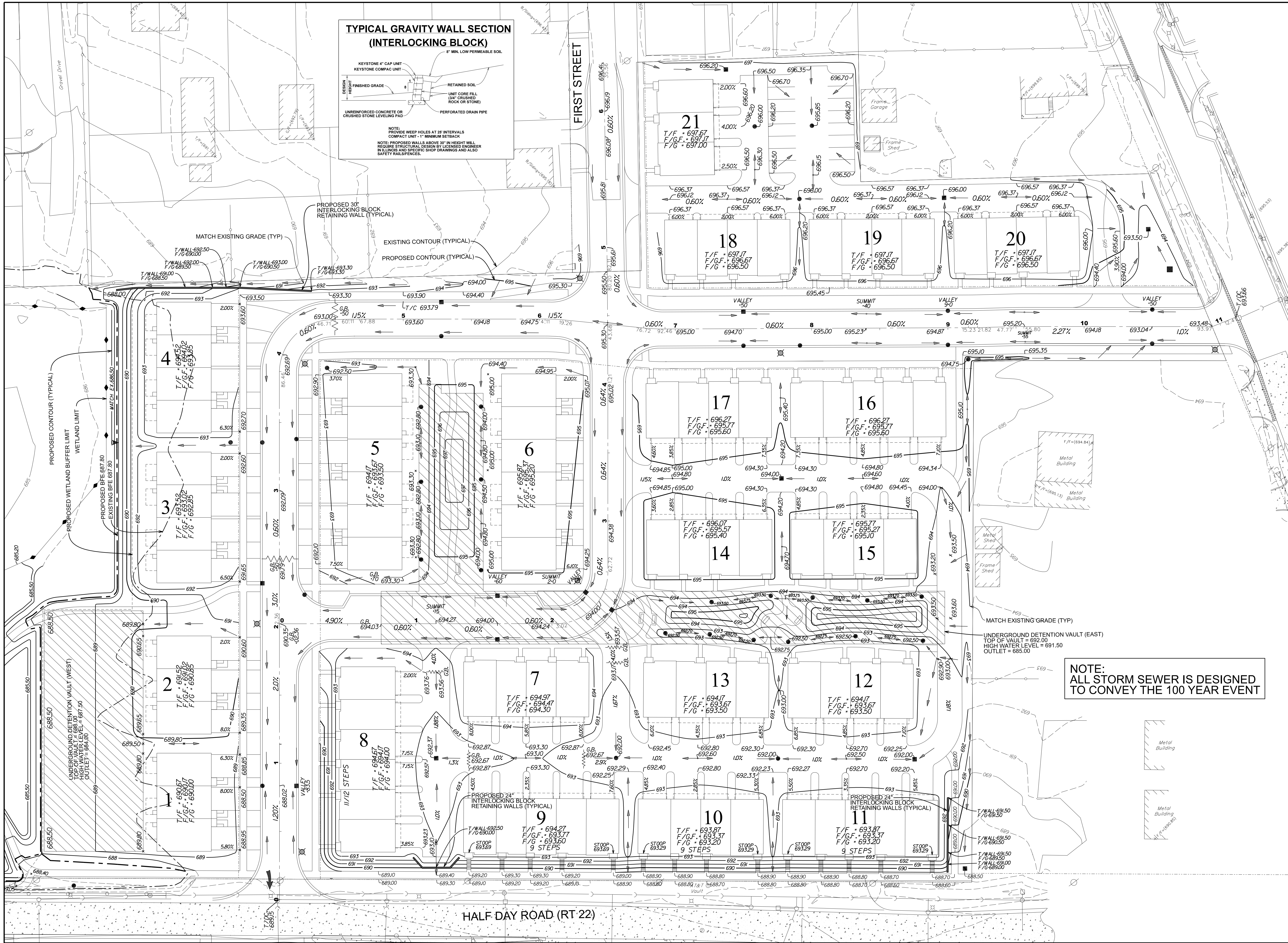
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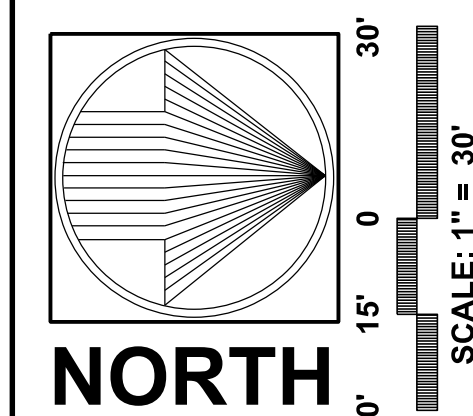
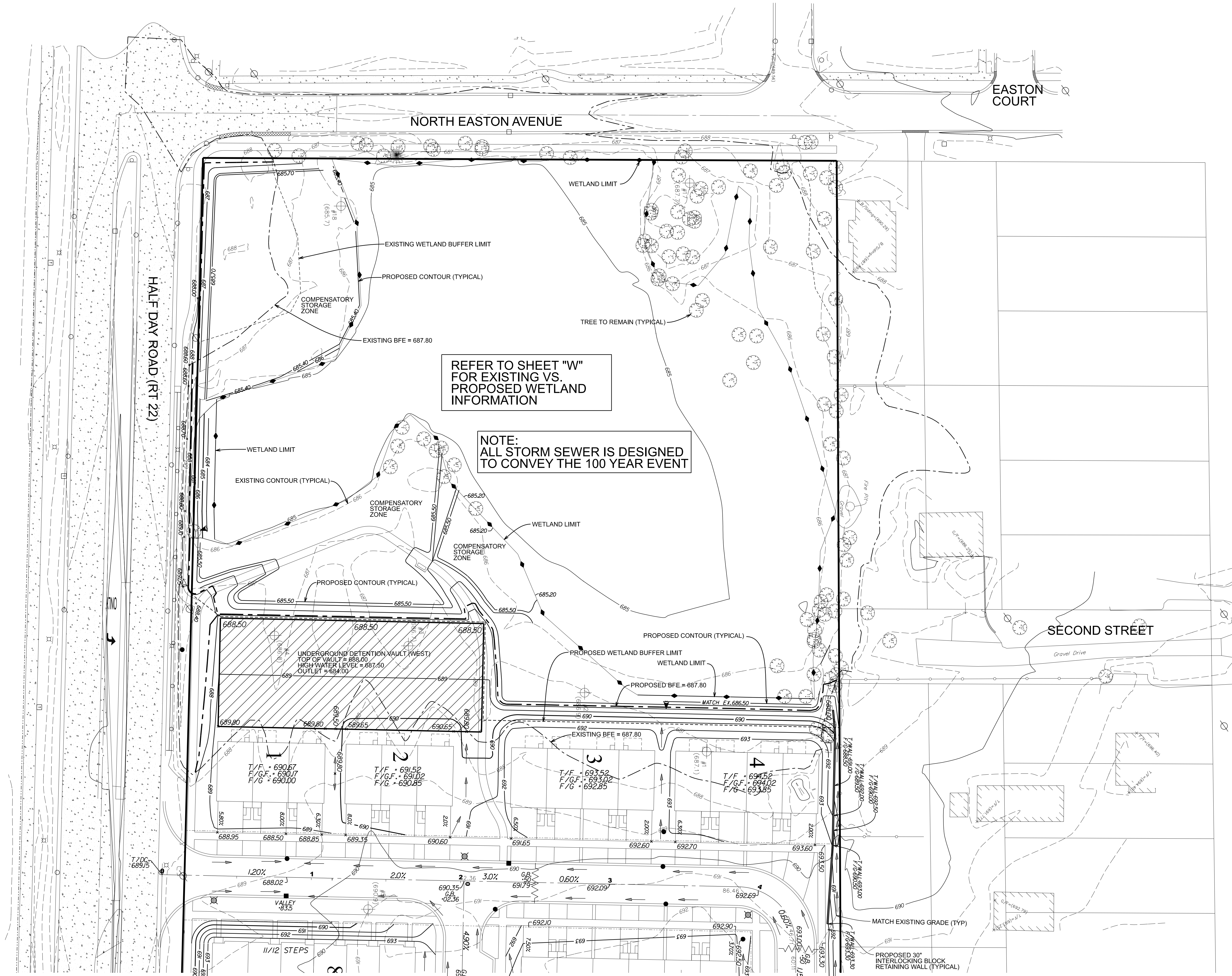
OVERALL GRADING PLAN **RESIDENTIAL AREA**

SHEET NUMBER

5

OF 12 SHEETS





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CONSULTING ENGINEERS

1850 W. WINCHESTER ROAD - SUITE 205

LIBERTYVILLE, IL 60088

PHONE: (630) 367-2557

FAX: (630) 367-2557

E-MAIL ADDRESS: pba@pearsonbrown.com

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1850 W. WINCHESTER ROAD - SUITE 205

LIBERTYVILLE, IL 60088

PHONE: (630) 367-2557

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10/03/25	AKZ	REVISED PER VILLAGE REVIEW COMMENTS

GRADING PLAN-WEST

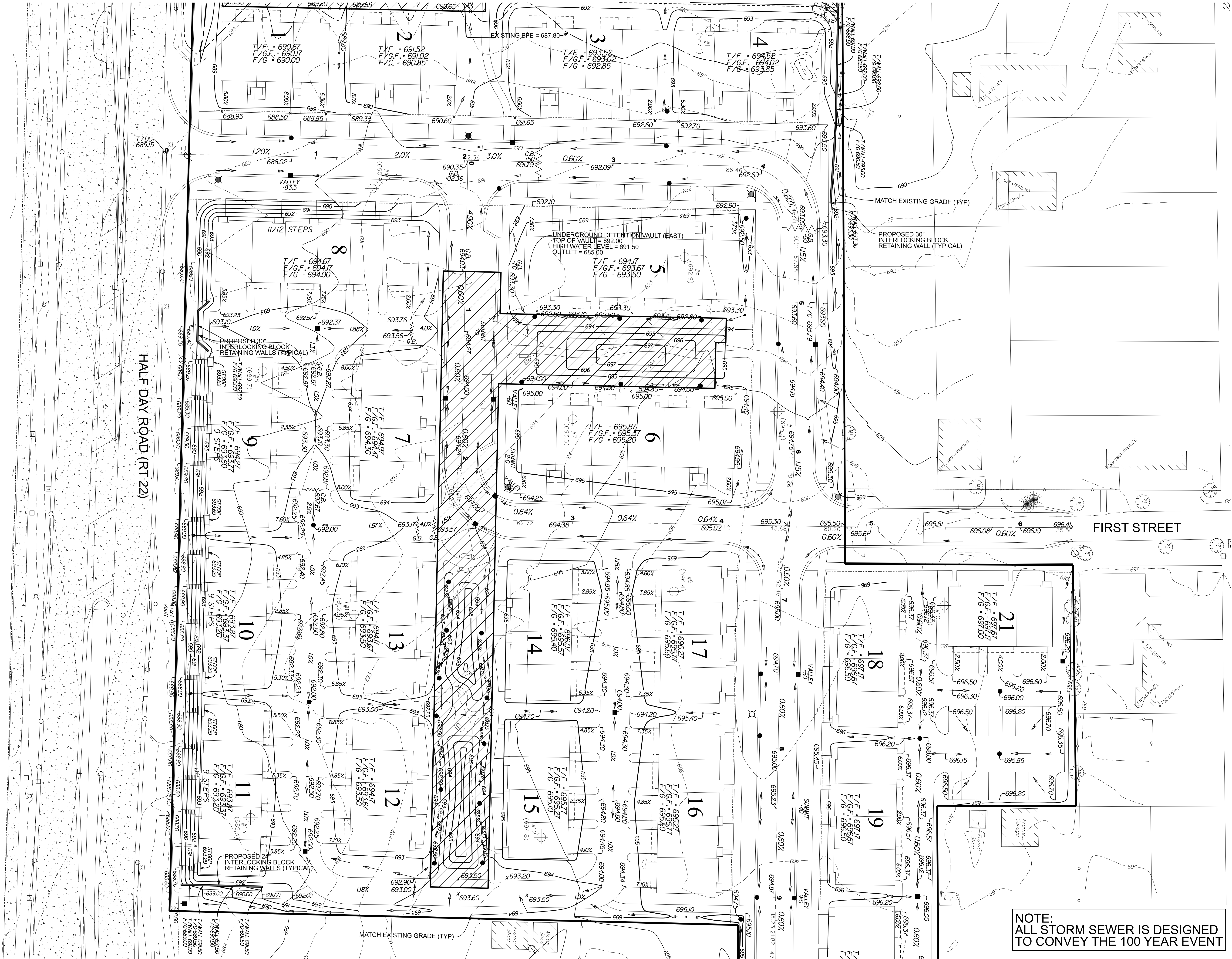
SHEET NUMBER

6

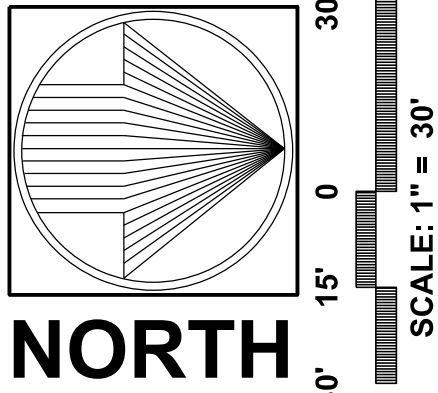
OF 12 SHEETS

REVISIONS

JOB No. 25999



NOTE:
ALL STORM SEWER IS DESIGNED
TO CONVEY THE 100 YEAR EVENT



PRAIRIE VIEW TOWN

PEARSON, BROWN & ASSOCIATES, INC.
CONSULTING ENGINEERS
1850 W. WINCHESTER ROAD - SUITE 205
LIBERTYVILLE, IL 60088
PHONE: (630) 367-2557
FAX: (630) 367-2557
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REVISIONS		

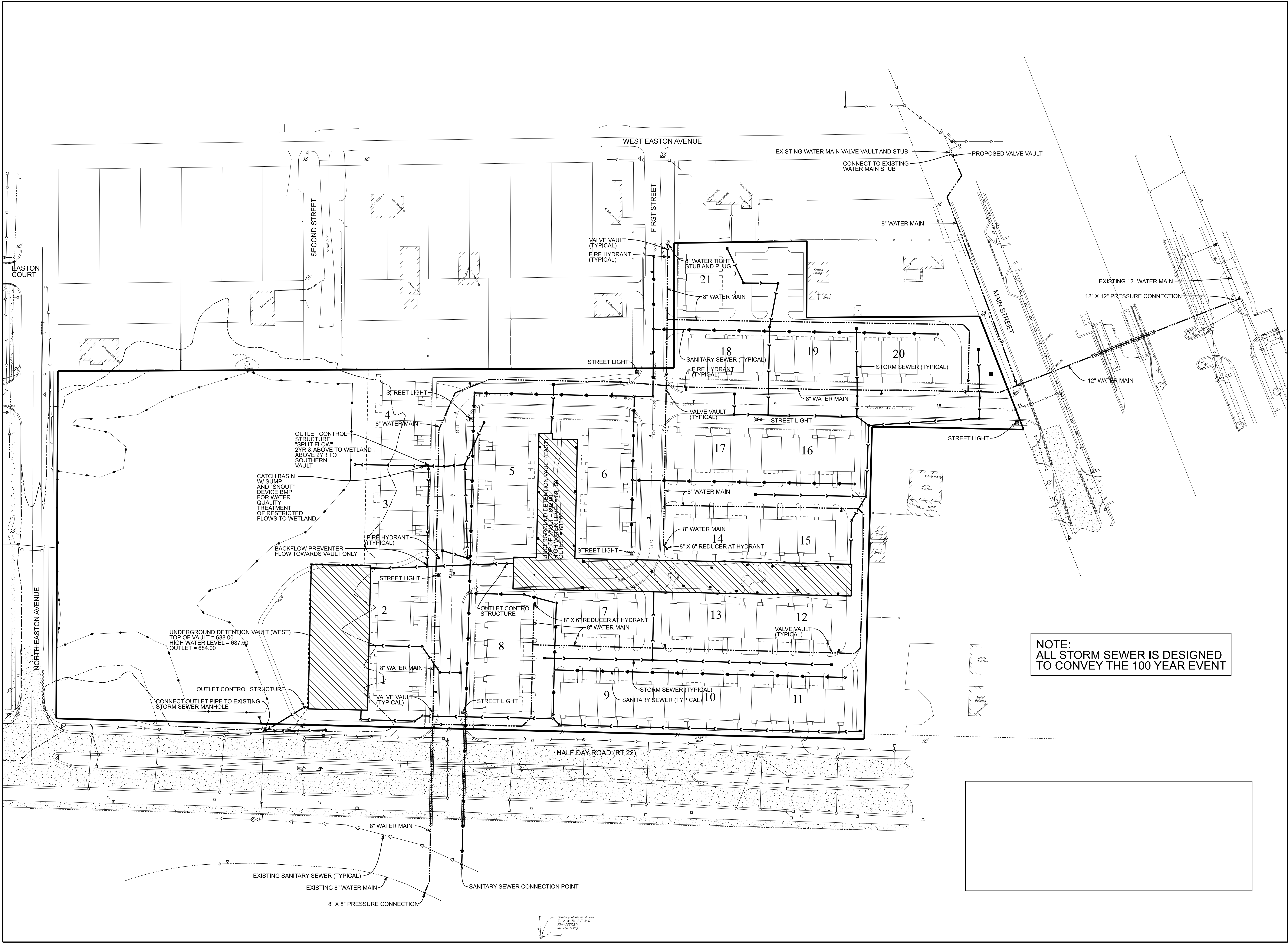
GRADING PLAN-CENTRAL

SHEET NUMBER

7

OF 12 SHEETS

JOB NO. 25999



NOTE:
ALL STORM SEWER IS DESIGNED
TO CONVEY THE 100 YEAR EVENT

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CONSULTING ENGINEERS

1850 W. WINCHESTER ROAD - SUITE 205

LIBERTYVILLE, IL 60088

PHONE: (630) 367-2557

FAX: (630) 367-2557

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REVISIONS

GENERAL UTILITY PLAN

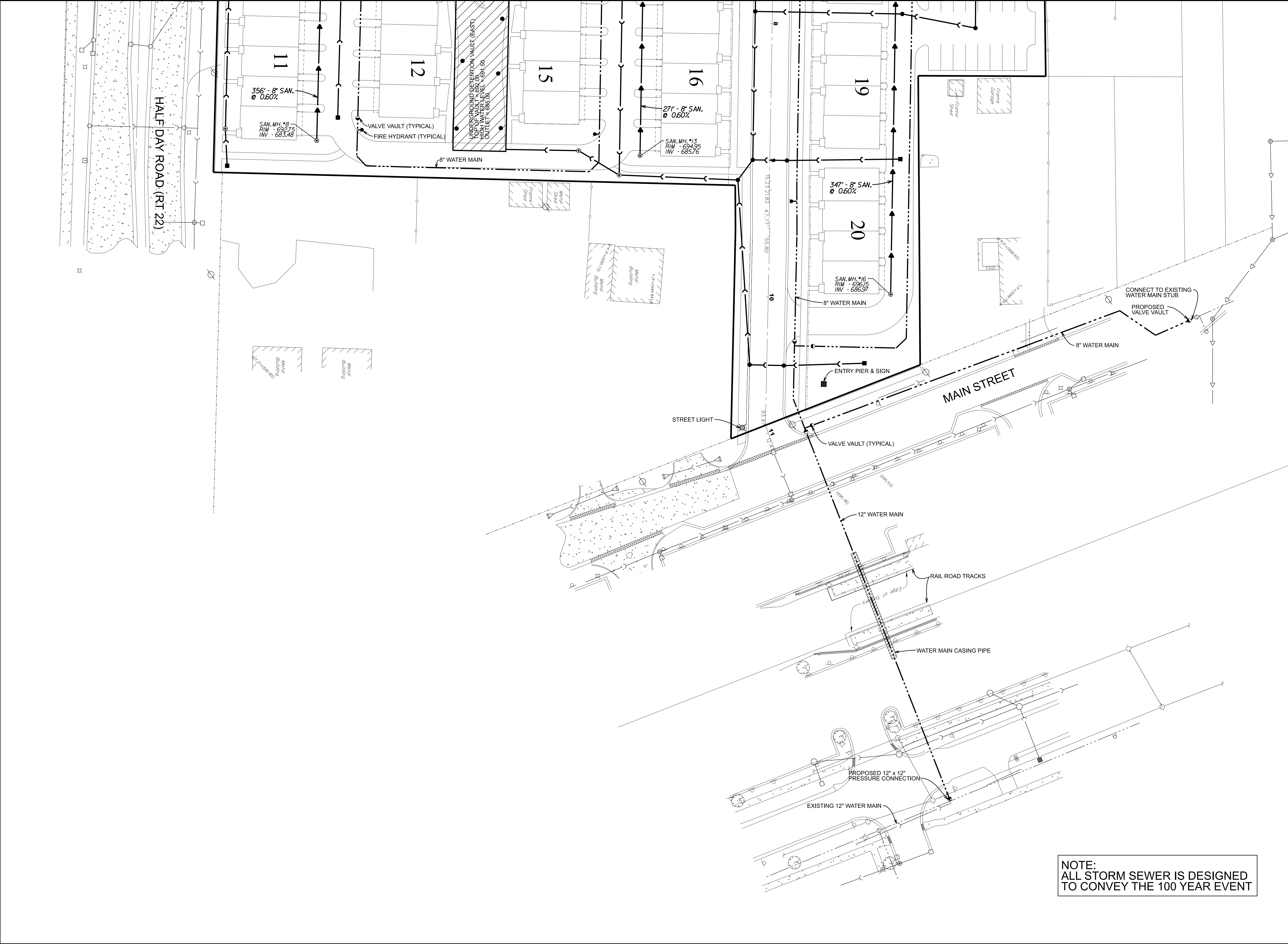
SHEET NUMBER

9

OF 12 SHEETS

JOB No. 25999

Page 453 of 603



NORTH

30' 15' 0' 30'

SCALE: 1" = 30'

PRAIRIE VIEW TOWN

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1850 W. WINCHESTER ROAD - SUITE 205
LIBERTYVILLE, IL 60088
PHONE: (630) 367-2557
FAX: (630) 367-2557
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10/03/25	AKZ	REVISED PER VILLAGE REVIEW COMMENTS

UTILITY PLAN-EAST

REVISIONS

SHEET NUMBER

12

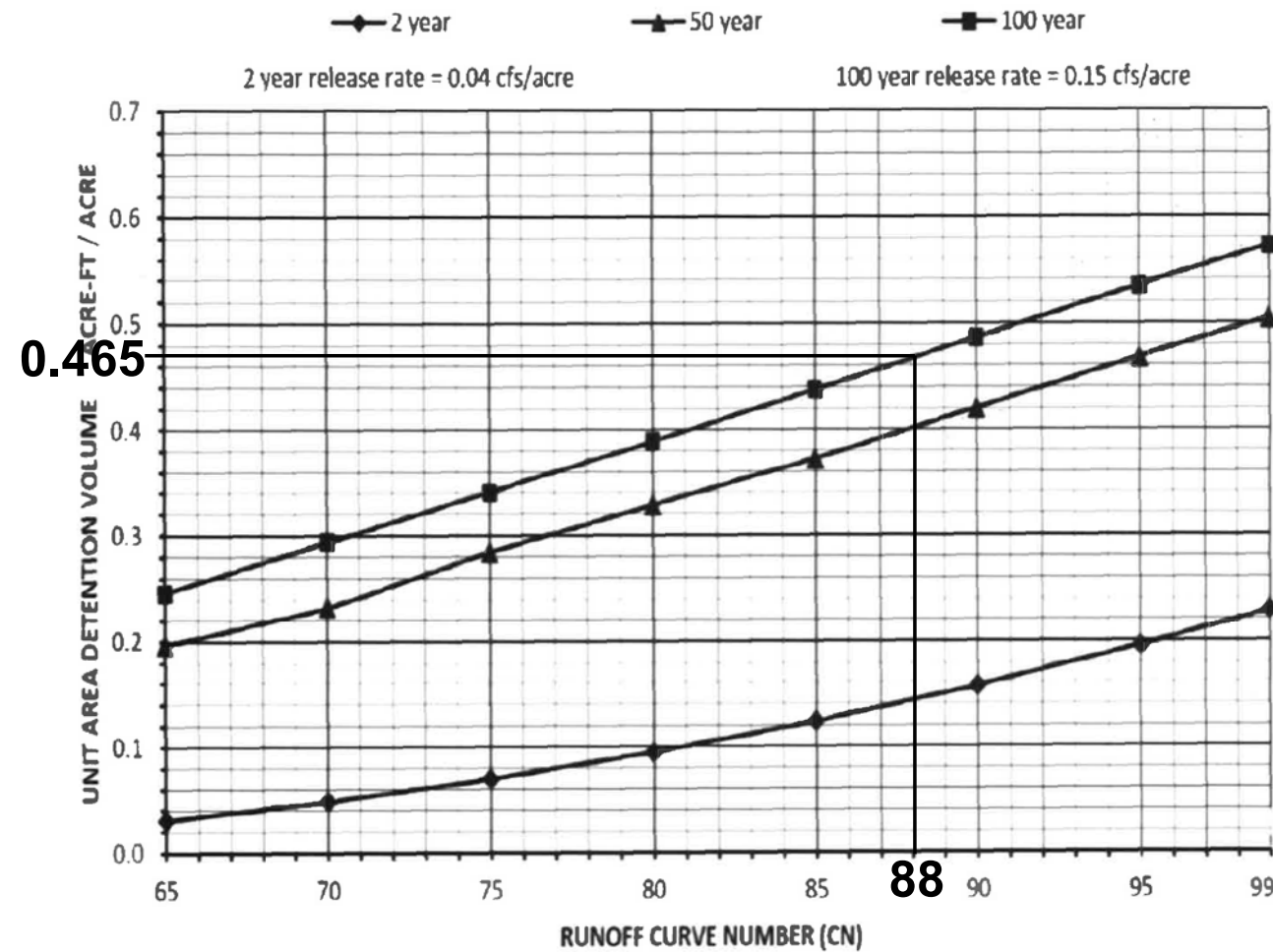
OF 12 SHEETS

JOB No. 25999

Onsite Hydrologically Disturbed Area = 7.75 AC
(Excluding native buffer and compensatory storage areas to be deed restricted)

Total Onsite Impervious:				
Description	Area (sf)			
Buildings	78578			
Bldg Entry Porch Zones	272			
Walks	38197			
Driveways, Aisles and Parking Areas	120043			
Total >>>	237090	sf		
	5.44	AC		
Offsite Impervious:				
Total >>>	5315	sf		
	0.12	AC		
Total Impervious >>>>	5.56	AC		
Pre-existing onsite Impervious>>>	2.02	AC	CN	Multiple
Net new Onsite Impervious >>>	3.54	AC	98	347.40
Remaining area considered pervious >>>	4.21	AC	80	336.41
Total>>>	683.81			
Composite CN = Total / 7.75 ac >>>>>	88			

The corresponding 100yr unit area factor for CN 88 = 0.465 ac-ft / ac
"ESTIMATED" REQUIRED = 3.60 AC-FT
0.465 ac-ft / ac x 7.75 ac = 3.60 ac-ft reqd. PROVIDED = 3.98 AC-FT



APP. K - Chart for estimated reqd.volume

The net property area is 11.196 acres. The following Parcel Identification Numbers are involved. An address of 16606 W. IL Route 22 has been associated with the property.

PINs:

15-21-100-049
15-16-307-006
15-21-100-004
15-16-300-022
15-21-100-047

PROJECT UNDERSTANDING

The general direction of site drainage is from the east towards the wetland area in the western part of the site. This property and nearby areas drain to the Willow Creek / Des Plaines River Watershed via the Indian Creek Sub-Watershed.

No FEMA special flood hazard areas exist onsite or nearby according to current FIRM panel data.

The project stormwater management are planned to include detention, water quality/runoff volume reduction measures, storm sewer design, positive drainage, compensatory storage and wetland permitting as required.

80/150 Analysis for IWLC (western area of site)

EXISTING CONDITIONS				
Existing Tributary Area (acres) =	3.91	S	Q (in)	
Existing Conditions Curve Number =	82	2.195	1.651	
Event	Rainfall (in)	CN	Runoff (in)	Runoff Volume (ac-ft)
2-Year 24 Hour	3.34	82	1.651	0.54

80/150 Compliance				
Event	Existing Runoff Volume (ac-ft)	Unit Runoff Volume (ac-ft/ac)	80% of Existing Volume (ac-ft)	150% of Existing Volume (ac-ft)
2-Year 24 Hour	0.54	0.138	0.43	0.81

PROPOSED CONDITIONS					
Proposed Tributary Area (acres) =	2.74	S	Q (in)		
Proposed Conditions Curve Number =	85	1.765	1.878		
Event	Rainfall (in)	CN	Runoff (in)	Runoff Volume (ac-ft)	Percent of Existing Volume
2-Year 24 Hour	3.34	85	1.878	0.43	80%

obtained a current herbicide applicator operator's license and possess adequate experience in weedy or non-native species identification and management. All herbicides will be applied in strict accordance with label restrictions. Mowing and/or weed whipping may be conducted on several occasions throughout the growing season to help suppress the development of short-lived invasive species. Mowing should be performed at no less than 6 inches from the ground and under conditions that reduce the possibility of soil disturbances. Management activities shall be by qualified personnel with experience with native vegetation establishment.

Native Vegetation Monitoring:
Monitoring shall be by a qualified ecological firm that has experience with vegetation monitoring protocols. A plant meander search should be performed during two occasions during each growing season, spring (May-June) and fall (August-September). Plant species observed will be analyzed using the Chicago FQA program to provide qualitative vegetation statistics including native FQI and native mean C. Determinations for dominance or cover will be by visual estimation only. The naturalized planting areas will have the following performance standards: The seeded/planted areas will meet the following annual standards for the presence of native, non-invasive perennial species (as measured by aerial coverage): Year 1 10%, Year 2 25%, Year 3 75% (does not apply to emergent zones)

Once Native plants cover 75% of the buffer areas with no bare areas greater than 2 square feet, these areas can be considered to be established.

Annual maintenance thereafter should include invasive removals, and clean up of trash and debris.

- At the end of Year 3, none of the three most dominant species within the seeded/planted areas will be invasive or nonnative species. These will typically include, but are not limited to, the following: Cattail (*Typha* spp.), Reed Canary Grass (*Phalaris arundinacea*), Purple Loosestrife (*Lythrum salicaria*), Common Reed (*Phragmites australis*), Canadian Thistle (*Cirsium arvense*), Sandbar Willow (*Salix interior*), Kentucky Blue Grass (*Poa pratensis*), Yellow Sweet-Clover (*Melilotus officinalis*), Cuscut (*Oenothera* spp.), Japanese Knotweed (*Reynoutria japonica*), and Asian Bittersweet (*Celastrus orbiculatus*).
- No area over the entire native vegetation area greater than 2 square feet will be devoid of vegetation, as measured by aerial coverage, unless specified on approved plans. This standard does not apply to emergent communities.
- At the end of Year 3, the native FQI will have a value of 20.00 or greater for all communities combined.
- At the end of Year 3, the native mean C will have a value of 3.00 or greater for all communities combined. Soil erosion and sediment control measures shall be regularly maintained. Routine inspections should include on-going attention to any recurrent erosion or sediment problems. The risk of any such problems (erosion or site vegetative cover increases and matures. Repairs should be conducted promptly to prevent small erosion problems from becoming larger problems. Minor grading, supplemental seeding or planting, and the use of appropriate erosion control blanket will be needed in any areas where erosion persists.

Cost Considerations: Maintenance and replacement needs and costs should be part of the economic analysis. All maintenance costs will be the responsibility of the IDA. Keep records of all maintenance costs in order to determine typical annual costs that would be the basis for the annual maintenance fund. Frequent maintenance program work execution will lead to less frequent and less costly long term

maintenance and restoration. The attached short term and long term maintenance provisions may need to be adjusted based on experience recorded over the initial period of occupancy.

RECORD KEEPING:

Separate and distinct records shall be maintained by the owner to record the specific activities and costs thereof for the Short Term and Long Term Maintenance Plan implementation. The records shall include the dates of maintenance inspections and the specific work performed. The records can be used to document maintenance history and as a basis for annual budgeting.

Long Term Maintenance Program – Significant Elements and Aspects¹

Stormwater Conveyance Elements	Periodic Inspections	Significant Aspects	Repair Work
Tree Trimming	5 year intervals	Prescribed Management	Cut back
Native Vegetation Areas	As described in Vegetative Growth Section Above	As described in Vegetative Growth Section Above	As described in Vegetative Growth Section Above
Controlled Burn of Native Vegetation Areas	2 to 3 year intervals	Prescribed Management	Controlled Burn
At Culvert and Swale Outfalls	5 year intervals	Flooding, Erosion	Remove Siltation, Re-seed, Restore Riprap
Outlet Control Structure Pipes	5 year intervals	Flooding, Erosion	Restore/Replace Inflow & Outflow Openings

Short Term Maintenance Program – Significant Elements and Aspects

Stormwater Conveyance Elements	Periodic Inspection	Significant Aspects	Repair Work
General – All Areas	March through November	Disturbed surface areas	Seed Area with grass or native vegetation if within buffer. Mulch to Protect

Source: Modified Sample Maintenance Plan from Lake County Stormwater Management Commission.

WATER QUALITY / RUNOFF VOLUME REDUCTION

During final engineering water quality and runoff volume options for the zone below the vaults will be explored with Storm Trap. It is anticipated that flow-through device based treatment will also be employed for this project at key locations including downstream of the outlet controls.

RUNOFF VOLUME REDUCTION HIERARCHY

Runoff Volume Reduction (RVR) standards described in Section 503 of the WDO apply to this development.

Article 5, Section 503.01 of the WDO requires that all development be designed in accordance with the Runoff Volume Reduction (RVR) Hierarchy listed in that section. The hierarchy has been applied to the design of the development as follows:

- Preservation and enhancement of the stormwater management benefits of the natural resource features of the development site (e.g., areas of Hydrologic Soil Groups A and B, floodplains, Waters of the United States, Isolated Waters of Lake County, channels, drainageways, prairies, savannas, and woodlands);

The majority of the existing wetland is planned to be preserved.

- Enhancement of the infiltration and storage characteristics of the development site using appropriate best management practices;

The zones underneath the proposed vaults will consist of washed stone rather than concrete slabs to promote infiltration to the extent possible.

- Measures that provide water quality and quantity control;

Areas associated with the compensatory storage grading will be deed-restricted planted in native vegetation to better absorb and infiltrate runoff and provide water quality by acting as a filter for the first flush rain events by capturing pollutants.

WATER QUALITY

The WDO requires that all development divert and detain at least the first 0.01 inches of runoff for every 1% of net new impervious surface for the development with a minimum volume equal to 0.2 inches of runoff or provide an equivalent level of treatment suitable to the Enforcement Officer.

It is anticipated the zones below the vaults will be able to temporarily retain water to provide water quality treatment volume. Remaining treatment is expected to be provided with flow-through treatment devices.

The total net new impervious surface area for the development is 3.54 acres and this area requires 0.295 acre-feet of water quality treatment volume (or equivalent approved level of treatment as approved by the Enforcement Officer).

Proposed parking space totals will be in excess of 25. Therefore, the water quality measures will also need to provide hydrocarbon removal as required.

UPPER (EASTERN) VAULT FOOTPRINT = 22,981 SF
PLANNED WASHED CA-7 STONE DEPTH BELOW VAULT = 1.56'
STONE VOLUME = (22,981 SF)(1.56 FT) = 35,850 CF
VOLUME IN VOID SPACE AT 36% = 12,906 CF = 0.296 AC-FT
EXCEEDS 0.295 AC-FT REQUIRED

PRAIRIE VIEW TOWN

BUFFALO GROVE, ILLINOIS

PEARSON, BROWN & ASSOCIATES, INC.
CONSULTING ENGINEERS

1850 W. WINCHESTER ROAD - SUITE 205
LIBERTYVILLE, IL 60089
PHONE: (630) 367-2557
FAX: (630) 367-2557
E-MAIL ADDRESS: pba@pearsonbrown.com

DESIGNED BY: A.Z.
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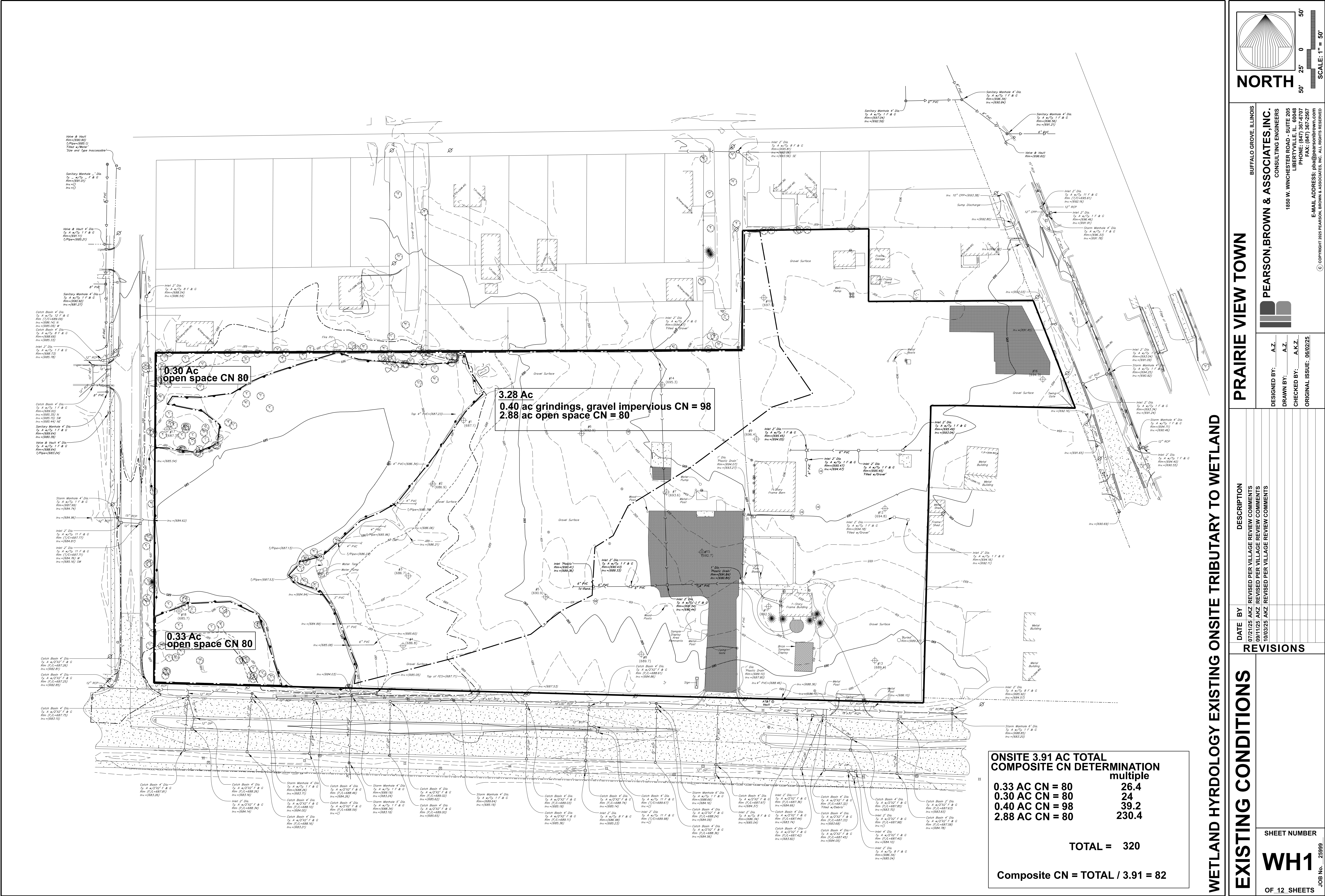
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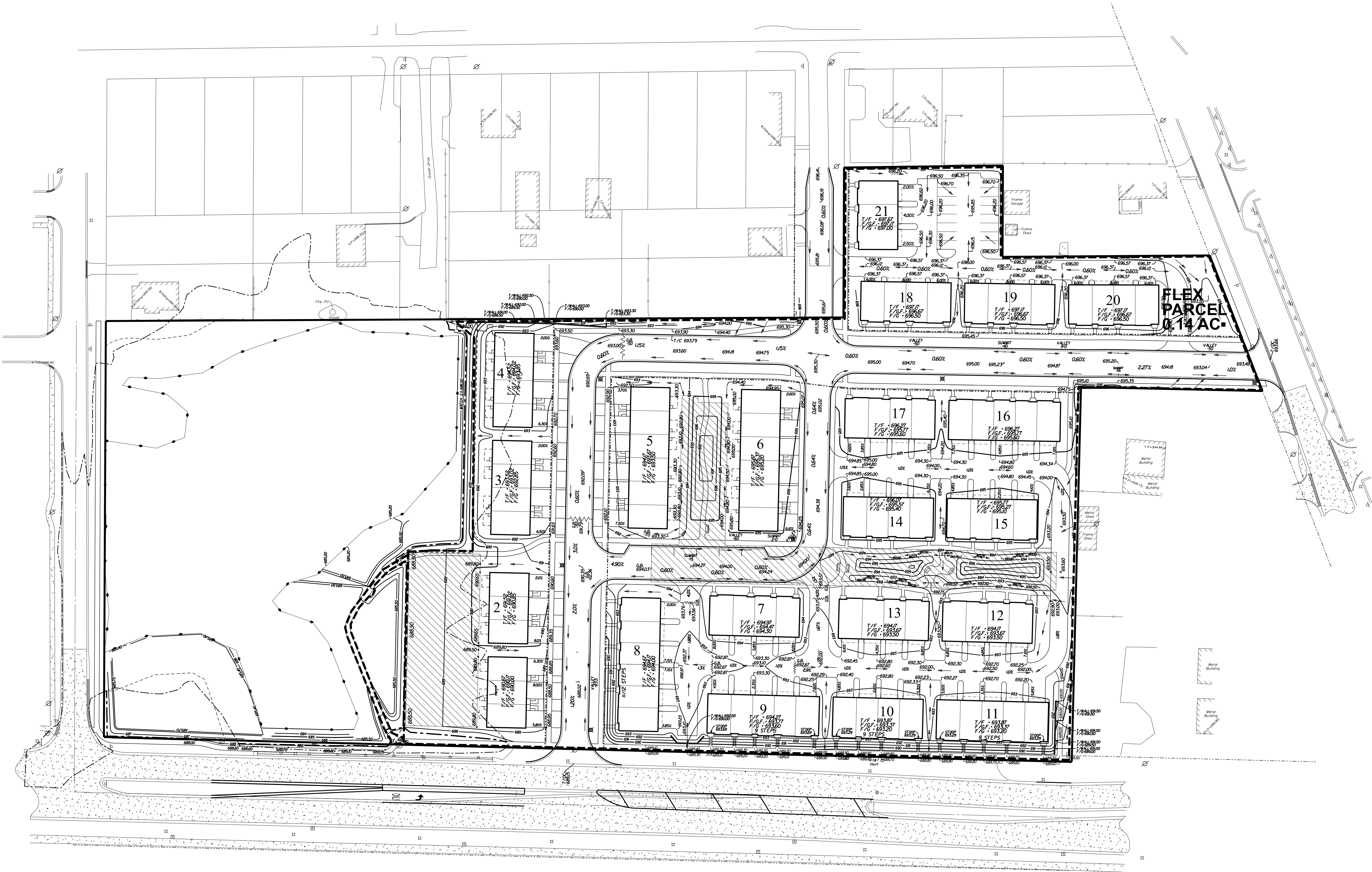
REVISIONS

STORMWATER

S1

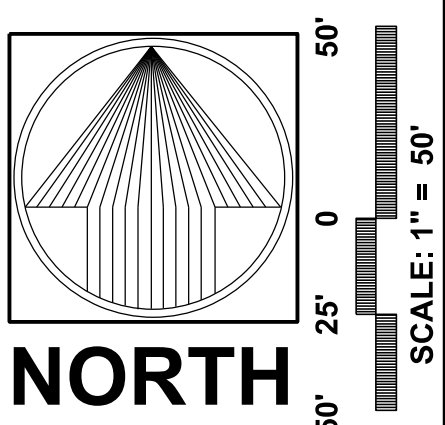
JOB No. 25999





PER THE LAKE COUNTY WATERSHED DEVELOPMENT ORDINANCE
THE DEED RESTRICTED COMPENSATORY STORAGE ZONES THAT
WILL BE PLANTED IN NATIVE VEGETATION MAY BE EXCLUDED
FROM THE HYDROLOGICALLY DISTURBED AREA TOTAL.

HYDROLOGICALLY DISTURBED AREA = 7.75 AC



PRAIRIE VIEW TOWN

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HYDROLOGICALLY DISTURBED AREA

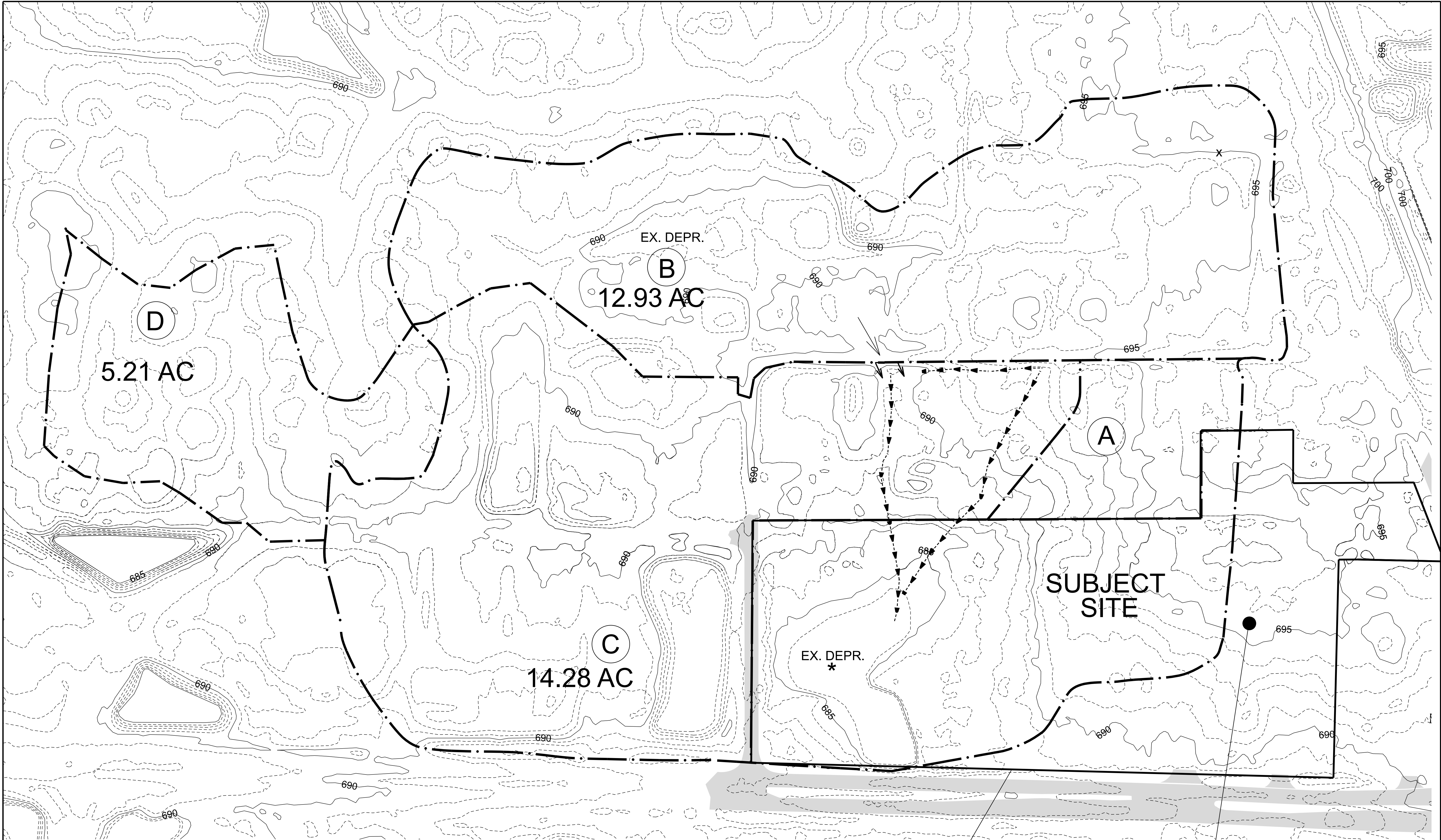
REVISIONS

SHEET NUMBER

H

OF 12 SHEETS

JOB No. 25999



B 12.93 AC +/-
OFFSITE AREA TRIBUTARY TO EXISTING
ON-SITE DEPRESSION BUT NOT
TRIBUTARY TO PROPOSED DETENTION SYSTEM

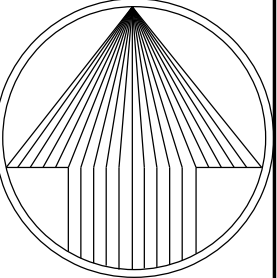
C 14.28 AC +/-
OFFSITE AREA TRIBUTARY TO EXISTING
ON-SITE DEPRESSION BUT NOT
TRIBUTARY TO PROPOSED DETENTION SYSTEM

D 5.21 AC +/-
OFFSITE AREA TRIBUTARY TO EXISTING
ON-SITE DEPRESSION BUT NOT
TRIBUTARY TO PROPOSED DETENTION SYSTEM

A 1.92 AC OFFSITE TRIB. TO PROP. DET. SYS.
*TOTAL EXISTING CONDITIONS TRIBUTARY TO EXISTING DEPRESSION = 41.61 AC +/-

SITE AREA = 11.196 AC

**4.26 AC
SHEET FLOWS OFFSITE
TO SOUTH AND EAST**



NORTH

SCALE: 1" = 80'

PRAIRIE VIEW TOWN

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VICINITY TOPO MAP

SHEET NUMBER

V

OF 12 SHEETS

BUFFALO GROVE, ILLINOIS

PEARSON, BROWN & ASSOCIATES, INC.

CONSULTING ENGINEERS

1850 W. WINCHESTER ROAD - SUITE 205

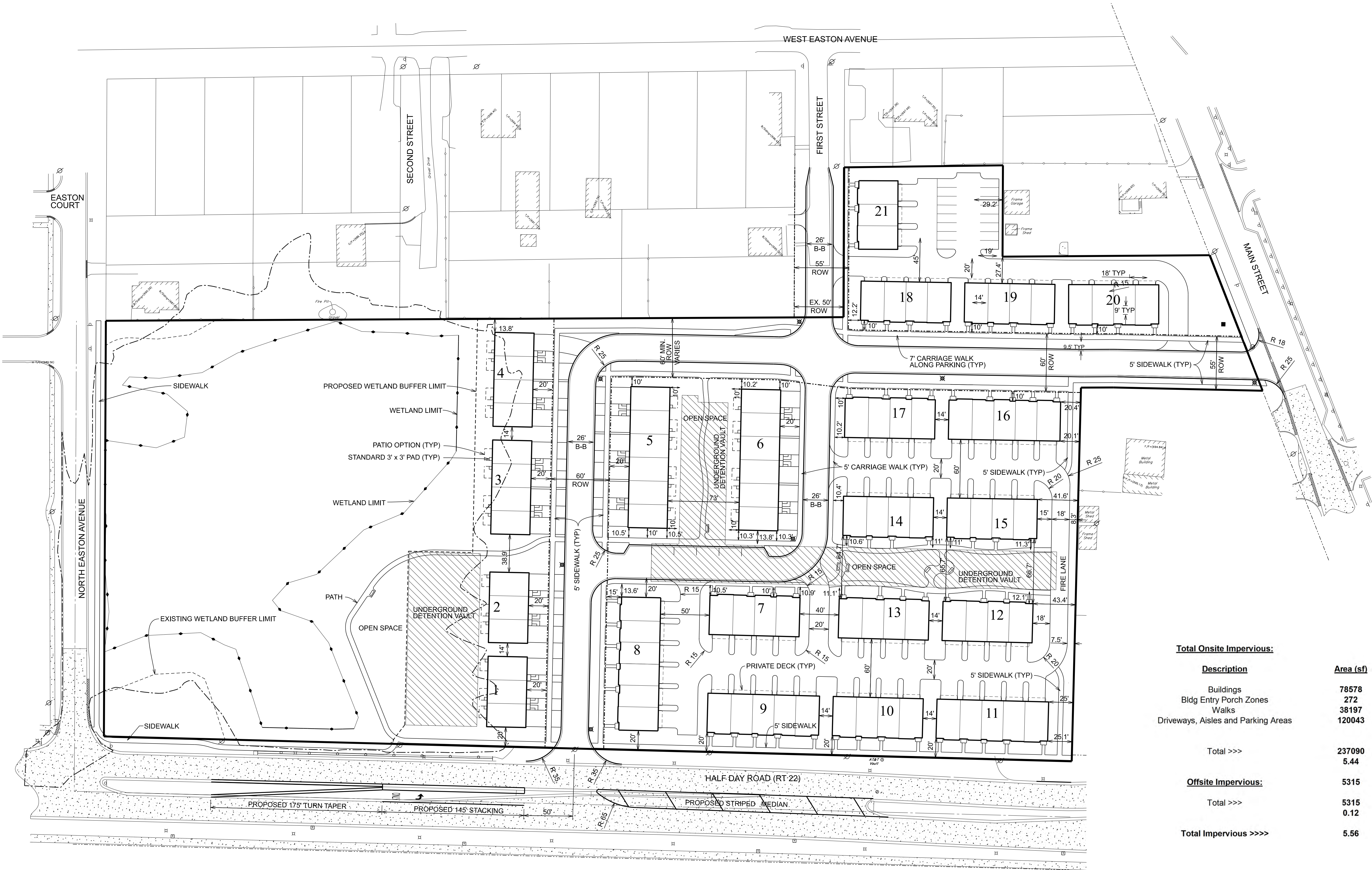
LIBERTYVILLE, IL 60088

PHONE: (630) 367-2557

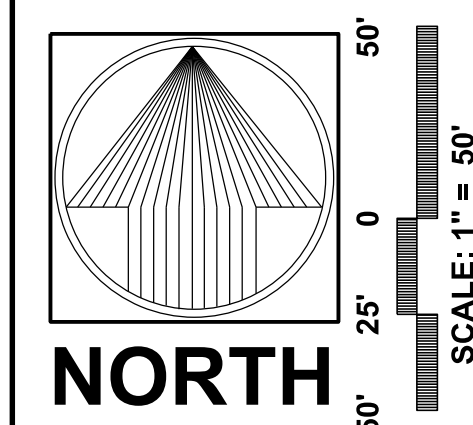
FAX: (630) 367-2557

E-MAIL ADDRESS: pba@pearsonbrown.com

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Total Onsite Impervious:		
Description	Area (sf)	
Buildings	78578	
Bldg Entry Porch Zones	272	
Walks	38197	
Driveways, Aisles and Parking Areas	120043	
Total >>>	237090	sf
	5.44	AC
Offsite Impervious:		
Total >>>	5315	sf
	0.12	AC
Total Impervious >>>>	5.56	AC



PRAIRIE VIEW TOWN

PEARSON, BROWN & ASSOCIATES, INC.
CONSULTING ENGINEERS
1850 W. WINCHESTER ROAD - SUITE 205
LIBERTYVILLE, IL 60088
PHONE: (630) 367-2557
FAX: (630) 367-2557
E-MAIL ADDRESS: pba@pearsonbrown.com

DESIGNED BY: A.Z.
DRAWN BY: A.Z.
CHECKED BY: A.K.Z.
ORIGINAL ISSUE: 06/02/25

BUFFALO GROVE, ILLINOIS

DATE	BY	DESCRIPTION
07/21/25	AKZ	REVISED PER VILLAGE REVIEW COMMENTS
09/11/25	AKZ	REVISED PER VILLAGE REVIEW COMMENTS
10/03/25	AKZ	REVISED PER VILLAGE REVIEW COMMENTS

REVISIONS

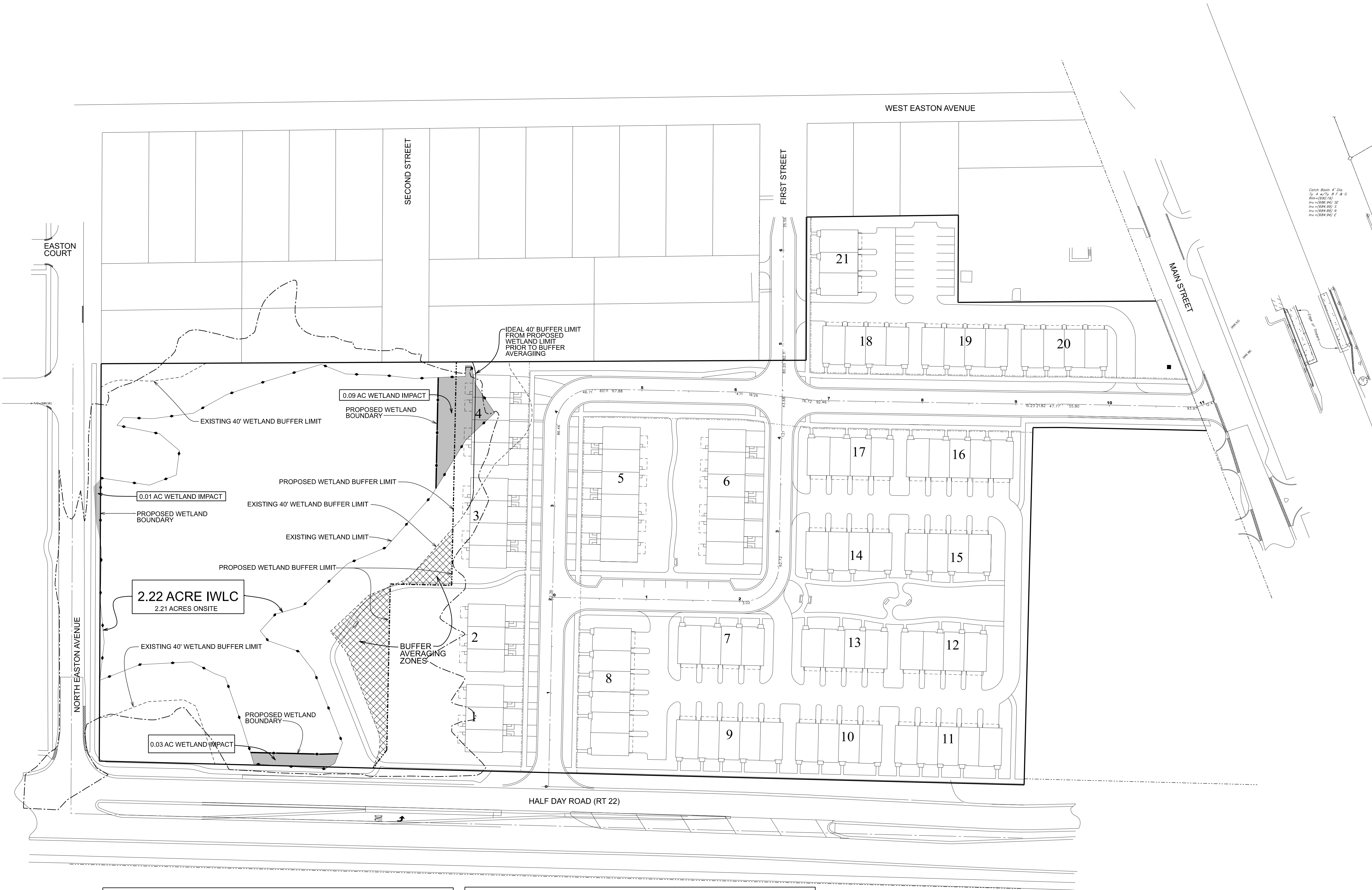
IMPERVIOUS COVERAGE

SHEET NUMBER

1

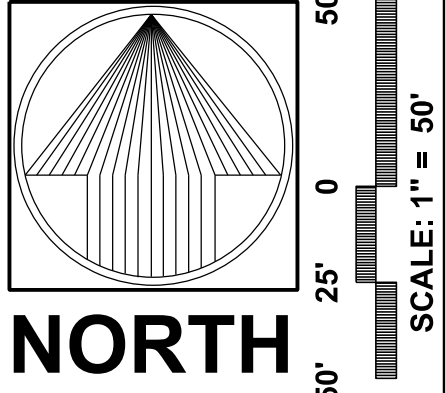
JOB No. 25999

OF 12 SHEETS



TOTAL PROPOSED IMPACT = 0.13 AC
MITIGATION REPLACEMENT RATIO = 1.5:1
MITIGATION ACREAGE REQUIRED = 0.195 AC

REQUIRED 40' BUFFER AREA = 0.81 AC
FROM PROPOSED WETLAND LIMITS
PROPOSED BUFFER AREA = 0.89 AC



PRAIRIE VIEW TOWN

PEARSON, BROWN & ASSOCIATES, INC.
CONSULTING ENGINEERS
1850 W. WINCHESTER ROAD - SUITE 205
LIBERTYVILLE, IL 60088
PHONE: (630) 367-2567
FAX: (630) 367-2567
E-MAIL ADDRESS: pba@pearsonbrown.com

DESIGNED BY: A.Z.
DRAWN BY: A.Z.
CHECKED BY: A.K.Z.
ORIGINAL ISSUE: 06/02/25

BUFFALO GROVE, ILLINOIS

PEARSON, BROWN & ASSOCIATES, INC.
CONSULTING ENGINEERS
1850 W. WINCHESTER ROAD - SUITE 205
LIBERTYVILLE, IL 60088
PHONE: (630) 367-2567
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DATE	BY	DESCRIPTION
07/21/25	AKZ	REVISED PER VILLAGE REVIEW COMMENTS
09/11/25	AKZ	REVISED PER VILLAGE REVIEW COMMENTS
10/03/25	AKZ	REVISED PER VILLAGE REVIEW COMMENTS

WETLAND SUMMARY SHEET

REVISIONS

SHEET NUMBER

W

OF 12 SHEETS

JOB No. 25999

Page 466 of 603

PRAIRIE VIEW TOWNS

BUFFALO GROVE, ILLINOIS

PROJECT TEAM

OWNER / DEVELOPER:
PULTE GROUP - ILLINOIS DIVISION
1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL 60173
TEL (847) 230-5308
CONTACT: ERIC FRIEDMAN

SURVEYOR:
CEMCON, LTD.
2280 WHITE OAK CIRCLE, SUITE 100
AURORA, IL 60502
TEL (630) 862-2100
CONTACT: CHRIS MORGART

CIVIL ENGINEER:
PEARSON BROWN & ASSOCIATES, INC.
1850 W. WINCHESTER ROAD, SUITE 205
LIBERTYVILLE, IL 60048
TEL (847) 367-6707
CONTACT: ANTHONY ZOGRAFOS

ECOLOGIST / ARBORIST:
V3 COMPANIES
7325 JANES AVENUE
WOODRIDGE, IL 60517
TEL (630) 675-8584
CONTACT: DAN JABLONSKI / SCOTT BREJCHA

PLANNER / LANDSCAPE ARCHITECT:
DICKSON DESIGN STUDIO, INC.
9 CRYSTAL LAKE ROAD, SUITE 110
LAKE IN THE HILLS, IL 60156
TEL (224) 241-8181
CONTACT: SHARON DICKSON / JEFF TORRENS

SHEET INDEX

L0.1	SHEET INDEX PROJECT TEAM
L0.2	NOTES: TREE PRESERVATION DETAIL: TREE PROTECTION FENCE PLANT SYMBOLS KEY DETAILS: PLANTING NOTES: GENERAL LANDSCAPE
L0.3	SHEET KEY (OVERALL DEVELOPMENT)
L1.1	TREE PRESERVATION PLAN - SOUTHWEST
L1.2	TREE PRESERVATION PLAN - NORTHWEST
L1.3	TREE PRESERVATION PLAN - NORTH, CENTER
L1.4	TREE PRESERVATION PLAN - SOUTHEAST
L1.5	TREE PRESERVATION PLAN - NORTHEAST
L1.6	TREE INVENTORY
L2.1	LANDSCAPE PLAN - SOUTHWEST
L2.2	LANDSCAPE PLAN - NORTHWEST
L2.3	LANDSCAPE PLAN - NORTH, CENTER
L2.4	LANDSCAPE PLAN - SOUTHEAST
L2.5	LANDSCAPE PLAN - NORTHEAST
L2.6	TYPICAL FOUNDATION LANDSCAPE PLANS REAR-LOADED TOWNHOME FRONT-LOADED TOWNHOME
L3.0	DETAILS: SITE FEATURES ENTRY PIER PRIVACY FENCING



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STUDIO

9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

PULTE HOME COMPANY, LLC

**1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL**

PLAN DATE

MAY 30, 2025

REVISIONS

1.	7/21/25 PER STAFF COMMENTS
2.	9/10/25 PER STAFF COMMENTS
3.	10/3/25 PER STAFF COMMENTS
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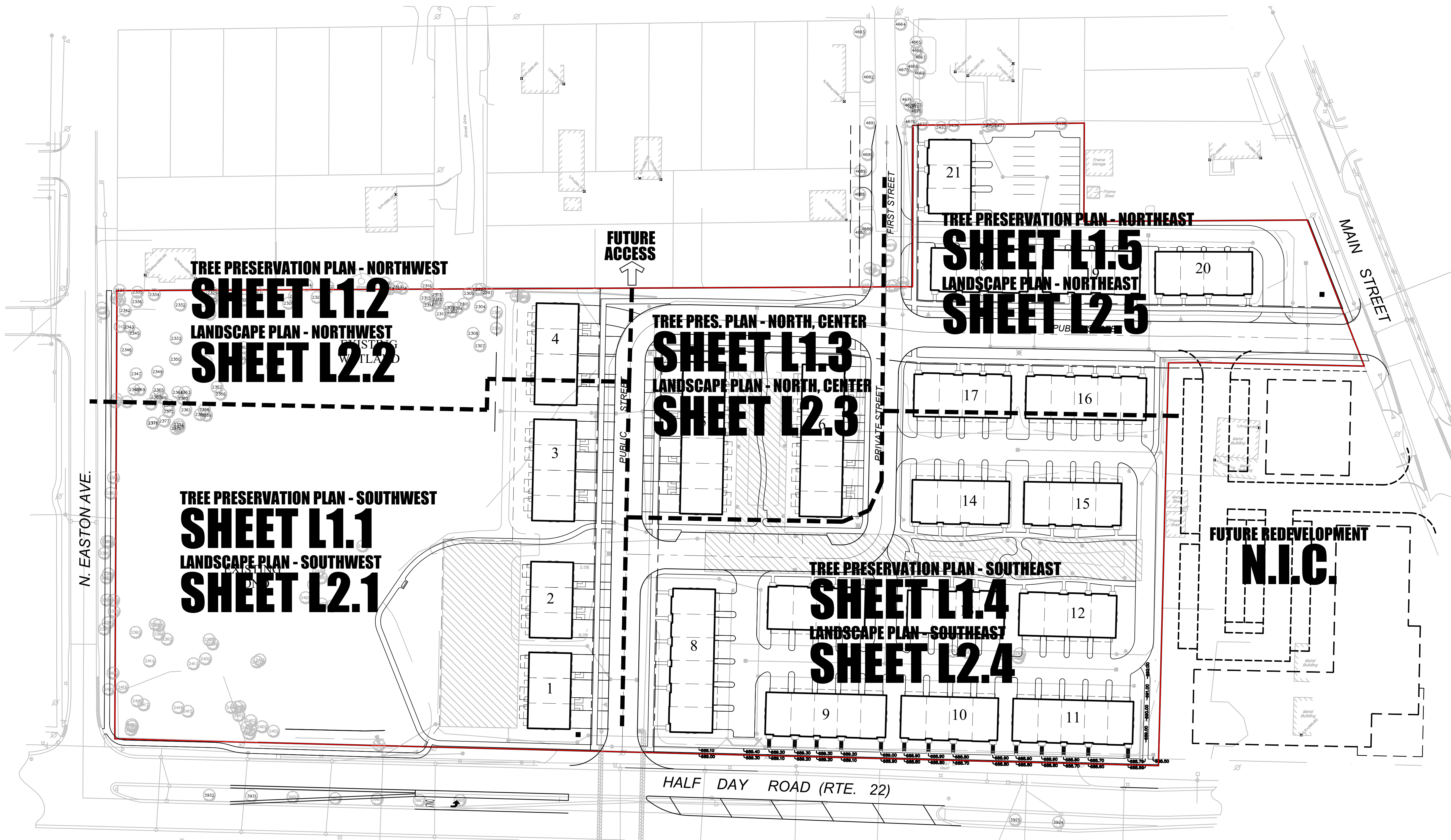
PROJECT NAME AND SHEET TITLE

**PRAIRIE VIEW TOWNS
BUFFALO GROVE, IL**

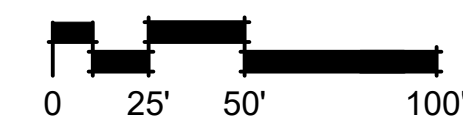
**PRELIMINARY LANDSCAPE PLAN
- COVER SHEET**

SHEET NUMBER

L0.1



SHEET KEY: TREE PRESERVATION & REMOVAL PLAN
SCALE: 1" = 50'-0"



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(224) 241-8181

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1900 E. GOLF ROAD, SUITE 300
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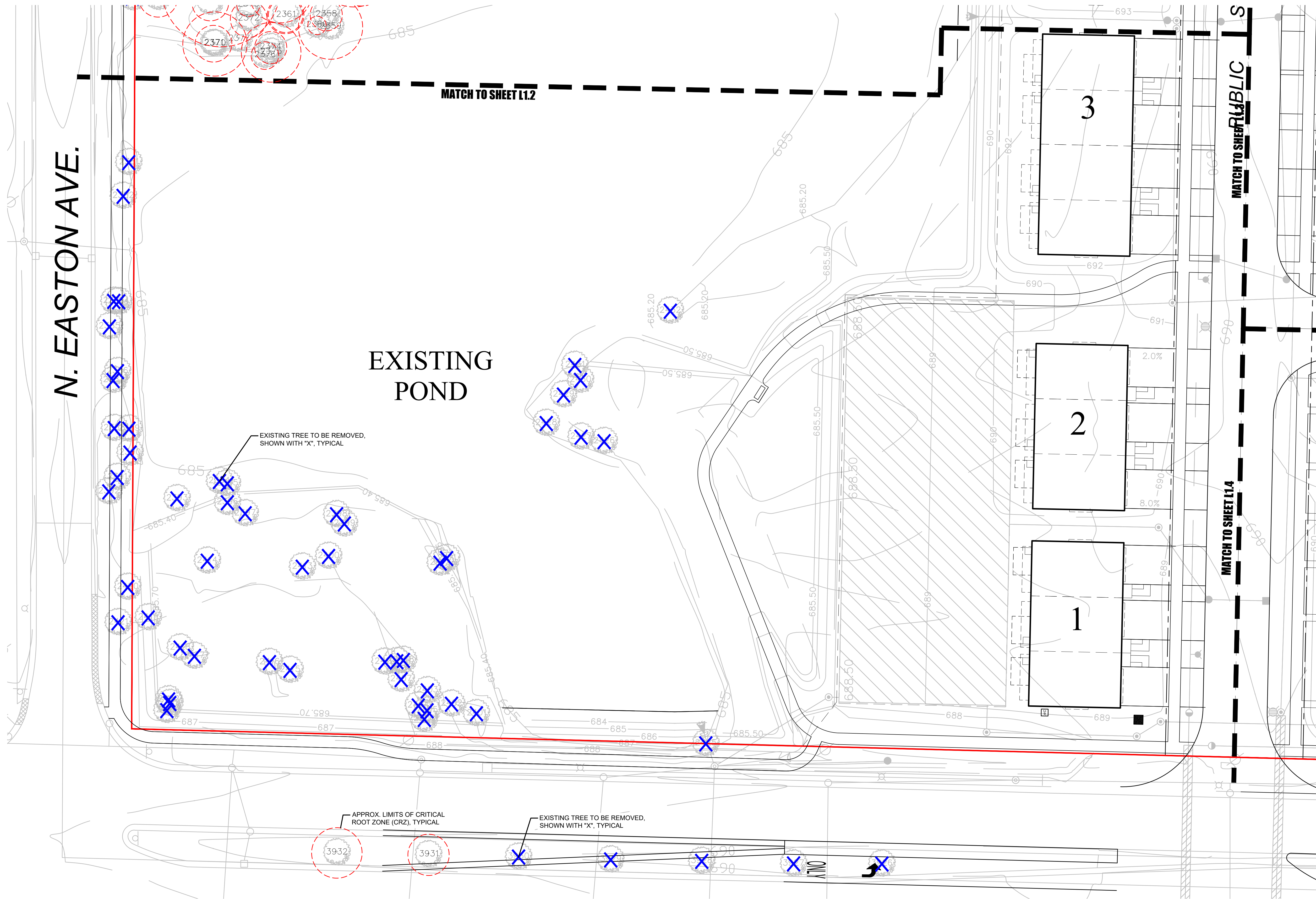
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PRAIRIE VIEW TOWNS
BUFFALO GROVE, IL

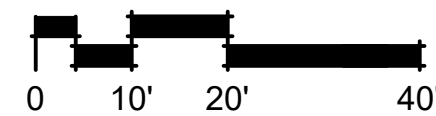
PRELIMINARY LANDSCAPE PLAN
- SHEET KEY

SHEET NUMBER

L0.3



TREE PRESERVATION PLAN - SOUTHWEST
 SCALE: 1" = 20'-0"



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 (224) 241-8181

CLIENT NAME AND ADDRESS

PULTE HOME COMPANY, LLC

1900 E. GOLF ROAD, SUITE 300
 SCHAUMBURG, IL

PLAN DATE

MAY 30, 2025

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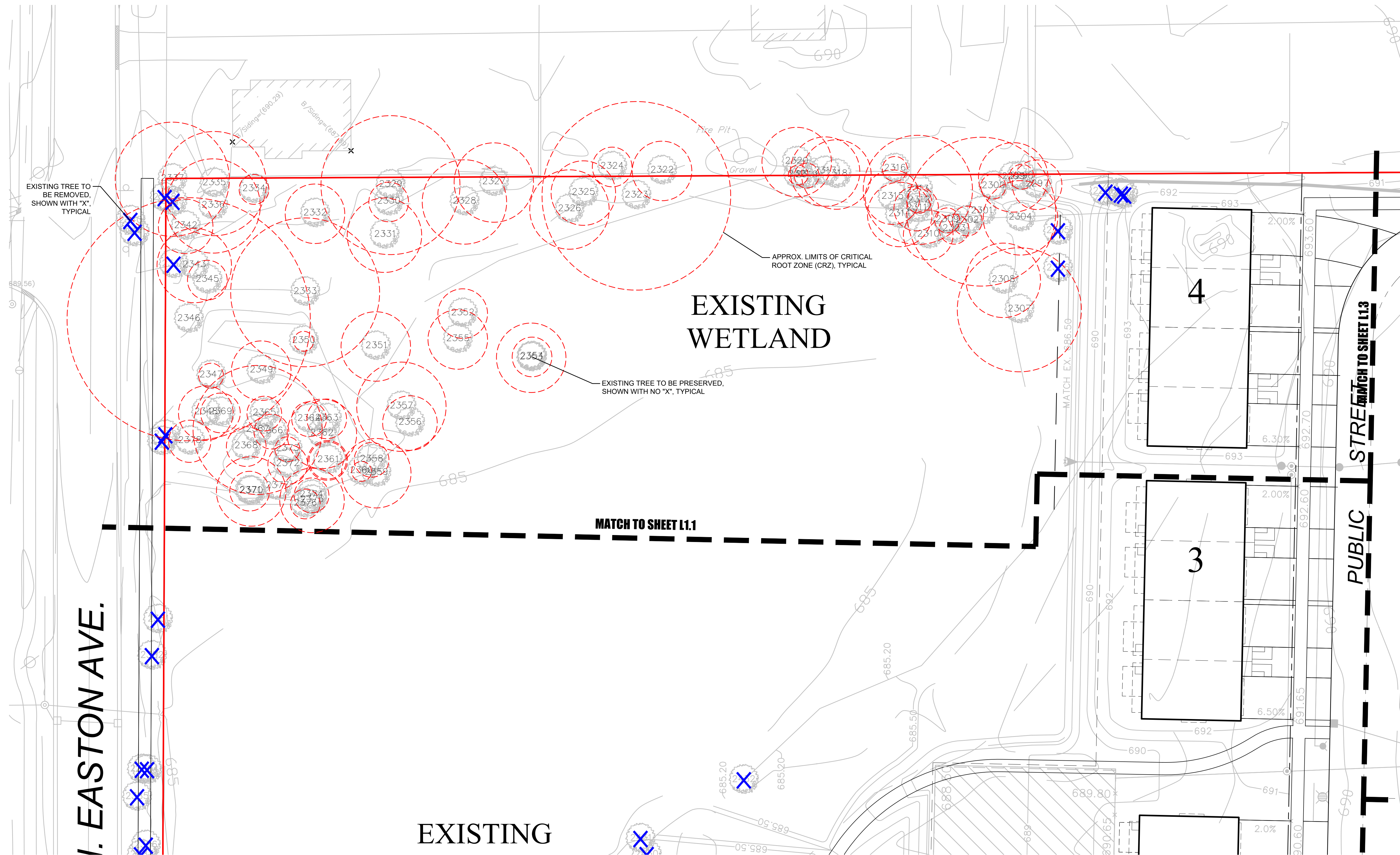
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BUFFALO GROVE, IL

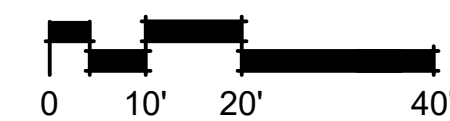
TREE PRESERVATION PLAN
- SOUTHWEST

SHEET NUMBER

L1.1



TREE PRESERVATION PLAN - NORTHWEST
SCALE: 1" = 20'-0"



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(224) 241-8181

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1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL

PLAN DATE

MAY 30, 2025

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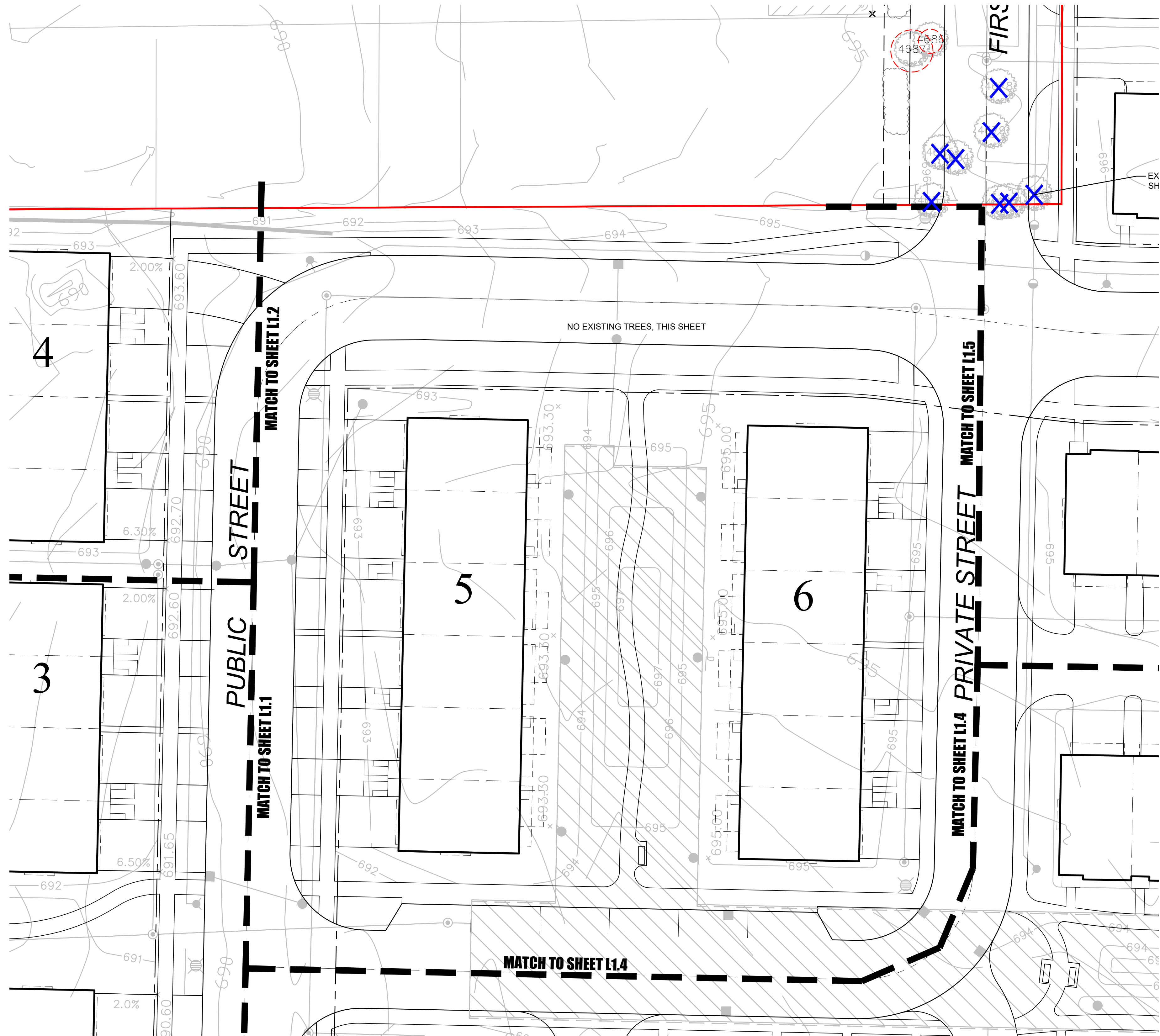
PROJECT NAME AND SHEET TITLE

PRAIRIE VIEW TOWNS
BUFFALO GROVE, IL

TREE PRESERVATION PLAN
- NORTHWEST

SHEET NUMBER

L1.2



TREE PRESERVATION PLAN - NORTH, CENTER

SCALE: 1" = 20'-0"



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(224) 241-8181

CLIENT NAME AND ADDRESS

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1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL

PLAN DATE

MAY 30, 2025

REVISIONS

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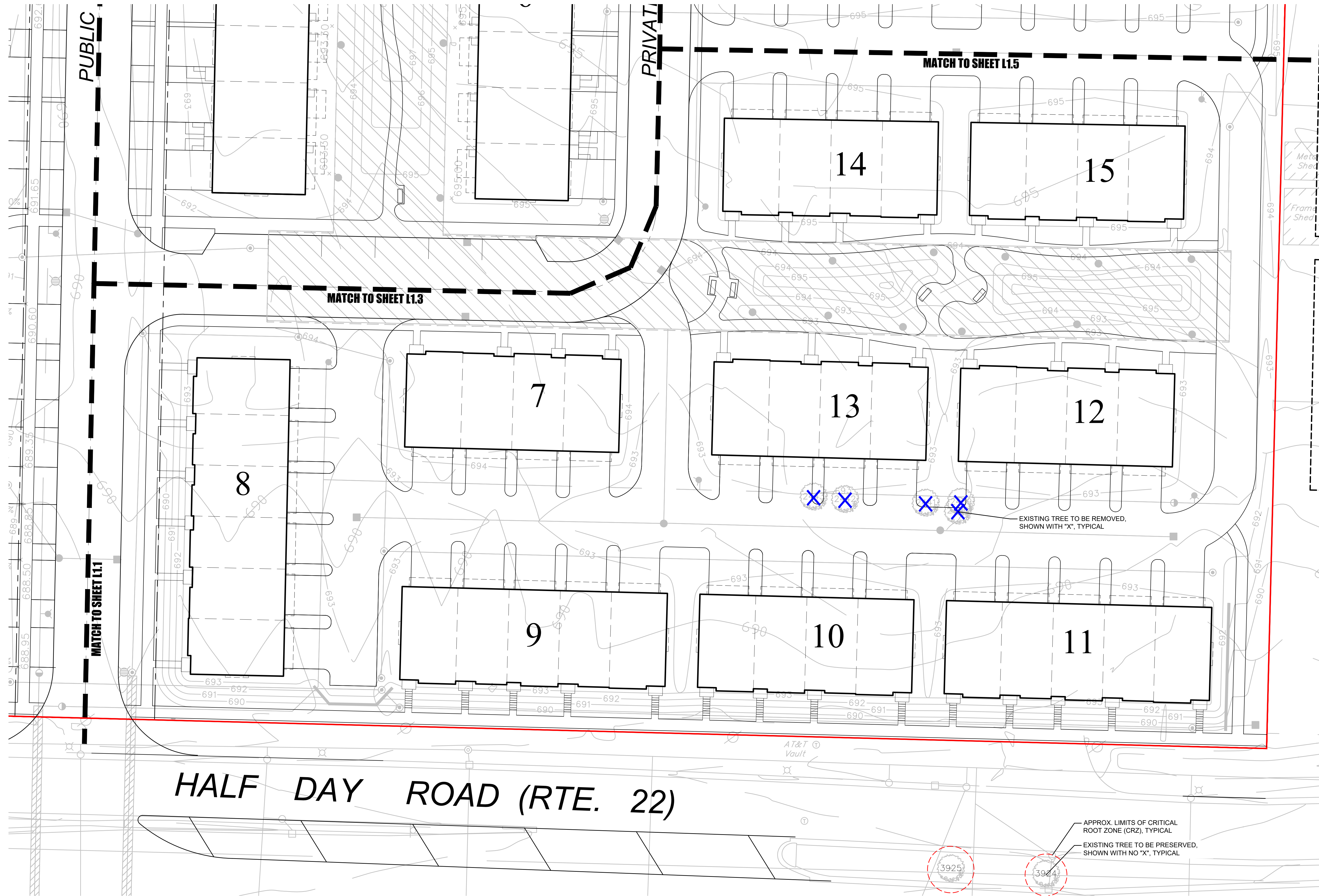
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PRAIRIE VIEW TOWNS
BUFFALO GROVE, IL

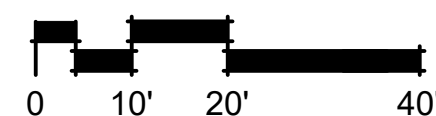
TREE PRESERVATION PLAN
- NORTH, CENTER

SHEET NUMBER

L1.3



TREE PRESERVATION PLAN - SOUTHEAST
SCALE: 1" = 20'-0"



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SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

PULTE HOME COMPANY, LLC

1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL

PLAN DATE

MAY 30, 2025

REVISIONS

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3.	10/3/25 PER STAFF COMMENTS
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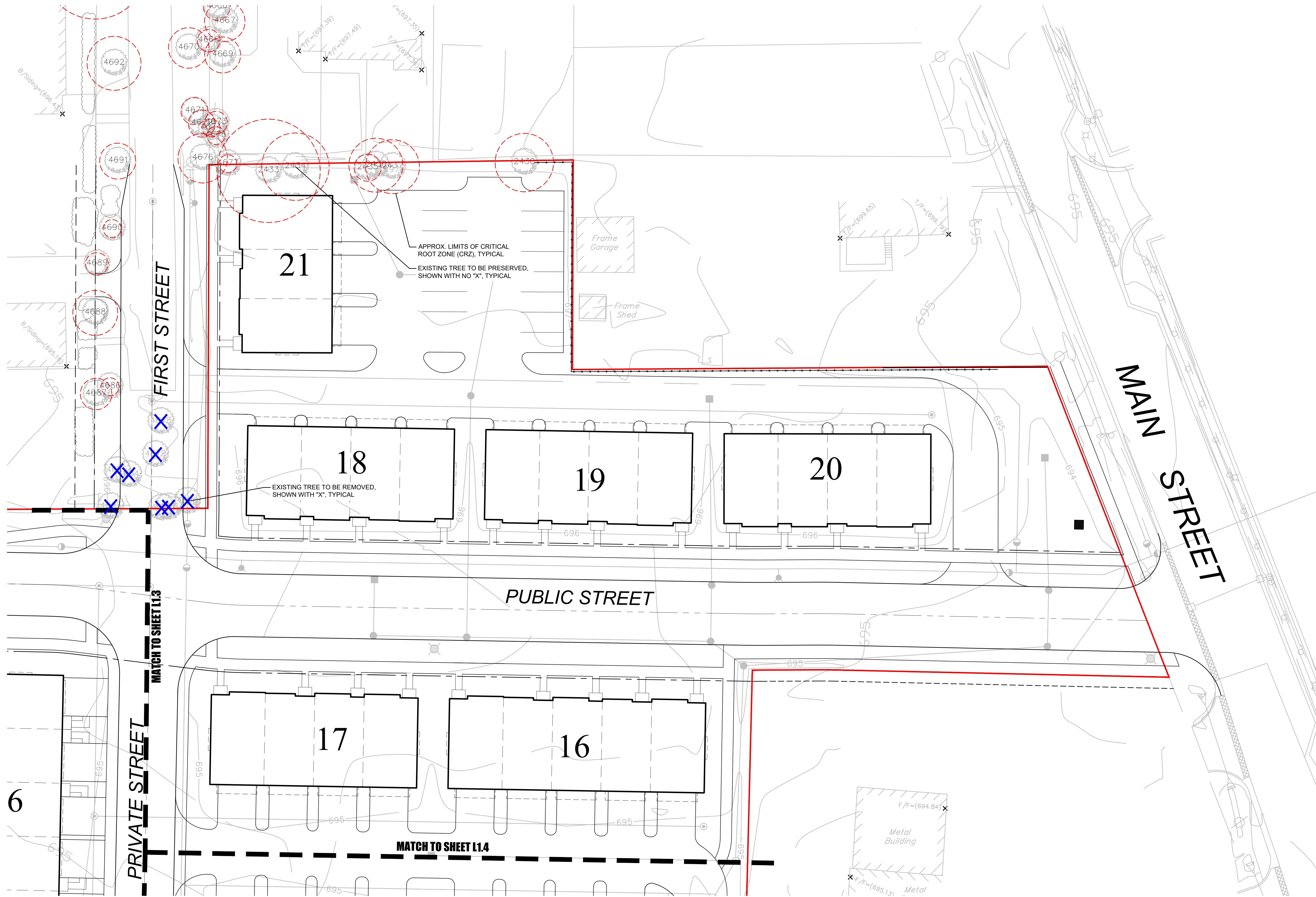
PROJECT NAME AND SHEET TITLE

PRAIRIE VIEW TOWNS
BUFFALO GROVE, IL

TREE PRESERVATION PLAN
- SOUTHEAST

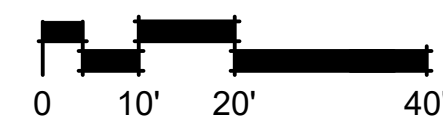
SHEET NUMBER

L1.4



TREE PRESERVATION PLAN - NORTHEAST

SCALE: 1" = 20'-0"



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9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

PULTE HOME COMPANY, LLC

1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL

PLAN DATE

MAY 30, 2025

REVISIONS

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3.	10/3/25 PER STAFF COMMENTS
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PROJECT NAME AND SHEET TITLE

PRAIRIE VIEW TOWNS
BUFFALO GROVE, IL

TREE PRESERVATION PLAN
- NORTHEAST

SHEET NUMBER

L1.5

TREE INVENTORY

Tag #	DBH (inches)	Species Name*	Common Name	Condition	Bat Habitat	Key or Significant	Outcome
2294	4	Juglans nigra	Black Walnut	3 - Fair	N		REMOVE
2295	6	Juglans nigra	Black Walnut	3 - Fair	N		REMOVE
2296	7	Juglans nigra	Black Walnut	3 - Fair	N		REMOVE
2297	10	Acer nigrum	Black Maple	4 - Fair to Poor	N		PRESERVE
2298	5	Acer nigrum	Black Maple	3 - Fair	N		PRESERVE
2299	14	Morus alba	White Mulberry	3 - Fair	N		PRESERVE
2300	5	Acer nigrum	Black Maple	4 - Fair to Poor	N		PRESERVE
2301	30	Salix fragilis	Crack Willow	5 - Poor	Y		PRESERVE
2302	6	Ulmus americana	American Elm	3 - Fair	N		PRESERVE
2303	6	Acer saccharinum	Silver Maple	3 - Fair	N		PRESERVE
2304	15	Ulmus americana	American Elm	2 - Good	N		PRESERVE
2305	11	Salix fragilis	Crack Willow	3 - Fair	N		REMOVE
2306	3x14	Salix fragilis	Crack Willow	4 - Fair to Poor	N		REMOVE
2307	25	Salix fragilis	Crack Willow	4 - Fair to Poor	Y		PRESERVE
2308	15	Salix fragilis	Crack Willow	4 - Fair to Poor	N		PRESERVE
2309	5	Acer saccharinum	Silver Maple	3 - Fair	N		PRESERVE
2310	10	Salix fragilis	Crack Willow	4 - Fair to Poor	N		PRESERVE
2311	9	Ulmus americana	American Elm	3 - Fair	N		PRESERVE
2312	5	Ulmus americana	American Elm	3 - Fair	N		PRESERVE
2313	22	Acer nigrum	Black Maple	4 - Fair to Poor	Y		PRESERVE
2314	2x13	Acer nigrum	Black Maple	3 - Fair	N		PRESERVE
2315	11	Ulmus americana	American Elm	3 - Fair	N		PRESERVE
2316	2x5	Juniperus virginiana	Eastern Red-Cedar	4 - Fair to Poor	N		PRESERVE
2317	7x14	Acer saccharinum	Silver Maple	3 - Fair	N		PRESERVE
2318	14	Ulmus americana	American Elm	3 - Fair	N		PRESERVE
2319	5	Morus alba	White Mulberry	3 - Fair	N		PRESERVE
2320	14	Ulmus americana	American Elm	2 - Good	N		PRESERVE
2321	4	Acer nigrum	Black Maple	3 - Fair	N		PRESERVE
2322	12	Acer nigrum	Black Maple	3 - Fair	N		PRESERVE
2323	38	Acer nigrum	Black Maple	3 - Fair	N		PRESERVE
2324	8	Juglans nigra	Black Walnut	3 - Fair	N		PRESERVE
2325	13	Ulmus americana	American Elm	2 - Good	N		PRESERVE
2326	16	Ulmus americana	American Elm	2 - Good	N		PRESERVE
2327	16	Acer nigrum	Black Maple	4 - Fair to Poor	N		PRESERVE
2328	17	Acer nigrum	Black Maple	4 - Fair to Poor	N		PRESERVE
2329	28	Acer nigrum	Black Maple	3 - Fair	N		PRESERVE
2330	8	Morus alba	White Mulberry	5 - Poor	N		PRESERVE
2331	15	Ulmus americana	American Elm	2 - Good	N		PRESERVE
2332	12	Acer nigrum	Black Maple	3 - Fair	N		PRESERVE
2333	30	Ulmus americana	American Elm	3 - Fair	N		PRESERVE
2334	6	Acer nigrum	Black Maple	3 - Fair	N		PRESERVE
2335	21	Morus alba	White Mulberry	3 - Fair	N		PRESERVE
2336	19	Juglans nigra	Black Walnut	3 - Fair	N	S	PRESERVE
2337	23	Morus alba	White Mulberry	4 - Fair to Poor	N		PRESERVE
2338	5	Celtis occidentalis	Common Hackberry	3 - Fair	N		REMOVE
2339	8	Prunus serotina	Black Cherry	4 - Fair to Poor	N		REMOVE
2340	17	Ulmus americana	American Elm	2 - Good	N		PRESERVE
2341	12	Ulmus americana	American Elm	3 - Fair	N		PRESERVE
2342	11	Juglans nigra	Black Walnut	2 - Good	N		PRESERVE
2343	15	Morus alba	White Mulberry	4 - Fair to Poor	N		PRESERVE
2344	8	Acer nigrum	Black Maple	5 - Poor	N		REMOVE
2345	8	Acer nigrum	Black Maple	4 - Fair to Poor	N		PRESERVE
2346	49	Populus deltoides	Eastern Cottonwood	3 - Fair	N		PRESERVE
2347	5	Populus deltoides	Eastern Cottonwood	3 - Fair	N		PRESERVE
2348	11	Ulmus americana	American Elm	2 - Good	N		PRESERVE
2349	12	Ulmus americana	American Elm	3 - Fair	N		PRESERVE
2350	4	Ulmus americana	American Elm	2 - Good	N		PRESERVE
2351	14	Ulmus americana	American Elm	3 - Fair	N		PRESERVE
2352	10	Ulmus americana	American Elm	4 - Fair to Poor	N		PRESERVE
2353	14	Ulmus americana	American Elm	2 - Good	N		PRESERVE
2354	8	Ulmus americana	American Elm	3 - Fair	N		PRESERVE
2355	4X12	Salix fragilis	Crack Willow	3 - Fair	N		PRESERVE
2356	11	Ulmus americana	American Elm	2 - Good	N		PRESERVE

Tag #	DBH (inches)	Species Name*	Common Name	Condition	Bat Habitat	Key or Significant	Outcome
2357	18	Ulmus americana	American Elm	2 - Good	N		PRESERVE
2358	7	Acer nigrum	Black Maple	3 - Fair	N		PRESERVE
2359	14	Fraxinus pennsylvanica	Green Ash	5 - Poor	Y		PRESERVE
2360	4	Ulmus americana	American Elm	3 - Fair	N		PRESERVE
2361	8	Ulmus americana	American Elm	3 - Fair	N		PRESERVE
2362	14	Acer nigrum	Black Maple	4 - Fair to Poor	N		PRESERVE
2363	8	Ulmus americana	American Elm	3 - Fair	N		PRESERVE
2364	7	Acer nigrum	Black Maple	5 - Poor	N		PRESERVE
2365	7	Acer nigrum	Black Maple	3 - Fair	N		PRESERVE
2366	7	Acer nigrum	Black Maple	5 - Poor	N		PRESERVE
2367	4X26	Salix fragilis	Crack Willow	4 - Fair to Poor	Y		PRESERVE
2368	8	Acer nigrum	Black Maple	5 - Poor	N		PRESERVE
2369	8	Acer nigrum	Black Maple	4 - Fair to Poor	N		PRESERVE
2370	14	Ulmus americana	American Elm	3 - Fair	N		PRESERVE
2371	8	Acer nigrum	Black Maple	4 - Fair to Poor	N		PRESERVE
2372	8	Acer nigrum	Black Maple	4 - Fair to Poor	N		PRESERVE
2373	5	Acer nigrum	Black Maple	4 - Fair to Poor	N		PRESERVE
2374	7	Ulmus americana	American Elm	3 - Fair	N		PRESERVE
2375	13	Ulmus americana	American Elm	2 - Good	N		PRESERVE
2376	6	Morus alba	White Mulberry	3 - Fair	N		REMOVE
2377	4	Ulmus americana	American Elm	3 - Fair	N		PRESERVE
2378	8	Populus deltoides	Eastern Cottonwood	3 - Fair	N		PRESERVE
2379	21	Ulmus americana	American Elm	2 - Good	N		REMOVE
2380	4	Ulmus americana	American Elm	2 - Good	N		REMOVE
2381	25	Populus deltoides	Eastern Cottonwood	3 - Fair	N		REMOVE
2382	2x15	Populus deltoides	Eastern Cottonwood	3 - Fair	Y		REMOVE
2383	4	Celtis occidentalis	Common Hackberry	3 - Fair	N		REMOVE
2384	8	Juglans nigra	Black Walnut	2 - Good	N		REMOVE
2385	8	Morus alba	White Mulberry	3 - Fair	N		REMOVE
2386	30	Dead	#N/A	6 - Dead	Y		REMOVE
2387	7	Ulmus pumila	Siberian Elm	3 - Fair	N		REMOVE
2388	6	Gleditsia triacanthos	Honey-Locust	3 - Fair	N		REMOVE
2389	4	Juniperus virginiana	Eastern Red-Cedar	3 - Fair	N		REMOVE
2390	6	Ulmus americana	American Elm	3 - Fair	N		REMOVE
2391	5x9	Fraxinus pennsylvanica	Green Ash	6 - Dead	N		REMOVE
2392	9	Fraxinus pennsylvanica	Green Ash	6 - Dead	N		REMOVE
2393	8	Fraxinus pennsylvanica	Green Ash	5 - Poor	N		REMOVE
2394	4	Ulmus americana	American Elm	3 - Fair	N		REMOVE
2395	6	Fraxinus pennsylvanica	Green Ash	3 - Fair	N		REMOVE
2396	15	Juglans nigra	Black Walnut	2 - Good	N	S	REMOVE
2397	5	Juglans nigra	Black Walnut	2 - Good	N		REMOVE
2398	5	Ulmus americana	American Elm	2 - Good	N		REMOVE
2399	15	Ulmus americana	American Elm	2 - Good	N		REMOVE
2400	12	Juglans nigra	Black Walnut	1 - Excellent	N	S	REMOVE
2401	4	Fraxinus pennsylvanica	Green Ash	3 - Fair	N		REMOVE
2402	11	Morus alba	White Mulberry	3 - Fair	N		REMOVE
2403	8	Ulmus americana	American Elm	3 - Fair	N		REMOVE
2404	14	Juglans nigra	Black Walnut	2 - Good	N	S	REMOVE
2405	5	Celtis occidentalis	Common Hackberry	3 - Fair	N		REMOVE
2406	5	Juglans nigra	Black Walnut	3 - Fair	N		REMOVE
2407	4	Celtis occidentalis	Common Hackberry	2 - Good	N		REMOVE
2408	4	Celtis occidentalis	Common Hackberry	3 - Fair	N		REMOVE
2409	7	Juglans nigra	Black Walnut	2 - Good	N		REMOVE
2410	4	Celtis occidentalis	Common Hackberry	3 - Fair	N		REMOVE
2411	23	Salix fragilis	Crack Willow	5 - Poor	N		REMOVE
2412	7	Acer nigrum	Black Maple	5 - Poor	N		REMOVE
2413	5	Ulmus americana	American Elm	3 - Fair	N		REMOVE
2414	10	Ulmus americana	American Elm	3 - Fair	N		REMOVE
2415	10	Malus prunifolia	Plum-Leaf Crab Apple	4 - Fair to Poor	N		REMOVE
2416	2x9	Malus prunifolia	Plum-Leaf Crab Apple	3 - Fair	N		REMOVE
2417	3x8	Malus prunifolia	Plum-Leaf Crab Apple	5 - Poor	N		REMOVE
2418	2x5	Malus prunifolia	Plum-Leaf Crab Apple	5 - Poor	N		REMOVE
2419	13	Malus prunifolia	Plum-Leaf Crab Apple	4 - Fair to Poor	N		REMOVE

Tag #	DBH (inches)	Species Name*	Common Name	Condition	Bat Habitat	Key or Significant	Outcome
2420	15	Ulmus pumila	Siberian Elm	3 - Fair	N		REMOVE
2421	12	Prunus serotina	Black Cherry	3 - Fair	N		REMOVE
2422	7	Malus prunifolia	Plum-Leaf Crab Apple	4 - Fair to Poor	N		REMOVE
2423	9	Malus prunifolia	Plum-Leaf Crab Apple	3 - Fair	N		REMOVE
2424	10	Ulmus americana	American Elm	4 - Fair to Poor	N		REMOVE
2425	6	Ulmus americana	American Elm	3 - Fair	N		REMOVE
2426	2x10	Taxodium distichum	Southern Bald-Cypress	2 - Good	N		REMOVE
2427	2x12	Taxodium distichum	Southern Bald-Cypress	2 - Good	N		REMOVE
2428	12	Taxodium distichum	Southern Bald-Cypress	3 - Fair	N		REMOVE
2429	2x9	Taxodium distichum	Southern Bald-Cypress	3 - Fair	N		REMOVE
2430	2x8	Taxodium distichum	Southern Bald-Cypress	2 - Good	N		REMOVE
2431	3x5	Alnus glutinosa	European Alder	2 - Good	N		REMOVE
2432	4x5	Alnus glutinosa	European Alder	2 - Good	N		REMOVE
2433	23	Ulmus americana	American Elm	3 - Fair	N		PRESERVE
2434	2x15	Ulmus americana	American Elm	3 - Fair	N		PRESERVE
2435	6	Ulmus americana	American Elm	3 - Fair	N		PRESERVE
2436	12	Celtis occidentalis	Common Hackberry	3 - Fair	N		PRESERVE
2437	12	Ulmus americana	American Elm	3 - Fair	N		PRESERVE
2438	13	Acer platanoides	Norway Maple	3 - Fair	N		PRESERVE
2439	14	Thuja occidentalis	Eastern Arborvitae	1 - Excellent	N		REMOVE
2440	14	Thuja occidentalis	Eastern Arborvitae	1 - Excellent	N		REMOVE
2441	14	Thuja occidentalis	Eastern Arborvitae	1 - Excellent	N		REMOVE
2442	7	Larix laricina	American Larch	2 - Good	N		REMOVE
2443	7	Douglas Fir Species	Douglas Fir cultivar	3 - Fair	N		REMOVE
3924	9	Gleditsia triacanthos	Honey-Locust	1 - Excellent	N		PRESERVE
3925	10	Gleditsia triacanthos	Honey-Locust	1 - Excellent	N		PRESERVE
3926	7	Gleditsia triacanthos	Honey-Locust	1 - Excellent	N		REMOVE
3927	7	Gleditsia triacanthos	Honey-Locust	1 - Excellent	N		REMOVE
3928	8	Gleditsia triacanthos	Honey-Locust	2 - Good	N		REMOVE
3929	9	Gleditsia triacanthos	Honey-Locust	1 - Excellent	N		REMOVE
3930	9	Gleditsia triacanthos	Honey-Locust	1 - Excellent	N		REMOVE
3931	9	Gleditsia triacanthos	Honey-Locust	1 - Excellent	N		REMOVE
3932	11	Gleditsia triacanthos	Honey-Locust	1 - Excellent	N		PRESERVE
4664	22	Platanus occidentalis	American Sycamore	4 - Fair to Poor	N		PRESERVE
4665	6	Fraxinus pennsylvanica	Green Ash	3 - Fair	N		PRESERVE
4666	6	Quercus macrocarpa	Burr Oak	2 - Good	N		PRESERVE
4667	9	Quercus macrocarpa	Burr Oak	3 - Fair	N		PRESERVE
4668	5	Fraxinus pennsylvanica	Green Ash	6 - Dead	N		PRESERVE
4669	8	Quercus macrocarpa	Burr Oak	2 - Good	N		PRESERVE
4670	9	Ulmus americana	American Elm	2 - Good	N		PRESERVE
4671	2x6	Quercus macrocarpa	Burr Oak	3 - Fair	N		PRESERVE
4672	6	Quercus macrocarpa	Burr Oak	3 - Fair	N		PRESERVE
4673	5	Quercus macrocarpa	Burr Oak	3 - Fair	N		PRESERVE
4674	4	Quercus macrocarpa	Burr Oak	3 - Fair	N		PRESERVE
4675	4	Quercus macrocarpa	Burr Oak	3 - Fair	N		PRESERVE
4676	11	Quercus macrocarpa	Burr Oak	3 - Fair	N		PRESERVE
4677	2x4	Morus alba	White Mulberry	4 - Fair to Poor	N		PRESERVE
4678	21	Ulmus americana	American Elm	2 - Good	N		REMOVE
4679	4	Morus alba	White Mulberry	5 - Poor	N		REMOVE
4680	7	Juglans nigra	Black Walnut	3 - Fair	N		REMOVE
4681	2x4	Morus alba	White Mulberry	4 - Fair to Poor	N		REMOVE
4682	4	Morus alba	White Mulberry	4 - Fair to Poor	N		REMOVE
4683	23	Juglans nigra	Black Walnut	3 - Fair	N	S	REMOVE
4684	11	Celtis occidentalis	Common Hackberry	2 - Good	N		REMOVE
4685	7	Celtis occidentalis	Common Hackberry	2 - Good	N		REMOVE
4686	4	Cercis canadensis	Redbud	4 - Fair to Poor	N		PRESERVE
4687	7	Morus alba	White Mulberry	4 - Fair to Poor	N		PRESERVE
4688	3x10	Cercis canadensis	Redbud	3 - Fair	N		PRESERVE
4689	5	Morus alba	White Mulberry	4 - Fair to Poor	N		PRESERVE
4690	4	Picea pungens	Colorado Blue Spruce	3 - Fair	N		PRESERVE
4691	8	Acer platanoides	Norway Maple	2 - Good	N		PRESERVE
4692	3x12	Acer saccharinum	Silver Maple	2 - Good	N		PRESERVE
4693	23	Acer platanoides	Norway Maple	1 - Excellent	N	S	PRESERVE



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STUDIO

9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

PULTE HOME COMPANY, LLC

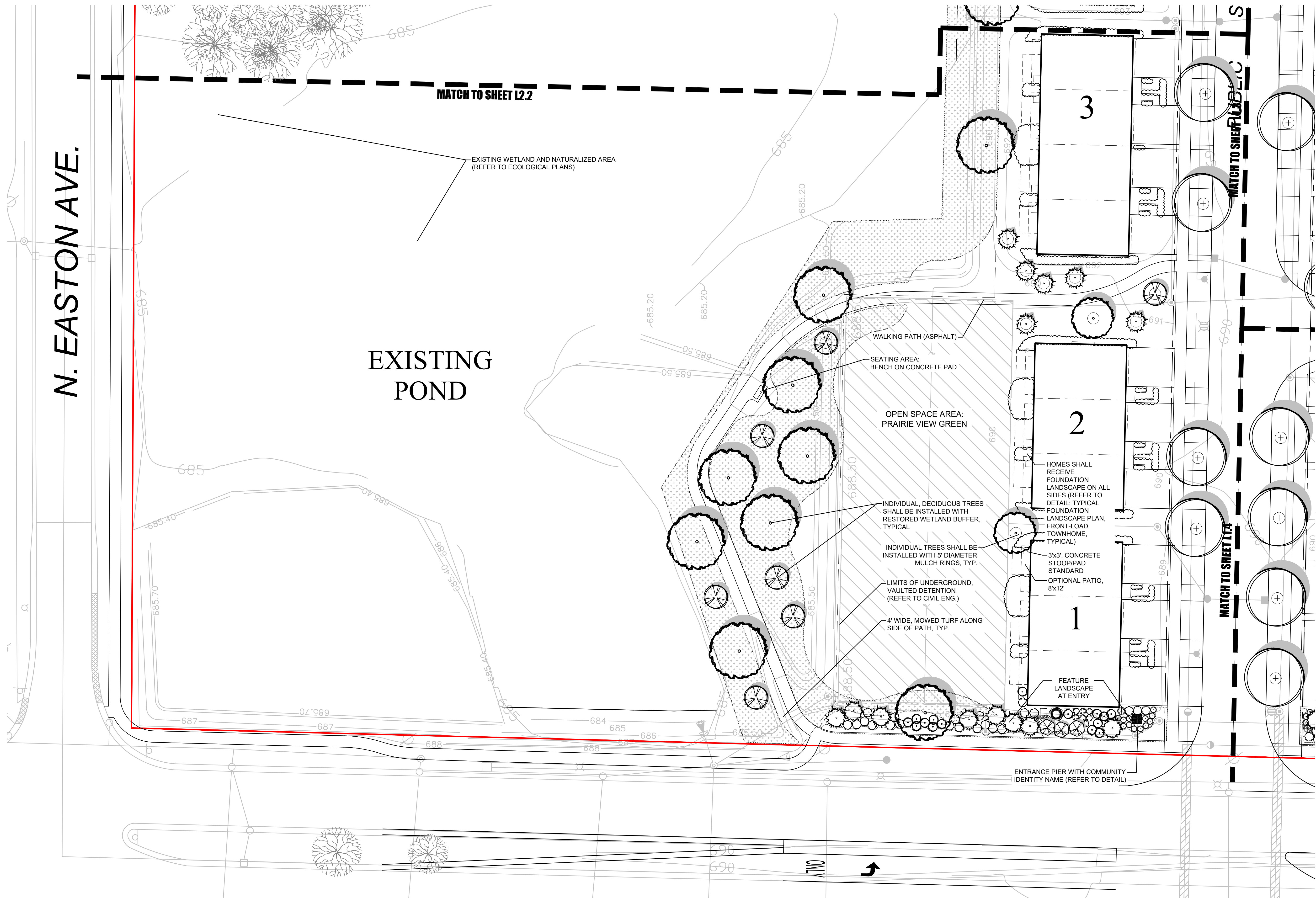
1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL

PLAN DATE

MAY 30, 2025

REVISIONS

1.	7/21/25 PER STAFF COMMENTS
2.	9/10/25 PER STAFF COMMENTS
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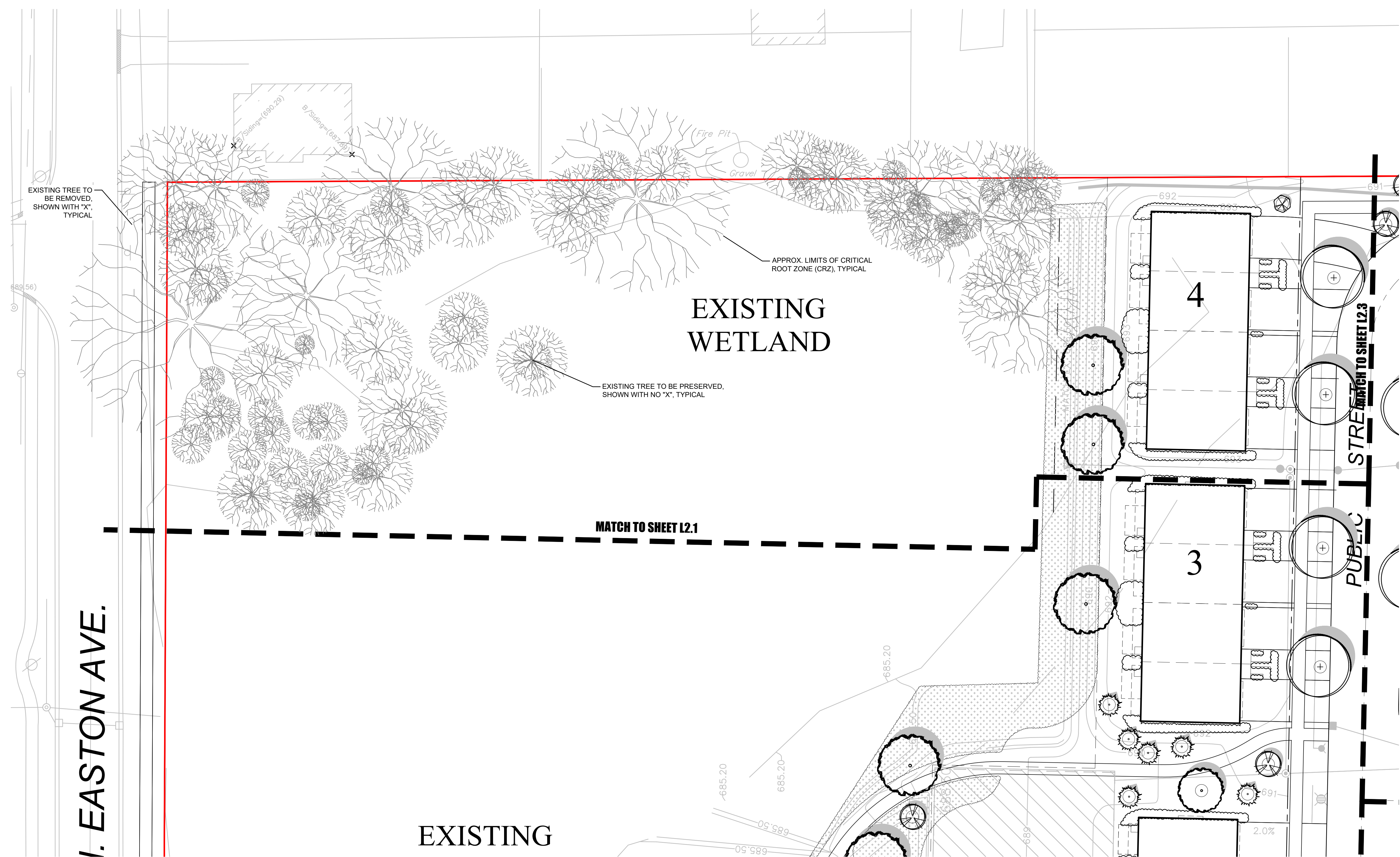
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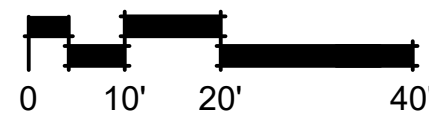
PROJECT NAME AND SHEET TITLE
PRAIRIE VIEW TOWNS
BUFFALO GROVE, IL

PRELIMINARY LANDSCAPE PLAN
- SOUTHWEST

SHEET NUMBER
L2.1



LANDSCAPE PLAN - NORTHWEST



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CLIENT NAME AND ADDRESS

PULTE HOME COMPANY, LLC

PLAN DATE

MAY 30, 2025

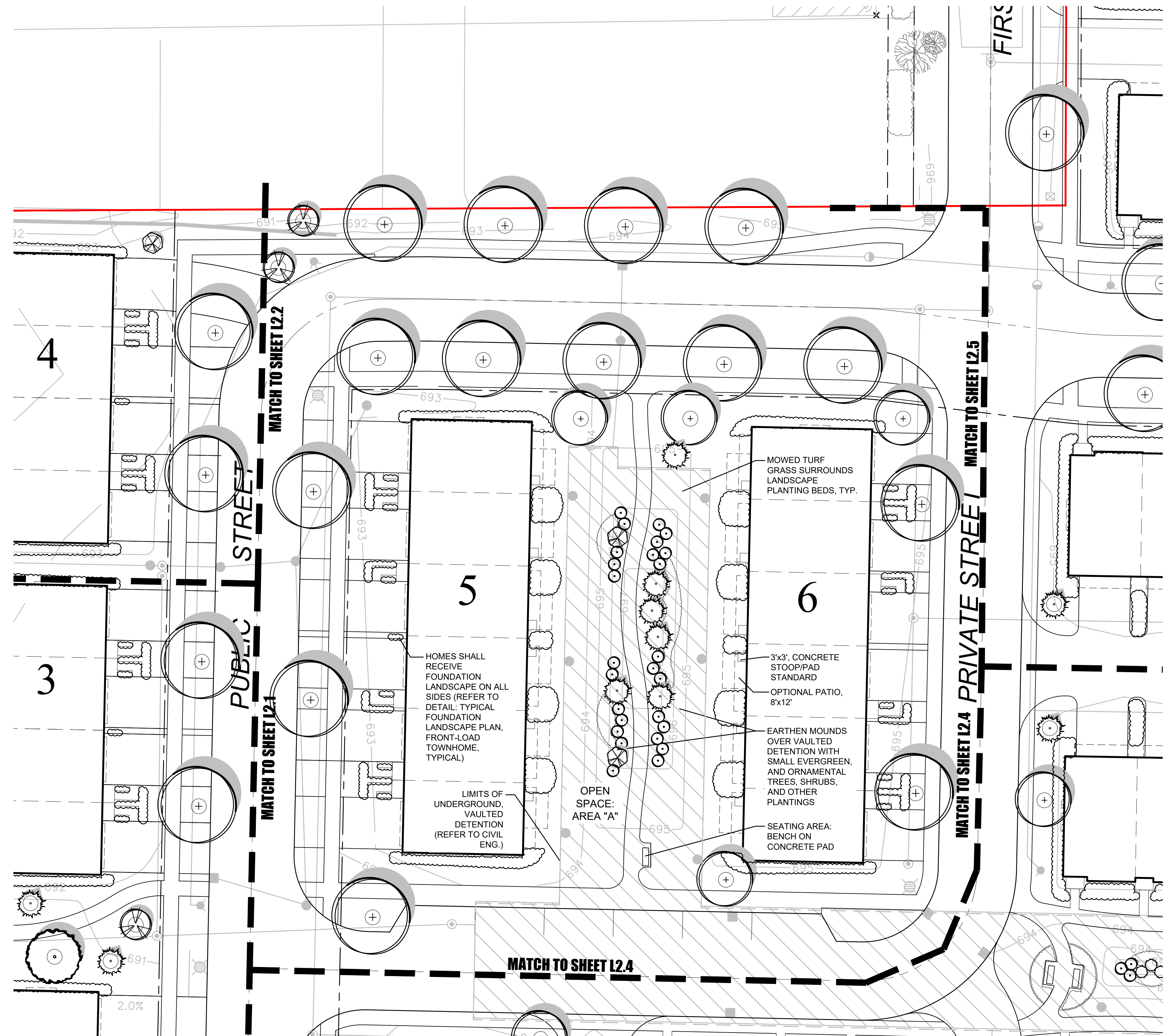
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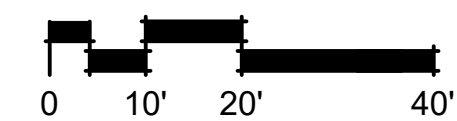
PRAIRIE VIEW TOWNS
BUFFALO GROVE, IL

SHEET NUMBER

L2.2



LANDSCAPE PLAN - NORTH, CENTER
SCALE: 1" = 20'-0"



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SCHAUMBURG, IL

PLAN DATE

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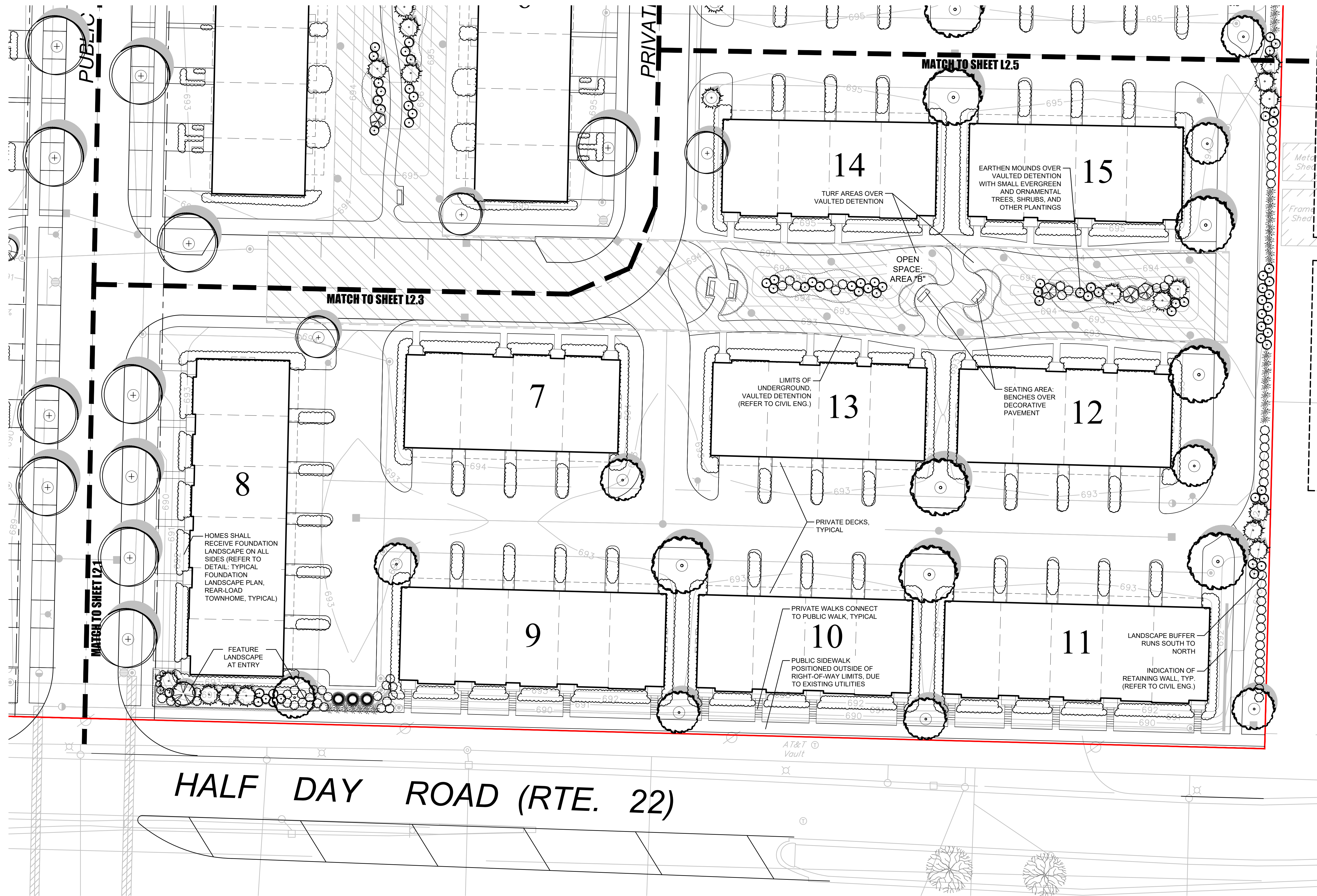
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PRAIRIE VIEW TOWNS
BUFFALO GROVE, IL

PRELIMINARY LANDSCAPE PLAN
- NORTH, CENTER

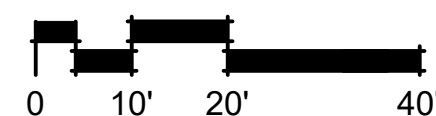
SHEET NUMBER

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LANDSCAPE PLAN - SOUTHEAST

SCALE: 1" = 20'-0"



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CLIENT NAME AND ADDRESS

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1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL

PLAN DATE

MAY 30, 2025

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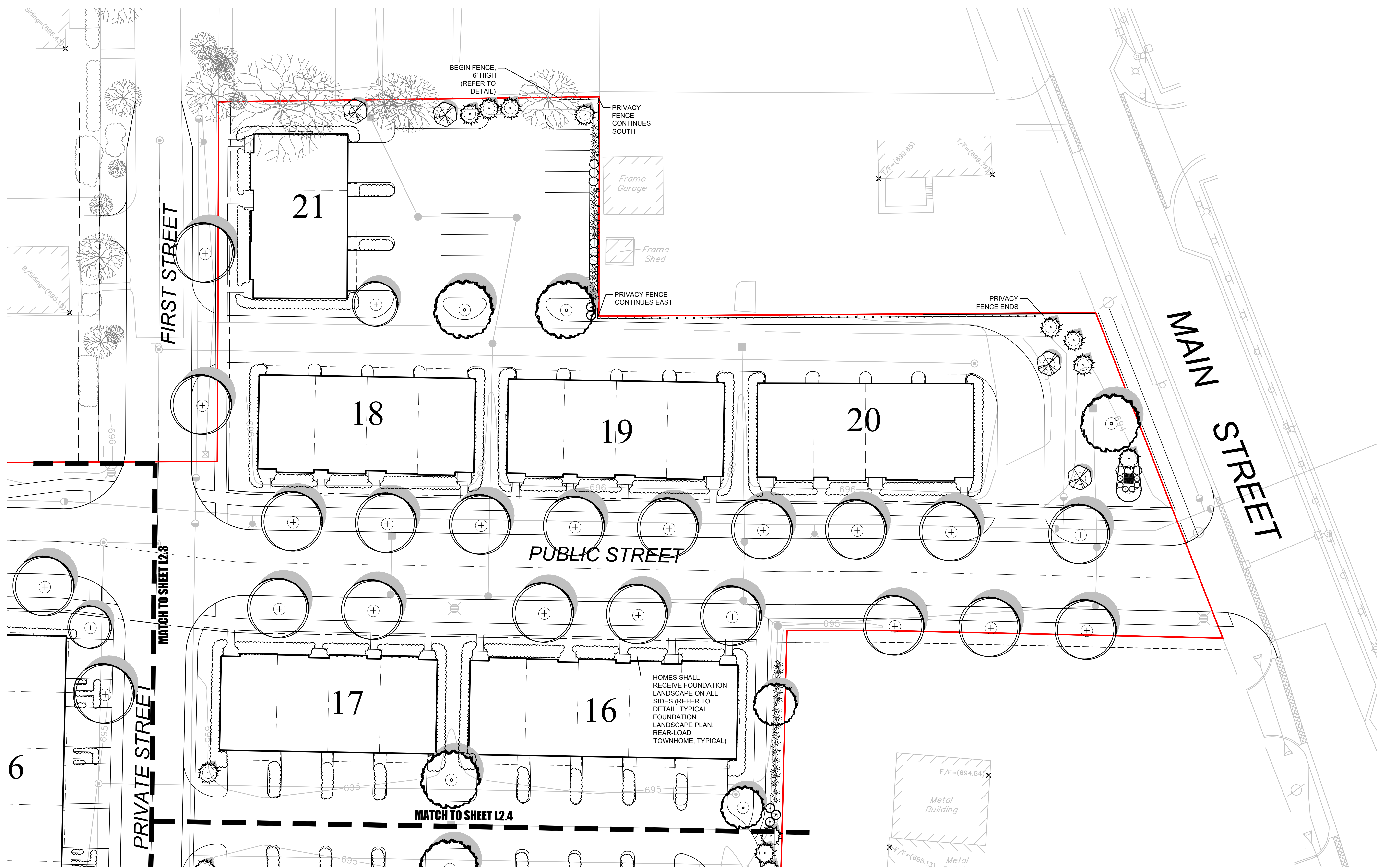
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BUFFALO GROVE, IL

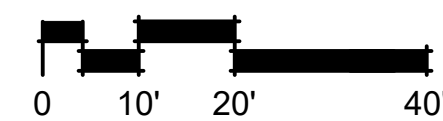
PRELIMINARY LANDSCAPE PLAN
- SOUTHEAST

SHEET NUMBER

L2.4



LANDSCAPE PLAN - NORTHEAST
SCALE: 1" = 20'-0"



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CLIENT NAME AND ADDRESS

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1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL

PLAN DATE

MAY 30, 2025

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2.	9/10/25 PER STAFF COMMENTS
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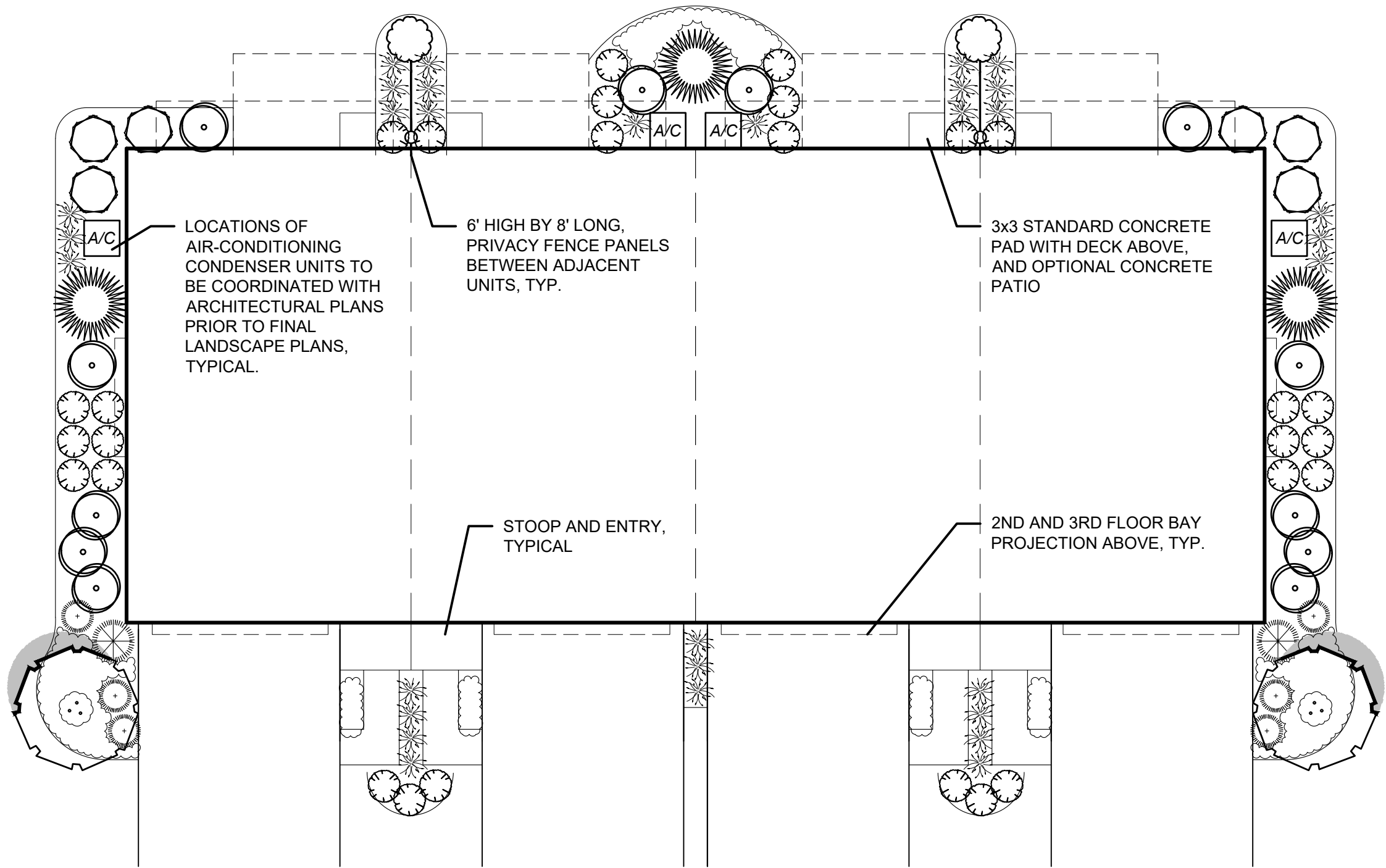
PROJECT NAME AND SHEET TITLE

PRAIRIE VIEW TOWNS
BUFFALO GROVE, IL

PRELIMINARY LANDSCAPE PLAN
- NORTHEAST

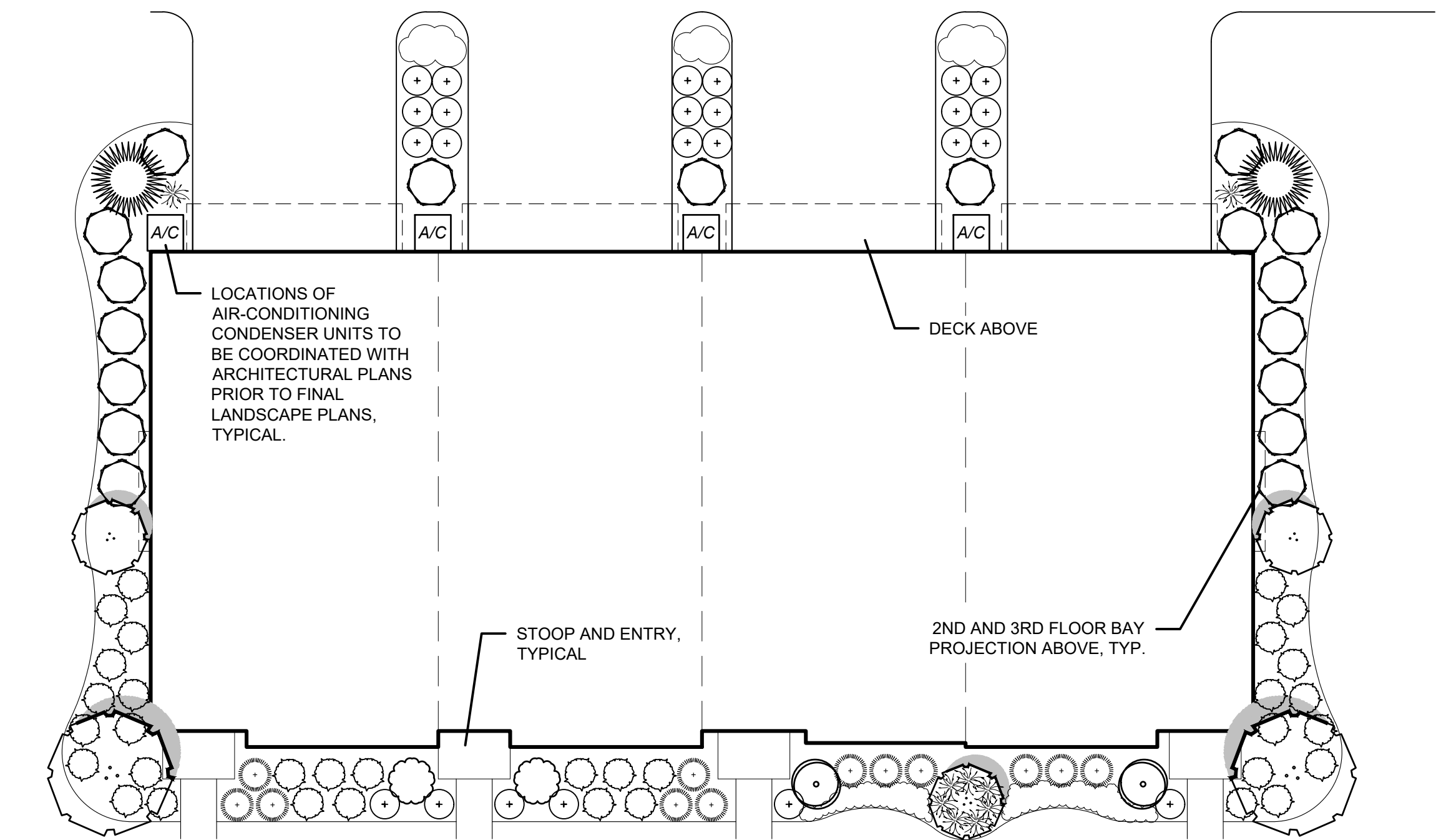
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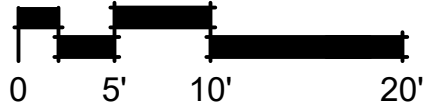
DETAIL: TYPICAL FOUNDATION LANDSCAPE PLAN, FRONT-LOADED TOWNHOME

SCALE: 1" = 10'



DETAIL: TYPICAL FOUNDATION LANDSCAPE PLAN, REAR-LOADED TOWNHOME

SCALE: 1" = 10'



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CLIENT NAME AND ADDRESS

PULTE HOME COMPANY, LLC

**1900 E. GOLF ROAD, SUITE 300
SCHAMBURG, IL**

PLAN DATE

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PROJECT NAME AND SHEET TITLE

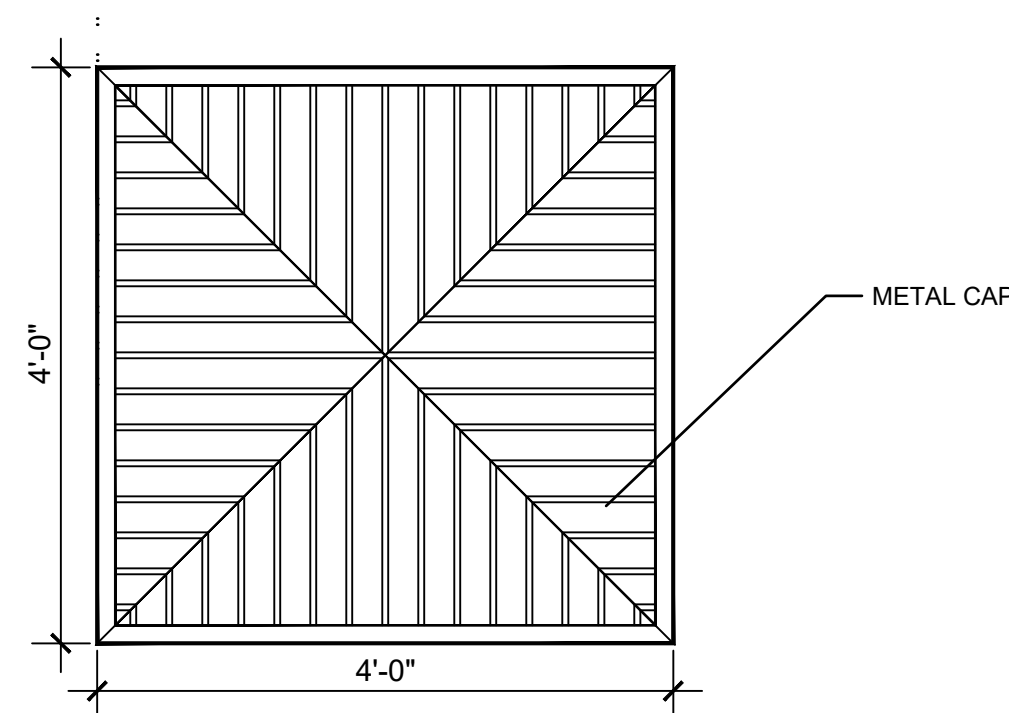
PRAIRIE VIEW TOWNS
BUFFALO GROVE, IL

PRELIMINARY LANDSCAPE PLAN
- TYPICAL FOUNDATIONS

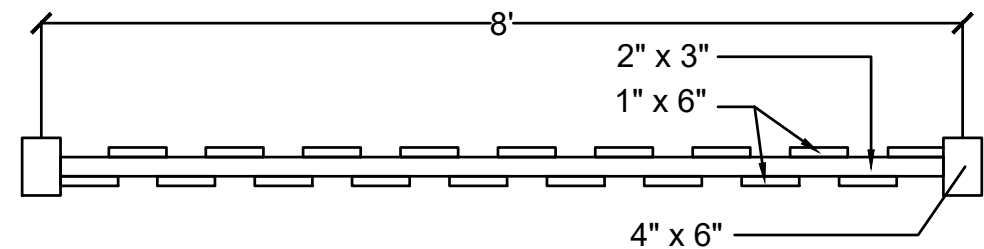
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L2.6

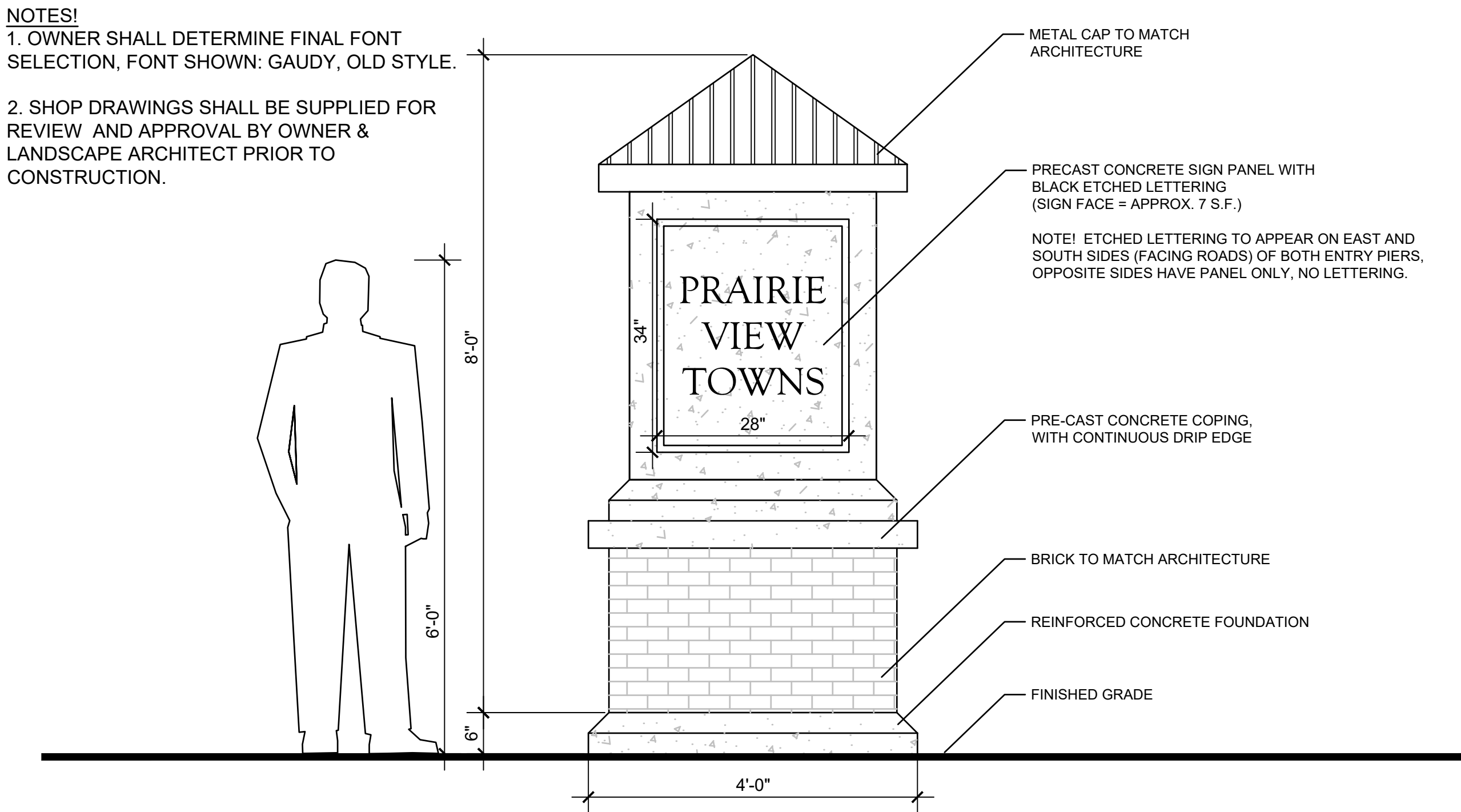
DETAILS: SITE FEATURES



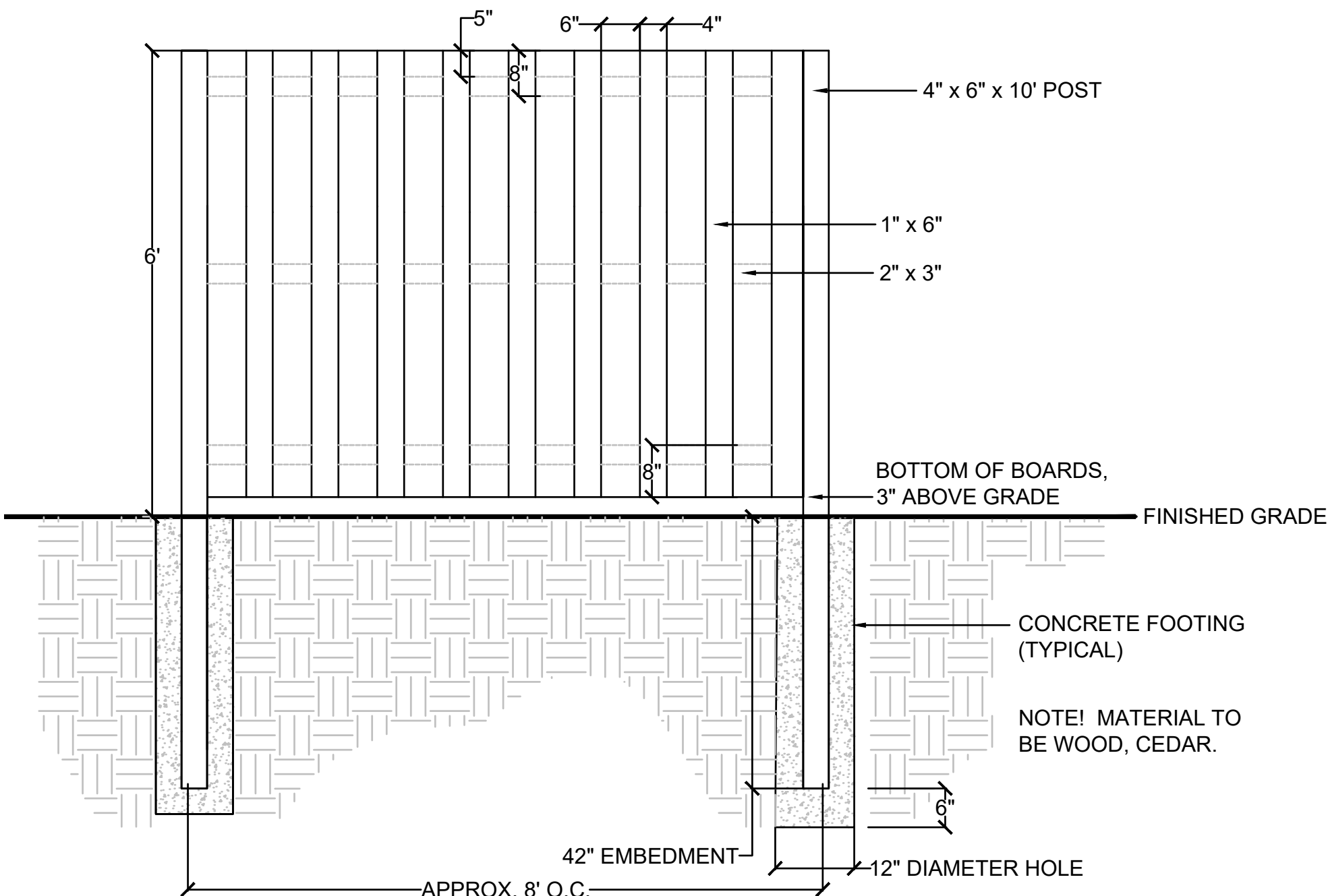
PLAN VIEW



PLAN VIEW



ELEVATION



ELEVATION

DETAIL: ENTRY PIER

SCALE: 1/2" = 1'-0"

DETAIL: PRIVACY FENCING

NOT TO SCALE



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**1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL**

PLAN DATE

MAY 30, 2025

REVISIONS

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PROJECT NAME AND SHEET TITLE

**PRAIRIE VIEW TOWNS
BUFFALO GROVE, IL**

**PRELIMINARY LANDSCAPE PLAN
- DETAILS: SITE FEATURES**

SHEET NUMBER

L3.0

Prairie View Towns – Buffalo Grove

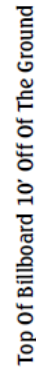
Proposed Signage Plan

14 ft. 14 ft.

NA 50 ft.

65 ft. 45 ft. min., 60 ft. typical

g is R-1 and GC in unincorporated Lake County.
flato Grove's Prairie View Station Area Plan.
ing is R-9 PUD in the Village of Buffalo Grove.



8

2'

10'



PRAIRIE VIEW TOWNS

COMING SOON

Luxury 3-Story Townhomes

Join the Interest List for Updates

Pulte.com/PrairieView

3/8" MDO Painted Ronan Dark Blue w/White, Red, Yellow & Digital Vinyl Mounted To 2 Wooden 6"x6" Post & Toppers Painted White.

Confidential and Proprietary

14 ft. 14 ft.

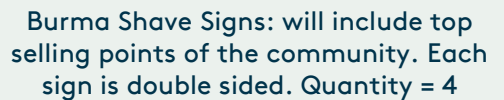
14 ft.

14 ft.

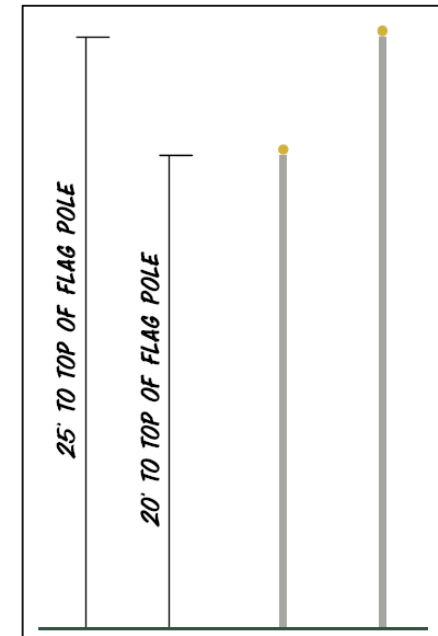
NA 65 ft.

45 ft. min., 60 ft. typical

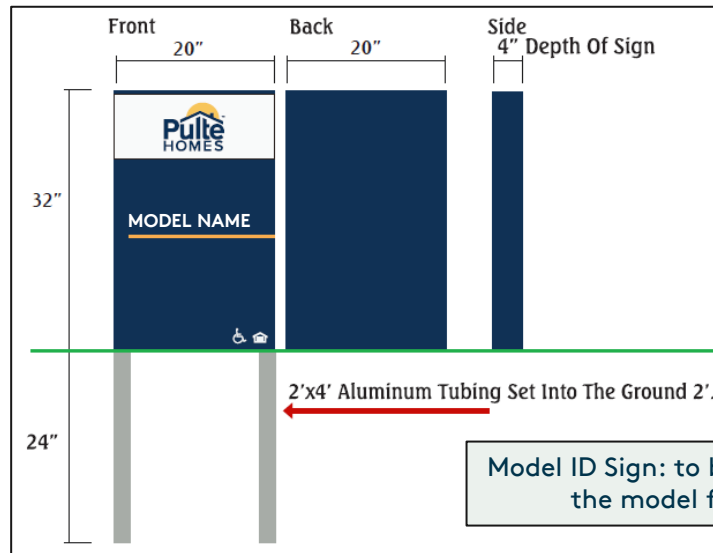
Site plan for the proposed 18-unit multi-family development. The plan shows 18 units (1-18) arranged in a grid, with various parking spaces, walkways, and landscaping. A yellow arrow points to the 'FUTURE CONNECTIVITY' area, and a red star marks the 'POTENTIAL FUTURE PEDESTRIAN CONNECTIVITY' area. The plan also shows the 'CIVIC GATEWAY' area and the 'EXISTING STREET PARKING' area.



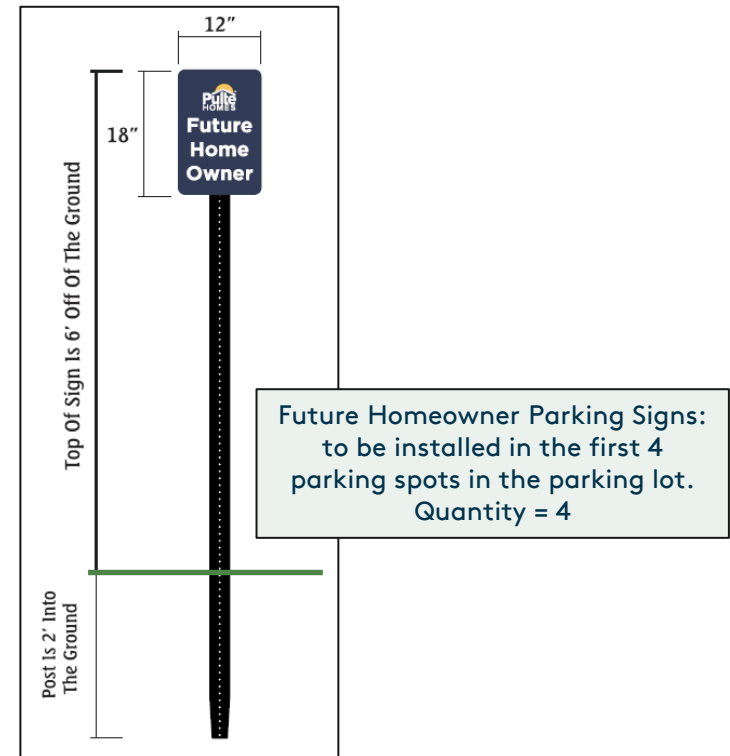
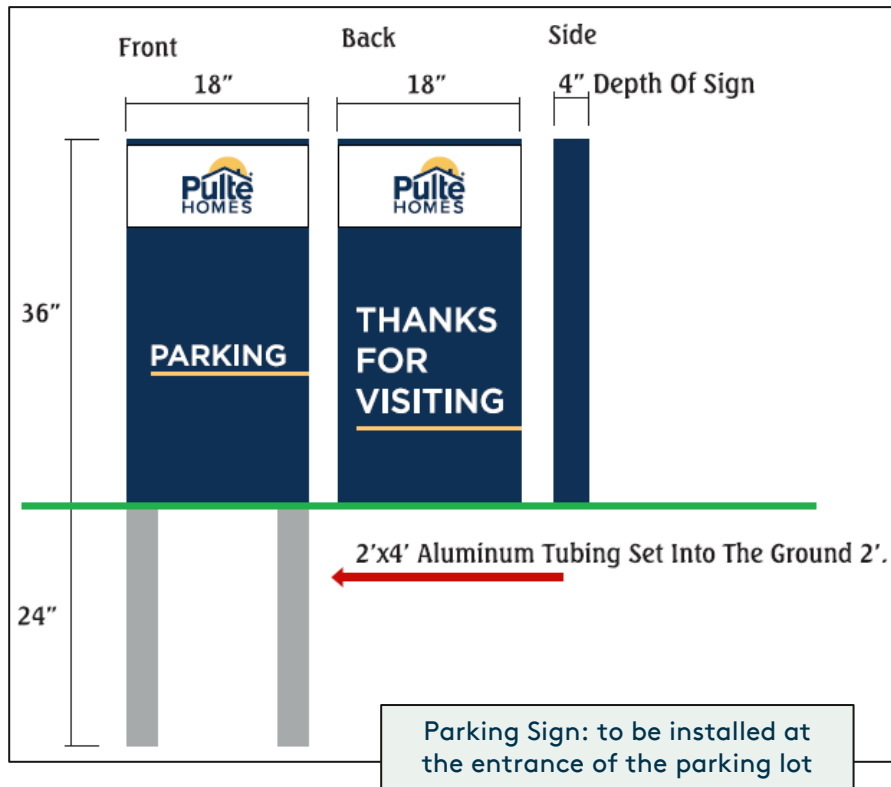
Model Signage – Lot TBD



Flag Poles: to be installed behind the Welcome sign. One American flag, one Pulte flag



Parking Signage – Lot TBD



**THE FISCAL IMPACT ASSOCIATED WITH A PROPOSED
TOWNHOME DEVELOPMENT IN BUFFALO GROVE**

To

PULTEGROUP, INC.

From

GRUEN GRUEN + ASSOCIATES

Urban Economists, Market Strategists & Land Use/Public Policy Analysts

June 2025

Updated September 2025

C1690



Gruen Gruen + Associates

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THE FISCAL IMPACT ASSOCIATED WITH A PROPOSED TOWNHOME DEVELOPMENT IN BUFFALO GROVE

CHAPTER I

INTRODUCTION AND KEY FINDINGS AND CONCLUSIONS

INTRODUCTION

This report summarizes the evaluation by Gruen Gruen + Associates (“GG+A”) of the fiscal impact of a proposed townhome development on the Village of Buffalo Grove General Fund and other funds. Pulte Homes proposes to develop 90 for-sale townhome units on approximately 11.18 acres of land at the northwest corner of Half Day Road and Main Street/Prairie Road on the former Fiore Nursery site in unincorporated Lake County. The proposed townhome development is just south of the Prairie View Metra station. The townhome development is anticipated to be annexed into the Village of Buffalo Grove.

Because the fiscal analysis addresses long-term rather than short-term fiscal effects of the proposed townhome development on the Village’s General Fund and other funds, the analysis excludes fee revenue associated with infrastructure or other capital items. Revenues collected on a cost-recovery basis and other fees-for-service (e.g., permit and plan checking fees, and inspection fees, etc.) are assumed to be set at rates that will adequately offset municipal costs.

To evaluate the net fiscal impact, GG+A estimated the annual revenue the construction and occupancy of the townhome development will generate for the General Fund and other funds. GG+A also estimated the General Fund municipal expenditures potentially induced by the proposed townhome development. GG+A then compared the estimated annual revenues and annual operating costs to estimate the net fiscal impact on the Village of Buffalo Grove General Fund. The net fiscal impact is estimated at the build-out of the townhome development. GG+ also estimated the annual revenues the proposed townhome development will generate for other funds of the Village.

GG+A also estimated the annual property tax revenues the townhome development would generate for all taxing entities. In addition, GG+A estimated the net fiscal impact of the proposed townhome development on Lincolnshire-Prairie View School District 103 and Stevenson High School District 125.

KEY FINDINGS AND CONCLUSIONS

Increased Housing Opportunities and Total Household Income

In addition to providing expanded housing opportunities in Buffalo Grove the proposed development will generate fiscal benefits (tax revenues) for the Village of Buffalo Grove. The net positive fiscal impacts associated with the proposed development are summarized below and described in more detail in the body of this report.

The occupants of the housing units are expected to add total annual income to the household base of Buffalo Grove of approximately \$14,670,000.



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Estimated Annual Property Tax Revenue

At build-out, GG+A estimates the townhome development will generate annual property tax revenue of approximately \$147,100 for the Village of Buffalo Grove. At build-out, GG+A estimates the townhome development will generate annual property tax revenue of approximately \$603,700 for the Lincolnshire-Prairie View School District 103; and approximately \$575,200 of annual property tax revenue for Stevenson High School District 125. As summarized in Appendix A, the townhome development is estimated to generate total annual property tax revenue of approximately \$1,590,000 for all taxing districts.

Estimated Increase in Annual Property Tax Revenue Relative to the Property Tax Revenue Associated with the Existing Land Use

The 2023 property taxes for the existing property were approximately \$44,000. At build-out of the townhome development, property tax revenues are estimated to increase by approximately \$1,546,000 relative to the existing property taxes. According to the Lake County Assessor, the 2024 total assessed value is \$511,723 compared to a much higher estimated assessed value of \$18,450,000 for the townhome development.

Village Revenue Resulting from Proposed Townhome Development

Table I-1 presents a summary of the annual revenues the proposed townhome development is estimated to generate at build-out for the Village of Buffalo Grove.

TABLE I-1		
Annual Revenues the Proposed Townhome Development at Build-Out is Estimated to Generate for Village of Buffalo Grove ¹		
Revenue	\$	% of Total
Property Tax	147,100	57.4
State Income and Use Tax	43,700	17.0
Sales Tax	21,600	8.4
Electric & Natural Gas Utility Tax	11,900	4.6
Real Estate Transfer Tax	10,200	4.0
Telecommunications Tax	3,600	1.4
Cable TV Franchise Fees	3,500	1.4
Food & Beverage Tax	2,100	0.8
Subtotal – General Fund Revenue	243,700	95.0
Local Motor Fuel Tax – Local Motor Fuel Tax Fund	2,800	1.1
Motor Fuel Tax (State Share) - Motor Fuel Tax Fund	9,900	3.9
TOTAL	256,400	100.0
¹ Figures are rounded.		
Sources: Village of Buffalo Grove; Gruen Gruen + Associates.		

Following full build-out, the proposed townhome development is forecast to generate approximately \$256,400 of annual revenue for the Village of Buffalo Grove. This total annual revenue equates to approximately \$2,850 per housing unit.



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Estimated property tax revenue of \$147,100 is expected to comprise approximately 57 percent of all revenue generated by the planned townhome development. Annual state income and use tax revenue of \$43,700 is forecast to comprise an additional 17 percent of total revenue upon full build-out. Annual sales tax revenue of \$21,600 is forecast to comprise about eight percent of revenue upon full build-out. Other revenues totaling \$44,000 including electric and natural gas utility tax (\$11,900), cable TV franchise fees (\$3,500), real estate transfer tax (\$10,200), telecommunication tax (\$3,600), food and beverage tax (\$2,100), and local and state-shared motor fuel tax (\$12,700) are forecast to comprise 17 percent of annual revenue.

In addition, the initial sales of the proposed 90 townhome units by PulteGroup, Inc. is estimated to generate one-time total real estate transfer tax revenue of \$172,500 for the Village of Buffalo Grove.

General Fund Expenditures Potentially Induced by the Townhome Development

Table I-2 summarizes the estimated annual General Fund costs potentially induced by the townhome development and its occupants upon full build-out.

TABLE I-2	
Estimate of Annual General Fund Costs Upon Build-out	
	Annual Costs Upon Full Build-out \$
General Government	3,400
Police	31,900
Fire	29,800
Public Works	5,600
Community Development	1,600
General Fund Total	72,300
Source: Gruen Gruen + Associates	

Upon full build-out, the townhome development is estimated to potentially induce approximately \$72,300 of annual General Fund costs. Annual police service costs estimated at \$31,900 and annual fire service costs estimated at \$29,800 for a total of nearly \$61,700 are estimated to comprise 85 percent of total General Fund costs at build-out. The costs of general government, public works, and community development services are estimated to total an additional \$10,600 or about 15 percent of estimated total service costs.



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Net Fiscal Impact on the Village of Buffalo Grove

As shown on Table I-3, at full build-out, the townhome development is forecast to produce an annual operating surplus of approximately \$184,100, given an estimated \$256,400 of annual revenues and estimated annual service costs of \$72,300.

TABLE I-3	
Estimate of Annual Net Fiscal Impact on the Village of Buffalo Grove ¹	
	Annual Upon Full Build-out \$
Village Revenues	256,400
Village Costs	72,300
Net Fiscal Impact	184,100
¹ Figures are rounded.	
Source: Gruen Gruen + Associates	

Net Fiscal Impact on Lincolnshire-Prairie View School District 103 and Stevenson High School District 125

The proposed townhome development will positively impact the operating surplus of Stevenson High School District 125. As reviewed below, the fiscal effect of the proposed townhome development on Lincolnshire-Prairie View School District 103 will depend on whether the student generation estimates under the city of Buffalo Grove Title 19- Park, School, and Library Donations Section of the municipal ordinance or the student-generation reported by the Village for a limited sample of previously constructed townhome developments identified by Village staff proves to be closer to the actual number of students generated by the project. Using the student generation data from the city of Buffalo Grove Title 19- Park, School, and Library Donations Section of the municipal ordinance and student-generation reported by the Village for other previously constructed townhome developments, GG+A estimates the development will include approximately 33 to 45 school-age children.

For Lincolnshire-Prairie View School District 103, the balance between projected property tax revenues, state funding, and additional operating costs indicates a range from an operating surplus of about \$104,300 (or on average, \$1,159 per household) using the estimate of students suggested by the municipal ordinance to an operating deficit of -\$24,800 (or on average, negative \$275 per household) using the estimate of students indicated by the number of students relative to the number of housing units for the for the sample of previously constructed townhome developments identified by Village staff. For perspective, the 2024 fiscal year budget for Lincolnshire-Prairie View School District 103 of \$40,755,224 indicates that the estimated deficit is less than one tenth of one percent. (see [LINCOLNSHIRE-PRAIRIEVIEW SD 103 | District Snapshot](#)). The estimate is based on average spending per student and does not reflect whether as likely Lincolnshire-Prairie View School District 103 has some fixed costs such as administrative functions that do not change with relatively



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small increases in student enrollment. The average cost approach likely overstates operational spending per added student. Even if, for example, only 10 percent of the costs are fixed and therefore 90 percent of costs vary with changes in enrollment, the proposed townhome project would generate an annual surplus of \$67,100 assuming the student count estimated based on the sample of townhome projects referred to in Appendix B.

For Stevenson High School District 125, the balance between projected property tax revenues, state funding, and additional operating costs indicates an operating surplus of about \$279,700 to \$413,700 or \$25,500 to \$69,000 per additional student generated for Stevenson High School District 125. The estimated fiscal surpluses for Stevenson High School District 125 and the Village of Buffalo Grove far exceed the estimated deficit for Lincolnshire-Prairie View School District 103.

The households occupying the homes will also generate sales for other businesses in the school districts which will generate various taxes from nonresidential properties and businesses. The spending of households will support occupancy of nonresidential building space and therefore indirectly contribute to the retention and expansion of the nonresidential property tax base of the school districts. Households may also positively impact the community by volunteering and serving as a source of labor for businesses and non-profits as well as serving as employers and sources of additional taxes than those estimated in this report. None of these potential additional benefits are estimated in this report.

METHODOLOGICAL APPROACH

This fiscal analysis is based on a review of the Village of Buffalo Grove's 2025 fiscal year budget and information obtained from representatives of PulteGroup, Inc., and a review and analysis of secondary data sources including data from the Illinois State Board of Education. Property tax rate information was obtained from the Lake County Treasurer's and Lake County Clerk's website about current assessments, property tax rates, and existing allocations to taxing districts. This information was necessary to estimate future property tax revenue for the Village of Buffalo Grove General Fund and other funds.

GG+A drew on the specific characteristics of the proposed development (e.g., property values) to estimate revenues such as property taxes which are affected by the development characteristics. The specific methodologies used to estimate each revenue and service cost item are discussed in the appropriate sections of this report. We have assumed the current tax and fee structures will remain constant. No estimates are made of the number of households new to Buffalo Grove as opposed to relocating to the project from within Buffalo Grove. The impacts presented in this report are made on a gross basis. To the extent households within Buffalo Grove relocate to the development, this will free up housing at other locations in Buffalo Grove.¹

¹ According to Zillow's website as of May 20, 2025, only 47 homes are for sale in Buffalo Grove.



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2025 CONSTANT DOLLARS

All cost and revenue projections in this report are expressed in constant 2025 dollars. That is, the possible effects of inflation or deflation on revenues in the future are not quantified.



THE FISCAL IMPACT ASSOCIATED WITH A PROPOSED TOWNHOME DEVELOPMENT IN BUFFALO GROVE

CHAPTER II

BASELINE ASSUMPTIONS AND PROJECT CHARACTERISTICS

INTRODUCTION

This chapter summarizes the baseline demographic estimates for the Village of Buffalo Grove. It also describes the anticipated characteristics of the proposed townhome development, household size and income, and per-unit market value estimates.

DEMOGRAPHIC AND ECONOMIC PROFILE OF BUFFALO GROVE

Table II-1 summarizes the baseline demographic and employment estimates for the Village of Buffalo Grove upon which some revenue and cost estimates are based.

TABLE II-1	
Baseline Demographic and Employment Estimates for the Village of Buffalo Grove	
	2023 ¹ #
Total Population	42,824
Households	16,068
Average Household Size	2.65
Total Employment (Jobs Estimated for Non-resident Workers)	14,652
Total Resident Equivalents²	50,150
¹ Population and household estimates are from 2023 American Community Survey, 5-Year Estimates. Employment estimates are for 2022.	
² Assumes two jobs located in Buffalo Grove generate the same revenues as one resident.	
Sources: U.S. Census Bureau; U.S. Census Bureau Longitudinal Employer- Household Dynamic, OnTheMap; Gruen Gruen + Associates.	

According to the U.S. Census Bureau, the Village of Buffalo Grove's population was estimated at 42,824 in 2023. The number of occupied housing units, or households, is estimated at 16,068. The average household size in Buffalo Grove is estimated at 2.65 persons per household. According to data from the U.S. Census Bureau, the number of jobs in Buffalo Grove held by workers which reside outside of the Village of Buffalo Grove in 2022 (most recent year available) total approximately 14,652 jobs. To estimate a resident equivalent (population plus workers in the community) upon which some estimates of revenues and service costs are calculated, it is assumed that two jobs equal the equivalent of one resident. Total resident equivalents are estimated at 50,150 in the Village of Buffalo Grove



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PROJECT CHARACTERISTICS AND ASSUMPTIONS

We have relied upon the information PulteGroup, Inc. provided about the project characteristics including number and type of units, and average sale price per unit. Table II-2 summarizes the anticipated characteristics of the townhome units and occupants of the proposed development.

TABLE II-2	
Residential Development Assumptions and Characteristics	
ATTACHED SINGLE-FAMILY RESIDENTIAL:	
Townhome Units	90
Average Household Size (Persons) for Townhome Units ¹	2.46
Average Sale Price Per Unit	\$639,000
Estimated Household Income ²	\$163,000
¹ Estimate of average household size based on Buffalo Grove Municipal Code Ordinance Title 19- Park, School and Library Donations, Section 19.01.050 – Density Formula.	
² Estimated household income of the households for the housing units based on assumptions: (a) 20% down payment, (b) 30-year mortgage at 7% annual interest, and (c) monthly mortgage payments equal to 25% of before-tax income.	
Sources: PulteGroup, Inc.; Village of Buffalo Grove; U.S. Census Bureau; Gruen Gruen + Associates.	

As summarized above, the proposed development is planned to include 90 for-sale townhome units consisting of three- and four-bedroom units. The average household size for the townhome units is anticipated to be 2.46 persons per household based on population per dwelling unit metrics in the Buffalo Grove municipal code ordinance for park, school and library donations. According to PulteGroup, Inc., the average sales price is expected to be \$639,000.

As summarized in Table II-2, the estimated household income of project households is \$163,000.²

² According to the U.S. Census Bureau, average household income in 2023 for Buffalo Grove is estimated at \$158,813. [S1901: Income in the Past 12 Months ... - Census Bureau Table](#)



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Project Population

Based on the estimates of household size, Table II-3 summarizes the expected residential population of the townhome development upon full build-out.

TABLE II-3	
Projected Townhome Population at Build-out	
	#
Number of Units	90
Average Household Size	2.46 persons
Estimated Townhome Population at Build-out	221
Sources: PulteGroup, Inc.; Village of Buffalo Grove; Gruen Gruen + Associates.	

At full build-out, based on an average household size assumption of 2.46 persons per household, the townhome development is expected to include a total population of 221 residents.



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CHAPTER III

FORECAST OF VILLAGE REVENUE

INTRODUCTION

This chapter presents a forecast of the tax revenue estimated to accrue to the Village of Buffalo Grove from the development and occupancy of the townhome development. The following sources of revenue are estimated:

- Property tax - The assessed value of new development will generate property tax revenue for the General Fund;
- Income and use taxes – The State of Illinois redistributes income taxes and sales use taxes to municipalities on a per capita basis;
- Sales tax - The sale of taxable retail goods to households living in the development will generate revenue for the General Fund through the one percent local sales tax rate shared by the State of Illinois. The Village of Buffalo Grove also imposes a home rule sales tax of one percent;
- Electric and natural gas utility tax – Buffalo Grove imposes electric and natural gas utility taxes based on consumption;
- Real estate transfer tax – The Village imposes a real estate transfer tax of \$3.00 per \$1,000 of transaction value;
- Telecommunications tax – Buffalo Grove imposes a 6.0 percent telecommunications tax on the use of telecommunications;
- Cable TV franchise fees – Buffalo Grove imposes a franchise tax on cable TV providers;
- Food and beverage tax – Buffalo Grove imposes a 1.0 percent food and beverage tax on food and beverage sales made within Buffalo Grove;
- Motor fuel tax – Buffalo Grove receives a share of the state-imposed tax on gasoline which is deposited into the Motor Fuel Tax Fund; and
- Local motor fuel tax – Buffalo Grove imposes a \$0.02 per gallon local motor fuel tax on purchases made in the Village. The tax is deposited into the Local Motor Fuel Tax Fund.



THE FISCAL IMPACT ASSOCIATED WITH A PROPOSED TOWNHOME DEVELOPMENT IN BUFFALO GROVE

Table III-1 presents a summary of the annual revenues the proposed townhome development is estimated to generate at build-out for the Village of Buffalo Grove.

TABLE III-1		
Annual Revenues the Proposed Townhome Development is Estimated to Generate at Build-Out for Village of Buffalo Grove¹		
Revenue	\$	% of Total
Property Tax	147,100	57.4
State Income and Use Tax	43,700	17.0
Sales Tax ²	21,600	8.4
Electric & Natural Gas Utility Tax	11,900	4.6
Real Estate Transfer Tax	10,200	4.0
Telecommunications Tax	3,600	1.4
Cable TV Franchise Fees	3,500	1.4
Food & Beverage Tax	2,100	0.8
Local Motor Fuel Tax	2,800	1.1
Motor Fuel Tax ³	9,900	3.9
TOTAL	256,400	100.0
¹ Figures have been rounded.		
² Includes home rule sales tax revenue.		
³ State-shared includes Transportation Renewal Fund distribution from state of Illinois.		
Sources: Village of Buffalo Grove; Gruen Gruen + Associates.		

Following build-out, the proposed development is forecast to generate approximately \$256,400 of annual revenue for the Village of Buffalo Grove. The estimated total annual revenue equates to approximately \$2,850 per housing unit.

Estimated property tax revenue of \$147,100 is expected to comprise approximately 57 percent of all revenue generated by the townhome development. Annual state income and use tax revenue of \$43,700 is forecast to comprise an additional 17 percent of total revenue. Annual sales tax revenue of \$21,600 is forecast to comprise about eight percent of revenue. Other revenues totaling \$44,000 including electric and natural gas utility tax (\$11,900), cable TV franchise fees (\$3,500), real estate transfer tax (\$10,200), telecommunication tax (\$3,600), food and beverage tax (\$2,100), and motor fuel tax (\$12,700 for both state-shared and local) are forecast at build-out to comprise 17 percent of annual revenue.



THE FISCAL IMPACT ASSOCIATED WITH A PROPOSED TOWNHOME DEVELOPMENT IN BUFFALO GROVE

PROPERTY TAX REVENUE

Table III-2 presents an estimate of annual property tax revenue at build-out of the townhome development for the Village of Buffalo Grove.

TABLE III-2	
Estimated Annual Property Tax Revenue at Build-out ¹	
	Total \$
Estimated Market Value ²	57,510,000
Equalized Assessed Value ³	18,450,000
Annual Property Tax Revenue @ Build-out⁴	147,100
¹ Figures are rounded. ² Based on an overall average sales price of the housing units of approximately \$639,000. ³ Equalized assessed value is calculated at 33.33% of market value. Adjusted equalized assessed value factor of 1.0000. Net of homeowner's exemption of \$8,000 per unit for all units. ⁴ Village of Buffalo Grove 2024 property tax rate is \$0.797168 \$100 of equalized assessed value. Tax rate includes levies for debt, operations, and pensions.	
Sources: PulteGroup, Inc.; Lake County Assessor; Village of Buffalo Grove Fiscal Year 2025 Budget; Gruen Gruen + Associates.	

At build-out, the residential market value of the townhome development is estimated at \$57,510,000. At build-out, the equalized assessed value (net of homeowner's exemption on all units of \$8,000 per unit) is estimated to total \$18,450,000. Based on the 2024 property tax rate specified in Table III-2, annual property tax revenue for the Village of Buffalo Grove General Fund at build-out is estimated to total \$147,100.



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STATE INCOME AND USE TAX

The State of Illinois redistributes income and use tax to municipalities on a per capita basis. As summarized in Table III-3, according to the Illinois Municipal league, the fiscal year 2026 redistribution is estimated at \$178.27 per resident for income tax and \$19.60 per resident for use tax.³

TABLE III-3	
Estimated Annual State Income and Use Tax Revenue Generated by Townhome Development at Build-out	
	Annual
State Income and Use Tax Revenue Per Capita	\$197.87 ¹
Estimated Number of Townhome Residents	221
Tax Revenue @ Build-out	\$43,729
¹ Based on Illinois Municipal League revenue estimates for Municipal Fiscal Year 2026.	
Sources : Village of Buffalo Grove; Illinois Municipal League; Gruen Gruen + Associates.	

At build-out, the proposed townhome development is estimated to include 221 residents. Annual State income and use tax revenue to the Buffalo Grove General Fund, then, is estimated to total approximately \$43,700 (\$197.87 revenue per capita multiplied by 221 residents).

³ Illinois Municipal League, Revenue Estimates, State Shared Municipal Revenues, [file.cfm \(iml.org\)](http://file.cfm (iml.org)).



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SALES TAX

The Village of Buffalo Grove receives State of Illinois sales tax revenue equal to one percent of taxable purchases within the Village. Buffalo Grove also imposes a one percent home rule sales tax.

Table III-4 summarizes the estimate of sales tax revenue associated with households of the townhome development.

TABLE III-4	
Estimated Annual Sales Tax Revenue Attributable to Households within the Townhome Development at Build-out	
Number of Households	90
Annual Retail Expenditure Made by Households ¹	\$1,079,568
Annual Sales Tax Revenue	\$21,591
¹ Assuming 21 percent of household income is expended on retail goods and services, and 35 percent of that amount is spent within Buffalo Grove. Assumes household income of \$163,000 or a total of \$14,670,000 for the townhome development.	
² Assumes tax rate of 1.0 percent of municipal sales and 1.0 percent home-rule sales tax.	
Sources: Village of Buffalo Grove; PulteGroup, Inc.; U.S. Bureau of Labor Statistics Consumer Expenditure Survey 2022-2023; Gruen Gruen + Associates.	

The townhome development will generate General Fund sales tax revenue from the expenditures of households occupying the housing units. At build-out, the total household income of the households is estimated at approximately \$14,670,000 or \$163,000 per household. The results of the 2022-2023 Consumer Expenditure Survey for Chicago area households indicate that expenditures on most retail goods and services, excluding automotive goods, averaged 21 percent of household income. Households of the development will also make retail expenditures outside of the Village of Buffalo Grove. GG+A assumes that taxable retail expenditures made by households of the townhomes will approximate 21 percent of income and that 35 percent of that amount will be spent within the Village (including via the Internet). At full build-out, annual taxable expenditures attributable to households and made in the Village are estimated at nearly \$1,080,000. This total retail expenditure estimate equates to annual sales tax revenue of approximately \$21,600.



THE FISCAL IMPACT ASSOCIATED WITH A PROPOSED TOWNHOME DEVELOPMENT IN BUFFALO GROVE

ELECTRIC AND NATURAL GAS UTILITY TAX

Buffalo Grove imposes an electric and natural gas utility tax which is allocated to the General Fund. Table III-5 presents an estimate of the annual municipal utility tax revenue generated by the residents of the proposed townhome development.

TABLE III-5	
Estimated Annual Electric and Natural Gas Utility Tax Revenue Attributable to Residents of the Townhome Development at Build-out	
	Annual
Municipal Utility Tax Revenue ¹	\$2,700,000
Number of Buffalo Grove Resident Equivalents	50,150
Tax Revenue Per Resident Equivalent	\$53.84
Estimated Number of Townhome Resident Equivalents (Residential Population)	221
Tax Revenue @ Build-out	\$11,899
¹ Based on Buffalo Grove's adopted budget for 2025.	
Sources: Village of Buffalo Grove; Gruen Gruen + Associates.	

GG+A used budgeted municipal utility tax revenues for the 2025 fiscal year of \$2,700,000 and divided the budgeted revenues by the number of resident equivalents of 50,150 to obtain a utility tax revenue estimate of nearly \$54 per resident equivalent. Multiplying this figure by the estimated population in the townhome development of 221 at build-out produces an estimate of electric and natural gas tax revenues attributable to the residents of the development of approximately \$11,900 (\$53.84 multiplied by 221 residents of the development).



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REAL ESTATE TRANSFER TAX

The Village of Buffalo Grove imposes a real estate transfer tax of \$3.00 per \$1,000 of value. The initial sales of the proposed 90 townhome units by PulteGroup, Inc. are estimated to generate one-time total real estate transfer tax revenue of \$172,500 for the Village of Buffalo Grove.

According to the 2023 American Community Survey for Lake County, the annual turnover rate for residents of owner-occupied housing is estimated at 5.9 percent. Table III-6 presents an estimate of annual real estate transfer tax revenue at build-out after the initial sale out of the townhome units by PulteGroup, Inc.

TABLE III-6	
Estimate of Annual Real Estate Transfer Tax Revenue Generated by Townhome Development Following Build-out	
	Annual
Number of Attached Single-Family Units	90
Annual Turnover Rate	5.9%
Average Value Per Unit	\$639,000
Annual Value Transfer	\$3,393,090
Real Estate Transfer Tax Revenue¹	\$10,179
¹ Based on tax rate of \$3.00 per \$1,000 of value transferred.	
Source: 2023 American Community Survey; Gruen Gruen + Associates	

Annual turnover of residential units estimated at 5.9 percent following build-out after initial sales is forecast to generate approximately \$10,200 of annual real estate transfer tax revenue for the General Fund. This estimate assumes the initial sales prices of \$639,000 per unit for a total sales value per year of \$3,393,090 and does not account for appreciation in the value of the units over time.



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TELECOMMUNICATIONS TAX

Buffalo Grove imposes a telecommunications tax of 6.0 percent on the use of telecommunications. Table III-7 presents an estimate of the annual telecommunications tax revenue generated by the households of the proposed townhome development.

TABLE III-7	
Estimated Annual Telecommunications Tax Revenue Generated by Townhome Development at Build-out	
	Annual
Telecommunications Tax Revenue ¹	\$650,000
Number of Buffalo Grove Households	16,068
Telecommunications Tax Revenue Per Household	\$40.45
Number of Townhome Households @ Build-out	90
Tax Revenue @ Build-out	\$3,641
¹ Based on Buffalo Grove's adopted budget for 2025.	
Sources: Village of Buffalo Grove; Gruen Gruen + Associates.	

To estimate the telecommunications tax revenue attributable to households of the proposed townhome development, GG+A derived a per household estimate by dividing the 2025 adopted budgeted telecommunications tax revenue of \$650,000 by the estimated 16,068 households in Buffalo Grove. This results in an average household telecommunications tax revenue estimate of \$40.45. Multiplying the per household estimate by the 90 households of the proposed development at build-out results in annual telecommunications tax revenue of approximately \$3,600 (\$40.45 multiplied by the 90 households).



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CABLE TV FRANCHISE FEES

Table III-8 summarizes the forecast of cable TV franchise fee revenue generated by households of the townhome development.

TABLE III-8	
Estimated Annual Cable TV Franchise Fee Revenue Generated by Townhome Development at Build-out	
	Annual
Cable TV Franchise Fee Revenue ¹	\$630,000
Number of Buffalo Grove Households	16,068
Cable TV Franchise Fee Revenue Per Household	\$39.21
Number of Townhome Households @ Build-out	90
Tax Revenue @ Build-out	\$3,529
¹ Based on Village's adopted budget for 2025.	
Sources: Village of Buffalo Grove; Gruen Gruen + Associates.	

Utilizing a per-household approach, GG+A estimated the cable TV franchise fee revenue associated with the townhome development. Budgeted cable franchise fee revenue for the 2025 fiscal year of \$630,000 is divided by 16,068 households in Buffalo Grove to obtain a cable TV franchise fee revenue per household of about \$39. Multiplying the per household estimate by the anticipated 90 households produces an estimate of total annual cable TV franchise fee revenue at build-out of approximately \$3,500 (\$39.21 multiplied by the 90 households).



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FOOD & BEVERAGE TAX

Buffalo Grove imposes a 1.0 percent food and beverage tax on the sale of food and beverages at eating and drinking establishments. Table III-9 presents estimates of the annual food and beverage tax revenue generated by the households at build-out of the development.

TABLE III-9	
Estimated Annual Food & Beverage Tax Revenue Generated by Townhome Development at Build-out	
	Annual
Number of Households	90
Annual Food & Beverage Expenditure Made by Households ¹	\$205,632
Food & Beverage Tax Revenue @ Build-out	\$2,056
¹ Assumes household income of \$163,000, and food away from home and beverage expenditures of four percent of household income, and that 35 percent of these expenditures are made within the Village of Buffalo Grove.	
² Village food and beverage tax rate of 1.0 percent.	
Sources: PulteGroup, Inc.; Village of Buffalo Grove; U.S. Bureau of Labor Statistics Consumer Expenditure Survey 2022-2023; Gruen Gruen + Associates.	

Based on the Bureau of Labor Statistics Consumer Expenditure Survey data for the Chicago area, GG+A assumes that annual household expenditures for food away from home and alcoholic beverages approximate four percent of household income. GG+A assumes that 35 percent of such expenditures are made locally in Buffalo Grove. These assumptions produce an estimate of annual food and beverage tax revenue at build-out of approximately \$2,100.



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LOCAL MOTOR FUEL TAX

Buffalo Grove imposes a \$0.02 per gallon local motor fuel tax which is allocated to the Local Motor Fuel Tax Fund. Table III-10 presents an estimate of the annual local motor fuel tax revenue generated by the residents of the townhome development.

TABLE III-10	
Estimated Annual Local Motor Fuel Tax Revenue Attributable to Residents of the Townhome Development at Build-out	
	Annual
Local Motor Fuel Tax Revenue ¹	\$640,000
Number of Buffalo Grove Resident Equivalents	50,150
Tax Revenue Per Resident Equivalent	\$12.76
Estimated Number of Townhome Resident Equivalents (Residential Population)	221
Tax Revenue @ Build-out	\$2,820
¹ Based on Buffalo Grove's adopted budget for 2025.	
Sources: Village of Buffalo Grove; Gruen Gruen + Associates.	

GG+A used budgeted local motor fuel tax revenues for the 2025 fiscal year of \$640,000 and divided the budgeted revenues by the number of resident equivalents of 50,150 to obtain a local motor fuel tax revenue estimate of nearly \$13 per resident equivalent. Multiplying this figure by the estimated population in the townhome development of 221 at build-out produces an estimate of local motor fuel tax revenues attributable to the residents of the development of approximately \$2,800 (\$12.76 multiplied by 221 residents of the development).



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MOTOR FUEL TAX (STATE-SHARED)

Buffalo Grove receives a share of the tax on gasoline imposed by the State of Illinois which is accounted for in the Motor Fuel Tax Fund. In 2019, the State doubled the cost of motor fuel taxes which are placed in a Transportation Renewal Fund. Motor fuel taxes and Transportation Renewal Funds are distributed to municipalities on a per capita basis. The Illinois Municipal League estimates municipal distributions for municipal fiscal year 2026 of \$21.57 per capita for motor fuel tax and \$23.17 per capita for Transportation Renewal Fund.

Table III-11 presents an estimate of the annual motor fuel tax revenue (including Transportation Renewal Fund revenue) generated by the residents of the proposed townhome development.

TABLE III-11	
Estimated Annual Motor Fuel Tax Fund (State Shared) Revenue Generated by Townhome Development at Build-out	
	Annual
Motor Fuel Tax Fund Revenue Per Capita ¹	\$44.74
Estimated Number of Townhome Residents	221
Tax Revenue @ Build-out	\$9,888
¹ Based on Illinois Municipal League revenue estimates for Municipal Fiscal Year 2026 of \$21.57 per capita for motor fuel taxes and \$23.17 per capita for Transportation Renewal Fund.	
Sources: Village of Buffalo Grove; Illinois Municipal League; Gruen Gruen + Associates.	

At build-out, the proposed development is estimated to include 221 residents. Annual motor fuel tax revenue (including Transportation Renewal Fund revenue) to the Village of Buffalo Grove is estimated to total approximately \$9,900 (\$44.74 multiplied by the 221 residents anticipated to occupy townhomes).



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CHAPTER IV

FORECAST GENERAL FUND EXPENDITURES

INTRODUCTION

This chapter presents an estimate of General Fund expenditures potentially incurred to provide municipal services to the proposed development and its residents. General Fund costs that the Village of Buffalo Grove may incur to serve the proposed townhome development can be grouped into the following categories:

- General Government (boards & commissions, administration, finance, and legal);
- Police;
- Fire;
- Public Works; and
- Community Development.

The 2025 adopted budget estimates are the basis upon which expenditures of the proposed townhome development are estimated. Estimated General Fund expenditures for fiscal year 2025 for each department are summarized in Table IV-1.

TABLE IV-1	
Village of Buffalo Grove General Fund Expenditures by Department	
Department	Estimate Fiscal Year 2025 \$
General Government ¹	5,200,110
Police ²	14,464,241
Fire ²	13,522,015
Public Works ³	2,827,096
Community Development	2,334,119
TOTAL GENERAL FUND	38,357,581
¹ Office of Village Manager, Administration Services, Communications, Finance Department, Human Resources, Legislative, and Legal Department.	
² Net of capital reserves and internal transfers.	
³ Street and curb maintenance and snow and ice expenditures portion of Public Works budget.	
Sources: Village of Buffalo Grove 2025 Adopted Budget; Gruen Gruen + Associates.	

Total General Fund expenditures upon which service costs for police, fire, general government, public works (the street and curb maintenance and snow and ice portion only), and community development departments are estimated to total approximately \$38,358,000 for fiscal year 2025. Expenditures shown for public works relate to the portion of that



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department's budget related to maintenance of street miles. The proposed townhome development will add 0.24 public street miles to the Village of Buffalo Grove.

It is evident that a high percentage of the Village of Buffalo Grove General Fund expenditure total is attributable to public safety. The expenditures of the police and fire departments represent the majority - 73 percent - of total General Fund expenditures shown on Table IV-1.

Table IV-2 presents a summary of the estimated annual General Fund expenditures potentially induced by the proposed townhome development at build-out.

TABLE IV-2	
Estimated Annual General Fund Expenditures Generated by Townhome Development at Build-Out¹	
Expenditures	Annual \$
General Government	3,400
Police	31,900
Fire	29,800
Public Works	5,600
Community Development	1,600
TOTAL GENERAL FUND	72,300
¹ Figures have been rounded.	
Sources: Village of Buffalo Grove; Gruen Gruen + Associates.	

At full build-out, the townhome development is estimated to potentially induce approximately \$72,300 of annual General Fund costs. Annual police service costs estimated at \$31,900 and annual fire service costs estimated at \$29,800 for a total of nearly \$61,700 are estimated to comprise 85 percent of total General Fund costs at build-out. The costs of general government, public works, and community development services are estimated to total an additional \$10,600 or 15 percent of estimated total service costs.



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GENERAL GOVERNMENT

The cost of providing general government services to the townhome development is a function of the increased burden placed on the Village's administrative and support services. Typically, general government services contain a significant fixed cost that does not change as the result of new development. For example, even as the Village's population grows, its high-level managerial and administrative personnel costs tend to remain fixed (e.g. the Village only needs one Village Manager, one Finance Director, etc., irrespective of the size of the service population). Based on our review of the Budget, GG+A estimates that a high proportion of the general government costs are likely fixed and will not vary with changes in the population. We assume most Office of Village Manager, Legislative, Human Resources, Administration Services Department, Finance Department, and Legal Department General Fund expenditures are fixed and will not change as the result of the townhome development. For this analysis GG+A assumes 85 percent of General Government costs are fixed and that 15 percent changes as a function of the growth in resident equivalents.

Table IV-3 presents a forecast of annual general government service costs at build-out.

TABLE IV-3	
Estimated Annual Cost of Providing General Government Service to Townhome Development at Build-out	
	Annual
2025 General Government Budgeted Expenditures (General Fund)	\$5,200,110
2025 Variable General Government Department Operating Costs	15.0% / \$780,017
2025 Village of Buffalo Grove Resident Equivalent Population	50,150
2025 Variable Cost Per Resident Equivalent	\$15.55
Planned Townhome Resident Equivalent Population @ Build-out	221
General Government Operating Cost @ Build-out	\$3,437
Sources: PulteGroup, Inc.; Village of Buffalo Grove; Gruen Gruen + Associates.	

The Village Budget indicates that estimated Fiscal Year 2025 general government expenditures for the administration, finance, and legal, and other departments total \$5,200,110. Variable costs, at 15 percent, are accordingly estimated at approximately \$780,027 or \$15.55 per resident equivalent. At full build-out of the proposed development, annual general government costs are estimated at approximately \$3,400 (the 221 residents of the development multiplied by \$15.55 variable cost per resident equivalent).



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POLICE

Table IV-4 presents an estimate of providing police services to the townhome development upon full build-out. The cost estimate assumes that the portion of the department's budget related to administration expenditures (including significant pension expenditures contracted and budgeted for in 2025) will not vary with population (for example, only one Police Chief is needed in the Village). Approximately 50 percent of Police Department operating expenditures (for patrol, communications, investigations, community service, and records) funded by the General Fund are assumed to vary with the resident equivalent population. In other words, approximately \$7,232,100 of the approximately \$14,464,200 budget is assumed to be affected by changes in service population.

TABLE IV-4	
Estimated Annual Cost of Providing Police Services to Townhome Development at Build-out	
	Annual
2025 Police Department Estimated Expenditures (General Fund) ¹	\$14,464,241
2025 Variable Police Department Operating Costs	50.0% / \$7,232,121
Village of Buffalo Grove Resident Equivalent Population	50,150
2025 Cost Per Resident Equivalent	\$144.21
Planned Townhome Resident Equivalent Population @ Build-out	221
Police Department Operating Cost @ Build-out	\$31,870
¹ Net of capital reserves and internal transfers.	
Sources: PulteGroup, Inc. Village of Buffalo Grove; Gruen Gruen + Associates.	

Based on police services cost of approximately \$144 per resident equivalent, the total annual cost to serve the townhome development at build-out is estimated at approximately \$31,900 (the 221 residents of the townhome development multiplied by the \$144.21 average cost per resident equivalent).



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FIRE

Table IV-5 presents an annual cost estimate of providing fire services to the proposed development at build-out. Similar to police services expenditures, the cost estimate assumes that the portion of the department's budget related to administration expenditures (including significant pension expenditures contracted and budgeted for in 2025) will not vary with population (for example, only one Fire Chief is needed in the Village).

TABLE IV-5	
Estimated Annual Operating Cost of Providing Fire Service to Townhome Development at Build-out	
	Annual
2025 Fire Department Estimated Expenditures (General Fund) ¹	\$13,522,015
2025 Variable Fire Department Operating Costs	50.0% / \$6,761,008
Village of Buffalo Grove Resident Equivalent Population	50,150
2025 Cost Per Resident Equivalent	\$134.82
Planned Townhome Resident Equivalent Population @ Build-out	221
Fire Department Operating Cost @ Build-out	\$29,794
¹ Net of capital reserves and internal transfers.	
Sources: PulteGroup, Inc. Village of Buffalo Grove; Gruen Gruen + Associates.	

The cost estimate assumes that approximately 50 percent of Fire Department operating expenditures (operations, fire prevention, rescue operations, and emergency management expenditures) funded by the General Fund vary with the resident equivalent population. In other words, approximately \$6,761,000 of the \$13,522,000 budget is assumed to be affected by changes in service population.

Given the resident equivalent population of 50,150, the variable costs of fire service are estimated at \$134.82 per resident equivalent. Multiplying this metric by the anticipated 221 residents results in an estimate of the total annual cost to serve the proposed development at build-out of approximately \$29,800.



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PUBLIC WORKS

Table IV-6 presents an annual per-mile cost estimate of providing public works services for snow and ice and street maintenance to the proposed development upon full build-out. The General Fund cost estimate is for the portion of Public Works Department operating expenditures budgeted for streets and curb and snow and ice operations. According to PulteGroup, Inc., the townhome development will have 0.24 street miles maintained by the Village of Buffalo Grove.

TABLE IV-6	
Estimated Annual Operating Cost of Providing Public Works Services to Townhome Development at Build-out	
	Annual
2025 Public Works Department Estimated Expenditures (General Fund) ¹	\$2,827,096
2025 Variable Public Works Department Operating Costs	45%/\$1,272,193
Village of Buffalo Grove Resident Equivalent Population	50,150
2025 Cost Per Resident Equivalent	\$25.37
Planned Townhome Resident Equivalent Population @ Build-out	221
Public Works Department Operating Cost @ Build-out	\$5,606
¹ Street and curb and snow and ice expenditures portion of budget.	
Source: PulteGroup, Inc.; Village of Buffalo Grove; Gruen Gruen + Associates.	

The cost estimate assumes that approximately 45 percent of Public Works Department operating expenditures for street and curb and snow and ice operations funded by the General Fund vary with the resident equivalent population. In other words, approximately \$1,272,200 of the approximately \$2,827,100 budget is assumed to be affected by changes in service population.

Given the resident equivalent population of 50,150, the variable costs of public works service are estimated at \$25.37 per resident equivalent. Multiplying this metric by the anticipated 221 residents results in an estimate of the total annual public works cost to serve the townhome development at build-out of approximately \$5,600.



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COMMUNITY DEVELOPMENT

Table IV-7 presents an estimate of the costs of providing community development services to the townhome development during the development process and at full build-out. The fiscal year 2025 Budget indicates that Community Development expenditures are expected to total \$2,344,119. Consistent with the assumption for General Government costs, GG+A assumes that variable costs, at 15 percent, would be appropriate to use for estimating Community Development costs induced by the townhome development. Some of the building and permit expenditures are offset by fees and charges. This assumption equates to variable costs of \$351,618 or \$7.01 per resident equivalent.

TABLE IV-7	
Estimated Annual Operating Cost of Providing Community Development Services to Townhome Development at Build-out	
	Annual
2025 Community Development Department Estimated Expenditures (General Fund) ¹	\$2,344,119
2025 Variable Community Development Department Operating Costs	15.0% / \$351,618
Village of Buffalo Grove Resident Equivalent Population	50,150
2025 Cost Per Resident Equivalent	\$7.01
Planned Townhome Resident Equivalent Population @ Build-out	221
Community Development Department Operating Cost @ Build-out	\$1,550
¹ Includes building and permits, planning and zoning and development and environmental health services.	
Sources: PulteGroup, Inc. Village of Buffalo Grove; Gruen Gruen + Associates.	

Based on the resident equivalent population of 221 for the townhome development, the total annual cost of providing community development services to the townhome development at build-out is estimated at approximately \$1,600 (the 221 residents of the development multiplied by \$7.01 variable cost per resident equivalent).



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CHAPTER V

FISCAL IMPACT OF PROPOSED TOWNHOME DEVELOPMENT ON LINCOLNSHIRE-PRAIRIE VIEW SCHOOL DISTRICT 103 AND STEVENSON HIGH SCHOOL DISTRICT 125

SCHOOL-AGE CHILDREN POTENTIALLY GENERATED BY THE TOWNHOME DEVELOPMENT

The proposed townhome development will positively impact the operating surplus of Stevenson High School District 125. As reviewed below, the fiscal effect of the proposed townhome development on Lincolnshire-Prairie View School District 103 will depend on whether the student generation estimates under the city of Buffalo Grove Title 19- Park, School, and Library Donations Section of the municipal ordinance or the student-generation reported by the Village for a limited sample of previously constructed townhome developments identified by Village staff in District 103 proves to be closer to the actual number of students generated by the project. Using the student generation data from the Village of Buffalo Grove Title 19- Park, School, and Library Donations Section of the municipal ordinance and student-generation estimated by the Village staff for the identified sample of previously constructed townhome developments, GG+A estimates the development will include approximately 33 to 45 school-age children. Children would comprise about 15 to 20 percent of the total estimated number of residents for the townhome development.

Table V-1 presents the number of school-aged children assumed to be generated by the proposed townhome development for each school district. The range of the number of students is estimated based on both the Village of Buffalo Grove municipal code ordinance regarding population per dwelling unit for park, school, and library donations, and using the average of the number of students in existing townhome developments in the affected school districts to estimate the potential number of students generated by the proposed project. The examples of townhome projects are reported to have been constructed within the last 10 years and lie within the School District 103 and School District 125 boundaries. Appendix B summarizes the number of units and students in the limited sample of previously constructed townhome developments within the boundaries of School District 103 and School District 125, based on information provided by the Village of Buffalo Grove.



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TABLE V-1				
Estimated Number of Students for Lincolnshire-Prairie View School District 103 and Stevenson High School District 125 of Townhome Development at Build-out¹				
	<u>Students per Unit</u>		<u>Proposed Townhome Development # Estimated Students</u>	
	<u>Municipal Code of Ordinances²</u>	<u>Existing Townhome Development</u>	<u>Municipal Code of Ordinances</u>	<u>Existing Townhome Development</u>
Lincolnshire-Prairie View School District 103	0.300	0.378 ³	27	34
Stevenson High School District 125	0.069	0.122 ⁴	6	11
Total Number of Students			33	45
¹ Figures are rounded. ² Estimated student generation is based on a mix of bedroom counts consistent with the purchasing patterns at recent similar Pulte developments. ³ Existing townhome developments upon which students per unit ratio are calculated for Lincolnshire-Prairie View School District 103 include four projects in District 103: Easton Station (D103), Prairie Landing (D103), Camberley Club (D103), and Lincolnshire Trails (D103). ⁴ Existing townhome developments upon which students per unit ratio are calculated for Stevenson High School District 125 include six projects: Easton Station (D125), Prairie Landing (D125), Park Place (D125), and Link Crossing (D125), Camberley Club (D125), and Lincolnshire Trails (D125).				
Sources: PulteGroup, Inc.; Village of Buffalo Grove Title 19 – PARK SCHOOL AND LIBRARY DONATIONS Code of Ordinances Buffalo Grove, IL Municode Library ; Gruen Gruen + Associates.				

Utilizing the population per dwelling unit table in the Village of Buffalo Grove municipal ordinance code Title 19 – Park, School, and Library Donations, the townhome development is estimated to generate 27 students for Lincolnshire-Prairie View School District 103 and six students for Stevenson High School District.

According to the Village of Buffalo Grove Community Development Director, six previously constructed townhome developments contain 35 high-school students in 287 units. This results in an average student per unit ratio of 0.122. Applying the ratio of 0.122 students per unit to the proposed development of 90 units results in an estimate of 11 additional high school age students. This compares to an estimate of six students using the Buffalo Grove municipal ordinance to calculate the number of high-school students.



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To estimate K-8 students in the Lincolnshire-Prairie View School District 103, GG+A reviewed information on four townhome developments in District 103 identified by Village staff which are reported to contain 59 K-8 students in a total of 156 units. This results in an average student per unit ratio of 0.378. Applying this ratio to the proposed townhome development results in a total of 34 students. This compares to an estimate of 27 students using the Buffalo Grove municipal ordinance to calculate the number of K-8 students.

PROPERTY TAX REVENUE ESTIMATE FOR LINCOLNSHIRE-PRAIRIE VIEW SCHOOL DISTRICT 103 AND STEVENSON HIGH SCHOOL DISTRICT 125

Table V-2 presents the district-level property tax revenues the townhome development is estimated to generate for each school district following build-out.

TABLE V-2	
Estimated Property Tax Revenue for Lincolnshire-Prairie View School District 103 and Stevenson High School District 125 of Townhome Development at Build-out¹	
	Annual Residential \$
Equalized Assessed Value ²	18,450,000
Annual Property Tax Revenue for Lincolnshire-Prairie View School District 103 @ Build-out³	603,700
Annual Property Tax Revenue for Stevenson High School District 125 @ Build-out⁴	575,200
¹ Figures are rounded. ² Equalized assessed value is calculated at 33.33% of market value. Adjusted equalized assessed value factor of 1.0000. Net of homeowner's exemption of \$8,000 per unit. ³ Lincolnshire-Prairie View School District 103 2024 property tax rate is \$3.271958 per \$100 of equalized assessed value. ⁴ Stevenson High School District 125 2024 property tax rate is \$3.117467 per \$100 of equalized assessed value.	
Sources: PulteGroup, Inc.; Lake County Assessor; Gruen Gruen + Associates.	

With an equalized assessed value of \$18,450,000 and a property tax rate of \$3.271958 per \$100 of equalized assessed value for the Lincolnshire-Prairie View School District 103 at build-out, the townhome development is estimated to generate district-level annual property tax revenue of approximately \$603,700. With a property tax rate of \$3.117467 per \$100 of equalized assessed value for the Stevenson High School District 125 at build-out, the townhome development is estimated to generate district-level annual property tax revenue of approximately \$575,200.



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NET FISCAL EFFECT ON LINCOLNSHIRE-PRAIRIE VIEW SCHOOL DISTRICT 103 AND STEVENSON HIGH SCHOOL DISTRICT 125

Table V-3 compares the revenues, operating expenses, and operating surplus resulting from the 27 to 34 additional school-age children assumed to be added to Lincolnshire-Prairie View School District 103 and the six to 11 additional school-age children assumed to be added to Stevenson High School District 125 from the townhome development.

TABLE V-3 Estimated Operating Revenues and Expenses for Lincolnshire-Prairie View School District 103 and Stevenson High School District 125 Generated by Townhome Development at Build-out¹				
	Lincolnshire-Prairie View School District 103		Stevenson High School District 125	
	Annual Per Additional Student \$	Annual Total \$	Annual Per Additional Student \$	Annual Total \$
District Property Tax Revenues	17,800 - 22,300	603,700	52,400 - 95,900	575,200
State Aid/Evidence-Based Funding	551	14,900 – 18,700	542	3,300 – 6,000
Gross Operating Costs	(19,000)	(514,300) – (647,200)	(27,500)	(164,700) – (301,400)
District Operating Surplus	3,900 – (729)	104,300 – (24,800)	25,500 – 68,900	279,700 - 413,700
¹ Figures have been rounded.				
Sources: PulteGroup, Inc.; Lake County Assessor; Illinois State Board of Education; Gruen Gruen + Associates.				

Lincolnshire-Prairie View School District 103

The estimate of annual property tax revenue of \$603,700 to Lincolnshire-Prairie View School District 103 equates to \$17,800 to \$22,300 per additional student per year upon build-out.

According to the Illinois State Board of Education (ISBE), School District 103 is scheduled to receive minimum Gross Evidence-Based Funding for the 2026 fiscal year totaling over \$1.0 million, or the equivalent of about \$551 per pupil. This represents additional operating revenues of approximately \$14,900 to \$18,700. (The State Evidence-Based Funding formulas replaced General State Aid in 2017; they are not specifically based on student population, so the estimate is an approximation based on current district enrollment and level of state funding).



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Annual ISBE district report cards indicate that gross operating expenditures averaged approximately \$19,000 per pupil in the Lincolnshire-Prairie View School District 103 in 2022-2023.⁴ Thus, with 27 to 34 additional students projected to be generated by the townhome development, annual operating expenditures based on current rates are assumed to increase by approximately \$514,300 to \$647,200.

The balance between projected property tax revenues, state funding, and additional operating costs indicates a range from an operating surplus of about \$104,300 (or on average, \$1,159 per household) using the estimate of students suggested by the municipal ordinance to an operating deficit of -\$24,800 (or on average, negative \$275 per household) using the estimate of students indicated by the number of students relative to the number of housing units for the other townhome developments.

The estimate is based on average spending per student and does not reflect whether as likely Lincolnshire-Prairie View School District 103 has some fixed costs such as administrative functions that do not change with relatively small increases in student enrollment. The average cost approach likely overstates operational spending per added student. Even if, for example, only 10 percent of the costs are fixed and therefore 90 percent of costs vary with changes in enrollment, the proposed townhome project would generate an annual surplus of \$67,100 assuming the student count estimated based on the sample of townhome projects referred to in Appendix B.

The estimated fiscal surpluses for Stevenson High School District 125 and the Village of Buffalo Grove far exceed the estimated deficit for Lincolnshire-Prairie View School District 103.

Stevenson High School District 125

The estimate of annual property tax revenue of \$575,200 to Stevenson High School District 125 equates to \$52,400 to \$95,900 per additional student per year upon build-out.

According to the Illinois State Board of Education (ISBE), School District 125 is scheduled to receive minimum Gross Evidence-Based Funding for the 2026 fiscal year totaling nearly \$2.6 million, or the equivalent of about \$542 per pupil. This represents additional operating revenues totaling approximately \$3,300 to \$6,000.

Annual ISBE district report cards indicate that gross operating expenditures averaged approximately \$27,500 per pupil in the Stevenson High School District 125 in 2022-2023.⁵ Thus, with six to 11 additional students projected to be generated by the proposed townhome development, annual operating expenditures based on current rates are assumed to increase by approximately \$164,700 to \$301,400 annually.

⁴ Most recent year available as reported in the Illinois Report Card 2023-2024.

⁵ Most recent year available as reported in the Illinois Report Card 2023-2024.



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The balance between projected property tax revenues, state funding, and additional operating costs indicates an operating surplus of about \$279,700 to \$413,700 or \$25,500 to \$68,900 per additional student generated for Stevenson High School District 125.

The households occupying the homes will also generate sales for other businesses in the school districts which will generate various taxes from nonresidential properties and businesses. The spending of households will support occupancy of nonresidential building space and therefore indirectly contribute to the retention and expansion of the nonresidential property tax base of the school districts. Households may also positively impact the community by volunteering and serving as a source of labor for businesses and non-profits as well as serving as employers and sources of additional taxes than those estimated in this report. None of these potential additional benefits are estimated in this report.



THE FISCAL IMPACT ASSOCIATED WITH A PROPOSED TOWNHOME DEVELOPMENT IN BUFFALO GROVE

APPENDIX A

TOTAL ANNUAL PROPERTY TAX REVENUE FOR ALL TAXING ENTITIES

Table A-1 presents the estimated total property tax revenue associated with the townhome development at build-out assuming the property is annexed into the Village of Buffalo Grove.

TABLE A-1	
Total Annual Property Tax Revenue Estimated by Taxing District Assuming the Proposed Townhome Development is Annexed to Village of Buffalo Grove	
Taxing District	Total Development \$
College of Lake County #532	51,704
Lincolnshire-Prairie View School District 103	603,676
Stevenson High School District 125	575,173
County of Lake	101,706
Forest Preserve	29,824
Township of Vernon	23,338
Vernon Area Library District	57,469
Village of Buffalo Grove	147,077
TOTAL PROPERTY TAXES¹	1,589,966
¹ Based on 2024 property tax rate for Village Buffalo Grove and 2024 property tax rate for other taxing districts.	
Sources: Lake County Treasurer; Gruen Gruen + Associates.	

Total annual property taxes are estimated at approximately \$1,590,000 from the development for all taxing entities. The Lincolnshire-Prairie View School District 103 is estimated to receive nearly \$604,000 or about 38 percent of total property tax revenue. Stevenson High School District 125 is estimated to receive approximately \$575,000 or about 36 percent of total property tax revenue. Buffalo Grove is poised to receive approximately \$147,100 in annual property or about nine percent of total property tax revenue.



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APPENDIX B

**NUMBER OF STUDENTS RESIDING IN EXISTING BUFFALO GROVE
TOWHME DEVELOPMENTS**

Table B-1 presents the number of students by school districts residing in existing townhome developments in Buffalo Grove. The data has been provided by the Village of Buffalo Grove.

TABLE B-1			
Number of Students by School District in Existing Townhome Developments in Buffalo Grove			
		District 103 K-8 School District	Stevenson High School District 125
	<u>Number of Units</u> #	Number of Students #	Number of Students #
Easton Station	15	6	4
Prairie Landing	12	6	5
Park Place	12	N/A ¹	1
Link Crossing	119	N/A ²	9
Camberley Club ³	85	36 ⁴	14
Lincolnshire Trails	44	11	2
¹ The K-8 School District is School District 96. ² The K-8 School District is School District 102. ³ Camberley Club has a total of 85 units, 45 of which are in School District 103 and 40 units are in School District 102. ⁴ The reported figures represent only the students generated from the 45 units in School District 103.			
Source: Village of Buffalo Grove			



Gruen Gruen + Associates (GG+A) is a firm of economists, sociologists, statisticians and market, financial and fiscal analysts. Developers, public agencies, attorneys and others involved in real estate asset management utilize GG+A research and consulting to make and implement investment, marketing, product, pricing and legal support decisions. The firm's staff has extensive experience and special training in the use of demographic analysis, survey research, econometrics, psychometrics and financial analysis to describe and forecast markets for a wide variety of real estate projects and economic activities.

Since its founding in 1970, GG+A has pioneered the integration of behavioral research and econometric analysis to provide a sound foundation for successful land use policy and economic development actions. GG+A has also pioneered the use of economic, social and fiscal impact analysis. GG+A impact studies accurately and comprehensively portray the effects of public and private real estate developments, land use plans, regulations, annexations and assessments on the affected treasuries, taxpayers, consumers, other residents and property owners.

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Traffic Impact Study Proposed Residential Development

Buffalo Grove, Illinois



Prepared for:



June 2, 2025

1. Introduction

This report summarizes the methodologies, results, and findings of a traffic impact study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for a proposed residential development to be located on the north side of Illinois Route 22, west of Main Street in Buffalo Grove, Illinois. The 11.18-acre site is located in the northwest corner of the intersection of IL Route 22 (Half Day Road) with Main Street/Prairie Road and is proposed to contain a total of 90 townhomes. Access is proposed to be provided via a full movement access drive on IL Route 22, a full movement access drive of Main Street, and via a connection to First Street.

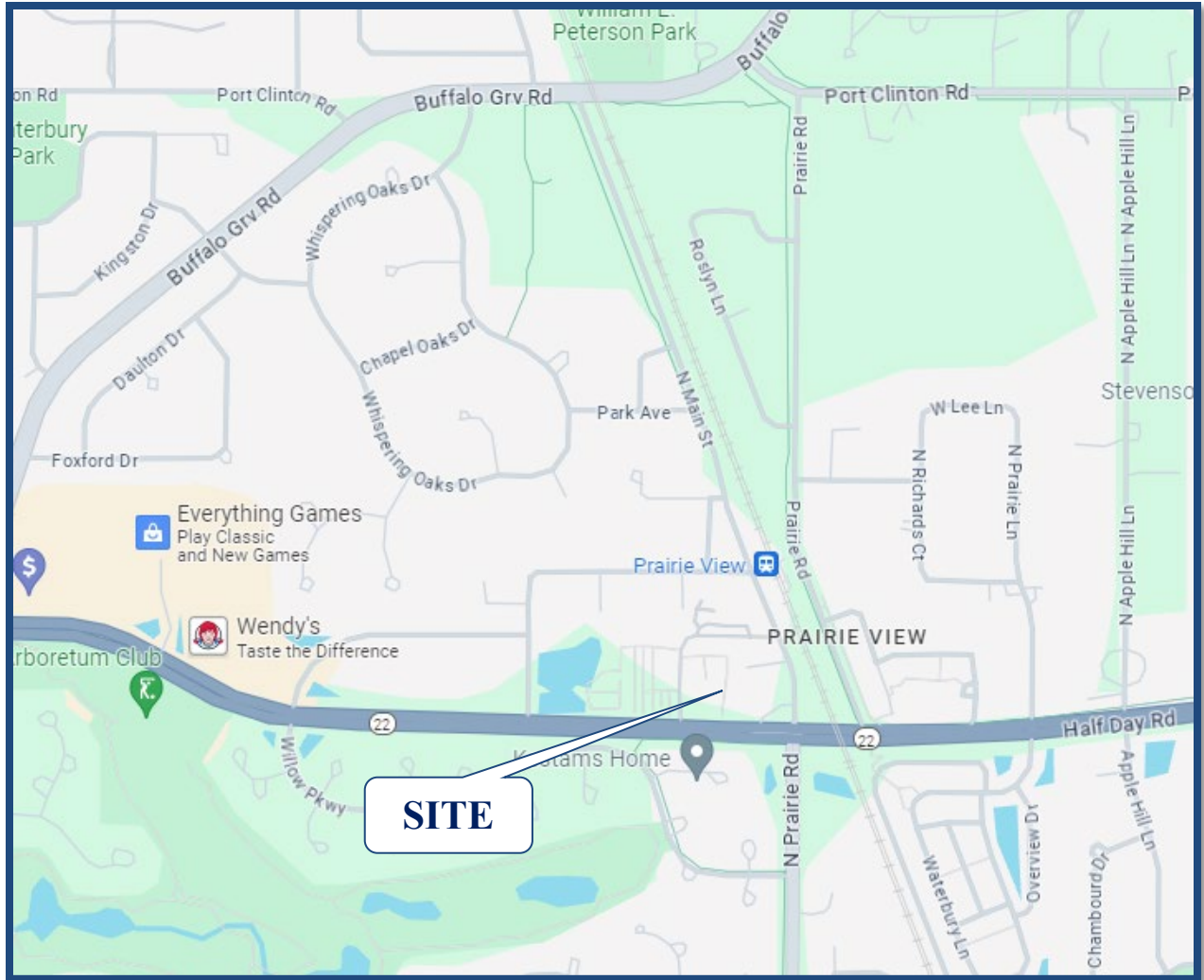
The purpose of this study was to examine existing traffic conditions to establish a base condition, assess the impact that the proposed development would have on traffic conditions in the area, and determine if any roadway and/or traffic control improvements are needed to accommodate the traffic generated by the proposed residential development. **Figure 1** shows the location of the site in relation to the area roadway system. **Figure 2** shows an aerial view of the site.

The sections of this report present the following:

- Existing roadway conditions
- A description of the proposed development
- Directional distribution of development-generated traffic
- Vehicle trip generation for the proposed development
- Future traffic conditions, including access to the development
- Traffic analyses for the weekday morning and weekday evening peak hours
- Recommendations with respect to adequacy of the site access and adjacent roadway system
- Parking Evaluation

Traffic capacity analyses were conducted for the weekday morning and weekday evening peak hours for the following conditions:

1. Existing Conditions – Analyzes the capacity of the existing roadway system using existing peak hour traffic volumes in the surrounding area.
2. Year 2031 No-Build Conditions – Analyzes the capacity of the existing roadway system using the existing peak hour traffic volumes increased by an ambient area growth not attributable to any particular development.
3. Year 2031 Total Projected Conditions – Analyzes the capacity of the future roadway system using the projected traffic volumes that include the existing traffic volumes, ambient area growth not attributable to any particular development, and the traffic estimated to be generated by the full buildout of the proposed development.



Site Location

Figure 1



Aerial View of Site

Figure 2

2. Existing Conditions

Existing traffic and roadway conditions were documented based on field visits and traffic counts were conducted by KLOA, Inc. The following provides a detailed description of the physical characteristics of the roadways including geometry and traffic control, adjacent land uses, and peak hour traffic flows along area roadways.

Site Location

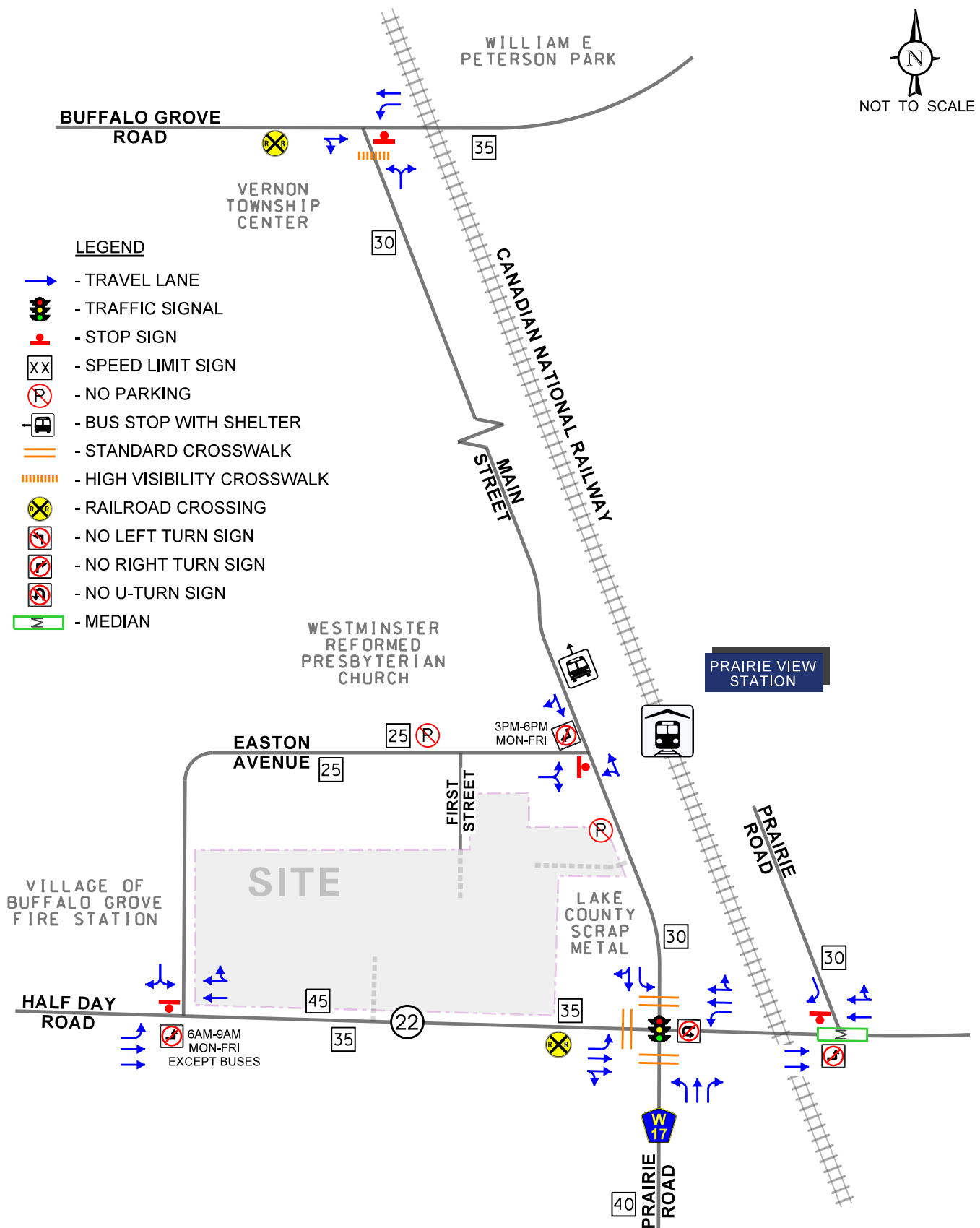
The site, which is currently occupied by the Fiore Nursery building, is located at 16606 W Illinois Route 22 in Buffalo Grove, Illinois. Land uses in the vicinity of the site are primarily residential in all directions. The Village of Buffalo Grove Fire Station 27 and the Woodland Commons are located to the west of the site. The Westminster Reformed Presbyterian Church is located to the north of the site, and the Prairie View Metra Station is located to the east of the site. It should be noted that Stevenson High School is located two-thirds of a mile east of the site.

Existing Roadway Characteristics

The characteristics of the existing roadways that surround the proposed development are described below and illustrated in **Figure 3**.

IL Route 22 (W. Half Day Road) is an east-west other principal arterial roadway with a five-lane cross section that in the vicinity of the site provides two travel lanes in each direction divided by a landscaped median. At its signalized intersection with Main Street/Prairie Road, IL 22 provides an exclusive left-turn lane, a through lane, and a shared through/right-turn lane on the eastbound and westbound approaches. Standard style crosswalks are provided on the west, north, and south legs of this intersection. At its unsignalized “T” intersection with Easton Avenue, IL 22 provides an exclusive left-turn lane and two through lanes on the eastbound approach and a through lane and a shared through/right-turn lane on the westbound approach. At its unsignalized “T” intersection with Prairie Road, IL 22 provides two through lanes on the eastbound approach and a through lane and a shared through/right-turn lane on the westbound approach. IL 22 is under the jurisdiction of the Illinois Department of Transportation (IDOT) and is classified as a Strategic Regional Arterial (SRA). IL 22 carries an Annual Average Daily Traffic (AADT) volume of 19,200 vehicles (IDOT 2023) and has a posted speed limit of 35 miles per hour west of Main Street. IL 22 carries and AADT of 18,500 vehicles (IDOT 2023) and has a posted speed of 30 miles per hour east of Main Street.

Prairie Road (Lake County Route W17) is a north-south minor arterial roadway that provides one travel lane in each direction. At its signalized intersection with IL 22/Main Street, Prairies Road provides an exclusive left-turn lane, a through lane, and an exclusive right-turn lane on the northbound approach. At its “T” intersections with IL 22, Prairie Road provides an exclusive right-turn lane on the southbound approach. Prairie Road is under the jurisdiction of the Village of Buffalo Grove and has a posted speed limit of 30 miles per hour north of IL 22. Prairie Road is under the jurisdiction of Lake County Division of Transportation (LCDOT) and has a posted speed limit of 40 miles per hour south of IL 22.



Townhome
Development
Buffalo Grove, Illinois

Existing Roadway Characteristics



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Figure: 3

Main Street is a north-south local roadway that extends between IL 22 and Buffalo Grove Road. At its signalized intersection with IL 22, Main Street is aligned opposite Prairie Road and provides an exclusive left-turn lane and a shared through/right-turn lane on the southbound approach. At its unsignalized intersection with Easton Avenue and Buffalo Grove Road, Main Street does not provide any exclusive lanes. Access to the Prairie View Metra station and surface parking lot is provided off Main Street. Main Street is under the jurisdiction of the Village of Buffalo Grove and has a posted speed limit of 30 miles per hour.

Buffalo Grove Road is an east-west minor arterial roadway that provides one travel lane in each direction. At its unsignalized “T” intersection with Main Street, Buffalo Grove Road provides a shared through/right-turn lane on the eastbound approach and an exclusive left-turn lane and a through lane on the westbound approach. Buffalo Grove Road is under the jurisdiction of LCDOT, carries an AADT of 10,800 vehicles (IDOT 2023), and has a posted speed limit of 35 miles per hour.

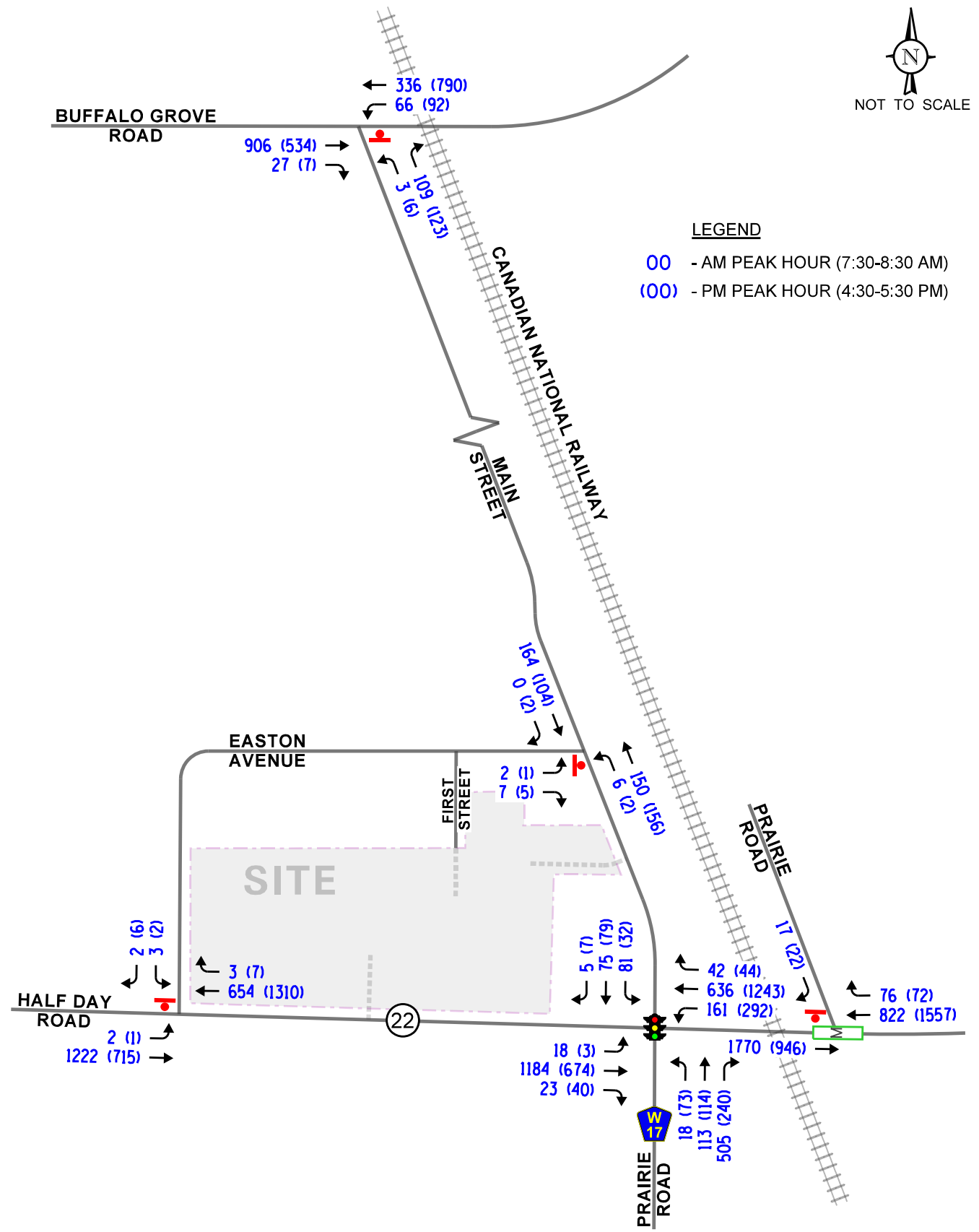
Easton Avenue is a local roadway that extends between IL 22 and Main Street providing one travel lane in each direction. At its unsignalized “T” intersections with IL 22 and Main Street, Easton Avenue does not provide any exclusive turn lanes. Easton Avenue is under the jurisdiction of the Village of Buffalo Grove and has a posted speed limit of 25 miles per hour.

Existing Traffic Volumes

In order to determine current traffic conditions in the vicinity of the site, KLOA, Inc. utilized peak period traffic counts using Miovision Scout Video Collection Units on Tuesday, April 2, 2024 during the morning (6:00 A.M. to 9:00 A.M.) and evening (4:00 P.M. to 7:00 P.M.) peak periods at the following intersections:

- IL 22 with Main Street/Prairie Road
- IL 22 with Easton Avenue
- IL 22 with Prairie Road
- Buffalo Grove Road with Main Street
- Main Street with Easton Avenue
- Easton Avenue with First Street

The results of the traffic counts show that the peak hours of traffic generally occurred between 7:30 A.M. and 8:30 A.M. during the weekday morning peak period and between 4:30 P.M. and 5:30 P.M. during the weekday evening peak period. The existing peak hour vehicle traffic volumes are shown in **Figure 4**. It should be noted that at the time the traffic counts were conducted, Stevenson High School was in session. Copies of the traffic count summary sheets are included in the Appendix.



Townhome
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Existing Traffic Volumes



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Figure: 4

Train Observations

The Prairie View Metra station is located approximately 500 feet northeast of the site. Based on the Illinois Commerce Commission (ICC) data, the tracks carry an average of 29 daily trains. Furthermore, and based on the Metra schedule, the Prairie View Metra station is served by 14 trains (7 inbound, 7 outbound) on weekdays, and there is no weekend service. Field observations conducted during the peak hours indicated the following:

- During the weekday morning peak hour, two Metra train events were observed. The gates were down for approximately 100 seconds on average. The westbound approach queues extend back to the location of the railroad, but all the vehicles will clear the intersection within the green phase of the signal.
- During the weekday evening peak hour, one Metra train event was observed. The gates were down for approximately 60 seconds. The westbound approach queues extend back to the location of the railroad, but all the vehicles will clear the intersection within the green phase of the signal.

Crash Data Summary

KLOA, Inc. obtained crash data¹ from IDOT for the most recent past five years available (2019 to 2023) for the intersections within the study area. **Tables 1** and **2** summarize the crash data for the intersections of IL 22 with Main Street/Prairie Road and Buffalo Grove Road with Main Street, respectively. A review of the crash data indicated the following:

- The intersection of IL 22 with Prairie Road experienced two rear end crashes in 2019, and zero crashes between 2020 and 2023.
- The intersection of IL 22 with Easton Avenue experienced one turning crash in 2020, and zero crashes in 2019, 2021, 2022 and 2023.
- The intersection of Main Street with Easton Avenue experienced zero crashes between 2019 and 2023.
- No fatalities were reported at any study intersections during the review period.

¹ IDOT DISCLAIMER: The motor vehicle crash data referenced herein was provided by the Illinois Department of Transportation. Any conclusions drawn from analysis of the aforementioned data are the sole responsibility of the data recipient(s).

Table 1

IL 22 WITH MAIN STREET/PRAIRIE ROAD – CRASH SUMMARY

Year	Type of Crash Frequency							
	Angle	Head On	Object	Rear End	Sideswipe	Turning	Other	Total
2019	1	0	1	2	0	1	0	5
2020	0	0	0	1	0	0	0	1
2021	0	0	0	1	0	0	0	1
2022	1	0	0	1	0	0	0	2
2023	<u>0</u>	<u>0</u>	<u>0</u>	<u>2</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>2</u>
Total	2	0	1	7	0	1	0	11
Average	< 1	0	< 1	1.4	0	< 1	0	2.2

Table 2

MAIN STREET WITH BUFFALO GROVE ROAD – CRASH SUMMARY

Year	Type of Crash Frequency							
	Angle	Head On	Object	Rear End	Sideswipe	Turning	Other	Total
2019	0	0	0	3	0	1	0	4
2020	0	0	0	1	0	0	0	1
2021	0	0	0	1	1	0	0	2
2022	0	0	0	3	0	1	0	4
2023	<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u>
Total	0	0	0	9	1	2	0	12
Average	0	0	0	1.8	< 1	< 1	0	2.4

3. Traffic Characteristics of the Proposed Development

To properly evaluate future traffic conditions, it was necessary to determine the traffic characteristics of the proposed development, including the directional distribution and volumes of traffic that it will generate.

Proposed Site and Development Plan

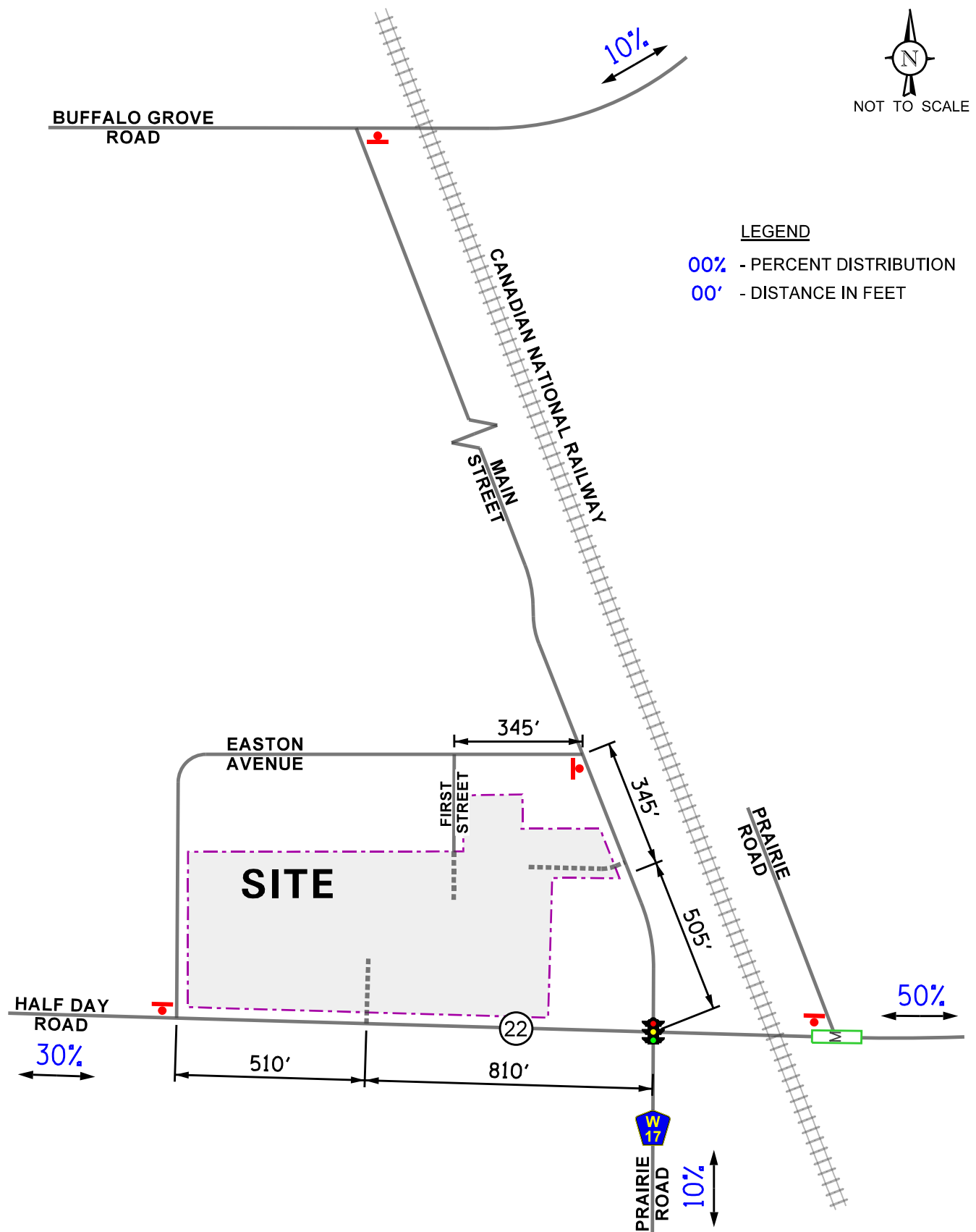
The proposed plans call for redeveloping the site with 90 townhome units. Access to the development will be provided via the following:

- A proposed full movement access drive off Main Street located approximately 510 feet north of IL 22. This access drive will provide one inbound lane and one outbound lane with the outbound movements under stop sign control.
- A proposed full movement access drive off IL 22 located approximately 810 feet west of Main Street. This access drive will provide one inbound lane and one outbound lane. Outbound movements will be under stop-sign control. To accommodate the left-turning movement from IL 22 onto the access drive the following modifications will be required:
 - The existing median break located along the site frontage which accommodates the full access drive that serves Fiore Nursery will be eliminated and replaced with a striped median that will be a continuation of the existing landscaped median to the east.
 - The existing landscaped median located within proximity of the access drive will be shortened to provide a left-turn lane with 145 feet of storage and 175 feet of taper.

It should be noted that a full movement access drive on IL 22 allows for inbound traffic from the west and outbound traffic to the east to access to the site directly, minimizing the volume of left-turning traffic traversing the intersection of IL 22 with Main Street/Prairie Road particularly the eastbound and southbound left-turn movement. A copy of the proposed site plan is included in the Appendix.

Directional Distribution

The directions from which traffic will approach and depart the development were estimated based on existing travel patterns, as determined from the traffic counts, the operation of the roadway system. **Figure 5** illustrates the directional distribution of traffic projected to be generated by the proposed development.



Townhome
Development
Buffalo Grove, Illinois

Directional Distribution



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Figure: 5

Peak Hour Traffic Volumes

The volume of peak hour trips estimated to be generated by the proposed development was based on “Single-Family Attached Housing” (Land-Use Code 215) vehicle trip generation rates contained in *Trip Generation Manual*, 11th Edition, published by the Institute of Transportation Engineers (ITE).

Table 3 summarizes the trips projected to be generated by the proposed development during the weekday morning and weekday evening peak hours as well as on a daily basis. It should be noted that, given the proximity of the site to the Prairie View Metra station, it is anticipated that not all of the residents will drive to commute to work. Based on a review of Census data, approximately eight percent of residents in the area use public transportation to commute to and from work. However, in order to provide a conservative analysis, no reduction was applied to the generated trips. As such, the trip generation estimates summarized in Table 5 are conservatively high.

Table 3

PROJECTED PEAK HOUR SITE-GENERATED TRAFFIC VOLUMES

ITE Land- Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour		
		In	Out	Total	In	Out	Total
215	Single-Family Attached Housing (90 units)	10	31	41	30	20	50

4. Projected Traffic Conditions

The total projected traffic volumes include the existing traffic volumes, increase in background traffic due to growth, and the traffic estimated to be generated by the proposed development.

Development Traffic Assignment

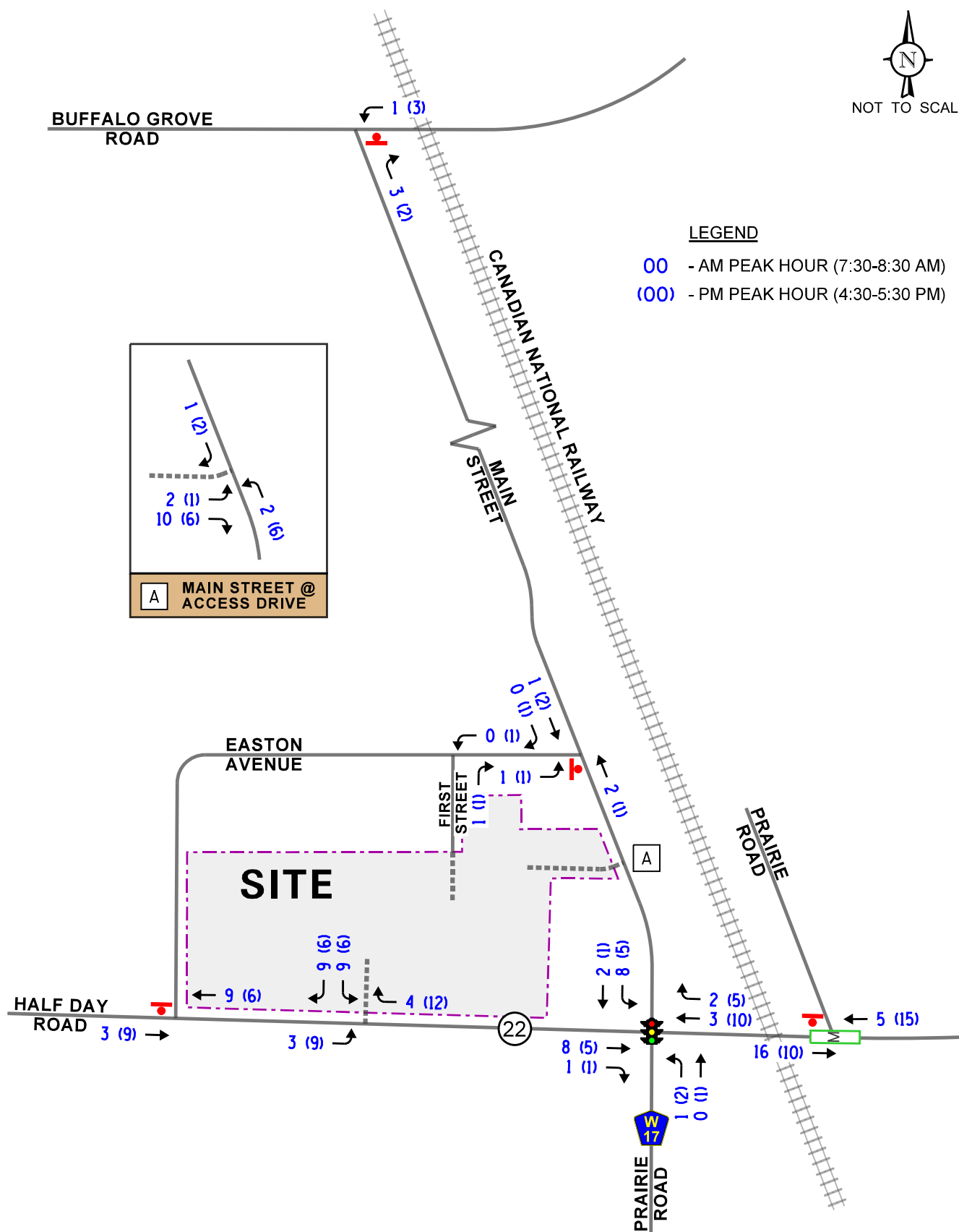
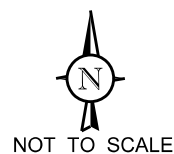
The estimated weekday morning and weekday evening peak hour traffic volumes that will be generated by the proposed development were assigned to the roadway system in accordance with the previously described directional distribution (Figure 5). **Figure 6** illustrates the development traffic assignments.

Background (No-Build) Traffic Conditions

The existing traffic volumes (Figure 4) were increased by a regional growth factor to account for the increase in existing traffic related to regional growth in the area (i.e., not attributable to any particular planned development). Based on 2050 Average Daily Traffic (ADT) projections provided by the Chicago Metropolitan Agency for Planning (CMAP), the existing traffic volumes were increased by an annually compounded growth rate of 0.57 percent for six years (two-year buildout plus five years) totaling four percent to represent Year 2031 no-build conditions. The Year 2031 no-build traffic volumes are illustrated in **Figure 7**.

Year 2031 Total Projected Traffic Volumes

The new development-generated traffic (Figures 6) was added to the Year 2031 no-build traffic volumes (Figure 7) to determine the Year 2031 total projected traffic volumes, as illustrated in **Figure 8**.



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Site-Generated Traffic Volumes

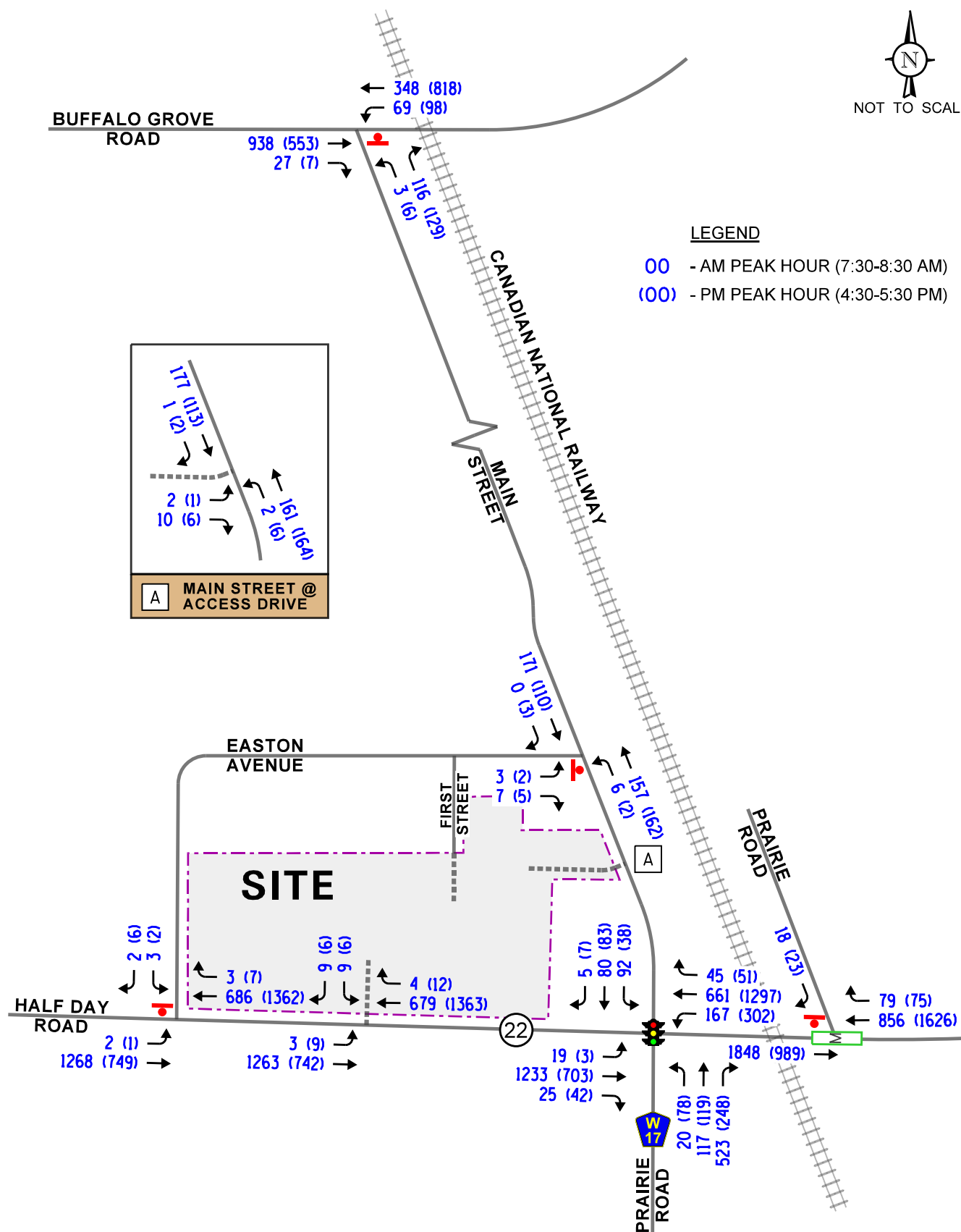


Job No: 25-112

Figure: 6



NOT TO SCALE



Townhome
Development
Buffalo Grove, Illinois

Year 2031 Total Traffic Volumes



Job No: 25-112

Figure: 8

5. Traffic Analysis and Recommendations

The following provides an evaluation conducted for the weekday morning and weekday evening peak hours. The analysis includes conducting capacity analyses to determine how well the roadway system and access drives are projected to operate and whether any roadway improvements or modifications are required.

Traffic Analyses

Capacity analyses were performed for the included intersections in the study area for the weekday morning and weekday evening peak hours for the existing, Year 2031 no-build, and Year 2031 total projected conditions.

The traffic analyses were performed using the methodologies outlined in the Transportation Research Board's Highway Capacity Manual (HCM), 7th Edition and using Synchro/SimTraffic 12 analysis software. The analysis for the traffic-signal controlled intersections were accomplished using actual cycle lengths and phasings to determine the average overall vehicle delay and levels of services.

The analyses for the unsignalized intersections determine the average control delay to vehicles at an intersection. Control delay is the elapsed time from a vehicle joining the queue at a stop sign (includes the time required to decelerate to a stop) until its departure from the stop sign and resumption of free flow speed. The methodology analyzes each intersection approach controlled by a stop sign and considers traffic volumes on all approaches and lane characteristics.

The ability of an intersection to accommodate traffic flow is expressed in terms of level of service, which is assigned a letter from A to F based on the average control delay experienced by vehicles passing through the intersection. The *Highway Capacity Manual* definitions for levels of service and the corresponding control delay for signalized intersections and unsignalized intersections are included in the Appendix of this report.

A summary of the traffic analysis results showing the level of service and delay (measured in seconds) for the intersections under the existing, 2031 no-build conditions, and Year 2031 total projected conditions are shown in **Tables 4** through **7**. Copies of the capacity analysis reports are included in the Appendix. A discussion of each of the intersections follows.

Table 4

SIGNALIZED – IL 22 WITH MAIN STREET/PRAIRIE ROAD

	Peak Hour	Eastbound		Westbound		Northbound			Southbound		Overall
		L	T/R	L	T/R	L	T	R	L	T/R	
Existing Conditions	Weekday Morning	E 60.3	D 46.7	D 45.5	B 12.7	C 34.6	E 61.7	E 57.7	D 38.9	D 46.0	D – 40.9
		D – 46.9		B – 19.0		E – 57.7			D – 42.4		
	Weekday Evening	E 57.7	C 28.9	D 51.0	B 12.1	D 41.1	E 56.3	C 25.8	D 37.7	E 60.5	C – 25.8
		C – 29.0		B – 19.3		D – 36.6			D – 54.3		
No-Build Conditions	Weekday Morning	E 60.5	E 56.4	D 45.1	B 14.1	C 34.4	E 61.6	E 58.3	D 39.0	D 48.2	D – 45.5
		E – 56.5		C – 20.1		E – 58.2			D – 43.6		
	Weekday Evening	E 57.7	C 30.2	D 50.3	B 12.6	D 41.0	E 56.4	C 25.4	D 37.5	E 60.3	C – 26.3
		C – 30.3		B – 19.6		D – 36.3			D – 54.1		
Projected Conditions	Weekday Morning	E 60.5	E 58.9	D 45.2	B 14.3	C 34.5	E 61.6	E 58.6	D 39.4	D 48.2	D – 46.6
		E – 59.0		C – 20.2		E – 58.4			D – 43.6		
	Weekday Evening	E 57.7	C 30.3	D 50.6	B 13.0	D 40.7	E 60.9	C 26.7	D 37.6	E 59.9	C – 26.7
		C – 30.4		B – 19.9		D – 38.4			D – 53.3		
Letter denotes Level of Service L – Left Turn R – Right Turn Delay is measured in seconds. T – Through											

Table 5

CAPACITY ANALYSIS – UNSIGNALIZED – EXISTING CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
IL 22 with Prairie Road¹				
• Southbound Approach	B	11.9	C	18.4
IL 22 with Easton Avenue¹				
• Southbound Approach	C	20.1	C	17.5
• Eastbound Left Turn	A	8.2	B	10.9
Main Street with Easton Avenue¹				
• Eastbound Approach	B	10.1	A	9.3
• Northbound Left Turn	A	7.9	A	7.4
Main Street with Buffalo Grove Road¹				
• Northbound Approach	D	26.1	C	16.4
• Westbound Left Turn	B	10.7	A	8.9
LOS = Level of Service Delay is measured in seconds.				
1- Two-way stop control				

Table 6

CAPACITY ANALYSIS – UNSIGNALIZED – YEAR 2031 NO-BUILD CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
IL 22 with Prairie Road¹				
• Southbound Approach	B	12.0	C	19.1
IL 22 with Easton Avenue¹				
• Southbound Approach	C	20.8	C	18.9
• Eastbound Left Turn	A	8.2	B	11.3
Main Street with Easton Avenue¹				
• Eastbound Approach	B	10.2	A	9.3
• Northbound Left Turn	A	7.9	A	7.4
Main Street with Buffalo Grove Road¹				
• Northbound Approach	D	28.5	C	17.0
• Westbound Left Turn	B	11.0	A	9.0
LOS = Level of Service Delay is measured in seconds.				
1- Two-way stop control				

Table 7

CAPACITY ANALYSIS – UNSIGNALIZED – YEAR 2031 TOTAL CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
IL 22 with Prairie Road¹				
• Southbound Approach	B	12.1	C	19.3
IL 22 with Easton Avenue¹				
• Southbound Approach	C	21.1	C	19.2
• Eastbound Left Turn	A	8.2	B	11.3
Main Street with Easton Avenue¹				
• Eastbound Approach	B	10.4	A	9.5
• Northbound Left Turn	A	7.9	A	7.5
Main Street with Buffalo Grove Road¹				
• Northbound Approach	D	28.9	C	17.1
• Westbound Left Turn	B	11.0	A	9.0
Main Street with Proposed Access Drive¹				
• Eastbound Approach	A	9.5	A	9.1
• Northbound Left Turn	A	7.6	A	7.5
IL 22 with Proposed Access Drive¹				
• Southbound Approach	C	17.6	D	25.7
• Eastbound Left Turn	A	8.3	B	10.9
LOS = Level of Service Delay is measured in seconds.				
1- Two-way stop control				

Discussion and Recommendations

The following summarizes how the intersections are projected to operate and identifies any roadway and traffic control improvements necessary to accommodate the development-generated traffic.

IL 22 with Main Street/Prairie Road

The results of the capacity analyses indicate that this signalized intersection currently operates at Level of Service (LOS) D during the weekday morning peak hour and LOS C during the weekday evening peak hour. All the approaches operate at LOS D or better during both peak hours except for the northbound approach which operates at LOS E during weekday morning peak hour.

Under Year 2031 no-build, the intersection overall is projected to continue operating at existing levels of service with increases in delay of approximately five seconds. All of the approaches are projected to continue operating at LOS D or better during the peak hours except for the eastbound and northbound approaches which are projected to operate at LOS E during the weekday morning peak hour.

Under Year 2031 total projected conditions, the intersection overall and all of the approaches are projected to operate at no-build levels of service with increases in delay of approximately three seconds or less. In addition, the 95th percentile queue for the southbound through movement is projected to be approximately 125 feet which will not extend back to the location of the proposed access drive on Main Street.

It should be noted that during the weekday morning and weekday evening peak hours, there are two and one train event, respectively. During train events the signal is preempted and defaults to a westbound green phase to allow queues to clear the tracks. During train events, queueing can occur on the westbound and eastbound approaches. However, following train events these queues dissipate quickly within one cycle of the signal.

Overall, the proposed development is projected to increase the volume of traffic traversing this intersection by one percent or less during the peak hours, thus having a limited impact on the operations of the intersection. No roadway improvements or traffic control adjustments will be required.

IL 22 with Prairie Road

The results of the capacity analyses indicate that the southbound approach currently operates at LOS B during the weekday morning peak hour and LOS C during the weekday evening peak hour and will continue to do so under Year 2031 no-build and total projected conditions with increases in delay of less than one second. As such, the traffic estimated to be generated by the proposed development will have a limited impact on the operation of this intersection and no roadway improvements or traffic control adjustments will be required.

IL 22 with Easton Avenue

The results of the capacity analyses indicate that the southbound approach currently operates at LOS C during the weekday morning and weekday evening peak hours while the eastbound left-turn movement operates at LOS B or better during both peak hours. Under Year 2031 no-build and total projected conditions, the southbound approach and eastbound left-turn movement are projected to continue operating at existing levels of service with increases in delay of less than two seconds. As such, the traffic estimated to be generated by the proposed development will have a limited impact on the operation of this intersection and no roadway improvements or traffic control adjustments will be required.

Main Street with Easton Avenue

The results of the capacity analyses indicate that the eastbound approach currently operates at LOS B during the weekday morning peak hour and LOS A during the weekday evening peak hour while the northbound left-turn movement operates at LOS A during both peak hours. Under Year 2031 no-build and total projected conditions, the eastbound approach and the northbound left-turn movement are projected to continue operating at the existing levels of service during both peak hours with increases in delay of less than one second. As such, this intersection has adequate reserve capacity to accommodate the traffic estimated to be generated by the proposed development and no roadway improvements or traffic control adjustments will be required.

Main Street with Buffalo Grove Road

The results of the capacity analyses indicate that the northbound approach currently operates at LOS D during the weekday morning peak hour and LOS C during the weekday evening peak hour while the westbound left-turn movement operates at LOS B or better during the peak hours. Under Year 2031 no-build and total projected conditions, the northbound approach and the westbound left-turn movement are projected to operate at the same existing levels of service during both peak hours with increases in delay of approximately three seconds or less. As such, the traffic estimated to be generated by the proposed development will have a limited impact on the operation of this intersection and no roadway improvements or traffic control adjustments will be required.

Main Street with Proposed Access Drive

The results of the capacity analyses indicate that the outbound movements and the northbound left-turn movement are projected to operate at LOS A during the weekday morning and weekday evening peak hours. Additionally, the 95th percentile queue for the northbound left-turn movement is projected to be one to two vehicles during both peak hours and will not interrupt the traffic flow along Main Street. As such, this access drive will be adequate to accommodate the traffic estimated to be generated by the proposed development and will ensure efficient and flexible access to the site.

IL 22 with Proposed East and West Access Drives

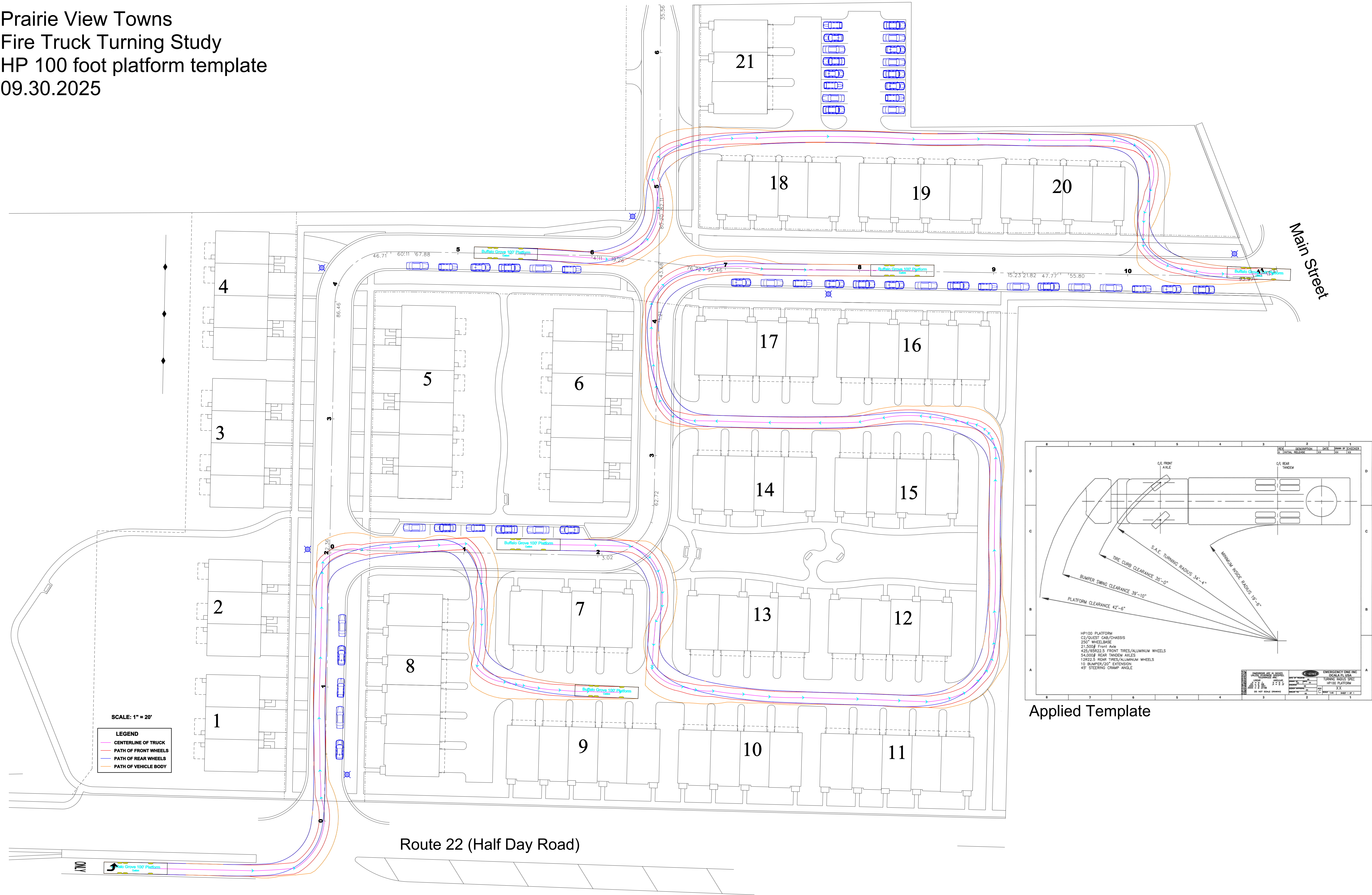
The results of the capacity analyses indicate that the outbound movements from the access drive are projected to operate at LOS C during the weekday morning peak hour and LOS D during the weekday evening peak hour. Additionally, the eastbound left-turn movement is projected to operate at LOS B or better during the peak hours with 95th percentile queues of one to two vehicles that can be accommodated via the proposed left-turn lane. The total projected traffic volumes were compared to the right-turn lane warrant criteria summarized in Chapter 36 of BDE manual. The comparison indicated that an exclusive right-turn lane will not be warranted during the peak hours at the access drive. As such, these access drives will be adequate to accommodate the traffic estimated to be generated by the proposed development and will ensure efficient and flexible access to the site.

6. Conclusion

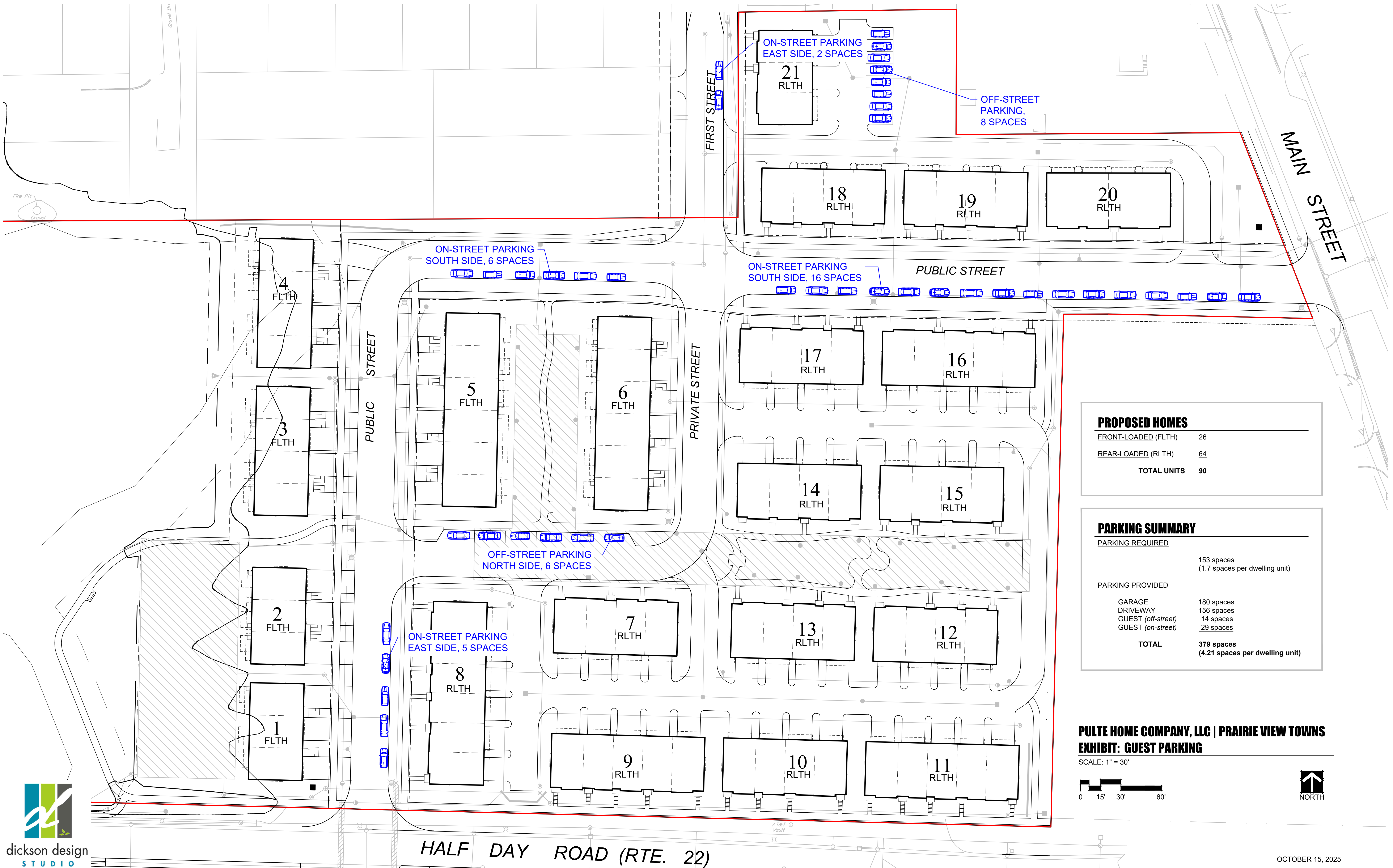
Based on the preceding analyses and recommendations, the following conclusions have been made:

- The plans call for a residential development with approximately 90 townhome units.
- The traffic estimated to be generated by the proposed development will be reduced due to the close proximity of the Prairie View Metra Station to the site.
- To accommodate left-turn movements from IL 22 onto the proposed access drive, the existing landscaped median located within proximity of the propped access drive will be shortened to provide a left-turn lane.
- The existing median break located on IL 22 along the site frontage within the vicinity of the existing full movement access drive will be eliminated and replaced with a striped median that will be a continuation of the existing landscaped median to the east.
- The area roadway system generally has sufficient reserve capacity to accommodate the traffic to be generated by the proposed development and no additional roadway improvements or traffic control modifications are required.
- The proposed access system to serve the development will provide flexible and efficient access to the site.

Prairie View Towns
Fire Truck Turning Study
HP 100 foot platform template
09.30.2025



Applied Template



PROPOSED HOMES

FRONT-LOADED (FLTH)	26
REAR-LOADED (RLTH)	64
TOTAL UNITS	90

PARKING SUMMARY

PARKING REQUIRED

153 spaces
(1.7 spaces per dwelling unit)

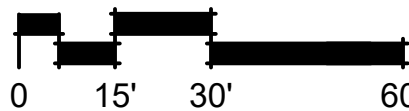
PARKING PROVIDED

GARAGE	180 spaces
DRIVEWAY	156 spaces
GUEST (off-street)	14 spaces
GUEST (on-street)	29 spaces

TOTAL 379 spaces
(4.21 spaces per dwelling unit)

**PULTE HOME COMPANY, LLC | PRAIRIE VIEW TOWNS
EXHIBIT: GUEST PARKING**

SCALE: 1" = 30'



dickson design
STUDIO

HALF DAY ROAD (RTE. 22)

OCTOBER 15, 2025

STATE OF ILLINOIS)
)
COUNTY OF LAKE)
)
VILLAGE OF BUFFALO GROVE)

PETITION TO THE VILLAGE OF BUFFALO GROVE
FOR LAND USE ENTITLEMENTS

THE UNDERSIGNED Petitioner, Pulte Home Company, LLC, a Michigan limited liability company (“**Petitioner**”), as the contract purchaser of the property legally described on **Exhibit A** (“**Subject Property**”), respectfully petitions the Village of Buffalo Grove (“**Village**”) to, upon annexation of the Subject Property to the Village pursuant to a separate petition submitted by the owners of record of the Subject Property, grant the following entitlements pursuant to the appropriate provisions of the Buffalo Grove Municipal Code (“**Village Code**”):

- i) Approve a Preliminary Plat of Subdivision (“**Preliminary Plat**”);
- ii) Approve a Preliminary Plan (“**Preliminary Plan**”);
- iii) Approve a Rezoning to the R-9 Multiple-Family Dwelling District (“**Rezoning**”);
- iv) Approve a Special Use Permit for a Planned Unit Development (“**Special Use**”);
- v) Approve a Residential PUD and Associated Variances (“**PUD**”);
- vi) Approve Variances to Title 14 “Sign Code”
- vii) Approve Variances to Title 16 “Development” Standards
- viii) Approve such other relief from the Village Code as may be deemed necessary and appropriate to develop the Subject Property depicted on the development plans submitted herewith.

REPSONSES TO STANDARDS

I. Approval of a Preliminary Plat of Subdivision.

Petitioner has submitted herewith a Preliminary Plat of Subdivision for the Subject Property. As the proposed Preliminary Plat of Subdivision is compliant with Section 16.20 of Village Code, Petitioner requests the Preliminary Plat of Subdivision be approved.

II. Approval of a Preliminary Plan.

Petitioner has submitted herewith a Preliminary Plan for the Subject Property. As the proposed Preliminary Plan is compliant with Section 16.20 of Village Code, Petitioner requests the Preliminary Plan be approved.

III. Approval of a Rezoning to the R-9 Multiple-Family Dwelling District

1. The existing uses and zoning of nearby property;

The proposed use and zoning district is consistent with the uses and zoning of nearby property. Single-family residential neighborhoods are located north of Easton Avenue, the Easton Station townhomes are located to the west, the Woodlands multiple family development is located to the south, and existing and future commercial uses are located to the east along N Main Street. The proposed townhome development will logically transition between the surrounding uses. Further, the proposed development is consistent with the Village's 2009 Comprehensive Plan ("**Comprehensive Plan**"), which designates the future use of the Subject Property for mixed use commercial/residential. The proposed development is also consistent with the Prairie View Station Area Plan ("**PVSAP**") that was adopted in 2019 as part of the Comprehensive Plan. The PVSAP covers roughly 128 acres surrounding the Prairie View Metra Station located northeast of the Subject Property. As is the case here, the PVSAP notes that incorporation of parcels in the area may be required to promote cohesive and legible development. More specifically, the PVSAP also highlights several redevelopment opportunity sites, including the "**Central Subarea**" in which

Subject Property is located. Consistent with the proposed development, the Central Subarea designates the Subject Property for single-family attached townhomes, multi-family, mixed-use, and parks/open space.

2. The extent to which property values are diminished by the existing zoning classification or restriction;

The property value of the Subject Property is diminished by the existing zoning classification. Fiore Nursery & Landscape Supply (“**Fiore Nursery**”) previously operated on the Subject Property but ceased its operations at the Subject Property several years ago. There are currently three buildings located on the Subject Property which are no longer used by Fiore Nursery. The Subject Property has remained underutilized in its current condition, contributing little to the Village and the surrounding area. The requested annexation and rezoning will permit the Subject Property to be developed for its highest and best use. The proposed development and its future residents will help support nearby commercial uses and enhance the Village’s revenue streams through new property, utility, and sales taxes.

3. The extent to which the proposed zoning classification promotes the health, safety, morals, or general welfare of the public;

The proposed zoning classification promotes the health, safety, morals, and general welfare of the public. As noted, Fiore Nursery previously operated on the Subject Property but ceased its operations at the location. The Subject Property now sits mostly vacant, contributing little to the Village and surrounding area. The requested annexation and rezoning will permit the Subject Property to be developed for its highest and best use and will provide a seamless transition between the surrounding residential and commercial uses. Further, the development will improve the Village’s housing stock, serve under-represented demographics, and create new revenue streams through property, utility, and sales taxes.

The proposed townhomes will complement the area and provide the Village with variety in housing stock. The townhomes will feature three-story streetscapes consistent with market trends in the area and consumer demand. The development will feature two building options, including front loaded (~30%) and rear loaded (~70%) townhomes, each with multiple floorplan options. The townhomes will feature a base model of 3 bedrooms and 2.5 bathrooms, with optional 4th and 5th bedrooms and up to 4.5 bathrooms available. Square footages range from approximately 2,200 – 2,800 square feet and all units will come standard with a 2nd floor outdoor balcony. Additional upgrades and options include a loft space, additional bedrooms and bathrooms, and a rooftop terrace to meet buyer needs at different price points and specifications. Architectural enhancements include architectural asphalt shingling, composite trim, fiber cement paneling, vinyl windows, and brick facade.

4. *The relative gain to the public as opposed to the hardship imposed on a petitioning property owner;*

The proposed map amendment will promote the general welfare of the public while relieving the hardship imposed on the Owner. As noted, Fiore Nursery previously operated on the Subject Property but closed its operation on the site several years ago. The Subject Property now sits mostly vacant, contributing little to the Village and surrounding area. Fiore Nursery wishes to sell, and Petitioner desires to acquire, the Subject Property for its redevelopment. The requested annexation and rezoning will facilitate the Subject Property's development for its highest and best use in the best interests of the Village and public. As noted, development will support commercial and retail uses in the area, improve the Village's housing stock, serve under-represented demographics, and create new revenue streams through property, utility, and sales taxes.

5. *The suitability of the subject property for its zoned purposes;*

The Subject Property is no longer suitable for its presently zoned purposes. The Subject Property currently has a zoning designation of “GC” General Commercial and “R-1” Residential in unincorporated Lake County. Upon its annexation to the Village, Petitioner seeks to rezone the Subject Property to R-9 Multiple-Family Dwelling District with a Special Use for a PUD. The Subject Property currently sits mostly vacant and underutilized under its current zoning designation. The requested annexation and rezoning will permit the Subject Property to be utilized for its highest and best use. As mentioned, the proposed development is consistent with the Village’s Comprehensive Plan, which designates the future use of the Subject Property for mixed use commercial/residential. The proposed development is also consistent with the PVSAP, which highlights the Subject Property as a “redevelopment opportunity site” and designates the Subject Property for single-family attached townhomes, multi-family, mixed-use, and parks/open space.

6. *The length of time the property has been vacant as zoned, considered in the context of land development in the area;*

Fiore Nursery first acquired the Subject Property in the late 1980’s. Since then, much of the area has been sold and developed with residential, commercial, and recreational uses. Consistent with that trend, Fiore Nursery ceased its operations on the Subject Property several years ago, and the Subject Property has remained mostly vacant and underutilized since. Owner now desires to sell the Subject Property to Petitioner to allow for its redevelopment with a townhome community for its highest and best use. As noted, the proposed development is consistent with development in the area, the Village’s Comprehensive Plan, and the PVSAP.

7. *The Comprehensive Plan designation and the current applicability of that designation; and*

As noted, the proposed development is consistent with the Village’s 2009 Comprehensive Plan, which designates the future use of the Subject Property for mixed use commercial/residential.

The proposed development is also consistent with the PVSAP that was adopted in 2019 as part of the Comprehensive Plan. The PVSAP covers roughly 128 acres surrounding the Prairie View Metra Station located just northeast of the Subject Property, and notes that incorporation of parcels in the area may be required to promote cohesive and legible development. Specifically, the PVSAP highlights several redevelopment opportunity sites, including the “Central Subarea” in which Subject Property is located. Consistent with the proposed development, the Central Subarea designates the Subject Property for single-family attached townhomes, multi-family, mixed-use, and parks/open space. The proposed development will provide the Village with a development consistent with the Village’s vision and plan for the area.

8. *The evidence or lack of evidence, of community need for the use proposed.*

There is a community need for the use proposed. As noted, the proposed development is consistent with the Village’s Comprehensive Plan and PVSAP. The Subject Property is highlighted as a “redevelopment opportunity site” in the PVSAP, and the PVSAP designates the Subject Property for single-family attached townhomes, multi-family, mixed-use, and parks/open space. In addition, guiding principles of the PVSAP include leveraging the area’s assets (i.e. the Prairie View Train Station), providing residential options that accommodate the emerging demographics of the area (i.e. millennials, young families, baby boomers, and empty nesters), enhancing connectivity in the area, and incorporating open space and environmental sustainability. The proposed development’s proximity to the Prairie View Metra Station, townhome product, targeted homebuyer demographic, and emphasis on open space and interconnectivity correspond directly with needs identified by the Village for the Subject Property.

In addition to the needs identified by the Village in the Village’s Comprehensive Plan and PVSAP, Petitioner has also reviewed the trends in development and needs of the community in

the larger context of Lake County. Lake County Partners issued a report highlighting the housing deficiencies in October 2023. That report indicates that demand is outpacing supply, resulting in above-average home price escalations across the County. In fact, Lake County saw a 37% median home price increase over the 3 preceding years of the report. The report also forecasts a shortage of more than 11,000 residential units in the County by 2027. The proposed development aims to satisfy this demand and provide the Village with additional options in housing stock.

IV. Approval of a Special Use for a Planned Unit Development.

Per Section 17.28.040, the Corporate Authorities of the Village may authorize by ordinance a special use provided the evidence presented meets the following criteria:

- 1. The special use will serve the public convenience at the location of the subject property; or the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;*

The special use will serve the public convenience at the location of the Subject Property; or the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. As noted above, Fiore Nursery previously operated on the Subject Property but ceased its operations at the location several years ago. The Subject Property now sits mostly vacant, contributing little to the Village and surrounding area. The requested special use will permit the Subject Property to be developed for its highest and best use and will provide a seamless transition between the surrounding residential uses. The development will improve the Village's housing stock, serve under-represented demographics, and create new revenue streams through property, utility, and sales taxes.

The proposed townhomes have been conveniently located along a principal arterial roadway corridor (IL Route 22). The IL Route 22 corridor hosts a variety of residential housing

developments and commercial uses. The proposed townhomes will help support the existing shopping center district at the intersection of IL Route 22 and Buffalo Grove Road, which is only a short drive away (.5 miles) and accessible by foot via the existing sidewalk along IL Route 22. In addition to the commercial uses to the west, additional retail and commercial uses are planned immediately east of the Subject Property along N Main Street, which the proposed development will help to support. Given the proposed development's location and walkable accessibility to nearby commercial uses, the Subject Property presents an excellent housing opportunity that is suitable for a variety of homebuyers, including young professionals moving out of Chicago, families moving up from rental housing, and empty nesters.

The neighboring Prairie View Metra Station will provide commuting residents with easy access to nearby suburbs and downtown Chicago. In addition to the Prairie View Metra Station, the Subject Property is located in close proximity to key transportation corridors like Route 22 and I-94. The future residents will benefit from the development's proximity to shopping districts, recreational amenities, and employment centers. Within a 1-mile radius, there are a large variety of retail establishments, groceries, restaurants, entertainment opportunities, golf courses, and recreational amenities. Nearby employment corridors offer future residents the additional feature of conveniently located employment opportunities. Finally, the proposed development is located within walking distance of Stevenson High School, providing prospective students with the ability to walk to school and saving families transportation costs.

2. The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with said special use, the size of the subject property in relation to such special use, and the location of the site with respect to streets giving access to it shall be such that it will be in harmony with the appropriate, orderly development of the district in which it is located;

The location and size of the special use, the nature and intensity of the operation involved

in or conducted in connection with said special use, the size of the subject property in relation to such special use, and the location of the site with respect to streets giving access to it will be such that it will be in harmony with the appropriate, orderly development of the district in which it is located. The current Owner, Fiore Nursery, first acquired the Subject Property in the late 1980's. Since then, much of the area has been developed with residential, commercial, and recreational uses. Consistent with that trend, Fiore Nursery ceased its operations on the Subject Property several years ago, and the Subject Property has remained mostly vacant and underutilized since. Owner now desires to sell the Subject Property to Petitioner to allow for its redevelopment with a townhome community for its highest and best use.

Single-family residential neighborhoods are located north of Easton Avenue, the Easton Station townhomes are located to the west, the Woodlands multiple family development is located to the south, and there existing and future commercial uses to the east along N Main Street. The proposed townhome development will logically transition between these uses. Further, the proposed development is consistent with the Village's 2009 Comprehensive Plan, which designates the future use of the Subject Property for mixed use commercial/residential. The proposed development is also consistent with the PVSAP that was adopted in 2019 as part of the Comprehensive Plan. Specifically, the PVSAP highlights several redevelopment opportunity sites, including the "Central Subarea" in which Subject Property is located. The Central Subarea designates the Subject Property for single-family attached townhomes, multi-family, mixed-use, and parks/open space.

3. The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject property for the purposes already permitted in such zoning district, nor substantially diminish and impair other property valuations with the neighborhood;

The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject property for the purposes already permitted in such zoning district, nor substantially diminish and impair other property valuations with the neighborhood. To the contrary, the proposed development is consistent with the surrounding uses and trend of development in the area and will increase property values within the neighborhood. Single-family residential neighborhoods are located north of Easton Avenue, the Easton Station townhomes are located to the west, the Woodlands multiple family development is located to the south, and there are existing and future commercial uses to the east along N Main Street. The existing surrounding uses will benefit from having a new, vibrant community located next door. The proposed development is also consistent with the Village's Comprehensive Plan and PVSAP, and will enhance the Village's housing stock, serve under-represented demographics, and create new revenue streams through property, utility, and sales taxes.

4. The nature, location and size of the buildings or structures involved with the establishment of the special use will not impede, substantially hinder or discourage the development and use of adjacent land and buildings in accord with the zoning district within which they lie;

The nature, location and size of the buildings or structures involved with the establishment of the special use will not impede, substantially hinder, or discourage the development and use of adjacent land and buildings in accord with the zoning district within which they lie. As previously mentioned, the proposed development is consistent with the adjacent uses, the development in the area, and the Village's vision for the area pursuant to its Comprehensive Plan and the PVSAP. Townhomes are an appropriate transitional use along a principal arterial roadway corridor like IL Route 22. The IL Route 22 corridor hosts a variety of residential housing developments and commercial uses. The proposed townhomes will help support the existing shopping center district

at the intersection of IL Route 22 and Buffalo Grove Road, which is only a short drive away (.5 miles) and accessible by foot via the existing sidewalk along IL Route 22. In addition to the commercial uses to the west, additional retail commercial uses are planned immediately adjacent to the east of the Subject Property along N Main Street, which the proposed development will help support. The requested special use will facilitate development of the Subject Property with its highest and best use.

5. Adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided;

Adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided. The proposed development will be constructed in accordance with all modern safety and construction codes of the Village. The subdivision and will be easily accessible via 3 access points – from the north at W Easton Avenue, from the east at N Main Street, and from the south at IL Route 22. The roadway internal to the development will be partially private and partially dedicated to the Village and is designed to circulate traffic efficiently and safely. As part of the development, carriage walks and sidewalks throughout the Subject Property will connect the residences to the existing walkway along N Main Street and the new sidewalk to be installed by Petitioner along the north side of IL Route 22. The existing wetlands and detention to the west have been almost entirely preserved and meet the stormwater needs of the development.

6. Parking areas shall be of adequate size for the particular special use, which areas shall be properly located and suitably screened from adjoining residential uses, and the entrance and exit driveways to and from these parking areas shall be designed so as to prevent traffic hazards, eliminate nuisance and minimize traffic congestion in the public streets.

Parking areas are of adequate size for the particular special use, which areas shall be properly located and suitably screened from adjoining residential uses, and the entrance and exit

driveways to and from these parking areas shall be designed so as to prevent traffic hazards, eliminate nuisance and minimize traffic congestion in the public streets. The development will provide sufficient parking for both its residents and their guests. Each of the 90 townhomes will feature a 2-car garage, and all but 12 homes will have a driveway that can accommodate 2 additional cars. 51 guest parking stalls have been planned for throughout the development, for a total of 387 parking spaces – significantly greater than the 153 parking spaces required by Village Code. The roadway internal to the development will be partially private and partially dedicated to the Village and is designed to circulate traffic efficiently and safely.

V. Approval of a Residential Planned Unit Development and Associated Deviations

Per Section 17.28.050(D), the Corporate Authorities of the Village may authorize by ordinance a Residential PUD so long as the proposed PUD is consistent with the general standards set forth below. Consistent with the standards of the Village and in furtherance of the requested PUD, Petitioner requests deviations/variances from the following Village Code sections as part of its request for approval of a PUD:

- Village Code Section 17.40.050(C) to permit a 8.5' front yard setback (Village Code requires 25'), 10' corner side yard setback (Village Code requires 25' (37' combined)), a 27' rear yard setback (Village Code requires 35'), and waiver of the minimum lot area requirements;
- Village Section 17.28.050(E) to permit a 14' side to side building separation (Village Code requires 24') and a 13' setback from property containing a one-family dwelling or approved for one-family dwellings (Village Code requires that in the case of other than one-family dwellings abutting one-family dwellings or property approved for one-family dwellings, the distance at the closest point between the building and the boundary of the planned unit development shall be no less than thirty-five feet or twice the height of the building, whichever is

greater); and

- Village Code Section 17.20.030 to allow A/C units in the front yard of the front-loaded townhomes (Village Code requires new central air conditioning units to be located in the interior side or rear yards only).

1. Have the minimum areas as set forth in Section 17.16.060;

The Subject Property satisfies the minimum area requirements set forth in Section 17.16.060. Section 17.16.060 requires a minimum area of two (2) acres for the R-9 Multiple-Family Dwelling District. The Subject Property is 11.20 acres.

2. The uses permitted in such development are not of such a nature or so located as to exercise an undue detrimental influence or effect upon the surrounding neighborhood;

The uses permitted in such development are not of such a nature or so located as to exercise an undue detrimental influence or effect upon the surrounding neighborhood. To the contrary, the proposed PUD is consistent with the surrounding uses and trend of development in the area and will increase property values within the neighborhood. Single-family residential neighborhoods are located north of Easton Avenue, the Easton Station townhomes are located to the west, the Woodlands multiple family development is located to the south, and there are existing and future commercial uses to the east along N Main Street. The existing surrounding uses will benefit from having a new, vibrant community located next door. The proposed PUD is also consistent with the Village's Comprehensive Plan and PVSAP, and will enhance the Village's housing stock, serve under-represented demographics, and create new revenue streams through property, utility, and sales taxes.

Further, the proposed townhomes have been conveniently located along a principal arterial roadway corridor (IL Route 22). The IL Route 22 corridor hosts a variety of residential housing

developments and commercial uses. The proposed PUD will help support the existing shopping center district at the intersection of IL Route 22 and Buffalo Grove Road, which is only a short drive away (.5 miles) and accessible by foot via the existing sidewalk along IL Route 22. In addition to the commercial uses to the west, additional retail and commercial uses are planned immediately east of the Subject Property along N Main Street, which the proposed development will help support.

3. *The plan effectively treats the developmental possibilities of the subject property, making appropriate provisions for the preservation of streams, wooded areas, scenic views, floodplain areas, and similar physical features;*

The plan effectively treats the developmental possibilities of the subject property, making appropriate provisions for the preservation of streams, wooded areas, scenic views, floodplain areas, and similar physical features. In total, approximately 49% of the area of the Subject Property will be preserved as open space that is either dedicated to preservation, landscape enhancement, or recreational spaces designed to meet the needs of future residents. As noted, this large amount of open space drives the layout of the townhomes, resulting in the need for smaller setbacks and building separations. The result is a community that consists of approximately 49% open space with minimal impact to the existing wetland and natural area to the west of the development. To activate and utilize the open space to the west, a pedestrian path has been added to provide a recreational amenity for the residents, with a secondary walking path located east of the existing pond for added internal connectivity.

4. *All requirements pertaining to commercial, residential, institutional or other uses established in the planned unit development conform to the requirements for each individual classification as established elsewhere in this Title, except as may be specifically varied for the proper planning of the planned unit development;*

All requirements pertaining to commercial, residential, institutional or other uses

established in the planned unit development conform to the requirements for each individual classification as established elsewhere in Title 17 of the Village Code, except as requested herein this Petition and as may be specifically varied for the proper planning of the planned unit development.

5. The Planning and Zoning Commission shall determine that the area and width of the lot shall be sufficient for the proposed use, and that the development of the property in the proposed manner creates no outlots which will be difficult to develop in an appropriate manner.

The area and width of the lot shall be sufficient for the proposed use and development of the property in the proposed manner creates no outlots which would be difficult to develop in an appropriate manner. The proposed development has been strategically designed to prioritize large contiguous open space and minimize the development's impact on natural features such as the existing wetland and pond. As a result, approximately 49% of the site has been preserved for open space.

VI. Approval of Variances to Title 14 "Sign Code"

Per Section 14.40.010, the Village Planning & Zoning Commission may recommend approval or disapproval of a variance from the provisions or requirements of Title 14 "Sign Code" subject to the below standards. Consistent with the objective of the Village and in furtherance of the requested signage to be located on the Subject Property, Petitioner requests variances from the following Village Code sections:

- Village Code Section 14.16.010(B) to permit two (2) residential development identification signs (one at the Main Street entrance and one at the Half Day Road entrance) (Village Code permits only 1 in the R-9 zoning district);
- Village Code Section 14.16.010(E) to permit residential development signs with a

height of 8' (Village Code permits 5') that are located in a building setback (Village Code prohibits signs in building setbacks); and

- Village Code Section 14.20.010(E) to permit two (2) temporary billboard marketing signs (one at the Main Street entrance and one at the Half Day Road entrance) with a width of 10' (Village Code permits 8') and area of 80 sq. ft. (Village Code permits 64 sq. ft.) as depicted on the Marketing Signage Plan included with the submittal material.

1. The literal interpretation and strict application of the provisions and requirements of this Title would cause undue and unnecessary hardships to the sign user because of unique or unusual conditions pertaining to the specific building, parcel or property in question;

The literal interpretation and strict application of the provisions and requirements of this Title would cause undue and unnecessary hardships to the sign user because of unique or unusual conditions pertaining to the specific building, parcel or property in question.

Petitioner requests a variance to permit 2 temporary billboard marketing signs and 2 permanent development identification signs. The proposed development will feature two 2 primary entrances to the development – one from Main Street and one from Half Day Road. Given the Subject Property's entrance points from two highly visibly roadways within the Village, to effectively market the development during buildout and construction, Petitioner requests a variance to permit slightly larger billboard signs at each entrance as would otherwise be permitted by Code. Effective marketing of the development will benefit both the Petitioner and Village, properly showcasing the development and expediting its full occupancy. Further, while the proposed billboard marketing signage is 2' wider than permitted by Village Code, it is also 2' shorter than permitted by Village Code, reducing the perceived size of the signage.

Separately, Petitioner requests a variance to permit 2 entry "pier" style development

identification signs – one at the entrance from Main Street and one at the entrance from Half Day Road. While the proposed 8’ tall signs exceed Village Code’s maximum height of 5’, the signs have been tastefully designed with brick and pre-cast concrete. Given the highly visible and trafficked nature of the area, the size of the proposed signage is appropriate for the location to safely and efficiently direct visitors into the development. Further, while the signage is proposed to be located within the building setback, the signage has still been setback a safe distance from the roadway, such that it will not pose a safety risk nor harm the aesthetics of the entrance to the neighborhood.

2. The granting of the requested variance would not be materially detrimental to the property owners in the vicinity;

The granting of the requested variance would not be materially detrimental to the property owners in the vicinity. To the contrary, the proposed marketing billboard signs will facilitate effective marketing of the development, which benefits both the Petitioner, Village, and neighbors by properly showcasing the development to expedite its full occupancy. Likewise, the proposed identification signs will not be detrimental to property owners in the vicinity, but will safely and efficiently direct visitors into the development.

3. The unusual conditions applying to the specific property do not apply generally to other properties in the Village;

The unusual conditions applying to the specific property do not apply generally to other properties in the Village. The Subject Property is uniquely situated in that it has entrances and frontage along two highly visible, well trafficked roadways in the Village – Main Street and Half Day Road. The requested variances are required to properly market the development and safely and efficiently direct visitors into the subdivision from 2 busy thoroughfares in the Village.

4. The granting of the variance will not be contrary to the purpose of this Title

pursuant to Section 14.04.020.

The granting of the variances will not be contrary to the purpose of Title 14 of Village Code pursuant to Section 14.04.020. The overarching stated purpose set forth in Section 14.04.020 is the need to protect the safety and welfare of the public, the need for well maintained and attractive appearance in a community, the need for adequate business identification and advertising and communication, and the need for promotion of aesthetic values. The requested variances are in line with the stated purpose.

As noted, the Petitioner requests a variance to permit 2 temporary billboard marketing signs and 2 permanent development identification signs. The proposed development will feature 2 primary entrances to the development – one from Main Street and one from Half Day Road. Given the Subject Property’s entrance points at two highly visibly roadways within the Village, to effectively market the development during buildout and construction, Petitioner requests a variance to permit slightly larger billboard signage at each entrance as would otherwise be permitted by Village Code. Effective marketing of the development will benefit both the Petitioner and Village, properly showcasing the development and expediting its full occupancy.

Separately, Petitioner requests a variance to permit 2 entry “pier” style development identification signs – one at the entrance from Main Street and one at the entrance from Half Day Road. While the proposed 8’ signs exceed Village Code’s maximum height of 5’, the signs have been tastefully designed with brick and pre-cast concrete. Given the highly visible and trafficked nature of the area, the size of the proposed signage is appropriate and complementary to the aesthetics for the location and will safely and efficiently direct visitors to the development. Further, while the signage is proposed to be located within the building setback, the signage has still been setback a safe distance from the roadway, such that it will not pose a safety risk nor harm the

aesthetics of the entrance to the neighborhood.

VII. Approval of Variances to Title 16 “Development” Standards

Petitioner requests variances from the following Title 16 “Development” standards:

- Village Code Section 16.50.070(D) to permit right-of-way of less than 60 feet for the proposed public street along First Street and the east end of the proposed public road near Main Street, where the developer does not control property on both sides of the right-of-way;
- Village Code Section 16.50.070(D) to permit First Street to be constructed at less than the standard width to match the existing First Street pavement in the Vernon Township right-of-way;
- Village Code Section 16.50.070(D) to permit a decrease in the minimum grade of streets;
- Village Code Section 16.50.070(D) to permit an increase in the street width from 24 feet face-of-curb to face-of-curb to 27 feet face-of-curb to face-of-curb;
- Village Code Section 16.50.150(B)(5) to waive the requirement for concrete curb and gutter or concrete barrier curb around the perimeter of the parking lot east of building 21;
- Village Code Section 16.30.030(F) and Section 16.50.080(A) to waive the requirement for sidewalks on both sides of public and private streets for First Street and to allow sidewalks without parkway between the back of curb and the property line; and
- Village Code Section 16.30.030(K) to allow the grading of lots to occur outside of the range of 2% to 5% slopes.

Per Section 16.10.050, the Corporate Authorities may vary and make exceptions to Title 16 “Development” standards where there is sufficient evidence, in its opinion, that its regulations, if strictly adhered to, would cause unnecessary hardship because of topographical or other

conditions peculiar to the site, and that such variances may be made without destroying the intent of Title 16. The requested variances are consistent with the intent of Title 16 and strict adherence to Title 16 regulations would cause unnecessary hardship with regards to development of the Subject Property. The stated purpose of Title 16 is to regulate the development of land and provide standards and specifications for improvements thereto. Petitioner has submitted development and engineering plans to the Village for review and approval consistent with the Village's regulatory authority. The above-referenced variances to Title 16 are necessary for development of the Subject Property with its highest and best use.

The Subject Property is unique in that almost 50% of the development will be preserved as open space that is either dedicated to preservation, landscape enhancement, or recreational spaces designed to meet the needs of future residents. This unique feature limits flexibility for development of the Subject Property, specifically with regards to the roadways and sidewalks as they relate to the requested variances to the Village's development standards. Given the confines of the Subject Property, the proposed development has been strategically designed to prioritize large contiguous open space and minimize the development's impact on natural features like the existing wetland to the west. This large amount of open space drives the layout of the townhomes and roadways, resulting in the need for reduced ROW and variable pavement width and grading as depicted on the development plans included with the submittal material. Further, Petitioner is making a roadway connection to the existing First Street right-of-way and pavement section at the north end of the development, which pavement width is less than what Petitioner is proposing for the development. As such, Petitioner must limit the sidewalk to only one side of the street and taper the roadway and adjust the ROW width to properly transition to and match the existing First Street stub and pavement section. Finally, pavement sections have been increased in locations to

accommodate on-street parking as requested by the Village.

WHEREFORE, by reason of the foregoing, and based on any testimony that may be proffered at the public hearing, the undersigned Petitioner requests the Village take the necessary steps to:

- i) Approve a Preliminary Plat of Subdivision (“Preliminary Plat”);
- ii) Approve a Preliminary Plan (“Preliminary Plan”);
- iii) Approve a Rezoning to the R-9 Multiple-Family Dwelling District (“Rezoning”);
- iv) Approve a Special Use Permit for a Planned Unit Development (“Special Use”);
- v) Approve a Residential PUD and Associated Variances (“PUD”);
- vi) Approve Variances to Title 14 “Sign Code”
- vii) Approve Variances to Title 16 “Development” Standards
- viii) Approve such other relief from the Village Code as may be deemed necessary and

appropriate to develop the Subject Property depicted on the development plans submitted herewith.

RESPECTFULLY SUBMITTED this 15th day of September, 2025.

PETITIONER:

PULTE HOME COMPANY, LLC

Eric M. Prectel

Attorney for Petitioner

EXHIBIT "A"
Legal Description

PARCELS 1 & 5:

THE PART OF LOT 33 OF SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16 AND OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 21, ALL IN TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE 3RD P.M., DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 33 OF SAID SCHOOL TRUSTEE'S SUBDIVISION (BEING THE SOUTH EAST CORNER OF THE SOUTH WEST QUARTER OF SECTION 16); THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 33, 144.5 FEET TO THE WEST LINE OF LANDS OF THE WISCONSIN CENTRAL RAILROAD TO THE PLACE OF BEGINNING OF THE PREMISES HEREIN INTENDED TO BE DESCRIBED; THENCE NORTH $21 \frac{1}{2}$ DEGREES WEST ALONG SAID RAILROAD LANDS 65.4 FEET; THENCE WEST ALONG AN OLD FENCE LINE 211.3 FEET TO THE EAST LINE OF LOT 7, BLOCK 1, IN A.G. MAETHER'S SUBDIVISION, A SUBDIVISION OF PART OF SAID LOT 33 OF SCHOOL TRUSTEE'S SUBDIVISION HEREIN DESCRIBED; THENCE SOUTH ALONG THE EAST LINE OF LOTS 7 AND 8, BLOCK 1, A.G. MAETHER'S SUBDIVISION, AND SAID LINE EXTENDED 134.2 FEET TO A POINT WHICH IS 73.2 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 21; THENCE EAST PARALLEL TO SAID NORTH LINE OF SAID NORTH WEST QUARTER 267 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF LANDS OF THE WISCONSIN CENTRAL RAILWAY, WHICH IS 82.8 FEET SOUTH FROM THE INTERSECTION OF THE NORTHLINE OF THE EAST HALF OF THE NORTH WEST QUARTER OF SECTION 21; THENCE NORTH WESTERLY ALONG THE WESTERLY LINE OF THE RIGHT OF WAY OF THE WISCONSIN CENTRAL RAILWAY COMPANY TO THE PLACE OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

PARCEL 2:

THE PART OF THE EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 21, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: TO-WIT- COMMENCING AT THE NORTHWEST CORNER OF SAID HALF QUARTER SECTION, THENCE SOUTH ALONG THE WEST LINE OF SAID HALF QUARTER SECTION, 480.2 FEET TO THE CENTER OF THE LAKE ZURICH ROAD (STATE ROAD NO. 22), THENCE EASTERLY ALONG THE CENTER OF SAID ROAD FOR A DISTANCE OF 491.3 FEET, THENCE NORTHERLY 495.3 FEET TO A POINT IN THE NORTH LINE OF SAID EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$, WHICH IS 491.2 FEET EAST OF THE NORTHWEST CORNER OF SAID EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$, THENCE WEST ON SAID NORTH LINE TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM THAT PART FALLING WITHIN ILLINOIS STATE ROUTE 22, ALL IN LAKE COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 21, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING ON THE NORTH LINE OF SAID EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 21 AT A POINT 379.7 FEET WEST FROM THE NORTHEAST CORNER THEREOF THENCE WEST ALONG SAID NORTH LINE 453.7 FEET TO A POINT WHICH IS 491.2 FEET EAST OF THE NORTHWEST CORNER OF THE EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 21, THENCE

SOUTH 495.3 FEET TO A POINT IN THE CENTER OF LAKE ZURICH ROAD (STATE ROAD 22) SAID POINT BEING 491.3 FEET FROM THE WEST LINE OF SAID NORTHWEST $\frac{1}{4}$ (AS MEASURED ALONG THE CENTER LINE OF SAID ROAD) THENCE EASTERLY ALONG THE CENTER OF SAID ROAD 524.8 FEET TO A POINT WHICH IS 308.4 FEET WEST FROM THE INTERSECTION OF THE CENTER LINE OF PAVEMENT OF THE LAKE ZURICH ROAD AND THE EAST LINE OF SAID EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 21 THENCE NORTHERLY 438.4 FEET TO A POINT WHICH IS 73.2 FEET SOUTH FROM THE NORTH LINE AND 299.4 FEET WEST FROM THE EAST LINE OF SAID EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 21 THENCE WEST PARALLEL TO SAID NORTH LINE 80.3 FEET THENCE NORTH AT RIGHT ANGLES TO SAID NORTH LINE 73.2 FEET TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM THAT PART FALLING WITHIN ILLINOIS STATE ROUTE 22, ALL IN LAKE COUNTY, ILLINOIS.

PARCEL 4:

LOTS 6, 7 AND 8 IN BLOCK 1 IN MAETHR'S SUBDIVISION OF PART OF THE SOUTH $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 16, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 30, 1925 AS DOCUMENT 260397 IN BOOK "M" OF PLATS PAGE 107 IN LAKE COUNTY, ILLINOIS.

ADDRESS OF SUBJECT PROPERTY: 23023 N. First Street, 23008 N. Main Street, 16704 W. Highway 22, and 16606 W. Highway 22, Prairie View, IL 60069.

Approximately 11.18 acres

PERMANENT INDEX NO.: 15-16-307-006
15-16-300-022
15-21-100-047
15-21-100-049
15-21-100-004

**MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION HELD
AT JEFFREY S. BRAIMAN COUNCIL CHAMBERS
FIFTY RAUPP BLVD, BUFFALO GROVE, IL 60089, WEDNESDAY, OCTOBER 22, 2025**

CALL TO ORDER

Chairperson Weinstein called the meeting to order at 7:30 PM. Roll call indicated the following were present: PZC Chairperson Weinstein, PZC Commissioner Moodhe, PZC Commissioner Spunt, PZC Commissioner Davis, PZC Commissioner Schwartz, PZC Commissioner Gregory.

Also present were: Trustee Liaison Lester Ottenheimer, Village Attorney Patrick Brankin, Community Development Director Nicole Woods, Deputy Community Development Director Kelly Purvis, Associate Planner Andrew Binder, Village Engineer Briget Schwab, and Consulting Engineer Amy McKenna.

PUBLIC HEARINGS/ITEMS FOR CONSIDERATION

- A. **Consideration of a petition for approval of a Special Use for a Planned Unit Development, R-9 Rezoning, Plat of Subdivision, Preliminary Plan, and Variations to the Development, Zoning and Sign Codes to construct a 90-unit townhome development on the properties located at 16606-16704 Rt. 22, 23008-23025 Main St. and 23023 First St.**

Community Development Director Woods and Deputy Director Purvis provided an overview of the request and indicated staff's support for the project.

Russ Whitaker, from Rosanova & Whitaker, Ltd, the attorney representing Pulte Home Company, was sworn in. Whitaker provided background information on the contract purchaser of the site, Pulte Home Development, for a 90-unit townhome project. He gave an overview of Pulte's portfolio of work, the existing conditions on the Fiore site (the subject property), and provided context of the surrounding area. He noted that neighbors expressed concerns at the neighborhood meeting about the site's past use and potential contamination from the landscape business. He explained that the Fiore site was a wholesale landscape nursery property where no plants were grown, as all materials were brought in. He stated there were no environmental issues.

Whitaker continued by citing data from the 2023 Lake County Housing Analysis, conducted by Lake County Partners. He highlighted that supply constraints are driving rising prices and noted the 37% increase from 2019 to 2022 mentioned in the report does not fully capture the market's recent changes. The analysis shows that, based on permit data from 2018 to 2022, there has been a long-term housing shortage. By 2027, this shortage of market-rate units is expected to reach 11,400 units. Whitaker noted this supply issue affects the entire Lake County market, not just Buffalo Grove, and should be considered as important context when discussing new projects. He said this key point ties to economic development, noting that due to aging population and housing shortages, Lake County faces challenges in attracting and retaining businesses. The lack of sufficient housing and working-age population hinders economic growth, but new housing development could help address these issues.

Whitaker stated that the Prairie View Metra Station, across from the property, is the second-busiest on the NCS line, with about 20% of commuters walking to it. As commuter rates increase, traffic decreases because more people walk instead of driving to the station.

Whitaker mentioned they've been working with staff on this project for about 9 months, with multiple iterations sometimes reverting to a previous version. He noted setbacks at 20 or 18 feet, emphasizing the extensive time and detail invested in this plan and considering variable setbacks across planning areas based on building context and their relation to housing in the surrounding area.

Whitaker continued, discussing on-street parking, noting that it is more than double the required parking per the code and more than sufficient for the site. He also stated that they will be adding a sidewalk around the site that connects to the surrounding area to create a more walkable environment. He mentioned the traffic report, stating that the study shows sufficient reserve capacity in surrounding roads to handle the traffic, although backups unrelated to the development may still occur with Stevenson High School down the road and next to the Metra tracks.

Whitaker stated that the wetland on the property's westernmost part is a 2.22-acre isolated wetland in Lake County. He noted the development will impact some areas of the wetland, specifically where the sidewalk will be added along Route 22 and the north westernmost building. He stated that they will be working with Lake County on meeting requirements related to the wetlands.

Whitaker mentioned neighbor concerns about Stormwater, noting properties north and west drain into the site and that this has been factored into the development. They propose a modern storm sewer system with a vault and storm trap, draining through the site and under Route 22. They will also help drain part of the site to the wetland to prevent starvation of the wetland area.

Whitaker provided an overview of the design of the proposed townhomes, including rear and front-loaded designs. All plans feature a 3-bedroom base, with flex space convertible into an extra bedroom. About 95% will have 3 bedrooms, 5% might have 4, and a 5-bedroom layout is possible but unlikely. Lastly, he provided an overview of the elevations and the proposed exterior materials. He noted that there is an option to add a habitable attic rooftop deck, and that this feature could be added to each townhome if desired.

Commissioner Gregory asked why they are doubling the required number of parking spaces according to the code? He understands that the Board might ask for additional parking spaces.

Purvis stated that most of the parking spaces are located in the garages and the driveways. The proposed on-street and off-street parking is meant for situations when people have guests, such as during parties and similar events, to accommodate extra visitors. She mentioned that providing guest parking is something the Board has noted is important for townhome developments.

Whitaker mentioned that the parking code requirements are generally lower in Buffalo Grove than those in other communities, and the parking count they have is fairly standard for their townhome developments. A two-car garage is essential for

marketability, with all properties having additional space for a driveway. Only three buildings lack driveways, and they have a nearby parking lot meant to serve them. The remaining parking needs are met by on-street parking, which will not be striped.

Commissioner Gregory mentioned that the two-car garage is important for the price point. However, is the additional parking in the driveway also something you consider a need?

Whitaker responded that, usually, yes. He mentioned that this development will be a bit different since it's next to the Metra station, and we will see more people walking to the train. He noted that the previous Mariano's down the street would have been a great walkable asset that is no longer there. He indicated that this community will rely on vehicles, and in a suburban setting, a driveway behind a unit is preferred.

Commissioner Gregory mentioned that he loves the plan for this area, its walkability, its location right by the Metra station, its pedestrian-friendliness, and its on-street parking. He asked if the 27 feet for the road includes the space for the parking.

Purvis stated that the Village's typical street width is 24 feet, and the 27 feet provides space for cars to park on the side of the road and drivers to pass by more easily. She noted this is especially important for emergency vehicles.

Woods also pointed out that, based on past lessons, these developments need additional parking spaces in driveways or off-street parking for handymen or cleaning professionals that do not cause conflicts with other units. She mentioned that they ask for as much guest parking as possible to help alleviate any future disputes.

Commissioner Gregory asked if there are any plans for EV setups within the community.

Whitaker stated that all the units will have the infrastructure in the garage for it to be installed, so the home will effectively be ready for EV if the homeowner chooses to install that system. However, it is not something they install themselves; a third-party installer would be required.

Commissioner Gregory asked if there are any plans to install bike racks within the community.

Whitaker said they have no plans to install bike racks. He noted that the garages should be large enough to hold any bikes.

Commissioner Spunt expressed concern that the main street through the development could serve as a cut-through to Route 22. Since the southern section of Main Street is a two-lane road, he asked whether their scope includes adding a right-turn lane at the intersection of Main Street and Route 22.

Whitaker stated that the property at the corner of Main Street and Route 22 is unincorporated and not under village jurisdiction, and therefore cannot have a dedicated right-of-way for that right-turn lane, but this is something they can take a second look at.

Commissioner Davis stated that he lives in Ridgewood Townhomes, where there is no street parking and signs prohibiting it, yet people still park there. He stated that

this makes his street one-way when people park there, potentially blocking emergency vehicles from passing. He expressed appreciation for the extra space on the roadway provided by on-street parking. He asked for the reasoning for the 0.6% grading of the streets instead of the 1.0% grading.

Jon Cerbus, Civil Engineer at Pearson, Brown & Associates, confirmed he was sworn in. He explained that grading the 0.6% is necessary because adjusting the site to ensure effective stormwater management and proper cover on the vaults requires raising and leveling the site. This creates a gradual rise and fall between high and low points, facilitating smooth grading. He added that the slope meets IDOT standards and is typically acceptable.

Commissioner Moodhe asked about the fire lane along the east side of building 15 and 12, and asked how wide it is.

Whitaker explained that the alleyway functions as a fire lane to accommodate large fire trucks and prevent a dead end. He stated the fire lane is 18 feet wide.

Commissioner Moodhe asked about the setback on buildings 9,10,11, and if the setback variation is for the setback along Route 22 or between the buildings. And asked the distance that is being requested.

Purvis stated that the setback variation is from the property line along Route 22. She stated that the townhomes will be approx. setback 20 feet from the property line.

Commissioner Moodhe asked about the 'Active Edge' of the development along Route 22 and wondered whether the buildings are more of a wall than an inviting active area.

Woods mentioned that it could be called a street wall, which is part of the element. She still finds it inviting, with the access point next to the buildings, creating an active edge that visually draws from Route 22.

Commissioner Moodhe asked where the balconies will be for the townhomes along Route 22.

Whitaker explained that the balconies will be positioned behind the buildings along Route 22, with the usable outdoor space located at the rear. He mentioned that the front entrance facing Route 22 will serve as the welcoming entry for guests, while the back entrance will serve as the main entrance.

Commissioner Moodhe asked for confirmation of the building height.

Whitaker stated that the townhomes will be 42.2 feet tall.

Purvis stated that the height is compliant because the buildings are below the 45-foot limit.

Commissioner Moodhe asked how tall the buildings are at the Easton Development.

Purvis stated that she would have to look up that information.

Commissioner Moodhe asked the Petitioner what the plan is for the Prairie View Green.

Whiteaker said the area will be a large lawn with a defined edge, surrounded by a path that wraps around the back. Other open spaces on the plan are passive, with walkways, seating, and gardens—good for walking and dogs, but lacking play areas for kids. The prairie view green area is about a third of an acre, similar to a residential lot, and will be wide open. The walkway creates a western boundary, with landscape inside to serve as a barrier between the green space and wetland, and along Route 22 to define the space. The goal is to create an open, usable space in a logical location, using landscape elements for protection and viability.

Commissioner Moodhe asked Cerbus if the flow under Route 22 is underground.

Cerbus explained that the main outfall beneath Route 22 is a large elliptical pipe that currently exists. It runs underground under Route 22 and serves as the outfall for the existing wetland. He stated that the same pipe will also be used for stormwater management in the development.

Commissioner Moodhe asked what the pipe drains to on the other side of Route 22 within the Woodlands Subdivision.

Cerbus explained that once it enters the Woodlands, it flows into a 36-inch sewer, then moves southeast and further south towards Aptakisic.

Commissioner Moodhe asked if the water would drain to the Aptakisic watershed.

Cerbus stated that he believes so. He reiterated the importance of the 0.6% slope for the site's roadways, which aligns with the driveway slope requirement of 2% to 8%. He said that a 0.6% slope is helpful because a 1% slope would make it hard to stay within limits and match the driveway with the roadway. The 0.6% slope allows for a flatter grade, easing grading and keeping slopes within range.

Commissioner Moodhe asked if the west underground vault will be metered.

Cerbus confirmed and stated that there will be three control structures for this development and the vaults.

Commissioner Moodhe asked if the area ties into the Des Plaines River Meter Plan for downflow along downstream.

Cerbus stated that they will be following the Lake County Watershed Development Ordinance, noting he is not familiar with the Des Plaines River Plan specifically. He also mentioned that they have to adhere to the Village and County watershed ordinances.

Commissioner Moodhe asked if there are going to be any HOA restrictions on parking not within the garage and also with garbage cans.

Whitaker mentioned that they usually do not limit outside parking or require cars to be parked in the garage. However, they might consider such restrictions if the Village expresses concerns.

Commissioner Moodhe mentioned that such a restriction would be counterproductive and inquired about the trash collection plan for residents.

Matt Brolley from Pulte Home Company was sworn in. He explained that everyone receives the same trash container, which must be kept in the garage and not

outside. On garbage day, residents are required to roll the container out to their driveway or behind their unit.

Commissioner Moodhe asked whether the garbage trucks would be using the fire lane/alleyway along the east side of the site.

Brolley confirmed. Also stated that they do not require residents to park in their garage, and that they can also park in their driveway.

Commissioner Moodhe asked if there is an estimated cost or listing price for these units.

Brolley stated that they will start at the mid-\$500,000 range and close in the low-\$600,000 range.

Commissioner Moodhe inquired about the mixed-use areas in the Prairie View Station Area Plan (PVSAP), noting that part of this development occupies a small section of the mixed-use zone. The majority of the zone remains undeveloped and questions how this development fits with the PVSAP.

Woods explained that the initial plan focused on residential and mixed uses, which are still part of the PVSAP. She stated that as we move forward, market realities and the definition of mixed use will be considered. Originally, the idea was for mixed use to be along Main Street or Easton Avenue, serving as the main corridor. Currently, the focus is more on the interior of the area to create necessary density and develop a neighborhood center. She acknowledged that some properties are missing, which creates a uniquely shaped, irregular boundary. This area represents an important entry point into the central subarea, where annexation faces challenges such as property owners' resistance and infrastructure costs. Infrastructure planning and development can help build momentum and interest. This project offers an opportunity to initiate that progress, with future infrastructure improvements planned. She stated that the project will be built, and the surrounding properties, especially those to the north, can be developed in a way that aligns with the vision, goals, and principles of the PVSAP.

Commissioner Moodhe inquired whether we are satisfied with the walkability of the other assets in the area, especially considering that the Mariano's location is closed.

Woods emphasized that increased walkability is important, as the community has expressed the need for it. She mentioned that, especially in our post-COVID world where more people work from home, residents value pedestrian paths and connectivity. This has been a long-standing goal of ours. She pointed out that improving accessibility for bicycles and pedestrians is essential. The report, as the petitioner highlighted, does an excellent job of enhancing walkability within the area by strengthening connections and closing gaps. We have prioritized this effort, especially focusing on the need for a walkable path along Route 22 for students, which is critical. We also see the importance of extending this path to the other side of the property. Overall, this development effectively closes necessary gaps, improves interior pedestrian circulation, and prepares the area for future growth or annexation. She stated that it sets the tone for walkability throughout.

Commissioner Moodhe asked if future developments will continue to prioritize walkability in the plan.

Woods stated that is the plan.

Commissioner Moodhe asked if the Village is snowplowing Main Street.

Schwab stated that the Village does plow Main Street and has a maintenance agreement with Vernon Township.

Commissioner Moodhe stated that he had some questions regarding the traffic report and asked when the traffic counts were performed.

Andrew Bowen from KLOA, Inc., was sworn in.

Bowen stated that the counts were conducted in April 2024 on a school day.

Commissioner Moodhe asked if they had noticed any students in the Metra Station parking lot during the traffic counts.

Bowen stated that is not something they look for during count collection.

Woods stated that students do park in the Metra parking lot.

Commissioner Schwartz asked if the Village has a requirement for the amount of brick on the front façade facing main roads and inquired how much of the brick will be on the buildings facing Route 22.

Whitaker confirmed the rendering on the screen will show the building facing Route 22 and stated that they don't have the calculations of the brick percentage on facades.

Commissioner Schwartz inquired about the recycling center, which is not included within the scope, to partner with them for cleaning up their site for these new townhomes.

Whitaker mentioned that they haven't discussed with the property owner at the corner yet and plan to coordinate with the neighbors regarding the construction development in the spring.

Commissioner Schwartz brought up land clearance at the other corner of this development, at Route 22 and Prairie Road, for the Prairie Point townhomes project. He questioned whether builders have strong relationships with schools and other government agencies involved in road widening, especially with more residential developments on the way. He stated that it is crucial for traffic safety and for access to schools like Stevenson and others in the D103 District. He stressed the importance of ongoing discussions on infrastructure improvements and widening existing roads to support the growing student population.

Whitaker said during development, traffic studies are done, and school impacts are considered, but he can't speak on road metrics around the schools and that likely falls under the jurisdiction of the villages involved around the schools and the roadways.

Commissioner Spunt said he saw the Lake County 2050 plan, which lists roads to be redone over 25 years.

Commissioner Schwartz stated that Lincolnshire won't widen the roads as we continue to build housing here, which is problematic.

Woods explained that we work very closely with the school districts and have completed several projects involving their parking lots, entrances, and traffic flow to improve safety and circulation. She stated that the Village maintains a strong relationship with them, and whenever issues like problems with turning signals or traffic conflicts arise, they can raise concerns during our roundtable discussions. She stated that these meetings include representatives from engineering, police, and schools, allowing us to address and enhance access points. Regarding Stevenson, we have a good relationship and ongoing communication, even though they are located in Lincolnshire.

Chairperson Weinstein asked staff about the proposal, noting that the staff report says it is significantly less than the May 19th presentation to the Village board. He inquired about the specific changes regarding the reduced number of buildings, housing units, or setback changes.

Woods said the units stay the same, but the design and orientation has changed. She stated for instance, in the northern corner, all units now face the street, either a private street or First Street, improving the design. Circulation and guest parking were also enhanced. The Route 22 setback, originally 10 feet, was maximized for priority. Other updates include protecting wetlands, preserving natural areas, adding green space, improving architecture and landscaping, adding sidewalks along Route 22 and Easton, and boosting fire truck access. She mentioned that the Fire Chief confirmed all buildings are now well serviced.

Chairperson Weinstein asked for confirmation if we will be snow plowing any of the private roads within the development.

Purvis confirmed that the HOA would be responsible for snow plowing private roads.

Chairperson Weinstein asked if there will be street parking on the private roads.

Purvis confirmed there would be.

Chairperson Weinstein asked if overnight parking will be allowed on the private road since it's not the Village's Road.

Brankin stated it would be subject to the HOA requirements and that it would need to be determined by the petitioner.

Chairperson Weinstein mentioned that he is examining the southeast buildings, specifically numbers 10, 11, 12, and 13. He pointed out that there is limited on-street parking available for these units. He added that practically, if a visitor arrives, they would likely need to park in the driveway. He expressed concern that the fire lane might end up being used as a parking area. He also questioned how parking enforcement will be managed in the fire lane, since it is not a street and won't be monitored by the village.

Whitaker stated that parking in the fire lane is clearly not allowed. He stated that if you're visiting someone, the available parking spots are behind the garage. Otherwise, you'll need to walk, which isn't far from the street parking to Building 12. But reiterated that they would definitely prohibit parking in the fire lane.

Chairperson Weinstein mentioned that people are generally lazy and will choose to drive up to their friends' houses if they are able.

Chairperson Weinstein mentioned there are many variation requests, but he's not worried about the modest roadway slope variance, trusting engineers' judgment. He discussed setbacks, questioning if this change affects the number of buildings or units. To reduce setback variances, fewer units or buildings could be used, which is an economic decision to aim for 90 units.

Whitaker explained that the need for variations is partly due to economic reasons, but they also own property in the PVSAP sub-area that requires higher density. He mentioned that much of the discussion focused on how to accommodate more people closer to the train station. He noted that removing buildings could create more space, but it might harm the character they and the Village are trying to create. He said that the development aims to be more urban, with three stories, but large setbacks don't align with this vision. Variances are driven by efforts to balance plan iterations, building size, and the village's goals, not just density desires. He stated that they also have obligations like extending the sidewalk along Route 22 and installing the water main under the railroad with the project, which are major construction tasks. The developer is laying a foundation for future growth, but meeting current setback requirements outside the annexation process may be challenging.

Chairperson Weinstein inquired about the attic roof deck and whether selecting it for one of the units out of the 5 or 4 units could result in an asymmetrical appearance. He also asked if these attic roof decks will face Route 22 or other streets.

Whitaker confirmed that the attic roof decks will not face Route 22 or any other streets.

Chairperson Weinstein expressed concern about the asymmetrical appearance of the attic roofs, as they lack visual appeal.

Commissioner Gregory asked if there were any adjustments to the plans after the neighborhood meeting.

Whitaker mentioned that most changes were made in the northern part of the plan, including relocating the parking lot and adjusting the orientation of buildings 18 through 21. He also noted that the neighborhood meeting was pleasant and not characterized by widespread objections. One of the main concerns from residents was the connection to First Street, which is a priority for the village. He believes it makes sense to establish roadway connections when possible, in line with the PVSAP framework. He stated that many questions were addressed during the meeting, and he doesn't recall any major issues emerging from it.

Commissioner Spunt asked whether the garages would be two-car or two-and-a-half-car garages to accommodate the garbage cans.

Whitaker stated that the garage will be a two-car garage, and the standard policy is that the garbage cans should be stored inside the garage.

Commissioner Spunt asked about the wall insulation between the units.

Brolley stated that the walls between the units will have a certain fire rating to help block noise.

Commissioner Spunt asked about timing of the development and the construction schedule.

Whitaker explained that the process would take a couple of years to complete all units. The plan is for the site's infrastructure to be developed in a single phase, including site grading, utilities, and roadway improvements, followed by the construction of the model home. After a grand opening, sales would begin, and homes would be built as they are purchased. Pulte tends to customize units more than other builders, so they avoid building multiple units ahead of time. Some structural modifications, like rooftop decks, are considered, and the goal is to secure as many contracts as possible.

Commissioner Moodhe asked if every unit could have the habitable attic space.

Whitaker confirmed.

Commissioner Moodhe asked if, when the corner lot becomes available, do you have a plan for that site.

Brolley said that if the village is interested in adding more townhomes, we would be interested in that site.

Commissioner Moodhe mentioned that staff should investigate the leading pedestrian interval at the intersection of Route 22 and Main Street in relation to this development.

The Village Staff report was entered into the record as Exhibit 1.

Ronald Salway, a resident at 16636 W Easton Ave, asked if anyone from the development team has spoken with the Army Corps of Engineers regarding the wetlands on the site.

Scott Brejcha, VS Companies, was sworn in. He explained that, following the Lake County watershed ordinance, after an evaluation, a preliminary jurisdictional determination is made on-site with Lake County wetlands staff. Previously, this process involved the U.S. Army Corps of Engineers, but due to staff and funding issues, Lake County staff now make these jurisdictional calls. They determined that the wetland is not under the Army Corps' jurisdiction and is an isolated wetland under SMC regulation.

Randy Sinker, a resident at 5712 Gentry Ct, Long Grove, asked that if this project gets approved, the construction would start sometime in 2026. If so, are there plans to clean up the old Fiore site now?

Whitaker responded that they don't control the property today and that construction is planned to begin in the spring. He noted they would be cleaning up that site at that time.

Dean Norlin, a resident at 16738 Easton Ave, said they've lived there for 40 years and enjoyed it. As Buffalo Grove expanded, the neighborhood changed, with more residential developments and the shopping center, leading to increased traffic along Easton Avenue. The plans to build an access road to Easton Ave will add more traffic. She expressed concerns about cars going off the curb and poor snowplowing, describing the service as terrible, with only one side of the road plowed. She stated that she feels their concerns about street traffic are ignored. She also mentioned that there used to be no left turns from behind the fire station to reduce cut-through traffic, but Buffalo Grove used to ticket for these turns, though that is no longer the case, leading to more congestion and traffic from students and commuters.

Malcom Holcombe, resident at 16690 Easton Ave, asked several questions about local traffic and development. He questions why First Street is being opened for a community that already has adequate ingress and egress, fearing it will cause traffic jams and speeding, especially near Prairie View Station. He also questions the need for parking on First Street, noting that no parking is currently allowed in Vernon Township, and questions how this benefits the new project or local access. Lastly, he inquires about plans for sidewalks on Easton Avenue, noting this is the first he's heard about such plans.

Purvis explained that parking is allowed throughout the development because the village does not prohibit it. First Street will be part of the development, with some of it falling under village jurisdiction. Connecting neighborhoods via multiple access points is best practice for emergency services, police, fire, and water main access, preventing dead-end roads and ensuring multiple routes for emergencies.

Holcombe asked if the new subdivision lacks the necessary egress and ingress for fire ambulance service.

Purvis stated the traffic study shows the access is efficient and will meet subdivision needs when including First Street. Purvis noted that the street will be widened to 27 feet to accommodate on-street parking. She further indicated that no sidewalks will be added along Easton Avenue, but a sidewalk will be installed along the project's western border on Easton Court.

Holcombe asked about the future development interest for the adjacent sites.

Woods explained that the plan aims to project future growth around the Prairie View Station area, guiding development to align with the area's principles. It considers how streets, access points, and buildings could be laid out to ensure current and future projects are coordinated and implement the plan cohesively.

Holcombe asked about the existing houses.

Woods stated that if and when the properties were to be annexed and become part of the village, we would look at the PVSAP.

TJ May, resident of 1221 Johnson Drive, stated that he expressed a desire to live near family in Buffalo Grove, but the affordable options are limited to Huntley, Lakewood, and Marengo, which he finds ridiculous. He stated that Chicago's growth as a safe market, with the proposed development being next to the second-busiest station along the NCS line. He stated that he values maintaining green spaces and is concerned about over development, especially regarding wetlands and parks. He advocates for connecting streets thoughtfully and hopes the community will appreciate and properly develop these areas from the start.

Salway questioned why train stoppages decreased at Prairie View station, despite it being the second busiest on the NCS Metra line. He noted that the people parking in the station lot are from the high school.

Chairperson Weinstein stated that the PZC has nothing to do with Metra's train schedule determination or ridership.

Chairperson Weinstein closed the public hearing at 9:47 PM.

Com. Davis moved to make a positive recommendation to the Village Board for approval of a Special Use for a Planned Unit Development, R-9 Rezoning, Plat of Subdivision, Preliminary Plan, and Variations to the Development, Zoning and Sign Codes to allow construction of a 90-unit townhome development at 16606-16704 Rt. 22, 23008-23025 Main St. and 23023 First St., subject to the following conditions in the staff report.

Seconded by Com. Moodhe.

Commissioner Moodhe supported the project, noting that this is likely the second or third proposal they have seen, given the site's challenges, influenced by its surrounding makeup. He acknowledged previous discussions for this area, highlighting Prairie View's charm and past efforts that didn't fully succeed. He preferred the developer quickly remove buses and semis from the lot once purchased. He expressed his appreciation of the thought behind the current plan and indicated personal support.

Commissioner Gregory expressed support for the project, saying there are many aspects he likes. Although it's not exactly what he'd hoped, he emphasized the goal of developing the Prairie View area around the Metra station. He mentioned the importance of enhancing walkability, bikeability, and pedestrian use to boost train station activity and create a new community hub. He expressed disappointment over the doubling of parking requirements but praised the project as a valuable first step toward transforming the area.

Moved by Jason Davis, seconded by Adam Moodhe to recommend approval. Upon roll call, Commissioners voted as follows:

AYES: 6 Mitchell Weinstein, Adam Moodhe, Marc Spunt, Jason Davis, Don Schwartz, Chad Gregory

NAYS: 0 None

ABSENT: 3 Amy Au, Neil Worlikar, Sujat Saxena

Motion declared Passed.

REGULAR MEETING

A. Other Matters for Discussion

None

B. Approval of Minutes from the September 30, 2025 Planning and Zoning Commission Meeting

Moved by Adam Moodhe, seconded by Marc Spunt to approve. Upon roll call, Commissioners voted as follows:

AYES: 6 Mitchell Weinstein, Adam Moodhe, Marc Spunt, Jason Davis, Don Schwartz, Chad Gregory

NAYS: 0 None

ABSENT: 3 Amy Au, Neil Worlikar, Sujat Saxena

Motion declared Passed.

C. Chairperson's Report

None

D. Committee and Liaison Reports

Com. Moodhe provided an overview of the projects that were approved by the Village Board at the October 20th Meeting, which included the Kilmer Trash Enclosure, In2Great Playground, and also the name change within the Ordinance for Metro Storage.

E. Staff Report/Future Agenda Schedule

Deputy Director Purvis indicated that the meeting scheduled for November 5th will be canceled, but the Commission can expect a full agenda on the 19th of November.

F. Public Comments and Questions

All comments will be limited to 5 minutes and should be limited to concerns or comments regarding issues that are relevant to Planning and Zoning Commission business and not on the regular agenda for discussion.

TJ May suggested future townhome projects should consider side window placement since they face each other. He also noted a Grayslake townhome with a curved extension directs traffic, accommodating an ambulance and garbage truck, helping prevent shortcut use.

ADJOURNMENT

Moved by Adam Moodhe, seconded by Don Schwartz to adjourn. Upon roll call, Commissioners voted as follows:

AYES: 6 Mitchell Weinstein, Adam Moodhe, Marc Spunt, Jason Davis, Don Schwartz, Chad Gregory

NAYS: 0 None

ABSENT: 3 Amy Au, Neil Worlikar, Sujat Saxena

Motion declared Passed.

The meeting was adjourned at 9:56.

DRAFT



AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: November 3, 2025

AGENDA ITEM 11.a.

Truth in Taxation Determination

Contacts

Liaison: Trustee Cesario

Staff: Chris Black

Staff Recommendation

Staff recommends approval.

Recommended Motion

I move to approve the determination that it will not be necessary to publish for and hold a public hearing as required by the Truth in Taxation Act and authorizing the Village President to execute the required Certificate of Compliance.

Summary

See Attached Memorandum

Strategic Alignment

Guiding Principle

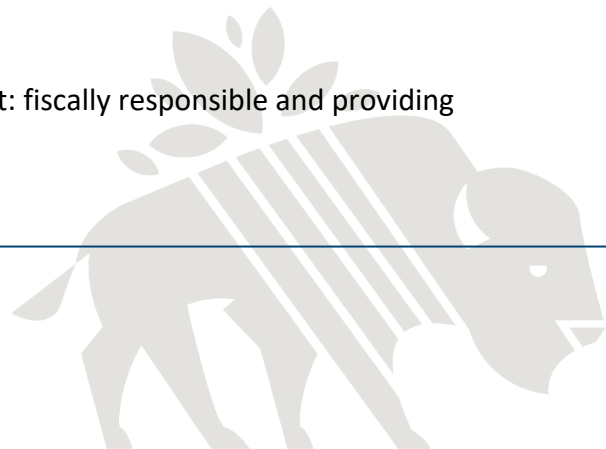
Principle 1: Financially Responsible and Sound

Goal

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

File Attachments

1. BOT Truth in Tax Memo 11.3.25
2. BOT Truth in Taxation Cert 11.3.25





MEMORANDUM

DATE: November 3, 2025
TO: Village Manager Dane Bragg
FROM: Chris Black, Finance Director
SUBJECT: Proposed Tax Levy 2025

RECOMMENDATION

Staff recommends the Village Board approve the determination that it will not be necessary to publish for and hold a public hearing as required by the Truth in Taxation Act and authorizing the Village President to execute the required Certificate of Compliance.

BACKGROUND

The Truth in Taxation Act, (the "Act") Chapter 35, ILCS Section 200/18-55 through 200/18-100 requires that staff determine whether the proposed tax levy exceeds the 2024 levy (collected in 2025) by five percent. For determination purposes, only corporate, special purpose, and pension levies are compared. Debt service levies are exempt from the calculation but are required to be disclosed in the public notice. Abatements are added back to the levies for the comparison. The determination must be made not less than 20 days prior to the adoption of the 2025 property tax levy. The proposed tax levy will be discussed in its entirety during both the budget hearing on November 17th and ordinance presentation on December 1st.

The proposed tax levy for purposes of truth in taxation reporting is as follows:

2024 Tax Extension (all levies other than debt service)	\$16,780,272
Proposed 2025 Tax Levy (all levies other than debt service)	\$17,105,910
Annual Tax Levy Increase	1.94%

Based on the above calculation, it will not be necessary to publish for and hold a public hearing as required by the Truth in Taxation Act. A notice certifying that the Village has complied with all of the requirements of the Act shall be provided at the time the Tax Levy is filed in both Cook and Lake Counties.

The following are the component of the levy and the proposed change (including abatements).

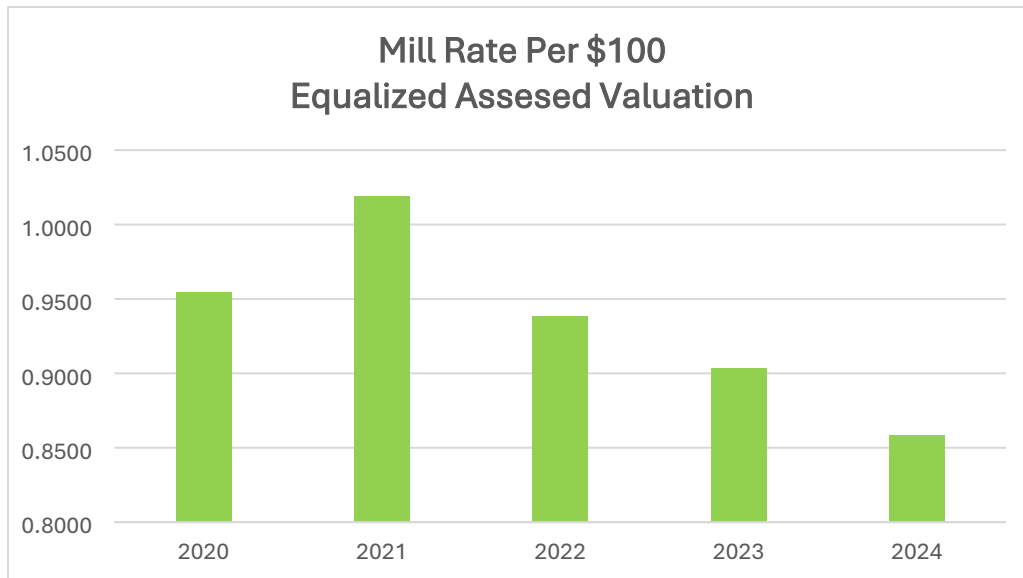
2025 Levy Purpose	Increase/(Decrease)
Corporate Levy	0.0%
Special Purpose/IMRF	0.0%
Public Safety Pensions	5.6%
Debt Service	0.0%

Below is an historic Truth-in-Taxation review since tax year 2015 with the percentage change of levy over extension for each individual levy. The table provides a review of the components of the tax levy (net of debt service) over the last ten years.

Tax Year	Corporate Levy	Change	IMRF/FICA Levy	Change	Police Pension Levy	Change	Firefighters' Pension Levy	Change	Total Levy / Extension	Change
2016	8,645,479	2.00%	1,540,529	2.50%	2,525,647	3.50%	1,862,674	-14.35%	14,574,329	-0.13%
2017	8,904,843	3.00%	1,571,339	2.00%	2,673,256	5.84%	1,897,942	1.89%	15,047,380	3.25%
2018	9,171,988	3.00%	1,571,339	0.00%	2,925,672	9.44%	1,933,212	1.86%	15,602,211	3.69%
2019	9,171,988	0.00%	1,882,715	19.82%	3,115,296	6.48%	2,032,773	5.15%	16,202,772	3.85%
2020	9,171,988	0.00%	1,788,579	-5.00%	3,361,940	7.92%	2,390,386	17.59%	16,712,893	3.15%
2021	9,171,988	0.00%	1,790,122	0.09%	3,394,077	0.96%	2,424,085	1.41%	16,780,272	0.40%
2022	9,171,988	0.00%	1,790,122	0.00%	3,794,077	11.79%	2,024,085	-16.50%	16,780,272	0.00%
2023	9,171,988	0.00%	1,790,122	0.00%	3,446,922	-9.15%	2,371,240	17.15%	16,780,272	0.00%
2024	9,171,988	0.00%	1,790,122	0.00%	3,446,922	0.00%	2,371,240	0.00%	16,780,272	0.00%
2025	9,171,988	0.00%	1,790,122	0.00%	3,507,666	1.76%	2,636,134	11.17%	17,105,910	1.94%
10 Year Avg Change		0.80%		1.94%		3.85%		2.54%		1.62%

The total levy, excluding the debt service portion, increases 1.9 percent from the prior year. This occurs because the combined proposed levy for the Police and Firefighter's pension funds increases \$325,638 or 5.6 percent. The proposed corporate levy amount of \$9,171,988, which is used to support public safety operations, does not increase from the prior year. The Village's corporate levy has not increased in each of the last seven years.

The total aggregate levy that will be presented in December will have a tax rate based on an estimated equalized assessed value for the upcoming year. The following is a five-year history of the Village combined tax rate.



FINANCIAL IMPACT

The proposed net levy for all levies other than debt service is \$17,105,910, an increase of 1.94 percent or \$325,638 year-over-year. The debt service levy does not change from the prior year resulting in a total levy of \$17,441,179.

NEXT STEPS

The ordinance for the levy and collection of property taxes and property tax abatement will be presented to the Board for approval on December 1st.



MEMORANDUM

DATE: November 3, 2025
TO: Village Manager Dane Bragg
FROM: Chris Black, Finance Director
SUBJECT: Proposed Tax Levy 2025

Section 200/18-90 of the Truth In Taxation Act (the "Act") requires that "the presiding officer of the corporate authority" shall certify that the Village has complied with certain provisions of the Act. The provisions that must be complied with (Sections 200/18-60 through 200/18-85 of the Act) are summarized as follows:

Section 200/18-60. Sets forth the requirements of the corporate authorities to determine the amount of funds to be raised by taxation for the particular tax year under consideration. This must be done no less than twenty (20) days prior to the adoption of the levy. The Village Board was notified on November 3, 2025 as to the amount to be raised by taxation subject to the constraints of the Act.

Section 200/18-65. States that until it has complied with the notice and hearing provisions of the Act, no taxing district shall levy an amount of property taxes which is more than 105% of the amount which was extended, or estimated to be extended, in the prior tax year.

Section 200/18-70. States the requirements that must be followed if the estimate presented per Section 200/18-60 is 105% of the prior tax year's extension. In that case, the corporate authorities shall give public notice of, and hold a public hearing on, its intent to adopt a levy in the amount which is more than 105% of the prior year's extension. The requirements and specifics relative to the public notice and hearing called for under the Act are also noted.

Section 200/18-75. Sets the public notice requirements if the final tax levy as adopted differs from what was originally proposed and published.

Sections 200/18-80 and 18-85. These sections contain the form of notice and in part set forth certain public hearing disclosure requirements. The intent here is to provide for and publish a more realistic comparison

of the levy proposed against the prior year's extension, which is grossed back up by the amount of levy abatements approved, in the immediate case, for tax year 2024.

The Certificate of Compliance is attached for the Village President's signature to be affixed to the levy submittal after the tax levy is adopted.

CERTIFICATE OF COMPLIANCE

ILLINOIS TRUTH IN TAXATION ACT

I, Eric Smith, hereby certify that I am the presiding officer of the Village of Buffalo Grove, Cook and Lake Counties, Illinois, and as such presiding officer, I do hereby certify that the 2025 Tax Levy Ordinance of said Village of Buffalo Grove, a copy of which

Page 2 of 3

smart. with heart.

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

is attached, was adopted pursuant to, and in all respects in compliance with the provisions of Sections 200/18-60 through 200/18-85 of the Illinois Truth In Taxation Act, as amended.

_____ The Village published a notice as required and conducted a hearing meeting the requirements of the Truth in Taxation Act.

 X The Village's aggregate levy did not exceed a 5% increase over the prior year's extension. Therefore, public notice and hearing were not necessary.

_____ The proposed aggregate levy did not exceed a 5% increase over the prior year's extension and therefore a hearing was not held. The adopted aggregate tax levy exceeded 5% of the prior year's extension and notice was published within 15 days of its adoption in accordance with the Truth in Taxation Act.

_____ The adopted levy exceeded the amount stated in the published notice. A second notice was published within 15 days of the adoption in accordance with the Truth in Taxation Act.

In Witness, Whereof, I have placed my official signature on this _____ day of December, 2025.

Eric Smith, Village President

ATTEST:

Janet M. Sirabian, Village Clerk