AGENDA

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: June 15, 2026 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 May 18, 2026 Village Board Regular Meeting

b. Minutes of the June 1, 2026 Village Board Committee of the Whole Meeting

3. Approval of Warrant

a. Approval of Warrant #1395 (Trustee Cesario, Chris Black)

4. Village President's Report

a. Presentation of a Posthumous Valor Award to the Family of Orlando Rivas (Trustee Johnson, Brian Budds)

b. Proclamation Honoring Howard Green for 25 Years of Contributions to the Arts in the Village of Buffalo Grove (President Smith, Molly Gillespie)

5. Village Manager's Report

a. Introduction of the Police Department's Newest Police Officer (Trustee Richards, Brian Budds)

b. Acceptance of 2025 Financial Audit and Management Letter (Trustee Cesario,)

6. Special Business

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-2026-56 Ordinance Approving a Right-of-Way Access Agreement with Unite Private Networks- Illinois, LLC dba Segra (Trustee Weidenfeld, Briget Schwab)

b. O-2026-57 Ordinance Approving Amendment 1 of an Intergovernmental Agreement with the State of Illinois, Department of Commerce and Economic Opportunity (DCEO) to Receive Funding for Bordeaux Natural Area (Trustee Weidenfeld, Briget Schwab)

c. O-2026-58 Ordinance Amending Title 5.20 Liquor Controls (President Smith, Samina Shaikh)

d. O-2026-59 Ordinance Amending Ordinance 2026-53 Authorizing Execution of a Contract for Purchase of Road Salt (Trustee Cesario, Chris Krase)

e. O-2026-60 Ordinance Approving an Amendment to Title 16 Development of the Village of Buffalo Grove Municipal Code Stormwater Management Easement Provisions (Trustee Ottenheimer, Briget Schwab)

f. O-2026-61 Ordinance Approving a Special Use for a Dance Studio in the Industrial District at 1388 Busch Pkwy (Trustee Ottenheimer, Nicole Woods)

g. O-2026-62 Ordinance Amending Chapter 15.14 of the Village Code As It Relates to Adopting the 2024 Illinois Energy Conservation Code. (Trustee Ottenheimer, Nicole Woods)

h. O-2026-63 Ordinance Approving the First Amendment to the Intergovernmental Agreement Between the Village of Buffalo Grove and Lake County Regarding the Expansion of the County's Sanitary Sewer Service Area (President Smith, Briget Schwab)

9. Ordinances and Resolutions

a. O-2026-64 Ordinance Approving a Plat of Consolidation, a Preliminary Plan, and a Parking Variation to Allow the Construction of an Approximately 76,500 sq ft Addition at 990 and 1000 Deerfield Parkway. (Trustee Ottenheimer, Nicole Woods)

b. O-2026-65 Ordinance Granting the First Amendment to the Redevelopment Agreement by and among the Village of Buffalo Grove, IMKD 5 LLC, and BGA Residential LLC for the Clove Development (Trustee Ottenheimer, Nicole Woods)

c. O-2026-66 Ordinance Granting a Minor Amendment to Ordinance 2022-063 for the Clove Planned Development (Trustee Ottenheimer, Nicole Woods)

10. Unfinished Business

11. New Business

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

a. Executive Session - Section 2(C)(1) of the Illinois Open Meetings Act: the Appointment, Employment, Compensation, Discipline, Performance, or Dismissal of Specific Employees of the Public Body or Legal Counsel for the Public Body, Including Hearing Testimony on a Complaint Lodged Against an Employee of the Public Body or Against Legal Counsel for the Public Body to Determine Its Validity.

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: June 15, 2026

AGENDA ITEM 2.a.
Minutes of the May 18, 2026 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 May 18, 2026 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 - 05/18/2026 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, MAY 18, 2026

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; Mike Skibbe, Deputy Village Manager/Director of Public Works; Katie Golbach, Director of Human Resources; Jessica Price, Purchasing Manager; Chris Black, Director of Finance; Nicole Woods, Director of Community Development; Michelle House, Deputy Director of Community Development; Briget Schwab, Village Engineer; Chris Krase, Deputy Public Works Director; Tom Wisniewski, Facilities Manager; Molly Gillespie, Director of Communications; Samina Shaik, Deputy Village Clerk; Fire Chief Kane; and Police Chief Budds.

APPROVAL OF MINUTES

Moved by Richards, seconded by Weidenfeld, to approve the minutes of the April 20, 2026, Regular Meeting. Upon roll call, Trustees voted as follows:

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

WARRANT #1394

Mr. Black read Warrant #1394. Moved by Cesario, seconded by Johnson, to approve Warrant #1394 in the amount of $5,754,323.85 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 noted that the new **Board Portfolio** assignments have been made and will take effect immediately.

President Smith noted the **Board, Commission and Committee** appointments for the coming year. Moved by Weidenfeld, seconded by Johnson, to concur with President Smith's appointments. Upon roll call, Trustees voted as follows:

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

President Smith reminded residents that there will be a **President's Pick** event tomorrow night at Clove Park to review and reveal the plan for that space.

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VILLAGE MANAGER'S REPORT

Chief Kane reviewed the background and credentials of our newest firefighter, Dimitar Hristov. Board of Fire and Police Commissioners Chair McKee then administered the oath of office to **Firefighter/Paramedic Dimitar Hristov**, who was congratulated and welcomed by the audience and the Board as his badge was pinned on.

Ms. Woods reviewed the background and credentials for our new **Deputy Director of Community Development** as she introduced Michelle House. Ms. House stated that she is very excited to be here and is looking forward to working with the Buffalo Grove staff, after which she was welcomed and congratulated by the audience and the Board.

TRUSTEE REPORTS

The Village Clerk noted that there will be a **Memorial Day** ceremony on Monday, May 25, 2026, at Veteran's Park and urged residents to attend and pay tribute to those who made the ultimate sacrifice for our freedom.

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.

National Police Week Proclamation

Motion to approve National Police Week Proclamation observing the week of May 11-17, 2026, as Police Week.

EMS Week Proclamation

Motion to approve EMS Week Proclamation observing May 17-23, 2026, as Emergency Medical Services Week.

Public Works Week Proclamation

Motion to approve Proclamation recognizing May 17-23, 2026, as Public Works Week.

Ordinance No. 2026-49 - Title 5.20 Liquor Controls

Motion to pass Ordinance No. 2026-49 amending Title 5.20 Liquor Controls.

Resolution No. 2026-9 - Police Drone Program Expansion

Motion to pass Resolution No. 2026-9 approving a Grant for Police Drone Program Expansion.

Buffalo Grove Days Festival

Motion to approve Intergovernmental Agreement for Buffalo Grove Days Festival Operations.

Ordinance No. 2026-50 - Fiscal Year 2025 Budget

Motion to pass Ordinance No. 2026-50 amending the Fiscal Year 2025 Budget.

Safe Boating Week Proclamation

Motion to approve Proclamation recognizing Safe Boating Week.
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Ordinance No. 2026-51 - Deerfield Parkway/Road improvements

Motion to pass Ordinance No. 2026-51 authorizing an Intergovernmental Agreement with Lake County relating to the Deerfield Parkway/Road improvements in the Village of Buffalo Grove.

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Ordinance No. 2026-52 - Fire Station 26

Motion to pass Ordinance No. 2026-52 authorizing execution of an Agreement with Gewalt Hamilton Associates, Inc. for Professional Surveying and Engineering Services for Fire Station 26.

Moved by Cesario, seconded by Bocek, 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. 2026-53 – ROAD SALT

Moved by Cesario, seconded by Johnson, to pass Ordinance No. 2026-53 authorizing the Village Manager to execute a Contract with Morton Salt, Inc. at a price not to exceed $201,978.00 pending final review and approval by the Village Attorney.

Mr. Krase reviewed the proposed ordinance, details of which are contained in the memo that Mr. Milas sent to Mr. Bragg dated April 24, 2026, after which there were comments from the Board.

Upon roll call, Trustees voted as follows:

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

ORDINANCE NO. 2026-54 – COLLECTIVE BARGAINING

Moved by Bocek, seconded by Weidenfeld, to pass Ordinance No. 2026-54 authorizing the Village Manager to sign a letter of agreement between the Village of Buffalo Grove and the Buffalo Grove Professional Firefighter/Paramedic Association (IAFF), Local 3177.

Ms. Golbach reviewed the proposed ordinance, details of which are contained in the Agenda Item Summary that she prepared, after which she answered questions from the Board.

President Smith thanked Ms. Golbach and Chief Kane and each of the members in the Department and let them all know how much they are appreciated by the Village of Buffalo Grove.

Upon roll call, Trustees voted as follows:

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

RESOLUTION NO. 2026-10 - PAY RANGES

Moved by Bocek, seconded by Richards, to pass Resolution No. 2026-10 approving the revised 2026 pay ranges for Village of Buffalo Grove employees.

Ms. Golbach reviewed the proposed ordinance, details of which are contained in the Agenda Item Summary that she prepared, after which she answered questions from the Board.

Upon roll call, Trustees voted as follows:

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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; there were no such questions.

ADJOURNMENT

Moved by Richards, seconded by Cesario, 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 7:23 P.M.

_____
Janet M. Sirabian, Village Clerk

APPROVED BY ME THIS 15th DAY OF June 2026

_____
Village President

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AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: June 15, 2026

AGENDA ITEM 2.b.
Minutes of the June 1, 2026 Village Board Committee of the Whole Meeting

Contacts

Liaison: Clerk Sirabian
Staff: Samina Shaikh

Staff Recommendation

Staff recommends approval.

Recommended Motion

I move to approve the minutes of the June 1, 2026 Committee of the Whole 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 - 06/01/2026 COTW

MINUTES OF THE COMMITTEE OF THE WHOLE MEETING OF THE VILLAGE PRESIDENT & BOARD OF TRUSTEES OF THE VILLAGE OF BUFFALO GROVE HELD IN THE JEFFREY S. BRAIMAN COUNCIL CHAMBERS AT VILLAGE HALL, 50 RAUPP BOULEVARD, BUFFALO GROVE, ILLINOIS, MONDAY JUNE 1, 2026

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; Chris Stilling, Deputy Village Manager; Chris Black, Finance Director; Tricia Farkas, Deputy Finance Director; Nicole Woods, Director of Community Development; Molly Gillespie, Communications Director; Tim Kirsininkas, Communications Coordinator; Briget Schwab, Village Engineer; Ryan Rivard, Superintendent of Utilities; Deputy Police Chief Anderson; Fire Chief Kane.

The **Committee of the Whole Meeting** consisted of staff reports and Board discussion on the listed topics, with staff answering questions from the Board on each topic.

VILLAGE PRESIDENT'S REPORT

President Eric Smith proclaimed the month of June 2026 as **National Pollinators Month** in the Village of Buffalo Grove and encouraged all residents to participate in community activities that support and celebrate pollinator conservation.

President Smith recognized and congratulated members of the **4C STEM Club** for their recent accomplishments at the regional and national levels. Their team recently placed 3rd in the national Honeywell You Be the Solution Challenge, and placed 2nd at the DiscoverE Illinois Future City Competition, earning awards for Most Creative Farm to Table Feature and the Corn Sweat Award. Each of the team members commented on their experience as they were congratulated by the audience and the Board.

President Smith thanked each of our residents and each of our Buffalo Grove staff and elected officials for helping to make Buffalo Grove the #1 place to live in the State of Illinois according to ***U.S. News & World Report.***

TRUSTEE REPORTS

Trustee Bocek reported that there will be a **Community Blood Drive** on June 6, 2026, at the Alcott Center, noting the importance of this life-saving need, and urging all residents who are able to take a few minutes and donate blood to this cause.

Trustee Bocek reported that the **2026 Buffalo Grove Farmer's Market** will begin on Sunday, June 14, 2026, at Mike Rylko Park and will run through October 11, 2026.

WATER AMBASSADOR AWARD

Public Works Superintendent Ryan Rivard accepted recognition as a **Gold Level Water Ambassador Community** from the Illinois Section AWWA (American Water Works Association). Buffalo Grove is one of only 36 communities from around the state to achieve gold level recognition, awarded to those that demonstrate

DRAFT

excellence in educating residents about the value of water, promoting water stewardship, and increasing awareness of the critical services that bring fresh, clean water to your home every day.

DEPUTY DIRECTOR OF FINANCE

Mr. Black reviewed the background and credentials for our new **Deputy Director of Finance** as he introduced Tricia Farkas. Ms. Farkas stated that she is looking forward to working with the Buffalo Grove staff, after which she was welcomed and congratulated by the audience and the Board.

CLOVE PARK

Referring to a PowerPoint presentation, Ms. Woods reviewed the Clove Park update, further details of which are contained in her memo to Mr. Bragg of June 1, 2026. Board members commented on how pleased they are with this proposal and look forward to seeing the project come to fruition.

SUNSET HOME RULE & UTILITY TAX

Mr. Black reviewed the Sunset Home Rule and Utility Tax, noting that staff recommends no changes at this time due to the financial impact that it would have to the Village. Further details of Mr. Black's comments may be found in his memo to Mr. Bragg dated June 1, 2026.

FINANCIAL FORECAST

Mr. Black presented the General Fund Financial Forecast FY 2027-FY 2031, further details of which may be found in the *Village of Buffalo Grove - General Fund, Financial Forecast, FY 2027–FY 2031* extensive report that he prepared. Mr. Black confirmed that Buffalo Grove is in good financial position.

WATER PRO FORMA

Mr. Black presented FY 2026 20-year Water Pro Forma, details of which may be found in his memo to Mr. Bragg dated June 1, 2026, after which he answered questions from the Board.

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; there were no such comments.

ADJOURNMENT

Moved by Cesario, seconded by Johnson, 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 7:52 P.M.

_____
Janet M. Sirabian, Village Clerk

APPROVED BY ME THIS 15th DAY OF June 2026

_____
Village President

DRAFT

AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: June 15, 2026

AGENDA ITEM 3.a.
Approval of Warrant #1395

Contacts

Liaison: Trustee Cesario
Staff: Chris Black

Staff Recommendation

Staff recommends approval.

Recommended Motion

I move to approve Warrant #1395 in the amount of $8,327,946.60

Summary

Warrant #1395 in the amount of $8,327,946.60

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. Summary Warrant 1395

VILLAGE OF BUFFALO GROVE WARRANT #1395
15-Jun-26

General Fund:	**734,081.04**
Parking Lot Fund:	**477.07**
Motor Fuel Tax Fund:	**0.00**
Debt Service Fund:	**1,369,471.88**
School & Park Donations:	**0.00**
Lake Cook Rd TIF Fund:	**63,054.86**
Capital Projects-Facilities:	**871,477.17**
Capital Projects-Vehicles/Equipment:	**68,809.24**
Capital Projects-Streets:	**1,002,554.73**
Retiree Health Savings (RHS):	**39,382.99**
Water Fund:	**1,073,787.34**
Buffalo Grove Golf Fund:	**75,172.93**
Arboretum Golf Fund:	**118,998.05**
Refuse Service Fund:	**76,896.00**
Information Technology Internal Service Fund:	**130,410.80**
Central Garage Internal Service Fund:	**88,065.60**
Building Maintenance Internal Service Fund:	**61,386.42**
	5,774,026.12
PAYROLL PERIOD ENDING 5/21/2026	**1,287,304.51**
PAYROLL PERIOD ENDING 6/04/2026	**1,266,615.97**
TOTAL WARRANT #1395	**8,327,946.60**

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: June 15, 2026

AGENDA ITEM 4.a.
Presentation of a Posthumous Valor Award to the Family of Orlando Rivas

Contacts

Liaison: Trustee Johnson
Staff: Brian Budds

Staff Recommendation

Staff recommends presentation.

Recommended Motion

Staff recommends the presentation.

Summary

Chief Brian J. Budds and the Buffalo Grove Police Department will recognize the extraordinary courage, selflessness, and service of Mr. Orlando Rivas by presenting a posthumous Valor Award to his family.

Mr. Rivas, a Buffalo Grove resident and Buffalo Grove High School security guard, tragically lost his life following injuries sustained while protecting students during a vehicle crash on school grounds on April 21, 2026. In his final moments, Mr. Rivas acted to shield students from harm, demonstrating exceptional bravery and an unwavering commitment to the safety and well-being of others. Throughout his life and career, he was known for his dedication to serving his community and positively impacting the lives of those around him.

This formal recognition honors Mr. Rivas' heroic actions, lasting legacy of service, and the profound impact he made on the Buffalo Grove community. Chief Budds will present the award to members of the Rivas family in honor of his sacrifice and in gratitude for his exemplary character and commitment to others.

Strategic Alignment

Guiding Principle

Principle 6: Engages Our Residents
Principle 7: Builds Our Community

Goal

Goal 3: Strengthened Buffalo Grove community identity and pride

File Attachments

None

AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: June 15, 2026

AGENDA ITEM 4.b.
Proclamation Honoring Howard Green for 25 Years of Contributions to the Arts in the Village of Buffalo Grove

Contacts

Liaison: President Smith
Staff: Molly Gillespie

Staff Recommendation

Staff recommends proclamation.

Recommended Motion

N/A

Summary

Proclamation Honoring Howard Green for 25 Years of Contributions to the Arts in the Village of Buffalo Grove

Strategic Alignment

Guiding Principle

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. Howard Green Proclamation

BUFFALO GROVE

PROCLAMATION

HONORING HOWARD GREEN FOR 25 YEARS OF CONTRIBUTIONS TO THE ARTS IN THE VILLAGE OF BUFFALO GROVE

WHEREAS, Howard M. Green has dedicated more than 50 years to the art of music as a conductor, clarinetist, saxophonist, educator, and mentor, sharing his talent and passion with audiences and musicians throughout the Chicagoland region; and

WHEREAS, Mr. Green has inspired generations of musicians through his work as a private instructor and clinician, helping students achieve top honors in regional and state music competitions for more than five decades; and

WHEREAS, in 2001, Mr. Green founded the Buffalo Grove Symphonic Band, creating a lasting cultural institution that has enriched the quality of life in Buffalo Grove by providing opportunities for musicians of all ages to perform and by bringing exceptional musical experiences to residents and visitors alike; and

WHEREAS, for 25 years, Mr. Green has served as Music Director of the Buffalo Grove Symphonic Band, providing visionary leadership, artistic excellence, and unwavering dedication that have guided the group from its founding to its silver anniversary season; and

WHEREAS, through his commitment, talent, and service, Mr. Green has helped foster a strong sense of community, inspired countless musicians, and enhanced Buffalo Grove's reputation as a vibrant and culturally rich community; and

WHEREAS, as a testament to his dedication to the Symphonic Band for a quarter century, Mr. Green will continue his association with the Band as Director Emeritus; and

WHEREAS, the year 2026 marks both the Buffalo Grove Symphonic Band's 25th Anniversary and Mr. Green's final performance as Music Director, providing an opportunity for the community to recognize and celebrate his extraordinary contributions;

NOW THEREFORE, I, Eric Smith, Village President of the Village of Buffalo Grove, do hereby recognize Howard M. Green for his 25 years of service to the Village of Buffalo Grove, and present this proclamation as a token of our sincere appreciation for his selfless service to his community. **Presented this 15th day of June, 2026.**

_____

Eric N. Smith
Village President
Village of Buffalo Grove, Illinois

AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: June 15, 2026

AGENDA ITEM 5.a.
Introduction of the Police Department's Newest Police Officer

Contacts

Liaison: Trustee Richards
Staff: Brian Budds

Staff Recommendation

Staff recommends presentation.

Recommended Motion

Staff recommends the presentation.

Summary

Police Chief Brian Budds will introduce the Department's newest police officer, Kyle Odom.

Strategic Alignment

Guiding Principle

Principle 4: High Performing Village Team

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: June 15, 2026

AGENDA ITEM 5.b.
Acceptance of 2025 Financial Audit and Management Letter

Contacts

Liaison: Trustee Cesario
Staff:

Staff Recommendation

Staff recommends acceptance.

Recommended Motion

I move to accept the 2025 Financial Audit and Management Letter

Summary

In accordance with state statute, this was completed and submitted to the State of Illinois Comptroller's Office. The financial audit is presented in the form of the Annual Comprehensive Financial Report. The purpose of the Annual Comprehensive Financial Report is to provide accurate and meaningful information concerning the village's financial condition and performance. Independent auditors have verified that the village has fairly presented its financial position, in all material respects, in accordance with accounting principles generally accepted in the United States of America. Representatives from Lauterbach and Amen, will provide a brief presentation and answer questions at the Board Meeting. A copy of the 2025 Annual Comprehensive Financial Report document has been provided to the Village Board under separate cover.

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. Buffalo Grove - ACFR 25

VILLAGE OF BUFFALO GROVE, ILLINOIS

ANNUAL COMPREHENSIVE FINANCIAL REPORT

FOR THE FISCAL YEAR ENDED
DECEMBER 31, 2025

50 Raupp Blvd
Buffalo Grove, IL 60089
Phone: 847.459.2500
www.vbg.org

VILLAGE OF BUFFALO GROVE, ILLINOIS

ANNUAL COMPREHENSIVE FINANCIAL REPORT

FOR THE FISCAL YEAR ENDED DECEMBER 31, 2025

Prepared by:

Finance Department

Chris Black
Finance Director/Village Treasurer

VILLAGE OF BUFFALO GROVE, ILLINOIS

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VILLAGE OF BUFFALO GROVE, ILLINOIS

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INTRODUCTORY SECTION

This section includes miscellaneous data regarding the Village of Buffalo Grove, Illinois including:

List of Principal Officials

Organizational Chart

Letter of Transmittal

Certificate of Achievement for Excellence in Financial Reporting

VILLAGE OF BUFFALO GROVE, ILLINOIS

List of Principal Officials
December 31, 2025

Eric Smith
Village President

Janet M. Sirabian
Village Clerk

Board of Trustees

Denice Bocek

Kevin Richards

Frank Cesario

Lester Ottenheimer

Joanne Johnson

David Weidenfield

Appointed Officials

Dane Bragg, Village Manager

Christopher Stilling
Deputy Village Manager

Chris Black
Finance Director/Village Treasurer

Brian Budds
Chief of Police

Larry Kane
Fire Chief

Michael Skibbe
Deputy Village Manager/Public Works Director

Kathryn Golbach
Director of Human Resources

Briget Schwab
Village Engineer

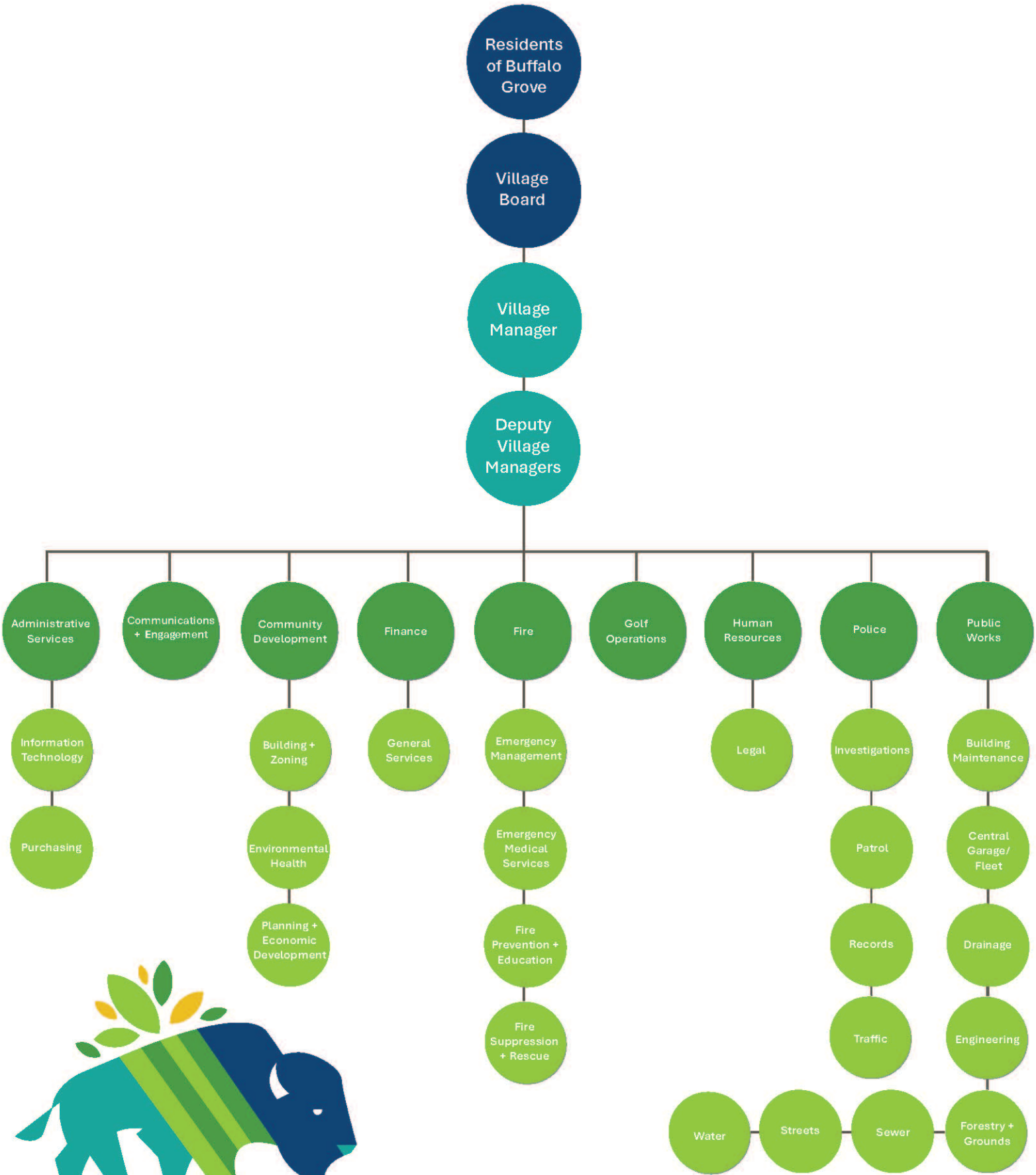
Nicole Woods
Director of Community Development

Molly Gillespie
Director of Communications and Engagement

Geoff Tollefson
Golf Course Manager

Tyler Grace
Assistant Village Manager

ORGANIZATIONAL CHART



VILLAGE OF BUFFALO GROVE

Department of Finance and General Services
50 Raupp Boulevard, Buffalo Grove, IL 60089
Phone: 847-459-2500 | Fax: 847-459-0332

June 5, 2026

The Honorable Eric Smith
Members of the Village Board
Citizens of the Village of Buffalo Grove

The Annual Comprehensive Financial Report of the Village of Buffalo Grove for the year ended December 31, 2025, is submitted herewith. This report represents a comprehensive picture of the Village's financial activities during Fiscal Year 2025 and the financial condition of its various funds at December 31, 2025. State law requires that all general-purpose local governments publish within six months of the close of each fiscal year a complete set of financial statements presented in conformity with generally accepted accounting principles (GAAP) and audit in accordance with generally accepted auditing standards by a firm of licensed certified public accountants.

Management assumes full responsibility for the completeness and reliability of all information presented in the report based upon a comprehensive internal control framework. Because the cost of internal controls should not outweigh their benefits, the Village's comprehensive framework of internal controls has been designed to provide reasonable rather than absolute assurance that the financial statements will be free from material misstatement.

Lauterbach & Amen LLP, Independent Certified Public Accountants, have issued an unmodified (clean) opinion on the Village's financial statements for the fiscal year ended December 31, 2025. The independent auditors' report is presented at the front of the financial section of this report.

GAAP requires that management provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of a Management's Discussion and Analysis (MD&A). The letter of transmittal is designated to complement the MD&A and should be read in conjunction with it. The Village of Buffalo Grove's MD&A can be found immediately following the report of the independent auditors.

Profile of the Village of Buffalo Grove

The Village of Buffalo Grove was incorporated March 7, 1958, and is located approximately 29 miles northwest of the downtown of the City of Chicago. The Village resides in both Cook and Lake Counties and spans 9.2 square miles and based on the U.S. Census 2025 estimate, serves a population of 42,812. The Village of Buffalo Grove is empowered to levy a property tax on real property located within its boundaries. It is also empowered by state statute to extend its corporate limits by annexation, which it has done from time to time.

The Village became a home rule unit by referendum on July 1, 1980, giving it additional powers to tax and regulate in ways not specifically granted, or prohibited, by the Illinois Constitution. As a home rule entity, the Village has no tax rate or debt limits, nor is it required to conduct a referendum to authorize the issuance of debt or to increase property taxes.

The Village operates under a Council/Manager form of government. Policy making and legislative authority are vested with the Village Board, which consists of a President and a six-member Board of Trustees. The Village Board is responsible for passing ordinances and resolutions, adopting the annual budget, appointing committees, and hiring the Village's Manager and Attorney. The Village Manager is responsible for carrying out the policies, ordinances, and resolutions of the Village Board, developing and presenting an annual budget, overseeing the day-to-day operations of the Village, and appointing department directors.

The Village provides a full range of services including police and fire protection, construction and maintenance of streets and infrastructure, planning and zoning, water and sewer utilities, and general administrative services. The Village also operates two golf courses and a municipal commuter parking lot. To provide these services there were 217 full-time and 38 part-time/seasonal positions in the Fiscal Year 2025 annual budget.

Budgetary Control and Accounting Systems

The annual budget serves as the foundation for the Village's financial planning and as a management spending control document. All departments of the Village of Buffalo Grove are required to submit budget requests by a specified date each year. These requests serve as the starting point for budget development. The proposed budget is presented to the Village Board in November and adopted by ordinance in December concurrently with the property tax levy.

Legal spending thresholds are established through the annual budget under the budget officer method. The Village Board is required to hold a public hearing on the budget document and must adopt a final budget no later than December 31st of each year. The budget is prepared by fund, department, and program. Department directors may make transfers of budget allocations within a department. Transfers of budget allocations between funds, however, require the approval of the Village Board. All budget adjustments must be approved by the Village Board to amend the legal spending thresholds. The Village Manager is authorized to transfer budgeted amounts between departments within any fund. However, any modifications to the legally adopted appropriation ordinance may not exceed expenditure limits, at the fund level, mandated by the appropriation ordinance without approval by the Board.

The accounts of the Village are organized on the basis of funds, each of which is considered a separate and distinct accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues, and expenditures. Revenues are allocated to and accounted for in individual funds based upon the purpose for which they are to be expended and the means by which spending activities are controlled. The accounting records for general governmental operations are maintained on the modified accrual basis, with revenues being recorded when available and measurable and expenditures being recorded when the material or services are received, and the liability is incurred. Accounting records for the Village's enterprise funds, internal service funds, agency funds and pension trust funds are maintained on the accrual basis of accounting.

Factors Affecting Financial Condition

Local Economy

The Village is primarily residential, with supporting commercial activity and limited industrial and manufacturing activity. There are approximately 790 licensed businesses operating in the Village. The majority of residents are employed in management, professional, sales and office occupations. The Village's unemployment statistics have consistently been lower than the national and state averages, with an unemployment rate at the end of the year at 3.8 percent besting the state by 1.0 percent.

External economic factors at the national and state level continue to impact the Village's revenue profile and, subsequently its ability to manage operating and capital resources.

- Property tax collections totaled $18,070,495, which is an increase from the previous year's total of $17,696,110, or 2.1 percent.
- Water and Sewer collections increased from $16,714,336 in 2024 to $17,231,813 in 2025; a total increase of 3.1 percent.
- Sales taxes, both state shared and home rule, generated $22,768,216 in 2025, an increase of 26.13 percent.

The Village equalized assessed valuation increased by $100.8 million or 5.23 percent to $2.026 billion for the 2024 levy year, the most recent data available. The Lake County portion of the Village's equalized assessed value increased by 6.59 percent and Cook County portion increased by 0.31 percent.

The unassigned fund balance of the General Fund will again exceed the 30 percent threshold of the subsequent year's budgeted expenditures, less non-operating transfers, which is the preferred level in the policy established by the Village Board.

Fiscal Year Ended	Unassigned Fund Balance	Budgeted Expenditures	Percent
December 31, 2016	$ 16,143,726	$ 39,177,439	41.21%
December 31, 2017	18,902,476	39,477,439	47.88%
December 31, 2018	17,039,974	39,717,331	42.90%
December 31, 2019	18,939,974	43,948,348	43.10%
December 31, 2020	20,134,162	44,657,330	45.09%
December 31, 2021	22,485,209	44,610,467	50.40%
December 31, 2022	17,701,070	46,945,915	37.71%
December 31, 2023	18,522,000	49,103,697	37.72%
December 31, 2024	19,839,238	53,054,966	37.39%
December 31, 2025	20,394,591	54,627,407	37.33%

Long-Term Financial Planning

The Village compiles a General Fund Five-Year Financial Forecast annually which provides an analysis of future revenue and expenditures. This report is completed in tandem with the start of the annual budget process. Other long-range financial plans include the Five-year Capital Improvement Plan and Twenty-Year Water and Sewer Fund Pro-Forma.

The Village assesses its capital needs through the Capital Improvement Plan (CIP) update. This document is a planning tool to identify short- and medium-term capital needs (facilities, infrastructure, and roadways) and measure those demands against the Village's ability to pay. For a project to be incorporated into the CIP, it must involve the creation, improvement, or acquisition of a tangible asset with an original cost of at least $25,000.

The Village is in the second year of Phase 2 of its Infrastructure Modernization Program. This phase includes another approximately $115 million in projects planned to address growing stormwater needs and to replace aging facilities. Funding strategies for each project seek to maximize grant opportunities, keep the Village's tax levy flat and limit water and sewer fee increases.

The Twenty-Year Water and Sewer Fund Pro-Forma provides an overview of the Water and Sewer Fund and adequacy of the current water rate to fund operating expenses and infrastructure improvements as well as generating a reserve to continue with a pay-as-you-go approach to capital budgeting. The Reserve for Capital Replacement Funding Report lists all Village owned vehicles, the service life, and its respective reserve balance.

Major Initiatives

In 2025, the Village of Buffalo Grove issued over 2,400 commercial and residential building permits. These permits represent a total project valuation of $111.5 million invested in the Buffalo Grove community. In addition to building permit activity, the following major projects occurred in 2025:

The Town Center Redevelopment project, The Clove, continued to make significant progress throughout the year. At the heart of the development is 'The 250', a seven-story mixed-use development featuring one-, two- and three-bedroom luxury residential units, 160,000 square feet of commercial retail space on the ground floor, including the future home of a sit-down restaurant. The first three floors of residential units were complete and are over 70% leased. Kensington Development Partners, the developer for this project, purchased the vacant Boston Market and Burger King out lot properties adjacent to the rest of the Clove Development. Site work began for

Dutch Brothers Coffee to move into the former Burger King location. The Village partnered with WRT Planning and Design to help design the one-acre central park, Clove Park, a central gathering place for the community.

Across Route 83 from the Clove, both Lazy Dog Restaurant and Wild Fork opened their doors in the Spring.

The Extra Space Self-Storage, a 4 story, 112,268 square foot, climate controlled, self-storage facility and Belle Tire, a 9,800 square foot facility, both located on adjacent parcels to the Ricket Rockets on Lake Cook Road both opened during the year.

Groundbreaking for the Fire Station #25 rebuild project was held in July and substantial progress was made on this project throughout the year.

The new Tesla sales, service and delivery center, the anchor to the Bison Crossing development, opened in Spring and major work on the luxury apartment buildings was completed during the year.

Rivian Automotive opened an electric vehicle service center at 909 Ashbury Drive, that serves primarily as an automobile service center and a Rivan sale and test-drive location.

The Village Board approved an amendment for Projades, LLC to develop a 41-unit for sale townhome community on an approximately 4.25-acre site, located with the Village's Prairie View Station Area Plan.

In 2025, 131 businesses opened, expanded and/or relocated in the Village of Buffalo Grove.

Awards and Acknowledgments

The Government Finance Officers Association (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the Village of Buffalo Grove for its Annual Comprehensive Financial Report for the fiscal year ended December 31, 2024. This was the forty-third consecutive year that the government has received this prestigious award. To be awarded a Certificate of Achievement, the government published an easily readable and efficiently organized Annual Comprehensive Financial Report. This report satisfies both GAAP and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe that our current Annual Comprehensive Financial Report continues to meet the Certificate of Achievement Program's requirements, and we are submitting it to the GFOA to determine its eligibility for another certificate.

In addition, the Village also received the GFOA's Distinguished Budget Presentation Award for its annual budget document for the fiscal year beginning January 1, 2025. In order to qualify for the Distinguished Budget Presentation Award, the Village's budget document had to be judged proficient as a policy document, a financial plan, an operations guide, and a communications device.

Preparation of this report would not have been possible without the dedicated services of the entire staff of the Finance Department. Credit also must be given to the Village President and Board of Trustees, and the Village Manager Dane Bragg for their assistance in planning and conducting the fiscal affairs of the Village in a responsible manner.

Respectfully submitted,



Chris Black

Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

Village of Buffalo Grove
Illinois

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

December 31, 2024

Christopher P. Morrill

Executive Director/CEO

FINANCIAL SECTION

This section includes:

Independent Auditor's Report

Management’s Discussion and Analysis

Basic Financial Statements

Required Supplementary Information

Other Supplementary Information

Supplemental Schedules

INDEPENDENT AUDITOR'S REPORT

This section includes the opinion of the Village's independent auditing firm.

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

INDEPENDENT AUDITOR'S REPORT

June 5, 2026

The Honorable Village President
Members of the Board of Trustees
Village of Buffalo Grove, Illinois

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Village of Buffalo Grove (the Village), Illinois, as of and for the year ended December 31, 2025, and the related notes to the financial statements, which collectively comprise the Village's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Village of Buffalo Grove Illinois, as of December 31, 2025, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Village, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Village's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Village's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Village's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, the budgetary comparison schedules, and supplementary pension and other post-employment benefit (OPEB) schedules, as listed in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Village of Buffalo Grove, Illinois' basic financial statements. The other supplementary information and supplemental schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, other supplementary information and supplemental schedules are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 5, 2026, on our consideration of the Village's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Village's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Village's internal control over financial reporting and compliance.

Lauterbach & Amen, LLP

LAUTERBACH & AMEN, LLP

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of the Village of Buffalo Grove (the Village), Illinois' financial performance provides an overview of the Village's financial activities for the fiscal year ended December 31, 2025. Please read it in conjunction with the transmittal letter, which can be found in the introductory section of this report and the Village's financial statements, which can be found in the basic financial statements section of this report.

FINANCIAL HIGHLIGHTS

- The Village's net position increased as a result of this year's operations. Net position of the governmental activities increased by $20,037,863, or 33.0 percent and net position of business-type activities increased by $3,452,754, or 4.1 percent.

- During the year, government-wide revenues for the primary government totaled $99,944,987, while expenses totaled $76,454,370, resulting in an increase to net position of $23,490,617.

- The Village's net position totaled $167,520,870 on December 31, 2025, which includes $145,391,420 net investment in capital assets, $9,628,773 subject to external restrictions, and $12,500,677 unrestricted net position that may be used to meet the ongoing obligations to citizens and creditors.

- The General Fund reported an increase this year of $7,673,540 or 14.6 percent, resulting in an ending balance of $60,137,989.

USING THIS ANNUAL REPORT

This annual report consists of a series of financial statements. The Statement of Net Position and the Statement of Activities provide information about the activities of the Village as a whole and present a longer-term view of the Village's finances. For governmental activities, these statements tell how these services were financed in the short term as well as what remains for future spending. Fund financial statements also report the Village's operations in more detail than the government-wide statements by providing information about the Village's most significant funds. The remaining statements provide financial information about activities for which the Village acts solely as a trustee or agent for the benefit of those outside of the government.

Government-Wide Financial Statements

The government-wide financial statements provide readers with a broad overview of the Village's finances, in a matter similar to a private-sector business.

The Statement of Net Position reports information on all of the Village's assets/deferred outflows and liabilities/ deferred inflows, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the Village is improving or deteriorating. Consideration of other nonfinancial factors, such as changes in the Village's property tax base and the condition of the Village's infrastructure, is needed to assess the overall health of the Village.

The Statement of Activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes and earned but unused vacation leave).

USING THIS ANNUAL REPORT - Continued

Government-Wide Financial Statements - Continued

Both of the government-wide financial statements distinguish functions of the Village that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities of the Village include general government, public safety (police and fire), public works, streets and sidewalks, and community development. Property taxes, state and home rule sales tax, shared state income tax, real estate transfer tax, prepared food and beverage tax, and utility taxes finance most of these services. The business-type activities of the Village include water and sewerage, Arboretum and Buffalo Grove golf courses, and refuse. The intent is for the fees to cover the costs of operations, infrastructure replacement, and debt services expenses.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Village, like other local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the Village can be divided into three categories: governmental funds, proprietary funds, and fiduciary funds.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating the Village’s near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government’s near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate the comparison between governmental funds and governmental activities.

The Village maintains ten individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the General Fund, Lake Cook Road TIF, Debt Service, Facilities Development, Street Maintenance, and Vehicle Equipment Replacement Funds, which are considered major funds. Data from the other four governmental funds are combined into a single, aggregated presentation. Individual fund data for each of these nonmajor governmental funds is provided in the form of combining statements elsewhere in this report.

The Village adopts an annual appropriated budget for all of the governmental funds. A budgetary comparison schedule for these funds has been provided to demonstrate compliance with this budget.

USING THIS ANNUAL REPORT - Continued

Proprietary Funds

The Village maintains two proprietary fund types: enterprise and internal service. Enterprise funds are used to report the same functions presented as business-type activities in the government–wide financial statements. The Village utilizes enterprise funds to account for its water and sewer utility, refuse service and activities at the Buffalo Grove and Arboretum Golf Courses. Internal service funds are an accounting device used to accumulate and allocate costs internally among the Village's various functions.

The Village uses internal service funds to account for its information technology, central garage, and building maintenance services. These services predominantly benefit governmental rather than business-type functions, and therefore, have been included within governmental activities in the government-wide financial statements.

Proprietary fund financial statements provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for the Water and Sewerage and Arboretum Golf Fund, which are considered to be major funds of the Village. Data from the other two proprietary funds are combined into a single, aggregated presentation. Individual fund data for each of these proprietary funds is provided in the form of combining statements elsewhere in this report.

Fiduciary Funds

Fiduciary funds are used to account for resources held for the benefit of parties outside the government. Fiduciary funds are not reflected in the government-wide financial statements because the resources of those funds are not available to support the Village's own programs. The accounting use for fiduciary funds is much like that used for proprietary funds.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

Other Information

In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information concerning the Village's IMRF and police and fire employee pension obligations, post-employment retirement benefit obligations and budgetary comparison schedules for the General Fund and major special revenue funds. The combining statements referred to earlier in connection with nonmajor governmental funds are presented immediately following the required supplementary information on pensions.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

Net position may serve over time as a useful indicator of a government's financial position. The following tables show that in the case of the Village, assets/deferred outflows exceeded liabilities/deferred inflows by $167,520,870.

	Net Position					
	Governmental Activities		Business-Type Activities		Totals	
	2025	2024	2025	2024	2025	2024
Current Assets	$ 120,153,380	89,955,558	19,211,886	19,446,344	139,365,266	109,401,902
Capital Assets	144,246,098	125,542,211	67,897,859	63,578,273	212,143,957	189,120,484
Other Assets	—	—	9,824,958	9,639,599	9,824,958	9,639,599
Total Assets	264,399,478	215,497,769	96,934,703	92,664,216	361,334,181	308,161,985
Deferred Outflows	14,736,979	20,698,133	2,068,690	2,555,810	16,805,669	23,253,943
Total Assets/Deferred Outflows	279,136,457	236,195,902	99,003,393	95,220,026	378,139,850	331,415,928
Long-Term Liabilities	134,239,081	131,623,009	6,261,714	7,327,569	140,500,795	138,950,578
Other Liabilities	20,721,746	15,757,229	4,270,670	2,666,561	24,992,416	18,423,790
Total Liabilities	154,960,827	147,380,238	10,532,384	9,994,130	165,493,211	157,374,368
Deferred Inflows	43,440,568	28,118,465	1,685,201	1,892,842	45,125,769	30,011,307
Total Liabilities/Deferred Inflows	198,401,395	175,498,703	12,217,585	11,886,972	210,618,980	187,385,675
Net Position						
Net Investment in Capital Assets	83,586,500	74,625,942	61,804,920	58,923,878	145,391,420	133,549,820
Restricted	9,628,773	9,392,806	—	—	9,628,773	9,392,806
Unrestricted (Deficit)	(12,480,211)	(23,321,549)	24,980,888	24,409,176	12,500,677	1,087,627
Total Net Position	80,735,062	60,697,199	86,785,808	83,333,054	167,520,870	144,030,253

A portion of the Village's net position, $145,391,420 or 86.8 percent, reflects its investment in capital assets (for example, land, construction in progress, buildings, equipment and vehicles, land improvements, streets and storm sewers, water and sewer infrastructure, lease assets - equipment, and subscription assets - software), less any related debt used to acquire those assets that is still outstanding. The Village uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the Village's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

An additional portion, $9,628,773 or 5.7 percent, of the Village's net position represents resources that are subject to external restrictions on how they may be used. The remaining $12,500,677 or 7.5 percent represents unrestricted net position and may be used to meet the government's ongoing obligations to citizens and creditors.

GOVERNMENT-WIDE FINANCIAL ANALYSIS - Continued

	Changes in Net Position					
	Governmental Activities		Business-Type Activities		Totals	
	2025	2024	2025	2024	2025	2024
Revenues						
Program Revenues						
Charges for Services	$ 7,275,289	6,774,876	21,713,512	20,974,959	28,988,801	27,749,835
Operating Grants/Contributions	3,072,796	6,174,517	—	—	3,072,796	6,174,517
Capital Grants/Contributions	5,700,429	197,573	—	—	5,700,429	197,573
General Revenues						
Property Tax	18,070,495	17,696,110	—	—	18,070,495	17,696,110
Sales and Use Taxes	23,155,876	19,582,601	—	—	23,155,876	19,582,601
Income Tax	7,825,838	7,438,727	—	—	7,825,838	7,438,727
Telecommunications Taxes	753,030	637,733	—	—	753,030	637,733
Utility Taxes	2,658,136	2,493,261	—	—	2,658,136	2,493,261
Property Transfer Taxes	1,194,158	1,013,228	—	—	1,194,158	1,013,228
Other General Revenues	7,413,595	7,729,103	1,111,833	1,378,713	8,525,428	9,107,816
Total Revenues	77,119,642	69,737,729	22,825,345	22,353,672	99,944,987	92,091,401
Expenses						
General Government	14,373,864	9,767,455	—	—	14,373,864	9,767,455
Public Safety	33,709,203	35,138,534	—	—	33,709,203	35,138,534
Public Works	9,557,962	8,199,121	—	—	9,557,962	8,199,121
Interest on Long-Term Debt	2,575,541	2,747,619	—	—	2,575,541	2,747,619
Water and Sewerage	—	—	12,063,689	11,759,931	12,063,689	11,759,931
Arboretum Golf	—	—	1,780,598	1,739,321	1,780,598	1,739,321
Buffalo Grove Golf	—	—	1,535,742	1,317,333	1,535,742	1,317,333
Refuse	—	—	857,771	924,041	857,771	924,041
Total Expenses	60,216,570	55,852,729	16,237,800	15,740,626	76,454,370	71,593,355
Change in Net Position Before Transfers	16,903,072	13,885,000	6,587,545	6,613,046	23,490,617	20,498,046
Transfers	3,134,791	2,867,212	(3,134,791)	(2,867,212)	—	—
Change in Net Position	20,037,863	16,752,212	3,452,754	3,745,834	23,490,617	20,498,046
Net Position - Beginning as Previously Reported	60,697,199	44,942,757	83,333,054	79,661,408	144,030,253	124,604,165
Restatement - Change in Accounting Principle	—	(997,770)	—	(74,188)	—	(1,071,958)
Net Position - Beginning	60,697,199	43,944,987	83,333,054	79,587,220	144,030,253	123,532,207
Net Position - Ending	80,735,062	60,697,199	86,785,808	83,333,054	167,520,870	144,030,253

GOVERNMENT-WIDE FINANCIAL ANALYSIS - Continued

Net position of the Village's governmental activities increased by 33.0 percent ($80,735,062 in 2025 compared to $60,697,199 in 2024). Unrestricted net position, the part of net position that can be used to finance day-to-day operations without constraints, totaled a deficit of $12,480,211 at December 31, 2025.

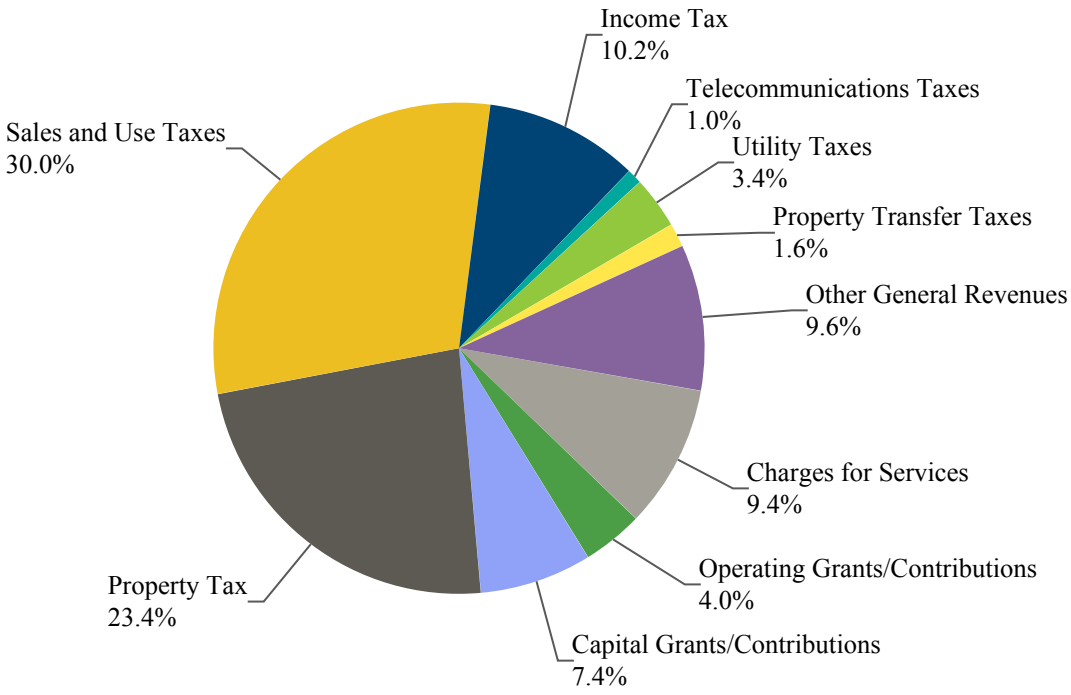
Net position of business-type activities increased by 4.1 percent ($86,785,808 in 2025 compared to $83,333,054 in 2024).

Governmental Activities

Revenues for governmental activities totaled $77,119,642, while the cost of all governmental functions totaled $60,216,570. This results in an increase of $16,903,072, prior to transfers in of $3,134,791. In 2024, revenues of $69,737,729 exceeded expenses of $55,852,729, resulting in an increase of $13,885,000, prior to transfers in of $2,867,212. The increase in 2025 was primarily due to unexpended capital projects budgeted for the year.

The following table graphically depicts the major revenue sources of the Village. It depicts very clearly the reliance on property taxes and sales and use taxes to fund governmental activities. It also clearly identifies the less significant percentage the Village receives from charges for services.

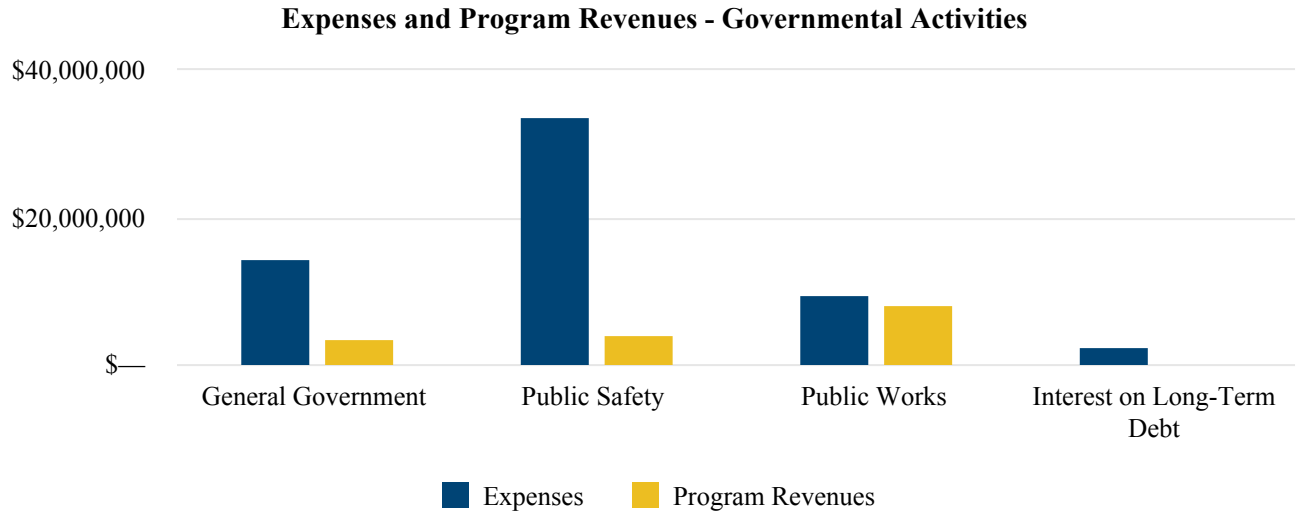
Revenue by Source - Governmental Activities



GOVERNMENT-WIDE FINANCIAL ANALYSIS - Continued

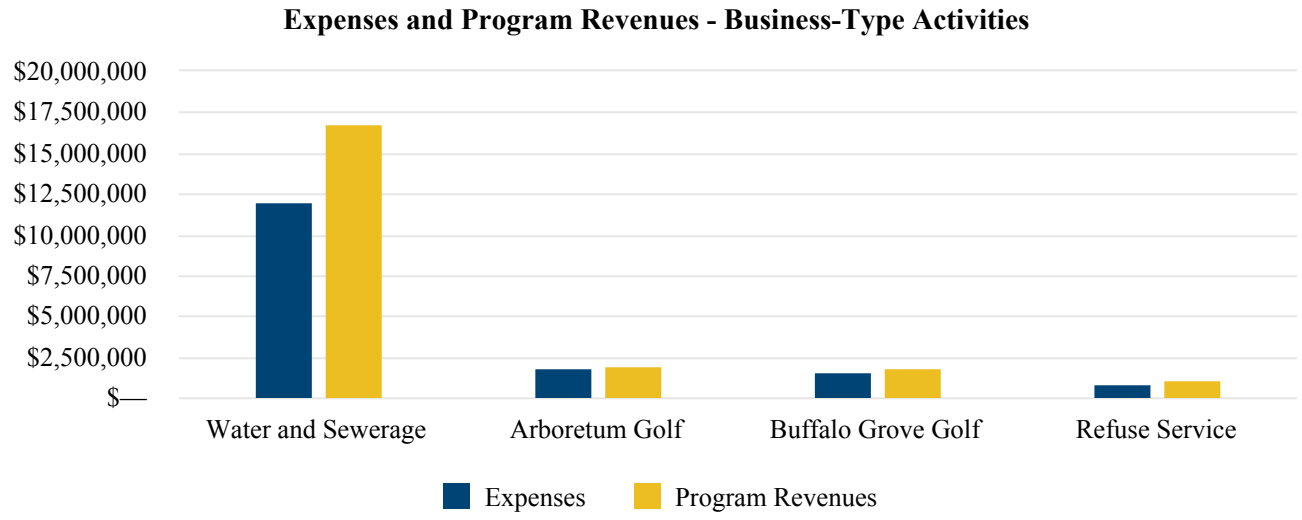
Governmental Activities

The 'Expenses and Program Revenues' Table identifies those governmental functions where program expenses greatly exceed revenues.



Business-Type Activities

Business-Type activities posted total revenues of $22,825,345, while the cost of all business-type activities totaled $16,237,800. This results in an increase of $6,587,545, prior to transfers out of $3,134,791 In 2024, revenues of $22,353,672 exceeded expenses of $15,740,626, resulting in an increase of $6,613,046, prior to transfers out of $2,867,212. The increase in the current year is primarily due to increased water charges for services as the fixed facility fees were increased for the first time since they were implemented in 2020 coupled with the annual increase of 4% in the water and village sewer rates.



FINANCIAL ANALYSIS OF THE GOVERNMENT'S FUNDS

As noted earlier, the Village uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental Funds

The focus of the Village's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

The Village's governmental funds reported combining ending fund balances of $88,470,550, which is $25,053,435, or 39.5 percent, higher than last year's total of $63,417,115. Of the $88,470,550 total, $20,394,591, or approximately 23.1 percent, of the fund balance constitutes unassigned fund balance.

The General Fund is the chief operating fund of the Village. At December 31, 2025, unassigned fund balance in the General Fund was $20,394,591, which represents 33.9 percent of the total fund balance of the General Fund. As a measure of the General Fund's liquidity, it may be useful to compare unassigned fund balance to total fund expenditures. Unassigned fund balance in the General Fund represents approximately 39.3 percent of total General Fund expenditures.

The General Fund concluded the fiscal year with a balance of $60,137,989, reflecting a 14.6 percent increase from the previous year's balance of $52,464,449. This $7,673,540 increase is due to primarily to several major revenue sources, most notably State Sales Tax and Home Rule Sales Tax.

The Lake Cook Road TIF Fund concluded the fiscal year with a balance of $1,814,180, reflecting a 2.6 percent increase from the previous year's balance of $1,769,001. This $45,179 increase is due to an increase in incremental property taxes received as a result of improvements made to TIF properties less revenue sharing payments related to the Clove Project.

The Debt Service Fund concluded the fiscal year with a balance of $16,498, reflecting a 35.1 percent decrease from the previous year's balance of $25,432. This $8,934 decrease is due to property tax receipts coming in under prior year.

The Facilities Development Fund concluded the fiscal year with a balance of $15,026,142, reflecting a 1003.4 percent increase from the previous year's balance of $1,361,815. This $13,664,327 increase is due to the issuance of $16.7 million in bonds to fund major projects at both Fire Station 25 and Fire Station 26 and not all the bond proceeds being spent during the year.

The Street Maintenance Fund concluded the fiscal year with a balance of $5,212,600, reflecting a 153.7 percent increase from the previous year's balance of $2,054,823. This $3,157,777 increase is due to the issuance of $8.0 million in bonds to fund street projects and not all the bond proceeds being spent during the year.

The Vehicle Equipment Replacement Fund concluded the fiscal year with a balance of $17,745, reflecting no change from the previous year.

Proprietary Funds

The Village's proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail.

The Village reports the Water and Sewerage Fund and Arboretum Golf Fund as major proprietary funds. The Village intends to run the funds at a breakeven rate. Periodically, there will be an annual surplus or draw down due to timing of capital projects.

FINANCIAL ANALYSIS OF THE GOVERNMENT'S FUNDS - Continued

Proprietary Funds - Continued

The Water and Sewerage Fund concluded the fiscal year with a balance of $76,192,658, reflecting a 3.8 percent increase from the previous year's balance of $73,373,946. Unrestricted net position in the Water and Sewerage Fund totaled $21,995,139 at December 31, 2025. This $2,818,712 increase is due to increased water and sewer user charges coupled with decreases in lower loan and installment note obligations and deferred items booked in 2025.

The Arboretum Golf Fund concluded the fiscal year with a balance of $6,891,687, reflecting a 2.4 percent increase from the previous year's balance of $6,730,303. Unrestricted net position in the Arboretum Golf Fund totaled $822,889 at December 31, 2025. This $161,384 increase is due to higher-than-expected merchandise sales.

GENERAL FUND BUDGETARY HIGHLIGHTS

The Board of Trustees made no budget amendment to the General Fund during the year. General Fund actual revenues for the year totaled $66,266,046, compared to budgeted revenues of $56,112,738. Revenues for all functions, except for licenses and permits, came in over budget.

The General Fund actual expenditures for the year were $2,673,659 lower than budgeted ($51,953,748 actual compared to $54,627,407 budgeted). Expenditures for all functions, except for general government and debt service, came in under budget.

CAPITAL ASSETS

The Village's investment in capital assets for its governmental and business type activities as of December 31, 2025 was $212,143,957 (net of accumulated depreciation/amortization). This investment in capital assets includes land, construction in progress, buildings, equipment and vehicles, land improvements, streets and storm sewers, water and sewer infrastructure, lease assets - equipment, and subscription assets - software.

	Capital Assets - Net of Depreciation/Amortization					
	Governmental Activities		Business-Type Activities		Totals	
	2025	2024	2025	2024	2025	2024
Land	$ 43,844,430	43,844,430	6,198,514	6,198,514	50,042,944	50,042,944
Construction in Progress	22,648,625	26,765,968	7,245,868	4,498,511	29,894,493	31,264,479
Buildings	31,243,540	11,604,912	1,155,739	1,286,096	32,399,279	12,891,008
Equipment and Vehicles	9,239,677	8,995,085	562,369	450,761	9,802,046	9,445,846
Land Improvements	2,663,658	2,737,077	123,221	25,221	2,786,879	2,762,298
Streets and Storm Sewers	31,945,625	28,659,779	—	—	31,945,625	28,659,779
Water and Sewer Infrastructure	—	—	51,904,245	50,240,944	51,904,245	50,240,944
Lease Assets - Equipment	500,290	571,759	437,122	582,828	937,412	1,154,587
Subscription Assets - Software	2,160,253	2,363,201	270,781	295,398	2,431,034	2,658,599
Totals	144,246,098	125,542,211	67,897,859	63,578,273	212,143,957	189,120,484

CAPITAL ASSETS - Continued

This year's major additions included:

Construction in Progress	$ 20,775,455
Buildings	77,402
Equipment and Vehicles	1,987,059
Streets and Storm Sewers	3,509,739
Water and Sewer Infrastructure	2,800,451
	29,150,106

The Village maintains an AAA rating from Standard and Poor's Corporation for general obligation debt. This rating has not changed in the past five years.

Additional information on the Village's capital assets can be found in Note 3 of this report.

LONG-TERM DEBT

At year-end, the Village had total outstanding debt of $90,236,745 as compared to $69,959,970 the previous year, an increase of 29.0 percent. The following is a comparative statement of outstanding debt:

	Long-Term Debt Outstanding					
	Governmental Activities		Business-Type Activities		Totals	
	2025	2024	2025	2024	2025	2024
General Obligation Bonds Payable	$ 64,180,000	42,766,180	—	—	64,180,000	42,766,180
TIF Revenue Note Payable	19,000,000	19,000,000	—	—	19,000,000	19,000,000
IEPA Loans Payable	—	—	189,966	211,365	189,966	211,365
Installment Note Payable	388,639	443,998	2,852,699	3,528,795	3,241,338	3,972,793
Leases Payable	501,069	571,747	459,081	600,847	960,150	1,172,594
Subscriptions Payable	2,369,400	2,523,650	295,891	313,388	2,665,291	2,837,038
Total	86,439,108	65,305,575	3,797,637	4,654,395	90,236,745	69,959,970

Additional information on the Village's long-term debt can be found in Note 3 of this report.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET AND RATES

The Village entered 2026 with a balanced operating budget. The budget for the fiscal year beginning January 1, 2026, is $143,867,395, a 10.9 percent decrease from the previous year. The General Fund operating budget totals $66,692,354, resulting in a 3.9 percent increase over the previous year.

Total capital spending during the year is estimated to be $27.7 million. Continued emphasis will remain on developing innovative ways to deliver services and reduce costs while actively working to improve sales tax collections through economic development. In 2026, the Village enters the third year of Phase II of a capital program to address the community's water and sanitary sewer system infrastructure replacement and street resurfacing and reconstruction projects. The additional revenue from increases to water and sewer utility user charges and fixed facility fees are allocated entirely to capital projects and used to offset debt service exposure in the property tax levy.

Property taxes remain the Village's most stable revenue source. A tax levy was adopted for the 2026 budget that was $325,638 over the prior year for an increase of 1.90 percent. The Village mitigated an additional $5.60 million in levied taxes through full abatements of the 2012, 2016, 2020, and 2022 bonds, as well as a partial abatement of the 2025 bonds. If these amounts were not abated the levy increase would have been 32.1 percent. The Village will use operating funds to pay the bond payable amount not covered by the tax levy.

A Storm Water Management User Fee introduced in the FY 2016 budget offsets the costs related to maintaining, repairing, and developing an infrastructure reserve for future system needs. This revenue stream has resulted in an additional $1.1 million to the General Fund that is funding new and replacement storm sewer infrastructure.

Budgeted expenditures include general wage adjustments for non-represented employees and contractual salary adjustments which are part of labor agreements. The Village currently has two represented employee groups (police and fire).

Health insurance increases are minimized by the economies of scale provided by the Village's membership in the Intergovernmental Personnel Benefits Cooperative (IPBC). All other operating expenditures will be generally unchanged. Capital projects are budgeted to decrease by $25.5 million, or 47.9%.

CONTACTING THE CITY'S FINANCIAL MANAGEMENT

This report is designed to provide our citizens, customers, investors, and creditors with a general overview of the Village's finances and to demonstrate the Village's accountability for the money it receives. Questions concerning this report or requests for additional information should be directed to Chris Black, Director of Finance or Christine Berman, Deputy Director of Finance, Village of Buffalo Grove, 50 Raupp Boulevard, Buffalo Grove, IL 60089.

BASIC FINANCIAL STATEMENTS

The basic financial Statements include integrated sets of financial statements as required by the GASB. The sets of statements include:

Government-Wide Financial Statements

Fund Financial Statements

Governmental Funds

Proprietary Funds

Fiduciary Funds

In addition, the notes to the financial statements are included to provide information that is essential to a user's understanding of the basic financial statements.

VILLAGE OF BUFFALO GROVE, ILLINOIS

Statement of Net Position
December 31, 2025

See Following Page

VILLAGE OF BUFFALO GROVE, ILLINOIS

Statement of Net Position
December 31, 2025

	Primary Government		
	Governmental Activities	Business-Type Activities	Totals
ASSETS			
Current Assets			
Cash and Investments	$ 88,619,896	14,781,600	103,401,496
Receivables - Net of Allowances			
Property Taxes	25,726,960	—	25,726,960
Accounts	—	2,538,611	2,538,611
Lease	544,475	1,553,424	2,097,899
Other	5,098,263	256,515	5,354,778
Inventories/Prepaids	163,786	81,736	245,522
Total Current Assets	120,153,380	19,211,886	139,365,266
Noncurrent Assets			
Capital Assets			
Nondepreciable	66,493,055	13,444,382	79,937,437
Depreciable/Amortizable	173,355,123	119,195,995	292,551,118
Accumulated Depreciation/Amortization	(95,602,080)	(64,742,518)	(160,344,598)
Total Capital Assets	144,246,098	67,897,859	212,143,957
Other Assets			
Investment in Joint Venture	—	9,824,958	9,824,958
Total Noncurrent Assets	144,246,098	77,722,817	221,968,915
Total Assets	264,399,478	96,934,703	361,334,181
DEFERRED OUTFLOWS OF RESOURCES			
Deferred Items - IMRF	3,156,574	570,547	3,727,121
Deferred Items - Police Pension	4,053,034	—	4,053,034
Deferred Items - Firefighters' Pension	4,883,161	—	4,883,161
Deferred Items - RBP	2,644,210	168,393	2,812,603
Deferred Items - ARO	—	1,329,750	1,329,750
Total Deferred Outflows of Resources	14,736,979	2,068,690	16,805,669
Total Assets and Deferred Outflows of Resources	279,136,457	99,003,393	378,139,850

The notes to the financial statements are an integral part of this statement.

	Primary Government		
	Governmental Activities	Business-Type Activities	Totals
LIABILITIES			
Current Liabilities			
Accounts Payable	$ 9,734,097	3,139,580	12,873,677
Accrued Payroll	1,380,847	104,393	1,485,240
Accrued Interest Payable	2,738,738	—	2,738,738
Deposits Payable	1,346,118	31,559	1,377,677
Due to Other Governments	748,794	—	748,794
Compensated Absences Payable	434,483	33,092	467,575
Current Portion of Long-Term Liabilities	4,338,669	962,046	5,300,715
Total Current Liabilities	20,721,746	4,270,670	24,992,416
Noncurrent Liabilities			
Compensated Absences Payable	1,737,934	132,369	1,870,303
Net Pension Liability - IMRF	5,431,877	981,803	6,413,680
Net Pension Liability - Police Pension	18,817,328	—	18,817,328
Net Pension Liability - Firefighters' Pension	10,158,994	—	10,158,994
Total OPEB Liability - RBP	9,563,692	609,038	10,172,730
General Obligation Bonds Payable - Net	66,562,085	—	66,562,085
IEPA Loans Payable	—	168,073	168,073
Installment Note Payable	331,066	2,106,041	2,437,107
TIF Revenue Note Payable	19,000,000	—	19,000,000
Leases Payable	430,167	311,828	741,995
Subscriptions Payable	2,205,938	277,062	2,483,000
Asset Retirement Obligation	—	1,675,500	1,675,500
Total Noncurrent Liabilities	134,239,081	6,261,714	140,500,795
Total Liabilities	154,960,827	10,532,384	165,493,211
DEFERRED INFLOWS OF RESOURCES			
Property Taxes	17,441,179	—	17,441,179
Grants	30,000	—	30,000
Leases	528,750	1,304,107	1,832,857
Deferred Items - IMRF	10,238	1,851	12,089
Deferred Items - Police Pension	9,841,313	—	9,841,313
Deferred Items - Firefighters' Pension	9,633,989	—	9,633,989
Deferred Items - RBP	5,955,099	379,243	6,334,342
Total Deferred Inflows of Resources	43,440,568	1,685,201	45,125,769
Total Liabilities and Deferred Inflows of Resources	198,401,395	12,217,585	210,618,980
NET POSITION			
Net Investment in Capital Assets	83,586,500	61,804,920	145,391,420
Restricted			
Restricted - IMRF	773,229	—	773,229
Restricted - Seizure Funds	795,968	—	795,968
Restricted - Motor Fuel Tax	5,992,288	—	5,992,288
Restricted - Metra Parking Lot	22,047	—	22,047
Restricted - TIF	2,045,241	—	2,045,241
Unrestricted (Deficit)	(12,480,211)	24,980,888	12,500,677
Total Net Position	80,735,062	86,785,808	167,520,870

The notes to the financial statements are an integral part of this statement.

VILLAGE OF BUFFALO GROVE, ILLINOIS

Statement of Activities
For the Fiscal Year Ended December 31, 2025

	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants/ Contributions	Program Revenues: Capital Grants/ Contributions
Governmental Activities				
General Government	$ 14,373,864	3,550,431	—	—
Public Safety	33,709,203	3,674,206	536,924	—
Public Works	9,557,962	50,652	2,535,872	5,700,429
Interest on Long-Term Debt	2,575,541	—	—	—
Total Governmental Activities	60,216,570	7,275,289	3,072,796	5,700,429
Business-Type Activities				
Water and Sewerage	12,063,689	16,809,591	—	—
Arboretum Golf	1,780,598	1,921,565	—	—
Buffalo Grove Golf	1,535,742	1,872,342	—	—
Refuse Service	857,771	1,110,014	—	—
Total Business-Type Activities	16,237,800	21,713,512	—	—
Total Primary Government	76,454,370	28,988,801	3,072,796	5,700,429
General Revenues				
Taxes				
Property Tax				
Home Rule Sales Tax				
Telecommunications Tax				
Utility Tax				
Property Transfer Tax				
Food and Beverage Tax				
Hotel and Motel Tax				
Other Taxes				
Intergovernmental - Unrestricted				
Income Tax				
Sales Tax				
Local Use Tax				
Replacement Tax				
Road and Bridge Tax Vernon				
Video Gaming Tax				
Cannabis Tax				
Other Intergovernmental				
Investment Income				
Miscellaneous				
Transfers - Internal Activity				
Change in Net Position				
Net Position - Beginning				
Net Position - Ending				

The notes to the financial statements are an integral part of this statement.

Net (Expenses)/Revenues		
Primary Government		
Governmental Activities	Business-Type Activities	Totals
(10,823,433)	—	(10,823,433)
(29,498,073)	—	(29,498,073)
(1,271,009)	—	(1,271,009)
(2,575,541)	—	(2,575,541)
(44,168,056)	—	(44,168,056)
—	4,745,902	4,745,902
—	140,967	140,967
—	336,600	336,600
—	252,243	252,243
—	5,475,712	5,475,712
(44,168,056)	5,475,712	(38,692,344)
18,070,495	—	18,070,495
9,374,122	—	9,374,122
753,030	—	753,030
2,658,136	—	2,658,136
1,194,158	—	1,194,158
1,059,860	—	1,059,860
144,138	—	144,138
127,385	—	127,385
7,825,838	—	7,825,838
13,394,094	—	13,394,094
387,660	—	387,660
35,306	—	35,306
127,755	—	127,755
216,183	—	216,183
215,100	—	215,100
152,527	—	152,527
3,917,376	689,611	4,606,987
1,417,965	422,222	1,840,187
3,134,791	(3,134,791)	—
64,205,919	(2,022,958)	62,182,961
20,037,863	3,452,754	23,490,617
60,697,199	83,333,054	144,030,253
80,735,062	86,785,808	167,520,870

The notes to the financial statements are an integral part of this statement.

VILLAGE OF BUFFALO GROVE, ILLINOIS

Balance Sheet - Governmental Funds
December 31, 2025

	General	Special Revenue Lake Cook Road TIF
ASSETS		
Cash and Investments	$ 57,680,300	1,787,332
Receivables - Net of Allowances		
Taxes	25,391,691	—
Other	1,444,527	54,670
Inventories	161,936	—
Prepaids	1,850	—
Total Assets	84,680,304	1,842,002
LIABILITIES		
Accounts Payable	4,234,258	27,822
Accrued Payroll	1,327,733	—
Deposits Payables	490,648	—
Due to Other Funds	604,972	—
Due to Other Governments	748,794	—
Total Liabilities	7,406,405	27,822
DEFERRED INFLOWS OF RESOURCES		
Property Taxes	17,105,910	—
Grants	30,000	—
Total Deferred Inflows of Resources	17,135,910	—
Total Liabilities and Deferred Inflows of Resources	24,542,315	27,822
FUND BALANCES		
Nonspendable	163,786	—
Restricted	1,569,197	1,814,180
Committed	38,010,415	—
Unassigned	20,394,591	—
Total Fund Balances	60,137,989	1,814,180
Total Liabilities, Deferred Inflows of Resources and Fund Balances	84,680,304	1,842,002

The notes to the financial statements are an integral part of this statement.

	Capital Projects				
Debt Service	Facilities Development	Street Maintenance	Vehicle Equipment Replacement	Nonmajor	Totals
7,318	16,427,843	5,846,784	28,422	5,843,097	87,621,096
335,269	—	—	—	—	25,726,960
9,656	—	3,179,855	—	409,555	5,098,263
—	—	—	—	—	161,936
—	—	—	—	—	1,850
352,243	16,427,843	9,026,639	28,422	6,252,652	118,610,105
476	1,401,701	2,958,569	10,677	7,256	8,640,759
—	—	—	—	—	1,327,733
—	—	855,470	—	—	1,346,118
—	—	—	—	—	604,972
—	—	—	—	—	748,794
476	1,401,701	3,814,039	10,677	7,256	12,668,376
335,269	—	—	—	—	17,441,179
—	—	—	—	—	30,000
335,269	—	—	—	—	17,471,179
335,745	1,401,701	3,814,039	10,677	7,256	30,139,555
—	—	—	—	—	163,786
16,498	13,166,005	3,983,042	—	6,245,396	26,794,318
—	1,860,137	1,229,558	17,745	—	41,117,855
—	—	—	—	—	20,394,591
16,498	15,026,142	5,212,600	17,745	6,245,396	88,470,550
352,243	16,427,843	9,026,639	28,422	6,252,652	118,610,105

The notes to the financial statements are an integral part of this statement.

VILLAGE OF BUFFALO GROVE, ILLINOIS

Reconciliation of the Total Governmental Fund Balance to the Statement of Net Position - Governmental Activities
December 31, 2025

Total Governmental Fund Balances	$ 88,470,550
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets used in Governmental Activities are not financial resources and therefore, are not reported in the funds.	144,246,098
Less: Internal Service Capital Assets	(2,160,253)
Deferred outflows (inflows) of resources related to the pensions not reported in the funds.	
Deferred Items - IMRF	3,146,336
Deferred Items - Police Pension	(5,788,279)
Deferred Items - Firefighters' Pension	(4,750,828)
Deferred Items - RBP	(3,310,889)
Long-term liabilities are not due and payable in the current period and therefore are not reported in the funds.	
Compensated Absences Payable	(2,172,417)
Net Pension Liability - IMRF	(5,431,877)
Net Pension Liability - Police Pension	(18,817,328)
Net Pension Liability - Firefighters' Pension	(10,158,994)
Total OPEB Liability - RBP	(9,993,919)
General Obligation Bonds Payable	(70,178,590)
TIF Revenue Note Payable	(19,000,000)
Leases Payable	(501,069)
Accrued Interest Payable	(2,675,555)
Internal service funds are used by the City to charge the costs of certain services to individual funds. The assets and liabilities of the internal service funds are included in the governmental activities in the Statement of Net Position.	(187,924)
Net Position of Governmental Activities	80,735,062

The notes to the financial statements are an integral part of this statement.

VILLAGE OF BUFFALO GROVE, ILLINOIS

Statement of Revenues, Expenditures and Changes in Fund Balances - Governmental Funds
For the Fiscal Year Ended December 31, 2025

See Following Page

VILLAGE OF BUFFALO GROVE, ILLINOIS

Statement of Revenues, Expenditures and Changes in Fund Balances - Governmental Funds
For the Fiscal Year Ended December 31, 2025

	General	Special Revenue Lake Cook Road TIF
Revenues		
Taxes		
Property Tax	$ 16,622,295	850,320
Other Taxes	15,310,829	—
Intergovernmental	22,891,387	—
Charges for Services	3,081,510	—
Licenses and Permits	393,747	—
Fines and Forfeitures	3,724,858	—
Investment Income	2,940,786	12,378
Miscellaneous	1,300,634	—
Total Revenues	66,266,046	862,698
Expenditures		
General Government	11,038,558	817,519
Public Safety	33,323,559	—
Public Works	7,336,844	—
Capital Outlay	182,294	—
Debt Service		
Principal Retirement	70,678	—
Interest and Fiscal Charges	1,815	—
Total Expenditures	51,953,748	817,519
Excess (Deficiency) of Revenues Over (Under) Expenditures	14,312,298	45,179
Other Financing Sources (Uses)		
Debt Issuance	—	—
Premium on Debt Issuance	—	—
Disposal of Capital Assets	—	—
Transfers In	854,900	—
Transfers Out	(7,493,658)	—
	(6,638,758)	—
Net Change in Fund Balances	7,673,540	45,179
Fund Balances - Beginning	52,464,449	1,769,001
Fund Balances - Ending	60,137,989	1,814,180

The notes to the financial statements are an integral part of this statement.

	Capital Projects				
Debt Service	Facilities Development	Street Maintenance	Vehicle Equipment Replacement	Nonmajor	Totals
329,510	—	—	—	268,370	18,070,495
—	—	—	—	—	15,310,829
—	—	5,700,429	—	2,535,872	31,127,688
—	—	—	—	30	3,081,540
—	—	—	—	—	393,747
—	—	—	—	75,144	3,800,002
—	497,110	227,817	—	210,266	3,888,357
—	—	—	—	—	1,300,634
329,510	497,110	5,928,246	—	3,089,682	76,973,292
—	—	—	—	74,609	11,930,686
—	—	—	—	—	33,323,559
—	—	—	—	—	7,336,844
—	4,665,877	16,092,046	1,844,986	—	22,785,203
2,646,180	—	—	—	—	2,716,858
2,531,890	263,144	114,116	—	—	2,910,965
5,178,070	4,929,021	16,206,162	1,844,986	74,609	81,004,115
(4,848,560)	(4,431,911)	(10,277,916)	(1,844,986)	3,015,073	(4,030,823)
—	16,735,000	7,325,000	—	—	24,060,000
—	929,362	789,116	—	—	1,718,478
—	—	—	40,364	—	40,364
4,839,626	431,876	5,321,577	1,804,622	—	13,252,601
—	—	—	—	(2,493,527)	(9,987,185)
4,839,626	18,096,238	13,435,693	1,844,986	(2,493,527)	29,084,258
(8,934)	13,664,327	3,157,777	—	521,546	25,053,435
25,432	1,361,815	2,054,823	17,745	5,723,850	63,417,115
16,498	15,026,142	5,212,600	17,745	6,245,396	88,470,550

The notes to the financial statements are an integral part of this statement.

Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of the Governmental Funds to the Statement of Activities - Governmental Activities
For the Fiscal Year Ended December 31, 2025

Net Change in Fund Balances - Total Governmental Funds	$ 25,053,435
Amounts reported for governmental activities in the Statement of Activities are different because:	
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation/amortization expense.	
Capital Outlays	22,489,487
Depreciation/Amortization Expense	(3,785,600)
Disposals - Cost	(200,443)
Disposals - Accumulated Depreciation	200,443
Less: Internal Service	202,948
The net effect of deferred outflows (inflows) of resources related to the pensions not reported in the funds.	
Change in Deferred Items - IMRF	(2,003,331)
Change in Deferred Items - Police Pension	(8,786,711)
Change in Deferred Items - Firefighters" Pension	(8,818,582)
Change in Deferred Items - RBP	(849,846)
The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of the principal on long-term debt consumes the current financial resources of the governmental funds.	
Change in Compensated Absences Payable	(7,917)
Changes in Net Pension Liability - IMRF	271,656
Changes in Net Pension Liability - Police Pension	9,694,623
Changes in Net Pension Liability - Firefighters' Pension	8,948,958
Change in Total OPEB Liability - RBP	436,344
Issuance of Debt	(24,060,000)
Issuance of Bond Premiums	(1,718,478)
Retirement of Debt	2,716,858
Amortization of Bond Premium	330,582
Changes to accrued interest on long-term debt in the Statement of Activities does not require the use of current financial resources and, therefore, are not reported as expenditures in the governmental funds.	171,278
Internal service funds are used by the City to charge the cost of certain services to individual funds. The net revenue of certain activities of internal service funds is reported with governmental activities.	(247,841)
Changes in Net Position of Governmental Activities	20,037,863

The notes to the financial statements are an integral part of this statement.

VILLAGE OF BUFFALO GROVE, ILLINOIS

Statement of Net Position - Proprietary Funds
December 31, 2025

See Following Page

VILLAGE OF BUFFALO GROVE, ILLINOIS

Statement of Net Position - Proprietary Funds
December 31, 2025

	Business-Type Activities - Enterprise Funds				Governmental Activities
	Water and Sewerage	Arboretum Golf	Nonmajor	Totals	Internal Service
ASSETS					
Current Assets					
Cash and Investments	$ 11,705,295	778,639	2,297,666	14,781,600	998,800
Receivables - Net of Allowances					
Accounts	2,538,611	—	—	2,538,611	—
Leases	—	829,502	723,922	1,553,424	544,475
Other	249,281	—	7,234	256,515	—
Inventories	—	50,845	30,891	81,736	—
Total Current Assets	14,493,187	1,658,986	3,059,713	19,211,886	1,543,275
Noncurrent Assets					
Capital Assets					
Nondepreciable	7,245,868	5,219,738	978,776	13,444,382	—
Depreciable/Amortizable	103,777,650	11,686,706	3,731,639	119,195,995	2,633,822
Accumulated Depreciation/Amortization	(51,192,141)	(10,557,480)	(2,992,897)	(64,742,518)	(473,569)
Total Capital Assets	59,831,377	6,348,964	1,717,518	67,897,859	2,160,253
Other Assets					
Investment in Joint Venture	9,824,958	—	—	9,824,958	—
Total Noncurrent Assets	69,656,335	6,348,964	1,717,518	77,722,817	2,160,253
Total Assets	84,149,522	8,007,950	4,777,231	96,934,703	3,703,528
DEFERRED OUTFLOWS OF RESOURCES					
Deferred Items - IMRF	436,463	43,758	90,326	570,547	—
Deferred Items - RBP	144,490	—	23,903	168,393	—
Deferred Items - ARO	1,329,750	—	—	1,329,750	—
Total Deferred Outflows of Resources	1,910,703	43,758	114,229	2,068,690	—
Total Assets and Deferred Outflows of Resources	86,060,225	8,051,708	4,891,460	99,003,393	3,703,528

The notes to the financial statements are an integral part of this statement.

	Business-Type Activities - Enterprise Funds				Governmental Activities
	Water and Sewerage	Arboretum Golf	Nonmajor	Totals	Internal Service
LIABILITIES					
Current Liabilities					
Accounts Payable	$ 3,080,973	38,071	20,536	3,139,580	488,366
Accrued Payroll	81,882	8,032	14,479	104,393	53,114
Accrued Interest	—	—	—	—	63,183
Deposits Payable	25,075	6,484	—	31,559	—
Compensated Absences Payable	8,315	9,429	15,348	33,092	—
Total OPEB Liability - RBP	23,523	—	3,890	27,413	—
IEPA Loan Payable	21,893	—	—	21,893	—
Installment Note Payable	746,658	—	—	746,658	57,573
Leases Payable	—	89,865	57,388	147,253	—
Subscriptions Payable	18,829	—	—	18,829	163,462
Total Current Liabilities	4,007,148	151,881	111,641	4,270,670	825,698
Noncurrent Liabilities					
Compensated Absences Payable	33,260	37,717	61,392	132,369	—
Net Pension Liability - IMRF	751,072	75,299	155,432	981,803	—
Total OPEB Liability - RBP	522,585	—	86,453	609,038	—
IEPA Loans Payable	168,073	—	—	168,073	—
Installment Note Payable	2,106,041	—	—	2,106,041	331,066
Leases Payable	—	190,301	121,527	311,828	—
Subscriptions Payable	277,062	—	—	277,062	2,205,938
Asset Retirement Obligation	1,675,500	—	—	1,675,500	—
Total Long-Term Liabilities	5,533,593	303,317	424,804	6,261,714	2,537,004
Total Liabilities	9,540,741	455,198	536,445	10,532,384	3,362,702
DEFERRED INFLOWS OF RESOURCES					
Deferred Items - IMRF	1,416	142	293	1,851	—
Deferred Items - RBP	325,410	—	53,833	379,243	—
Deferred Items - Leases	—	704,681	599,426	1,304,107	528,750
Total Deferred Inflows of Resources	326,826	704,823	653,552	1,685,201	528,750
Total Liabilities and Deferred Inflows of Resources	9,867,567	1,160,021	1,189,997	12,217,585	3,891,452
NET POSITION					
Net Investment in Capital Assets	54,197,519	6,068,798	1,538,603	61,804,920	(597,786)
Unrestricted	21,995,139	822,889	2,162,860	24,980,888	409,862
Total Net Position	76,192,658	6,891,687	3,701,463	86,785,808	(187,924)

The notes to the financial statements are an integral part of this statement.

Statement of Revenues, Expenses, and Changes in Net Position - Proprietary Funds
For the Fiscal Year Ended December 31, 2025

	Business-Type Activities - Enterprise Funds				Governmental Activities
	Water and Sewerage	Arboretum Golf	Nonmajor	Totals	Internal Service
Operating Revenues					
Charges for Services	$ 16,809,591	1,921,565	2,982,356	21,713,512	6,185,012
Miscellaneous	422,222	—	—	422,222	—
Total Operating Revenues	17,231,813	1,921,565	2,982,356	22,135,734	6,185,012
Operating Expenses					
Operations	9,866,133	1,578,941	2,282,007	13,727,081	6,079,194
Depreciation and Amortization	2,115,678	189,050	103,455	2,408,183	202,948
Total Operating Expenses	11,981,811	1,767,991	2,385,462	16,135,264	6,282,142
Operating Income (Loss)	5,250,002	153,574	596,894	6,000,470	(97,130)
Nonoperating Revenues (Expenses)					
Investment Income	610,379	20,417	58,815	689,611	29,019
Other Income	—	—	—	—	117,331
Interest Expense	(81,878)	(12,607)	(8,051)	(102,536)	(166,436)
	528,501	7,810	50,764	587,075	(20,086)
Income Before Transfers	5,778,503	161,384	647,658	6,587,545	(117,216)
Transfers Out	(2,959,791)	—	(175,000)	(3,134,791)	(130,625)
Change in Net Position	2,818,712	161,384	472,658	3,452,754	(247,841)
Net Position - Beginning	73,373,946	6,730,303	3,228,805	83,333,054	59,917
Net Position - Ending	76,192,658	6,891,687	3,701,463	86,785,808	(187,924)

The notes to the financial statements are an integral part of this statement.

VILLAGE OF BUFFALO GROVE, ILLINOIS

Statement of Cash Flows - Proprietary Funds
For the Fiscal Year Ended December 31, 2025

	Business-Type Activities - Enterprise Funds				Governmental Activities
	Water and Sewerage	Arboretum Golf	Nonmajor	Totals	Internal Service
Cash Flows from Operating Activities					
Receipts from Customers and Users	$ 17,126,973	2,064,894	3,117,960	22,309,827	6,302,343
Payments to Employees	(1,290,830)	(250,674)	(366,423)	(1,907,927)	(1,137,967)
Payments to Suppliers	(7,046,914)	(1,603,080)	(1,981,789)	(10,631,783)	(4,242,509)
	8,789,229	211,140	769,748	9,770,117	921,867
Cash Flows from Noncapital Financing Activities					
Net Change in Lessor Lease Transactions	—	—	—	—	(544,475)
Transfers Out	(2,959,791)	—	(175,000)	(3,134,791)	(130,625)
	(2,959,791)	—	(175,000)	(3,134,791)	(675,100)
Cash Flows from Capital and Related Financing Activities					
Purchase of Capital Assets	(6,660,619)	—	—	(6,660,619)	—
Principal Paid on Debt	(714,992)	(86,516)	(55,250)	(856,758)	(209,609)
Interest Paid on Debt	(81,878)	(12,607)	(8,051)	(102,536)	(166,436)
	(7,457,489)	(99,123)	(63,301)	(7,619,913)	(376,045)
Cash Flows from Investing Activities					
Investment Income	610,379	20,417	58,815	689,611	29,019
Net Change in Cash and Cash Equivalents	(1,017,672)	132,434	590,262	(294,976)	(100,259)
Cash and Cash Equivalents - Beginning	12,722,967	646,205	1,707,404	15,076,576	1,099,059
Cash and Cash Equivalents - Ending	11,705,295	778,639	2,297,666	14,781,600	998,800
Reconciliation of Operating Income to Net Cash Provided (Used) by Operating Activities					
Operating Income	5,250,002	153,574	596,894	6,000,470	(97,130)
Adjustments to Reconcile Operating Income to Net Cash Provided by (Used in) Operating Activities					
Depreciation and Amortization	2,115,678	189,050	103,455	2,408,183	202,948
Other Income	—		—	—	117,331
(Increase) Decrease in Current Assets	(104,840)	143,329	135,604	174,093	—
Increase (Decrease) in Current Liabilities	1,528,389	(274,813)	(66,205)	1,187,371	698,718
Net Cash Provided by Operating Activities	8,789,229	211,140	769,748	9,770,117	921,867

The notes to the financial statements are an integral part of this statement.

VILLAGE OF BUFFALO GROVE, ILLINOIS

Statement of Fiduciary Net Position
December 31, 2025

	Pension Trust
ASSETS	
Cash and Cash Equivalents	$ 841,456
Investments	
Illinois Police Pension Investment Fund	114,183,160
Illinois Firefighters' Pension Investment Fund	99,862,059
Equity Securities	831,653
Due from Municipality	604,972
Prepaids	8,518
Total Assets	216,331,818
LIABILITIES	
Accounts Payable	21,109
NET POSITION	
Net Position Restricted for Pensions	216,310,709

The notes to the financial statements are an integral part of this statement.

VILLAGE OF BUFFALO GROVE, ILLINOIS

Statement of Changes in Fiduciary Net Position
For the Fiscal Year Ended December 31, 2025

	Pension Trust
Additions	
Contributions - Employer	$ 5,750,172
Contributions - Plan Members	1,391,023
Contributions - Other	8,352
Total Contributions	7,149,547
Investment Income	
Interest Earned	2,421,975
Net Change in Fair Value	30,755,281
	33,177,256
Less Investment Expenses	(286,622)
Net Investment Income	32,890,634
Total Additions	40,040,181
Deductions	
Administration	173,648
Benefits and Refunds	12,144,613
Total Deductions	12,318,261
Change in Fiduciary Net Position	27,721,920
Net Position - Beginning	188,588,789
Net Position - Ending	216,310,709

The notes to the financial statements are an integral part of this statement.

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The Village of Buffalo Grove (the Village), Illinois incorporated in 1958, is a home-rule municipality, under the 1970 Illinois Constitution, located in both Lake County, Illinois and Cook County, Illinois. The Village operates under a Council-Manager form of government and provides public safety (police and fire protection), sanitation (water and sewer), building and zoning, engineering, recreation, civil defense and overall administration.

The government-wide financial statements are prepared in accordance with generally accepted accounting principles (GAAP). The Governmental Accounting Standards Board (GASB) is responsible for establishing GAAP for state and local governments through its pronouncements (Statements and Interpretations). The more significant of the Village's accounting policies established in GAAP and used by the Village are described below.

REPORTING ENTITY

The accompanying financial statements present the government and its component units, entities for which the government is considered to be financially accountable. Blended component units are, in substance, part of the primary government's operations, even though they are legally separate entities. Thus, blended component units are appropriately presented as funds of the primary government. Each discretely presented component unit is reported in a separate column in the government-wide financial statements to emphasize that it is both legally and substantively separate from the government. Management has determined that there are two fiduciary component units that are required to be included in the financial statements of the Village as pension trust funds and there are no discretely presented component units to include in the reporting entity.

Blended Component Units

Police Pension Employees Retirement System

The Village's sworn police employees participate in the Buffalo Grove Police Pension Fund (BGPPF). BGPPF functions for the benefit of these employees and is governed by a five-member pension board. Two members appointed by the Village President, one elected pension beneficiary and two elected police employees constitute the pension board. The participants are required to contribute a percentage of salary as established by state statute and the Village is obligated to fund all remaining BGPPF costs based upon actuarial valuations. The State of Illinois is authorized to establish benefit levels and the Village is authorized to approve the actuarial assumptions used in the determination of contribution levels. Although it is legally separate from the Village, the BGPPF is reported as if it were part of the primary government because its sole purpose is to provide retirement benefits for the Village's police employees. The BGPPF is reported as a fiduciary fund, and specifically a pension trust fund, due to the fiduciary responsibility exercised over the BGPPF.

Firefighters' Pension Employees Retirement System

The Village's sworn firefighters participate in the Buffalo Grove Firefighters' Pension Fund (BGFPF). BGFPF functions for the benefit of those employees and is governed by a five-member pension board, with two members appointed by the Village President, two elected from active participants of the Fund, and one elected from the retired members of the Fund. The participants are required to contribute a percentage of salary as established by state statute and the Village is obligated to fund all remaining BGFPF costs based upon actuarial valuations. The State of Illinois is authorized to establish benefit levels and the Village is authorized to approve the actuarial assumptions used in the determination of contribution levels. Although it is legally separate from the Village, the BGFPF is reported as if it were part of the primary government because its sole purpose is to provide retirement benefits for the Village's sworn firefighters. The BGFPF is reported as a fiduciary fund, and specifically a pension trust fund, due to the fiduciary responsibility exercised over the BGFPF.

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

BASIS OF PRESENTATION

Government-Wide Statements

The Village's basic financial statements include both government-wide (reporting the Village as a whole) and fund financial statements (reporting the Village's major funds). Both the government-wide and fund financial statements categorize primary activities as either governmental or business type. The Village's police and fire safety, public works, and general administrative services are classified as governmental activities. The Village's water and sewerage, Arboretum golf, Buffalo Grove golf, and refuse services are classified as business-type activities.

In the government-wide Statement of Net Position, both the governmental and business-type activities columns are: (a) presented on a consolidated basis by column, and (b) reported on a full accrual, economic resource basis, which recognizes all long-term assets/deferred outflows and receivables as well as long-term debt/deferred inflows and obligations. The Village's net position is reported in three parts: net investment in capital assets; restricted; and unrestricted. The Village first utilizes restricted resources to finance qualifying activities.

The government-wide Statement of Activities reports both the gross and net cost of each of the Village's functions and business-type activities (general government, public safety, public works, etc.). The functions are supported by general government revenues (property, sales and use taxes, certain intergovernmental revenues, fines, permits and charges, etc.). The Statement of Activities reduces gross expenses (including depreciation) by related program revenues, which include 1) charges to customers or applicants who purchase, use, or directly benefit from foods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment.

The net costs (by function or business-type activity) are normally covered by general revenue (property tax, sales tax, intergovernmental revenues, investment income, etc.).

The Village does not allocate indirect costs. An administrative service fee is charged by the General Fund to the other operating funds that is eliminated like a reimbursement (reducing the revenue and expense in the General Fund) to recover the direct costs of General Fund services provided (finance, personnel, purchasing, legal, technology management, etc.).

This government-wide focus is more on the sustainability of the Village as an entity and the change in the Village's net position resulting from the current year's activities.

Fund Financial Statements

The financial transactions of the Village are reported in individual funds in the fund financial statements. Each fund is accounted for by providing a separate set of self-balancing accounts that comprises its assets/deferred outflows, liabilities/deferred inflows, fund equity, revenues and expenditures/expenses. Funds are organized into three major categories: governmental, proprietary, and fiduciary. The emphasis in fund financial statements is on the major funds in either the governmental or business-type activities categories.

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

BASIS OF PRESENTATION - Continued

Fund Financial Statements - Continued

GASB Statement No. 34 sets forth minimum criteria (percentage of the assets/deferred outflows, liabilities/ deferred inflows, revenues or expenditures/expenses of either fund category or the governmental and enterprise combined) for the determination of major funds. The Village electively added funds, as major funds, which either have debt outstanding or a specific or community focus. The nonmajor funds are combined in a column in the fund financial statements. A fund is considered major if it is the primary operating fund of the Village or meets the following criteria:

> Total assets/deferred outflows, liabilities/deferred inflows, revenues, or expenditures/expenses of that individual governmental or enterprise fund are at least 10 percent of the corresponding total for all funds of that category or type; and
>
> Total assets/deferred outflows, liabilities/deferred inflows, revenues, or expenditures/expenses of the individual governmental fund or enterprise fund are at least 5 percent of the corresponding total for all governmental and enterprise funds combined.

The various funds are reported by generic classification within the financial statements. The following fund types are used by the Village:

Governmental Funds

The focus of the governmental funds' measurement (in the fund statements) is upon determination of financial position and changes in financial position (sources, uses, and balances of financial resources) rather than upon net income. The following is a description of the governmental funds of the Village:

General Fund is the general operating fund of the Village. It is used to account for all financial resources except those required to be accounted for in another fund. The General Fund is a major fund.

Special revenue funds are used to account for the proceeds of specific revenue sources that are legally restricted to expenditures for specified purposes. The Village maintains five special revenue funds. The Lake Cook Road TIF Fund, a major fund, is used to account for incremental revenues generated within the TIF boundaries and costs incurred from the formation and redevelopment of the Village's Lake Cook Road Corridor.

Debt service funds are used to account for the accumulation of funds for the periodic payment of principal and interest on general long-term debt. The Debt Service Fund is treated as a major fund.

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

BASIS OF PRESENTATION - Continued

Governmental Funds - Continued

Capital projects funds are used to account for financial resources to be used for the acquisition or construction of major capital facilities (other than those financed by business-type/proprietary funds). The Facilities Development Fund, a major fund, is used to account for and reports financial resources that are restricted, committed or assigned to expenditures for acquisition, construction, improvement, repair, and replacement of the Village's capital facilities. The Street Maintenance Fund, also a major fund, is used to account for and reports financial resources that are restricted, committed or assigned to expenditures for acquisition, construction, improvement, repair, and replacement of the Village's roadways. The Vehicle Equipment Replacement Fund, also a major fund, is used to account for and reports financial resources that are restricted, committed or assigned to expenditures for the acquisition, construction, improvement, repair, and replacement of the Village's vehicles and equipment.

Proprietary Funds

The focus of proprietary fund measurement is upon determination of operating income, changes in net position, financial position, and cash flows. The generally accepted accounting principles applicable are those similar to businesses in the private sector. The following is a description of the proprietary funds of the Village:

Enterprise funds are required to account for operations for which a fee is charged to external users for goods or services and the activity (a) is financed with debt that is solely secured by a pledge of the net revenues, (b) has third party requirements that the cost of providing services, including capital costs, be recovered with fees and charges or (c) establishes fees and charges based on a pricing policy designed to recover similar costs. The Village maintains four enterprise funds. The Water and Sewerage Fund, a major fund, is used to account for the revenue and expenses related to the operation of the water and sewerage system. The Arboretum Golf Fund, also a major fund, is used to account for the revenues and expenses related to the operation of the golf course.

Internal service funds are used to account for the financing of goods or services provided by an activity to other departments, funds or component units of the Village on a cost-reimbursement basis. The Village maintains three internal services funds. The Information Technology Fund is used to account for all costs associated with providing technology services to all departments for the operation of the Village. The Central Garage Fund is used to account for the activity necessary to operate and maintain the Village's automotive fleet. User departments are charged a proportionate share determined by the number and types of vehicles in each department. The Building Maintenance Fund is used to account for providing a clean, healthy, and safe working environment in Village facilities, meeting areas and public areas.

The Village's internal service funds are presented in the proprietary fund financial statements. Because the principal users of the internal services are the Village's governmental activities, the financial statements of the internal service funds are consolidated into the governmental column when presented in the government-wide financial statements. To the extent possible, the cost of these services is reported in the appropriate functional activity (general government, public safety, public works, etc.).

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

BASIS OF PRESENTATION - Continued

Fiduciary Funds

Fiduciary funds are used to report assets held in a trustee or agency capacity for others and therefore are not available to support Village programs. The reporting focus is on net position and changes in net position and is reported using accounting principles similar to proprietary funds.

Pension trust funds are used to account for assets held in a trustee capacity for pension benefit payments. The Police Pension Fund accounts for the accumulation of resources to pay retirement and other related benefits for sworn members of the Village's police force. The Firefighters' Pension Fund accounts for the accumulation of resources to pay retirement and other related benefits for sworn members of the Village's Fire Department.

The Village's pension trust funds are presented in the fiduciary fund financial statements. Since by definition these assets are being held for the benefit of a third party (pension participants) and cannot be used to address activities or obligations of the Village, these funds are not incorporated into the government-wide statements.

MEASUREMENT FOCUS AND BASIS OF ACCOUNTING

Measurement focus is a term used to describe "which" transactions are recorded within the various financial statements. Basis of accounting refers to "when" transactions are recorded regardless of the measurement focus applied.

Measurement Focus

On the government-wide Statement of Net Position and the Statement of Activities, both governmental and business-type activities are presented using the economic resources measurement focus as defined below.

In the fund financial statements, the "current financial resources" measurement focus or the "economic resources" measurement focus is used as appropriate.

All governmental funds utilize a "current financial resources" measurement focus. Only current financial assets/ deferred outflows and liabilities/deferred inflows are generally included on their balance sheets. Their operating statements present sources and uses of available spendable financial resources during a given period. These funds use fund balance as their measure of available spendable financial resources at the end of the period.

All proprietary and pension trust funds utilize an "economic resources" measurement focus. The accounting objectives of this measurement focus are the determination of operating income, changes in net position (or cost recovery), financial position, and cash flows. All assets/deferred outflows, liabilities/deferred inflows (whether current or noncurrent) associated with their activities are reported. Proprietary and pension trust funds equity is classified as net position.

Basis of Accounting

In the government-wide Statement of Net Position and Statement of Activities, both governmental and business-type activities are presented using the accrual basis of accounting. Under the accrual basis of accounting, revenues are recognized when earned and expenses are recorded when the liability/deferred inflow is incurred or economic asset used. Revenues, expenses, gains, losses, assets/deferred outflows, and liabilities/deferred inflows resulting from exchange and exchange-like transactions are recognized when the exchange takes place.

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

MEASUREMENT FOCUS AND BASIS OF ACCOUNTING - Continued

Basis of Accounting - Continued

In the fund financial statements, governmental funds are presented on the modified accrual basis of accounting. Under this modified accrual basis of accounting, revenues are recognized when "measurable and available." Measurable means knowing or being able to reasonably estimate the amount. Available means collectible within the current period or within sixty days after year-end. The Village recognizes property taxes when they become both measurable and available in accordance with GASB Codification Section P70. A sixty-day availability period is used for revenue recognition for all other governmental fund revenues. Expenditures (including capital outlay) are recorded when the related fund liability is incurred, except for general obligation bond principal and interest which are recognized when due.

In applying the susceptible to accrual concept under the modified accrual basis, those revenues susceptible to accrual are property taxes, sales and use taxes, franchise taxes, licenses, interest revenue, and charges for services. All other revenues are not susceptible to accrual because generally they are not measurable until received in cash.

All proprietary and pension trust funds utilize the accrual basis of accounting. Under the accrual basis of accounting, revenues are recognized when earned and expenses are recorded when the liability is incurred or economic asset used.

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the Village's enterprise funds, and of the Village's internal service funds are charges to customers for sales and services. The Village also recognizes as operating revenue the portion of tap fees intended to recover the cost of connecting new customers to the system. Operating expenses for enterprise funds and internal service funds include the cost of sales and services, administrative expenses, and depreciation/amortization on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

ASSETS/DEFERRED OUTFLOWS, LIABILITIES/DEFERRED INFLOWS, AND FUND BALANCE/ NET POSITION

Cash and Investments

For the purpose of the Statement of Net Position, cash and cash equivalents are considered to be cash on hand, demand deposits, and cash with fiscal agent. For the purpose of the proprietary funds "Statement of Cash Flows," cash and cash equivalents are considered to be cash on hand, demand deposits, cash with fiscal agent, and all highly liquid investments with an original maturity of three months or less.

Investments are generally reported at fair value. Short-term investments are reported at cost, which approximates fair value. For investments, the Village categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

ASSETS/DEFERRED OUTFLOWS, LIABILITIES/DEFERRED INFLOWS, AND FUND BALANCE/ NET POSITION - Continued

Receivables

In the government-wide financial statements, receivables consist of all revenues earned at year-end and not yet received. Allowances for uncollectible accounts receivable are based upon historical trends and the periodic aging of accounts receivable. Major receivables balances for governmental activities include property taxes, sales and use taxes, franchise taxes, and grants. Business-type activities report charges for services as their major receivables.

Interfund Receivables, Payables and Activity

Interfund activity is reported as loans, services provided, reimbursements or transfers. Loans are reported as interfund receivables and payables as appropriate and are subject to elimination upon consolidation. Services provided, deemed to be at market or near market rates, are treated as revenues and expenditures/expenses. Internal service fund services provided and used are not eliminated in the process of consolidation. Reimbursements are when one fund incurs a cost, charges the appropriate benefiting fund and reduces its related cost as a reimbursement. All other interfund transactions are treated as transfers. Transfers between governmental or proprietary funds are netted as part of the reconciliation to the government-wide financial statements.

Prepaids/Inventories

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaids in both the government-wide and fund financial statements. Prepaids/inventories are valued at cost, which approximates market, using the first-in/first-out (FIFO) method. The costs of governmental fund-type prepaids/ inventories are recorded as expenditures when consumed rather than when purchased.

Capital Assets

Capital assets purchased or acquired with an original cost of $10,000 or more (depending on asset class) are reported at historical cost or estimated historical cost. Contributed assets are reported at acquisition value as of the date received. Additions, improvements and other capital outlays that significantly extend the useful life of an asset are capitalized. Other costs incurred for repairs and maintenance are expensed as incurred.

The accounting and financial reporting treatment applied to a fund is determined by its measurement focus. General capital assets are long-lived assets of the Village as a whole. When purchased, such assets are recorded as expenditures in the governmental funds and capitalized. Infrastructure such as streets, traffic signals and signs are capitalized. The valuation basis for general capital assets are historical cost, or where historical cost is not available, estimated historical cost based on replacement costs.

Capital assets in the proprietary funds are capitalized in the fund in which they are utilized. The valuation basis for proprietary fund capital assets are the same as those used for the general capital assets. Donated capital assets are recorded at acquisition value on the date donated.

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

ASSETS/DEFERRED OUTFLOWS, LIABILITIES/DEFERRED INFLOWS, AND FUND BALANCE/ NET POSITION - Continued

Capital Assets - Continued

Depreciation/amortization on all assets is computed and recorded using the straight-line method of depreciation/ amortization over the following estimated useful lives:

Buildings	5 - 30 Years
Equipment and Vehicles	2 - 20 Years
Land Improvements	5 - 50 Years
Streets	5 - 50 Years
Storm Sewers	5 - 50 Years
Infrastructure	5 - 50 Years
Lease Assets - Equipment	5 - 10 Years
Subscription Assets - Software	14 - 20 Years

Deferred Outflows/Inflows of Resources

Deferred outflow/inflow of resources represents a consumption/acquisition of net assets that applies to a future period and therefore will not be recognized as an outflow of resources (expense)/inflow of resources (revenue) until that future time.

Compensated Absences

The Village policy allows full time and part time employees to earn varying amounts of sick and vacation pay for each year employed. Employees are eligible to accrue vacation based on their length of service with the Village. Full time employees accrue vacation between one to twenty-five vacation days and ten sick days. Employees can accrue up to 260 days of sick leave based on their length of service with the Village. Part time employees accrue five to nine vacation days. Upon separation of employment, employees hired after January 1, 2012 are not eligible for a "cash-out" and may use all accrued vacation leave prior to retirement.

All vacation pay is accrued when incurred in the government-wide and proprietary fund financial statements. A liability for these amounts is reported in the governmental funds only if they have matured, for example, as a result of employee resignations and retirements.

Long-Term Obligations

In the government-wide financial statements, and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type Statement of Net Position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the effective interest method. Bonds payable are reported net of the applicable bond premium or discount. Bond issuance costs are reported as expenses at the time of issuance.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

ASSETS/DEFERRED OUTFLOWS, LIABILITIES/DEFERRED INFLOWS, AND FUND BALANCE/ NET POSITION - Continued

Net Position

In the government-wide financial statements, equity is classified as net position and displayed in three components:

Net Investment in Capital Assets - Consists of capital assets including restricted capital assets, net of accumulated depreciation/amortization and reduced by the outstanding balances of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.

Restricted - Consists of net position with constraints placed on the use either by (1) external groups such as creditors, grantors, contributors, or laws or regulations of other governments; or (2) law through constitutional provisions or enabling legislations.

Unrestricted - All other net position balances that do not meet the definition of "restricted" or "net investment in capital assets."

Use of Estimates

The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenditures/expenses during the reporting period. Actual results could differ from those estimates.

NOTE 2 - STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

BUDGETARY INFORMATION

The budget data included in the financial statements represent the Village's program budget and the appropriations represent the Village's legal expenditure limit. Budgets are adopted for the General Fund, Special Revenue Funds, Debt Service Funds, Capital Projects Funds, Proprietary Funds, Pension Trust Funds and Internal Service Funds. All governmental fund-type budgets, pension trust fund-type budgets and internal service fund-type budgets are adopted on a basis consistent with GAAP. Proprietary Funds are adopted on a basis other than GAAP in that depreciation expense, income from the joint venture, and contributions from developers are not budgeted, and principal payments on long-term debt (if any) are budgeted. The Village Board of Trustees follows these procedures in establishing the budgetary and appropriations data reflected in the financial statements:

1. The Village Manager submits to the Board a proposed program budget for the fiscal year commencing January 1. The program budget includes proposed expenditures and the means of financing them.
2. Appropriation ordinance public hearings are conducted by the Village to obtain taxpayer comments, and the ordinance is subsequently adopted by the Board.
3. The program budget is legally enacted through a resolution adopted by the Board.
4. Any expenditures that exceed the total appropriations at the fund level must be approved by the Board of Trustees.

NOTE 2 - STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY - Continued

BUDGETARY INFORMATION - Continued

The Village Manager is authorized to transfer budgeted amounts between departments within any fund. However, any modifications to the legally adopted appropriation ordinance may not exceed expenditure limits, at the fund level, mandated by the appropriation ordinance without approval by the Board.

Appropriations, which are not expended by year-end, lapse and must be re-appropriated in the following year for the expenditure to be made. The Village does not employ the encumbrance method of accounting to reserve net position for subsequent year expenditures.

EXCESS OF ACTUAL EXPENDITURES/EXPENSES OVER BUDGET IN INDIVIDUAL FUNDS

The following funds had an excess of actual expenditures/expenses over budget as of the date of this report:

Fund		Excess
Police Pension	$	353,251
Firefighters' Pension		225,382

DEFICIT NET POSITION

The following fund had deficit net position as of the date of this report:

Fund		Deficit
Information Technology	$	263,566

Deficits will be eliminated by future revenues or transfers.

NOTE 3 - DETAIL NOTES ON ALL FUNDS

DEPOSITS AND INVESTMENTS

The Village maintains a cash and investment pool that is available for use by all funds except the pension trust funds. Each fund type's portion of this pool is displayed on the financial statements as "cash and investments." In addition, investments are separately held by several of the Village's funds. The deposits and investments of the pension trust funds are held separately from those of other funds.

Permitted Deposits and Investments - Statutes authorize the Village to make deposits/invest in commercial banks, savings and loan institutions, obligations of the U.S. Treasury and U.S. Agencies, obligations of States and their political subdivisions, credit union shares, repurchase agreements, commercial paper rated within the three highest classifications by at least two standard rating services, Illinois Funds, the Illinois Metropolitan Investment Fund, and the Illinois Public Reserves Investment Management Trust.

The Illinois Funds is an investment pool managed by the Illinois Public Treasurer's Office which allows governments within the State to pool their funds for investment purposes. Illinois Funds is not registered with the SEC as an investment company. Investments in Illinois Funds are valued at the share price, which is the price for which the investment could be sold.

NOTE 3 - DETAIL NOTES ON ALL FUNDS - Continued

DEPOSITS AND INVESTMENTS - Continued

The Illinois Metropolitan Investment Fund (IMET) is a non-for-profit investment trust formed pursuant to the Illinois Municipal Code. IMET is managed by a Board of Trustees elected from the participating members. IMET is not registered with the SEC as an Investment Company. Investments in IMET are valued at the share price, the price for which the investment could be sold.

The Illinois Public Reserves Investment Management Trust (IPRIME) is an investment opportunity and cash management service for Illinois Municipal Treasurers acting on behalf of counties, townships, cities, towns, villages, special road districts, public water supply districts, fire protection districts, drainage districts, levee districts, sewer districts, housing authorities, and all other political corporations or subdivisions of the State of Illinois. Participation in IPRIME is voluntary. IPRIME is not registered with the SEC as an Investment Company. Investments in IPRIME are valued at the share price, the price for which the investment could be sold.

The Illinois Trust was established for the purpose of allowing various public agencies including, but not limited to, counties, townships, cities, towns, villages, school districts, housing authorities and public water supply districts, to jointly invest funds in accordance with the Laws of the State of Illinois. Participation in the Illinois Trust is voluntary. The Illinois Trust is not registered with the SEC as an Investment Company. Investments in the Illinois Trust are valued at the share price, the price for which the investment could be sold.

Village

Deposits. At year-end, the carrying amount of the Village's deposits for governmental and business-type activities totaled $52,602,870 and the bank balances totaled $51,916,286.

Investments. The Village has the following investment fair values and maturities:

		Investment Maturities (in Years)			
Investment Type	Fair Value	Less Than 1	1-5	6-10	More Than 10
U.S. Treasury Securities	$ 2,300,475	1,102,549	1,197,926	—	—
State and Local Obligations	4,159,650	3,036,839	1,122,811	—	—
Illinois Funds	17,818,465	17,818,465	—	—	—
IMET	6,867,919	6,867,919	—	—	—
IPRIME	34,379	34,379	—	—	—
Illinois Trust	19,617,738	19,617,738	—	—	—
Totals	50,798,626	48,477,889	2,320,737	—	—

NOTE 3 - DETAIL NOTES ON ALL FUNDS - Continued

DEPOSITS AND INVESTMENTS - Continued

Village - Continued

The Village has the following recurring fair value measurements as of year-end:

		Fair Value Measurements Using		
Investments by Fair Value Level	Total	Quoted Prices in Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)
Debt Securities				
U.S. Treasury Securities	$ 2,300,475	2,300,475	—	—
State and Local Obligations	4,159,650	—	4,159,650	—
Total Investments by Fair Value Level	6,460,125	2,300,475	4,159,650	—
Investments Measured at the Net Asset Value (NAV)				
Illinois Funds	17,818,465			
IMET	6,867,919			
IPRIME	34,379			
Illinois Trust	19,617,738			
Total Investments at the (NAV)	44,338,501			
Total Investments Measured at Fair Value	50,798,626			

Debt Securities classified in Level 2 of the fair value hierarchy are valued using a matrix pricing technique. Matrix pricing is used to value securities based on the securities' relationship to benchmark quoted prices.

Interest Rate Risk. Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. The Village's investment policy protects against fair value losses resulting from rising interest rates by diversifying its investment portfolio to prevent over-concentration of assets in a specific maturity, a specific issuer, or a specific class of securities. The Village does not have a formal policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

NOTE 3 - DETAIL NOTES ON ALL FUNDS - Continued

DEPOSITS AND INVESTMENTS - Continued

Village - Continued

Credit Risk. Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. Besides investing in instruments authorized under State Statute, the Village's investment policy applies the "prudent person" standard in managing its investment portfolio. As such, all investments are made with such judgement and care, under circumstances then prevailing, which persons of prudence, discretion and intelligence exercise in management of their own affairs, not for speculation, but for investment, considering the probable safety of their capital as well as the probable income to be derived.

The Village's investment policy also limits investments in commercial paper to the highest rating classifications, as established by at least two of the four major rating services, and which mature not later than 180 days from the purchase date. Such purchases may not exceed 10% of the issuer corporation's outstanding obligations. At year-end, the ratings on the Village's investments in the state and local obligations are rated AAAm by Standard & Poor's. The Village's investment in the Illinois Funds was rated AAAmmf by Fitch, the Illinois Metropolitan Investment Trust Convenience Fund is rated AAAf/bf by Moody's, the Illinois Public Reserves Investment Management Trust was rated AAAm by Standard & Poor's, and Illinois trust was rated AAAm by Standard & Poor's.

Custodial Credit Risk - Deposits. In the case of deposits, this is the risk that in the event of a bank failure, the Village's deposits may not be returned to it. The Village's investment policy requires securing deposit collateral from depository institutions when deposits are in excess of FDIC limits. The amount of deposits not collateralized or insured by an agency of the federal government shall not exceed 75% of the capital stock and surplus of a banking institution. These values shall be reviewed on a quarterly basis comparing actual deposits not insured or collateralized against the capital stock and surplus measure. Values shall be taken from published regulatory agency reports required by either the Comptroller of the Currency or the Commissioner of Banks and Trust Companies. If deposits are maintained with a savings and loan association, the amount of deposits not collateralized or insured shall not exceed 75% of the net worth of the institution as defined and reported to the regulatory agencies. At year-end, $719,000 of the bank balance of the deposits was not covered by federal depository or equivalent insurance, and represents cash at paying agent for debt service payments.

Custodial Credit Risk - Investments. For an investment, this is the risk that in the event of the failure of the counterparty, the Village will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. It is the policy of the Village to require all investments and investment collateral to be held in safekeeping by a third-party custodial institution as designated by the Treasurer in the Village's name. Direct investments guaranteed by the United States or an agency of the United States do not require collateral. The Village's investments in the Illinois Funds, IMET, IPRIME, and Illinois trust are not subject to custodial credit risk.

Concentration Risk. This is the risk of loss attributed to the magnitude of the Village's investment in a single issuer. The Village limits the amount that can be invested in commercial paper to one-third of the Village's total investments. At year-end, the Village does not have any investments over 5 percent of the total cash and investment portfolio (other than investments issued or explicitly guaranteed by the U.S. government and investments in mutual funds, external investment pools, and other pooled investments).

NOTE 3 - DETAIL NOTES ON ALL FUNDS - Continued

DEPOSITS AND INVESTMENTS - Continued

Police Pension Fund

The Illinois Police Officers Pension Investment Fund (IPOPIF) is an investment trust fund responsible for the consolidation and fiduciary management of the pension assets of Illinois suburban and downstate police pension funds. IPOPIF was created by Public Act 101-0610, and codified within the Illinois Pension Code, becoming effective January 1, 2020, to streamline investments and eliminate unnecessary and redundant administrative costs, thereby ensuring assets are available to fund pension benefits for the beneficiaries of the participating pension funds. Participation in IPOPIF by Illinois suburban and downstate police pension funds is mandatory. Investments of the Fund are combined in a commingled external investment pool and held by IPOPIF. A schedule of investment expenses is included in IPOPIF's annual comprehensive financial report. For additional information on IPOPIF's investments, please refer to their annual comprehensive financial report, which can be obtained from IPOPIF at 456 Fulton Street, Suite 402 Peoria, Illinois 61602 or at www.ipopif.org.

Deposits. The Fund retains all its available cash with one financial institution. Available cash is determined to be that amount which is required for the current expenditures of the Fund. The excess of available cash is required to be transferred to IPOPIF for purposes of the long-term investment for the Fund. At year-end, the carrying amount of the Fund's cash on hand totaled $692,715 and the bank balances totaled $692,715.

Custodial Credit Risk. In the case of deposits, this is the risk that in the event of a bank failure, the Fund's deposits may not be returned to it. The Fund's investment policy requires securing deposit collateral from depository institutions when deposits are in excess of FDIC limits. The amount of deposits not collateralized or insured by an agency of the federal government shall not exceed 75% of the capital stock and surplus of a banking institution. These values shall be reviewed on a quarterly basis comparing actual deposits not insured or collateralized against the capital stock and surplus measure. Values shall be taken from published regulatory agency reports required by either the Comptroller of the Currency or the Commissioner of Banks and Trust Companies. If deposits are maintained with a savings and loan association, the amount of deposits not collateralized or insured shall not exceed 75% of the net worth of the institution as defined and reported to the regulatory agencies. At year-end, the entire amount of the bank balance of deposits was covered by collateral, federal depository or equivalent insurance.

Custodial Credit Risk - Investments. For an investment, this is the risk that in the event of the failure of the counterparty, the Fund will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. It is the policy of the Fund to require all investments and investment collateral to be held in safekeeping by a third-party custodial institution as designated by the Treasurer in the Fund's name. Direct investments guaranteed by the United States or an agency of the United States do not require collateral.

Investments. At year-end the Fund has $114,183,160 invested in IPOPIF. The pooled investments consist of the investments as noted in the target allocation table available at www.ipopif.org. Investments in IPOPIF are valued at IPOPIF's share price, which is the price the investment could be sold. There are no unfunded commitments at year-end. The fund may redeem shares with a seven calendar day notice. IPOPIF may, at its sole discretion and based on circumstances, process redemption requests with fewer than a seven calendar day notice. Regular redemptions of the same amount on a particular day of the month may be arranged with IPOPIF. Additionally, the Fund has $831,653 invested in equities which have average maturities of less than one year.

Investment Policy. IPOPIF's current investment policy was adopted by the Board of Trustees on December 17, 2021. IPOPIF is authorized to invest in all investments allowed by Illinois Compiled Statutes (ILCS). The IPOPIF shall not be subject to any of the limitations applicable to investments of pension fund assets currently held by the transferor pension funds under Sections 1-113.1 through 1-113.12 or Article 3 of the Illinois Pension Code.

NOTE 3 - DETAIL NOTES ON ALL FUNDS - Continued

DEPOSITS AND INVESTMENTS - Continued

Police Pension Fund - Continued

Rate of Return. For the year ended December 31, 2025, the annual money-weighted rate of return on pension plan investments, net of pension plan investment expense, was 17.79%. The money-weighted rate of return expresses investment performance, net of investment expense, adjusted for the changing amounts actually invested.

Firefighters' Pension Fund

The Illinois Firefighters' Pension Investment Fund (IFPIF) is an investment trust fund responsible for the consolidation and fiduciary management of the pension assets of Illinois suburban and downstate firefighter pension funds. IFPIF was created by Public Act 101-0610, and codified within the Illinois Pension Code, becoming effective January 1, 2020, to streamline investments and eliminate unnecessary and redundant administrative costs, thereby ensuring assets are available to fund pension benefits for the beneficiaries of the participating pension funds. Participation in IFPIF by Illinois suburban and downstate firefighter pension funds is mandatory. Investments of the Fund are combined in a commingled external investment pool and held by IFPIF. A schedule of investment expenses is included in IFPIF's annual comprehensive financial report. For additional information on IFPIF's investments, please refer to their annual comprehensive financial report, which can be obtained from IFPIF at 1919 South Highland Avenue, Building A, Suite 237, Lombard, IL 60148 or at www.ifpif.org.

Deposits. The Fund retains all its available cash with one financial institution. Available cash is determined to be that amount which is required for the current expenditures of the Fund. The excess of available cash is required to be transferred to IFPIF for purposes of the long-term investment for the Fund. At year-end, the carrying amount of the Fund's cash on hand totaled $148,741 and the bank balances totaled $148,741.

Custodial Credit Risk. In the case of deposits, this is the risk that in the event of a bank failure, the Fund's deposits may not be returned to it. The Fund's investment policy requires securing deposit collateral from depository institutions when deposits are in excess of FDIC limits. The amount of deposits not collateralized or insured by an agency of the federal government shall not exceed 75% of the capital stock and surplus of a banking institution. These values shall be reviewed on a quarterly basis comparing actual deposits not insured or collateralized against the capital stock and surplus measure. Values shall be taken from published regulatory agency reports required by either the Comptroller of the Currency or the Commissioner of Banks and Trust Companies. If deposits are maintained with a savings and loan association, the amount of deposits not collateralized or insured shall not exceed 75% of the net worth of the institution as defined and reported to the regulatory agencies. At year-end, the entire amount of the bank balance of deposits was covered by collateral, federal depository or equivalent insurance.

Investments. At year-end the Fund has $99,862,059 invested in IFPIF. The pooled investments consist of the investments as noted in the target allocation table available at www.ifpif.org. Investments in IFPIF are valued at IFPIF's share price, which is the price the investment could be sold. There are no unfunded commitments at year-end. The plan may redeem shares by giving notice by 5:00 pm central time on the 1st of each month. Requests properly submitted on or before the 1st of each month will be processed for redemption by the 14th of the month. Expedited redemptions may be processed at the sole discretion of IFPIF.

Investment Policy. IFPIF's current investment policy was adopted by the Board of Trustees on June 17, 2022. IFPIF is authorized to invest in all investments allowed by Illinois Compiled Statutes (ILCS). The IFPIF shall not be subject to any of the limitations applicable to investments of pension fund assets currently held by the transferor pension funds under Sections 1-113.1 through 1-113.12 or Article 4 of the Illinois Pension Code.

NOTE 3 - DETAIL NOTES ON ALL FUNDS - Continued

DEPOSITS AND INVESTMENTS - Continued

Firefighters' Pension Fund - Continued

Rate of Return. For the year ended December 31, 2025, the annual money-weighted rate of return on pension plan investments, net of pension plan investment expense, was 17.57%. The money-weighted rate of return expresses investment performance, net of investment expense, adjusted for the changing amounts actually invested.

PROPERTY TAXES

Property taxes for 2024 attach as an enforceable lien on January 1, on property values assessed as of the same date. Taxes are levied by December of the subsequent fiscal year (by passage of a Tax Levy Ordinance). Tax bills are prepared by Lake County and are payable in two installments, on or about July 1 and September 1 during the following year. The County collects such taxes and remits them periodically.

INTERFUND BALANCES

Interfund balances result from the time lag between when transactions are recorded in the accounting system and payments between funds are made. The composition of interfund balances as of the date of this report, is as follows:

Receivable Fund	Payable Fund	Amount
Police Pension	General	$ 357,790
Firefighters' Pension	General	247,182
		604,972

INTERFUND TRANSFERS

Interfund transfers for the fiscal year consisted of the following:

Transfer In	Transfer Out	Amount	
General	Water and Sewerage	$ 854,900	(1)
Debt Service	General	1,307,160	(1)
Debt Service	Water and Sewerage	2,104,891	(2)
Debt Service	Nonmajor Governmental	1,121,950	(2)
Debt Service	Nonmajor Business-Type	175,000	(2)
Debt Service	Internal Service	130,625	(2)
Facilities Development	General	431,876	(3)
Street Maintenance	General	3,950,000	(3)
Street Maintenance	Nonmajor Governmental	1,371,577	(1)
Vehicle Equipment Replacement	General	1,804,622	(3)
		13,252,601	

NOTE 3 - DETAIL NOTES ON ALL FUNDS - Continued

INTERFUND TRANSFERS - Continued

Transfers are used to (1) move revenues from the fund that statute or budget requires to collect them to the fund that statute or budget requires to expend them and (2) move receipts restricted to debt service from the funds collecting the receipts to the Debt Service Fund as debt service payments become due and 3) use unrestricted revenues collected in the General Fund to finance various programs accounted for in other funds in accordance with budgetary authorizations.

LEASES RECEIVABLE

The Village is a lessor on the following lease at year end:

Leases	Start Date	End Date	Payments	Interest Rate
T-Mobile Cell Tower	1/1/2022	8/1/2029	$3,790 per Month	4.00%
Buffalo Grove Golf	1/1/2022	1/1/2037	$4,547 per Month	1.01%
WJN Golf LLC	5/15/2022	5/15/2032	$10,417 per Month	1.25%
District 102	1/1/2025	12/1/2029	$7,917 - $8,569 per Month	5.00%
LGFPD	2/18/2025	1/18/2030	$3,958 - $4,285 per Month	1.25%

During the fiscal year, the Village has recognized $358,980 of lease revenue. There were no variable or other payments not previously included in the measurement of the lease receivable recognized in the current year.

The future principal and interest lease payments as of the year-end were as follows:

Fiscal Year	Governmental Activities		Business-Type Activities	
	Principal	Interest	Principal	Interest
2026	$ 120,789	24,482	224,589	20,617
2027	129,941	18,235	230,530	16,779
2028	140,178	11,130	236,106	12,819
2029	149,300	4,862	216,240	8,847
2030	4,267	19	183,024	6,207
2031	—	—	186,934	4,020
2032	—	—	66,181	2,426
2033	—	—	53,793	1,871
2034	—	—	54,339	1,325
2035	—	—	54,890	774
2036	—	—	46,798	220
	544,475	58,728	1,553,424	75,905

NOTE 3 - DETAIL NOTES ON ALL FUNDS - Continued

CAPITAL ASSETS

Governmental Activities

Governmental capital asset activity for the fiscal year was as follows:

	Beginning Balances	Increases	Decreases	Ending Balances
Nondepreciable Capital Assets				
Land	$ 43,844,430	—	—	43,844,430
Construction in Progress	26,765,968	17,065,665	21,183,008	22,648,625
	70,610,398	17,065,665	21,183,008	66,493,055
Depreciable/Amortizable Capital Assets				
Buildings	36,057,132	20,425,555	—	56,482,687
Equipment and Vehicles	20,421,070	1,983,477	200,443	22,204,104
Land Improvements	3,670,764	—	—	3,670,764
Streets	44,914,273	4,197,798	—	49,112,071
Storm Sewers	38,536,978	—	—	38,536,978
Lease Assets - Equipment	714,697	—	—	714,697
Subscription Assets - Software	2,633,822	—	—	2,633,822
	146,948,736	26,606,830	200,443	173,355,123
Less Accumulated Depreciation/Amortization				
Buildings	24,452,220	786,927	—	25,239,147
Equipment and Vehicles	11,425,985	1,738,885	200,443	12,964,427
Land Improvements	933,687	73,419	—	1,007,106
Streets	17,016,410	847,680	—	17,864,090
Storm Sewers	37,775,062	64,272	—	37,839,334
Lease Assets - Equipment	142,938	71,469	—	214,407
Subscription Assets - Software	270,621	202,948	—	473,569
	92,016,923	3,785,600	200,443	95,602,080
Total Net Depreciable/Amortizable Capital Assets	54,931,813	22,821,230	—	77,753,043
Total Net Capital Assets	125,542,211	39,886,895	21,183,008	144,246,098

Depreciation/amortization expense was charged to governmental activities as follows:

General Government	$ 192,954
Public Safety	1,423,932
Public Works	1,965,766
Internal Service	202,948
	3,785,600

NOTE 3 - DETAIL NOTES ON ALL FUNDS - Continued

CAPITAL ASSETS - Continued

Business-Type Activities

Business-type capital asset activity for the fiscal year was as follows:

	Beginning Balances	Increases	Decreases	Ending Balances
Nondepreciable Capital Assets				
Land	$ 6,198,514	—	—	6,198,514
Construction in Progress	4,498,511	3,709,790	962,433	7,245,868
	10,697,025	3,709,790	962,433	13,444,382
Depreciable/Amortizable Capital Assets				
Buildings	12,191,669	—	—	12,191,669
Equipment and Vehicles	579,583	150,378	—	729,961
Land Improvements	2,003,740	104,017	—	2,107,757
Infrastructure	99,288,867	3,658,867	—	102,947,734
Lease Asset - Equipment	874,242	—	—	874,242
Subscription Asset - Software	344,632	—	—	344,632
	115,282,733	3,913,262	—	119,195,995
Less Accumulated Depreciation/Amortization				
Buildings	10,905,573	130,357	—	11,035,930
Equipment and Vehicles	128,822	38,770	—	167,592
Land Improvements	1,978,519	6,017	—	1,984,536
Infrastructure	49,047,923	1,995,566	—	51,043,489
Lease Asset - Equipment	291,414	145,706	—	437,120
Subscription Asset - Software	49,234	24,617	—	73,851
	62,401,485	2,341,033	—	64,742,518
Total Net Depreciable/Amortizable Capital Assets	52,881,248	1,572,229	—	54,453,477
Total Net Capital Assets	63,578,273	5,282,019	962,433	67,897,859

Depreciation/amortization expense was charged to business-type activities as follows:

Water and Sewerage	$ 2,048,528
Arboretum Golf	189,050
Buffalo Grove Golf	103,455
	2,341,033

NOTE 3 - DETAIL NOTES ON ALL FUNDS - Continued

LONG-TERM OBLIGATIONS

General Obligation Bonds Payable

The Village issues general obligation bonds to provide funds for the acquisition and construction of major capital facilities. General obligation bonds have been issued for governmental activities. General obligation bonds are direct obligations and pledge the full faith and credit of the Village. General obligation bonds currently outstanding are as follows:

Issue	Fund Debt Retired by	Beginning Balances	Issuances	Retirements	Ending Balances
$6,000,000 General Obligation Bonds of 2012, due in annual installments of $100,000 to $750,000 plus interest at 2.00% - 2.75% through June 30, 2030.	Debt Service	$ 3,970,000	—	470,000	3,500,000
$6,125,000 General Obligation Bonds of 2016, due in annual installments of $300,000 to $730,000 plus interest at 2.00% - 3.00% through December 30, 2031.	Debt Service	2,415,000	—	325,000	2,090,000
$1,449,275 General Obligation Refunding Bonds of 2019, due in annual installments of $234,000 to $251,180 plus interest at 1.40% - 1.80% through December 30, 2025.	Debt Service	251,180	—	251,180	—
$24,000,000 General Obligation Bonds of 2020, due in annual installments of $1,330,000 to $1,840,000 plus interest at 3.00% - 5.00% through December 30, 2035.	Debt Service	17,600,000	—	1,600,000	16,000,000
$19,000,000 General Obligation Bonds of 2022, due in annual installments of $100,000 to $2,580,000 plus interest at 4.00% - 5.00% through December 30, 2042.	Debt Service	18,530,000	—	—	18,530,000

NOTE 3 - DETAIL NOTES ON ALL FUNDS - Continued

LONG-TERM OBLIGATIONS - Continued

General Obligation Bonds Payable - Continued

Issue	Fund Debt Retired by	Beginning Balances	Issuances	Retirements	Ending Balances
$24,060,000 General Obligation Bonds of 2025, due in annual installments of $790,000 to $1,235,000 plus interest at 4.00% - 5.00% through December 30, 2045.	Debt Service	$ —	16,735,000	—	16,735,000
	Street Maintenance	—	7,325,000	—	7,325,000
		42,766,180	24,060,000	2,646,180	64,180,000

Illinois Environmental Protection Agency (IEPA) Loans Payable

The Village has entered into loan agreements with the IEPA to provide low interest financing for pump station improvements. IEPA loans currently outstanding are as follows:

Issue	Fund Debt Retired by	Beginning Balances	Issuances	Retirements	Ending Balances
$407,307 IEPA Loan Payable of 2013 - Pump Stations Improvements, due in semi-annual installments of $6,788 to $12,916 including interest at 2.30% through December 1, 2033.	Water and Sewerage	$ 211,365	—	21,399	189,966

Installment Notes Payable

The Village also issues installment notes payable to provide funds for the purchase of capital assets. Installment notes currently outstanding are as follows:

Issue	Fund Debt Retired by	Beginning Balances	Issuances	Retirements	Ending Balances
$6,970,999 Installment Note Payable of 2015, due in quarterly installments of $21,449 to $227,680 plus interest at 2.35% through June 1, 2029.	Water and Sewerage	$ 3,528,795	—	676,096	2,852,699
$571,266 Installment Note Payable of 2023, due in annual installments of $53,230 to $58,573, plus interest at 4.00% through April 30, 2032.	Information Technology	443,998	—	55,359	388,639
		3,972,793	—	731,455	3,241,338

NOTE 3 - DETAIL NOTES ON ALL FUNDS - Continued

LONG-TERM OBLIGATIONS - Continued

TIF Revenue Notes Payable

TIF revenue notes payable are issued to reimburse developers for qualifying costs incurred in the tax increment financing (TIF) districts and are expected to be repaid solely from tax increment financing revenues. Since these revenues are not determinable, there is no debt service requirement to maturity schedule. None of the TIF notes payable produced a capital asset owned by the Village. Developer notes currently outstanding are as follows:

Issue	Fund Debt Retired by	Beginning Balances	Issuances	Retirements	Ending Balances
$19,000,000 Tax Increment Revenue Note of 2022, bearing interest at 6.20% through January 1, 2042.	Lake Cook Road TIF	$ 19,000,000	—	—	19,000,000

Leases Payable

The Village has the following leases outstanding at year end:

Leases	Start Date	End Date	Payments	Interest Rate
Zoll Equipment	5/1/2023	5/1/2032	$72,493 per Year	0.32%
Buffalo Grove Golf Course Golf Carts	5/15/2023	11/15/2028	$10,550 per Month	3.81%
ARBO Golf Carts	5/15/2023	5/15/2029	$16,521 per Month	3.81%

The future principal and interest lease payments as of the year-end were as follows:

Fiscal Year	Governmental Activities		Business-Type Activities	
	Principal	Interest	Principal	Interest
2026	$ 70,902	1,591	147,253	15,170
2027	71,127	1,366	152,954	9,471
2028	71,353	1,140	158,874	3,549
2029	71,580	913	—	—
2030	71,807	686	—	—
2031	72,035	458	—	—
2032	72,265	229	—	—
	501,069	6,383	459,081	28,190

NOTE 3 - DETAIL NOTES ON ALL FUNDS - Continued

LONG-TERM OBLIGATIONS - Continued

Subscriptions Payable

The Village has the following subscriptions payable at year end:

Subscription Payable	Start Date	End Date	Payments	Interest Rate
Core and Main	January 1, 2017	January 1, 2037	$25,355 - $37,235 Annually	3.00%
Axon Software	May 1, 2023	May 1, 2037	$70,294 - $121,736 Annually	4.00%
Axon Tasers	January 1, 2024	May 1, 2037	$133,660 Annually	5.00%
Flock Safety	May 1, 2024	May 1, 2030	$45,500 Annually	5.00%

The future principal and interest subscription arrangement payments as of the year-end were as follows:

Fiscal Year	Governmental Activities		Business-Type Activities	
	Principal	Interest	Principal	Interest
2026	$ 163,462	94,775	18,829	8,877
2027	173,163	88,237	20,225	8,312
2028	183,379	81,311	21,689	7,705
2029	194,135	73,976	23,221	7,054
2030	205,460	66,209	24,826	6,358
2031	171,878	57,992	26,506	5,613
2032	182,601	51,117	28,265	4,818
2033	193,908	43,812	30,105	3,970
2034	205,826	36,057	32,031	3,067
2035	218,388	27,824	34,044	2,106
2036	231,625	19,088	36,150	1,084
2037	245,575	9,821	—	—
	2,369,400	650,219	295,891	58,964

Asset Retirement Obligation

The Village has recognized an asset retirement obligation (ARO) and related deferred outflow of resources in connection with its obligation to seal and abandon various water wells, to seal underground tanks, and lift station at the end of their estimated useful lives in accordance with federal, state, and/or local requirements. The ARO was measured using actual historical costs for similar abandonments, adjusted for inflation through the end of the year. The estimated remaining useful lives of the water wells are 20 years, underground tanks and dams are 45 years, and camera systems are 6 years.

NOTE 3 - DETAIL NOTES ON ALL FUNDS - Continued

LONG-TERM OBLIGATIONS - Continued

Long-Term Liabilities Activity

Changes in long-term liabilities during the fiscal fiscal year were as follows:

Type of Liability	Beginning Balances	Additions	Deductions	Ending Balances	Amounts Due Within One Year
Governmental Activities					
Compensated Absences	$ 2,164,500	7,917	—	2,172,417	434,483
Net Pension Liability - IMRF	5,703,533	—	271,656	5,431,877	—
Net Pension Liability - Police Pension	28,511,951	—	9,694,623	18,817,328	—
Net Pension Liability - Firefighters' Pension	19,107,952	—	8,948,958	10,158,994	—
Total OPEB Liability - RBP	10,430,263	—	436,344	9,993,919	430,227
General Obligation Bonds	42,766,180	24,060,000	2,646,180	64,180,000	3,200,000
Plus: Unamortized Bond Premium	4,610,694	1,718,478	330,582	5,998,590	416,505
Installment Note Payable					
Internal Service	443,998	—	55,359	388,639	57,573
TIF Revenue Note Payable	19,000,000	—	—	19,000,000	—
Leases Payable	571,747	—	70,678	501,069	70,902
Subscriptions Payable					
Internal Service	2,523,650	—	154,250	2,369,400	163,462
	135,834,468	25,786,395	22,608,630	139,012,233	4,773,152
Business-Type Activities					
Compensated Absences	$ 181,934	—	16,473	165,461	33,092
Net Pension Liability - IMRF	1,055,186	—	73,383	981,803	—
Total OPEB Liability - RBP	635,457	994	—	636,451	27,413
IEPA Loans Payable	211,365	—	21,399	189,966	21,893
Installment Note Payable	3,528,795	—	676,096	2,852,699	746,658
Leases Payable	600,847	—	141,766	459,081	147,253
Subscriptions Payable	313,388	—	17,497	295,891	18,829
Asset Retirement Obligation	1,725,500	—	50,000	1,675,500	—
	8,252,472	994	996,614	7,256,852	995,138

For the governmental activities the net pension liabilities and the total OPEB liability are made by the General Fund. Payments on general obligation bonds are being liquidated by the Debt Service Fund, Facilities Fund, and street Maintenance Fund, the installment note payable is made by the Information Technology Fund, the TIF revenue note payable are made by the Lake Cook Road TIF Fund, the leases payable and the subscriptions payable are made by the General Fund and Information Technology Fund.

NOTE 3 - DETAIL NOTES ON ALL FUNDS - Continued

LONG-TERM OBLIGATIONS - Continued

Long-Term Liabilities Activity - Continued

Additionally, for the business-type activities, the net pension liability is being liquidated by the Water and Sewerage Fund, the Arboretum Golf Fund and the Buffalo Grove Golf Fund. The total OPEB liability is being liquidated by the Water and Sewerage Fund and Buffalo Grove Golf Fund. The IEPA loans payable, installment note payable, and asset retirement obligation are being liquidated by the Water and Sewerage Fund. The leases payable are being liquidated by the Arboretum Golf and the Buffalo Grove Golf Funds. The subscriptions payable are made by the Water and Sewerage Fund.

Compensated absences are reported as the net change amount for the fiscal year.

Debt Service Requirements to Maturity

The annual debt service requirements to maturity, including principal and interest, are as follows:

	Governmental Activities			
	General Obligation Bonds Payable		Installment Note Payable	
Fiscal Year	Principal	Interest	Principal	Interest
2026	$ 3,200,000	2,738,945	57,573	2,399
2027	3,315,000	2,606,718	59,876	2,495
2028	3,385,000	2,467,664	50,069	2,086
2029	3,555,000	2,325,399	52,072	2,169
2030	3,760,000	2,205,951	54,155	2,256
2031	3,875,000	2,073,726	56,321	2,347
2032	4,040,000	1,920,074	58,573	2,441
2033	4,200,000	1,751,776	—	—
2034	4,375,000	1,576,474	—	—
2035	4,585,000	1,393,426	—	—
2036	3,635,000	1,200,974	—	—
2037	3,820,000	1,019,226	—	—
2038	4,885,000	828,224	—	—
2039	3,450,000	583,976	—	—
2040	2,095,000	411,474	—	—
2041	2,180,000	327,676	—	—
2042	2,265,000	240,474	—	—
2043	1,140,000	149,876	—	—
2044	1,185,000	102,850	—	—
2045	1,235,000	52,486	—	—
Totals	64,180,000	25,977,389	388,639	16,193

NOTE 3 - DETAIL NOTES ON ALL FUNDS - Continued

LONG-TERM OBLIGATIONS - Continued

Debt Service Requirements to Maturity - Continued

Fiscal Year	Business-Type Activities			
	IEPA Loans Payable		Installment Note Payable	
	Principal	Interest	Principal	Interest
2026	$ 21,893	4,235	746,658	60,610
2027	22,398	3,730	822,046	42,367
2028	22,915	3,213	902,537	22,304
2029	23,444	2,684	381,458	3,372
2030	23,985	2,143	—	—
2031	24,539	1,589	—	—
2032	25,105	1,023	—	—
2033	25,687	441	—	—
	189,966	19,058	2,852,699	128,653

Legal Debt Margin

Article VII, Section 6(k) of the 1970 Illinois Constitution governs the computation of legal debt margin. "The General Assembly may limit by law the amount and require referendum approval of debt to the incurred by home rule municipalities, payable from ad valorem property tax receipts, only in excess of the following percentages of the assessed value of its taxable property…(2) if its population is more than 25,000 and less than 500,000 an aggregate of one percent: indebtedness which is outstanding on the effective date (July 1, 1971) of this constitution or which is thereafter approved by referendum…shall not be included in the foregoing percentage amounts." To date the Illinois General Assembly has set no limits for home rule municipalities. The Village is a home rule municipality.

NOTE 3 - DETAIL NOTES ON ALL FUNDS - Continued

TAX ABATEMENTS

The Village has entered into a tax abatement agreement with Woodman's Food Market, Inc. as an incentive to stimulate economic development. The abatement is authorized through a Development Agreement passed by the Village Board in Ordinance 2016-067 on December 19, 2018. Woodman's will be financially responsible for constructing all necessary offsite roadway and intersection improvements as required by the Village, County, or State along the public roadways along the perimeter of the property. The offsite improvements are estimated to be $4,000,000. The Village will reimburse Woodman's an amount not to exceed $4,000,000 for the roadway improvements and an additional payment of $3,000,000 for a combined total of $7,000,000. In order to promote and assist Woodman's with the project, the Village agrees to share certain sales tax received that corresponds to the new sales tax revenue generated from the retail sales of the project. The sales tax allowable is limited to the sales tax associated with grocery, general merchandise, and products only. Woodman's must acquire or otherwise be authorized to use the premise in Buffalo Grove, construct and operate the business, and construct the offsite roadway improvements to be eligible for the incentives. As of December 31, 2025, the Village owes Woodman's Food Market, Inc. $217,762.

The Village has entered into a tax abatement agreement with Edward Hines Lumber Co. as an incentive to stimulate economic development. The abatement is authorized through Village Ordinance 2000-67 on November 20, 2000 and has since been amended with Village Ordinance 2003-18 on March 3, 2003, Ordinance 2009-47 on August 3 2009 and Ordinance 2020-060 on August 17, 2020. Edward Hines Lumber Co. shall maintain a single order-acceptance point policy for all credit sales and shall not relocate the single order-acceptance point outside of the Village unless it violates or contravenes any state or federal law or court decision/determination. The Village will remit 60 percent of the municipal sales tax resulting from the credit sales received by the Village to Edward Hines Lumber Co. The Village will keep the remaining 40 percent. The Village's incentive payments for the year ended December 31, 2025 were $1,821,725.

The Village has entered into a tax abatement agreement with LAB Development, LLC as an incentive to stimulate economic development. The abatement is authorized through Village Ordinance 2011-14 on March 21, 2011 and has since been amended with Village Ordinance 2016-032 on May 10, 2016. LAB Development, LLC shall conduct its business in Buffalo Grove, maintain a single order-acceptance point on premise. The amendment to the original agreement in 2016 requires LAB Development, LLC to extend their current lease at the premise in Buffalo Grove and expand the operation from 61,416 square feet to 124,605 square feet. The lease extension must be no less than 8.5 years, commencing January 1, 2016. The original agreement provided LAB Development, LLC with a tax abatement of 100 percent of the municipal sales tax in year one of the agreement, this percentage decreases 10 percent per year until year seven of the agreement. The amount of municipal sales tax abated to LAB Development, LLC could not exceed $500,000 over the seven-year term. The amended agreement extended the abatements to LAB Development, LLC under new terms. LAB Development, LLC is entitled to 80 percent of the base municipal sales tax above $162,207 in year one. The percentage per year decreases 10 percent until year five, from year five to year eight and a half the percentage is fixed at 50 percent. The base municipal sales tax amount of $162,207 is fixed for the term of the contract and prorated for the half year in 2024. The amount of municipal sales tax to be abated is not to exceed $2,600,000 over the life of the amended agreement. If LAB Development, LLC relocates or ceases business operations on the premise within five years of the commencement date of the amended contract they shall reimburse the Village 100 percent of the municipal sales tax payments to the Village within ninety days. IF LAB Development, LLC relocates or ceases business operations on the premise after the fifth year they will remit $750,000 to the Village within ninety days. If LAB Development, LLC relocates or ceases business operations on the premise after the sixth year they will remit $375,000 to the Village within ninety days. If LAB Development, LLC relocates or ceases business operations on the premise after the seventh year they will remit $187,500 to the Village within ninety days. If LAB Development, LLC conducts less than $30,000,000 of taxable sales at the premise in any given year of the contract they shall not receive more than 50 percent of the municipal sales tax increment for that year. The Village's incentive payments for the year ended December 31, 2025, were $202,652.

NOTE 3 - DETAIL NOTES ON ALL FUNDS - Continued

TAX ABATEMENTS - Continued

The Village has entered into a tax abatement agreement with Zonatherm. In order to encourage Zonatherm to maintain its business operation in the Village, and to assist with their project in the Village, the Village agrees to share home rule sales tax received by the Village using a formula which corresponds to new sales tax generated by Zonatherm over a finite period of time. For the fist sales tax year, 100 percent of that year's incremental municipal sales tax above the base of $100,000 will be paid to Zonatherm. For the second sales tax year 90 percent of that year's municipal sales tax above the base of $100,000 will be paid to Zonatherm. For the third sales tax year 80 percent of that year's municipal sales tax above the base of $100,000 will be paid to Zonatherm. For the fourth sales tax year 70 percent of that year's municipal sales tax above the base of $100,000 will be paid to Zonatherm. For the fifth sales tax year 60 percent of that year's municipal sales tax above the base of $100,000 will be paid to Zonatherm. For the sixth sales tax year 50 percent of that year's municipal sales tax above the base of $100,000 will be paid to Zonatherm. For the seventh sales tax year 50 percent of that year's municipal sales tax above the base of $100,000 will be paid to Zonatherm. The entire distribution cannot exceed $500,000 in aggregate. This agreement will end upon the completion of the seventh year or the $500,000 cap. In the event that Zonatherm ceases the business with seven years or generate less than $1,000 in sales tax in any sales tax year, Zonatherm shall reimburse the Village 100 percent of the municipal sales tax payments received. The Village had no incentive payments for the year ended December 31, 2025.

In order to encourage BITS to relocate its business operation to the Village of Buffalo Grove, and to assist with their project in the Village, the Village agrees to share a portion of its home rule sales tax received by the Village using a formula which corresponds to new sales tax revenue generated by the business over a finite period of time. For the first sales tax year, 75 percent of that year's home rule sales tax received by the Village for the first $40,000,000 in annual taxable sales and 100 percent of that year's home rule sales tax for annual taxable sales greater than $40,000,000. For the second sales tax year, 75 percent of that year's home rule sales tax received by the Village for the first $40,000,000 in annual taxable sales and 100 percent of that year's home rule sales tax for the annual taxable sales greater than $40,000,000. For the third sales tax year, 75 percent of that year's home rule sales tax received by the Village for the first $40,000,000 in annual taxable sales and 100 percent of that year's home rule sales tax for the annual taxable sales greater than $40,000,000. For the fourth sales tax year, 75 percent of that year's home rule sales tax received by the Village for the first $40,000,000 in annual taxable sales and 100 percent of that year's home rule sales tax for the annual taxable sales greater than $40,000,000. For the fifth sales tax year, 75 percent of that year's home rule sales tax received by the Village for the first $40,000,000 in annual taxable sales and 100 percent of that year's home rule sales tax for the annual taxable sales greater than $40,000,000. For the sixth sales tax year, 75 percent of that year's home rule sales tax received by the Village for the first $40,000,000 in annual taxable sales and 100 percent of that year's home rule sales tax for the annual taxable sales greater than $40,000,000. Should BITS relocate or cease its business within the first two years of the agreement BITS shall reimburse the Village 85 percent of the total home rule sales tax distributed. Should BITS relocate or cease business after two years of this agreement than BITS agrees to reimburse the Village 75 percent of the total home rules sales tax payments received. Should BITS relocate or cease business after three years of this agreement than BITS agrees to reimburse the Village 55 percent of the total home rules sales tax payments received. Should BITS relocate or cease business after four years of this agreement than BITS agrees to reimburse the Village 40 percent of the total home rules sales tax payments received. Should BITS relocate or cease business after five years of this agreement than BITS agrees to reimburse the Village 35 percent of the total home rules sales tax payments received. The Village's incentive payments for the year ended December 31, 2025 were $910,170.

NOTE 3 - DETAIL NOTES ON ALL FUNDS - Continued

FUND BALANCE CLASSIFICATIONS

In the governmental fund financial statements, the Village considers restricted amounts to have been spent when an expenditure is incurred for purposes for which both restricted and unrestricted fund balance is available. The Village first utilizes committed, then assigned and then unassigned fund balance when an expenditure is incurred for purposes for which all three unrestricted fund balances are available.

The following is a schedule of fund balance classifications for the governmental funds as of the date of this report:

		Special Revenue		Capital Projects				
	General	Lake Cook Road TIF	Debt Service	Facilities Development	Street Maintenance	Vehicle Equipment Replacement	Nonmajor	Totals
Fund Balances								
Nonspendable								
Inventories	$ 161,936	—	—	—	—	—	—	161,936
Prepaids	1,850	—	—	—	—	—	—	1,850
	163,786	—	—	—	—	—	—	163,786
Restricted								
IMRF	773,229	—	—	—	—	—	—	773,229
Seizure Funds	795,968	—	—	—	—	—	—	795,968
Motor Fuel Tax	—	—	—	—	—	—	5,992,288	5,992,288
Metra Parking Lot	—	—	—	—	—	—	22,047	22,047
TIF	—	1,814,180	—	—	—	—	231,061	2,045,241
Debt Service	—	—	16,498	—	—	—	—	16,498
Capital Projects	—	—	—	13,166,005	3,983,042	—	—	17,149,047
	1,569,197	1,814,180	16,498	13,166,005	3,983,042	—	6,245,396	26,794,318
Committed								
Capital Projects	38,010,415	—	—	1,860,137	1,229,558	17,745	—	41,117,855
Unassigned	20,394,591	—	—	—	—	—	—	20,394,591
Total Fund Balances	60,137,989	1,814,180	16,498	15,026,142	5,212,600	17,745	6,245,396	88,470,550

Nonspendable Fund Balance. Consists of resources that cannot be spent because they are either: a) not in a spendable form; or b) legally or contractually required to be maintained intact.

Restricted Fund Balance. Consists of resources that are restricted to specific purposes, that is, when constraints placed on the use of resources are either: a) externally imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulations of other governments; or b) imposed by law through constitutional provisions or enabling legislation.

Committed Fund Balance. Consists of resources constrained (issuance of an ordinance) to specific purposes by the government itself, using its highest level of decision-making authority, the Board of Trustees; to be reported as committed, amounts cannot be used for any other purpose unless the government takes the same highest-level action to remove or change the constraint.

NOTE 3 - DETAIL NOTES ON ALL FUNDS - Continued

FUND BALANCE CLASSIFICATIONS - Continued

Assigned Fund Balance. Consists of amounts that are constrained by the Board of Trustees' intent to be used for specific purposes but are neither restricted nor committed. Intent is expressed by a) the Board of Trustees itself or b) a body or official to which the Board of Trustees has delegated the authority to assign amounts to be used for specific purposes. The Village's highest level of decision-making authority is the Board of Trustees, who is authorized to assign amounts to a specific purpose.

Unassigned Fund Balance. Consists of residual net resources of a fund that has not been restricted, committed, or assigned within the General Fund and deficit fund balances of other governmental funds.

Minimum Fund Balance Policy. The Village's fund balance policy for the General Fund requires unassigned fund balance to be maintained at a minimum of 25% of budgeted operating expenditures.

NET POSITION CLASSIFICATIONS

Net investment in capital assets was comprised of the following as of December 31, 2025:

Governmental Activities	
Capital Assets - Net of Accumulated Depreciation/Amortization	$ 144,246,098
Plus: Unspent Bond Proceeds	17,149,047
Less Capital Related Debt:	
Capital Related Accounts Payable	(4,370,947)
General Obligation Bonds Payable	(64,180,000)
Unamortized Bond Premium	(5,998,590)
Installment Note Payable	(388,639)
Leases Payable	(501,069)
Subscriptions Payable	(2,369,400)
Net Investment in Capital Assets	83,586,500
Business-Type Activities	
Capital Assets - Net of Accumulated Depreciation/Amortization	$ 67,897,859
Less Capital Related Debt:	
Capital Related Accounts Payable	(2,295,302)
IEPA Loans Payable	(189,966)
Installment Note Payable	(2,852,699)
Leases Payable	(459,081)
Subscriptions Payable	(295,891)
Net Investment in Capital Assets	61,804,920

NOTE 4 - OTHER INFORMATION

RISK MANAGEMENT

The Village is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; natural disasters; and injuries to the Village's employees. The Village has purchased insurance from private insurance companies. Risks covered included certain types of liabilities and bonds. Premiums have been displayed as expenditures/expenses in appropriate funds. There were no significant changes in insurance coverages from the prior year and settlements did not exceed insurance coverage in any of the past three fiscal years.

CONTINGENT LIABILITIES

Litigation

From time to time, the Village is party to various pending claims and legal proceedings with respect to employment, civil rights, property taxes and other matters. Although the outcome of such matters cannot be forecasted with certainty, it is the opinion of management and the Village attorney that the likelihood is remote that any such claims or proceedings will have a material adverse effect on the Village's financial position or results of operations.

Grants

Amounts received or receivable from grantor agencies are subject to audit and adjustment by grantor agencies, principally the federal government. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amount, if any, of expenditures which may be disallowed by the grantor cannot be determined at this time although the Village expects such amounts, if any, to be immaterial.

JOINT VENTURES

Northwest Water Commission (NWWC)

The Village is a member of the Northwest Water Commission (NWWC) which consists of four municipalities. NWWC is a municipal corporation and public body politic and corporate established pursuant to the Constitution of the State of Illinois and the Intergovernmental Cooperation Act of the State of Illinois, as amended (the Act). NWWC is empowered under the Act to plan, construct, improve, extend, acquire, finance, operate and maintain a water supply system to serve its members and other potential water purchasers.

The four members of NWWC and their percentage shares as of December 31, 2024 are as follows:

	Percent Share
Village of Arlington Heights	37.45%
Village of Buffalo Grove	17.67%
Village of Palatine	29.10%
Village of Wheeling	15.78%
	100.00%

NOTE 4 - OTHER INFORMATION - Continued

JOINT VENTURES - Continued

Northwest Water Commission (NWWC) - Continued

These percentage shares are based upon formula contained in the water supply agreement and are subject to change in future years based on consumption by the municipalities.

The members form a contiguous geographic service area which is located northwest of downtown Chicago. Under the NWWC Agreement, additional members may join NWWC upon the approval of each member.

NWWC is governed by a Board of Commissioners which consists of one Village Manager from each member municipality. Each Commissioner has an equal vote. The officers of NWWC are appointed by the Board of Commissioners. The Board of Commissioners determines the general policy of NWWC, makes all appropriations, approves contracts for sale or purchase of water, adopts by-laws, rules and regulations, and exercises such powers and performs such duties as may be prescribed in the NWWC Agreement or the by-laws.

Summary of financial positions as of December 31, 2024:

Current Assets	$	29,756,932	Current Liabilities	$	1,889,327
Noncurrent Assets			Noncurrent Liabilities		149,972
Capital Assets		27,884,843			
			Total Liabilities		2,039,299
Total Assets		57,641,775			
			Net Position		55,602,476

Summary of revenues, expenses and changes in net position for the for the year ended December 31, 2024:

Operating Revenues	$	12,813,369
Operating Expenses		13,324,475
Operating (Loss)		(511,106)
Nonoperating Revenue (Expenses)		1,560,106
Change in Net Position		1,049,000
Net Position - Beginning		54,553,476
Net Position - Ending		55,602,476

NOTE 4 – OTHER INFORMATION – Continued

JOINT VENTURES – Continued

Northwest Water Commission (NWWC) – Continued

Complete financial statements can be obtained from the Northwest Water Commission, 1525 North Wolf Road, Des Plaines, Illinois 60015.

NWWC's bonds are revenue obligations. They are limited obligations of NWWC with a claim for payment solely from and secured by a pledge of the revenues of the system and amounts in various funds and accounts established by NWWC resolutions. The bonds are not a debt of any member. NWWC has no power to levy taxes.

Revenues of the system consist of: (a) all receipts derived from Water Supply Contracts or any other contract for the supply of water; (b) all income derived from the investment of monies; and (c) all income, fees, water service charges, and all rates, rents and receipts derived by NWWC from the ownership and operation of the system and the sale of water. NWWC covenants to establish fees and charges sufficient to provide revenues to meet all its requirements.

NWWC has entered into Water Supply Contracts with the four-member municipalities for a term of 40 years, extending to 2030. The Water Supply Contracts are irrevocable and may not be terminated or amended except as provided in the Water Supply Contract. Each member is obligated, on a "take or pay" basis, to purchase or in any event to pay for a minimum annual quantity of water.

NWWC has entered into an agreement with the City of Evanston under which the City has agreed to sell quantities of lake water sufficient to supply the projected water needs of NWWC through the year 2030.

The obligation of the Village to make all payments as required by this Contract is unconditional and irrevocable, without regard to performance or nonperformance by NWWC of its obligations under this Contract.

The payments required to be made by the Village under this Contract are required to be made solely from revenues to be derived by the Village from the operation of the Village's system. Members are not prohibited by the Contract from using other available funds to make payments required under the Contract. This Contract shall not constitute an indebtedness of the Village within the meaning of any statutory or constitutional limitation.

The obligation of the Village to make payments required by this Agreement from revenues of the Waterworks and Sewerage System shall be payable from the operation and maintenance account of the Water and Sewerage Fund.

In accordance with the joint venture agreement, the Village remitted $2,181,522 to NWWC for the year ended December 31, 2025. All payments were paid from the Water and Sewerage Fund. The Village's share of net position of NWWC was $9,824,958 at December 31, 2025.

Solid Waste Agency of Northern Cook County (SWANCC)

The Village is a member of the Solid Waste Agency of Northern Cook County (SWANCC) which consists of twenty-three municipalities. SWANCC is a municipal corporation and public body politic established pursuant to the Constitution Act of the State of Illinois and the Intergovernmental Cooperation Act of the State of Illinois, as amended.

NOTE 4 – OTHER INFORMATION – Continued

JOINT VENTURES – Continued

Solid Waste Agency of Northern Cook County (SWANCC) – Continued

SWANCC is empowered to plan, construct, finance, operate, and maintain a solid waste disposal system to serve its members. SWANCC is governed by a Board of Directors which consists of one appointed representative from each member municipality. Each Director has an equal vote. The officers of SWANCC are appointed by the Board of Directors.

The Board of Directors determines the general policy of SWANCC, makes all appropriations, approves contracts, adopts resolutions providing for the issuance of bonds or notes by SWANCC, adopts by-laws, rules and regulations, and exercises such powers and performs such duties as may be prescribed in the SWANCC agreement or the by-laws. Separate audited financial statements are available at 77 W Hintz Road, Suite 200, Wheeling, Illinois 60090.

SWANCC's bonds are revenue obligations. They are limited obligations of SWANCC, with a claim for payment solely from and secured by a pledge of the revenues of the system, and amounts in various funds and accounts established by SWANCC resolutions. SWANCC has no power to levy taxes.

Revenues of the system consist of: (a) all receipts derived from Solid Waste Disposal Contracts or any other contracts for the disposal of waste; (b) all income derived from the investment of monies; and (c) all income, fees, service charges, and all grants, rents, and receipts derived by SWANCC from the ownership and operation of the system.

SWANCC covenants to establish fees and charges sufficient to provide revenues to meet all its requirements.

SWANCC has entered into Solid Waste Disposal Contracts with the member municipalities. The Contracts are irrevocable, and may not be terminated or amended, except as provided in the Contract. Each member is obligated, on a "take or pay" basis, to purchase or in any event to pay for a minimum annual cost of the system.

The obligation of the Village to make all payments as required by this Contract is unconditional and irrevocable, without regard to performance or nonperformance by SWANCC of its obligations under this Contract.

The payments required to be made by the Village under this Contract are required to be made solely from revenues to be derived by the Village from the operation of the Municipal Waste System Fund. The Village is not prohibited by the Contract from using any other funds to make the payments required by the Contract. The Contract shall not constitute an indebtedness of the Village within the meaning of any statutory or constitutional limitation.

In accordance with the joint venture agreement, the Village remitted $857,770 to SWANCC for the year ended December 31, 2025, which is recorded in the Village's Refuse Service Fund.

NOTE 4 – OTHER INFORMATION – Continued

EMPLOYEE RETIREMENT SYSTEM - DEFINED BENEFIT PENSION PLANS

The Village contributes to three defined benefit pension plans, the Illinois Municipal Retirement Fund (IMRF), a defined benefit agent multiple-employer public employee retirement system and the Police Pension Plan which is a single-employer pension plan, and the Firefighters' Pension Plan which is a single-employer pension plan. A separate report is issued for the Police Pension Plan and Firefighters' Pension Plan and may be obtained by writing to the Village at 50 Raupp Boulevard, Buffalo Grove, Illinois 60089. IMRF issues a publicly available financial report that includes financial statements and required supplementary information for the plan as a whole, but not by individual employer. That report may be obtained online at www.imrf.org. The benefits, benefit levels, employee contributions, and employer contributions are governed by Illinois Compiled Statutes (ILCS) and can only be amended by the Illinois General Assembly.

The aggregate amounts recognized for the pension plans are:

	Pension Expense	Net Pension Liability	Deferred Outflows	Deferred Inflows
IMRF	$ 3,133,161	6,413,680	3,727,121	12,089
Police Pension	2,498,518	18,817,328	4,053,034	9,841,313
Firefighters' Pension	2,213,366	10,158,994	4,883,161	9,633,989
	7,845,045	35,390,002	12,663,316	19,487,391

Illinois Municipal Retirement Fund (IMRF)

Plan Descriptions

Plan Administration. All employees (other than those covered by the Police and Firefighters' Pension Plan) hired in positions that meet or exceed the prescribed annual hourly standard must be enrolled in IMRF as participating members. The plan is accounted for on the economic resources' measurement focus and the accrual basis of accounting. Employer and employee contributions are recognized when earned in the year that the contributions are required, benefits and refunds are recognized as an expense and liability when due and payable.

Benefits Provided. IMRF has three benefit plans. The vast majority of IMRF members participate in the Regular Plan (RP). The Sheriff's Law Enforcement Personnel (SLEP) plan is for sheriffs, deputy sheriffs, and selected police chiefs. Counties could adopt the Elected County Official (ECO) plan for officials elected prior to August 8, 2011 (the ECO plan was closed to new participants after that date.).

IMRF provides two tiers of pension benefits. Employees hired ***before*** January 1, 2011, are eligible for Tier 1 benefits. Tier 1 employees are vested for pension benefits when they have at least eight years of qualifying service credit. Tier 1 employees who retire at age 55 (at reduced benefits) or after age 60 (at full benefits) with eight years of service are entitled to an annual retirement benefit, payable monthly for life, in an amount equal to 1-2/3% of the final rate of earnings for the first 15 years of service credit, plus 2% for each year of service credit after 15 years to a maximum of 75% of their final rate of earnings. Final rate of earnings is the highest total earnings during any consecutive 48 months within the last 10 years of service, divided by 48. Under Tier 1, the pension is increased by 3% of the original amount on January 1 every year after retirement.

NOTE 4 - OTHER INFORMATION - Continued

EMPLOYEE RETIREMENT SYSTEM - DEFINED BENEFIT PENSION PLANS - Continued

Illinois Municipal Retirement Fund (IMRF) - Continued

Plan Descriptions - Continued

Benefits Provided - Continued. Employees hired ***on or after*** January 1, 2011, are eligible for Tier 2 benefits. For Tier 2 employees, pension benefits vest after ten years of service. Participating employees who retire at age 62 (at reduced benefits) or after age 67 (at full benefits) with ten years of service are entitled to an annual retirement benefit, payable monthly for life, in an amount equal to 1-2/3% of the final rate of earnings for the first 15 years of service credit, plus 2% for each year of service credit after 15 years to a maximum of 75% of their final rate of earnings. Final rate of earnings is the highest total earnings during any 96 consecutive months within the last 10 years of service, divided by 96. Under Tier 2, the pension is increased on January 1 every year after retirement, upon reaching age 67, by the *lesser* of:

- 3% of the original pension amount, or
- 1/2 of the increase in the Consumer Price Index of the original pension amount.

Plan Membership. As of December 31, 2024, the measurement date, the following employees were covered by the benefit terms:

Inactive Plan Members Currently Receiving Benefits	134
Inactive Plan Members Entitled to but not yet Receiving Benefits	74
Active Plan Members	104
Total	312

Contributions. As set by statute, the Village's Regular Plan Members are required to contribute 4.50% of their annual covered salary. The statute requires employers to contribute the amount necessary, in addition to member contributions, to finance the retirement coverage of its own employees. For the fiscal year-ended December 31, 2025, the Village's contribution was 9.94% of covered payroll.

Net Pension Liability. The Village's net pension liability was measured as of December 31, 2024. The total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date.

NOTE 4 - OTHER INFORMATION - Continued

EMPLOYEE RETIREMENT SYSTEM - DEFINED BENEFIT PENSION PLANS - Continued

Illinois Municipal Retirement Fund (IMRF) - Continued

Plan Descriptions - Continued

Actuarial Assumptions. The total pension liabilities were determined by an actuarial valuation performed, as of December 31, 2024, using the following actuarial methods and assumptions:

Actuarial Cost Method	Entry Age Normal
Asset Valuation Method	Fair Value
Actuarial Assumptions	
Interest Rate	7.25%
Salary Increases	2.85% to 13.75%
Cost of Living Adjustments	2.75%
Inflation	2.25%

For non-disabled retirees, the Pub-2010, Amount-Weighted, below-median income, General, Retiree, Male (adjusted 108.0%) and Female (adjusted 106.4%) tables, and future mortality improvements projected using scale MP-2021. For disabled retirees, the Pub-2010, Amount-Weighted, below-median income, General, Disabled Retiree, Male and Female (both unadjusted) tables, and future mortality improvements projected using scale MP-2021. For active members, the Pub-2010, Amount-Weighted, below-median income, General, Employee, Male and Female (both unadjusted) tables, and future mortality improvements projected using scale MP-2021.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense, and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return to the target asset allocation percentage and adding expected inflation.

NOTE 4 - OTHER INFORMATION - Continued

EMPLOYEE RETIREMENT SYSTEM - DEFINED BENEFIT PENSION PLANS - Continued

Illinois Municipal Retirement Fund (IMRF) - Continued

Plan Descriptions - Continued

Actuarial Assumptions - Continued. The target allocation and best estimates of geometric real rates of return for each major asset class are summarized in the following table:

Asset Class	Target	Long-Term Expected Real Rate of Return
Fixed Income	24.50%	5.20%
Domestic Equities	33.50%	4.35%
International Equities	18.00%	5.40%
Real Estate	10.50%	6.40%
Blended	12.50%	4.85% - 6.25%
Cash and Cash Equivalents	1.00%	3.60%

Discount Rate

The discount rate used to measure the total pension liability was 7.25%, the same as the prior valuation. The projection of cash flows used to determine the discount rate assumed that member contributions will be made at the current contribution rate and that Village contributions will be made at rates equal to the difference between the actuarially determined contribution rates and the member rate. Based on those assumptions, the Fund's fiduciary net position was projected to be available to make all project future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all period of projected benefit payments to determine the total pension liability.

Discount Rate Sensitivity

The following is a sensitivity analysis of the net pension liability to changes in the discount rate. The table below presents the net pension liability of the Village calculated using the discount rate as well as what the Village's net pension liability/(asset) would be if it were calculated using a discount rate that is one percentage point lower or one percentage point higher than the current rate:

	1% Decrease (6.25%)	Current Rate (7.25%)	1% Increase (8.25%)
Net Pension Liability/(Asset)	$ 15,747,303	6,413,680	(1,064,029)

NOTE 4 - OTHER INFORMATION - Continued

EMPLOYEE RETIREMENT SYSTEM - DEFINED BENEFIT PENSION PLANS - Continued

Illinois Municipal Retirement Fund (IMRF) - Continued

Changes in the Net Pension Liability

	Total Pension Liability (A)	Plan Fiduciary Net Position (B)	Net Pension Liability (A) - (B)
Balances at December 31, 2023	$ 80,804,377	74,045,658	6,758,719
Changes for the Year:			
Service Cost	862,596	—	862,596
Interest on the Total Pension Liability	5,722,054	—	5,722,054
Changes of Benefit Terms	—	—	—
Difference Between Expected and Actual Experience of the Total Pension Liability	550,246	—	550,246
Changes of Assumptions	—	—	—
Contributions - Employer	—	1,001,794	(1,001,794)
Contributions - Employees	—	462,694	(462,694)
Net Investment Income	—	7,321,767	(7,321,767)
Benefit Payments, Including Refunds of Employee Contributions	(4,621,595)	(4,621,595)	—
Other (Net Transfer)	—	(1,306,320)	1,306,320
Net Changes	2,513,301	2,858,340	(345,039)
Balances at December 31, 2024	83,317,678	76,903,998	6,413,680

NOTE 4 - OTHER INFORMATION - Continued

EMPLOYEE RETIREMENT SYSTEM - DEFINED BENEFIT PENSION PLANS - Continued

Illinois Municipal Retirement Fund (IMRF) - Continued

Pension Expense, Deferred Outflows of Resources, and Deferred Inflows of Resources Related to Pensions

For the fiscal year ended December 31, 2025, the Village recognized pension expense of $3,133,161. At December 31, 2025, the Village reported deferred outflows or resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources	Totals
Difference Between Expected and Actual Experience	$ 886,820	—	886,820
Change in Assumptions	—	(12,089)	(12,089)
Net Difference Between Projected and Actual Earnings on Pension Plan Investments	1,749,456	—	1,749,456
Total Pension Expense to be Recognized in Future Periods	2,636,276	(12,089)	2,624,187
Pension Contributions Made Subsequent to the Measurement Date	1,090,845	—	1,090,845
Total Deferred Amounts Related to IMRF	3,727,121	(12,089)	3,715,032

$1,090,845 reported as deferred outflows of resources related to pensions resulting from employer contributions subsequent to the measurement date and will be recognized as a reduction of the net pension liability in the reporting year ended December 31, 2026. Amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense in future periods as follows:

Fiscal Year	Net Deferred Outflows/ (Inflows) of Resources
2026	$ 1,360,364
2027	2,561,537
2028	(874,662)
2029	(423,052)
2030	—
Thereafter	—
Totals	2,624,187

NOTE 4 - OTHER INFORMATION - Continued

EMPLOYEE RETIREMENT SYSTEM - DEFINED BENEFIT PENSION PLANS - Continued

Police Pension Plan

Plan Descriptions

Plan Administration. The Police Pension Plan is a single-employer defined benefit pension plan that covers all sworn police personnel. The defined benefits and employee and minimum employer contribution levels are governed by Illinois Compiled Statutes (40 ILCS 5/3-1) and may be amended only by the Illinois legislature. The Village accounts for the Fund as a pension trust fund. The Fund is governed by a five-member pension board. Two members of the Board are appointed by the Village Mayor, one member is elected by pension beneficiaries and two members are elected by active police employees.

Plan Membership. At December 31, 2025, the measurement date, membership consisted of the following:

Inactive Plan Members Currently Receiving Benefits	74
Inactive Plan Members Entitled to but not yet Receiving Benefits	9
Active Plan Members	59
Total	142

Benefits Provided. The following is a summary of the Police Pension Plan as provided for in Illinois State Statutes.

The Police Pension Plan provides retirement benefits through two tiers of benefits as well as death and disability benefits. Covered employees hired before January 1, 2011 (Tier 1), attaining the age of 50 or older with 20 or more years of creditable service are entitled to receive an annual retirement benefit of ½ of the salary attached to the rank held on the last day of service, or for one year prior to the last day, whichever is greater. The annual benefit shall be increased by 2.5 percent of such salary for each additional year of service over 20 years up to 30 years, to a maximum of 75 percent of such salary. Employees with at least eight years but less than 20 years of credited service may retire at or after age 60 and receive a reduced benefit. The monthly benefit of a police officer who retired with 20 or more years of service after January 1, 1977 shall be increased annually, following the first anniversary date of retirement and be paid upon reaching the age of at least 55 years, by 3 percent of the original pension and 3 percent compounded annually thereafter.

Covered employees hired on or after January 1, 2011 (Tier 2), attaining the age of 55 or older with 10 or more years of creditable service are entitled to receive an annual retirement benefit equal to the average monthly salary obtained by dividing the total salary of the police officer during the 48 consecutive months of service within the last 60 months of service in which the total salary was the highest by the number of months of service in that period. Police officer salary for the pension purposes was capped at $106,800, plus the lesser of ½ of the annual change in the Consumer Price Index or 3 percent compounded. The annual benefit shall be increased by 2.5 percent of such a salary for each additional year of service over 20 years up to 30 years to a maximum of 75 percent of such salary. Employees with at least 10 years may retire at or after age 50 and receive a reduced benefit (i.e., ½ percent for each month under 55). The monthly benefit of a Tier 2 police officer shall be increased annually at age 60 on the January 1st after the police officer retires, or the first anniversary of the pension starting date, whichever is later. Noncompounding increases occur annually, each January thereafter. The increase is the lesser of 3 percent or ½ of the change in the Consumer Price Index for the preceding calendar year.

NOTE 4 - OTHER INFORMATION - Continued

EMPLOYEE RETIREMENT SYSTEM - DEFINED BENEFIT PENSION PLANS - Continued

Police Pension Plan - Continued

Plan Descriptions - Continued

Contributions. Covered employees are required to contribute 9.91% of their base salary to the Police Pension Plan. If an employee leaves covered employment with less than 20 years of service, accumulated employee contributions may be refunded without accumulated interest. The Village is required to contribute the remaining amounts necessary to finance the plan and the administrative costs as actuarially determined by an enrolled actuary. However, effective January 1, 2011, ILCS requires the Village to contribute a minimum amount annually calculated using the projected unit credit actuarial cost method that will result in the funding of 90% of the past service cost by the year 2040. For the fiscal year-ended December 31, 2025, the Village's contribution was 45.36% of covered payroll.

Concentrations. At year-end, the Pension Fund does not have any investments over 5 percent of net plan position available for retirement benefits (other than investments issued or explicitly guaranteed by the U.S. government and investments in mutual funds, external investment pools, and other pooled investments).

Actuarial Assumptions

The total pension liability was determined by an actuarial valuation performed, as of December 31, 2025, using the following actuarial methods and assumptions:

Actuarial Cost Method	Entry Age Normal (Level %)
Asset Valuation Method	Fair Value
Actuarial Assumptions	
Interest Rate	7.00%
Salary Increases	4.00% - 8.67%
Cost of Living Adjustments	2.50%
Inflation	2.50%

Mortality rates are based on Sex Distinct Raw Rates as developed in the PubS-2010(A) Study. Mortality improvement uses MP-2021 Improvement Rates applied on a generational basis.

Discount Rate

The discount rate used to measure the total pension liability was 7.00%, the same as the prior valuation. The projection of cash flows used to determine the discount rate assumed that member contributions will be made at the current contribution rate and that Village contributions will be made at rates equal to the difference between the actuarially determined contribution rates and the member rate. Based on those assumptions, the Fund's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all period of projected benefit payments to determine the total pension liability.

NOTE 4 - OTHER INFORMATION - Continued

EMPLOYEE RETIREMENT SYSTEM - DEFINED BENEFIT PENSION PLANS - Continued

Police Pension Plan - Continued

Discount Rate Sensitivity

The following is a sensitive analysis of the net pension liability to changes in the discount rate. The table below presents the net pension liability of the Village calculated using the discount rate as well as what the Village's net pension liability would be if it were calculated using a discount rate that is one percentage point lower or one percentage point higher than the current rate:

	1% Decrease (5.27%)	Current Rate (7.00%)	1% Increase (7.27%)
Net Pension Liability	$ 32,535,145	18,817,328	421,604

Changes in the Net Pension Liability

	Total Pension Liability (A)	Plan Fiduciary Net Position (B)	Net Pension Liability (A) - (B)
Balances at December 31, 2024	$ 129,638,703	101,126,752	28,511,951
Changes for the Year:			
Service Cost	1,780,384	—	1,780,384
Interest on the Total Pension Liability	8,929,351	—	8,929,351
Changes of Benefit Terms	—	—	—
Difference Between Expected and Actual Experience of the Total Pension Liability	1,352,948	—	1,352,948
Changes of Assumptions	—	—	—
Contributions - Employer	—	3,406,430	(3,406,430)
Contributions - Employees	—	744,504	(744,504)
Contributions - Other	—	8,352	(8,352)
Net Investment Income	—	17,669,774	(17,669,774)
Benefit Payments, Including Refunds of Employee Contributions	(6,827,900)	(6,827,900)	—
Other (Net Transfer)	—	(71,754)	71,754
Prior Period Adjustment	—	—	—
Net Changes	5,234,783	14,929,406	(9,694,623)
Balances at December 31, 2025	134,873,486	116,056,158	18,817,328

NOTE 4 - OTHER INFORMATION - Continued

EMPLOYEE RETIREMENT SYSTEM - DEFINED BENEFIT PENSION PLANS - Continued

Police Pension Plan - Continued

Pension Expense, Deferred Outflows of Resources, and Deferred Inflows of Resources Related to Pensions

For the fiscal year ended December 31, 2025, the Village recognized pension expense of $2,498,518. At December 31, 2025, the Village reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources	Totals
Difference Between Expected and Actual Experience	$ 3,937,590	(1,121,029)	2,816,561
Change in Assumptions	115,444	(361,897)	(246,453)
Net Difference Between Projected and Actual Earnings on Pension Plan Investments	—	(8,358,387)	(8,358,387)
Total Deferred Amounts Related to Police Pension	4,053,034	(9,841,313)	(5,788,279)

Amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense in future periods as follows:

Fiscal Year	Net Deferred Outflows/ (Inflows) of Resources
2026	$ 603,717
2027	(2,612,146)
2028	(1,829,100)
2029	(1,950,750)
2030	—
Thereafter	—
Total	(5,788,279)

NOTE 4 - OTHER INFORMATION - Continued

EMPLOYEE RETIREMENT SYSTEM - DEFINED BENEFIT PENSION PLANS - Continued

Firefighters' Pension Plan

Plan Descriptions

Plan Administration. The Firefighters' Pension Plan is a single-employer defined benefit pension plan that covers all sworn firefighter personnel. The defined benefits and employee and minimum employer contribution levels are governed by Illinois Compiled Statutes (40 ILCS 5/4-101) and may be amended only by the Illinois legislature. The Village accounts for the Fund as a pension trust fund. The Fund is governed by a five-member pension board. Two members of the Board are appointed by the Village President, one member is elected by retired and disabled members, and two members are elected by active fire employees.

Plan Membership. At December 31, 2025, the measurement date, membership consisted of the following:

Inactive Plan Members Currently Receiving Benefits	57
Inactive Plan Members Entitled to but not yet Receiving Benefits	1
Active Plan Members	55
Total	113

Benefits Provided. The following is a summary of the Firefighters' Pension Plan as provided for in Illinois State Statutes.

The Firefighters' Pension Plan provides retirement benefits through two tiers of benefits as well as death and disability benefits. Covered employees hired before January 1, 2011 (Tier 1), attaining the age of 50 or older with 20 or more years of creditable service are entitled to receive an annual retirement benefit of ½ of the salary attached to the rank held on the last day of service, or for one year prior to the last day, whichever is greater. The annual benefit shall be increased by 2.5 percent of such salary for each additional year of service over 20 years up to 30 years, to a maximum of 75 percent of such salary. Employees with at least ten years but less than 20 years of creditable service may retire at or after age 60 and receive a reduced benefit. The monthly benefit of a firefighter who retired with 20 or more years of service after January 1, 1977 shall be increased annually, following the first anniversary date of retirement and be paid upon reaching the age of at least 55 years, by 3 percent of the original pension and 3 percent compounded annually thereafter.

Covered employees hired on or after January 1, 2011 (Tier 2), attaining the age of 55 or older with 10 or more years of creditable service are entitled to receive an annual retirement benefit equal to the average monthly salary obtained by dividing the total salary of the firefighter during the 48 consecutive months of service within the last 60 months of service in which the total salary was the highest by the number of months of service in that period. Firefighters' salary for the pension purposes was capped at $106,800, plus the lesser of ½ of the annual change in the Consumer Price Index or 3 percent compounded. The annual benefit shall be increased by 2.5 percent of such a salary for each additional year of service over 20 years up to 30 years to a maximum of 75 percent of such salary. Employees with at least 10 years may retire at or after age 50 and receive a reduced benefit (i.e., ½ percent for each month under 55). The monthly benefit of a Tier 2 firefighter shall be increased annually at age 60 on the January 1st after the firefighter retires, or the first anniversary of the pension starting date, whichever is later. Noncompounding increases occur annually, each January thereafter. The increase is the lesser of 3 percent or ½ of the change in the Consumer Price Index for the proceeding calendar year.

NOTE 4 - OTHER INFORMATION - Continued

EMPLOYEE RETIREMENT SYSTEM - DEFINED BENEFIT PENSION PLANS - Continued

Firefighters' Pension Plan - Continued

Plan Descriptions - Continued

Contributions. Covered employees are required to contribute 9.455% of their base salary to the Firefighters' Pension Plan. If an employee leaves covered employment with less than 20 years of service, accumulated employee contributions may be refunded without accumulated interest. The Village is required to contribute the remaining amounts necessary to finance the plan and the administrative costs as actuarially determined by an enrolled actuary. However, effective January 1, 2011, ILCS requires the Village to contribute a minimum amount annually calculated using the projected unit credit actuarial cost method that will result in the funding of 90% of the past service cost by the year 2040. For the fiscal year-ended December 31, 2025, the Village's contribution was 34.42% of covered payroll.

Concentrations. At year end, the Pension Plan had no investments (other than investments issued or explicitly guaranteed by the U.S. government and investments in mutual funds, external investment pools, and other pooled investments) in any one organization that represent 5 percent or more of net plan position available for benefits.

Actuarial Assumptions

The total pension liability was determined by an actuarial valuation performed, as of December 31, 2025, using the following actuarial methods and assumptions:

Actuarial Cost Method	Entry Age Normal (Level %)
Asset Valuation Method	Fair Value
Actuarial Assumptions	
Interest Rate	7.00%
Salary Increases	4.00% - 9.73%
Cost of Living Adjustments	2.50%
Inflation	2.50%

Mortality rates are based on Sex Distinct Raw Rates as developed in the PubS-2010(A) Study. Mortality improvement uses MP-2021 Improvement Rates applied on a generational basis.

Discount Rate

The discount rate used to measure the total pension liability was 7.00%, the same as the prior valuation. The projection of cash flows used to determine the discount rate assumed that member contributions will be made at the current contribution rate and that Village contributions will be made at rates equal to the difference between the actuarially determined contribution rates and the member rate. Based on those assumptions, the Fund's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all period of projected benefit payments to determine the total pension liability.

NOTE 4 - OTHER INFORMATION - Continued

EMPLOYEE RETIREMENT SYSTEM - DEFINED BENEFIT PENSION PLANS - Continued

Firefighters' Pension Plan - Continued

Discount Rate Sensitivity

The following is a sensitive analysis of the net pension liability to changes in the discount rate. The table below presents the net pension liability of the Village calculated using the discount rate as well as what the Village's net pension liability/(asset) would be if it were calculated using a discount rate that is one percentage point lower or one percentage point higher than the current rate:

	1% Decrease (6.00%)	Current Rate (7.00%)	1% Increase (8.00%)
Net Pension Liability/(Asset)	$ 25,037,500	10,158,994	(2,070,744)

Changes in the Net Pension Liability

	Total Pension Liability (A)	Plan Fiduciary Net Position (B)	Net Pension Liability (A) - (B)
Balances at December 31, 2024	$ 106,569,989	87,462,037	19,107,952
Changes for the Year:			
Service Cost	1,600,400	—	1,600,400
Interest on the Total Pension Liability	7,294,178	—	7,294,178
Changes of Benefit Terms	—	—	—
Difference Between Expected and Actual Experience of the Total Pension Liability	265,691	—	265,691
Changes of Assumptions	—	—	—
Contributions - Employer	—	2,343,742	(2,343,742)
Contributions - Employees	—	646,519	(646,519)
Contributions - Other	—	—	—
Net Investment Income	—	15,220,860	(15,220,860)
Benefit Payments, Including Refunds of Employee Contributions	(5,316,713)	(5,316,713)	—
Other (Net Transfer)	—	(101,894)	101,894
Net Changes	3,843,556	12,792,514	(8,948,958)
Balances at December 31, 2025	110,413,545	100,254,551	10,158,994

NOTE 4 - OTHER INFORMATION - Continued

EMPLOYEE RETIREMENT SYSTEM - DEFINED BENEFIT PENSION PLANS - Continued

Firefighters' Pension Plan - Continued

Pension Expense, Deferred Outflows of Resources, and Deferred Inflows of Resources Related to Pensions

For the fiscal year ended December 31, 2025, the Village recognized pension expense of $2,213,366. At December 31, 2025, the Village reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources	Totals
Difference Between Expected and Actual Experience	$ 2,603,958	(1,718,311)	885,647
Change in Assumptions	2,279,203	(108,175)	2,171,028
Net Difference Between Projected and Actual Earnings on Pension Plan Investments	—	(7,807,503)	(7,807,503)
Total Deferred Amounts Related to Firefighters' Pension	4,883,161	(9,633,989)	(4,750,828)

Amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense in future periods as follows:

Fiscal Year	Net Deferred Outflows/ (Inflows) of Resources
2026	$ 922,512
2027	(3,052,603)
2028	(2,048,935)
2029	(1,242,834)
2030	557,249
Thereafter	113,783
Total	(4,750,828)

NOTE 4 - OTHER INFORMATION - Continued

OTHER POST-EMPLOYMENT BENEFITS

General Information about the OPEB Plan

Plan Description. The Village's defined benefit OPEB plan, Village of Buffalo Grove Retiree Benefits Plan (RBP), provides OPEB for all permanent full-time general and public safety employees of the Village. RBP is a single-employer defined benefit OPEB plan administered by the Village. Article 11 of the State Compiled Statutes grants the authority to establish and amend the benefit terms and financing requirements to the Village Board. No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement 75. There are no separately issued financial statements.

Benefits Provided. RBP offers medical, prescription, vision, dental, life insurance coverage to retirees. Retirees pay full cost of coverage. Coverage ends at age 65 or once retirees are eligible for Medicare.

Plan Membership. As of December 31, 2025, the measurement date, the following employees were covered by the benefit terms:

Inactive Plan Members Currently Receiving Benefits	58
Inactive Plan Members Entitled to but not yet Receiving Benefits	—
Active Plan Members	207
Total	265

Total OPEB Liability

The Village's total OPEB liability was measured as of December 31, 2025, and was determined by an actuarial valuation as of December 31, 2024.

Actuarial Assumptions and Other Inputs. The net OPEB liability in the December 31, 2024 actuarial valuation was determined using the following actuarial assumptions and other inputs, applied to all periods included in the measurement, unless otherwise specified:

Inflation	2.50%
Salary Increases	3.00%
Discount Rate	4.83%
Healthcare Cost Trend Rates	7.58% initial trend 2025 PPO and 7.49% initial trend 2025 HMO decreasing to an ultimate rate of 5.00% by 2034
Retirees' Share of Benefit-Related Costs	100% of Benefit-Related costs

The discount rate was based on a combination of the expected long-term rate of return on plan investments an the Municipal Bond Rate.

NOTE 4 - OTHER INFORMATION - Continued

OTHER POST-EMPLOYMENT BENEFITS - Continued

Total OPEB Liability - Continued

Mortality rates for IMRF are based on PubG-2010(B) Improved Generationally using MP-2021 Improvement Rates, weighted per IMRF Experience Study Report dated January 4, 2024 and for police and fire are based on 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.

Changes in the Net OPEB Liability

	Total OPEB Liability
Balance at December 31, 2024	$ 11,065,720
Changes for the Year:	
Service Cost	591,609
Interest on the Total OPEB Liability	442,145
Changes of Benefit Terms	—
Difference Between Expected and Actual Experience	—
Changes of Assumptions or Other Inputs	(1,011,464)
Benefit Payments	(457,640)
Other Changes	—
Net Changes	(435,350)
Balance at December 31, 2025	10,630,370

Sensitivity of the Total OPEB Liability to Changes in the Discount Rate

The discount rate used to measure the total pension liability was 4.83%, while the prior valuation used 4.08%. The following presents the total OPEB liability, calculated using the discount rate, as well as what the total OPEB liability would be if it were calculated using a discount rate that is one percentage point lower or one percentage point higher:

	1% Decrease (3.83%)	Current Discount (4.83%)	1% Increase (5.83%)
Total OPEB Liability	$ 12,013,041	10,630,370	9,485,105

NOTE 4 - OTHER INFORMATION - Continued

OTHER POST-EMPLOYMENT BENEFITS - Continued

Sensitivity of the Total OPEB Liability to Changes in the Healthcare Cost Trend Rates

The following presents the total OPEB liability, calculated using a variable Healthcare Trend Rate, as well as what the total OPEB liability would be if it were calculated using a Healthcare Trend Rate that is one percentage point lower or one percentage point higher:

	1% Decrease (Varies)	Healthcare Cost Trend Rates (Varies)	1% Increase (Varies)
Total OPEB Liability	$ 9,145,621	10,630,370	12,507,300

OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

For the fiscal year ended December 31, 2025, the Village recognized OPEB expense of $933,049. At December 31, 2025, the Village and reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources	Totals
Difference Between Expected and Actual Experience	$ 601,951	(3,515,147)	(2,913,196)
Change in Assumptions	2,210,652	(2,819,195)	(608,543)
Net Difference Between Projected and Actual Earnings on OPEB Plan Investments	—	—	—
Total Deferred Amounts Related to OPEB	2,812,603	(6,334,342)	(3,521,739)

NOTE 4 - OTHER INFORMATION - Continued

OTHER POST-EMPLOYMENT BENEFITS - Continued

OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB - Continued

Amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Fiscal Year	Net Deferred (Inflows) of Resources
2026	$ (100,705)
2027	(80,034)
2028	(78,864)
2029	(449,481)
2030	(605,996)
Thereafter	(2,206,659)
Total	(3,521,739)

REQUIRED SUPPLEMENTARY INFORMATION

Required supplementary information includes financial information and disclosures that are required by the GASB but are not considered a part of the basic financial statements. Such information includes:

- Schedule Employer Contributions - Last Ten Fiscal Years
  - Illinois Municipal Retirement Fund
  - Police Pension Fund
  - Firefighters' Pension Fund

- Schedule of Changes in the Employer's Net Pension Liability/(Asset) - Last Ten Measurement Years
  - Illinois Municipal Retirement Fund
  - Police Pension Fund
  - Firefighters' Pension Fund

- Schedule of Investment Returns - Last Ten Fiscal Years
  - Police Pension Fund
  - Firefighters' Pension Fund

- Schedule of Changes in the Employer's Total OPEB Liability
  - Retiree Benefits Plan

- Budgetary Comparison Schedules
  - General Fund
  - Lake Cook Road TIF - Special Revenue Fund

Notes to the Required Supplementary Information

Budgetary Information - Budgets are adopted on a basis consistent with generally accepted accounting principles.

Illinois Municipal Retirement Fund
Schedule of Employer Contributions - Last Ten Fiscal Years
December 31, 2025

Fiscal Year	Actuarially Determined Contribution	Contributions in Relation to the Actuarially Determined Contribution	Contribution Excess/ (Deficiency)	Covered Payroll	Contributions as a Percentage of Covered Payroll
2016	$ 1,112,901	$ 1,112,901	$ —	$ 8,023,803	13.87%
2017	1,164,635	1,164,635	—	8,384,700	13.89%
2018	1,218,342	1,218,342	—	8,758,756	13.91%
2019	1,045,988	1,053,229	7,241	9,272,947	11.36%
2020	1,212,986	1,212,986	—	8,899,385	13.63%
2021	1,129,458	1,140,015	10,557	8,517,782	13.38%
2022	1,054,873	1,054,873	—	9,016,005	11.70%
2023	932,160	932,160	—	9,832,907	9.48%
2024	1,001,794	1,001,794	—	10,446,242	9.59%
2025	1,090,845	1,090,845	—	10,975,998	9.94%

Notes to the Required Supplementary Information:

Actuarial Cost Method	Aggregate Entry Age Normal
Amortization Method	Level % Pay (Closed)
Remaining Amortization Period	19 Years
Asset Valuation Method	5-Year Smoothed Fair Value
Inflation	2.25%
Salary Increases	2.75% to 13.75%, Including Inflation
Investment Rate of Return	7.25%
Retirement Age	Experience-based table of rates that are specific to the type of eligibility condition. Last updated for the 2020 valuation pursuant to an experience study of the period 2017-2019.
Mortality	For non-disabled retirees, the Pub-2010, Amount-Weighted, below-median income, General, Retiree, Male (adjusted 106%) and Female (adjusted 105%) tables, and future mortality improvements projected using scale MP-2020. For disabled retirees, the Pub-2010, Amount-Weighted, below-median income, General, Disabled Retiree, Male and Female (both unadjusted) tables, and future mortality improvements projected using scale MP-2020. For active members, the Pub-2010, Amount-Weighted, below-median income, General, Employee, Male and Female (both unadjusted) tables, and future mortality improvements projected using scale MP-2020.

VILLAGE OF BUFFALO GROVE, ILLINOIS

Police Pension Fund
Schedule of Employer Contributions - Last Ten Fiscal Years
December 31, 2025

Fiscal Year	Actuarially Determined Contribution	Contributions in Relation to the Actuarially Determined Contribution	Contribution Excess/ (Deficiency)	Covered Payroll	Contributions as a Percentage of Covered Payroll
2016	$ 2,407,865	$ 2,430,017	$ 22,152	$ 6,406,672	37.93%
2017	2,538,183	2,641,453	103,270	6,565,793	40.23%
2018	2,673,256	2,668,632	(4,624)	6,738,022	39.61%
2019	2,795,672	2,899,820	104,148	6,957,008	41.68%
2020	3,034,524	3,095,593	61,069	7,316,636	42.31%
2021	3,361,940	3,333,876	(28,064)	6,594,984	50.55%
2022	3,394,077	3,374,694	(19,383)	6,994,975	48.24%
2023	2,775,930	3,795,905	1,019,975	7,127,249	53.26%
2024	3,020,850	3,401,081	380,231	7,114,133	47.81%
2025	3,165,550	3,406,430	240,880	7,509,085	45.36%

Notes to the Required Supplementary Information:

Actuarial Cost Method	Entry Age Normal
Amortization Method	Level % Pay (Closed)
Remaining Amortization Period	100% Funded over 17 Years
Asset Valuation Method	5-Year Smoothed Fair Value
Inflation	2.25%
Salary Increases	3.75% - 8.42%
Investment Rate of Return	7.00%
Retirement Age	Graded by Age (22% at 50 to 100% at age 65)
Mortality	Pub-2010 Adjusted for Plan Status, Demographics, and Illinois Public Pension Data, as Described

Firefighters' Pension Fund
Schedule of Employer Contributions - Last Ten Fiscal Years
December 31, 2025

Fiscal Year	Actuarially Determined Contribution	Contributions in Relation to the Actuarially Determined Contribution	Contribution Excess/ (Deficiency)	Covered Payroll	Contributions as a Percentage of Covered Payroll
2016	$ 1,728,496	$ 2,166,040	$ 437,544	$ 5,390,509	40.18%
2017	1,862,674	1,864,498	1,824	5,585,881	33.38%
2018	1,897,942	1,897,968	26	5,836,466	32.52%
2019	1,859,212	1,915,164	55,952	6,026,152	31.78%
2020	1,984,773	2,019,305	34,532	5,890,818	34.28%
2021	2,390,386	2,370,805	(19,581)	5,846,393	40.55%
2022	2,424,085	2,410,584	(13,501)	6,114,396	39.42%
2023	1,872,940	2,027,065	154,125	6,346,072	31.94%
2024	2,221,220	2,341,392	120,172	6,573,240	35.62%
2025	2,275,342	2,343,742	68,400	6,809,622	34.42%

Notes to the Required Supplementary Information:

Actuarial Cost Method	Entry Age Normal
Amortization Method	Level % Pay (Closed)
Remaining Amortization Period	100% Funded over 17 Years
Asset Valuation Method	5-Year Smoothed Fair Value
Inflation	2.25%
Salary Increases	3.75% - 9.48%
Investment Rate of Return	7.00%
Retirement Age	Graded by Age (15% at 50 to 100% at age 65)
Mortality	Pub-2010 Adjusted for Plan Status, Demographics, and Illinois Public Pension Data, as Described

Illinois Municipal Retirement Fund
Schedule of Changes in the Employer's Net Pension Liability/(Asset) - Last Ten Measurement Years
December 31, 2025

	12/31/2015	12/31/2016	12/31/2017
Total Pension Liability			
Service Cost	$ 860,654	871,953	858,070
Interest	4,031,299	4,310,485	4,434,597
Differences Between Expected and Actual Experience	1,338,146	(921,372)	40,460
Change of Assumptions	145,117	(220,386)	(1,963,662)
Benefit Payments, Including Refunds of Member Contributions	(2,416,367)	(2,582,301)	(2,637,150)
Net Change in Total Pension Liability	3,958,849	1,458,379	732,315
Total Pension Liability - Beginning	54,600,269	58,559,118	60,017,497
Total Pension Liability - Ending	58,559,118	60,017,497	60,749,812
Plan Fiduciary Net Position			
Contributions - Employer	$ 1,093,142	1,112,901	1,164,635
Contributions - Members	402,168	428,936	377,312
Net Investment Income	241,715	3,350,903	8,949,122
Benefit Payments, Including Refunds of Member Contributions	(2,416,367)	(2,582,301)	(2,637,150)
Other (Net Transfer)	520,582	(346,357)	(974,388)
Net Change in Plan Fiduciary Net Position	(158,760)	1,964,082	6,879,531
Plan Net Position - Beginning	48,803,503	48,644,743	50,608,825
Plan Net Position - Ending	48,644,743	50,608,825	57,488,356
Employer's Net Pension Liability/(Asset)	$ 9,914,375	9,408,672	3,261,456
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	83.07%	84.32%	94.63%
Covered Payroll	$ 8,157,772	8,023,803	8,384,700
Employer's Net Pension Liability/(Asset) as a Percentage of Covered Payroll	121.53%	117.26%	38.90%

Changes of Assumptions. Changes in assumptions related to the discount rate were made in 2015 through 2018 and 2020. Changes in assumptions related to the demographics were made in 2017.

12/31/2018	12/31/2019	12/31/2020	12/31/2021	12/31/2022	12/31/2023	12/31/2024
843,915	908,935	941,942	785,687	763,454	841,833	862,596
4,483,157	4,689,245	4,904,123	5,082,733	5,316,538	5,521,164	5,722,054
582,645	492,814	980,313	1,307,006	915,422	903,021	550,246
1,849,878	—	(738,149)	—	—	(27,155)	—
(2,792,678)	(2,983,908)	(3,303,412)	(3,789,614)	(4,089,234)	(4,335,110)	(4,621,595)
4,966,917	3,107,086	2,784,817	3,385,812	2,906,180	2,903,753	2,513,301
60,749,812	65,716,729	68,823,815	71,608,632	74,994,444	77,900,624	80,804,377
65,716,729	68,823,815	71,608,632	74,994,444	77,900,624	80,804,377	83,317,678
1,218,342	1,053,229	1,212,986	1,140,015	1,054,873	932,160	1,001,794
394,144	421,491	400,474	383,301	422,799	444,911	462,694
(2,997,666)	10,038,062	8,789,950	12,021,830	(10,239,835)	7,471,162	7,321,767
(2,792,678)	(2,983,908)	(3,303,412)	(3,789,614)	(4,089,234)	(4,335,110)	(4,621,595)
938,575	58,920	872,831	289,920	(375,979)	1,904,763	(1,306,320)
(3,239,283)	8,587,794	7,972,829	10,045,452	(13,227,376)	6,417,886	2,858,340
57,488,356	54,249,073	62,836,867	70,809,696	80,855,148	67,627,772	74,045,658
54,249,073	62,836,867	70,809,696	80,855,148	67,627,772	74,045,658	76,903,998
11,467,656	5,986,948	798,936	(5,860,704)	10,272,852	6,758,719	6,413,680
82.55%	91.30%	98.88%	107.81%	86.81%	91.64%	92.30%
8,758,756	9,272,947	8,899,385	8,517,782	9,016,005	9,832,907	10,446,242
130.93%	64.56%	8.98%	(68.81%)	113.94%	68.74%	61.40%

VILLAGE OF BUFFALO GROVE, ILLINOIS

Police Pension Fund
Schedule of Changes in the Employer's Net Pension Liability - Last Ten Measurement Years
December 31, 2025

	12/31/2016	12/31/2017	12/31/2018
Total Pension Liability			
Service Cost	$ 1,534,051	1,637,139	1,628,794
Interest	5,861,687	6,171,179	6,489,093
Differences Between Expected and Actual Experience	358,140	353,405	(92,557)
Change of Assumptions	170,816	(3,590,403)	—
Changes in Benefit Terms	—	—	—
Benefit Payments, Including Refunds of Member Contributions	(3,283,543)	(3,602,086)	(3,803,918)
Net Change in Total Pension Liability	4,641,151	969,234	4,221,412
Total Pension Liability - Beginning	88,992,905	93,634,056	94,603,290
Total Pension Liability - Ending	93,634,056	94,603,290	98,824,702
Plan Fiduciary Net Position			
Contributions - Employer	$ 2,430,017	2,524,306	2,668,632
Contributions - Members	622,198	627,548	674,488
Contributions - Other	—	117,147	28,742
Net Investment Income	3,418,114	8,300,527	(2,726,611)
Benefit Payments, Including Refunds of Member Contributions	(3,283,543)	(3,602,086)	(3,803,919)
Administrative Expenses	(43,969)	(62,733)	(51,073)
Net Change in Plan Fiduciary Net Position	3,142,817	7,904,709	(3,209,741)
Plan Net Position - Beginning	56,384,952	59,527,769	67,432,478
Plan Net Position - Ending	59,527,769	67,432,478	64,222,737
Employer's Net Pension Liability	$ 34,106,287	27,170,812	34,601,965
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	63.57%	71.28%	64.99%
Covered Payroll	$ 6,406,672	6,565,793	6,738,022
Employer's Net Pension Liability as a Percentage of Covered Payroll	532.36%	413.82%	513.53%

12/31/2019	12/31/2020	12/31/2021	12/31/2022	12/31/2023	12/31/2024	12/31/2025
1,649,198	1,978,338	1,833,711	1,545,376	1,615,521	1,563,710	1,780,384
6,772,474	7,214,313	7,526,496	7,732,224	8,166,966	8,609,406	8,929,351
1,380,756	832,348	2,734,913	(5,311,797)	2,187,882	3,155,052	1,352,948
1,501,809	(639,813)	105,796	530,076	—	(606,423)	—
425,172	—	—	(46,145)	—	256,146	—
(4,150,161)	(4,677,746)	(5,271,645)	(4,961,571)	(5,971,910)	(6,866,471)	(6,827,900)
7,579,248	4,707,440	6,929,271	(511,837)	5,998,459	6,111,420	5,234,783
98,824,702	106,403,950	111,111,390	118,040,661	117,528,824	123,527,283	129,638,703
106,403,950	111,111,390	118,040,661	117,528,824	123,527,283	129,638,703	134,873,486
2,899,820	3,095,593	3,333,876	3,374,694	3,795,905	3,401,081	3,406,430
660,350	820,098	702,138	691,080	684,746	704,975	744,504
83,945	—	—	147,907	418,623	156,383	8,352
13,161,796	8,491,232	15,052,674	(13,134,888)	11,480,741	9,130,489	17,669,774
(4,150,161)	(4,677,746)	(5,271,645)	(4,961,571)	(5,971,910)	(6,866,471)	(6,827,900)
(59,767)	(56,614)	(52,096)	(57,842)	(63,118)	(60,302)	(71,754)
12,595,983	7,672,563	13,764,947	(13,940,620)	10,344,987	6,466,155	14,929,406
64,222,737	76,818,720	84,491,283	98,256,230	84,315,610	94,660,597	101,126,752
76,818,720	84,491,283	98,256,230	84,315,610	94,660,597	101,126,752	116,056,158
29,585,230	26,620,107	19,784,431	33,213,214	28,866,686	28,511,951	18,817,328
72.20%	76.04%	83.24%	71.74%	76.63%	78.01%	86.05%
6,957,008	7,316,636	6,594,984	6,994,975	7,127,249	7,114,133	7,509,085
425.26%	363.83%	299.99%	474.82%	405.02%	400.78%	250.59%

Firefighters' Pension Fund
Schedule of Changes in the Employer's Net Pension Liability - Last Ten Measurement Years
December 31, 2025

	12/31/2016	12/31/2017	12/31/2018
Total Pension Liability			
Service Cost	$ 1,260,242	1,348,459	1,325,255
Interest	4,757,917	4,961,836	5,226,040
Changes in Benefit Terms	—	—	—
Differences Between Expected and Actual Experience	(133,067)	204,895	234,796
Change of Assumptions	(588,791)	—	—
Benefit Payments, Including Refunds of Member Contributions	(2,225,410)	(2,540,912)	(2,940,773)
Net Change in Total Pension Liability	3,070,891	3,974,278	3,845,318
Total Pension Liability - Beginning	69,082,934	72,153,825	76,128,103
Total Pension Liability - Ending	72,153,825	76,128,103	79,973,421
Plan Fiduciary Net Position			
Contributions - Employer	$ 2,166,040	1,863,911	1,897,968
Contributions - Members	516,422	520,184	533,534
Contributions - Other	—	588	—
Net Investment Income	3,415,513	7,601,179	(2,917,744)
Benefit Payments, Including Refunds of Member Contributions	(2,225,410)	(2,540,912)	(2,940,773)
Administrative Expenses	(42,284)	(60,925)	(75,110)
Net Change in Plan Fiduciary Net Position	3,830,281	7,384,025	(3,502,125)
Plan Net Position - Beginning	50,348,164	54,178,445	61,562,470
Plan Net Position - Ending	54,178,445	61,562,470	58,060,345
Employer's Net Pension Liability	$ 17,975,380	14,565,633	21,913,076
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	75.09%	80.87%	72.60%
Covered Payroll	$ 5,390,509	5,585,881	5,836,466
Employer's Net Pension Liability as a Percentage of Covered Payroll	333.46%	260.76%	375.45%

12/31/2019	12/31/2020	12/31/2021	12/31/2022	12/31/2023	12/31/2024	12/31/2025
1,264,639	1,621,266	1,591,437	1,443,273	1,451,261	1,518,155	1,600,400
5,477,561	5,825,574	6,039,648	6,222,731	6,622,246	6,862,695	7,294,178
640,951	—	—	(140,724)	—	—	—
1,246,145	(121,525)	1,916,946	(3,700,466)	2,335,231	250,665	265,691
1,195,177	(453,769)	81,975	367,867	—	2,636,920	—
(3,445,092)	(3,823,483)	(4,182,238)	(4,412,534)	(4,740,134)	(4,995,830)	(5,316,713)
6,379,381	3,048,063	5,447,768	(219,853)	5,668,604	6,272,605	3,843,556
79,973,421	86,352,802	89,400,865	94,848,633	94,628,780	100,297,384	106,569,989
86,352,802	89,400,865	94,848,633	94,628,780	100,297,384	106,569,989	110,413,545
1,915,164	2,019,305	2,370,805	2,410,584	2,027,065	2,341,392	2,343,742
542,215	535,959	554,144	588,028	598,067	623,808	646,519
—	—	—	—	—	206	—
11,064,141	10,436,145	10,590,082	(12,711,873)	10,851,258	8,679,003	15,220,860
(3,445,092)	(3,823,483)	(4,182,238)	(4,412,534)	(4,740,134)	(4,995,830)	(5,316,713)
(104,664)	(74,148)	(60,102)	(49,317)	(50,021)	(96,243)	(101,894)
9,971,764	9,093,778	9,272,691	(14,175,112)	8,686,235	6,552,336	12,792,514
58,060,345	68,032,109	77,125,887	86,398,578	72,223,466	80,909,701	87,462,037
68,032,109	77,125,887	86,398,578	72,223,466	80,909,701	87,462,037	100,254,551
18,320,693	12,274,978	8,450,055	22,405,314	19,387,683	19,107,952	10,158,994
78.78%	86.27%	91.09%	76.32%	80.67%	82.07%	90.80%
6,026,152	5,890,818	5,846,393	6,114,396	6,346,072	6,573,240	6,809,622
304.02%	208.37%	144.53%	366.44%	305.51%	290.69%	149.19%

VILLAGE OF BUFFALO GROVE, ILLINOIS

Police Pension Fund
Schedule of Investment Returns - Last Ten Fiscal Years
December 31, 2025

Fiscal Year	Annual Money-Weighted Rate of Return, Net of Investment Expense
2016	5.71%
2017	14.38%
2018	(4.09%)
2019	20.58%
2020	11.06%
2021	17.79%
2022	(13.49%)
2023	13.66%
2024	9.59%
2025	17.79%

VILLAGE OF BUFFALO GROVE, ILLINOIS

Firefighters' Pension Fund
Schedule of Investment Returns - Last Ten Fiscal Years
December 31, 2025

Fiscal Year	Annual Money-Weighted Rate of Return, Net of Investment Expense
2016	6.78%
2017	14.05%
2018	(4.77%)
2019	19.23%
2020	15.46%
2021	13.76%
2022	(15.79%)
2023	15.36%
2024	10.91%
2025	17.57%

VILLAGE OF BUFFALO GROVE, ILLINOIS

Retiree Benefits Plan
Schedule of Changes in the Employer's Net OPEB Liability
December 31, 2025

	12/31/2018
Total OPEB Liability	
Service Cost	$ 298,851
Interest	321,987
Change in Benefit Terms	—
Differences Between Expected and Actual Experience	—
Change of Assumptions	(774,109)
Benefit Payments	(389,489)
Other (Net Transfer)	—
Net Change in Total OPEB Liability	(542,760)
Total OPEB Liability - Beginning	9,548,871
Total OPEB Liability - Ending	9,006,111
Covered-Employee Payroll	$ 21,900,270
Total OPEB Liability as a Percentage of Covered-Employee Payroll	41.12%

Notes:
This schedule is intended to show information for ten years. Information for additional years will be displayed as it becomes available.

No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement 75

Changes of Assumptions. Changes of assumptions and other inputs reflect the effects of changes in the discount rate from 2018 through 2025.

12/31/2019	12/31/2020	12/31/2021	12/31/2022	12/31/2023	12/31/2024	12/31/2025
263,570	525,258	630,551	643,540	558,758	648,308	591,409
360,862	304,253	290,591	314,733	436,067	423,996	442,145
—	—	—	(293,086)	—	464,315	—
—	1,668,331	—	(996,070)	—	(3,495,881)	—
2,158,863	1,494,795	400,334	(2,658,932)	850,677	295,602	(1,011,464)
(409,592)	(551,381)	(583,085)	(562,325)	(570,174)	(553,269)	(457,640)
—	—	—	—	—	—	—
2,373,703	3,441,256	738,391	(3,552,140)	1,275,328	(2,216,929)	(435,550)
9,006,111	11,379,814	14,821,070	15,559,461	12,007,321	13,282,649	11,065,720
11,379,814	14,821,070	15,559,461	12,007,321	13,282,649	11,065,720	10,630,170
22,925,736	19,323,659	20,861,759	21,487,612	22,132,240	23,970,435	22,126,950
49.64%	76.70%	74.58%	55.88%	60.01%	46.16%	48.04%

VILLAGE OF BUFFALO GROVE, ILLINOIS

General Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the Fiscal Year Ended December 31, 2025

	Original Budget	Final Budget	Actual	Variance with Final Budget
Revenues				
Taxes	$ 29,552,172	29,552,172	31,933,124	2,380,952
Intergovernmental	19,065,269	19,065,269	22,891,387	3,826,118
Charges for Services	2,433,300	2,433,300	3,081,510	648,210
Licenses and Permits	411,352	411,352	393,747	(17,605)
Fines and Forfeitures	2,876,645	2,876,645	3,724,858	848,213
Investment Income	710,000	710,000	2,940,786	2,230,786
Miscellaneous	1,064,000	1,064,000	1,300,634	236,634
Total Revenues	56,112,738	56,112,738	66,266,046	10,153,308
Expenditures				
General Government	11,020,529	11,020,529	11,038,558	(18,029)
Public Safety	34,817,411	34,817,411	33,323,559	1,493,852
Public Works	8,589,467	8,589,467	7,336,844	1,252,623
Capital Outlay	200,000	200,000	182,294	17,706
Debt Service				
Principal Retirement	—	—	70,678	(70,678)
Interest and Fiscal Charges	—	—	1,815	(1,815)
Total Expenditures	54,627,407	54,627,407	51,953,748	2,673,659
Excess (Deficiency) of Revenues Over (Under) Expenditures	1,485,331	1,485,331	14,312,298	12,826,967
Other Financing Sources (Uses)				
Transfers In	854,900	854,900	854,900	—
Transfers Out	(9,570,873)	(9,570,873)	(7,493,658)	2,077,215
	(8,715,973)	(8,715,973)	(6,638,758)	2,077,215
Net Change in Fund Balance	(7,230,642)	(7,230,642)	7,673,540	14,904,182
Fund Balance - Beginning			52,464,449	
Fund Balance - Ending			60,137,989	

VILLAGE OF BUFFALO GROVE, ILLINOIS

Lake Cook Road TIF - Special Revenue Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the Fiscal Year Ended December 31, 2025

	Original Budget	Final Budget	Actual	Variance with Final Budget
Revenues				
Taxes				
Property Tax	$ 847,500	847,500	850,320	2,820
Investment Income	—	—	12,378	12,378
Total Revenues	847,500	847,500	862,698	15,198
Expenditures				
General Government	—	817,519	817,519	—
Net Change in Fund Balance	847,500	29,981	45,179	15,198
Fund Balance - Beginning			1,769,001	
Fund Balances Ending			1,814,180	

OTHER SUPPLEMENTARY INFORMATION

Other supplementary information includes financial statements and schedules not required by the GASB, nor a part of the basic financial statements, but are presented for purposes of additional analysis.

Such statements and schedules include:

- Budgetary Comparison Schedules - Major Governmental Funds
- Combining Statements - Nonmajor Governmental Funds
- Budgetary Comparison Schedules - Nonmajor Governmental Funds
- Budgetary Comparison Schedules - Major Enterprise Funds
- Combining Statements - Nonmajor Enterprise Funds
- Budgetary Comparison Schedules - Nonmajor Enterprise Funds
- Combining Statements - Internal Service Funds
- Budgetary Comparison Schedules - Internal Service Funds
- Combining Statements - Pension Trust Funds
- Budgetary Comparison Schedules - Pension Trust Funds

INDIVIDUAL FUND DESCRIPTIONS

GENERAL FUND

The General Fund is used to account for all financial resources except those required to be accounted for in another fund.

SPECIAL REVENUE FUNDS

Special Revenue Funds are used to account for the proceeds of specific revenue sources (other than fiduciary funds or capital project funds) that are legally restricted to expenditure for specified purposes.

Lake Cook Road TIF Fund

The Lake Cook Road TIF Fund is used to account for incremental revenues generated within the TIF boundaries and costs incurred from the formation and redevelopment of the Village's Lake Cook Road Corridor.

Motor Fuel Tax Fund

The Motor Fuel Tax Fund is used to account for expenditures related to approved motor fuel tax projects and revenue from the state gasoline tax as collected and distributed by the State of Illinois.

Local Motor Fuel Tax Fund

The Local Motor Fuel Tax Fund is used to finance local road and street improvements from local gasoline tax revenues collected and distributed by the State of Illinois.

Metra Parking Lot Fund

The Metra Parking Lot Fund is used to account for revenue generated and costs incurred from the operation of the Metra parking lot operated by the Village.

Dundee Road TIF Fund

The Dundee Road TIF Fund is used to account for incremental revenues generated within the TIF boundaries and costs incurred from the formation and redevelopment of the Village's Dundee Road Corridor.

DEBT SERVICE FUND

The Debt Service Fund is used to account for monies restricted, committed or assigned to pay for principal and interest payments on the Village’s debt obligations.

CAPITAL PROJECTS FUNDS

Capital Projects Funds are used to account for all resources used for the acquisition of capital assets except those financed by Proprietary Funds.

Facilities Development Fund

The Facilities Development Fund is used to account for and reports financial resources that are restricted, committed or assigned to expenditures for acquisition, construction, improvement, repair, and replacement of the Village's capital facilities.

Street Maintenance Fund

The Street Maintenance Fund is used to account for and reports financial resources that are restricted, committed or assigned to expenditures for acquisition, construction, improvement, repair, and replacement of the Village's roadways.

Vehicle Equipment Replacement Fund

The Vehicle Equipment Replacement Fund is used to account for the purchase of vehicles and capital equipment for the General Fund operating departments. Financing is typically provided by the General Fund committed fund balance.

ENTERPRISE FUNDS

Enterprise Funds are used to account for operations that are financed and operated in a manner similar to private business enterprises where the intent is that costs of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges; or where it has been decided that periodic determination of revenues earned, expenses incurred and/or net income is appropriate for capital maintenance, public policy, management control, accountability or other purpose.

Water and Sewerage Fund

The Water and Sewerage Fund is used to account for the revenue and expenses related to the operation of the water and sewerage system.

Arboretum Golf Fund

The Arboretum Fund is used to account for the revenues and expenses related to the operation of the Arboretum golf course.

ENTERPRISE FUNDS - Continued

Buffalo Grove Golf Fund

The Buffalo Grove Golf Fund is used to account for revenue and expenses associated with operating the Village's golf course.

Refuse Service Fund

The Refuse Fund is used to account for refuse services contracted by the Village for the benefit of its citizens by a private entity. The fund is financed by the fees charged to residents by the private entity and remitted back to the Village of Buffalo Grove.

INTERNAL SERVICE FUNDS

Internal Service Funds are used to account for the financing of goods or services provided by one department or agency to other departments or agencies other governmental unit, or to other governmental units, on a cost-reimbursement basis.

Information Technology Fund

The Technology Fund is used to account for all costs associated with providing technology services to all departments in the Village. This fund accounts for global technology costs, shared, and/or exclusive department specific hardware, software, and other technology needs. Costs are assessed to each department by combining the cost of all direct and indirect/shared services as incurred. The indirect/shared costs are charged back per the user base of service(s).

Central Garage Fund

The Central Garage Fund is used to account for the activities required to operate and maintain the Village’s automotive fleet. Department charges are derived from the work order process; which documents the type of work performed and cost(s) associated with the work.

Building Maintenance Fund

The Building Maintenance Fund is used to account for providing a clean, healthy, and safe working environment in Village facilities, meeting areas and public areas.

PENSION TRUST FUNDS

Police Pension Fund

The Police Pension Fund is used to account for the resources necessary to provide retirement and disability pension benefits to full-time sworn police personnel. Although this is a single-employer pension plan, the defined benefits and employer and employee contribution levels are governed by Illinois Compiled Statutes (40 ILCS 5/3-1) and may be amended only by the Illinois legislature. Financing is provided by the Village contributions, employee payroll withholdings, and investment income.

Firefighters' Pension Fund

The Firefighters' Pension Fund is used to account for the accumulation of resources to be used for retirement annuity payments to employees of the fire department at appropriate amounts and times in the future. Resources are contributed by employees at rates fixed by law and by the Village at amounts determined by an annual actuarial study.

VILLAGE OF BUFFALO GROVE, ILLINOIS

General Fund
Schedule of Revenues - Budget and Actual
For the Fiscal Year Ended December 31, 2025

	Original Budget	Final Budget	Actual	Variance with Final Budget
Taxes				
Property Tax	$ 16,780,272	16,780,272	16,622,295	(157,977)
Sales Tax - Home Rule	7,361,900	7,361,900	9,374,122	2,012,222
Real Estate Transfer Tax	990,000	990,000	1,194,158	204,158
Hotel/Motel Tax	70,000	70,000	144,138	74,138
Telecommunications Tax	650,000	650,000	753,030	103,030
Food and Beverage Tax	1,000,000	1,000,000	1,059,860	59,860
Electricity Tax	1,600,000	1,600,000	1,554,119	(45,881)
Natural Gas Tax	1,100,000	1,100,000	1,104,017	4,017
Auto Rental Tax	—	—	307	307
Foreign Fire	—	—	127,078	127,078
	29,552,172	29,552,172	31,933,124	2,380,952
Intergovernmental				
Sales Tax	9,926,210	9,926,210	13,394,094	3,467,884
Income Tax	6,900,012	6,900,012	7,825,838	925,826
Replacement Tax	40,000	40,000	35,306	(4,694)
Cannabis Tax	251,551	251,551	215,100	(36,451)
Local Use	1,246,330	1,246,330	387,660	(858,670)
Road and Bridge Tax Wheeling	25,000	25,000	152,527	127,527
Road and Bridge Tax Vernon	128,752	128,752	127,755	(997)
Video Gaming Tax	185,000	185,000	216,183	31,183
Local Reimbursement	362,414	362,414	536,924	174,510
	19,065,269	19,065,269	22,891,387	3,826,118
Charges for Services	2,433,300	2,433,300	3,081,510	648,210
Licenses and Permits	411,352	411,352	393,747	(17,605)
Fines and Forfeitures	2,876,645	2,876,645	3,724,858	848,213
Investment Income	710,000	710,000	2,940,786	2,230,786
Miscellaneous	1,064,000	1,064,000	1,300,634	236,634
Total Revenues	56,112,738	56,112,738	66,266,046	10,153,308

Debt Service Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the Fiscal Year Ended December 31, 2025

	Original Budget	Final Budget	Actual	Variance with Final Budget
Revenues				
Taxes				
Property Tax	$ 335,269	335,269	329,510	(5,759)
Investment Income	5,000	5,000	—	(5,000)
Total Revenues	340,269	340,269	329,510	(10,759)
Expenditures				
Debt Service				
Principal Retirement	2,646,180	2,646,180	2,646,180	—
Interest and Fiscal Charges	2,290,552	2,531,890	2,531,890	—
Total Expenditures	4,936,732	5,178,070	5,178,070	—
Excess (Deficiency) of Revenues Over (Under) Expenditures	(4,596,463)	(4,837,801)	(4,848,560)	(10,759)
Other Financing Sources				
Transfers In	4,598,464	4,598,464	4,839,626	241,162
Net Change in Fund Balance	2,001	(239,337)	(8,934)	230,403
Fund Balance - Beginning			25,432	
Fund Balance - Ending			16,498	

VILLAGE OF BUFFALO GROVE, ILLINOIS

Facilities Development - Capital Projects Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the Fiscal Year Ended December 31, 2025

	Original Budget	Final Budget	Actual	Variance with Final Budget
Revenues				
Intergovernmental				
Grants	$ 171,400	171,400	—	(171,400)
Investment Income	—	—	497,110	497,110
Total Revenues	171,400	171,400	497,110	325,710
Expenditures				
Capital Outlay	13,560,033	13,560,033	4,665,877	8,894,156
Debt Service				
Interest and Fiscal Charges	—	—	263,144	(263,144)
Total Expenditures	13,560,033	13,560,033	4,929,021	8,631,012
Excess (Deficiency) of Revenues Over (Under) Expenditures	(13,388,633)	(13,388,633)	(4,431,911)	8,956,722
Other Financing Sources				
Debt Issuance	17,400,000	17,400,000	16,735,000	(665,000)
Premium on Debt Issuance	—	—	929,362	929,362
Transfers In	1,999,633	1,999,633	431,876	(1,567,757)
	19,399,633	19,399,633	18,096,238	(1,303,395)
Net Change in Fund Balance	6,011,000	6,011,000	13,664,327	7,653,327
Fund Balance - Beginning			1,361,815	
Fund Balance - Ending			15,026,142	

Street Maintenance - Capital Projects Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the Fiscal Year Ended December 31, 2025

	Original Budget	Final Budget	Actual	Variance with Final Budget
Revenues				
Intergovernmental				
Grants	$ 13,351,879	13,351,879	5,700,429	(7,651,450)
Investment Income	—	—	227,817	227,817
Total Revenues	13,351,879	13,351,879	5,928,246	(7,423,633)
Expenditures				
Capital Outlay	26,350,094	26,350,094	16,092,046	10,258,048
Debt Service				
Interest and Fiscal Charges	—	—	114,116	(114,116)
Total Expenditures	26,350,094	26,350,094	16,206,162	10,143,932
Excess (Deficiency) of Revenues Over (Under) Expenditures	(12,998,215)	(12,998,215)	(10,277,916)	2,720,299
Other Financing Sources				
Debt Issuance	8,000,000	8,000,000	7,325,000	(675,000)
Premium on Debt Issuance	—	—	789,116	789,116
Transfers In	4,998,215	4,998,215	5,321,577	323,362
	12,998,215	12,998,215	13,435,693	437,478
Net Change in Fund Balance	—	—	3,157,777	3,157,777
Fund Balance - Beginning			2,054,823	
Fund Balance - Ending			5,212,600	

VILLAGE OF BUFFALO GROVE, ILLINOIS

Vehicle Equipment Replacement - Capital Projects Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the Fiscal Year Ended December 31, 2025

	Original Budget	Final Budget	Actual	Variance with Final Budget
Revenues				
Miscellaneous	$ 315,000	315,000	—	(315,000)
Expenditures				
Capital Outlay	2,579,617	2,579,617	1,844,986	734,631
Excess (Deficiency) of Revenues Over (Under) Expenditures	(2,264,617)	(2,264,617)	(1,844,986)	419,631
Other Financing Sources				
Disposal of Capital Assets	—	—	40,364	40,364
Transfers In	2,264,617	2,264,617	1,804,622	(459,995)
	2,264,617	2,264,617	1,844,986	(419,631)
Net Change in Fund Balance	—	—	—	—
Fund Balance - Beginning			17,745	
Fund Balance - Ending			17,745	

VILLAGE OF BUFFALO GROVE, ILLINOIS

Nonmajor Governmental
Combining Balance Sheet
December 31, 2025

	Special Revenue				
	Motor Fuel Tax	Local Motor Fuel Tax	Metra Parking Lot	Dundee Road TIF	Totals
ASSETS					
Cash and Investments	$ 4,873,749	943,596	24,130	1,622	5,843,097
Receivables - Net of Allowances					
Other	174,943	—	—	234,612	409,555
Total Assets	5,048,692	943,596	24,130	236,234	6,252,652
LIABILITIES					
Accounts Payable	—	—	2,083	5,173	7,256
FUND BALANCES					
Restricted	5,048,692	943,596	22,047	231,061	6,245,396
Total Liabilities and Fund Balances	5,048,692	943,596	24,130	236,234	6,252,652

VILLAGE OF BUFFALO GROVE, ILLINOIS

Nonmajor Governmental
Combining Statement of Revenues, Expenditures and Changes in Fund Balances
For the Fiscal Year Ended December 31, 2025

	Special Revenue				
	Motor Fuel Tax	Local Motor Fuel Tax	Metra Parking Lot	Dundee Road TIF	Totals
Revenues					
Property Tax	$ —	—	—	268,370	268,370
Intergovernmental	1,972,765	563,107	—	—	2,535,872
Charges for Services	—	—	30	—	30
Fines and Forfeitures	—	—	75,144	—	75,144
Investment Income	209,989	—	—	277	210,266
Total Revenues	2,182,754	563,107	75,174	268,647	3,089,682
Expenditures					
General Government	—	—	69,436	5,173	74,609
Excess (Deficiency) of Revenues Over (Under) Expenditures	2,182,754	563,107	5,738	263,474	3,015,073
Other Financing (Uses)					
Transfers Out	(2,246,577)	(246,950)	—	—	(2,493,527)
Net Change in Fund Balances	(63,823)	316,157	5,738	263,474	521,546
Fund Balances - Beginning	5,112,515	627,439	16,309	(32,413)	5,723,850
Fund Balances - Ending	5,048,692	943,596	22,047	231,061	6,245,396

VILLAGE OF BUFFALO GROVE, ILLINOIS

Motor Fuel Tax - Special Revenue Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the Fiscal Year Ended December 31, 2025

	Original Budget	Final Budget	Actual	Variance with Final Budget
Revenues				
Intergovernmental				
Motor Fuel Tax	$ 1,951,000	1,951,000	1,972,765	21,765
Investment Income	190,000	190,000	209,989	19,989
Total Revenues	2,141,000	2,141,000	2,182,754	41,754
Expenditures				
None	—	—	—	—
Excess (Deficiency) of Revenues Over (Under) Expenditures	2,141,000	2,141,000	2,182,754	41,754
Other Financing (Uses)				
Transfers Out	(1,923,215)	(2,246,578)	(2,246,577)	1
Net Change in Fund Balance	217,785	(105,578)	(63,823)	41,755
Fund Balance - Beginning			5,112,515	
Fund Balance - Ending			5,048,692	

VILLAGE OF BUFFALO GROVE, ILLINOIS

Local Motor Fuel Tax - Special Revenue Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the Fiscal Year Ended December 31, 2025

	Original Budget	Final Budget	Actual	Variance with Final Budget
Revenues				
Intergovernmental				
Local Motor Fuel Tax	$ 640,000	640,000	563,107	(76,893)
Expenditures				
None	—	—	—	—
Excess (Deficiency) of Revenues Over (Under) Expenditures	640,000	640,000	563,107	(76,893)
Other Financing (Uses)				
Transfers Out	(246,950)	(246,950)	(246,950)	—
Net Change in Fund Balance	393,050	393,050	316,157	(76,893)
Fund Balance - Beginning			627,439	
Fund Balance - Ending			943,596	

Metra Parking Lot - Special Revenue Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the Fiscal Year Ended December 31, 2025

	Original Budget	Final Budget	Actual	Variance with Final Budget
Revenues				
Charges for Services	$ —	—	30	30
Fines and Forfeitures	61,000	61,000	75,144	14,144
Total Revenues	61,000	61,000	75,174	14,174
Expenditures				
General Government	220,958	220,958	69,436	151,522
Excess (Deficiency) of Revenues Over (Under) Expenditures	(159,958)	(159,958)	5,738	165,696
Other Financing Sources				
Transfers In	160,000	160,000	—	(160,000)
Net Change in Fund Balance	42	42	5,738	5,696
Fund Balance - Beginning			16,309	
Fund Balance - Ending			22,047	

VILLAGE OF BUFFALO GROVE, ILLINOIS

Dundee Road TIF - Special Revenue Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the Fiscal Year Ended December 31, 2025

	Original Budget	Final Budget	Actual	Variance with Final Budget
Revenues				
Taxes				
Property Tax	$ 59,000	59,000	268,370	209,370
Investment Income	—	—	277	277
Total Revenues	59,000	59,000	268,647	209,647
Expenditures				
General Government	—	5,173	5,173	—
Net Change in Fund Balance	59,000	53,827	263,474	209,647
Fund Balance - Beginning			(32,413)	
Fund Balances Ending			231,061	

VILLAGE OF BUFFALO GROVE, ILLINOIS

Water and Sewerage - Enterprise Fund
Schedule of Revenues, Expenses and Changes in Net Position - Budget and Actual
For the Fiscal Year Ended December 31, 2025

	Original Budget	Final Budget	Actual	Variance with Final Budget
Operating Revenues				
Charges for Services				
Water and Sewer Charges	$ 17,240,293	17,240,293	16,767,176	(473,117)
Connection and Recapture Fees	111,000	111,000	42,415	(68,585)
Miscellaneous	—	—	422,222	422,222
Total Operating Revenues	17,351,293	17,351,293	17,231,813	(119,480)
Operating Expenses				
Operations				
Water	3,633,927	3,633,927	2,807,547	826,380
Sewer	5,156,844	5,156,844	4,821,748	335,096
Water Purchases	2,300,026	2,300,026	2,181,522	118,504
Capital Outlay	9,849,000	9,849,000	6,715,935	3,133,065
Total Operating Expenses	20,939,797	20,939,797	16,526,752	4,413,045
Operating Income (Loss)	(3,588,504)	(3,588,504)	705,061	4,293,565
Nonoperating Revenues (Expenses)				
Investment Income	80,000	80,000	610,379	530,379
Interest Expense	(81,878)	(81,878)	(81,878)	—
	(1,878)	(1,878)	528,501	530,379
Income (Loss) Before Transfers	(3,590,382)	(3,590,382)	1,233,562	4,823,944
Transfers Out	(2,959,791)	(2,959,791)	(2,959,791)	—
Non-GAAP Basis Change in Net Position	(6,550,173)	(6,550,173)	(1,726,229)	4,823,944
Adjustments to GAAP Basis				
Capital Assets Capitalized	—	—	6,660,619	6,660,619
Depreciation and Amortization	—	—	(2,115,678)	(2,115,678)
	—	—	4,544,941	4,544,941
Change in Net Position	(6,550,173)	(6,550,173)	2,818,712	9,368,885
Net Position - Beginning			73,373,946	
Net Position - Ending			76,192,658	

VILLAGE OF BUFFALO GROVE, ILLINOIS

Arboretum Golf - Enterprise Fund
Schedule of Revenues, Expenses and Changes in Net Position - Budget and Actual
For the Fiscal Year Ended December 31, 2025

	Original Budget	Final Budget	Actual	Variance with Final Budget
Operating Revenues				
Charges for Services				
Daily Greens Fee and Membership	$ 1,071,350	1,071,350	1,236,554	165,204
Merchandise Sales	67,000	67,000	154,569	87,569
Cart, Club and Other Rentals	400,750	400,750	449,250	48,500
Miscellaneous	58,100	58,100	81,192	23,092
Total Operating Revenues	1,597,200	1,597,200	1,921,565	324,365
Operating Expenses				
Operations				
Golf Operations	1,759,701	1,759,701	1,476,643	283,058
Cost of Sales - Pro Shop	55,000	55,000	102,298	(47,298)
Total Operating Expenses	1,814,701	1,814,701	1,578,941	235,760
Operating Income (Loss)	(217,501)	(217,501)	342,624	560,125
Nonoperating Revenues (Expenses)				
Investment Income	7,500	7,500	20,417	12,917
Interest Expense	—	—	(12,607)	(12,607)
	7,500	7,500	7,810	310
Non-GAAP Basis Change in Net Position	(210,001)	(210,001)	350,434	560,435
Adjustments to GAAP Basis				
Depreciation and Amortization	—	—	(189,050)	(189,050)
Change in Net Position	(210,001)	(210,001)	161,384	371,385
Net Position - Beginning			6,730,303	
Net Position - Ending			6,891,687	

VILLAGE OF BUFFALO GROVE, ILLINOIS

Nonmajor Enterprise Funds
Combining Statement of Net Position
December 31, 2025

	Buffalo Grove Golf	Refuse Service	Totals
ASSETS			
Current Assets			
Cash and Investments	$ 1,981,702	315,964	2,297,666
Receivables - Net of Allowances			
Leases	723,922	—	723,922
Other	7,234	—	7,234
Inventories	30,891	—	30,891
Total Current Assets	2,743,749	315,964	3,059,713
Noncurrent Assets			
Capital Assets			
Nondepreciable	978,776	—	978,776
Depreciable	3,731,639	—	3,731,639
Accumulated Depreciation	(2,992,897)	—	(2,992,897)
Total Noncurrent Assets	1,717,518	—	1,717,518
Total Assets	4,461,267	315,964	4,777,231
DEFERRED OUTFLOWS OF RESOURCES			
Deferred Items - IMRF	90,326	—	90,326
Deferred Items - RBP	23,903	—	23,903
Total Deferred Outflows of Resources	114,229	—	114,229
Total Assets and Deferred Outflows of Resources	4,575,496	315,964	4,891,460

	Buffalo Grove Golf	Refuse Service	Totals
LIABILITIES			
Current Liabilities			
Accounts Payable	$ 20,536	—	20,536
Accrued Payroll	14,479	—	14,479
Compensated Absences Payable	15,348	—	15,348
Total OPEB Liability - RBP	3,890	—	3,890
Leases Payable	57,388	—	57,388
Total Current Liabilities	111,641	—	111,641
Noncurrent Liabilities			
Compensated Absences Payable	61,392	—	61,392
Net Pension Liability - IMRF	155,432	—	155,432
Total OPEB Liability - RBP	86,453	—	86,453
Leases Payable	121,527	—	121,527
Total Long-Term Liabilities	424,804	—	424,804
Total Liabilities	536,445	—	536,445
DEFERRED INFLOWS OF RESOURCES			
Deferred Items - IMRF	293	—	293
Deferred Items - RBP	53,833	—	53,833
Deferred Items - Leases	599,426	—	599,426
Total Deferred Inflows of Resources	653,552	—	653,552
Total Liabilities and Deferred Inflows of Resources	1,189,997	—	1,189,997
NET POSITION			
Net Investment in Capital Assets	1,538,603	—	1,538,603
Unrestricted	1,846,896	315,964	2,162,860
Total Net Position	3,385,499	315,964	3,701,463

VILLAGE OF BUFFALO GROVE, ILLINOIS

Nonmajor Enterprise Funds
Combining Statement of Revenues, Expenses, and Changes in Net Position
For the Fiscal Year Ended December 31, 2025

	Buffalo Grove Golf	Refuse Service	Totals
Operating Revenues			
Charges for Services	$ 1,872,342	1,110,014	2,982,356
Operating Expenses			
Operations	1,424,236	857,771	2,282,007
Depreciation	103,455	—	103,455
Total Operating Expenses	1,527,691	857,771	2,385,462
Operating Income	344,651	252,243	596,894
Nonoperating Revenues (Expenses)			
Investment Income	58,815	—	58,815
Interest Expense	(8,051)	—	(8,051)
	50,764	—	50,764
Income Before Transfers	395,415	252,243	647,658
Transfers Out	—	(175,000)	(175,000)
Change in Net Position	395,415	77,243	472,658
Net Position - Beginning	2,990,084	238,721	3,228,805
Net Position - Ending	3,385,499	315,964	3,701,463

VILLAGE OF BUFFALO GROVE, ILLINOIS

Nonmajor Enterprise Funds
Combining Statement of Cash Flows
For the Fiscal Year Ended December 31, 2025

	Buffalo Grove Golf	Refuse Service	Totals
Cash Flows from Operating Activities			
Receipts from Customers and Users	$ 2,007,946	1,110,014	3,117,960
Payments to Employees	(366,423)	—	(366,423)
Payments to Suppliers	(1,124,018)	(857,771)	(1,981,789)
	517,505	252,243	769,748
Cash Flows from Noncapital Financing Activities			
Transfers Out	—	(175,000)	(175,000)
Cash Flows from Capital and Related Financing Activities			
Principal Paid on Debt	(55,250)	—	(55,250)
Interest Expense	(8,051)	—	(8,051)
	(63,301)	—	(63,301)
Cash Flows from Investing Activities			
Investment Income	58,815	—	58,815
Net Change in Cash and Cash Equivalents	513,019	77,243	590,262
Cash and Cash Equivalents - Beginning	1,468,683	238,721	1,707,404
Cash and Cash Equivalents - Ending	1,981,702	315,964	2,297,666
Reconciliation of Operating Income to Net Cash Provided (Used) by Operating Activities			
Operating Income	344,651	252,243	596,894
Adjustments to Reconcile Operating Income to Net Cash Provided by (Used in) Operating Activities			
Depreciation and Amortization Expense	103,455	—	103,455
(Increase) Decrease in Current Assets	135,604	—	135,604
Increase (Decrease) in Current Liabilities	(66,205)	—	(66,205)
Net Cash Provided by Operating Activities	517,505	252,243	769,748

VILLAGE OF BUFFALO GROVE, ILLINOIS

Buffalo Grove Golf - Enterprise Fund
Schedule of Revenues, Expenses and Changes in Net Position - Budget and Actual
For the Fiscal Year Ended December 31, 2025

	Original Budget	Final Budget	Actual	Variance with Final Budget
Operating Revenues				
Charges for Services	$			
Daily Greens Fee and Membership	966,200	966,200	1,060,482	94,282
Merchandise Sales	82,000	82,000	125,447	43,447
Cart, Club and Other Rentals	336,660	336,660	433,191	96,531
Driving Range Fees	171,200	171,200	210,834	39,634
Miscellaneous	24,000	24,000	42,388	18,388
Total Operating Revenues	1,580,060	1,580,060	1,872,342	292,282
Operating Expenses				
Operations				
Golf Operations	1,228,816	1,297,600	1,307,049	(9,449)
Cost of Sales - Pro Shop	55,000	81,886	81,886	—
Capital Outlay	169,000	169,000	35,301	133,699
Total Operating Expenses	1,452,816	1,548,486	1,424,236	124,250
Operating Income	127,244	31,574	448,106	416,532
Nonoperating Revenues (Expenses)				
Investment Income	15,000	15,000	58,815	43,815
Interest Expense	—	—	(8,051)	(8,051)
	15,000	15,000	50,764	35,764
Non-GAAP Basis Change in Net Position	142,244	46,574	498,870	452,296
Adjustments to GAAP Basis				
Depreciation and Amortization	—	—	(103,455)	(103,455)
Change in Net Position	142,244	46,574	395,415	348,841
Net Position - Beginning			2,990,084	
Net Position - Ending			3,385,499	

VILLAGE OF BUFFALO GROVE, ILLINOIS

Refuse Service - Enterprise Fund
Schedule of Revenues, Expenses and Changes in Net Position - Budget and Actual
For the Fiscal Year Ended December 31, 2025

	Original Budget	Final Budget	Actual	Variance with Final Budget
Operating Revenues				
Charges for Services				
SWANCC User Fees	$ 1,230,560	1,230,560	1,110,014	(120,546)
Operating Expenses				
Operations				
Refuse	1,026,750	1,026,750	857,771	168,979
Income Before Transfers	203,810	203,810	252,243	48,433
Transfers Out	(175,000)	(175,000)	(175,000)	—
Change in Net Position	28,810	28,810	77,243	48,433
Net Position - Beginning			238,721	
Net Position - Ending			315,964	

VILLAGE OF BUFFALO GROVE, ILLINOIS

Internal Service Funds
Combining Statement of Net Position
December 31, 2025

	Information Technology	Central Garage	Building Maintenance	Totals
ASSETS				
Current Assets				
Cash and Investments	$ 525,119	170,012	303,669	998,800
Receivables - Net of Allowances				
Leases	—	—	544,475	544,475
Total Current Assets	525,119	170,012	848,144	1,543,275
Noncurrent Assets				
Capital Assets				
Depreciable/Amortizable	2,633,822	—	—	2,633,822
Accumulated Depreciation/Amortization	(473,569)	—	—	(473,569)
Total Noncurrent Assets	2,160,253	—	—	2,160,253
Total Assets	2,685,372	170,012	848,144	3,703,528
LIABILITIES				
Current Liabilities				
Accounts Payable	127,716	133,845	226,805	488,366
Accrued Payroll	—	31,074	22,040	53,114
Accrued Interest	63,183	—	—	63,183
Installment Loans Payable	57,573	—	—	57,573
Subscriptions Payable	163,462	—	—	163,462
Total Current Liabilities	411,934	164,919	248,845	825,698
Noncurrent Liabilities				
Installment Loans Payable	331,066	—	—	331,066
Subscriptions Payable	2,205,938	—	—	2,205,938
Total Long-Term Liabilities	2,537,004	—	—	2,537,004
Total Liabilities	2,948,938	164,919	248,845	3,362,702
DEFERRED INFLOWS OF RESOURCES				
Deferred Items - Leases	—	—	528,750	528,750
Total Liabilities and Deferred Inflows of Resources	2,948,938	164,919	777,595	3,891,452
NET POSITION				
Net Investment in Capital Assets	(597,786)	—	—	(597,786)
Unrestricted	334,220	5,093	70,549	409,862
Total Net Position	(263,566)	5,093	70,549	(187,924)

VILLAGE OF BUFFALO GROVE, ILLINOIS

Internal Service Funds
Combining Statement of Revenues, Expenses, and Changes in Net Position
For the Fiscal Year Ended December 31, 2025

	Information Technology	Central Garage	Building Maintenance	Totals
Operating Revenues				
Interfund Services	$ 2,319,939	1,808,235	2,056,838	6,185,012
Operating Expenses				
Operations				
Information Technology	2,214,121	—	—	2,214,121
Central Garage	—	1,808,235	—	1,808,235
Building Maintenance	—	—	2,056,838	2,056,838
Depreciation and Amortization	202,948	—	—	202,948
Total Operating Expenses	2,417,069	1,808,235	2,056,838	6,282,142
Operating (Loss)	(97,130)	—	—	(97,130)
Nonoperating Revenues (Expenses)				
Investment Income	—	—	29,019	29,019
Miscellaneous Income	—	—	117,331	117,331
Interest Expense	(166,436)	—	—	(166,436)
	(166,436)	—	146,350	(20,086)
Income (Loss) Before Transfers	(263,566)	—	146,350	(117,216)
Transfers Out	—	—	(130,625)	(130,625)
Change in Net Position	(263,566)	—	15,725	(247,841)
Net Position - Beginning	—	5,093	54,824	59,917
Net Position - Ending	(263,566)	5,093	70,549	(187,924)

VILLAGE OF BUFFALO GROVE, ILLINOIS

Internal Service Funds
Combining Statement of Cash Flows
For the Fiscal Year Ended December 31, 2025

	Information Technology	Central Garage	Building Maintenance	Totals
Cash Flows from Operating Activities				
Interfund Services Provided	$ 2,319,939	1,808,235	2,174,169	6,302,343
Payments to Employees	—	(569,005)	(568,962)	(1,137,967)
Payments to Suppliers	(2,160,335)	(1,178,686)	(903,488)	(4,242,509)
	159,604	60,544	701,719	921,867
Cash Flows from Noncapital Financing Activities				
Net Change in Lessor Lease Transactions	—	—	(544,475)	(544,475)
Transfers In	—	—	(130,625)	(130,625)
	—	—	(675,100)	(675,100)
Cash Flows from Capital and Related Financing Activities				
Principal Paid on Debt	(209,609)	—	—	(209,609)
Interest Expense	(166,436)	—	—	(166,436)
	(376,045)	—	—	(376,045)
Cash Flows from Investing Activities				
Investment Income	—	—	29,019	29,019
Net Change in Cash and Cash Equivalents	(216,441)	60,544	55,638	(100,259)
Cash and Cash Equivalents - Beginning	741,560	109,468	248,031	1,099,059
Cash and Cash Equivalents - Ending	525,119	170,012	303,669	998,800
Reconciliation of Operating Income to Net Cash Provided (Used) by Operating Activities				
Operating (Loss)	(97,130)	—	—	(97,130)
Adjustments to Reconcile Operating Income to Net Cash Provided by (Used in) Operating Activities				
Depreciation and Amortization Expense	202,948	—	—	202,948
Other Income	—	—	117,331	117,331
Increase (Decrease) in Current Liabilities	53,786	60,544	584,388	698,718
Net Cash Provided by Operating Activities	159,604	60,544	701,719	921,867

VILLAGE OF BUFFALO GROVE, ILLINOIS

Information Technology - Internal Service Fund
Schedule of Revenues, Expenses and Changes in Net Position - Budget and Actual
For the Fiscal Year Ended December 31, 2025

	Original Budget	Final Budget	Actual	Variance with Final Budget
Operating Revenues				
Interfund Services	$ 2,674,074	2,674,074	2,319,939	(354,135)
Operating Expenses				
Operations	2,570,142	2,570,142	2,214,121	356,021
Operating Income	103,932	103,932	105,818	1,886
Nonoperating (Expenses)				
Interest Expense	(3,457)	(3,457)	(166,436)	(162,979)
Non-GAAP Basis Change in Net Position	100,475	100,475	(60,618)	(161,093)
Adjustments to GAAP Basis				
Principal Retirement	(100,475)	(100,475)	—	100,475
Depreciation and Amortization	—	—	(202,948)	(202,948)
	(100,475)	(100,475)	(202,948)	(102,473)
Change in Net Position	—	—	(263,566)	(263,566)
Net Position - Beginning			—	
Net Position - Ending			(263,566)	

VILLAGE OF BUFFALO GROVE, ILLINOIS

Central Garage - Internal Service Fund
Schedule of Revenues, Expenses and Changes in Net Position - Budget and Actual
For the Fiscal Year Ended December 31, 2025

	Original Budget	Final Budget	Actual	Variance with Final Budget
Operating Revenues				
Interfund Services	$ 1,957,335	1,957,335	1,808,235	(149,100)
Operating Expenses				
Operations				
Central Garage	1,957,335	1,957,335	1,808,235	149,100
Change in Net Position	—	—	—	—
Net Position - Beginning			5,093	
Net Position - Ending			5,093	

VILLAGE OF BUFFALO GROVE, ILLINOIS

Building Maintenance - Internal Service Fund
Schedule of Revenues, Expenses and Changes in Net Position - Budget and Actual
For the Fiscal Year Ended December 31, 2025

	Original Budget	Final Budget	Actual	Variance with Final Budget
Operating Revenues				
Interfund Services	$ 2,277,980	2,277,980	2,056,838	(221,142)
Operating Expenses				
Operations				
Building Maintenance	2,277,980	2,277,980	2,056,838	221,142
Operating Income	—	—	—	—
Nonoperating Revenues				
Investment Income	—	—	29,019	29,019
Miscellaneous Income	—	—	117,331	117,331
	—	—	146,350	146,350
Income Before Transfers	—	—	146,350	146,350
Transfers Out	—	—	(130,625)	(130,625)
Change in Net Position	—	—	15,725	15,725
Net Position - Beginning			54,824	
Net Position - Ending			70,549	

VILLAGE OF BUFFALO GROVE, ILLINOIS

Pension Trust Funds
Combining Statement of Fiduciary Net Position
December 31, 2025

	Police Pension	Firefighters' Pension	Totals
ASSETS			
Cash and Cash Equivalents	$ 692,715	148,741	841,456
Investments			
Illinois Police Pension Investment Fund	114,183,160	—	114,183,160
Illinois Firefighters' Pension Investment Fund	—	99,862,059	99,862,059
Equity Securities	831,653	—	831,653
Due from Municipality	357,790	247,182	604,972
Prepaids	1,575	6,943	8,518
Total Assets	116,066,893	100,264,925	216,331,818
LIABILITIES			
Accounts Payable	10,735	10,374	21,109
NET POSITION			
Net Position Restricted for Pensions	116,056,158	100,254,551	216,310,709

VILLAGE OF BUFFALO GROVE, ILLINOIS

Pension Trust Funds
Combining Statement of Changes in Fiduciary Net Position
For the Fiscal Year Ended December 31, 2025

	Police Pension	Firefighters' Pension	Totals
Additions			
Contributions - Employer	$ 3,406,430	2,343,742	5,750,172
Contributions - Plan Members	744,504	646,519	1,391,023
Contributions - Other	8,352	—	8,352
Total Contributions	4,159,286	2,990,261	7,149,547
Investment Income			
Interest Earned	606,263	1,815,712	2,421,975
Net Change in Fair Value	17,157,358	13,597,923	30,755,281
	17,763,621	15,413,635	33,177,256
Less Investment Expenses	(93,847)	(192,775)	(286,622)
Net Investment Income	17,669,774	15,220,860	32,890,634
Total Additions	21,829,060	18,211,121	40,040,181
Deductions			
Administration	71,754	101,894	173,648
Benefits and Refunds	6,827,900	5,316,713	12,144,613
Total Deductions	6,899,654	5,418,607	12,318,261
Change in Fiduciary Net Position	14,929,406	12,792,514	27,721,920
Net Position Restricted for Pensions			
Beginning	101,126,752	87,462,037	188,588,789
Ending	116,056,158	100,254,551	216,310,709

VILLAGE OF BUFFALO GROVE, ILLINOIS

Police Pension - Pension Trust Fund
Schedule of Changes in the Fiduciary Net Position - Budget and Actual
For the Fiscal Year Ended December 31, 2025

	Original Budget	Final Budget	Actual	Variance with Final Budget
Additions				
Contributions - Employer	$ 3,446,992	3,446,992	3,406,430	(40,562)
Contributions - Plan Members	897,700	897,700	744,504	(153,196)
Contributions - Other	—	—	8,352	8,352
Total Contributions	4,344,692	4,344,692	4,159,286	(185,406)
Investment Income				
Interest Earned	1,346,100	1,346,100	606,263	(739,837)
Net Change in Fair Value	8,335,300	8,335,300	17,157,358	8,822,058
	9,681,400	9,681,400	17,763,621	8,082,221
Less Investment Expenses	(86,000)	(86,000)	(93,847)	(7,847)
Net Investment Income	9,595,400	9,595,400	17,669,774	8,074,374
Total Additions	13,940,092	13,940,092	21,829,060	7,888,968
Deductions				
Administration	54,000	54,000	71,754	(17,754)
Benefits and Refunds	6,500,250	6,500,250	6,827,900	(327,650)
Total Deductions	6,554,250	6,554,250	6,899,654	(345,404)
Change in Fiduciary Net Position	7,385,842	7,385,842	14,929,406	7,543,564
Net Position Restricted for Pensions				
Beginning			101,126,752	
Ending			116,056,158	

VILLAGE OF BUFFALO GROVE, ILLINOIS

Firefighters' Pension - Pension Trust Fund
Schedule of Changes in the Fiduciary Net Position - Budget and Actual
For the Fiscal Year Ended December 31, 2025

	Original Budget	Final Budget	Actual	Variance with Final Budget
Additions				
Contributions - Employer	$ 2,371,240	2,371,240	2,343,742	(27,498)
Contributions - Plan Members	680,500	680,500	646,519	(33,981)
Total Contributions	3,051,740	3,051,740	2,990,261	(61,479)
Investment Income				
Interest Earned	1,082,000	1,082,000	1,815,712	733,712
Net Change in Fair Value	5,380,300	5,380,300	13,597,923	8,217,623
	6,462,300	6,462,300	15,413,635	8,951,335
Less Investment Expenses	(130,000)	(130,000)	(192,775)	(62,775)
Net Investment Income	6,332,300	6,332,300	15,220,860	8,888,560
Total Additions	9,384,040	9,384,040	18,211,121	8,827,081
Deductions				
Administration	7,100	7,100	101,894	(94,794)
Benefits and Refunds	5,248,900	5,248,900	5,316,713	(67,813)
Total Deductions	5,256,000	5,256,000	5,418,607	(162,607)
Change in Fiduciary Net Position	4,128,040	4,128,040	12,792,514	8,664,474
Net Position Restricted for Pensions				
Beginning			87,462,037	
Ending			100,254,551	

SUPPLEMENTAL SCHEDULES

VILLAGE OF BUFFALO GROVE, ILLINOIS

Long-Term Debt Requirements
General Obligation Bonds of 2012
December 31, 2025

Date of Issue	August 27, 2012
Date of Maturity	June 30, 2030
Authorized Issue	$6,000,000
Interest Rates	2.00% - 2.75%
Interest Dates	June 30 and December 30
Principal Maturity Date	December 30
Payable at	Amalgamated Bank of Chicago

CURRENT AND LONG-TERM PRINCIPAL AND INTEREST REQUIREMENTS

Fiscal Year	Principal	Interest	Totals
2026	$ 650,000	86,938	736,938
2027	650,000	72,313	722,313
2028	700,000	56,875	756,875
2029	750,000	39,375	789,375
2030	750,000	20,625	770,625
	3,500,000	276,126	3,776,126

VILLAGE OF BUFFALO GROVE, ILLINOIS

Long-Term Debt Requirements
General Obligation Bonds of 2016
December 31, 2025

Date of Issue	May 3, 2016
Date of Maturity	December 30, 2031
Authorized Issue	$6,125,000
Interest Rates	2.00% - 3.00%
Interest Dates	June 30 and December 30
Principal Maturity Date	December 30
Payable at	Amalgamated Bank of Chicago

CURRENT AND LONG-TERM PRINCIPAL AND INTEREST REQUIREMENTS

Fiscal Year	Principal	Interest	Totals
2026	$ 330,000	52,131	382,131
2027	335,000	45,531	380,531
2028	345,000	38,413	383,413
2029	350,000	30,650	380,650
2030	360,000	21,900	381,900
2031	370,000	11,100	381,100
	2,090,000	199,725	2,289,725

VILLAGE OF BUFFALO GROVE, ILLINOIS

Long-Term Debt Requirements
General Obligation Bonds of 2020
December 31, 2025

Date of Issue	May 20, 2020
Date of Maturity	December 30, 2035
Authorized Issue	$24,000,000
Interest Rates	3.00% - 5.00%
Interest Dates	June 30 and December 30
Principal Maturity Date	December 30
Payable at	Amalgamated Bank of Chicago

CURRENT AND LONG-TERM PRINCIPAL AND INTEREST REQUIREMENTS

Fiscal Year	Principal	Interest	Totals
2026	$ 1,330,000	563,900	1,893,900
2027	1,400,000	497,400	1,897,400
2028	1,465,000	427,400	1,892,400
2029	1,540,000	354,150	1,894,150
2030	1,585,000	307,950	1,892,950
2031	1,635,000	260,400	1,895,400
2032	1,685,000	211,350	1,896,350
2033	1,735,000	160,800	1,895,800
2034	1,785,000	108,750	1,893,750
2035	1,840,000	55,200	1,895,200
	16,000,000	2,947,300	18,947,300

VILLAGE OF BUFFALO GROVE, ILLINOIS

Long-Term Debt Requirements
General Obligation Bonds of 2022
December 31, 2025

Date of Issue	September 13, 2022
Date of Maturity	December 30, 2042
Authorized Issue	$19,000,000
Interest Rates	4.00% - 5.00%
Interest Dates	June 30 and December 30
Principal Maturity Date	December 30
Payable at	Amalgamated Bank of Chicago

CURRENT AND LONG-TERM PRINCIPAL AND INTEREST REQUIREMENTS

Fiscal Year	Principal	Interest	Totals
2026	$ 100,000	892,650	992,650
2027	100,000	887,650	987,650
2028	—	882,650	882,650
2029	—	882,650	882,650
2030	100,000	882,650	982,650
2031	860,000	877,650	1,737,650
2032	1,290,000	834,650	2,124,650
2033	1,350,000	770,150	2,120,150
2034	1,420,000	702,650	2,122,650
2035	1,510,000	631,650	2,141,650
2036	2,340,000	556,150	2,896,150
2037	2,460,000	439,150	2,899,150
2038	2,580,000	316,150	2,896,150
2039	1,035,000	187,150	1,222,150
2040	1,085,000	135,400	1,220,400
2041	1,130,000	92,000	1,222,000
2042	1,170,000	46,800	1,216,800
	18,530,000	10,017,800	28,547,800

VILLAGE OF BUFFALO GROVE, ILLINOIS

Long-Term Debt Requirements
General Obligation Bonds of 2025
December 31, 2025

Date of Issue	April 8, 2025
Date of Maturity	December 30, 2045
Authorized Issue	$24,060,000
Interest Rates	4.00% - 5.00%
Interest Dates	June 30 and December 30
Principal Maturity Date	December 30
Payable at	Amalgamated Bank of Chicago

CURRENT AND LONG-TERM PRINCIPAL AND INTEREST REQUIREMENTS

Fiscal Year	Principal	Interest	Totals
2026	$ 790,000	1,143,326	1,933,326
2027	830,000	1,103,824	1,933,824
2028	875,000	1,062,326	1,937,326
2029	915,000	1,018,574	1,933,574
2030	965,000	972,826	1,937,826
2031	1,010,000	924,576	1,934,576
2032	1,065,000	874,074	1,939,074
2033	1,115,000	820,826	1,935,826
2034	1,170,000	765,074	1,935,074
2035	1,235,000	706,576	1,941,576
2036	1,295,000	644,824	1,939,824
2037	1,360,000	580,076	1,940,076
2038	2,305,000	512,074	2,817,074
2039	2,415,000	396,826	2,811,826
2040	1,010,000	276,074	1,286,074
2041	1,050,000	235,676	1,285,676
2042	1,095,000	193,674	1,288,674
2043	1,140,000	149,876	1,289,876
2044	1,185,000	102,850	1,287,850
2045	1,235,000	52,486	1,287,486
	24,060,000	12,536,438	36,596,438

VILLAGE OF BUFFALO GROVE, ILLINOIS

Long-Term Debt Requirements
IEPA Loan Payable of 2013 - Pump Stations Improvements
December 31, 2025

Date of Issue	November 20, 2013
Date of Maturity	December 1, 2033
Authorized Issue	$407,307
Interest Rate	2.30%
Interest Dates	June 1 and December 1
Principal Maturity Date	December 1
Payable at	Illinois Environmental Protection Agency

CURRENT AND LONG-TERM PRINCIPAL AND INTEREST REQUIREMENTS

Fiscal Year	Principal	Interest	Totals
2026	$ 21,893	4,235	26,128
2027	22,398	3,730	26,128
2028	22,915	3,213	26,128
2029	23,444	2,684	26,128
2030	23,985	2,143	26,128
2031	24,539	1,589	26,128
2032	25,105	1,023	26,128
2033	25,687	441	26,128
	189,966	19,058	209,024

VILLAGE OF BUFFALO GROVE, ILLINOIS

Long-Term Debt Requirements
Installment Note Payable of 2015
December 31, 2025

Date of Issue	March 27, 2015
Date of Maturity	June 1, 2029
Authorized Issue	$6,970,999
Interest Rate	2.35%
Interest Dates	Quarterly
Principal Maturity Date	Quarterly
Payable at	U.S. Bank National Association

CURRENT AND LONG-TERM PRINCIPAL AND INTEREST REQUIREMENTS

Fiscal Year	Principal	Interest	Totals
2026	$ 746,658	60,610	807,268
2027	822,046	42,367	864,413
2028	902,537	22,304	924,841
2029	381,458	3,372	384,830
	2,852,699	128,653	2,981,352

VILLAGE OF BUFFALO GROVE, ILLINOIS

Long-Term Debt Requirements
Installment Note Payable of 2023
December 31, 2025

Date of Issue	May 1, 2023
Date of Maturity	April 30, 2032
Authorized Issue	$571,266
Interest Rate	4.00%
Interest Dates	Annually
Principal Maturity Date	Annually
Payable at	Axon Enterprise, Inc.

CURRENT AND LONG-TERM PRINCIPAL AND INTEREST REQUIREMENTS

Fiscal Year	Principal	Interest	Totals
2026	$ 57,573	2,399	59,972
2027	59,876	2,495	62,371
2028	50,069	2,086	52,155
2029	52,072	2,169	54,241
2030	54,155	2,256	56,411
2031	56,321	2,347	58,668
2032	58,573	2,441	61,014
	388,639	16,193	404,832

STATISTICAL SECTION
(Unaudited)

This part of the annual comprehensive financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the Village's overall financial health.

Financial Trends

These schedules contain trend information to help the reader understand how the Village's financial performance and well-being have changed over time.

Revenue Capacity

These schedules contain information to help the reader assess the Village's most significant local revenue sources.

Debt Capacity

These schedules present information to help the reader assess the affordability of the Village's current levels of outstanding debt and the government's ability to issue additional debt in the future.

Demographic and Economic Information

These schedules offer demographic and economic indicators to help the reader understand the environment within which the Village's financial activities take place.

Operating Information

These schedules contain service and infrastructure data to help the reader understand how the information in the Village's financial report relates to the services the Village provides and the activities it performs.

VILLAGE OF BUFFALO GROVE, ILLINOIS

Net Position by Component - Last Ten Fiscal Years*
December 31, 2025 (Unaudited)

See Following Page

VILLAGE OF BUFFALO GROVE, ILLINOIS

Net Position by Component - Last Ten Fiscal Years*
December 31, 2025 (Unaudited)

	2016	2017	2018
Governmental Activities			
Net Investment in Capital Assets	$ 51,756,933	53,318,041	49,126,833
Restricted	1,632,934	1,629,079	1,909,851
Unrestricted (Deficit)	(36,592,629)	(36,022,097)	(41,165,382)
Total Governmental Activities Net Position	16,797,238	18,925,023	9,871,302
Business-Type Activities			
Net Investment in Capital Assets	35,494,070	36,802,425	36,831,535
Restricted	—	—	—
Unrestricted	11,034,826	10,837,462	11,296,427
Total Business-Type Activities Net Position	46,528,896	47,639,887	48,127,962
Primary Government			
Net Investment in Capital Assets	87,251,003	90,120,466	85,958,368
Restricted	1,632,934	1,629,079	1,909,851
Unrestricted (Deficit)	(25,557,803)	(25,184,635)	(29,868,955)
Total Primary Government Net Position	63,326,134	66,564,910	57,999,264

*Accrual Basis of Accounting

Data Source: Audited Financial Statements

2019	2020	2021	2022	2023	2024	2025
50,663,992	50,847,075	51,402,847	49,965,851	54,846,913	74,625,942	83,586,500
1,839,449	4,004,829	4,920,687	10,537,281	7,450,035	9,392,806	9,628,773
(40,174,356)	(35,571,215)	(19,615,536)	(30,036,888)	(17,354,191)	(23,321,549)	(12,480,211)
12,329,085	19,280,689	36,707,998	30,466,244	44,942,757	60,697,199	80,735,062
37,080,189	38,677,933	44,312,875	53,308,186	54,553,279	58,923,878	61,804,920
—	—	—	890,233	—	—	—
11,417,357	16,662,780	20,140,083	22,409,315	25,108,129	24,409,176	24,980,888
48,497,546	55,340,713	64,452,958	76,607,734	79,661,408	83,333,054	86,785,808
87,744,181	89,525,008	95,715,722	103,274,037	109,400,192	133,549,820	145,391,420
1,839,449	4,004,829	4,920,687	11,427,514	7,450,035	9,392,806	9,628,773
(28,756,999)	(18,908,435)	524,547	(7,627,573)	7,753,938	1,087,627	12,500,677
60,826,631	74,621,402	101,160,956	107,073,978	124,604,165	144,030,253	167,520,870

VILLAGE OF BUFFALO GROVE, ILLINOIS

Changes in Net Position - Last Ten Fiscal Years*
December 31, 2025 (Unaudited)

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Expenses										
Governmental Activities										
General Government	$ 6,441,707	6,642,798	7,576,163	7,040,728	7,164,852	7,742,034	27,146,989	12,936,534	9,767,455	14,373,864
Public Safety	30,528,127	27,384,964	30,266,207	30,187,967	26,110,362	23,840,822	30,816,345	30,167,512	35,138,534	33,709,203
Public Works	8,078,874	9,764,874	9,173,584	10,161,059	7,760,350	8,011,808	8,038,122	7,359,700	8,199,121	9,557,962
Interest on Long-Term Debt	356,799	384,073	363,925	252,590	1,206,369	1,013,033	1,187,011	3,548,463	2,747,619	2,575,541
Total Governmental Activities Expenses	45,405,507	44,176,709	47,379,879	47,642,344	42,241,933	40,607,697	67,188,467	54,012,209	55,852,729	60,216,570
Business-Type Activities										
Water and Sewer	9,001,632	9,454,554	10,078,594	9,671,845	10,375,028	10,645,623	10,550,484	13,197,356	11,759,931	12,063,689
Refuse Service	703,565	705,393	868,794	816,849	803,999	908,620	897,956	930,853	924,041	857,771
Golf Courses	2,886,404	2,888,873	2,748,035	2,828,168	2,664,715	2,766,546	2,378,190	3,018,199	3,056,654	3,316,340
Total Business-Type Activities Expenses	12,591,601	13,048,820	13,695,423	13,316,862	13,843,742	14,320,789	13,826,630	17,146,408	15,740,626	16,237,800
Total Primary Government Expenses	57,997,108	57,225,529	61,075,302	60,959,206	56,085,675	54,928,486	81,015,097	71,158,617	71,593,355	76,454,370
Program Revenues										
Governmental Activities										
Charges for Services										
General Government	1,855,506	2,148,760	1,748,555	2,001,018	1,658,024	3,612,362	3,569,113	3,393,303	2,989,198	3,550,431
Public Safety	1,718,647	1,687,759	1,686,390	1,796,065	1,675,331	1,951,101	2,506,306	2,473,489	3,785,678	3,674,206
Public Works	1,151,594	1,209,784	1,134,383	1,141,998	1,409,408	254,557	(16,340)	22,203	—	50,652
Operating Grants and Contributions	1,281,732	1,271,602	1,309,324	1,664,537	3,781,784	3,157,451	5,181,407	3,229,239	6,174,517	3,072,796
Capital Grants and Contributions	—	1,478,015	—	254,814	2,002,648	1,642,292	1,610,891	259,079	197,573	5,700,429
Total Governmental Activities Program Revenues	6,007,479	7,795,920	5,878,652	6,858,432	10,527,195	10,617,763	12,851,377	9,377,313	13,146,966	16,048,514
Business-Type Activities										
Charges for Services										
Water and Sewerage	10,304,638	11,060,938	10,832,782	10,663,766	14,589,445	15,909,163	15,710,593	17,822,403	16,043,682	16,809,591
Refuse Service	1,135,748	970,268	1,053,759	1,058,282	1,148,303	1,122,716	1,072,015	1,181,549	1,208,326	1,110,014
Golf Courses	2,240,868	2,201,460	2,042,747	2,039,584	2,469,642	2,843,203	2,718,412	3,361,957	3,722,951	3,793,907
Capital Grants and Contributions	94,326	—	250,622	350,000	341,254	—	300,000	—	—	—
Total Business-Type Activities Program Revenues	13,775,580	14,232,666	14,179,910	14,111,632	18,548,644	19,875,082	19,801,020	22,365,909	20,974,959	21,713,512
Total Primary Government Program Revenues	19,783,059	22,028,586	20,058,562	20,970,064	29,075,839	30,492,845	32,652,397	31,743,222	34,121,925	37,762,026

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Net (Expense) Revenue										
Governmental Activities	$ (39,398,028)	(36,380,789)	(41,501,227)	(40,783,912)	(31,714,738)	(29,989,934)	(54,337,090)	(44,634,896)	(42,705,763)	(44,168,056)
Business-Type Activities	1,183,979	1,183,846	484,487	794,770	4,704,902	5,554,293	5,974,390	5,219,501	5,234,333	5,475,712
Total Primary Government Net (Expense) Revenue	(38,214,049)	(35,196,943)	(41,016,740)	(39,989,142)	(27,009,836)	(24,435,641)	(48,362,700)	(39,415,395)	(37,471,430)	(38,692,344)
General Revenues and Other Changes in Net Position										
Governmental Activities										
Taxes and Intergovernmental										
Property Tax	15,034,583	15,510,127	15,980,771	16,321,876	17,035,362	16,970,657	17,037,557	18,050,357	17,696,110	18,070,495
Sales and Home Rule Tax	9,095,471	9,229,254	10,159,866	9,945,744	9,829,765	16,013,177	18,309,654	18,599,362	18,050,925	22,768,216
Income and Use Tax	4,994,426	4,843,251	5,221,827	5,852,397	6,422,488	7,259,195	8,846,932	8,629,906	8,970,403	8,213,498
Telecommunications Tax	1,513,254	1,586,128	1,761,326	1,304,425	906,071	716,737	666,083	716,612	637,733	753,030
Utility Tax	2,659,554	2,532,662	2,805,912	2,763,471	2,643,697	2,662,956	2,688,047	2,632,410	2,493,261	2,658,136
Property Transfer Tax	1,115,360	1,256,919	969,039	1,024,769	989,118	1,601,370	2,001,475	1,091,309	1,013,228	1,194,158
Other Taxes and Intergovernmental	1,110,503	1,019,807	1,087,497	1,340,564	987,097	1,268,677	1,753,939	1,904,316	1,881,788	2,078,254
Investment Income (Loss)	65,600	153,816	292,340	807,330	305,366	(33,773)	334,289	3,592,939	3,630,670	3,917,376
Miscellaneous	1,596,806	1,409,537	1,884,579	2,694,331	1,176,737	2,210,580	1,771,784	689,286	2,216,645	1,417,965
Transfers	1,062,190	958,315	53,715	1,186,788	(1,629,358)	(1,955,738)	(5,314,424)	3,204,912	2,867,212	3,134,791
Gain on Sales of Assets	1,385	8,758	—	—	—	—	—	—	—	—
Total Governmental Activities	38,249,132	38,508,574	40,216,872	43,241,695	38,666,343	46,713,838	48,095,336	59,111,409	59,457,975	64,205,919
Business-Type Activities										
Investment Income	14,159	492,132	359,371	487,333	472,703	394,698	457,233	666,334	708,059	689,611
Miscellaneous	249,946	393,328	242,058	274,269	36,204	417,516	408,729	372,751	670,654	422,222
Transfers	(1,062,190)	(958,315)	(53,715)	(1,186,788)	1,629,358	1,955,738	5,314,424	(3,204,912)	(2,867,212)	(3,134,791)
Total Business-Type Activities General Revenues	(798,085)	(72,855)	547,714	(425,186)	2,138,265	2,767,952	6,180,386	(2,165,827)	(1,488,499)	(2,022,958)
Total Primary Government General Revenues	37,451,047	38,435,719	40,764,586	42,816,509	40,804,608	49,481,790	54,275,722	56,945,582	57,969,476	62,182,961
Changes in Net Position										
Governmental Activities	(1,148,896)	2,127,785	(1,284,355)	2,457,783	6,951,605	16,723,904	(6,241,754)	14,476,513	16,752,212	20,037,863
Business-Type Activities	385,894	1,110,991	1,032,201	369,584	6,843,167	8,322,245	12,154,776	3,053,674	3,745,834	3,452,754
Total Primary Government Changes in Net Position	(763,002)	3,238,776	(252,154)	2,827,367	13,794,772	25,046,149	5,913,022	17,530,187	20,498,046	23,490,617

*Accrual Basis of Accounting
Data Source: Audited Financial Statements

VILLAGE OF BUFFALO GROVE, ILLINOIS

Fund Balances of Governmental Funds - Last Ten Fiscal Years*
December 31, 2025 (Unaudited)

	2016	2017	2018
General Fund			
Nonspendable	$ 167,957	132,843	132,134
Restricted	229,953	252,729	607,411
Committed	8,511,306	7,758,348	6,827,236
Unassigned	16,143,726	18,902,476	17,039,974
Total General Fund	25,052,942	27,046,396	24,606,755
All Other Governmental Funds			
Restricted	1,632,934	1,629,079	1,302,440
Committed	—	—	—
Unassigned	(3,859,964)	(3,714,759)	(268,260)
Total All Other Governmental Funds	(2,227,030)	(2,085,680)	1,034,180
Total Governmental Funds	22,825,912	24,960,716	25,640,935

*Modified Accrual Basis of Accounting

Data Source: Audited Financial Statements

2019	2020	2021	2022	2023	2024	2025
159,494	571,654	583,442	138,071	142,941	147,993	163,786
484,881	760,160	865,185	1,094,350	1,273,347	1,867,542	1,569,197
8,313,902	9,052,502	14,326,113	28,857,031	36,791,201	30,609,676	38,010,415
18,939,974	20,134,162	22,485,209	17,701,070	18,522,000	19,839,238	20,394,591
27,898,251	30,518,478	38,259,949	47,790,522	56,729,489	52,464,449	60,137,989
1,354,568	19,842,763	12,040,606	11,943,487	7,200,791	7,550,696	25,225,121
261,007	300,803	857,573	1,977,875	2,460,432	3,434,383	3,107,440
—	—	—	—	(84,372)	(32,413)	—
1,615,575	20,143,566	12,898,179	13,921,362	9,576,851	10,952,666	28,332,561
29,513,826	50,662,044	51,158,128	61,711,884	66,306,340	63,417,115	88,470,550

VILLAGE OF BUFFALO GROVE, ILLINOIS

Changes in Fund Balances of Governmental Funds - Last Ten Fiscal Years*
December 31, 2025 (Unaudited)

	2016	2017	2018
Revenues			
Taxes	$		
Property Taxes	15,034,583	15,510,127	15,980,771
Other Taxes	9,701,271	9,816,523	10,494,959
Licenses and Permits	326,177	1,763,982	344,389
Intergovernmental	11,843,812	3,043,453	12,623,735
Fines and Forteitures	3,025,628	330,475	2,820,773
Charges for Services	1,504,400	11,709,919	1,600,263
Investment Income (Loss)	65,600	153,816	292,340
Miscellaneous	1,610,746	1,456,876	1,884,579
Total Revenues	43,112,217	43,785,171	46,041,809
Expenditures			
General Government	5,693,142	5,774,748	6,804,142
Public Safety	27,407,019	25,776,184	26,732,460
Public Works	6,978,307	8,101,888	8,710,363
Capital Outlay	8,252,604	1,362,213	1,502,272
Debt Service			
Principal Retirement	525,000	1,275,000	1,315,000
Interest and Fiscal Charges	371,456	401,609	370,202
Total Expenditures	49,227,528	42,691,642	45,434,439
Excess (Deficiency) of Revenues Over (Under) Expenditures	(6,115,311)	1,093,529	607,370
Other Financing Sources (Uses)			
Transfers In	3,402,595	4,204,943	9,068,487
Transfers Out	(2,253,984)	(3,192,426)	(8,995,638)
Disposal of Capital Assets	1,385	28,758	—
Debt Issuance	6,125,000	—	—
Premium of Debt Issuance	100,778	—	—
Transfer to Escrow Agent	—	—	—
Total Other Financing Sources (Uses)	7,375,774	1,041,275	72,849
Net Change in Fund Balances	1,260,463	2,134,804	680,219
Debt Service as a Percentage of Noncapital Expenditures	2.19%	4.24%	3.89%

*Modified Accrual Basis of Accounting

Data Source: Village Records

2019	2020	2021	2022	2023	2024	2025
16,321,876	17,035,362	16,970,657	17,037,557	18,050,357	17,696,110	18,070,495
9,835,616	8,970,163	12,777,682	14,524,352	13,751,250	13,118,502	15,310,829
362,747	301,321	301,917	416,436	361,283	357,246	393,747
14,074,544	18,417,351	21,544,173	26,534,076	23,310,983	26,300,926	31,127,688
3,121,111	3,137,339	2,221,275	2,533,385	2,570,411	3,853,905	3,800,002
1,695,784	1,479,257	3,294,828	3,109,258	2,957,301	2,563,725	3,081,540
807,330	305,366	(33,773)	334,289	3,592,939	3,630,670	3,888,357
2,694,331	1,176,737	2,210,580	1,771,784	689,286	2,216,645	1,300,634
48,913,339	50,822,896	59,287,339	66,261,137	65,283,810	69,737,729	76,973,292
6,293,156	6,834,043	8,919,334	29,296,182	10,804,209	10,507,753	11,930,686
27,561,835	28,891,545	29,352,949	30,178,107	30,513,656	32,279,399	33,323,559
7,341,611	6,973,359	6,324,738	6,775,205	6,813,495	6,941,940	7,336,844
3,689,375	9,571,463	8,500,778	20,584,538	13,669,168	21,533,522	22,785,203
1,210,000	1,299,030	2,550,445	2,570,990	2,717,078	2,681,819	2,716,858
325,743	1,196,044	1,200,773	1,374,751	2,163,093	1,800,380	2,910,965
46,421,720	54,765,484	56,849,017	90,779,773	66,680,699	75,744,813	81,004,115
2,491,619	(3,942,588)	2,438,322	(24,518,636)	(1,396,889)	(6,007,084)	(4,030,823)
5,397,700	12,345,886	13,079,260	11,361,834	11,597,148	25,270,377	13,252,601
(4,171,708)	(13,975,244)	(15,034,998)	(16,676,258)	(8,392,236)	(22,403,165)	(9,987,185)
163,085	—	13,500	—	1,521,191	250,647	40,364
1,449,275	24,000,000	—	37,530,000	1,265,242	—	24,060,000
—	2,720,164	—	—	—	—	1,718,478
(1,457,080)	—	—	—	—	—	—
1,381,272	25,090,806	(1,942,238)	32,215,576	5,991,345	3,117,859	29,084,258
3,872,891	21,148,218	496,084	7,696,940	4,594,456	(2,889,225)	25,053,435
3.48%	5.70%	7.72%	5.00%	9.20%	8.47%	9.62%

VILLAGE OF BUFFALO GROVE, ILLINOIS

Assessed Value and Actual Value of Taxable Property - Last Ten Tax Levy Years
December 31, 2025 (Unaudited)

Tax Levy Year	Residential Property	Commercial Property	Industrial Property
2016	$ 1,299,550,777	$ 310,452,203	$ 3,611,330
2017	1,336,606,286	318,894,119	3,900,196
2018	1,347,695,708	334,731,537	4,684,958
2019	1,445,252,883	365,037,719	5,211,860
2020	1,493,688,565	284,382,018	5,900,081
2021	1,395,918,824	346,305,368	5,803,116
2022	1,466,270,692	348,472,843	6,097,410
2023	1,555,899,082	354,467,306	1,138,212
2024	1,665,137,821	359,794,082	1,206,277
2025	1,812,212,231	391,111,472	—

Data Source: Office of the County Clerk

Other Property	Total Taxable Assessed Value	Estimated Actual Taxable Value	Taxable Assessed Ratio of Total Assessed Value to Total Estimated Actual Value	Tax Rate for Lake County
$ 636,718	$ 1,614,251,028	$ 4,842,753,084	$ 33.3%	0.921
628,731	1,660,029,332	4,980,087,996	33.3%	0.908
653,520	1,687,765,723	5,063,297,169	33.3%	0.907
42,604	1,815,545,066	5,446,635,198	33.3%	0.890
691,021	1,784,661,685	5,353,985,055	33.3%	0.903
42,089	1,748,069,397	5,244,208,191	33.3%	0.904
689,345	1,821,530,290	5,464,590,870	33.3%	0.897
704,095	1,912,208,695	5,736,626,085	33.3%	0.862
672,215	2,026,810,395	6,080,431,185	33.3%	0.798
758,122	2,204,081,825	6,612,245,475	33.3%	0.746

VILLAGE OF BUFFALO GROVE, ILLINOIS

Direct and Overlapping Property Tax Rates - Last Ten Tax Levy Years
December 31, 2025 (Unaudited)

	2016	2017	2018
Direct Rate			
Lake County - Village of Buffalo Grove	0.921	0.908	0.907
Cook County - Village of Buffalo Grove	1.138	1.210	1.260
Total Direct Tax Rate	2.059	2.118	2.167
Overlapping Rates			
Lake County			
Forest Preserve	0.825	0.809	0.794
Combined School Districts (102, 125, 532)	6.680	6.634	6.665
Buffalo Grove Park District	0.492	0.482	0.480
Vernon Area Public Library	0.293	0.291	0.294
All Other (1)	0.104	0.099	0.096
Cook County			
Forest Preserve	0.596	0.558	0.489
Metropolitan Water Reclamation District of Greater Chicago	0.406	0.402	0.396
Combined School Districts (21, 214, 512)	7.909	8.010	8.388
Buffalo Grove Park District	0.606	0.641	0.666
Indian Trails Public Library District	0.476	0.481	0.493
All Other (2)	0.073	0.108	0.079
Total Overlapping Tax Rates (3)	18.460	18.515	18.840
Total Direct and Overlapping Rates	20.519	20.633	21.007

(1) Includes Road and Bridge and General Assistance for the Township herein.

(2) Includes Northwest Mosquito Abatement, Consolidated Elections, Road and Bridge, and General Assistance for the Township herein.

(3) Representative tax rates for other government units are from Vernon Township Tax Code 16-92, which the largest portion of the Village's 2023 EAV. Representative tax rates for other government units are from Cook County Tax Code 38077, which represents the largest portion of the Village's 2019 EAV within Cook County.

Data Source: Cook County Tax Extension/Lake County Tax Extension

Notes:
Taxes Levied on a calendar year basis for collection in the subsequent year.

The Village is home rule unit under the 1970 Illinois State Constitution and, as such, has no statutory tax rate limitations.

N/A - Data Available

2019	2020	2021	2022	2023	2024	2025
0.890	0.903	0.904	0.897	0.862	0.798	0.746
1.136	1.165	1.273	1.103	1.023	1.049	N/A
2.026	2.068	2.177	2.000	1.885	1.847	0.746
0.776	0.780	0.777	0.762	0.754	0.713	0.677
6.459	6.754	6.952	7.186	7.712	7.530	6.367
0.465	0.478	0.491	0.509	0.519	0.497	0.461
0.293	0.304	0.312	0.320	0.321	0.312	0.297
0.091	0.093	0.095	0.096	0.131	0.127	0.120
0.513	0.511	0.504	0.512	0.461	0.459	N/A
0.389	0.378	0.382	0.374	0.345	0.340	N/A
7.450	7.474	8.326	7.397	7.598	7.915	N/A
0.584	0.612	0.690	0.628	0.619	0.652	N/A
0.446	0.458	0.497	0.454	0.463	0.471	N/A
0.100	0.068	0.094	0.064	0.102	0.029	N/A
17.566	17.910	19.120	18.302	19.025	19.045	7.922
19.592	19.978	21.297	20.302	20.910	20.892	8.668

VILLAGE OF BUFFALO GROVE, ILLINOIS

Principal Property Tax Payers - Current Fiscal Year and Nine Fiscal Years Ago
December 31, 2025 (Unaudited)

	2025			2016		
Taxpayer	Taxable Assessed Value	Rank	Percentage of Total Village Taxable Assessed Value	Taxable Assessed Value	Rank	Percentage of Total Village Taxable Assessed Value
Chevy Chase Business Park Ltd	$ 31,457,568	1	1.55%	$ 27,410,584	1	1.70%
Penobscot Management LLC	14,405,425	2	0.71%	9,036,652	5	0.56%
Newport Equities	11,007,436	3	0.54%			
Rexam, Inc.	10,717,628	4	0.53%			
BGA Residential LLC	10,606,622	5	0.52%			
G&I X Windbrooke Crossing LLC	10,549,762	6	0.52%			
SL Buffalo Grove LLC	9,780,834	7	0.48%			
Hamilton Partners Inc.	9,773,951	8	0.48%	12,230,070	2	0.76%
BRI 1862 Riverwalk II LLC	9,165,736	9	0.45%	9,109,603	4	0.56%
Chicago Food Property LLC	7,902,464	10	0.39%			
Millbrook				9,532,000	3	0.59%
Riverwalk South LLC				8,264,447	6	0.51%
Aptakisic Creek Corporate Park				7,827,747	7	0.48%
Arthur Rodgers and Company				7,487,894	8	0.46%
Manufactures Life Insurance				6,310,270	9	0.39%
MRFEVF-Winbrooke LP				6,053,195	10	0.37%
Total	125,367,426		6.19%	103,262,462		6.38%

Data Source: Lake and Cook County Clerk's Office

Note: Based on 2025 EAV for Lake County and 2024 EAV for Cook County, the most current available.

VILLAGE OF BUFFALO GROVE, ILLINOIS

Property Tax Levies and Collections - Last Ten Tax Levy Years
December 31, 2025 (Unaudited)

	Lake County			Cook County				
	Taxes Levied for	Collected within the Fiscal Year of the Levy		Taxes Levied for	Collected within the Fiscal Year of the Levy		Collections in	Total Collections to Date
Fiscal Year	the Fiscal Year	Amount	Percentage of Levy	the Fiscal Year	Amount	Percentage of Levy	Subsequent Years	Amount	Percentage of Levy
2016	$ 11,783,047	$ 11,761,365	99.82%	$ 3,811,228	$ 3,748,763	98.36%	$ —	$ 15,510,128	99.46%
2017	12,055,130	12,055,130	100.00%	4,022,627	3,916,453	97.36%	—	15,971,583	99.34%
2018	12,296,750	12,273,540	99.81%	4,177,992	4,048,337	96.90%	—	16,321,877	99.07%
2019	12,767,830	12,528,898	98.13%	4,333,453	4,245,195	97.96%	—	16,774,093	98.09%
2020	12,663,437	12,618,734	99.65%	4,455,175	4,312,066	96.79%	—	16,930,800	98.90%
2021	12,663,437	12,618,734	99.65%	4,455,175	4,312,066	96.79%	—	16,930,800	98.90%
2022	12,621,129	12,561,544	99.53%	4,494,542	4,459,000	99.21%	—	17,020,544	99.44%
2023	12,716,520	12,684,686	99.75%	4,455,173	4,407,610	98.93%	—	17,092,296	99.54%
2024	12,883,519	12,794,515	99.31%	4,266,905	4,126,573	96.71%	—	16,921,088	98.66%
2025	12,830,478	12,798,272	99.75%	4,388,422	4,153,534	94.65%	—	16,951,806	98.45%

Data Source: Office of the County Clerk of Cook/ Office of the County Clerk of Lake

Sales Base Tax - Last Ten Fiscal Years
December 31, 2025 (Unaudited)

	2016	2017	2018
General Merchandise	$ 86,125	—	—
Food	1,481,195	1,557,474	1,836,131
Drinking and Eating Places	1,118,330	1,107,878	1,133,048
Apparel	92,409	68,075	66,797
Furniture, Households and Radio	369,583	380,907	1,250,788
Lumber, Building and Hardware	2,074,008	2,357,551	2,202,029
Automobile and Filling Stations	867,250	1,007,356	1,068,115
Drugs and Misc. Retail	1,986,578	1,568,024	1,536,061
Agriculture and All Others	2,231,299	2,573,323	2,470,229
Manufacturers	220,927	200,727	180,646
Total	10,527,704	10,821,315	11,743,844
Village Direct Sales Tax Rate	1.0%	1.0%	1.0%
Village Home Rule Tax Rate	1.0%	1.0%	1.0%

Data Source: Illinois Department of Revenue

2019	2020	2021	2022	2023	2024	2025
—	66,754	133,228	127,776	141,693	167,322	229,962
2,419,704	2,485,816	2,772,036	3,649,009	3,518,435	3,541,406	3,434,024
1,203,642	987,063	1,166,982	1,189,430	1,243,306	1,299,792	1,437,726
167,211	57,933	94,887	101,998	87,149	89,836	270,508
1,294,886	1,482,689	2,132,025	2,079,488	1,834,845	1,637,808	836,652
2,119,185	2,267,449	3,132,250	3,612,201	3,794,887	3,153,608	3,317,491
1,089,620	848,373	1,059,622	1,178,431	982,187	865,086	994,359
1,481,357	1,515,668	3,054,824	3,188,075	3,313,520	3,469,951	4,428,859
2,484,560	2,303,808	2,364,628	2,902,778	3,604,098	3,698,402	7,041,047
213,851	170,291	192,379	247,896	81,468	206,342	967,043
12,474,016	12,185,844	16,102,861	18,277,082	18,601,588	18,129,553	22,957,671
1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%

VILLAGE OF BUFFALO GROVE, ILLINOIS

Direct and Overlapping Sales Tax Rates - Last Ten Fiscal Years
December 31, 2025 (Unaudited)

Fiscal Year	Village Direct Rate	Village Home Rule Rate	State of Illinois Sales Tax Rate
2016	1.0%	1.0%	6.5%
2017	1.0%	1.0%	6.5%
2018	1.0%	1.0%	6.5%
2019	1.0%	1.0%	6.5%
2020	1.0%	1.0%	6.5%
2021	1.0%	1.0%	6.5%
2022	1.0%	1.0%	6.5%
2023	1.0%	1.0%	6.5%
2024	1.0%	1.0%	6.5%
2025	1.0%	1.0%	6.5%

Data Source: Illinois Department of Revenue

VILLAGE OF BUFFALO GROVE, ILLINOIS

Ratios of Outstanding Debt by Type - Last Ten Fiscal Years
December 31, 2025 (Unaudited)

See Following Page

VILLAGE OF BUFFALO GROVE, ILLINOIS

Ratios of Outstanding Debt by Type - Last Ten Fiscal Years
December 31, 2025 (Unaudited)

	Governmental Activities					
Fiscal Year	General Obligation Bonds	Installment Note	TIF Revenue Note	Leases Payable	Subscriptions Payable	IEPA Loan
2016	$ 15,881,408	$ —	$ —	$ —	$ —	$ 366,060
2017	14,581,706	—	—	—	—	348,233
2018	13,243,707	—	—	—	—	329,993
2019	11,936,027	—	—	—	—	311,332
2020	37,350,765	—	—	—	—	292,240
2021	34,612,580	—	—	—	—	272,708
2022	53,240,666	—	19,000,000	—	—	252,725
2023	50,318,820	497,228	19,000,000	642,201	984,191	232,281
2024	47,376,874	443,998	19,000,000	571,747	2,523,650	211,365
2025	70,178,590	388,639	19,000,000	501,069	2,369,400	189,966

(1) See the Schedule of Demographic and Economic Statistics for personal income and population data.

(2) See the Schedule of Assessed Value and Actual Value of Taxable Property for equalized assessed valuation

Data Source: Village Records

Note: Details regarding the Village's outstanding debt can be found in the notes to the financial statements.

Business-Type Activities						
Installment Note	Leases Payable	Subscriptions Payable	Total Primary Government	Ratio of Total Outstanding Debt to Equalized Assessed Valuation (2)	Total Outstanding Debt Per Capita (1)	Debt Outstanding as a Percentage of Personal Income
$ 6,894,447	$ —	$ —	$ 23,141,915	0.48%	557.64	1.19%
6,638,399	—	—	21,568,338	0.43%	523.17	1.11%
6,341,869	—	—	19,915,569	0.39%	487.49	0.98%
6,001,817	—	—	18,249,176	0.34%	450.66	0.84%
5,615,015	—	—	43,258,020	0.81%	1,068.26	2.00%
5,178,045	—	—	40,063,333	0.76%	927.13	1.70%
4,687,283	—	—	77,180,674	1.41%	1,813.07	3.24%
4,138,887	737,330	329,616	76,880,554	1.34%	1,809.72	3.31%
3,528,795	600,847	313,388	74,570,664	1.23%	1,731.30	3.21%
2,852,699	459,081	295,891	96,235,335	1.46%	2,247.86	3.47%

VILLAGE OF BUFFALO GROVE, ILLINOIS

Ratio of General Bonded Debt Outstanding - Last Ten Fiscal Years
December 31, 2025 (Unaudited)

Fiscal Year	General Obligation Bonds	Less: Amount Available for Debt Service	Total	Percentage of Estimated Actual Value of Taxable Property (1)	Per Capita (2)
2016	$ 15,881,408	$ —	$ 15,881,408	0.33%	382.68
2017	14,581,706	—	14,581,706	0.29%	353.70
2018	13,243,707	—	13,243,707	0.26%	324.18
2019	11,936,027	803	11,935,224	0.22%	294.74
2020	37,350,765	231,373	37,119,392	0.69%	916.66
2021	34,612,580	247,676	34,364,904	0.66%	795.26
2022	53,240,666	32,249	53,208,417	0.97%	1,249.93
2023	50,318,820	—	50,318,820	0.88%	1,184.47
2024	47,376,874	—	47,376,874	0.78%	1,099.95
2025	70,178,590	—	70,178,590	3.46%	1,639.23

(1) See the Schedule of Assessed Value and Actual Value of Taxable Property for property value data.

(2) See the Schedule of Demographics and Economic Statistics for population data.

Data Source: Village Records

Note: Details regarding the Village's outstanding debt can be found in the Notes to the Financial Statements.

VILLAGE OF BUFFALO GROVE, ILLINOIS

Schedule of Direct and Overlapping Governmental Activities Debt
December 31, 2025 (Unaudited)

Governmental Unit	Gross Debt	Percentage to Debt Applicable to Village (1)	Village's Share of Debt
Village	$ 92,437,698	100.00%	$ 92,437,698
Overlapping Debt:			
School Districts			
Cook County School District #21	70,375,000	17.04%	11,990,525
Aptakisic-Tripp Community Consolidated #102	58,930,000	74.90%	44,139,384
Lincolnshire-Half Day District #103	5,710,000	12.24%	698,801
Adlai E. Stevenson H.S. District #125	28,720,000	37.99%	10,910,586
Wheeling Township H.S. District #214	13,270,000	3.67%	486,947
Harper Community College #512	196,740,000	1.72%	3,374,226
College of Lake County #532	65,840,000	5.09%	3,351,422
Total School Districts	439,585,000		74,951,891
Other than School Districts			
Lake County	119,280,000	4.90%	5,793,605
Lake County Forest Preserve	156,220,000	4.90%	7,587,835
Cook County	1,760,191,750	0.21%	3,525,865
Cook County Forest Preserve	70,975,000	0.21%	142,171
Metropolitan Water Reclamation District	2,555,076,024	0.21%	5,203,269
Buffalo Grove Park District	14,276,000	95.70%	13,729,537
Wheeling Park District	6,940,000	6.14%	447,047
Total Other than School Districts	4,682,958,774		36,429,329
Total Direct and Overlapping Debt	5,214,981,472		203,818,918

(1) Determined by ratio of assessed valuation of property subject to taxation in the Village to valuation of property subject to taxation in overlapping unit. Overlapping debt percentages based on 2025 EAV for Lake County and 2024 EAV for Cook County, the most current data available.

Data Source: Lake and Cook County Clerks and MSRB's Electronic Market Access Website (EMMA)

VILLAGE OF BUFFALO GROVE, ILLINOIS

Schedule of Legal Debt Margin
December 31, 2025 (Unaudited)

The Village is a home rule municipality.

Article VII, Section 6(k) of the 1970 Illinois constitution governs computation of legal debt margin.

> The General Assembly may limit by law the amount and require referendum approval of debt to be incurred by some home rule municipalities, payable from ad valorem property tax receipts, only in excess of the following percentages of the assessed value of its taxable property...(2) if its population is more than 25,000 and less than 500,000 an aggregate of one percent: indebtedness which is outstanding on the effective date (July 1, 1971) of this constitution or which is thereafter approved by referendum...shall not be included in the foregoing percentage amounts.

To date the General Assembly has set no limits for home rule municipalities.

VILLAGE OF BUFFALO GROVE, ILLINOIS

Demographic and Economic Statistics - Last Ten Fiscal Years
December 31, 2025 (Unaudited)

Fiscal Year	Population	Equalized Valuation	Per Capita Personal EAV	Personal Income	Per Capita Income	Unemployment Rate
2016	41,500	$ 1,614,251,028	$ 38,898	$ 1,949,794,500	$ 46,983	4.2%
2017	41,226	1,660,029,332	40,267	1,938,570,198	47,023	4.3%
2018	40,853	1,687,765,723	41,313	2,041,301,851	49,967	5.7%
2019	40,494	1,815,545,066	44,835	2,161,569,720	53,380	3.3%
2020	40,494	1,784,661,685	44,072	2,159,342,550	53,325	3.0%
2021	43,212	1,748,069,397	40,453	2,356,263,936	54,528	13.7%
2022	42,569	1,821,530,290	42,790	2,379,862,514	55,906	3.8%
2023	42,482	1,912,208,695	45,012	2,323,156,444	54,686	3.5%
2024	43,072	2,026,810,395	47,056	2,323,156,444	53,937	4.2%
2025	42,812 *	2,204,081,825 **	51,483	2,775,776,763	64,836	3.8%

*U.S. Census Bureau estimate for 2025.

** Most recent data available.

Data Source: U.S. Census Bureau, Illinois Department of Employment Security, and Lake and Cook County Clerk's offices.

VILLAGE OF BUFFALO GROVE, ILLINOIS

Principal Employers - Current Fiscal Year and Nine Fiscal Years Ago
December 31, 2025 (Unaudited)

	2025			2016		
Employer	Employees	Rank	Percentage of Total Village Population	Employees	Rank	Percentage of Total Village Population
Siemens Building Technologies	1,800	1	4.20%	1,800	1	4.34%
ESS	550	2	1.28%	550	3	1.33%
Plexus Corp	370	3	0.86%	370	4	0.89%
Veritas Document Solutions	300	4	0.70%	300	5	0.72%
US LBM Holdings, LLC	250	5	0.58%			
Village of Buffalo Grove	217	6	0.51%			
Vapor Bus International	200	7	0.47%	200	8	0.48%
Crosscom National, LLC	170	8	0.40%			
Schultes Precision Manufacturing	170	9	0.40%			
CORPTAX, Inc	160	10	0.37%			
I.S.I.				1,200	2	2.89%
Dell				225	6	0.54%
Intelligent Hospital Solutions				200	7	0.48%
Leica Microsystems, Inc				200	9	0.48%
Berry Plastics				180	10	0.43%
Total	4,187		9.77%	5,225		12.58%

Data Source: 2025 Illinois Services Directory and the 2025 Illinois Manufactures Directory.

VILLAGE OF BUFFALO GROVE, ILLINOIS

Full-Time Equivalent Employees by Function/Program - Last Ten Fiscal Years
December 31, 2025 (Unaudited)

See Following Page

Full-Time Equivalent Employees by Function/Program - Last Ten Fiscal Years
December 31, 2025 (Unaudited)

	2016	2017	2018
General Government			
Administration			
Village Managers Office	5.0	5.5	5.5
Communications	—	—	—
Human Resources	2.0	2.0	2.0
Administrative Services	—	—	—
Finance	9.0	9.0	9.0
Community Development	12.0	14.0	15.0
Public Safety			
Police			
Full-Time Police Officers	63.0	61.0	61.0
Community Service Officers	3.0	2.0	2.0
Civilians	15.5	16.0	16.0
Fire			
Full-Time Firefighters/Paramedics	59.0	58.0	59.0
Civilians	1.0	4.5	5.0
Public Works			
Public Works Administration	6.0	12.0	11.5
Streets/Forestry	20.0	20.0	20.0
Water/Sewer	9.0	12.0	12.0
Central Garage	5.5	5.5	5.5
Building Maintenance	6.0	4.5	4.5
Recreation			
Administration	4.0	4.0	4.0
Grounds Maintenance	0.0	0.0	0.0
Totals	220.0	230.0	232.0
Recreation			
Seasonal	30.0	30.0	30.0

Data Source: Village Finance Department

2019	2020	2021	2022	2023	2024	2025
5.5	4.5	4.5	5.0	3.0	3.0	3.0
—	—	—	—	2.0	2.0	2.0
2.0	2.0	2.0	2.0	2.5	2.5	2.5
—	—	—	3.5	3.5	3.0	3.0
8.0	9.0	8.0	7.0	7.0	7.0	7.0
13.0	13.0	10.0	10.0	12.0	12.0	12.0
63.0	60.0	58.0	60.0	62.0	62.0	62.0
2.0	2.0	2.0	2.0	2.0	2.0	2.0
20.0	16.0	12.5	12.0	12.0	12.0	12.0
56.0	56.0	57.0	57.0	57.0	57.0	57.0
7.0	9.0	4.5	5.0	5.5	5.5	5.5
10.0	11.0	11.0	11.0	11.0	11.0	11.0
17.0	17.0	15.0	15.0	15.0	13.0	13.0
13.0	12.0	12.0	12.0	12.0	13.0	13.0
5.5	5.5	5.5	5.5	5.5	5.0	5.0
4.5	4.5	3.0	3.0	4.0	5.0	5.0
2.0	2.0	2.0	2.0	2.0	2.0	2.0
0.0	0.0	0.0	0.0	0.0	0.0	0.0
228.5	223.5	207.0	212.0	218.0	217.0	217.0
29.0	38.0	38.0	38.0	38.0	37.5	38.0

Operating Indicators by Function/Program - Last Ten Fiscal Years
December 31, 2025 (Unaudited)

	2016	2017	2018
General Government			
Building and Zoning			
Building Permits Issued	2,957	2,567	2,502
Building Inspections Conducted	9,053	6,692	6,817
Property Maintenance Inspections Conducted	2,160	1,954	1,902
Public Safety			
Police			
Physical Arrests	521	441	452
Parking Violations	5,754	6,781	5,748
Traffic Violations	6,054	5,310	6,054
DUI Arrests	74	87	85
Vehicle Crashes	1,473	1,294	1,353
Fire			
Ambulance Calls/EMS	3,160	3,201	3,145
Service Calls	309	293	309
Fire Calls	1,279	1,082	1,257
Auto Aid/Mutual Aid	987	1,045	967
Public Works			
Streets			
Street Resurfacing (Miles)	11.40	2.76	0.97
Parks and Recreation			
Park Sites	46	46	46
Golf Course - Combined			
Golf Rounds Played - Paid	53,599	51,138	48,770
Water			
New Connections (Tap ons)	19	3	23
Average Daily Consumption (1)	3.60	3.23	3.49
Peak Daily Consumption (1)	5.54	5.98	5.69

(1) - Millions of Gallons

Data Source: Various Village Departments

2019	2020	2021	2022	2023	2024	2025
3,443	2,697	3,339	3,127	3,141	2,919	2,434
7,361	5,540	6,097	8,543	8,782	7,979	5,852
2,254	1,856	1,543	1,135	1,725	1,807	1,392
406	283	233	401	623	355	410
3,404	2,185	2,180	1,481	1,742	1,532	1,364
4,844	3,439	3,760	4,934	4,903	4,393	4,657
74	54	44	45	67	89	46
1,459	829	948	941	1,404	995	1,036
3,145	3,276	3,444	3,656	3,738	3,626	3,808
409	249	256	373	278	381	350
1,253	1,096	1,209	1,135	1,223	1,122	1,335
1,193	1,198	790	786	807	681	709
2.64	4.97	4.50	2.75	—	1.78	5.72
46	46	46	49	49	50	50
44,000	58,297	71,617	71,773	73,506	82,937	80,217
11	23	34	67	32	7	3
3.13	3.33	3.51	3.62	3.51	3.36	3.40
4.83	4.97	5.67	6.39	4.99	5.31	5.71

VILLAGE OF BUFFALO GROVE, ILLINOIS

Capital Asset Statistics by Function/Program - Last Ten Fiscal Years
December 31, 2025 (Unaudited)

	2016	2017	2018
Public Safety			
Police			
Stations	1	1	1
Vehicles	29	31	30
Fire			
Stations	3	3	3
Vehicles*	20	20	20
Public Works			
Streets			
Street (Miles)	118.22	114.02	114.02
Streetlights	2,789	2,790	2,755
Water			
Water Mains	181.31	181.97	185.99
Fire Hydrants	2,501	2,514	2,507
Wastewater			
Sanitary Sewers	139.92	139.96	141.60

*Includes fire engines/towers, ambulances, and staff cars

Data Source: Various Village Departments

2019	2020	2021	2022	2023	2024	2025
1	1	1	1	1	1	1
29	30	31	31	34	37	32
3	3	3	3	3	3	3
20	20	20	20	23	24	24
113.90	110.83	116.07	116.07	116.90	116.29	119.97
2,437	3,115	2,958	2,559	2,927	2,927	3,040
186.19	188.60	185.43	185.36	188.53	188.50	188.91
2,507	2,584	2,607	2,628	2,606	2,611	2,865
135.94	137.38	137.08	137.08	137.68	143.68	142.22

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENTAL AUDITING STANDARDS*

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

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENTAL AUDITING STANDARDS*

June 5, 2026

The Honorable Village President
Members of the Board of Trustees
Village of Buffalo Grove, Illinois

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Village of Buffalo Grove (the Village), Illinois, as of and for the year ended December 31, 2025, and the related notes to the financial statements, which collectively comprise the Village's basic financial statements, and have issued our report thereon dated June 5, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Village's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Village's internal control. Accordingly, we do not express an opinion on the effectiveness of the Village's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements, on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the Village's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Village's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Village of Buffalo Grove, Illinois
June 5, 2026

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Village's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Village's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Lauterbach & Amen, LLP

LAUTERBACH & AMEN, LLP

AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: June 15, 2026

AGENDA ITEM 8.a. O-2026-56
Ordinance Approving a Right-of-Way Access Agreement with Unite Private Networks- Illinois, LLC dba Segra

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 Unite Private Networks- Illinois, LLC dba Segra

Summary

Background

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. Unite Private Networks- Illinois, LLC dba Segra is looking to maintain their current facilities in Village rights-of-way while expanding to service commercial and industrial districts. Staff recommends approval of the agreement as shown.

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 - UPN ROW Access Agreement
2. DRAFT BG License Agreement - Segra, UPN with Exhibit A

smart. with heart.
50 Raupp Blvd, Buffalo Grove, IL 60089 847-459-2500 vbg.org

ORDINANCE 2026-xxx

AN ORDINANCE APPROVING A RIGHT-OF-WAY ACCESS AGREEMENT WITH UNITE PRIVATE NETWORKS - ILLINOIS, LLC DBA SEGRA

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 Unite Private Networks- Illinois, LLC dba Segra.

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: _____, 2026
APPROVED: _____, 2026
PUBLISHED: _____, 2026

ATTEST:

_____
Janet M. Sirabian, Village Clerk

APPROVED:

_____
Eric N. Smith, Village President

RIGHT-OF-WAY ACCESS AGREEMENT

This Right-of-Way Access Agreement ("Agreement") is made and entered into this 15th day of June , 2026 , by and between the Village of Buffalo Grove, an Illinois home rule municipal corporation ("Village"), and Unite Private Networks- Illinois, LLC dba Segra , a Delaware 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 $50,000.00, 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 as deemed appropriate by the Village Engineer.

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:	If to Licensee:
Village Manager	Unite Private Networks- Illinois LLC dba Segra

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

Attn: Charlene White, VP & Asst GC, Real Estate, M&A
120 W. 12th St., 11th Floor
Kansas City, MO 64105

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

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 utilies 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 utility's letterhead and include the name, address, and telephone number of the utility's 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 one hour 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: Charlene A. White

Name: Charlene White

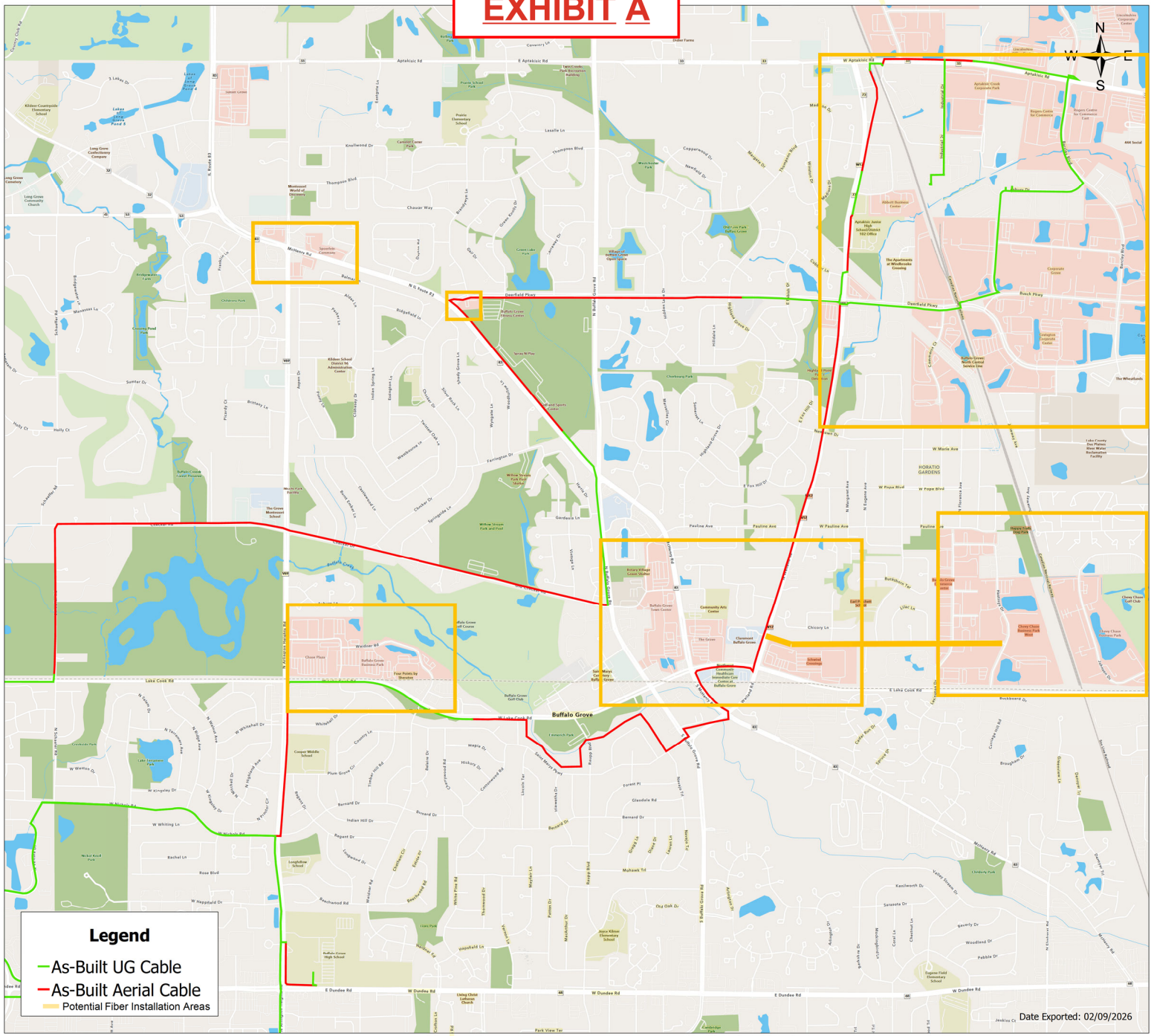
Title: VP & Asst. General Counsel
Real Estate, M & A

EXHIBIT A

[Attach schematic or detailed description of licensed locations]

Segra Fiber | Buffalo Grove, IL

EXHIBIT A



SEGRA

AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: June 15, 2026

AGENDA ITEM 8.b. O-2026-57
Ordinance Approving Amendment 1 of an Intergovernmental Agreement with the State of Illinois, Department of Commerce and Economic Opportunity (DCEO) to Receive Funding for Bordeaux Natural Area

Contacts

Liaison: Trustee Weidenfeld
Staff: Briget Schwab

Staff Recommendation

Staff recommends approval.

Recommended Motion

I move to approve an ordinance authorizing the execution of Amendment 001 to Grant Agreement No. 24-203073 with the State of Illinois, Department of Commerce and Economic Opportunity

Summary

Background

Public Works staff have been working towards implementing drainage, path, and ecological improvements in the area surrounding Bordeaux Courts East and West. Due to the large scale of the project, staff has strategically planned work phasing and has pursued various revenue opportunities.

One of the secured grants for this project is a $550,000.00 grant from the Illinois Department of Commerce and Economic Opportunity (DCEO). Standard grant agreements are for 24-month increments. Due to the work phasing, the grant agreement needs to be extended so work can be completed at a later date and within the constraints of the grant obligations. The change in end date requires an Amendment to the Grant Agreement and an affidavit affirming the same intention.

Strategic Alignment

Guiding Principle

Principle 1: Financially Responsible and Sound
Principle 3: Plan and Invest in the Future
Principle 7: Builds Our Community

Goal

Goal 2: Enhanced, beautiful, safe and sustainable neighborhoods
Goal 5: More livable Buffalo Grove community with leisure experiences for all

File Attachments

1. DRAFT Ordinance - DCEO Funding for Bordeaux AMEND 1 time extend
2. DRAFT Amendment 1 - 24-203073 Grant Modification
3. DRAFT affidavit - 24-203073 Grant Modification Amend 1

ORDINANCE 2026-xxx

AN ORDINANCE APPROVING AMENDMENT 1 TO AN AGREEMENT WITH THE STATE OF ILLINOIS TO RECEIVE GRANT FUNDING FOR BORDEAUX WETLAND RESTORATION

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 an existing Intergovernmental Agreement with the State of Illinois, Department of Commerce and Economic Development relating to capital improvements to the Bordeaux Natural Area for the Village of Buffalo Grove; and

WHEREAS The Village of Buffalo Grove has determined that this Amendment is consistent with strategic priorities and in 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. That the Village President is authorized to execute Amendment 1 to the Intergovernmental Agreement with the State of Illinois Department of Commerce and Economic Activity and associated support documents in substantially the same form as is attached hereto as Exhibit A, 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: _____, 2026
APPROVED: _____, 2026
PUBLISHED: _____, 2026

ATTEST: APPROVED:

DRAFT

Janet M. Sirabian, Village Clerk

Eric N. Smith, Village President

DRAFT

AMENDMENT TO THE GRANT AGREEMENT

BETWEEN
THE STATE OF ILLINOIS, DEPARTMENT OF COMMERCE AND ECONOMIC OPPORTUNITY
AND
Village of Buffalo Grove

The State of Illinois (State), acting through the undersigned agency (Grantor) and **Village of Buffalo Grove** (Grantee) (collectively, the "Parties" and individually, a "Party") agree that this Amendment (Amendment) will amend the Grant Agreement (Agreement) referenced herein. All terms and conditions set forth in the original Agreement and any subsequent amendment, but not amended herein, shall remain in full force and effect as written. In the event of conflict, the terms of this Amendment shall prevail.

The Parties or their duly authorized representatives hereby execute this Amendment.

ILLINOIS DEPARTMENT OF COMMERCE AND ECONOMIC OPPORTUNITY

By: _____
Signature of Kristin A. Richards, Director

Date: _____

By: _____
Signature of Designee

Date: _____

Printed Name: _____

Printed Title: _____
Designee

By: _____
Signature of Second Grantor Approver, if applicable

Date: _____

Printed Name: _____

Printed Title: _____
Second Grantor Approver

Village of Buffalo Grove

By: _____
Signature of Authorized Representative

Date: _____

Printed Name: _____

Printed Title: _____

Email: _____

By: _____
Signature of Second Grantee Approver, if applicable

Date: _____

Printed Name: _____

Printed Title: _____
Second Grantee Approver
(optional at Grantee's discretion)

By:_____
Signature of Third Grantor Approver, if applicable

Date: _____

Printed Name: _____

Printed Title: _____
Third Grantor Approver

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ARTICLE I
AWARD AND AMENDMENT INFORMATION AND CERTIFICATION

1.1. Original Agreement. The Agreement, numbered **24-203073**, has an original term from **09/01/2024** to **08/31/2026**.

1.2. Prior Amendments. Below is the list of all prior amendments to the Agreement (mark N/A if none):

Amendment Number	Effective Date (MM/DD/YYYY)
N/A	N/A

1.3. Current Agreement Term. The Agreement expires on **08/31/2026**, unless terminated pursuant to the Agreement.

1.4. Item(s) Altered. Identify which of the following Agreement elements are amended herein (check all that apply):

- ☐ Exhibit A (Project Description)
- ☐ Exhibit B (Deliverables/Milestones)
- ☐ Exhibit C (Contact Information)
- ☐ Exhibit D (Performance Measures/Stds.)
- ☐ Exhibit E (Specific Conditions)
- ☒ Award Term
- ☐ Award Amount
- ☐ PART TWO (Grantor-Specific Terms)
- ☐ PART THREE (Project-Specific Terms)
- ☐ Budget
- ☐ Budget (Unilateral)
- ☐ Funding Source
- ☐ Other (specify):

1.5. Effective Date. This Amendment shall be effective on ____N/A_____. If an effective date is not identified in this Paragraph, the Amendment shall be effective upon the last dated signature of the Parties.

1.6. Certification. Grantee certifies under oath that (1) all representations made in this Amendment are true and correct and (2) all Grant Funds awarded pursuant to the Agreement shall be used only for the purpose(s) described therein, including all subsequent amendments. Grantee acknowledges that the Award is made solely upon this certification and that any false statements, misrepresentations, or material omissions shall be the basis for immediate termination of the Agreement and repayment of all Grant Funds.

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ARTICLE II
AMENDMENTS

2.1. Award Term Changes. Paragraph 2.1 of the Agreement is amended to expire on 8/31/2027, unless terminated pursuant to the Agreement.

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GRANT MODIFICATION AFFIDAVIT

Grantee Name:	**Village of Buffalo Grove**
Grantee Address:	**50 RAUPP BLVD** **Buffalo Grove, IL 60089-2139**
State of Illinois Department:	COMMERCE AND ECONOMIC OPPORTUNITY
Address:	1011 S 2ND ST SPRINGFIELD, IL 62704-3004
Grant Number:	**24-203073**

I, _____, being duly sworn, solemnly swear and affirm that I am the_____of_____THE VILLAGE OF BUFFALO GROVE_____. Prior to its expiration, the above-named parties agreed to modify the grant for **capital improvements for the Bordeaux Open Space and Trail Restoration project in Buffalo Grove, IL.**, but the modification was not reduced to writing prior to the expiration of the previous grant term because we failed to transmit the official paperwork to DCEO on time for processing.

I am duly authorized to make this affidavit. I know and understand the contents of this affidavit, and all statements herein are true and correct.

_____

Signature of Affiant Date

_____

Print Name and Title

Subscribed and sworn before me this _____ day of _____, 20___.

(Seal)

_____

Notary Public

My commission expires: _____

AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: June 15, 2026

AGENDA ITEM 8.c. O-2026-58
Ordinance Amending Title 5.20 Liquor Controls

Contacts

Liaison: President Smith
Staff: Samina Shaikh

Staff Recommendation

Staff recommends approval.

Recommended Motion

I move to approve an ordinance amending Title 5.20 Liquor Controls to update the list of licenses authorized and reserve a Class A license for Moloco Café LLC.

Summary

Background

This ordinance is to amend Title 5.20 Liquor Controls of the Village of Buffalo Grove municipal code section 5.20.130. Three liquor licenses are withdrawn at the request of licensees, one license is rescinded due to closure of the business, and one license is removed from the list of authorized licenses due to non-renewal. A Class A liquor license is reserved for Moloco Café LLC at 814 Buffalo Grove Road.

Strategic Alignment

Guiding Principle

Principle 7: Builds Our Community

Goal

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

File Attachments

1. Memo - Amending 5.20 Liquor Controls - 06152026
2. DRAFT Ordinance - Amending 5.20 Liquor Controls - 06152026

MEMORANDUM

DATE: June 15, 2026

TO: Village Manager Dane Bragg

FROM: Samina Shaikh, Administrative Services Manager / Deputy Village Clerk

SUBJECT: Amending Chapter 5.20 Liquor Controls

RECOMMENDATION

Staff recommend approval of updates amending Section 5.20.130 Licenses authorized of the Village of Buffalo Grove municipal code Title 5.20 Liquor Controls for license period ending April 30, 2027.

BACKGROUND

Numerous changes are proposed to the list of authorized local liquor licenses in Section 5.20.130 of the municipal code for the current license period ending April 30, 2027. The updates follow recent requests from establishments to withdraw licenses, restaurant closures, and one non-renewal of license. A Class A liquor license is reserved for a new business Moloco Café LLC opening soon. The changes to the municipal code are included in the attached ordinance and are as follows:

A. A Class A liquor license for Chanprung, LLC d/b/a Fuji Thai at 1000 Weiland Road is hereby withdrawn at the request of the licensee. The business has closed.
B. A Class A liquor license for Grande Jakes Fresh Mexican Grill in BG, Inc. at 799 Buffalo Grove Road is hereby withdrawn at the request of the licensee.
C. A Class A liquor license for Guzman Y Gomez Restaurants, LLC at 120 McHenry Road is hereby rescinded as the business has closed.
D. A Class A liquor license is reserved for Moloco Café LLC at 814 Buffalo Grove Road. This reservation is subject to the applicant completing Village requirements for said license on or before September 14, 2026. The Village Manager shall have the authority to extend the September 14, 2026 date for good cause shown. If not so extended, this reservation shall cease.
E. A Class A-1 liquor license for Themi's Pizza, LLC d/b/a Giordano's of Buffalo Grove at 270 McHenry Road is hereby removed from the list of authorized licenses due to non-renewal. The business is closed.
F. A Class C-1 liquor license for Aldi, Inc. at 1202 Dundee Road is hereby withdrawn at the request of the licensee. The business has closed.

ORDINANCE 2026-xxx

AN ORDINANCE AMENDING CHAPTER 5.20 LIQUOR CONTROLS

WHEREAS the Village of Buffalo Grove is a Home Rule Unit pursuant to the Illinois Constitution of 1970.

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. Section 5.20.130 of the Village of Buffalo Grove Municipal Code is hereby amended to read as follows:

5.20.130 Licenses authorized.

Subsection A. of Section 5.20.130 of the Village of Buffalo Grove Municipal Code is hereby amended with deletions in ~~strikethrough~~ and additions in underline text so that Subsection A. of Section 5.20.130 shall provide as follows.

Licensee and d/b/a	***Address***
Class A.	
1. Midas Banquets, Inc. d/b/a Astoria Banquets	1375 W. Dundee Road
2. Leiserv, LLC d/b/a Lucky Strike Buffalo Grove	350 McHenry Road
3. Continental Restaurant, Inc.	782 S. Buffalo Grove Road
4. Eva's Mexican Restaurant, Inc.	205 Dundee Road
~~5. Chanprung, LLC d/b/a Fuji Thai~~	~~1000 Weiland Road~~
~~7.~~5. Golden Durebak Restaurant, Inc.	718 Buffalo Grove Road
~~8. Grande Jakes Fresh Mexican Grill in BG, Inc.~~	~~799 Buffalo Grove Road~~
~~9. Guzman Y Gomez Restaurants, LLC~~	~~120 McHenry Road~~
~~10.~~7. La Presa Restaurant, Inc.	86 W. Dundee Road
~~11.~~8. Luma, LLC d/b/a Lou Malnati's	85 South Buffalo Grove Road
~~12.~~9. Paddock Lounge, LLC	301 Hastings Drive
~~13.~~10. TK Tavern, Inc. d/b/a Prairie House Tavern	2710 Main Street
~~14.~~11. BRI Incorporated d/b/a Sal & Tony's	48 Raupp Boulevard

~~15.~~12. Sky Fitness Café, Inc. d/b/a Sky Spa & Sauna	1501 Busch Parkway
~~16.~~13. Yang Group, Inc. d/b/a Sushi Grove	154 McHenry Road
~~17.~~14. WJN Gold, LLC d/b/a WJ Golf	401 Half Day Road
~~18.~~15. Booming, Inc. d/b/a Yan Yan Chinese Cuisine	360 Half Day Road
~~19.~~16. Rotary Sushi and Bar LLC d/b/a Blackfish Rotary Sushi and Bar	686 Buffalo Grove Road
~~20.~~17. Lazy Dog Colorado Ops, LLC d/b/a Lazy Dog Restaurant & Bar	51 McHenry Road
~~21.~~18. SP Ramen 24 Inc d/b/a Sanjo Ramen	167 McHenry Road
~~22.~~19. SSAS Foods LLC d/b/a Hyderabad House Buffalo Grove	800 Lake Cook Rd
~~23.~~20. Culinary Conquest Inc d/b/a Flambe Karma	1155 McHenry Road
~~24.~~21. Brunchy's Café Inc	1224 Dundee Road
22. Moloco Café LLC	814 Buffalo Grove Road

SECTION 2. Section 5.20.130 of the Village of Buffalo Grove Municipal Code is hereby amended to read as follows:

5.20.130 Licenses authorized.

Subsection A-1. of Section 5.20.130 of the Village of Buffalo Grove Municipal Code is hereby amended with deletions in strikethrough and additions in underline text so that Subsection A-1. of Section 5.20.130 shall provide as follows.

Licensee and d/b/a	***Address***
Class A-1.	
1. Chicago Galbi House Inc	340 Half Day Road
2. Hakuya Sushi, Inc	161 Dundee Road
3. RR Buffalo Grove LLC d/b/a Ricky Rockets—Buffalo Grove	700 E Lake Cook Road 101
4. Taste of Tokyo, Inc.	159 McHenry Road
5. PYX Brands LLC d/b/a Yeero Revolution	700 E Lake Cook Road 105
~~6. Themi's Pizza, LLC d/b/a Giordano's of Buffalo Grove~~	~~270 McHenry Road~~
~~7.~~6. Nino's Pizzeria, Inc.	960 Buffalo Grove Road
~~8.~~7. Dengeos on Dundee, Inc.	195 Dundee Road

SECTION 3. Section 5.20.130 of the Village of Buffalo Grove Municipal Code is hereby amended to read as follows:

5.20.130 Licenses authorized.

Subsection C-1. of Section 5.20.130 of the Village of Buffalo Grove Municipal Code is hereby amended with deletions in strikethrough and additions in underline text so that Subsection C-1. of Section 5.20.130 shall provide as follows.

Licensee and d/b/a	***Address***
Class C-1.	
~~1. Aldi, Inc.~~	~~1202 Dundee Road~~
~~2.~~1. Nino's Pizzeria, Inc.	960 S. Buffalo Grove Road
~~3.~~2. BRI Incorporated d/b/a Sal & Tony's	48 Raupp Boulevard

SECTION 4.

A. A Class A liquor license for Chanprung, LLC d/b/a Fuji Thai at 1000 Weiland Road is hereby withdrawn at the request of the licensee. The business has closed.
B. A Class A liquor license for Grande Jakes Fresh Mexican Grill in BG, Inc. at 799 Buffalo Grove Road is hereby withdrawn at the request of the licensee.
C. A Class A liquor license for Guzman Y Gomez Restaurants, LLC at 120 McHenry Road is hereby rescinded as the business has closed.
D. A Class A liquor license is reserved for Moloco Café LLC at 814 Buffalo Grove Road. This reservation is subject to the applicant completing Village requirements for said license on or before September 14, 2026. The Village Manager shall have the authority to extend the September 14, 2026 date for good cause shown. If not so extended, this reservation shall cease.
E. A Class A-1 liquor license for Themi's Pizza, LLC d/b/a Giordano's of Buffalo Grove at 270 McHenry Road is hereby removed from the list of authorized licenses due to non-renewal. The business is closed.
F. A Class C-1 liquor license for Aldi, Inc. at 1202 Dundee Road is hereby withdrawn at the request of the licensee. The business has closed.
G. This Section 4 shall not be codified.

SECTION 5. This Ordinance shall be in full force and in effect from and after its passage and approval.

AYES: _____
NAYES: _____
ABSENT: _____
PASSED: _____, 2026
APPROVED: _____, 2026
PUBLISHED: _____, 2026

smart. with heart.
50 Raupp Blvd, Buffalo Grove, IL 60089 847-459-2500 vbg.org

ATTEST:

Janet M. Sirabian, Village Clerk

APPROVED:

Eric N. Smith, Village President

DRAFT

AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: June 15, 2026

AGENDA ITEM 8.d. O-2026-59
Ordinance Amending Ordinance 2026-53 Authorizing Execution of a Contract for Purchase of Road Salt

Contacts

Liaison: Trustee Cesario
Staff: Chris Krase

Staff Recommendation

Staff recommends approval.

Recommended Motion

I recommend approval of an Ordinance amending Ordinance 2026-53 authorizing the execution of a contract for purchase of road salt.

Summary

Ordinance 2026-53 executing a contract for the purchase of road salt approved on May 18, 2026, misidentified the successful bidder and contactor as Mortan Salt Inc. This Ordinance is to identify the correct successful bidder and contractor for the purchase of road salt as Compass Minerals America Inc.

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. DRAFT Ordinance - Ammendment to Ordinance 2026-53

ORDINANCE 2026-xxx

AN ORDINANCE AMENDING ORDINANCE 2026-53 AUTHORIZING EXECUTION OF A CONTRACT FOR PURCHASE OF ROAD SALT

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 for the purchase of road salt.

WHEREAS the successful bidder and contractor was misidentified on Ordinance 2026-53 which was approved May 18, 2026.

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 no more than 2100 tons of road salt from Compass Minerals America, Inc. at a price not to exceed $201,978.00 in accordance with the Illinois Joint Purchasing Act (30 ILCS 525/0.01 et seq.) pending review and final 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: _____, 2026
APPROVED: _____, 2026
PUBLISHED: _____, 2026

ATTEST: APPROVED:

_____ _____
Janet M. Sirabian, Village Clerk Eric N. Smith, Village President

DRAFT

AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: June 15, 2026

AGENDA ITEM 8.e. O-2026-60
Ordinance Approving an Amendment to Title 16 Development of the Village of Buffalo Grove Municipal Code Stormwater Management Easement Provisions

Contacts

Liaison: Trustee Ottenheimer
Staff: Briget Schwab

Staff Recommendation

Staff recommends approval.

Recommended Motion

I move to approve the proposed ordinance updating Title 16, Development of the Village of Buffalo Grove Municipal Code as it relates to Stormwater Management Easement Provisions.

Summary

Recommendation

Staff has reviewed the proposed changes and recommends approval of the ordinance amending Section 16.20.090 of the Village Code to add Stormwater Management Easement Provisions.

Background

Section 16.20.090 of the Village Code establishes the required contents of plats and supporting documents for development projects within the Village. The proposed amendment updates the Village's plat requirements to better reflect current development review practices, align the Village Code with the requirements of the Watershed Development Ordinance, and incorporate stormwater management easement provisions applicable to projects located in Lake County and Cook County.

Addition of Exhibit 110:

The proposed amendment adds Exhibit 110 — Stormwater Management Easement Provisions for projects located in Lake County. This exhibit provides standard easement language granting rights to the Village of Buffalo Grove and the Lake County Stormwater Management Commission for stormwater management purposes. The exhibit also clarifies the property owner's ongoing maintenance responsibilities and the Village's rights in the event of obstruction, alteration, failure to maintain, or emergency conditions.

Addition of Exhibit 111:

The proposed amendment adds Exhibit 111 — Stormwater Management Easement Provisions for projects located in Cook County. This exhibit provides standard easement language granting rights to the Village of Buffalo Grove and the Metropolitan Water Reclamation District of Greater Chicago for stormwater management purposes. The exhibit also clarifies the property owner's ongoing maintenance responsibilities and the Village's rights in the event of obstruction, alteration, failure to maintain, or emergency conditions.

These amendments incorporate the new exhibits into Chapter 16, Section 16.20.090, so that future plats include the appropriate easement language based on the project location and applicable stormwater management jurisdiction.

Strategic Alignment

Guiding Principle

Principle 3: Plan and Invest in the Future
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

File Attachments

1. DRAFT Ordinance - Chapter 16 Code Update Stormwater
2. DRAFT Ordinance Exhibit A - Exhibit NO. 110
3. DRAFT Ordinance Exhibit B - Exhibit NO. 111

ORDINANCE 2026-xxx

AN ORDINANCE APPROVING AN AMENDMENT TO TITLE 16 DEVELOPMENT OF THE VILLAGE OF BUFFALO GROVE MUNICIPAL CODE STORMWATER MANAGEMENT EASEMENT PROVISIONS

WHEREAS, Section 6 of Article VII of the Illinois Constitution provides that a home rule unit may exercise any power and perform any function pertaining to its government and affairs including, but not limited to, the power to regulate for the protection of the public health, safety, morals and welfare; to license; to tax; and to incur debt, except to the extent said section limits such exercise and performance; and

WHEREAS, the Village of Buffalo Grove is a home rule unit pursuant to Section 6 of Article VII of the Illinois Constitution; and

WHEREAS, the President and Board of Trustees of the Village of Buffalo Grove desire to amend Title 16, Development, of the Village of Buffalo Grove Municipal Code as it relates to plat requirements for Stormwater Management Easement Provisions; and

WHEREAS, the proposed amendments are intended to remove unnecessary utility company signature requirements and establish standard stormwater management easement provisions for projects located in Lake County and Cook County; and

WHEREAS, the President and Board of Trustees find that the proposed amendments are in the best interests of the Village and its residents.

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. Title 16, Development, of the Village of Buffalo Grove Municipal Code is hereby amended as follows:

- Exhibit 110 attached hereto as Exhibit A is added to provide standard easement language granting rights to the Village of Buffalo Grove and the Lake County Stormwater Management Commission for stormwater management purposes for projects located in Lake County.

- Exhibit 111 attached hereto as Exhibit B is added to provide standard easement language granting rights to the Village of Buffalo Grove and the Metropolitan Water Reclamation District of Greater Chicago for stormwater management purposes for projects located in Cook County.

SECTION 2. 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 3. This Ordinance shall be in full force and effect from and after its passage and approval and shall be codified.

AYES: _____
NAYES: _____
ABSENT: _____
PASSED: _____, 2026
APPROVED: _____, 2026
PUBLISHED: _____, 2026

ATTEST:

_____
Janet M. Sirabian, Village Clerk

APPROVED:

_____
Eric N. Smith, Village President

DRAFT

EXHIBIT NO. 111

STORMWATER MANAGEMENT EASEMENT PROVISIONS FOR PROJECTS IN COOK COUNTY

A NON-EXCLUSIVE PERPETUAL EASEMENT IS HEREBY RESERVED AND GRANTED TO THE VILLAGE OF BUFFALO GROVE AND THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRDGC) IN, OVER, UNDER, THROUGH, AND UPON THOSE AREAS DESIGNATED ON THE PLAT AS "STORMWATER MANAGEMENT EASEMENT" FOR PURPOSE OF PROVIDING ADEQUATE STORMWATER DRAINAGE CONTROL, TOGETHER WITH REASONABLE ACCESS THERETO. SAID EASEMENT SHALL BE PERPETUAL AND SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE PROPERTY OWNERS, ITS SUCCESSORS, HEIRS, EXECUTORS AND ASSIGNS ("PROPERTY OWNER"). NO ACTION SHALL BE TAKEN WHICH WOULD PROHIBIT, HINDER, INTERFERE WITH, BLOCK, RE-ROUTE, DIMINISH, OR LESSEN OR RENDER INEFFECTIVE, IN ANY MANNER OR FORM, THE RIGHTS OR THE EXERCISE OF THE RIGHTS AS CONFERED HEREIN. THE RESERVATION AND THE RIGHTS AS CONFERRED HEREIN SHALL BE OVER THE ENTIRE AREA DESIGNATED ON THIS (PLAT, AS OUTLOT _/EXHIBIT/LEGAL DESCRIPTION) AND SHALL TAKE PRECEDENT OVER ANY AND ALL OTHER EASEMENT OR EASEMENTS OR LAND ENCUMBRANCES THAT MAY BE CONFERRED BY THIS (PLAT, AS OUTLOT _/EXHIBIT/LEGAL DESCRIPTION), INCLUDING SPECIFICALLY, BUT WITHOUT LIMITATION, ANY OTHER BLANKET EASEMENTS PROVIDED FOR THIS (PLAT, AS OUTLOT _/EXHIBIT/LEGAL DESCRIPTION). NOTHING SHALL BE CONSTRUCTED OR PLACED WITHIN, ABOVE, OR OVERHEAD WITHOUT THE WRITTEN PERMISSION OF THE VILLAGE OF BUFFALO GROVE.

OWNER SHALL REMAIN RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER MANAGEMENT AREAS AND APPURTENANCES, IN ACCORDANCE WITH THE MAINTENANCE PLAN APPROVED WITH THE WATERSHED MANAGEMENT PERMIT. IN THE EVENT AN OBSTRUCTION OR ALTERATIONS ARE FOUND TO EXIST IN THE EASEMENT AREAS, OR IF THE PROPERTY OWNER OTHERWISE FAILS TO PROPERLY MAINTAIN THE STORMWATER FACILITIES AND EASEMENTS OR CHANGES THE CHARACTER OF THE STORMWATER EASEMENT AREAS, THE VILLAGE SHALL, UPON SEVENTY-TWO (72) HOURS PRIOR NOTICE TO THE PROPERTY OWNER, HAVE THE RIGHT, BUT NOT THE DUTY, TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK TO OR UPON THE STORMWATER EASEMENT AREAS OR TO REMOVE SAID OBSTRUCTIONS OR ALTERATIONS OR TO PERFORM OTHER MAINTENANCE, REPAIR, ALTERATION OR REPLACEMENT AS MAY REASONABLY BE NECESSARY TO ENSURE THAT ADEQUATE STORMWATER STORAGE AND DRAINAGE FACILITIES, AND APPURTENANCES THERETO, REMAIN FULLY OPERATIONAL AND THAT THE CONDITION OF SAID THE FACILITIES AND EASEMENTS COMPLY WITH ALL APPLICABLE THE VILLAGE CODE AND COOK COUNTY CODE. SAID REMOVAL OF ANY OBSTRUCTIONS OR ALTERATIONS OR ANY SUCH MAINTENANCE OF THE STORMWATER EASEMENT AREAS, INCLUDING ALL REASONABLE ENGINEERING, CONSULTING AND ATTORNEY FEES AND COSTS ("WORK") SHALL BE AT THE PROPERTY OWNER'S EXPENSE. IN THE EVENT OF AN EMERGENCY SITUATION, AS DETERMINED BY THE VILLAGE, THE VILLAGE SHALL HAVE THE IMMEDIATE RIGHT, BUT NOT THE DUTY, TO PROCEED WITHOUT NOTICE TO THE PROPERTY OWNER TO CONDUCT ANY WORK. IN THE EVENT THE VILLAGE SHALL BE REQUIRED TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY WORK TO OR UPON THE STORMWATER EASEMENT AREAS, OR ANY REMOVAL OR ALTERATION AS AFORESAID, THE COST OF THE WORK SHALL BE A LIEN UPON THE PROPERTY IF NOT PREVIOUSLY REIMBURSED BY THE PROPERTY OWNER. THE PROPERTY OWNER SHALL BE REQUIRED TO RESTORE THE STORMWATER EASEMENT AREA UPON THE COMPLETION OF ANY WORK BY THE VILLAGE.

STORMWATER MANAGEMENT EASEMENT
PROVISIONS FOR PROJECTS IN COOK COUNTY

EXHIBIT NO. 111

STORMWATER MANAGEMENT EASEMENT PROVISIONS FOR PROJECTS IN COOK COUNTY

A NON-EXCLUSIVE PERPETUAL EASEMENT IS HEREBY RESERVED AND GRANTED TO THE VILLAGE OF BUFFALO GROVE AND THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRDGC) IN, OVER, UNDER, THROUGH, AND UPON THOSE AREAS DESIGNATED ON THE PLAT AS "STORMWATER MANAGEMENT EASEMENT" FOR PURPOSE OF PROVIDING ADEQUATE STORMWATER DRAINAGE CONTROL, TOGETHER WITH REASONABLE ACCESS THERETO. SAID EASEMENT SHALL BE PERPETUAL AND SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE PROPERTY OWNERS, ITS SUCCESSORS, HEIRS, EXECUTORS AND ASSIGNS ("PROPERTY OWNER"). NO ACTION SHALL BE TAKEN WHICH WOULD PROHIBIT, HINDER, INTERFERE WITH, BLOCK, RE-ROUTE, DIMINISH, OR LESSEN OR RENDER INEFFECTIVE, IN ANY MANNER OR FORM, THE RIGHTS OR THE EXERCISE OF THE RIGHTS AS CONFERED HEREIN. THE RESERVATION AND THE RIGHTS AS CONFERRED HEREIN SHALL BE OVER THE ENTIRE AREA DESIGNATED ON THIS (PLAT, AS OUTLOT _/EXHIBIT/LEGAL DESCRIPTION) AND SHALL TAKE PRECEDENT OVER ANY AND ALL OTHER EASEMENT OR EASEMENTS OR LAND ENCUMBRANCES THAT MAY BE CONFERRED BY THIS (PLAT, AS OUTLOT _/EXHIBIT/LEGAL DESCRIPTION), INCLUDING SPECIFICALLY, BUT WITHOUT LIMITATION, ANY OTHER BLANKET EASEMENTS PROVIDED FOR THIS (PLAT, AS OUTLOT _/EXHIBIT/LEGAL DESCRIPTION). NOTHING SHALL BE CONSTRUCTED OR PLACED WITHIN, ABOVE, OR OVERHEAD WITHOUT THE WRITTEN PERMISSION OF THE VILLAGE OF BUFFALO GROVE.

OWNER SHALL REMAIN RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER MANAGEMENT AREAS AND APPURTENANCES, IN ACCORDANCE WITH THE MAINTENANCE PLAN APPROVED WITH THE WATERSHED MANAGEMENT PERMIT. IN THE EVENT AN OBSTRUCTION OR ALTERATIONS ARE FOUND TO EXIST IN THE EASEMENT AREAS, OR IF THE PROPERTY OWNER OTHERWISE FAILS TO PROPERLY MAINTAIN THE STORMWATER FACILITIES AND EASEMENTS OR CHANGES THE CHARACTER OF THE STORMWATER EASEMENT AREAS, THE VILLAGE SHALL, UPON SEVENTY-TWO (72) HOURS PRIOR NOTICE TO THE PROPERTY OWNER, HAVE THE RIGHT, BUT NOT THE DUTY, TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK TO OR UPON THE STORMWATER EASEMENT AREAS OR TO REMOVE SAID OBSTRUCTIONS OR ALTERATIONS OR TO PERFORM OTHER MAINTENANCE, REPAIR, ALTERATION OR REPLACEMENT AS MAY REASONABLY BE NECESSARY TO ENSURE THAT ADEQUATE STORMWATER STORAGE AND DRAINAGE FACILITIES, AND APPURTENANCES THERETO, REMAIN FULLY OPERATIONAL AND THAT THE CONDITION OF SAID THE FACILITIES AND EASEMENTS COMPLY WITH ALL APPLICABLE THE VILLAGE CODE AND COOK COUNTY CODE. SAID REMOVAL OF ANY OBSTRUCTIONS OR ALTERATIONS OR ANY SUCH MAINTENANCE OF THE STORMWATER EASEMENT AREAS, INCLUDING ALL REASONABLE ENGINEERING, CONSULTING AND ATTORNEY FEES AND COSTS ("WORK") SHALL BE AT THE PROPERTY OWNER'S EXPENSE. IN THE EVENT OF AN EMERGENCY SITUATION, AS DETERMINED BY THE VILLAGE, THE VILLAGE SHALL HAVE THE IMMEDIATE RIGHT, BUT NOT THE DUTY, TO PROCEED WITHOUT NOTICE TO THE PROPERTY OWNER TO CONDUCT ANY WORK. IN THE EVENT THE VILLAGE SHALL BE REQUIRED TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY WORK TO OR UPON THE STORMWATER EASEMENT AREAS, OR ANY REMOVAL OR ALTERATION AS AFORESAID, THE COST OF THE WORK SHALL BE A LIEN UPON THE PROPERTY IF NOT PREVIOUSLY REIMBURSED BY THE PROPERTY OWNER. THE PROPERTY OWNER SHALL BE REQUIRED TO RESTORE THE STORMWATER EASEMENT AREA UPON THE COMPLETION OF ANY WORK BY THE VILLAGE.

STORMWATER MANAGEMENT EASEMENT
PROVISIONS FOR PROJECTS IN COOK COUNTY

AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: June 15, 2026

AGENDA ITEM 8.f. O-2026-61
Ordinance Approving a Special Use for a Dance Studio in the Industrial District at 1388 Busch Pkwy

Contacts

Liaison: Trustee Ottenheimer
Staff: Nicole Woods

Staff Recommendation

Staff recommends approval.

Recommended Motion

I move to approve an ordinance approving a special use for dance studio in the Industrial District at 1388 Busch Parkway

Summary

See attached memorandum

Strategic Alignment

Guiding Principle

Principle 3: Plan and Invest in the Future

Goal

File Attachments

1. Memo - Saldarelli Dance - 1388 Busch Pkwy
2. DRAFT Ordinance - Saldarelli Dance -1388 Busch Pkwy
3. DRAFT Ordinance - Exhibit B. Plan Set
4. DRAFT Ordinance - Exhibit C. Draft PZC Minutes - June 3, 2026

MEMORANDUM

DATE:	June 15, 2026
TO:	Village Manager Dane Bragg
FROM:	Nicole Woods, Community Development Director Andrew Binder, Principal Planner
SUBJECT:	1388 Busch Pkwy - Special Use for a Dance Studio in the Industrial District

RECOMMENDATION

Staff recommends that the Village Board approve an Ordinance granting a Special Use for a non-academic school, classes, and instruction in the Industrial District at 1388 Busch Parkway, subject to the conditions in the attached Ordinance.

PROJECT BACKGROUND

Kristina Saldarelli is seeking a Special Use to establish a dance studio in the at 1388 Busch Parkway in the Industrial Zoning district. The studio, Saldarelli Dance Arts, and will be replacing the Movement & Sound Dance, which vacated the space earlier this year. Saldarelli Dance Arts will provide dance classes and programming for children, teens, and adults within the tenant space.



Figure 1: Subject Tenant Space

PLANNING & ZONING ANALYSIS

Saldarelli Dance Arts will be open Monday to Friday from 9:30 AM to 9:30 PM and Saturday from 8:30 AM to 1 PM. Their peak hours with most of their classes are on weekdays from 4:30 PM to 9:00 PM, with up to 30 students and 6 staff. Other tenants located at 1300-1398 Busch in the multi-tenant building include a medical office, offices, light manufacturing, a childcare center, and an indoor golf simulator.

The property has a total of 151 parking stalls, of which 16 have been assigned to Saldarelli Dance Arts during business hours, meeting the code's parking requirements for dance school. Additionally, 49 unassigned parking stalls within the development are designated for shared use among all tenants. There were no parking issues when Movement & Sound Dance was the tenant.

Moreover, the studio will have active on-site management to assist with student drop-off and pick-up, directing families to designated parking areas and following clear arrival and dismissal procedures.

The proposed use is reasonable given the space's previous use as a dance facility, the current compatible uses within the multitenant building, and ample parking to meet code requirements and demand.

PUBLIC HEARING COMMENTS

No comments were received before the public hearing, and no members of the public were present at the meeting to discuss this project.

PLANNING & ZONING COMMISSION (PZC) RECOMMENDATION

The PZC **unanimously recommended approval** to allow a Special Use for a non-academic school, classes, and instruction in the Industrial District at 1388 Busch Parkway, subject to the following conditions:

1. The non-academic school, classes, and instruction shall be operated in substantial compliance with the business description and plans provided as part of this petition.
2. The Special Use is granted to Saldarelli Dance Arts, LLC to operate a non-academic school, classes at 1388 Busch Parkway, which shall not run with the land.
3. The Special Use granted to the Saldarelli Dance Arts, LLC is assignable to subsequent petitioners seeking assignment of this special use as follows:
    a. Upon application of a petitioner seeking assignment of this Special Use, the Corporate Authorities, in their sole discretion, may refer said application of assignment to the appropriate commission(s) for a public hearing or may hold a public hearing at the Village Board.
    b. Such assignment shall be valid only upon the adoption of a proper, valid and binding ordinance by the Corporate Authorities granting said assignment, which may be granted or denied for any reason.

ORDINANCE 2026-xxx

AN ORDINANCE APPROVING A SPECIAL USE FOR A NON-ACADEMIC SCHOOL, CLASSES, AND INSTRUCTION AT 1388 BUSCH PARKWAY

SALDARELLI DANCE ARTS, LLC
1388 BUSCH PARKWAY

WHEREAS the Village of Buffalo Grove is a Home Rule Unit pursuant to the Illinois Constitution of 1970; and

WHEREAS 1388 Busch Parkway, Buffalo Grove, IL ("Property") is located in a multi-tenant building at 1300-1398 Busch Parkway in the I Industrial District and is hereinafter legally described in Exhibit A; and,

WHEREAS, Van Vlissingen and Company is the owner of the Property; and,

WHEREAS, Saldarelli Dance Arts, LLC , ("Petitioner") has filed a petition for a Special Use to allow a Non-Academic School, Classes, and Instruction in the Industrial District (I); and

WHEREAS the Planning & Zoning Commission held a public hearing on June 3, 2026, concerning the request; and

WHEREAS the Planning & Zoning Commission made findings of fact and determined that the petition meets the criteria for a Special Use as set forth in the Buffalo Grove Zoning Ordinance, and as described in the minutes attached hereto as Exhibit C; and

WHEREAS the Planning & Zoning Commission voted 8-0 to recommend approval of the requested Special Use; and

WHEREAS the Corporate Authorities of the Village of Buffalo Grove hereby determine and find that the requested Special Use is reasonable and will serve the best interests of the Village; and

WHEREAS, the proposed Special Use shall operate in accordance with and pursuant to the following exhibits:

EXHIBIT A Legal Description of the Property

EXHIBIT B Plan Set

EXHIBIT C Draft Minutes from June 3, 2026 Planning & Zoning Commission Meeting

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:

DRAFT

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 the Special Use for the property at 1388 Busch Parkway, Buffalo Grove, IL, subject to the following conditions:

1. The non-academic school, classes, and instruction shall be operated in substantial compliance with the business description and plans provided as part of this petition.
2. The Special Use is granted to Saldarelli Dance Arts, LLC to operate a non-academic school, classes at 1388 Busch Parkway, which shall not run with the land.
3. The Special Use granted to the Saldarelli Dance Arts, LLC is assignable to subsequent petitioners seeking assignment of this special use as follows:

    a. Upon application of a petitioner seeking assignment of this Special Use, the Corporate Authorities, in their sole discretion, may refer said application of assignment to the appropriate commission(s) for a public hearing or may hold a public hearing at the Village Board.
    b. Such assignment shall be valid only upon the adoption of a proper, valid and binding ordinance by the Corporate Authorities granting said assignment, which may be granted or denied for any reason.

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: _____, 2026
APPROVED: _____, 2026
PUBLISHED: _____, 2026

ATTEST: APPROVED:

_____ _____
Janet M. Sirabian, Village Clerk Eric N. Smith, Village President

DRAFT

EXHIBIT A

Legal Description
SALDARELLI DANCE ARTS, LLC
1388 BUSCH PARKWAY

SUBJECT PROPERTY COMMON ADDRESS: 1388 Busch Parkway

PARCEL INDEX NUMBERS: 15-27-403-008

LEGAL DESCRIPTION: LOTS 83 TO 87 IN THE CORPORATE GROVE, BEING A SUBDIVISION OF PORTIONS OF SECTIONS 26 AND 27, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 22, 1984 AS DOCUMENT 2305059, IN LAKE COUNTY, ILLINOIS.

DRAFT

EXHIBIT B

Plan Set
SALDARELLI DANCE ARTS, LLC
1388 BUSCH PARKWAY

DRAFT

EXHIBIT C

Draft Minutes from June 3, 2026, Planning & Zoning Commission Meeting
SALDARELLI DANCE ARTS, LLC
1388 BUSCH PARKWAY

DRAFT

NARRATIVE – Special Use Permit

Saldarelli Dance Arts, LLC

Proposed Location: 1388 Busch Pkwy, Buffalo Grove, IL 60089

Purpose of Application

To obtain a Special Use Permit for the operation of a dance studio providing instructional and recreational programming for children, teens, and adults.

Saldarelli Dance Arts, LLC is a new dance studio opening in Buffalo Grove, offering dance instruction for children, teens, and adults. The studio provides age-appropriate classes that emphasize physical movement, coordination, creativity, and discipline within a structured, supportive environment. Instruction is led by experienced, trained faculty and supported by on-site administrative staff to ensure a positive and well-organized experience for all participants. Programming is primarily youth-focused, with limited adult classes, and operates during after-school and early evening hours, along with select morning and weekend offerings. All activities occur indoors, involve no hazardous materials or food service, and are thoughtfully scheduled to promote safe operations, smooth class transitions, and compatibility with surrounding uses.

The 1388 Busch Parkway location has been successfully operated as a dance studio for over seven years and is already fully built out for this use, demonstrating its suitability within the existing building. This established setup minimizes the need for significant modifications and allows for a seamless continuation of a use that is both familiar and compatible with the surrounding area.

Owner, Kristina Saldarelli, has dedicated more than 25 years of her career to professional dance performance and education, and since relocating to Lake County in 2016, her family and have been active members of the local, Buffalo Grove dance community. Through this experience, she has seen firsthand the meaningful and lasting impact a well-run dance program can have on children and families in Buffalo Grove and the surrounding communities. Saldarelli Dance Arts is committed to continuing that positive impact by providing a safe, professional, and welcoming environment that supports high-quality instruction and encourages confidence, growth, and a lifelong appreciation for the arts.

Proposed Operations, Class Scheduling & Employees

As a new business, Saldarelli Dance Arts will operate at a modest and carefully managed scale during its initial phase. The studio anticipates running approximately 2–3 classes at a time, with staggered start and end times to effectively manage building occupancy and parking demand.

- **Weekday hours:** Primarily between 4:30 p.m. and 9:00 p.m.
- **Morning hours:** Limited weekday morning classes
- **Weekends:** Select Saturday and Sunday classes
- **On-site staffing:** Approximately 4–6 faculty and staff members present at any given time
- **Student presence:** Approximately 25–30 students on-site at any given time

Class sizes are intentionally kept small to foster a supportive, attentive, and encouraging learning environment. Scheduling is thoughtfully designed to avoid the simultaneous dismissal of large groups and to maintain a calm and organized flow throughout the facility. All programming takes place indoors in a supervised setting, led by trained instructors and supported by on-site administrative staff. While the studio employs approximately 12 individuals, no more than 4–5 staff members are typically on-site at any given time, allowing for consistent oversight and a welcoming experience for students and their families.

Parking and Traffic Management

The proposed operations are consistent with the parking and traffic management measures outlined in Special Use Standard #6. The property includes approximately 150 shared parking spaces, and the studio's peak operating hours occur primarily after standard business hours, when parking demand from neighboring tenants is significantly lower.

The studio will maintain active on-site management during all hours of operation, including dedicated administrative staff to assist with student drop-off and pick-up, particularly for younger children. Families will be directed to use designated parking areas, avoid stopping in fire lanes or drive aisles, and follow clearly communicated arrival and dismissal procedures. Staggered scheduling, manageable class sizes, and consistent staff supervision will support safe and efficient traffic flow while providing a smooth experience for all visitors.

Based on anticipated enrollment, staffing, and the availability of shared parking, the studio's operations are not expected to exceed the site's parking capacity or create traffic hazards, congestion, or nuisance conditions on surrounding streets.

The existing dance studio has successfully utilized the ample parking available on the north side of the building for student drop-off and pick-up for several years without issue. If necessary, the landlord is also willing to permit signage, at the tenant's expense, designating up to two reserved spaces specifically for drop-off and pick-up purposes. All procedures related to parking, arrival, and dismissal will be clearly communicated to families through studio registration materials and ongoing studio communications.

Sound Protection Measures

The existing studio is equipped with soundproofing panels along the studio walls to help minimize noise transfer to neighboring tenant spaces. Music levels are consistently maintained at reasonable volumes during classes and rehearsals to remain respectful of adjacent businesses. The space has operated successfully as a dance studio for more than seven years without any noise complaints from neighboring tenants, and these sound-control practices will continue moving forward.

Compatibility with Surrounding Uses

The Barclay Boulevard corridor between Busch Parkway and Aptakisic Road is well established as a destination for child- and youth-focused instructional and recreational uses. Saldarelli Dance Arts is consistent with and complementary to these existing businesses and further reinforces the area’s character as a family-oriented activity corridor.

Conclusion

Saldarelli Dance Arts represents both continuity and thoughtful growth, building on a strong foundation while bringing a renewed focus on long-term sustainability and community connection. With carefully scaled operations, proactive traffic and parking management, and a deep commitment to safety and positive youth development, the proposed studio is well suited for the subject location and aligns with the intent of the zoning district and Special Use standards.

Community Development Department
50 Raupp Boulevard, Buffalo Grove, IL 60089
Phone: 847-459-2530 | www.vbg.org

Special Use Standards

During the Public Hearing, you will need to present your case for the Special Use being requested. In doing so, please address the six (6) Special Use Standards listed below:

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;

   Response:
   The proposed dance studio will serve the public convenience by providing structured, supervised dance education for children, teens, and adults in Buffalo Grove and surrounding communities. Instruction will take place in an indoor, controlled environment led by trained professionals.

   The establishment, maintenance, and operation of the studio will not be detrimental to public health, safety, morals, comfort, or general welfare. The use involves no hazardous materials, no food service, and no late-night activity. Classes promote physical activity, creativity, discipline, and positive youth development, contributing to the overall well-being of the community.

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;

   Response:
   The location and size of the proposed special use are appropriate for the subject properties and consistent with the character and development pattern of the district. The nature of the dance studio is a low-intensity, indoor instructional use compatible with surrounding service-oriented and recreational businesses.

   The size of the property is well suited to the proposed special use. The combined square footage of 1388 Busch Pkwy allows the dance studio to operate at an appropriate scale, with adequately sized instructional dance rooms, lobby, storage, and administrative areas, and internal circulation space. This ensures that classes can be conducted safely and efficiently without overcrowding or excessive intensity of use.

   Classes are scheduled in staggered time blocks to manage occupancy and traffic flow. The subject properties are well served by existing streets and access points, and the scale of the use is proportional to the size of the buildings, ensuring harmony with the orderly development of the district.

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;

Response:

The proposed special use will not be injurious to the use and enjoyment of neighboring properties. All activities occur indoors, and music used for instruction is kept at reasonable levels with no outdoor amplification. Sound associated with the proposed use will be managed to ensure compatibility with surrounding properties.

Exact youth-oriented dance instructional uses have successfully operated within this exact space for over 7 years without negative impacts. The studio is not expected to diminish property values and may enhance the area by activating existing commercial space in a positive, community-focused manner.

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;

Response:

The nature, location, and size of the buildings involved with the proposed special use will not impede or discourage the development or use of adjacent properties in accordance with the zoning district.

The studio will operate entirely within the existing building footprint with interior improvements only. No exterior changes are proposed that would conflict with zoning requirements or negatively affect neighboring properties.

5. Adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided;

Response:

All necessary utilities and infrastructure are currently available to serve the subject properties, including water, sanitary sewer, electricity, and telecommunications.

Existing access roads adequately serve the site, and no additional public infrastructure improvements are required. The studio will not place unusual demands on utilities or municipal services.

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.

Response:

The subject properties are adequately served by approximately 150 shared off-street parking spaces. Some neighboring businesses operate during daytime hours, while the studio's peak hours occur after school, in the early evening, and on weekends, when parking demand is reduced. There are no residential uses in the surrounding properties.

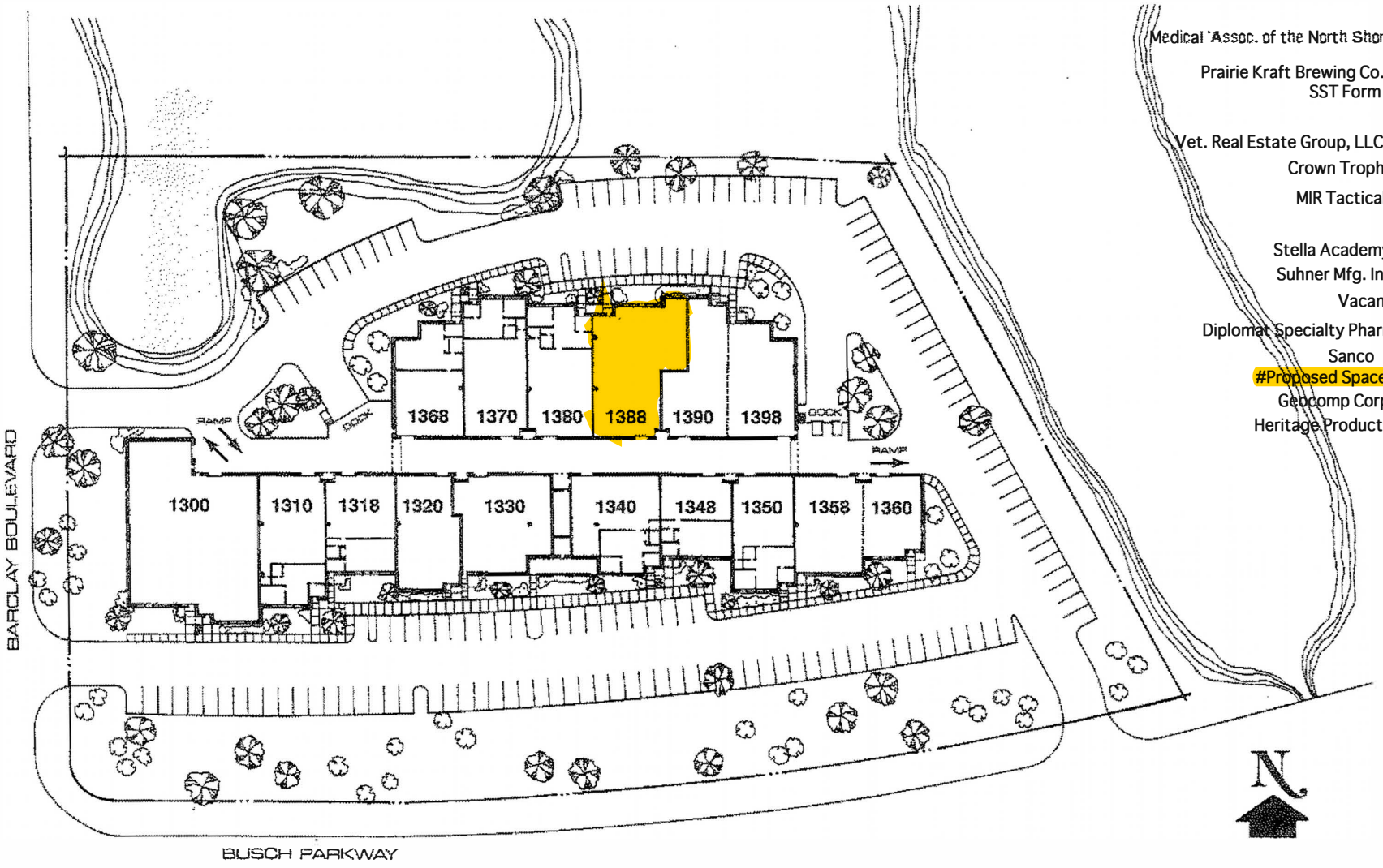
The studio anticipates approximately 5–6 faculty and staff members on-site during evening hours. Programming includes 2–3 classes at a time, with staggered start and end times between 4:00–9:00 PM on weekdays, along with limited weekday mornings and select weekend classes.

At peak times, approximately 25–30 students may be on-site; however, staggered scheduling results in rolling arrivals and departures rather than concentrated drop-off and pick-up periods. As a result, parking demand remains low and within available capacity.

A staff member will be present during operating hours to assist with drop-off and pick-up. Families will be directed to park in designated spaces and avoid drive aisles and fire lanes. Two points of ingress and egress support safe and efficient traffic flow.

VAN VLISSINGEN AND CO.
Corporate real estate since 1879.
One Overlook Point
Lincolnshire Corporate Center
Lincolnshire, Illinois 60069
Address Correction Requested

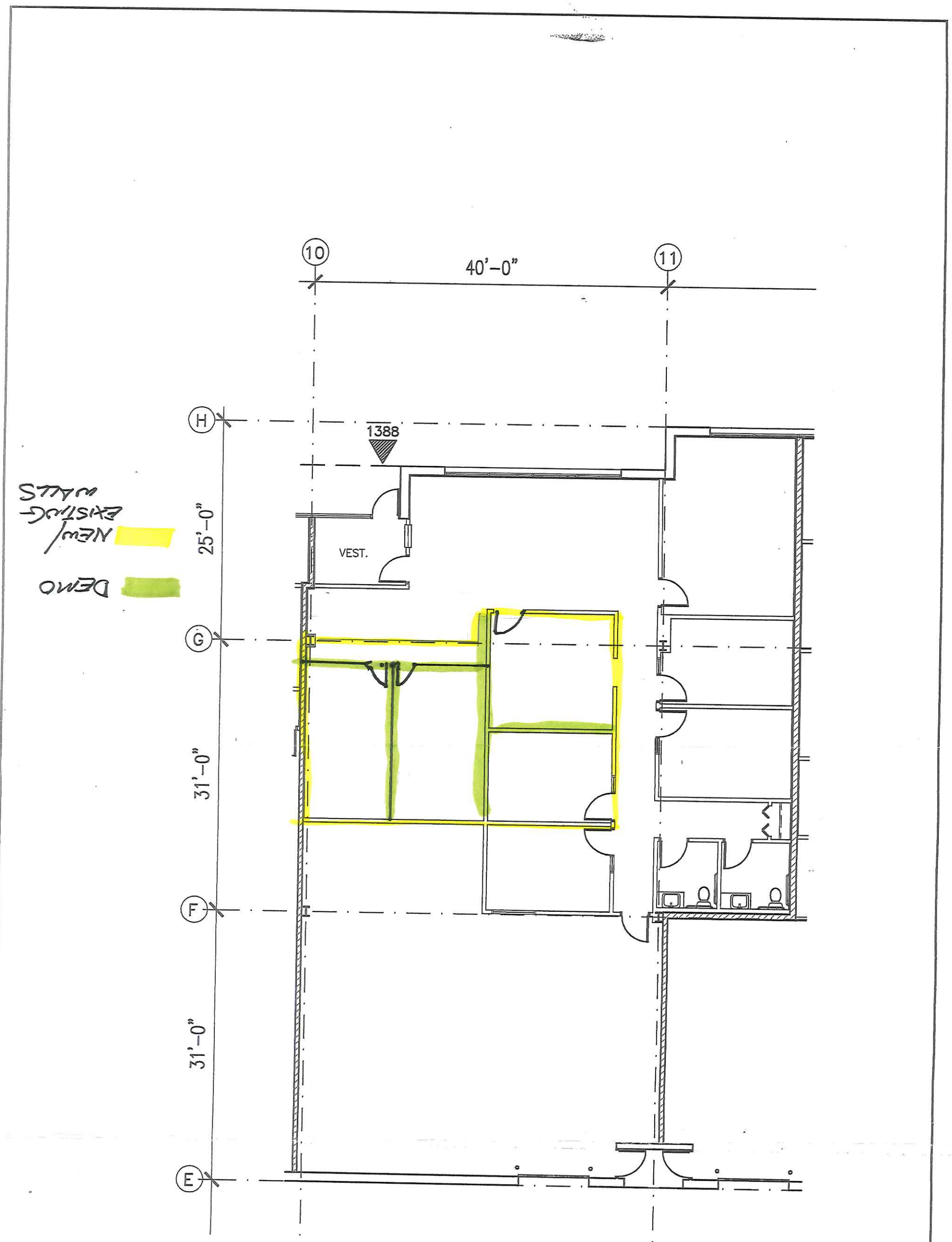
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U.S. POSTAGE
PAID
Lincolnshire, IL 60069
Permit No. 37

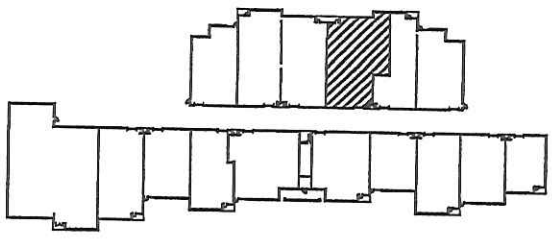


	UNIT	SIZE
Medical Assoc. of the North Shore	1300	7,958
Prairie Kraft Brewing Co.	1310	3,338
SST Form	1318	2,660
	1320	2,668
Vet. Real Estate Group, LLC	1330	3,639
Crown Trophy	1340	3,181
MIR Tactical	1348	2,239
	1350	2,830
Stella Academy	1358	2,566
Suhner Mfg. Inc.	1360	1,946
Vacant	1368	2,937
Diplomat Specialty Pharm.	1370	3,408
Sanco	1380	3,337
#Proposed Space#	1388	4,292
Geocomp Corp.	1390	2,556
Heritage Products	1398	2,937

1300-1398 Busch Parkway
Buffalo Grove, Illinois

Tenant	Allocate Stalls Per Lease	Hours of Parking Demand
Candence Physical Therapy Co.	10 Unreserved	Mon - Sat. 8:00AM- 7:00PM
Vacant	Vacant	Vacant
Vacant	Vacant	Mon - Thur 4:00PM--9:00PM, Fri- Sat 2:00PM-11:00PM, Sun 2:00PM-7:00PM
SST Form	8 Unreserved	Mon-Fri 6:00AM-6:00AM
Abagy Robotics Systems Inc	7 Unreserved	Mon-Fri 8:00AM-5:00AM
Crown Trophy	6 Unreserved	Mon-Fri 9:00AM-5:30PM
MIR Tactical	11 Unreserved	Mon-Fri 12:00PM-8:00PM
Creativeana LLC	6 Unreserved	Mon-Sunday 9:00AM-7PM
Loft 312 Inc Greenline Pet Supply	4 Unreserved	Mon-Fri 9:00AM-5:30PM
Vacant	Vacant	Mon-Fri 8:00AM-5:00PM
Optum Infusion Services 501	7 Unreserved	Mon-Fri 9:00AM-5:00PM
Birdie	8 Unreserved	Mon-Fri 9:00AM-8:00PM
Proposed Use	16 Unreserved	Mon-Fri 9:30 AM-9:30 PM Saturday 8:30AM-1:00 PM
Kids Club	6 Unreserved	Mon - Thur 4:00PM--9:00PM, Fri- Sat 10:00AM-8:00PM
Next Generation Heating And Cooling Inc	6 Unreserved	Mon-Fri 5:00AM-4:00PM
	95 Used Stalls	
	55 Currently Unused Stalls	
	45 Stalls	

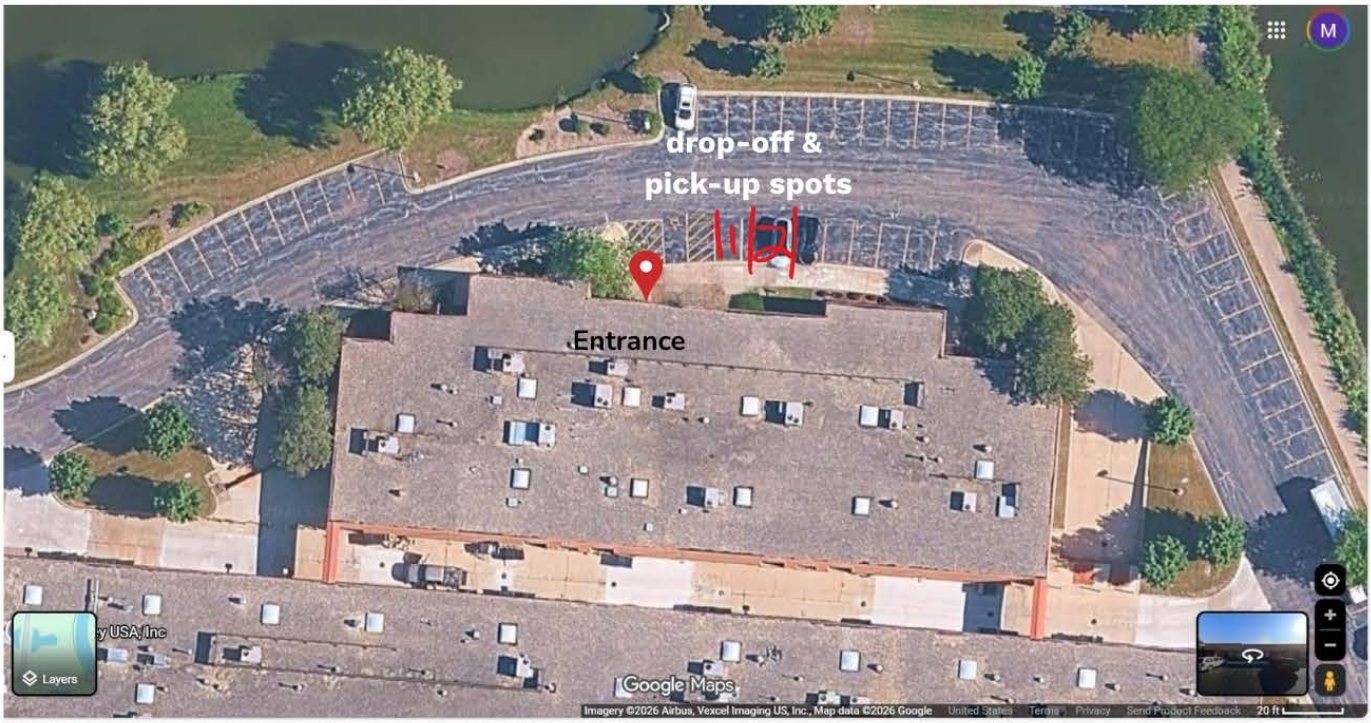




N KEY PLAN
NTS

1388 BUSCH PARKWAY BUFFALO GROVE, IL VAN VLISSINGEN AND CO.	GILLESPIE DESIGN GROUP 5307 Business Parkway, 101 Ringwood, Illinois 60072 815.653.7100 phone 815.653.7700 fax www.gillespiedesigngroup.com	date 03/12/09 project number 07-030	UNIT 1388 EXISTING FLOOR PLAN SCALE: 3/32"=1'-0" SHEET 1 OF 1

Saldarelli Dance Arts, LLC
1388 Busch Pkwy
Student Drop-off/Pick-up Location Map





ORDINANCE NO. 2018 - 030

**AN ORDINANCE APPROVING A SPECIAL USE FOR A DANCE SCHOOL AT 1388 BUSCH PARKWAY
VILLAGE OF BUFFALO GROVE,
COOK AND LAKE COUNTIES, ILLINOIS**

Movement & Sound Dance, LLC

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

WHEREAS, the property located at the 1388 Busch Parkway ("Property") is zoned in the I Industrial; and,

WHEREAS, Movement & Sound Dance, LLC ("Petitioner"), has petitioned the Village for approval of a special use for a dance school at the Property; and,

WHEREAS, the Village Planning & Zoning Commission conducted a public hearing on May 2, 2018 concerning the petition for the special use; and,

WHEREAS, the Planning & Zoning Commission made a finding and determined that the petition meets the criteria of a special use as set forth in the Buffalo Grove Zoning Ordinance, as described in the minutes attached as Exhibit C; and,

WHEREAS, the Planning & Zoning Commission voted 7 to 0 to recommend approval of the special use; and,

WHEREAS, the President and Village Board of Trustees after due and careful consideration have concluded that the proposed dance school is a reasonable use of the Property and will serve the best interests of the Village.

WHEREAS, the proposed special use shall be operated in accordance with and pursuant to the following exhibits:

EXHIBIT A Acceptance and Agreement concerning special use

EXHIBIT B Project Narrative, Site Plan & Floor Plan

EXHIBIT C Minutes from the May 2, 2018 Planning & Zoning Commission

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BUFFALO GROVE, COOK AND LAKE COUNTIES, ILLINOIS:

Section 1. This Ordinance is made pursuant to and in accordance with the Village's Zoning Ordinance and the Village's Home Rule powers. The preceding whereas clauses are hereby made a part of this Ordinance.

Section 2. The Corporate Authorities hereby grant a special use for a dance school subject to the following conditions:

1. The project shall conform to the plans attached as part of the petition.

2. The Petitioner shall have a maximum of 33 students/guests and 3 employees for a total of 36 people in their facility at any one time.

3. Prior to the issuance of a certificate of occupancy, the Petitioner shall provide a drop-off/pick-up plan in a manner acceptable to the Village.

4. The special use is granted to Movement & Sound Dance, LLC and said special use does not run with the land.

5. The special use granted to Movement & Sound Dance, LLC may be assignable to subsequent petitioners seeking assignment of this special use as follows:
    i. Upon application of a petition seeking assignment of this special use, the Village of Buffalo Grove, in their sole discretion, may approve the assignment administratively, or may refer it to the Planning & Zoning Commission and/or the Village Board for a public hearing.
    ii. Such assignment shall be valid only upon the written approval of the Village of Buffalo Grove granting said assignment, which may be granted or denied for any reason.

Section 3. This Ordinance shall be in full force and effect upon the submittal of a signed Exhibit A (Acceptance and Agreement) hereto. This Ordinance shall not be codified.

AYES: 5 – Berman, Ottenheimer, Weidenfeld, Johnson, Smith

NAYS: 0 - None

ABSENT: 1 - Stein

PASSED: May, 21, 2018.

APPROVED: May 21, 2018.

Beverly Sussman, Village President

ATTEST:

Janet M. Sirabian, Village Clerk

EXHIBIT A
Acceptance and Agreement Concerning Special Use

Movement & Sound Dance, LLC

Movement & Sound Dance, LLC acknowledges that it has read and understands all of the terms and provisions of Buffalo Grove Ordinance No. 2018 - 030 pertaining to the special use, and does hereby accept and agree to abide by and be bound by each of the terms, conditions and limitations of said Ordinance.

Movement & Sound Dance, LLC

By: Corey Lozier

Name (print): Corey Y. Lozier

Title: Co-owner

The undersigned Owner acknowledges that it has read and understands all of the terms and provisions of said Buffalo Grove Ordinance No. 2018 – 030.

Owner: C.G.A. Investment Co., LLC

By: Nicholas D. Panarese

Name (print): NICHOLAS D. PANARESE

Title: VICE PRESIDENT
VAN ULISSINGEN AND CO.

EXHIBIT B
Project Narrative, Site Plan & Floor Plan

Movement & Sound Dance, LLC

EXHIBIT C
Minutes from the May 2, 2018 Planning & Zoning Commission

Movement & Sound Dance, LLC

Brief Narrative of Project – Movement & Sound Dance LLC

Site Address: 1388 Busch Parkway, Buffalo Grove, IL 60089

Purpose of Application: to obtain a special use permit for the use of the space

Movement & Sound Dance LLC is a dance studio that was established in June of 2015, meeting the needs of dance students (children and adults) in Buffalo Grove, and other surrounding cities, such as Arlington Heights, Lincolnshire, Deerfield, Vernon Hills and more. Movement & Sound Dance LLC currently sublets space from Buffalo Grove Gymnastics Center, at 1362 Barclay Blvd in Buffalo Grove. Our current location is less than one minute away from the new site address, at 1388 Busch Parkway.

Movement & Sound Dance LLC needs to expand to a larger space in order to be able grow its clientele and to flourish as a business, as well as help its dancers to continue to excel in their training. With the new location, Movement & Sound Dance LLC would have its own lobby area, two larger dance room spaces, as well as office space and storage. Their current location has a shared lobby and bathrooms with the gymnastics facility and only one medium-sized dance room space, with no storage space.

Movement & Sound Dance began in 2015 with approximately 80 students, and has now grown to 200+ students, with hopes to grow more each year. We offer classes for dancers ages 18 months old (with a parent) through 18 years old. We also currently offer a small number of adult dance fitness classes. Our hours of operation vary each day but are generally as follows: morning classes from 10-11:30am; afternoon classes from 1:30-3pm; after school classes from 4:30-9pm. Monday through Friday, we always have classes during the after school and evening hours; our morning and afternoon classes are about three to four times a week. We have classes on Saturdays from 9-1pm.

Our classes are limited to 12-14 dancers per class. Our daytime classes are often 8 students or less. For our preschool age classes (30-60 minutes), which are usually in the mornings and early afternoons, the parents stay in the lobby while their child is in class. For our after-school classes, many families carpool or drop off their dancers. For our evening classes, our older elementary through high school students are either dropped off or are able to drive themselves and carpool with friends. Only about 10 parking spots at a time would be needed, as far as we can estimate.

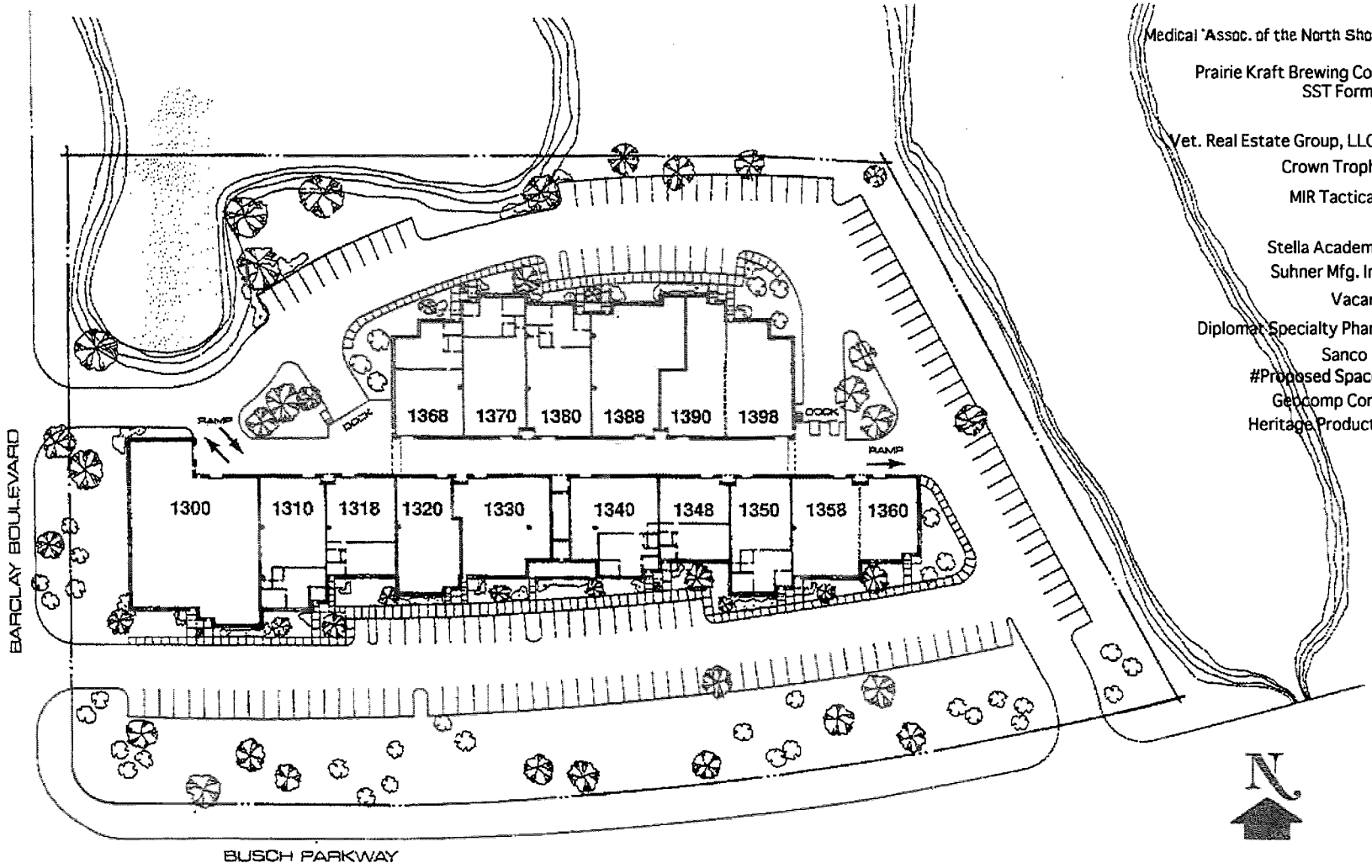
The employees are currently my business partner and myself (Corey Lozier and Allie Buchweitz). When we expand, we will take on an additional teacher as well as an administrative employee. Only two teachers and one front desk staff person would be at the studio at the same time.

The project at 1388 Busch Parkway will improve and change the space by creating a more open floor plan, combining 3 offices into one larger dance room space. The project will also include updating the floors, painting the walls, etc.

The business park that includes 1388 Busch Parkway is the site for many child-friendly businesses, just as Movement & Sound Dance LLC is a child-friendly and child-oriented business. Rockin' Jump, Jump Zone, My Gym, Buffalo Grove Gymnastics Center, and Stella Tutoring are all businesses within minutes of 1388 Busch Parkway. You can find more information about Movement & Sound Dance LLC at www.movementandsounddance.com.

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Corporate real estate since 1879.
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Lincolnshire Corporate Center
Lincolnshire, Illinois 60069
Address Correction Requested

BULK RATE
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Lincolnshire, IL 60069
Permit No. 37



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Geocomp Corp.	1390	2,556
Heritage Products	1398	2,937

1300-1398 Busch Parkway
Buffalo Grove, Illinois

1388 BUSCH PARKWAY
BUFFALO GROVE, IL
VAN VLISSINGEN AND CO.

UNIT 1388 EXISTING FLOOR PLAN
SCALE: 3/32"=1'-0"

KEY PLAN

Warehouse space rents
no redesign
would be studio 2

storage

Part of warehouse space

dressing room

office

make these 3 rooms into Studio 1

student lounge

Entry area

1388

40'-0"

Page 294 of 379

MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF BUFFALO GROVE HELD IN THE COUNCIL CHAMBERS, 50 RAUPP BOULEVARD, BUFFALO GROVE, ILLINOIS ON WEDNESDAY, MAY 2, 2018

Call to Order

The meeting was called to order at 7:30 PM by Chairman Frank Cesario

Public Hearings/Items For Consideration

2. Consider a Special Use for a Dance School at 1388 Busch Parkway (Trustee Ottenheimer) (Staff Contact: Chris Stilling)

Corey Lozier, Movement and Sound Dance, LLC, 1362 Barclay Boulevard, Buffalo Grove, IL and Nick Panarese, Van Vlissigen, One Overlook Point, Lincolnshire, IL, were present and sworn in.

Ms. Lozier explained that currently they are subletting space from the Buffalo Grove Gymnastics Center. They have grown to have over 200 students and space is tight. They would like to continue to expand and provide instruction for children from all over the area. The proposed location will fit their space needs and will include both large and small dance rooms and also provide some storage. The location of the new space also has many facilities with activities for children in the area.

Com. Goldspiel clarified the address of the proposed location to be 1388 Busch Parkway, not Barclay Boulevard. Com. Goldspiel asked if there is sufficient lighting in the parking lot. Mr. Panarese advised that there is sufficient lighting with both the parking lot poles as well as bollards along the sidewalk. He has never had any complaints from other tenants as far as any lack of lighting.

Com. Weinstein asked the Petitioner to review the proposed allotted parking. Ms. Lozier explained that they will have 11 assigned parking spaces. Most of their classes are held after normal business hours, although they do have some day classes. Some students will be dropped off. No student will be allowed to cross the parking lot without a parent or adult. Com. Weinstein asked if there are any other heavy recreational or special uses in the building. Ms. Lozier responded no.

Ch. Cesario asked staff to display the site plan and asked about Prairie Kraft Brewing and Stella Academy. Mr. Panarese advised that both of those tenants are located on the other side of the building and will not affect this use. Ch. Cesario asked Mr. Panarese how many parking spaces will be allotted to this tenant. Mr. Panarese advised that 11 spaces would be assigned to this tenant. There are 119 parking spaces total for this building. Most tenants are not there after normal business hours, with a few exceptions.

Ms. Lozier explained her hours of operation and explained that they are the busiest after school. Their high school student classes are even later. They do have some Saturday morning classes as well.

Com. Moodhe asked about additional available parking spaces on the south end of the parking lot. Mr. Panarese explained that any open spaces are on a first come, first serve basis. Most tenants currently under utilize their allotted parking. Com. Moodhe asked if there would be any dance recitals. Ms. Lozier advised that there will be recitals but not at this location. Com. Moodhe asked about music sound being generated from the space. Ms. Lozier advised that they do play music and they will be installing sound-absorbing panels.

There were no additional questions or comments from the Commissioners. There were no questions from the audience.

Ch. Cesario entered the Staff Report dated May 2, 2018 as Exhibit 1.

Com. Weinstein asked if any calls were received regarding this petition and if any of the tenants in the building were notified. Mr. Stilling advised that the required public hearing sign was posted at the property and the Village does not notify tenants, just the property owners as required.

Ch. Cesario asked how complaints would be handled. Mr. Stilling responded that any complaints would be addressed on a case by case basis.

The public hearing was closed at 7:50 PM.

Moved by Com. Weinstein, seconded by Com. Khan, to make a positive recommendation to the Village Board to approve the Special Use at 1388 Busch Parkway, subject to the following conditions:

1. *The project shall conform to the plans attached as part of the petition.*
2. *The petitioner shall have a maximum of 33 students/guests and 3 employees for a total of 36 people in their facility at any one time.*
3. *Prior to the issuance of a certificate of occupancy, the petitioner shall provide a drop-off/pick-up plan in a manner acceptable to the Village.*
4. *The special use is granted to Movement and Sound Dance, LLC d/b/a/ Movement and Sound Dance and said special use does not run with the land.*
5. *The special use granted to Movement and Sound Dance, LLC d/b/a/ Movement and Sound Dance may be assignable to subsequent petitioners seeking assignment of this special use as follows:*
   i. *Upon application of a petition seeking assignment of this special use, the Village of Buffalo Grove, in their sole discretion, may approve the assignment administratively, or may refer it to the Planning & Zoning Commission and/or the Village Board for a public hearing.*
   ii. *Such assignment shall be valid only upon the written approval of the Village of Buffalo Grove granting said assignment, which may be granted or denied for any reason.*

Ch. Cesario advised that this area has had success with a variety of uses and this would be a continuation of that.

Com. Moodhe asked Mr. Panarese if these types of uses are becoming a trend. Mr. Panarese explained that he has seen a movement toward kid-friendly activities. He feels as a landlord that these uses work. Com. Moodhe asked staff if this type of use is something that staff wants to address on a general level. Mrs. Woods advised that staff has considered creating a new "light industrial/office/flex district" which seems to attract these types of uses and then reviewing these types of uses on an administrative level. However, she explained that it would be best to wait until the Comprehensive Plan process, which is slated to kick-off later this year to explore that more fully. . Mr. Stilling added that until that analysis occurs, staff wants maintain the special use process.

Com. Cohn added that the Planning & Zoning Commission has always reviewed these types of petitions on a case-by-case basis. However, staff should explore ways to simplify the process.

RESULT:	**RECOMMENDATION TO APPROVE [UNANIMOUS]**
	Next: 5/21/2018 7:30 PM
MOVER:	Mitchell Weinstein, Commissioner
SECONDER:	Zill Khan, Commissioner
AYES:	Moodhe, Cesario, Cohn, Goldspiel, Khan, Weinstein, Au
ABSENT:	Scott Lesser

Regular Meeting

Adjournment

The meeting was adjourned at 8:28 PM

_____

Chris Stilling

APPROVED BY ME THIS 2nd DAY OF May, 2018

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, JUNE 3, 2026

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 Au, PZC Commissioner Moodhe, PZC Commissioner Worlikar, PZC Commissioner Spunt, PZC Commissioner Davis, PZC Commissioner Schwartz, PZC Commissioner Gregory.

Also present were: Trustee Liaison Lester Ottenheimer, Village Attorney Patrick Brankin, Director of Community Development Nicole Woods, Deputy Director of Community Development Michelle House, and Principal Planner Andrew Binder

PUBLIC HEARINGS/ITEMS FOR CONSIDERATION

A. **Consideration of a request for a Special Use for a non-academic school, classes, and instruction in the Industrial District at 1388 Busch Parkway**

Principal Planner Binder provided an overview of the request and indicated that staff is recommending approval.

Kristina Saldarelli, owner of Saldarelli Dance Arts, was sworn in. Ms. Saldarelli shared her more than 25 years of experience in dance education and performance, including her role as an adjunct professor and her longstanding connection to the former studio in Buffalo Grove. She described her new business as a continuation of the prior studio, with no planned changes to the physical space. To ensure safe traffic flow, she implemented staggered class scheduling, designated drop-off spots for parents with younger children, and on-site management. Ms. Saldarelli confirmed that soundproofing measures would be maintained and that she would be mindful of noise levels.

Com. Au asked about parking drop-off and pick-up with the child tutoring center next door.

Saldarelli stated that they are a smaller use and there has been no issues.

Chairperson Weinstein ask what her involvement was with the prior use and whether any changes will be made to the tenant space or use.

Sandarelli stated that while class schedules might evolve, overall operations would remain similar to before.

Village Staff report was entered as Exhibit 1.

The public hearing was closed.

Com. Davis made a motion to make a positive recommendation to the Village Board

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to allow the Special Use for a non-academic school, classes, and instruction in the Industrial District at 1388 Busch Parkway, subject to the conditions in the Staff Report.

The motion was seconded by Com. Worlikar.

Com Neil Worlikar stated that he supports the request, noting that the previous operation set a clear precedent for this use, with nearby compatible uses such as a childcare facility and a golf simulator. He praised Ms. Saldarelli for her thorough presentation.

Com. Moodhe also stated that he supports the request, similar to what Worlikar stated.

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

AYES:	8	Mitchell Weinstein, Amy Au, Adam Moodhe, Neil Worlikar, Marc Spunt, Jason Davis, Don Schwartz, Chad Gregory
NAYS:	0	None
ABSENT:	1	Sujat Saxena

Motion declared Passed.

B. **Consideration of an Amendment to Ordinance 2009-15 as the Village of Buffalo Grove proposes to adopt a new Comprehensive Plan entitled BG2050 Comprehensive Plan.**

Director of Community Development Woods presented the BG2050 Comprehensive Plan, describing it as a major project that was started before COVID, paused during the pandemic, and then resumed with a significantly revised approach to reflect substantial changes in the landscape. She noted that the public comment period, which began on April 6, 2026, is now officially ending with tonight's public hearing. Director Woods provided an overview of the plan's development process, outreach efforts, data collection, existing conditions report, subareas, natural resources, infrastructure, and transportation options. Reviewing the guiding principles helped shape the BG2050 vision. The plan's recommendations focus on land use, subareas, Dundee and Milwaukee, housing, economic development, transportation and accessibility, open space, and natural resources.

Com. Spunt noted that he was interested to see that over 70% of the area is designated for housing, industrial uses, and parks, with 29% remaining open space. He expressed a desire to see more detailed information about areas available for development, especially considering the significant development that has occurred over the past 10 years.

Com. Gregory expressed general support for the plan and offered several specific comments. He commended the inclusion of Accessory Dwelling Units (ADUs) as a potential housing option, describing them as a meaningful tool for adding attainable housing while encouraging gentle density. He raised the issue of parking minimums as a recurring concern before the Commission, advocating for their elimination and noting that outdated parking requirements hamstring businesses and development

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alike while undermining walkability.

Director Woods stated that it is a Comprehensive Plan that deals with land uses and is a vision for the community, and that once the Comp Plan is done, staff will work through the code changes to reflect the Comprehensive Plan. She acknowledged that the Village's zoning code, like many municipal codes, has become antiquated and does not reflect current development patterns, and that a comprehensive overhaul, potentially in the form of a UDO, is needed. She confirmed that parking standards and minimums would be revisited as part of that process.

Com. Gregory also raised the question of how to measure progress on walkability, asking whether commitments or metrics could be incorporated into the plan.

Director Woods encouraged the Commission to think about walkability in terms of land use and development patterns, not merely sidewalk infrastructure, noting that targeted, node-by-node approaches in areas such as The Clove and the Prairie View Metra Station area had been effective. She cautioned against blanket measurable standards, arguing that organic progress tied to development, redevelopment, and funding opportunities tends to be more effective and durable.

Com. Gregory asked whether the plan's characterization of the Prairie View Metra Station area as intentionally not "transit-oriented development," and not calling for it to be walkable with lower ridership, is correct, or whether the Village should be focusing on density in that area and less on parking. He also questioned whether there were any changes planned around the BG station.

Director Woods explained that the NCS line has historically suffered from low frequency and declining ridership, and that the decision was made to center the Prairie View Metra Station Area Plan on place-making and density, with the train station as a supportive component rather than the primary justification, so that the area would remain viable even if Metra service were further reduced or discontinued. She contrasted this with the Buffalo Grove station, which has historically served industrial businesses rather than residential riders and functions differently in the broader context.

Com. Gregory further asked what the Village could do to encourage new development that incorporates renewable energy and sustainable practices.

Director Woods noted that sustainability is broadly defined, that development standards have generally become more stringent over time, and that many redevelopment scenarios inherently require more sustainable approaches due to environmental conditions. She also cited examples such as conservation-oriented land development practices as forms of sustainability already being pursued.

Com. Davis raised two related concerns. The first was the Village's aging demographic profile and whether the plan reflected a preference or a plan for addressing it.

Director Woods acknowledged that while the Village has no stated preference on

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the matter, the aging demographic does necessitate more careful consideration of senior housing options, and that market trends are already driving some developers toward senior-friendly unit types.

Com. Davis's second concern was housing affordability for young professionals and Gen Z residents, and how the Village can attract them. He expressed the challenge from a personal perspective, noting that his adult daughter wishes to remain in Buffalo Grove but struggles to find affordable housing.

Director Woods acknowledged the difficulty, noting that while new construction tends to be expensive by nature, increasing the overall housing supply, including diversifying typologies from single-family detached to single-family attached and multifamily, tends to improve affordability in older stock over time through what she described as a “housing ladder” effect.

Com. Adam Moodhe asked for clarification regarding the specific type of senior housing included in the plan.

Director Woods clarified that the reference was deliberately broad, including age-specific, age-restricted, and amenity-rich housing suitable for aging in place, rather than focusing specifically on assisted living or independent living facilities.

Com. Moodhe also raised the longer-term challenge of aging housing stock, with some homes approaching 75 years old, and asked whether the plan anticipates a scenario in which developers seek to demolish and rebuild on existing residential lots.

Director Woods noted that the future land use map continues to envision these areas as residential, while acknowledging that contextually appropriate redevelopment proposals that deviate modestly from the Comp Plan could be evaluated on their merits, as has always been the case. She expressed a general desire to modernize zoning away from strictly Euclidean approaches toward a more flexible framework.

Com. Moodhe also raised the Prairie View Metra Station as Buffalo Grove's historically strongest or second-strongest station on the NCS line, expressing support for keeping residential density and transit use in mind as development continues in that area.

Director Woods stated that it is still one of the most-used stations, but overall ridership has declined.

Com. Moodhe encouraged the Commission to note the importance of leading pedestrian intervals at intersections near The Clove, given the high pedestrian traffic in that area, and emphasized the importance of requiring bike path connectivity from developers.

Director Woods confirmed that it is already standard practice for staff in all development reviews to require bike path connectivity from developers, noting the

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recent Highbury Club development.

Com. Moodhe noted that a resident walking or biking through Buffalo Grove neighborhoods to various destinations would likely find the community more connected than most suburbs.

Director Woods agreed that the Village's trail network is widely recognized.

Com. Moodhe asked for a definition of “advanced manufacturing” as used in the plan. He expressed some caution about the term being applied too loosely.

Director Woods clarified that the designation relates to the process itself, not the final product. It involves processes that use high technology and workers with advanced degrees. She also mentioned that the Village adopted CMAP's methodology, which uses NAICS codes, to identify qualifying businesses.

Com. Moodhe asked about the five guiding principles and whether Nicole could elaborate on them.

Director Woods walked through each one of them and noted that they help shape the strategies.

Com. Moodhe questioned whether the Village has action plans to make these happen.

Director Woods noted that Strategies and Recommendations are the action plans based on the guiding principles.

Com. Moodhe raised a question about the future land use map, specifically noting what appeared to be the entire Buffalo Grove Golf Course area depicted as mixed-use, which he considered inconsistent with the Lake Cook Corridor Plan's phased approach that preserved most of the golf course as green space.

Chairperson Weinstein elaborated on the concern, comparing the Lake Cook Corridor Plan's three phased stages, which largely preserved the golf course, with the future land use map on page 30 of the draft plan, where the entire golf course appeared to be designated as mixed-use.

Director Woods acknowledged that the map's color scheme might be confusing and clarified that the aim was to portray the Lake Cook Corridor Plan area as a mixed-use zone governed by the corridor's guidelines. She explained that the Lake Cook Corridor Plan outlines potential developments within the Golf Course Area and mentioned she will work to update the color scheme to improve clarity and differentiate the Corridor Plan boundary overlay on the Future Land Use Map.

Com. Moodhe questioned the vacant office space and explored other potential uses.

Director Woods mentioned that the Village could explore potential uses such as medical, housing, and similar options that could align with the existing surrounding

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uses and be logical.

Com. Amy Au raised concerns about public perception of the plan, noting that residents sometimes feel that development decisions contradict the Comprehensive Plan. She also asked how purposeful the Village can be about attracting specific types of businesses or amenities that residents request.

Director Woods stated that Comprehensive Plans are meant to be a guide or vision for the community and recognized the natural tension in comprehensive planning between a document's longevity and its specificity. She highlighted that the Commission and staff evaluate all proposals carefully and avoid rubber-stamping. She stated that the Village's role is to act as a proactive facilitator by creating favorable conditions via zoning, infrastructure, and incentives, rather than dictating exact tenants, which she believes falls outside the Village's proper scope.

Com. Worlikar commended the overall quality of the plan and raised questions about the plan and the infrastructure's capacity to support projected population growth.

Director Woods stated that the Village maintains long-standing agreements with Lake County concerning sewer infrastructure capacity, which are based on expected development densities. Additionally, fiscal impact analyses for new developments assess how these projects will affect Village revenues and expenditures, including public safety services.

Com. Worlikar also noted that the plan did not make explicit the Village's close working relationships with the local school districts and encouraged staff to highlight those partnerships more prominently in the final document.

Director Woods agreed and highlighted the strength of those relationships, including sharing projected demographic and land-use data with school districts to aid long-term facility planning, as well as ongoing discussions about satellite space for the Stevenson High School administration near the Prairie View Metra Station area.

Com. Spunt mentioned that everyone has heard about Sprouts opening at Chase Plaza, and that a restaurant in The Clove has closed down. He asked whether this means that any type of restaurant can take its place.

Director Woods explained that typically, when a business closes, it must follow zoning laws. The Clove, however, faces extra scrutiny due to the redevelopment agreement, which specifies what can be established there. It must be an eatery and meet standards tied to the TIF funds given to the developer. She said the developer knows their options, and communication with them is ongoing. Other potential tenants are also interested in the space.

Com. Moodhe asked whether the same conditions would apply to Aldi.

Brankin noted that the discussion focuses on the Comprehensive Plan as a guiding document and not current zoning enforcement.

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Chairperson Weinstein asked the number of people who were involved in the public input for the Comprehensive Plan.

Director Woods explained that 1,500 participants provided public feedback and comments at events, workshops, surveys, and similar activities. The public comment period featured numerous events and online avenues for sharing feedback, and it started in April and ends tonight.

Trustee Ottenheimer mentioned that a former Planning Commission member praised the Commission's involvement with the plan, highlighting the quality of questions raised. He also described the BG2050 Comprehensive Plan as one of the most impressive comprehensive plans he had seen in his years of involvement with the Village.

The Village Staff report was entered as Exhibit 1.

TJ May, 1221 Johnson Drive, Buffalo Grove, addressed the Commission. He expressed enthusiasm for the plan, praised the Village's “Smart with Heart” identity, and commended the Commission and staff for their ongoing work. He expressed personal interest in transit connectivity and suggested exploring connections to the waterway and adjacent communities.

Com. Davis made a motion to make a positive recommendation to the Village Board for approval of the BG2050 Comprehensive Plan as its new Comprehensive Plan.

The motion was seconded by Com. Worlikar.

Com. Moodhe noted that the one specific map revision discussed—correcting the color treatment of the golf course/Lake Cook Corridor area on the future land use map—should be reflected in the final document.

Director Woods confirmed.

Com. Gregory expressed his support for the plan and regarded it as an excellent initial step toward enhancing density, walkability, and zoning regulations for the upcoming 25 years. He also hopes that the feedback provided will be duly considered.

Chairperson Weinstein expressed strong support for the document and noted his participation in the plan's steering committee. He described the plan as a significant improvement over the prior Comprehensive Plan and noted its value as a public-facing document that potential developers and residents could consult to understand the Village's vision and direction.

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

AYES:	8	Mitchell Weinstein, Amy Au, Adam Moodhe, Neil Worlikar, Marc Spunt, Jason Davis, Don Schwartz, Chad Gregory

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NAYS: 0 None
ABSENT: 1 Sujat Saxena
Motion declared Passed.

REGULAR MEETING

A. **Other Matters for Discussion**
None

B. **Approval of Minutes**

1. **Approval of Draft Minutes of the May 20, 2026 Planning and Zoning Commission Meeting**
Moved by Adam Moodhe, seconded by Jason Davis 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: 1 Sujat Saxena
Motion declared Passed.

C. **Chairperson's Report**
None

D. **Committee and Liaison Reports**
Director Woods gave a summary of COW, including the unveiling of Clove Park.

E. **Staff Report/Future Agenda Schedule**
Binder announced that the next regular meeting would be held on June 17, 2026, with three items on the agenda: a zoning variation for a front porch, a Special Use request in the Industrial District for a non-academic school (martial arts), and a sign variation for the Bolero/Lucky Strike building rebranding. Staff indicated an intent to cancel the July 1, 2026, meeting if possible.

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.

ADJOURNMENT
The meeting was adjourned at 9:15 pm.

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AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: June 15, 2026

AGENDA ITEM 8.g. O-2026-62
Ordinance Amending Chapter 15.14 of the Village Code As It Relates to Adopting the 2024 Illinois Energy Conservation Code.

Contacts

Liaison: Trustee Ottenheimer
Staff: Nicole Woods

Staff Recommendation

Staff recommends approval.

Recommended Motion

I move to approve an ordinance approving an amendment to Chapter 15.14 of the Village Codeas it Relates to Adopting the 2024 Illinois Energy Conservation Code.

Summary

In compliance with the State of Illinois' requirements, the Village is looking to update its code regulations from the 2021 International Energy Conservation Code to the 2024 Illinois Energy Conservation Code. The 2024 Energy Code will apply to all new construction and to the portions of existing buildings that are being remodeled. It will not impose any retroactive requirements on existing structures.

Building staff have reviewed the 2024 Energy Code and have noted the key differences between the 2021 and 2024 codes below.

Updates to referenced standards: The 2024 Energy Code includes updated references to national standards and incorporates additional energy efficiency requirements for commercial and residential construction, including new buildings, additions, alterations, and tenant improvements. The updates place greater emphasis on building performance, energy conservation, and system efficiency.

Compliance and enforcement: The 2024 amendments provide clearer compliance pathways and expanded documentation requirements to demonstrate compliance. Additional provisions have been added for commissioning, controls verification, and performance testing of mechanical and lighting systems. The Code also expands requirements for demand-responsive controls for HVAC, lighting, and water heating systems to reduce energy usage during peak demand periods.

Energy efficiency credits and performance options: The new Code provides additional flexibility for achieving compliance through energy credits and performance-based options. Builders and designers may choose from multiple efficiency strategies to meet the required performance targets. For example, higher-performing windows, lighting systems, or HVAC equipment may offset reductions in other areas, provided the overall building energy performance complies with the Code.

Building envelope requirements: The 2024 Code further strengthens requirements for the building thermal envelope, including insulation, air sealing, and fenestration performance. The updated standards are intended to reduce heat loss during winter months and heat gain during summer months, improving overall energy efficiency and occupant comfort.

Mechanical system updates: The Code increases efficiency standards for HVAC systems and expands requirements for energy recovery ventilation, system controls, and equipment performance. Additional requirements for mechanical ventilation systems help improve indoor air quality while reducing energy consumption.

Lighting requirements: The Code includes more stringent lighting efficiency requirements for both commercial and residential buildings. Enhanced automatic lighting controls, occupancy sensors, and daylight-responsive controls are required in additional building areas to reduce unnecessary energy usage.

Residential Code updates: The residential provisions include updated insulation requirements for walls, ceilings, floors, and basements, along with stricter air sealing standards. Mechanical ventilation requirements have also been revised to improve indoor air quality and energy performance in residential dwellings.

Strategic Alignment

Guiding Principle

Principle 3: Plan and Invest in the Future

Goal

Goal 1: Maintained effective village government: fiscally responsible and providing outstanding, responsive services
Goal 2: Enhanced, beautiful, safe and sustainable neighborhoods

File Attachments

1. Draft Ordinance - Amending Chapter 15.14

ORDINANCE 2026-xxx

AN ORDINANCE AMENDING CHAPTER 15.14 ILLINOIS ENERGY CONSERVATION CODE

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

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. Chapter 15.14 of the Village of Buffalo Grove Municipal Code is hereby amended to read as follows:

15.14.010 - Adoption by reference.

The ~~2021~~ 2024 Edition of the International Energy Conservation Code with Illinois Amendments is adopted by reference.

15.14.020 - Amendments.

The ~~2021~~ 2024 Edition of the International Energy Conservation Code with Illinois Amendments is amended to read as follows:

Section 102.1.1 Above code programs. (Amend to read as follows.) The code official or other authority having jurisdiction shall be permitted to deem a national, state or local energy efficiency program to exceed the energy efficiency required by this code. Buildings approved in writing by such an energy efficiency program shall be considered in compliance with this code. Two sets of compliance statements, such as but not limited to either a REScheck or COMcheck or equal approved energy efficiency program, are required to be submitted by the person responsible for the construction drawings. If a licensed design professional is responsible, these sets are to be signed and sealed by the design professional. The requirements identified as "mandatory" in Chapters 4 and 5 of this code, as applicable, shall be met.

SECTION 2. This Ordinance shall be in full force and effect from and after its passage, approval and publication. The implementation of this Ordinance shall be delayed until July 1, 2026.

AYES: _____
NAYES: _____
ABSENT: _____
PASSED: _____, 2026
APPROVED: _____, 2026

PUBLISHED: _____, 2026

ATTEST:

_____
Janet M. Sirabian, Village Clerk

APPROVED:

_____
Eric N. Smith, Village President

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AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: June 15, 2026

AGENDA ITEM 8.h. O-2026-63
Ordinance Approving the First Amendment to the Intergovernmental Agreement Between the Village of Buffalo Grove and Lake County Regarding the Expansion of the County's Sanitary Sewer Service Area

Contacts

Liaison: President Smith
Staff: Briget Schwab

Staff Recommendation

Staff recommends approval.

Recommended Motion

I move to approve the ordinance approving the First Amendment to the Intergovernmental Agreement between the Village of Buffalo Grove and Lake County regarding the expansion of the County's sanitary sewer service area within the Village.

Summary

Staff Recommendation

Staff recommends approval of the ordinance approving the First Amendment to the Intergovernmental Agreement between the Village of Buffalo Grove and Lake County regarding the expansion of the County's sanitary sewer service area within the Village.

Background

The sanitary effluent generated within the Lake County portion of the Village of Buffalo Grove is treated by the Lake County Public Works Department pursuant to an agreement between the Lake County Board and the Village originally executed in 1972 and most recently updated in 2022. The current twenty-year Sanitary Sewer Service Agreement allows the Village to annex certain designated "Conditional Expansion Areas." Provided these areas meet the development criteria established in the Agreement, the Village may request that Lake County expand its sanitary sewer service area to accommodate such development.

As a result of recent development activity, including the annexation of previously unincorporated and undeveloped properties, the Village has requested that Lake County expand its sanitary sewer service area to include three new developments: Prairie Pointe

Development and Prairie View Development, both townhome developments, and Highbury Subdivision, a single-family residential development.

These developments are identified in the First Amendment to the Agreement, attached to the proposed ordinance as Exhibit A, and are depicted on the revised Municipal Service Area Map, attached as Exhibit B.

Strategic Alignment

Guiding Principle

Principle 3: Plan and Invest in the Future
Principle 5: Partnership with Local Districts
Principle 7: Builds Our Community

Goal

Goal 2: Enhanced, beautiful, safe and sustainable neighborhoods
Goal 5: More livable Buffalo Grove community with leisure experiences for all

File Attachments

1. DRAFT Ordinance - First Amendment to Lake County Sanitary IGA
2. DRAFT - First Amendment to Lake County Sanitary IGA w Exhibit

ORDINANCE 2026-xxx

AN ORDINANCE APPROVING THE FIRST AMENDMENT TO THE INTERGOVERNMENTAL AGREEMENT BETWEEN THE VILLAGE OF BUFFALO GROVE AND LAKE COUNTY REGARDING THE EXPANSION OF THE COUNTY'S SANITARY SEWER SERVICE AREA

WHEREAS, the Village of Buffalo Grove is a home rule unit pursuant to Section 6 of Article VII of the Illinois Constitution; and

WHEREAS, the Village seeks to amend the Intergovernmental Agreement for Sewage Disposal with Lake County to expand the service area to include recently annexed Highbury Club, Prairie Pointe, and Prairie View Towns developments.

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

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

SECTION 2. The Village President and Village Clerk are hereby authorized and directed to execute the First Amendment to the Agreement for Sewage Disposal between the Village of Buffalo Grove and the County of Lake, substantially in the form attached hereto, 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 as provided by law.

AYES: _____
NAYES: _____
ABSENT: _____
PASSED: _____, 2026
APPROVED: _____, 2026
PUBLISHED: _____, 2026

ATTEST: APPROVED:

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Janet M. Sirabian, Village Clerk

Eric N. Smith, Village President

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FIRST AMENDMENT TO THE AGREEMENT FOR SEWAGE DISPOSAL

THIS FIRST AMENDMENT TO THE AGREEMENT FOR SEWAGE DISPOSAL (the "First Amendment"), made and executed this ____ day of _____, 2026, between the VILLAGE OF BUFFALO GROVE, a municipal corporation located in Lake County, Illinois, hereinafter referred to as the "Village", and the COUNTY OF LAKE, Illinois, hereinafter referred to as the "County".

WITNESSETH:

WHEREAS, the County owns and operates a system of interceptor sanitary sewers and wastewater treatment facilities to transport and treat sewage in limited portions of the Southeast Lake Facilities Planning Area; and

WHEREAS, the Village owns and operates a sanitary sewer system used for the collection and transportation of sanitary sewage; and

WHEREAS, the County and the Village entered into an Agreement for Sewage Disposal dated April 12, 2022 (hereinafter referred to as the "Agreement"), under which the Village delivers sewage to the County's sanitary sewer system in the Southeast Regional Area for Treatment services via the County Southeast Plant; and

WHEREAS, under the Agreement, the County has provided sanitary sewer service directly to the incorporated territory of the Village; and

WHEREAS, the Agreement provides in its Section 4.2(D)(2) that the Village may annex certain “Conditional Expansion Areas,” and the Agreement’s Exhibit C-1 sets forth certain development parameters for those areas; and

WHEREAS, the Village has requested that the County expand its sanitary sewer service to three new developments (two developments of townhomes referred to as “Prairie Pointe Development” and “Prairie View Development”, and a development of single family homes referred to as “Highbury Subdivision”) which have been annexed into the Village and are part of the Agreement’s “Area 1” and “Area 10” in its Exhibit C-1, under the lines “South Subarea” and “Central Subarea” in Area 1 and the “East Residential” in Area 10; and

WHEREAS, the County has determined that the expansion of its service area within the Village is feasible and consistent with the Lake County Framework Plan; and

WHEREAS, the County and the Village desire to amend the Agreement to provide for the expansion of the County's sanitary sewer service area within the Village, within which service area the County will provide sewer services directly to certain properties in accordance with the Agreement and this First Amendment; and

NOW, THEREFORE, in consideration of the mutual covenants contained herein, it is hereby agreed as follows:

SECTION 1: General

A. Recitals. The foregoing recitals are incorporated into and made a part of this First Amendment, as if fully set forth here.

B. Definitions. Unless specifically provided otherwise in this First Amendment, the words and phrases in this First Amendment shall have the meanings described to them in the Agreement.

C. The County agrees to serve the Prairie Pointe Development, the Prairie View Development, and the Highbury Subdivision within the criteria set forth for the South Subarea and Central Subareas of Area 1 and the East Residential of Area 10 in Exhibit C-1.

D. With regard to Agreement § 4.2(D)(2)(b), no recapture or other system improvements are contemplated for the Prairie Pointe Development, the Prairie View Development, or the Highbury Subdivision.

E. The Village has confirmed that the school impact fees are based on the Village's fees, and that they satisfy Agreement Sec. 4.2(D)(2)(c).

F. Effect of First Amendment. Except to the extent expressly modified in this First Amendment, all terms, conditions, and provisions of the Agreement shall remain in full force and effect.

SECTION 2: Amendment: Exhibit A Municipal Service Area.

Exhibit A to the Agreement is hereby superseded and replaced by Exhibit A attached hereto, which Exhibit by this reference is incorporated into and made a part of this First Amendment to the Agreement.

SECTION 3: Continued Effect. Except as specifically amended herein, the Agreement shall remain in full force and effect until its expiration date on April 12, 2042.

[Signature page to follow.]

IN WITNESS WHEREOF, the County and the Village have, by their duly authorized officers, set their hands and affixed their seals on the date first above written.

COUNTY OF LAKE

BY: _____
Director, Lake County Department of Public Works Date

ATTEST:

_____
Notary Date

(SEAL)

VILLAGE OF BUFFALO GROVE

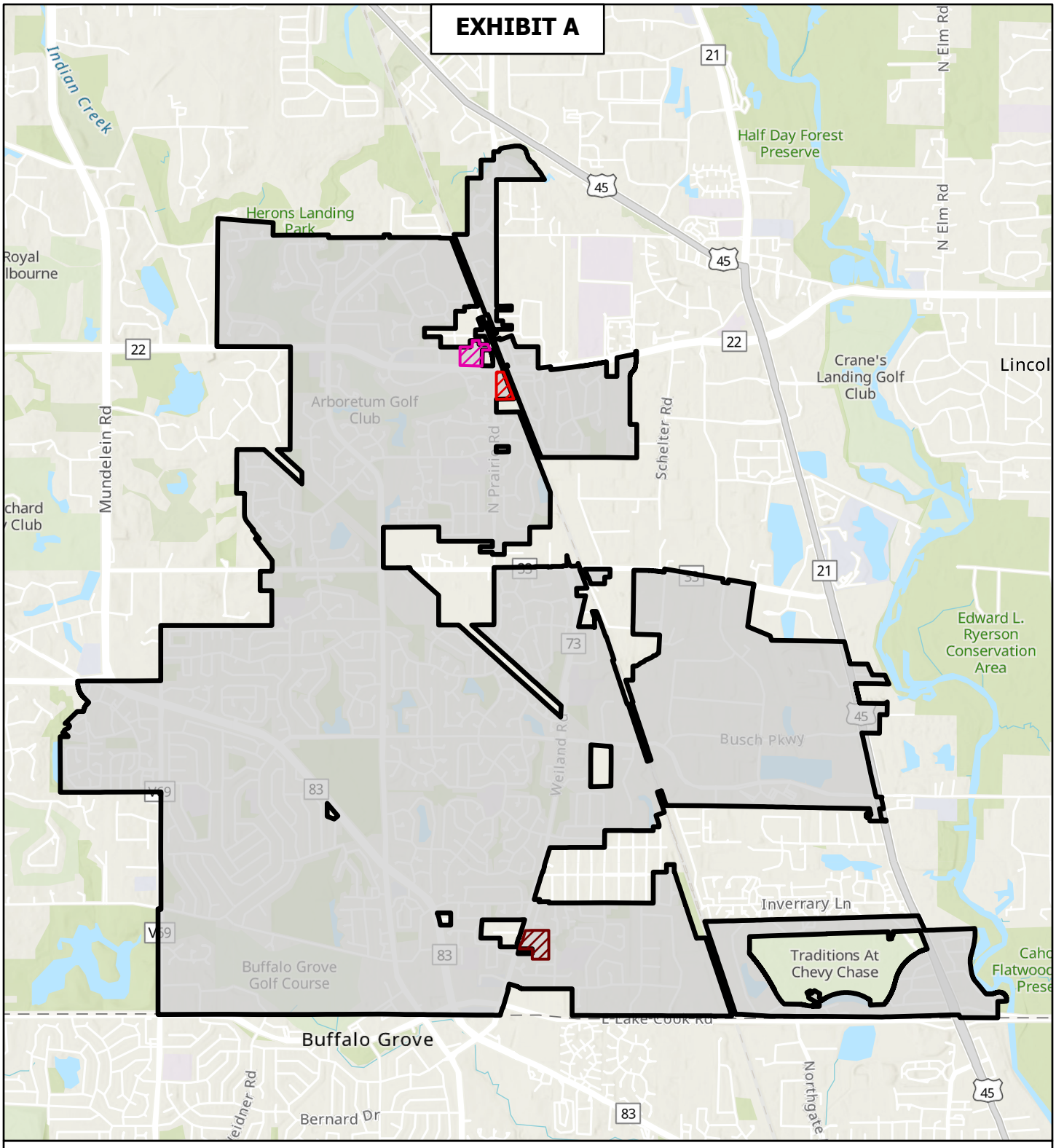
BY: _____
Mayor Date

ATTEST:

_____
Village Clerk Date

(SEAL)

EXHIBIT A
Municipal Service Area
Village of Buffalo Grove



Municipal Service Area
Village Of Buffalo Grove

- Highbury Subdivision
- Prairie Pointe Development
- Prairie View Development
- Municipal Service Area

N

1

Miles

Apr 30, 2026

LakeCounty
Department of Public Works

MapID: 3060

AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: June 15, 2026

AGENDA ITEM 9.a. O-2026-64
Ordinance Approving a Plat of Consolidation, a Preliminary Plan, and a Parking Variation to Allow the Construction of an Approximately 76,500 sq ft Addition at 990 and 1000 Deerfield Parkway.

Contacts

Liaison: Trustee Ottenheimer
Staff: Nicole Woods

Staff Recommendation

Staff recommends approval.

Recommended Motion

I move to approve an ordinance approving a Plat of Consolidation, a Preliminary Plan, and a parking variation to allow the construction of an approximately 76,500 sq ft addition at 990 and 1000 Deerfield Parkway.

Summary

See attached memorandum.

Strategic Alignment

Guiding Principle

Principle 3: Plan and Invest in the Future

Goal

File Attachments

1. Memo - Siemens Addition - 990 - 1000 Deerfield Pkwy
2. DRAFT Ordinance - 990-1000 Deerfield Pkwy - Siemens
3. DRAFT Ordinance - Exhibit B. Plan Set
4. DRAFT Ordinance - Exhibit C. PZC Minutes May 20, 2026
5. Letter to CRE Deerfield Associates

MEMORANDUM

DATE:	June 15, 2026
TO:	Village Manager Dane Bragg
FROM:	Nicole Woods, Community Development Director Andrew Binder, Principal Planner
SUBJECT:	990-1000 Deerfield Pkwy – Siemens Addition – Approval of a Plat of Consolidation, a Preliminary Plan, and a parking variation to allow the construction of an approximately 76,500 sq ft addition.

RECOMMENDATION

Staff recommends that the Village Board approve an Ordinance granting approval of a Plat of Consolidation, a Preliminary Plan, and a parking variation to allow the construction of an approximately 76,500 sq ft addition at 990 and 1000 Deerfield Parkway, subject to the conditions in the attached Ordinance.

PROJECT BACKGROUND

CRE Deerfield Associates, LLC, plans a 76,500-square-foot warehouse expansion for their tenant, Siemens, connecting the new warehouse to the existing office building at 1000 Deerfield Parkway. The addition will be built on the site of the former Siemens office building at 990 Deerfield Parkway, which was demolished in 2023. The petitioner has submitted a Plat of Consolidation to merge the lots. The project also includes site improvements such as parking lot upgrades, lighting, and landscaping.

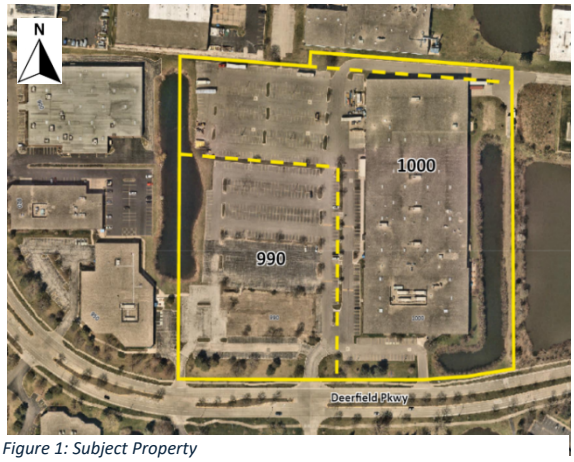


Figure 1: Subject Property

The proposed project requires approval of a Plat of Consolidation, a Preliminary Plan, as well as a parking variation to allow fewer parking spaces than are required for the warehouse and office use

PLANNING & ZONING ANALYSIS

Siemens has its corporate headquarters for its Smart Infrastructure Building division for North America at 1000 Deerfield Pkwy. They are proposing a 76,500 warehouse addition that will connect to the existing office and effectively expand their warehouse and distribution operation. The south parking lot will be

modified, and the area next to the building addition will be regraded to accommodate the addition. The existing office at 1000 Deerfield Pkwy will have no changes in operation.

The proposed warehouse use is permitted in the Industrial District, and the addition meets the setback and bulk requirements within the Industrial District.

The addition will be constructed using steel frames, while the exterior will feature precast concrete panels. The existing office building will undergo façade updates to match the new addition. Staff will work with the Petitioner to ensure the addition and the existing building are coordinated. Ground-mounted pole lighting will illuminate the parking lot and the proposed lighting complies with the Village illumination standards. The landscape plan includes tree plantings in parking lot islands and trees along Deerfield Parkway. The Village Forester reviewed the plan and has no concerns.

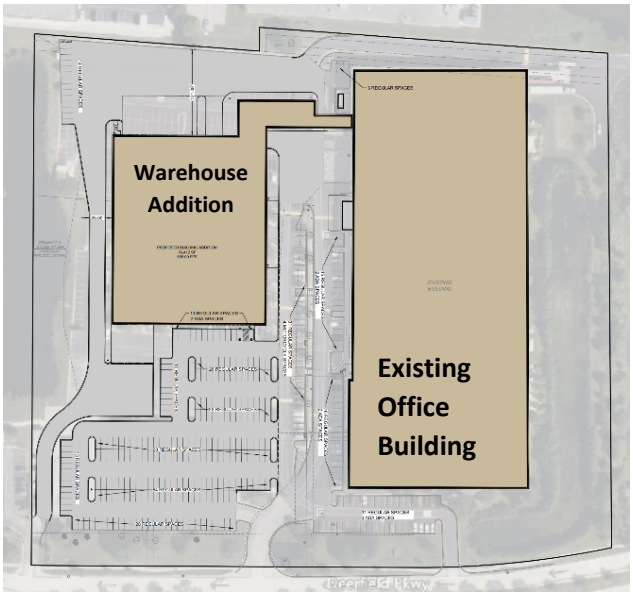


Figure 2: Proposed Site Plan

Parking & Vehicular Accessibility

There are three existing access drives to the site: two full-access drives along Deerfield Parkway and one additional access drive that connects to Barclay Boulevard through the property at 1050 Barclay Blvd, for which an access easement agreement is already in place. The new configuration still allows ample semi-truck maneuverability.

Per the Zoning Code, 378 parking stalls are required with the proposed addition and existing office building. The Petitioner is requesting a variation to allow for 348 stalls, 30 fewer than required. This variation is reasonable given the large number of stalls offered, and Siemens its operations do not require parking in excess of what is being provided.



Figure 3: Rendering from the Southwest Corner of the site

Lot Consolidation

The Siemens office building at 1000 Deerfield Parkway will be consolidated with the parking lot and the former office site at 990 Deerfield Parkway. A north lot connected by an access road will merge with these, creating one unified parcel.

Stormwater & Engineering

Village engineering staff have reviewed the preliminary submittal and found the preliminary concepts to be acceptable. Final engineering plans shall provide the additional level of detail necessary for construction, and these plans will be reviewed by engineering staff to ensure compliance with all codes.

PUBLIC HEARING COMMENTS

No comments were received before the public hearing, and no members of the public were present at the meeting to discuss this project. Following the public hearing, the Village received correspondence from legal counsel representing an adjacent property owner regarding private declarations that may affect several properties in the area. The letter indicates that, although the association responsible for administering the declarations has recently been dissolved, the property owner wished to bring the matter to the petitioner's attention. The correspondence further states that the property owner does not object to the proposed development. Staff notes that any private declarations do not affect the Village's consideration of the petition.

PLANNING & ZONING COMMISSION (PZC) RECOMMENDATION

The PZC **unanimously recommended approval** to allow a Plat of Consolidation, a Preliminary Plan, and a parking variation to allow the construction of an approximately 76,500 sq ft addition at 990 and 1000 Deerfield Parkway, subject to the following conditions:

1. The proposed development shall be constructed in substantial conformance with the plans attached.
2. Final Engineering Plans shall be submitted in a manner acceptable to the Village.
3. Final Landscaping Plan shall be submitted in a manner acceptable to the Village.
4. The Plat of Consolidation shall be submitted in a manner acceptable to the Village.
5. The final elevations and colors of both buildings shall be coordinated, and the Petitioner shall work with staff to ensure they are submitted in an acceptable manner.
6. Any directional or incidental signage added to the site shall be reviewed administratively by staff.

ORDINANCE 2026-xxx

AN ORDINANCE APPROVING A PLAT OF CONSOLIDATION, A PRELIMINARY PLAN, AND ZONING VARIATION TO ALLOW THE CONSTRUCTION OF A WAREHOUSE ADDITION AT 990-1000 DEERFIELD PARKWAY

Siemens Addition
990-1000 Deerfield Parkway

WHEREAS the Village of Buffalo Grove is a Home Rule Unit pursuant to the Illinois Constitution of 1970; and

WHEREAS the real properties ("Property") located at 990 Deerfield Parkway, Buffalo Grove, IL is improved with a parking lot on approximately 5.37 acres in the I: Industrial District, and 1000 Deerfield Parkway, Buffalo Grove, IL is improved with a stand-alone office building on approximately 11.02 acres in the I: Industrial District, and is hereinafter legally described in Exhibit A; and,

WHEREAS, CRE Deerfield Associates, LLC ("Petitioner") is the owner of the Properties and has filed a petition to construct a warehouse addition, with a new parking lot, lighting, and landscaping on the subject property, and is requesting the following approvals:

1. Plat of Consolidation; and

2. Preliminary Plan; and

3. The following Variation from the Zoning Code:
    a. Variation to Section 17.36.040 to allow fewer parking spaces than are required for a warehouse and office use;

WHEREAS the Planning & Zoning Commission held a public hearing on May 20, 2026, concerning the request for approval of the Plat of Consolidation, Preliminary Plan, and a zoning variation for the warehouse addition; and

WHEREAS the Planning & Zoning Commission made findings of fact and determined that the petition meets the criteria for the Variation standards as set forth in the Buffalo Grove Zoning Ordinance, and as described in the minutes attached hereto as Exhibit C; and

WHEREAS the Planning & Zoning Commission voted 7-0 to recommend approval of the requested Plat of Consolidation, Preliminary Plan, and a zoning variation for the warehouse addition; and

WHEREAS the Corporate Authorities of the Village of Buffalo Grove hereby determine and find that the requested Plat of Consolidation, Preliminary Plan, and a zoning variation are reasonable and will serve the best interests of the Village; and

WHEREAS, the proposed development shall operate in accordance with and pursuant to the following exhibits:

EXHIBIT A	Legal Description of the Property
EXHIBIT B	Plan Set
EXHIBIT C	Minutes from May 20, 2026 Planning & Zoning Commission Meeting

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 Plat of Consolidation, a Preliminary Plan, and a parking variation to allow the construction of a warehouse addition at 990 and 1000 Deerfield Parkway, subject to the following conditions:

1. The proposed development shall be constructed in substantial conformance with the plans attached.
2. Final Engineering Plans shall be submitted in a manner acceptable to the Village.
3. Final Landscaping Plan shall be submitted in a manner acceptable to the Village.
4. The Plat of Consolidation shall be submitted in a manner acceptable to the Village.
5. The final elevations and colors of both buildings shall be coordinated, and the Petitioner shall work with staff to ensure they are submitted in an acceptable manner.
6. Any directional or incidental signage added to the site shall be reviewed administratively by staff.

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: _____, 2026
APPROVED: _____, 2026
PUBLISHED: _____, 2026

ATTEST: APPROVED:

_____ _____
Janet M. Sirabian, Village Clerk Eric N. Smith, Village President

smart. with heart.
50 Raupp Blvd, Buffalo Grove, IL 60089 847-459-2500 vbg.org

EXHIBIT A

Legal Description
Siemens Addition
990-1000 Deerfield Parkway

SUBJECT PROPERTY COMMON ADDRESS: 990 Deerfield Parkway
1000 Deerfield Parkway

PARCEL INDEX NUMBERS: 15-27-305-024, 15-27-408-004, 15-27-408-005

LEGAL DESCRIPTION:

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Buffalo Grove, County of Lake, State of Illinois.

TRACT A

Lot 10A in Covington Corporate Center First Resubdivision, Being a Resubdivision of Lot 10 in Covington Corporate Center Unit 1 of Part of the South 1/2 of Section 27, Township 43 North, Range 11, East of the Third Principal Meridian, According to the Plat of Said Covington Corporate Center First Resubdivision recorded February 26, 1988, as Document Number 2660293, in Lake County, Illinois.

TRACT B

Lot 1 in Covington Corporate Center Fourth Resubdivision, Being a Resubdivision of Lot 10B in Covington Corporate Center First Resubdivision and Part of the South 1/2 of Section 27, Township 43 North, Range 11, East of the Third Principal Meridian, according to the Plat of said Covington Corporate Center Fourth Resubdivision recorded October 7, 1992, as Document Number 3222654, in Lake County, Illinois.

DRAFT

EXHIBIT B

Plan Set
Siemens Addition
990-1000 Deerfield Parkway

DRAFT

EXHIBIT C

Minutes from May 20, 2026, Planning & Zoning Commission Meeting
Siemens Addition
990-1000 Deerfield Parkway

DRAFT

Narrative Statement / Use Description

In an effort to retain a long-term tenant in the Buffalo Grove community, and specifically at 1000 Deerfield Pkwy in Covington Corporate Center, CRE Deerfield Associates LLC wishes to expand onto its existing building an approx. 78,000 sf distribution Center. Our tenant, Siemens, currently operates its corporate headquarters for its Smart Infrastructure Buildings division for North America at 1000 Deerfield Pkwy, and has identified a need for increasing output of the technology manufactured / assembled at the facility, necessitating the requested addition. No changes are proposed in the operation of the existing building, but Siemens requires the construction of the addition in order to consolidate off-site warehouse and distribution for increased efficiency and reduction in operating costs. Peak employee hours in the addition will be 6am to 3pm, Monday through Friday. A 24 hour operation is not planned.

The basic building design and construction proposed will accommodate a 36-foot clear height to the underside of structural steel of the building roof framing to facilitate Siemens' racking program. The addition is to be constructed of internal steel frame on traditional spread footings. The building skin will be load-bearing, insulated, precast concrete panels with storefront glazing and composite metal panel canopies at the main entry areas. The parking lot south of the building will be modified and the area adjacent to the building addition will be regraded to accommodate the addition. A 26' wide roadway will continue to provide access for the facility to both Barclay Blvd and Deerfield Pkwy.

We are requesting the following approvals from the Village:

1. Consolidation of three lots of record into a single lot;
2. Preliminary Plan approval;
3. Appearance and landscape approval; and
4. A possible variation reducing the number of required parking spaces.

We will provide copies of all documentation necessary to consider our requests.

Community Development Department
50 Raupp Boulevard, Buffalo Grove, IL 60089
Phone: 847-459-2530 | www.vbg.org

Zoning Variation Standards

During your testimony at the Public Hearing you need to testify and present your case for the variance by addressing the three (3) standards listed below:

The regulations of this Title shall not be varied unless findings of fact are made based upon evidence presented at the hearing that:

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;

   Response:

   The variation being requested in the number of required parking spaces is in keeping with the parking projections provided by Siemens, the tenant. Without the variation, Applicant would not be able to develop the property to its maximum ability in order to align with Siemens' requirements. This would result in Applicant being unable to retain Siemens as a tenant resulting in the property failing to yield a reasonable return.

2. The plight of the owner is due to unique circumstances;

   Response:

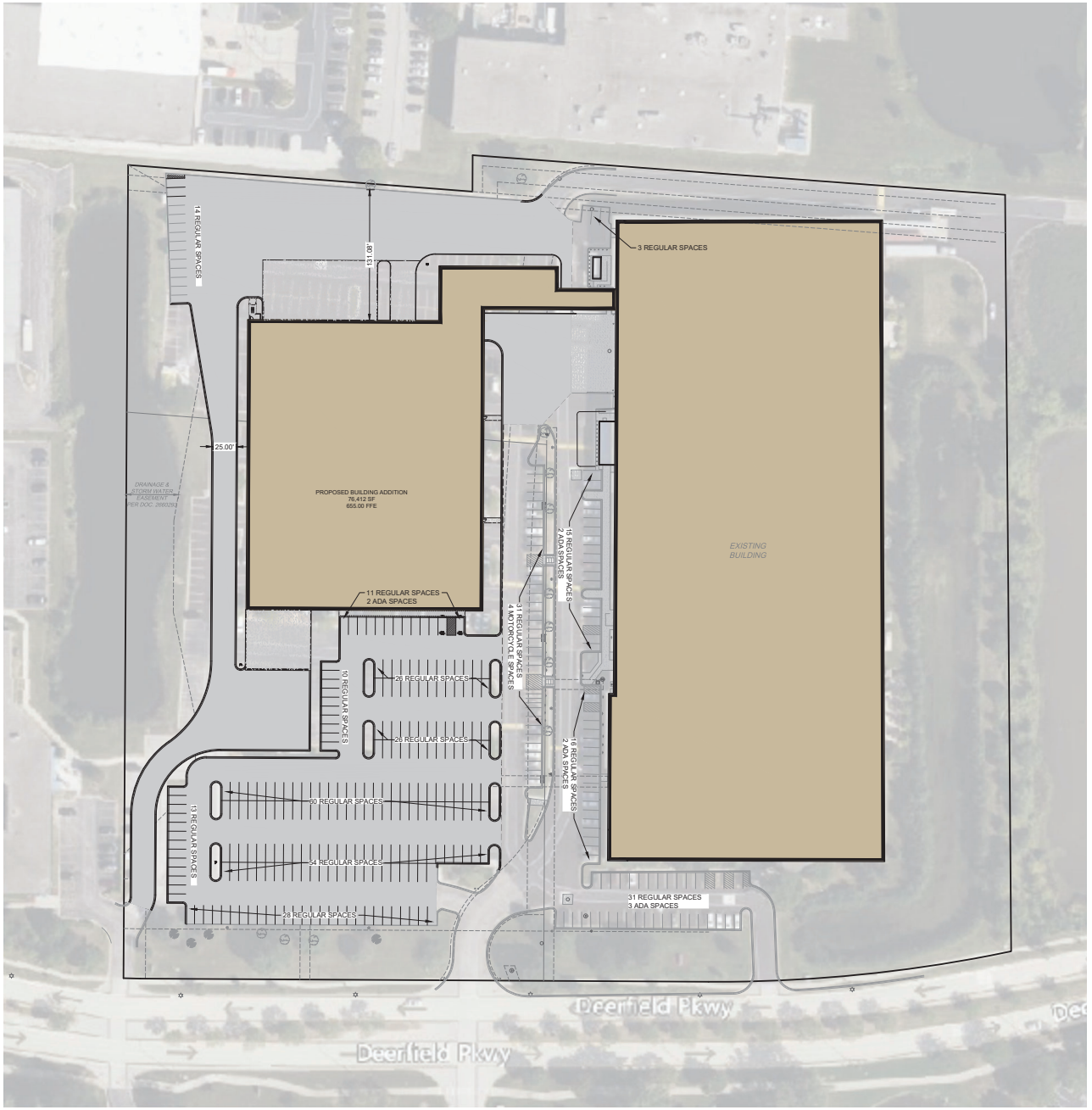
   Siemens is the sole tenant of the expanding facility and because of their employee mix and count it is anticipated that their use will not require more than 347 stalls which is a unique circumstance.

3. The proposed variation will not alter the essential character of the neighborhood

   Response:

   The neighborhood is developed with similar uses of industrial use and the variation will not alter the character of the neighborhood as all employees will still be parking onsite.

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SITE DATA TABLE

EXISTING PARKING STALLS	740
PARKING STALLS REMOVED	389
PROPOSED PARKING STALLS	347
PROPOSED MOTORCYCLE PARKING STALLS	4
REQUIRED ADA STALLS	8
PROPOSED ADA STALLS	9

WARE MALCOMB assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.

0 25 50 100
SCALE: 1" = 50'

WARE MALCOMB
CIVIL ENGINEERING
1315 22nd street
suite 410
oak brook, il 60523
p 630.218.0063
waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

SIEMENS EXPANSION
PRELIM ENGINEERING PLANS
1000 DEERFIELD PARKWAY
BUFFALO GROVE, IL 60089

PRELIMINARY OVERALL SITE PLAN

NO	DATE	REMARKS
1	01/16/2026	ISSUED FOR ENTITLEMENT SUBMITTAL

JOB NO.:	CHI24-0094
PA / PM:	JG
DESIGNED:	GS
DATE:	01/16/2026
PLOT DATE:	02/09/26

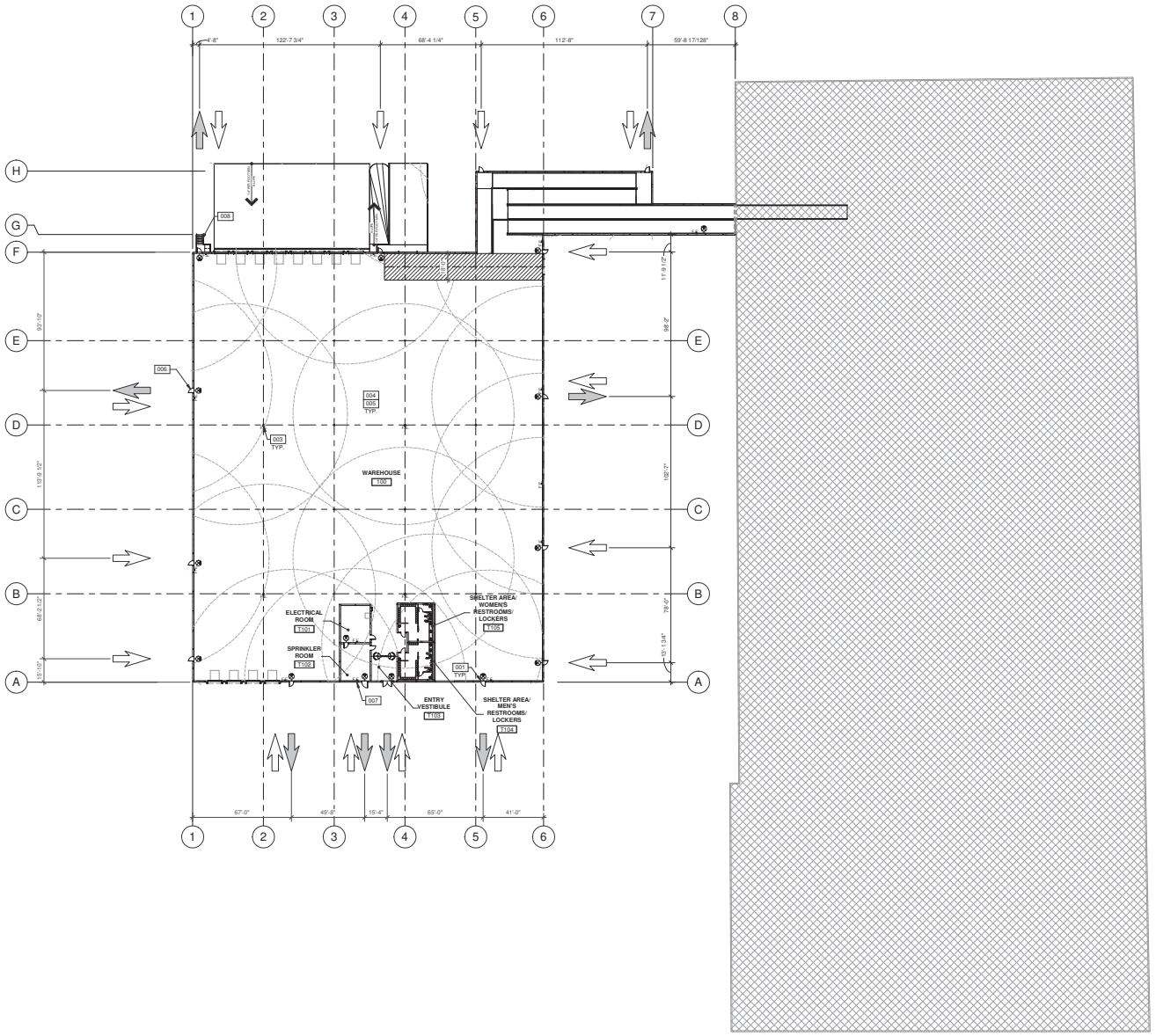
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Sheet 1 of 1

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NOT FOR CONSTRUCTION

P:\CHI\24\0094\00\Civil\CAD\Sheets\Exhibits\2026-02-06_Overall Site Plan\CHI24-0094_C3.0_Overall Site Plan.dwg 02/09/2026 1:36 PM GSITHAMMAVONG 1:1

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1"=30'
0 15' 30' 60' 150'

OVERALL OCCUPANCY AND EGRESS PLAN
SCALE: 1" = 30'-0"

KEYNOTES:

SEE SHEET A010 FOR GENERAL NOTES

001 ALL REQUIRED EXITS TO RECEIVE WALL-MOUNTED TACTILE SIGNS, INDICATING "EXIT".

003 PROVIDE AT LEAST ONE (1) FIRE EXTINGUISHER, WALL/ COLUMN HUNG/ MOUNTED WITH BRACKET AND WITH A MINIMUM RATING OF: 2A-10B:C (FOR OFFICE), AND 4A-80B:C (FOR WAREHOUSE). FIRE EXTINGUISHERS TO BE PROVIDED WITHIN A 75'-0" MAXIMUM TRAVEL DISTANCE PER 906.3 FOR EVERY 3,000 SQUARE FEET OR PORTION THEREOF ON EACH FLOOR AS REQUIRED BY CODE AND PER THE FIRE MARSHAL'S FINAL INSPECTION. MOUNT TOP OF FIRE EXTINGUISHER NO HIGHER THAN 48" A.F.F.

004 POSTED SIGNS SHALL BE OF AN APPROVED LEGIBLE PERMANENT DESIGN AND SHALL BE MAINTAINED BY THE OWNER OR AUTHORIZED AGENT.

005 ILLUMINATION SHALL BE PROVIDED IN THE MEANS OF EGRESS IN ACCORDANCE WITH SECTION 1008.3.

006 DEDICATED ADA ACCESSIBLE EGRESS DOOR.

007 PROVIDE KNOX-BOX AT THE FRONT ENTRANCE AND AT THE F.A.C.P. ROOM DOOR LOCATION. INSTALL AT 5'-0" ABOVE FINISHED FLOOR. COORDINATE FINAL LOCATION WITH FIRE INSPECTOR/ A.H.J.

008 PROVIDE BATTERY BACKUP ILLUMINATED EXTERIOR AREA OF ASSISTED RESCUE SIGN AND TACTILE SIGN IN COMPLIANCE WITH ICC A117.1 AT ALL EXIT DOORS WITH ASSOCIATED EXTERIOR AREA FOR ASSISTED RESCUE.

EGRESS ANALYSIS

FUNCTION (SPACE OCCUPANCY)	IN/ GROSS AREA (SF)	F/ IBC/ IFC OCC. FACTOR 1004.5	OCU = N/F OCCUPANT LOAD	NUMBER OF EXITS REQ'D 1006	DOOR (AND OTHER EGRESS COMPONENTS) WIDTH REQ'D 1005.3.1	NUMBER OF 36" CLR. EXITS PROVIDED (PER PLAN)	NUMBER OF 44" CLR. EXITS PROVIDED (PER PLAN)	NUMBER OF 84" CLR. EXITS PROVIDED (PER PLAN)	DOOR WIDTH PROVIDED
WAREHOUSE S-1	77,420	500	162	3	500" / 3 = 100"	10	-	-	-

STAIR WIDTH CALCULATIONS:

NUMBER OF OCCUPANTS PER STAIR: 48
STAIR WIDTH REQUIRED (1005.3.1): 15.4" EACH

STAIR WIDTH PROVIDED: 48" EACH

MAX. TRAVEL DISTANCE TO EXITS

MAXIMUM TRAVEL DISTANCE TO EXITS (1017.2 SPRINKLERED BUILDING)

S-1 STORAGE (MODERATE-HAZARD WAREHOUSE)..... 400' MAX.

*1017.2.2 GROUPS F-1 AND S-1 INCREASE

THE MAXIMUM EXIT ACCESS TRAVEL DISTANCE SHALL BE 400 FEET (122 M) IN GROUP F-1 OR S-1 OCCUPANCIES WHERE ALL OF THE FOLLOWING CONDITIONS ARE MET:
1. THE PORTION OF THE BUILDING CLASSIFIED AS GROUP F-1 OR S-1 IS LIMITED TO ONE STORY IN HEIGHT.
2. THE MINIMUM HEIGHT FROM THE FINISHED FLOOR TO THE BOTTOM OF THE CEILING OR ROOF SLAB OR DECK IS 24 FEET (7315 MM).
3. THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1.

3206.7.5 NUMBER OF DOORS REQUIRED.

THE REQUIRED FIRE DEPARTMENT ACCESS DOORS SHALL BE DISTRIBUTED SUCH THAT THE LINEAL DISTANCE BETWEEN ADJACENT FIRE DEPARTMENT ACCESS DOORS DOES NOT EXCEED 125 FEET (38 100 MM) MEASURED CENTER TO CENTER.

WALL/ PARTITION LEGEND

EXISTING EXTERIOR WALL

NON-RATED WALL/ PARTITION

LEGEND

DISCERNIBLE PATH OF TRAVEL, 44" MIN. CLEAR WIDTH EGRESS ROUTE. PROVIDE STRIPING, BOLLARDS OR RAILS AS NECESSARY.

REQUIRED EXIT

FIRE DEPARTMENT ACCESS

EXISTING EXIT

MAXIMUM TRAVEL DISTANCE.

400'
400'
TRAVEL DISTANCE TO EXIT

75' RADIUS OF FIRE EXTINGUISHER

F.E.
FIRE EXTINGUISHER

WALL-MOUNTED ILLUMINATED EMERGENCY EXIT SIGN ABOVE DOOR WITH BATTERY POWERED BACK-UP. SHADED QUADRANT INDICATES FACE OF LETTERING.

ADDITIONAL DIRECTIONAL EXIT SIGNS MAY BE REQUIRED PRIOR TO FINAL INSPECTION AND SUBJECT TO BUILDING INSPECTOR.

EXIT SIGN TO BE CENTERED WITH THE DOOR.

WARE MALCOMB
ARCHITECTURE | INTERIORS | BRANDING
CIVIL ENGINEERING | MEP/ STRUCTURAL ENGINEERING | BUILDING MEASUREMENT
1315 22nd St #410
Oak Brook, IL 60523
P 630.218.0063
State of Illinois Design Firm Registration No.: 184-004069

DD Progress Set
01/16/2026

SIEMENS EXPANSION
900 DEERFIELD PARKWAY
BUFFALO GROVE, ILLINOIS 60089

OVERALL OCCUPANCY AND EGRESS PLAN

DATE	REMARKS

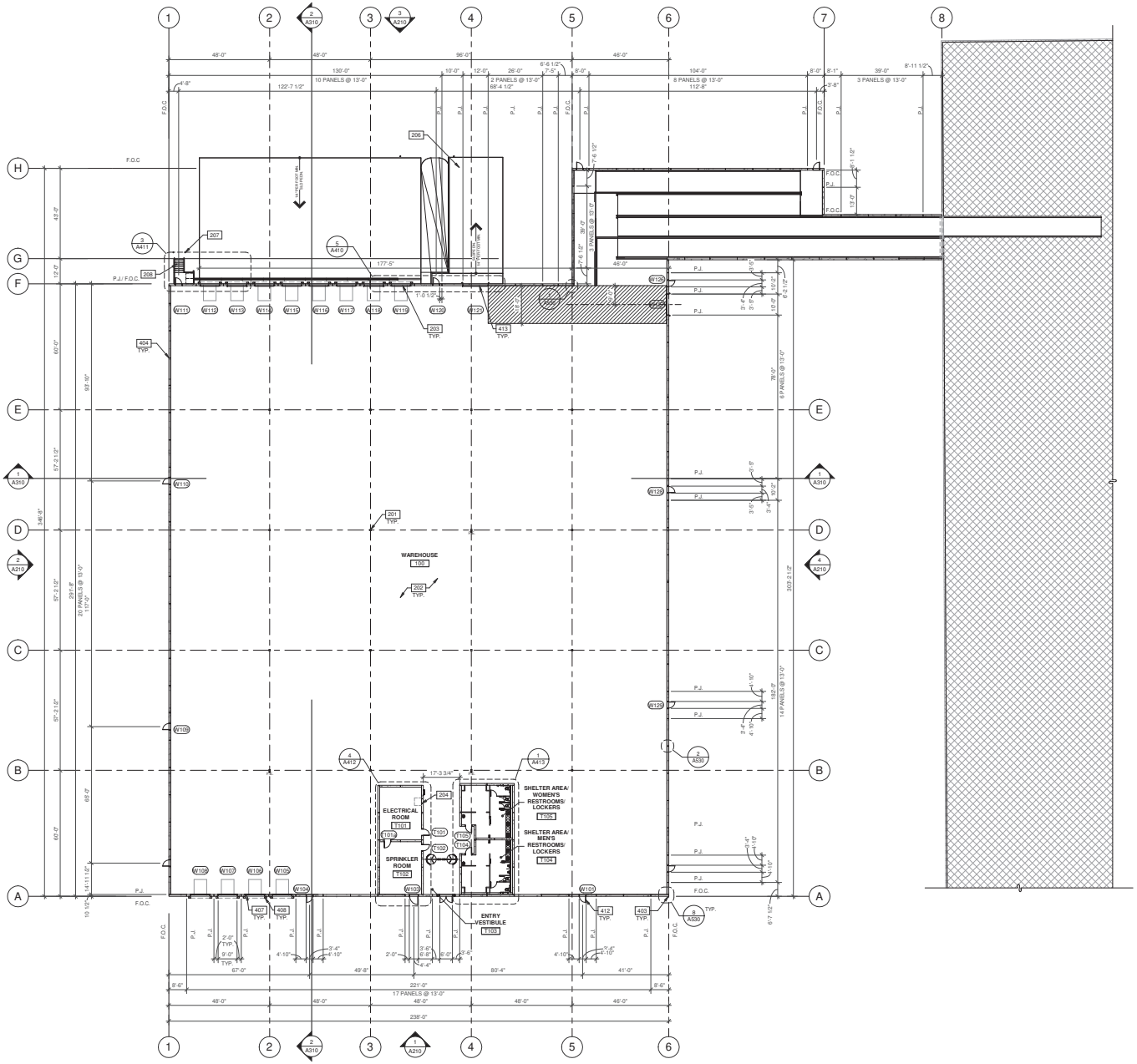
PA/PM:	M. MORO
DRAWN BY.:	V.O. / J.M. / A.P.
JOB NO.:	CH24-0094-00

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FLOOR PLAN
SCALE: 1" = 20'-0"

KEYNOTES:

SEE SHEET A010 FOR GENERAL NOTES

201 STRUCTURAL STEEL COLUMN.
202 CONCRETE SLAB. PROVIDE VAPOR RETARDER AT THE PROPOSED OFFICE AREA PER SOIL REPORT. PROVIDE SEALER FOR THE CONCRETE FLOOR AREA IN THE WAREHOUSE.
203 [EXIST: 7'X8'] [HYDRAULIC/ MECHANICAL] DOCK LEVELER AND PIT.
204 ROOF ACCESS LADDER. FOR ACCESS LADDERS OVER 24'-0" PROVIDE FALL ARREST SYSTEM PER NEW OSHA GUIDELINES AND REQUIREMENTS. VERIFY ROOF JOIST LOCATIONS WITH STRUCTURAL DRAWINGS.
206 CONCRETE DRIVE-IN RAMP. REFER TO CIVIL.
207 STEEL BOLLARD. CONCRETE-FILLED PAINTED SAFETY YELLOW.
208 EXTERIOR STEEL STAIR, ALL COMPONENTS GALVANIZED.
403 WRAP REVEALS AT EXPOSED ENDS.
404 CONCRETE WALL JOINT.
407 DOCK BUMPER.
408 DOCK SEAL.
412 SERVICE/ MAN DOOR. COLOR: TO MATCH ADJACENT CONCRETE PANEL COLOR. REFER TO ENVELOPE ASSEMBLY NOTES AND DOOR SCHEDULE.
413 HIGH LIFT OVERHEAD SECTIONAL DOOR. FACTORY PAINTED FINISH. REFER TO ENVELOPE ASSEMBLY NOTES AND DOOR SCHEDULE.

LEGEND

INDICATES AREA NOT IN CONTRACT (N.I.C.)

WALL/ PARTITION LEGEND

PRECAST CONCRETE WALL
CONCRETE MASONRY WALL

N
NOT TO SCALE

WARE MALCOMB
ARCHITECTURE | INTERIORS | BRANDING
CIVIL ENGINEERING | MEP/ STRUCTURAL ENGINEERING | BUILDING MEASUREMENT
1315 22nd St #410
Oak Brook, IL 60523
P 630.218.0063
State of Illinois Design Firm Registration No.: 184-004069

DD Progress Set
01/16/2026

SIEMENS EXPANSION
900 DEERFIELD PARKWAY
BUFFALO GROVE, ILLINOIS 60089

FLOOR PLAN

DATE	REMARKS

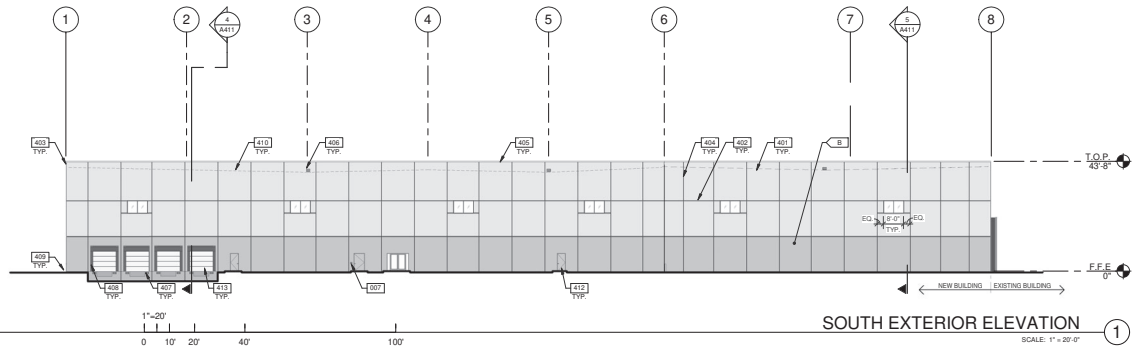
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DRAWN BY.:	V.O. / J.M. / A.P.
JOB NO.:	CH24-0094-00

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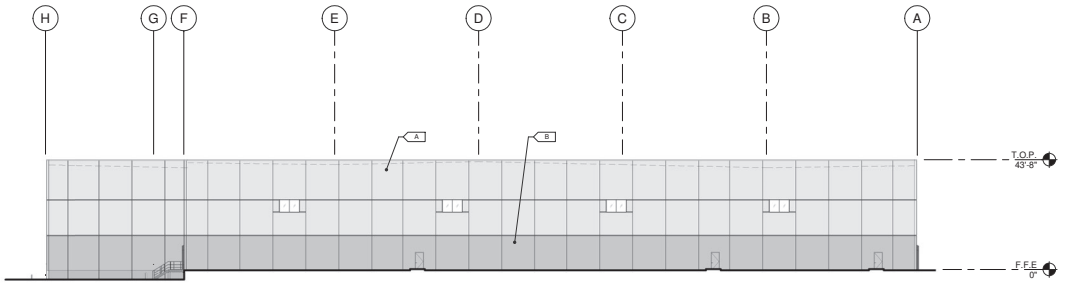
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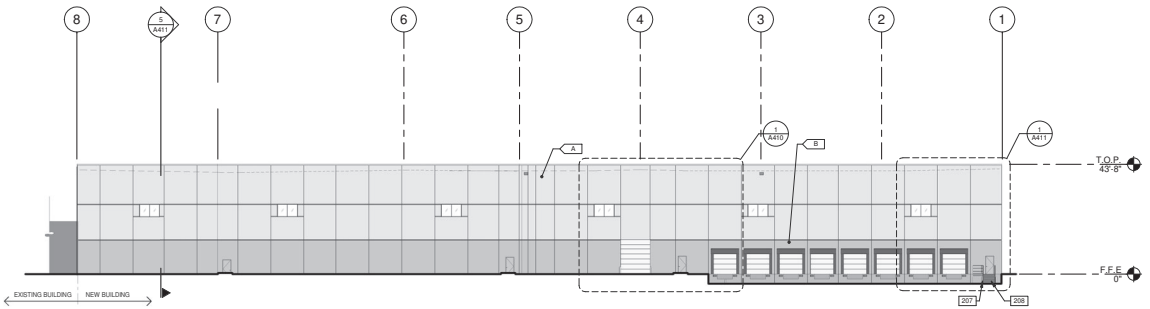
SOUTH EXTERIOR ELEVATION 1

SCALE: 1" = 20'-0"



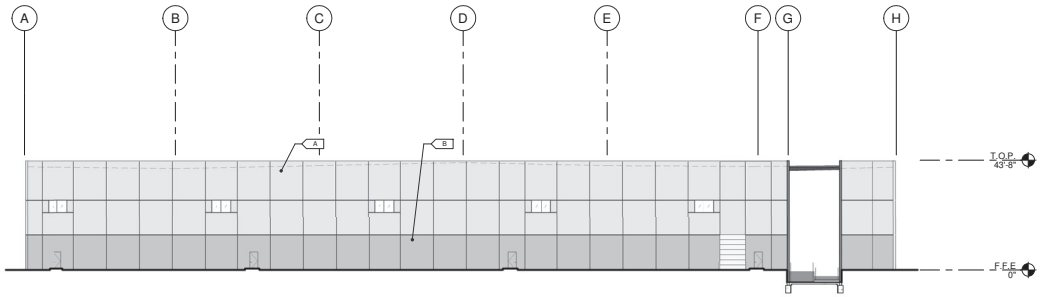
WEST EXTERIOR ELEVATION 2

SCALE: 1" = 20'-0"



NORTH EXTERIOR ELEVATION 3

SCALE: 1" = 20'-0"



EAST EXTERIOR ELEVATION 4

SCALE: 1" = 20'-0"

KEYNOTES:

SEE SHEET A010 FOR GENERAL NOTES

007	PROVIDE KNOX-BOX AT THE FRONT ENTRANCE AND AT THE F.A.C.P. ROOM DOOR LOCATION, INSTALL AT 5'-0" ABOVE FINISHED FLOOR. COORDINATE FINAL LOCATION WITH FIRE INSPECTOR/ A.H.J.
207	STEEL BOLLARD, CONCRETE-FILLED PAINTED SAFETY YELLOW.
208	EXTERIOR STEEL STAIR, ALL COMPONENTS GALVANIZED.
401	PRECAST CONCRETE WALL/ PANEL, PAINTED. REFER TO ENVELOPE ASSEMBLY NOTES.
402	2" C-REVEAL.
403	WRAP REVEALS AT EXPOSED ENDS.
404	CONCRETE WALL JOINT.
405	CONTINUOUS PRE-FINISHED METAL COPING TO BE PROVIDED AT THE TOP OF WALL PANELS. COPING COLOR TO MATCH PAINT COLOR AT THE TOP OF EACH CONCRETE PANEL.
406	OVERFLOW SCUPPER OPENING (THROUGH WALL SCUPPER) TO BE SIZED PER APPLICABLE PLUMBING CODE. REFER TO PLUMBING DRAWINGS.
407	DOCK BUMPER.
408	DOCK SEAL.
409	FINISH GRADE VARIES. REFER TO CIVIL DRAWINGS.
410	LINE OF ROOF BEYOND.
412	SERVICE/ MAN DOOR. COLOR: TO MATCH ADJACENT CONCRETE PANEL COLOR. REFER TO ENVELOPE ASSEMBLY NOTES AND DOOR SCHEDULE.
413	HIGH LIFT OVERHEAD SECTIONAL DOOR. FACTORY PAINTED FINISH. REFER TO ENVELOPE ASSEMBLY NOTES AND DOOR SCHEDULE.

LEGEND

GLASS:

VISION GLASS

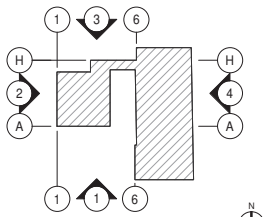
COLORS:

PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.

A — BASE COLOR: EXTRA WHITE SW 7006

B — SECONDARY COLOR: GRAY MATTERS SW 7066

KEY PLAN



NOT TO SCALE

WARE MALCOMB
ARCHITECTURE
INTERIORS
BRANDING
CIVIL ENGINEERING
MEP/ STRUCTURAL ENGINEERING
BUILDING MEASUREMENT
1315 22nd St #410
Oak Brook, IL 60523
P 630.218.0063
State of Illinois Design Firm Registration No.: 184.004069

DD Progress Set

01/16/2026

SIEMENS EXPANSION

900 DEERFIELD PARKWAY
BUFFALO GROVE, ILLINOIS 60089

EXTERIOR ELEVATIONS

DATE	REMARKS

PA/PM:	M. MORO
DRAWN BY.:	V.O. / J.M. / A.P.
JOB NO.:	CHI24-0094-00

SHEET

A210

1/16/2026 4:13:59 PM

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PRELIMINARY ENGINEERING PLANS

SIEMENS EXPANSION

100 DEERFIELD PARKWAY, BUFFALO GROVE, IL 60089

SHEET INDEX	
1	C1.0 - COVER SHEET
2	C2.0 - EXISTING CONDITIONS & DEMOLITION PLAN
3	C3.0 - SITE PLAN
4	C3.1 - VEHICLE TRACKING EXHIBIT
5	C4.0 - GRADING PLAN
6	C5.0 - UTILITY PLAN

SUPPLEMENTAL DRAWINGS

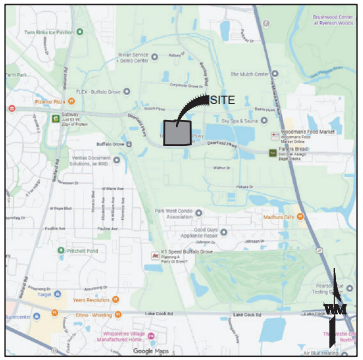
TOPOGRAPHIC SURVEY, PREPARED BY RIDGELINE, DATED NOVEMBER 14, 2025.

AGENCY CONTACT LIST

OWNER/DEVELOPER
LIGHTSTONE
299 PARK AVENUE
NEW YORK, NY 10171
732.569.5022
GIANNACONE@LIGHTSTONEGROUP.COM
CONTACT: GREG IANNACONE

CIVIL ENGINEER
WARE MALCOMB
1315 W 22ND ST, SUITE 410
OAK BROOK, IL 60523
630.965.5873
CONTACT: JON GRZYWA, PE

VILLAGE OF BUFFALO GROVE
50 RAUPP BOULEVARD,
BUFFALO GROVE, IL 60089
847.459.2500



VICINITY MAP
SCALE: 1" = 600'

LEGAL DESCRIPTION

LOT 1 IN FINAL PLAT OF SUBDIVISION OF ECW2020, A PLANNED UNIT DEVELOPMENT, IN THE SOUTHWEST 1/4 OF SECTION 23, IN TOWNSHIP 36 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 4, 2021 AS DOCUMENT NO. R2021108811, IN WILL COUNTY, ILLINOIS.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. WJ25000041, DATED JULY 8, 2025.

LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
	EASEMENT	
	CENTERLINE	
	CURB & GUTTER	
	TREE (VARIOUS)	
(5280)	CONTOUR	5750
CATV	CATV	CATV
E E	ELECTRIC	E E
OH	OVERHEAD UTILITY	OH
FO	FIBER OPTIC	FO
IRR	IRRIGATION	IRR
NGAS	NATURAL GAS	NGAS
SS	SANITARY	SS
SD	STORM DRAIN	
T	TELEPHONE	T
UKWN	UNKNOWN UTIL	N/A
WM	WATER LINE	WM
DW	DOMESTIC WATER	DW
FW	FIRE WATER	FW
RW	RECLAIMED WATER	RW

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
BFV	BACK FLOW VALVE
CF	CURB FACE
CL/℄	CENTERLINE
CO	CLEANOUT
DF	DEEPENED FOOTING
DIP	DUCTILE IRON PIPE
EG	EXISTING GRADE
EL	ELEVATION
EOA	EDGE OF ASPHALT
ESMT	EASEMENT
EX	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FES	FLARED END SECTION
FG	FINISHED GRADE
FH	FIRE HYDRANT
FF/FFE	FINISH FLOOR ELEVATION
FG	FINISHED GRADE
FGW	FINISH GRADE AT WALL
FL/℄	FLOW LINE
FS	FINISHED SURFACE
GB	GRADE BREAK
GBW	GRADE AT BOTTOM OF WALL
GTW	GRADE AT TOP OF WALL
GM	GAS METER
GV	GAS VALVE
HP	HIGH POINT
LP	LOW POINT
INV	INVERT
LF	LINEAR FEET
ME	MATCH EXISTING
MH	MAHNOLE
NG	NATURAL GROUND

OC	ON CENTER
PB	PULL BOX
PCC	PORTLAND CEMENT CONCRETE
PL/℄	PROPERTY LINE
PVC	POLYVINYL CHLORIDE PIPE
R	RADIUS
(RAD)	RADIAL BEARING
RCP	REINFORCED CONCRETE PIPE
R/W /ROW	RIGHT OF WAY
SD/STRM	STORM DRAIN
STA	STATION
SS/SAN	SANITARY SEWER
TG	TOP OF GRATE
SW	SIDE WALK
TBC	TOP BACK OF CURB
TFI	TOP FACE OF INLET
TC	TOP OF CURB
TOP	TOP OF PIPE
TOW	TOP OF WALL
TYP.	TYPICAL
VIF	VERIFY IN FIELD
WM	WATER METER
WSEL	WATER SURFACE ELEVATION
WV	WATER VALVE

811 Know what's below. Call before you dig.

WARE MALCOMB assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractor's responsibility to field verify the location of all utilities prior to the commencement of any construction.

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ILLINOIS

04.03.2026
EXP 11.30.2027
FOR AND ON BEHALF OF WARE MALCOMB

SIEMENS EXPANSION
PRELIM ENGINEERING PLANS
1000 DEERFIELD PARKWAY
BUFFALO GROVE, IL 60089

COVER SHEET

NO.	DATE	REMARKS
1	01/16/2026	ISSUED FOR ENTITLEMENT SUBMITTAL
2	03/04/2026	REVISED PER ZONING COMMENTS
3	04/03/2026	REVISED PER VILLAGE COMMENTS

JOB NO.:	CHI24-0094
PA / PM:	JG
DESIGNED:	GS
DATE:	01/16/2026
PLOT DATE:	04/03/26

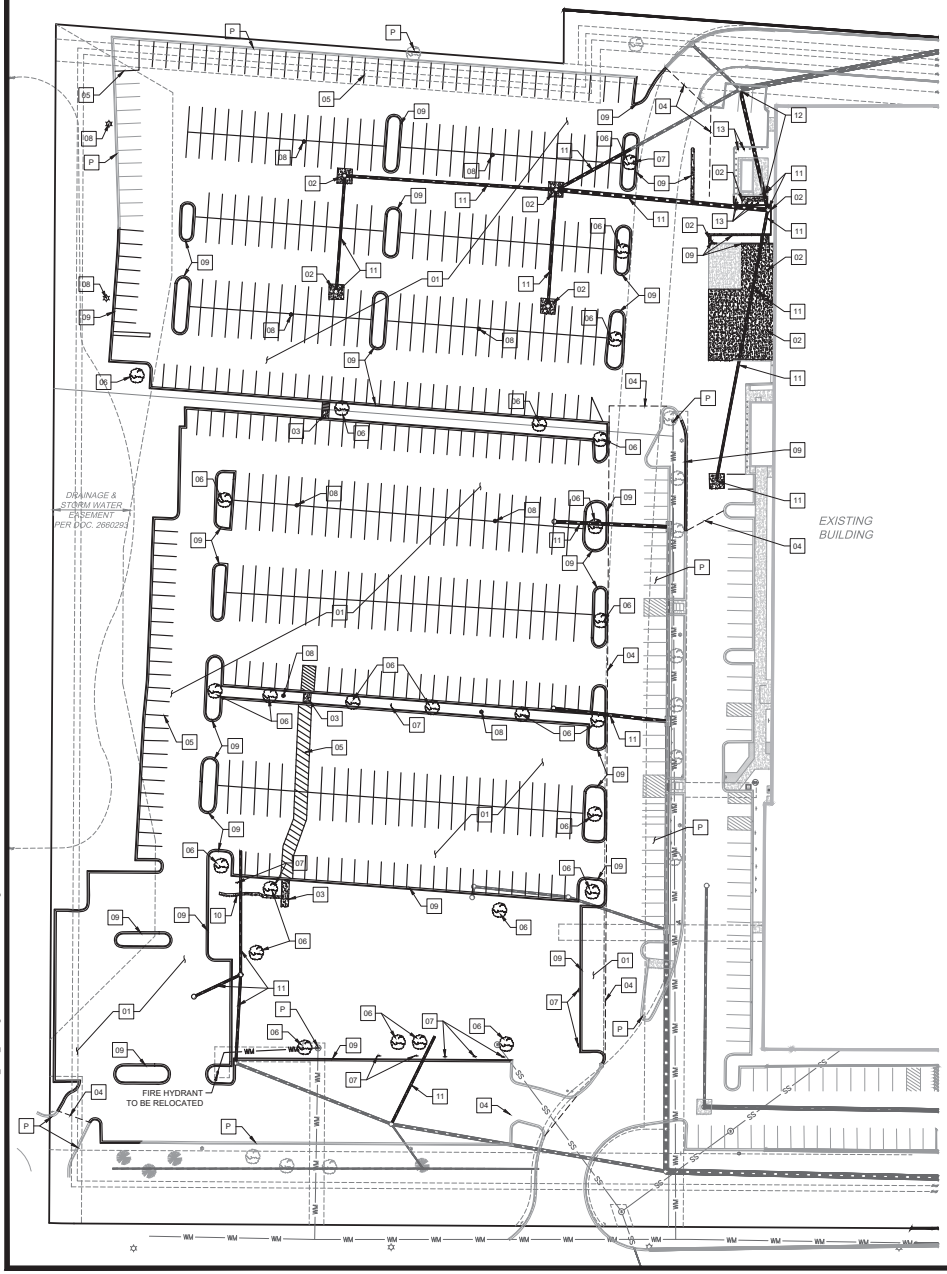
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Sheet 1 of 6

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NOT FOR CONSTRUCTION

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EXISTING CONDITIONS NOTE

CONTRACTOR SHALL FIELD-VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES. ENGINEER SHALL NOT BE LIABLE FOR ANY COSTS ASSOCIATED WITH CHANGES TO THE DESIGN WITHOUT PROPER NOTIFICATION.

WARE MALCOMB WAS NOT CONTRACTED TO CONDUCT ONSITE UTILITY INVESTIGATIONS NOR TO BE DIRECTLY INVOLVED WITH OVERSIGHT OF FIELD-VERIFICATIONS PERFORMED PRIOR TO COMMENCEMENT OF/DURING CONSTRUCTION. THE EXISTING UTILITIES SHOWN ON THESE PLANS/EXHIBITS HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION; HOWEVER, IT IS THE CONTRACTORS RESPONSIBILITY TO FIELD-VERIFY ALL EXISTING UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

WM NOTES: DEMOLITION

1. CONTRACTOR TO FIELD-VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES. ENGINEER WILL NOT BE LIABLE FOR ANY COSTS ASSOCIATED WITH CHANGES TO THE DESIGN WITHOUT PROPER NOTIFICATION.
2. EXCAVATION SPOILS SHALL NOT BE USED IN EARTHWORK OPERATIONS UNLESS ALLOWED PER THE GEOTECHNICAL REPORT. DISPOSAL OF NON-USABLE SPOILS TO BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. TOPSOIL TO BE STOCKPILED AND REUSED ONSITE WITHIN ARES OF PROPOSED LANDSCAPE WHENEVER POSSIBLE.
4. EXISTING STRUCTURES, CONCRETE, PAVEMENT, FENCING MATERIAL, CURBS, UTILITY BOXES, LIGHTS, GATES, ETC., NOT CALLED OUT IN THE PLANS TO BE REMOVED OR REPLACED SHALL BE PROTECTED IN PLACE.
5. CONTRACTOR TO PROVIDE TREE PROTECTION AS NECESSARY DURING CONSTRUCTION TO PRESERVE EXISTING TREES TO REMAIN. ANY TREES NOT IDENTIFIED TO BE REMOVED ARE ASSUMED TO REMAIN AND SHALL BE PROTECTED IN PLACE.

LEGEND

EXISTING		REMOVE / DEMO
	BOUNDARY	
	LOT LINE	
	EASEMENT	
	CENTERLINE	
(5280)	MAJOR CONTOUR	
(5278)	MINOR CONTOUR	
	CURB / GUTTER	
	BUILDING	
	SIDEWALK	
	CURB RAMPS	
	FENCE	
	SIGN	
B	BOLLARD	B
	PAVEMENT MARKINGS	
	CROSSWALK STRIPING	
	TREES	
N/A	SAWCUT	
SD	STORM DRAIN	SD
	CATCH BASIN	
C.O.	STORM CLEANOUT	C.O.
	FLARED END SECTION	
	STORM INLET	
SE	STORM MANHOLE	SE
SS	SANITARY	SS
SA	SANITARY MANHOLE	SA
WM	WATERLINE	WM
	FIRE HYDRANT	
	WATER VALVE	
WA	WATER MANHOLE	WA
OH	OVERHEAD UTILITY	OH
	UTILITY POLE	
	DOWN GUY	
	LIGHT POLE	
TB	TRAFFIC BOX	TB
E	BURIED ELECTRIC	E
E	ELEC METER	E
E	ELEC MANHOLE	E
E	ELEC PEDESTAL	E
ETRANS	TRANSFORMER	ETRANS
E	ELEC VAULT	E
NGAS	NATURAL GAS	NGAS
G	GAS METER	G
	GAS VALVE	
UKWN	UNKNOWN UTILITY	UKWN
UN U	UNKNOWN STRCTURE	UN U

DEMOLITION KEYNOTES

P	PROTECT ITEM IN PLACE, AS NOTED
01	REMOVE EXISTING ASPHALT PAVEMENT
02	REMOVE EXISTING CONCRETE PAVEMENT
03	REMOVE EXISTING CONCRETE SIDEWALK
04	SAWCUT LINE
05	REMOVE EXISTING STRIPING
06	REMOVE EXISTING TREE
07	REMOVE EXISTING SIGN
08	REMOVE EXISTING LIGHT POST AND CONCRETE BASE
09	REMOVE EXISTING CURB AND GUTTER
10	REMOVE EXISTING WALL
11	REMOVE EXISTING STORM STRUCTURE AND STORM PIPE
12	ABANDON EXISTING STORM SEWER IN PLACE
13	REMOVE EXISTING BOLLARD

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SCALE: 1" = 40'

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04.03.2026
EXP 11.30.2027
FOR AND ON BEHALF OF WARE MALCOMB

SIEMENS EXPANSION
PRELIM ENGINEERING PLANS
1000 DEERFIELD PARKWAY
BUFFALO GROVE, IL 60089

PRELIMINARY EXISTING CONDITIONS & DEMOLITION PLAN

NO	DATE	REMARKS
1	01/16/2026	ISSUED FOR ENTITLEMENT SUBMITTAL
2	03/04/2026	REVISED PER ZONING COMMENTS
3	04/03/2026	REVISED PER VILLAGE COMMENTS

JOB NO.:	CHI24-0094
PA / PM:	JG
DESIGNED:	GS
DRAWN:	
DATE:	01/16/2026
PLOT DATE:	04/03/26

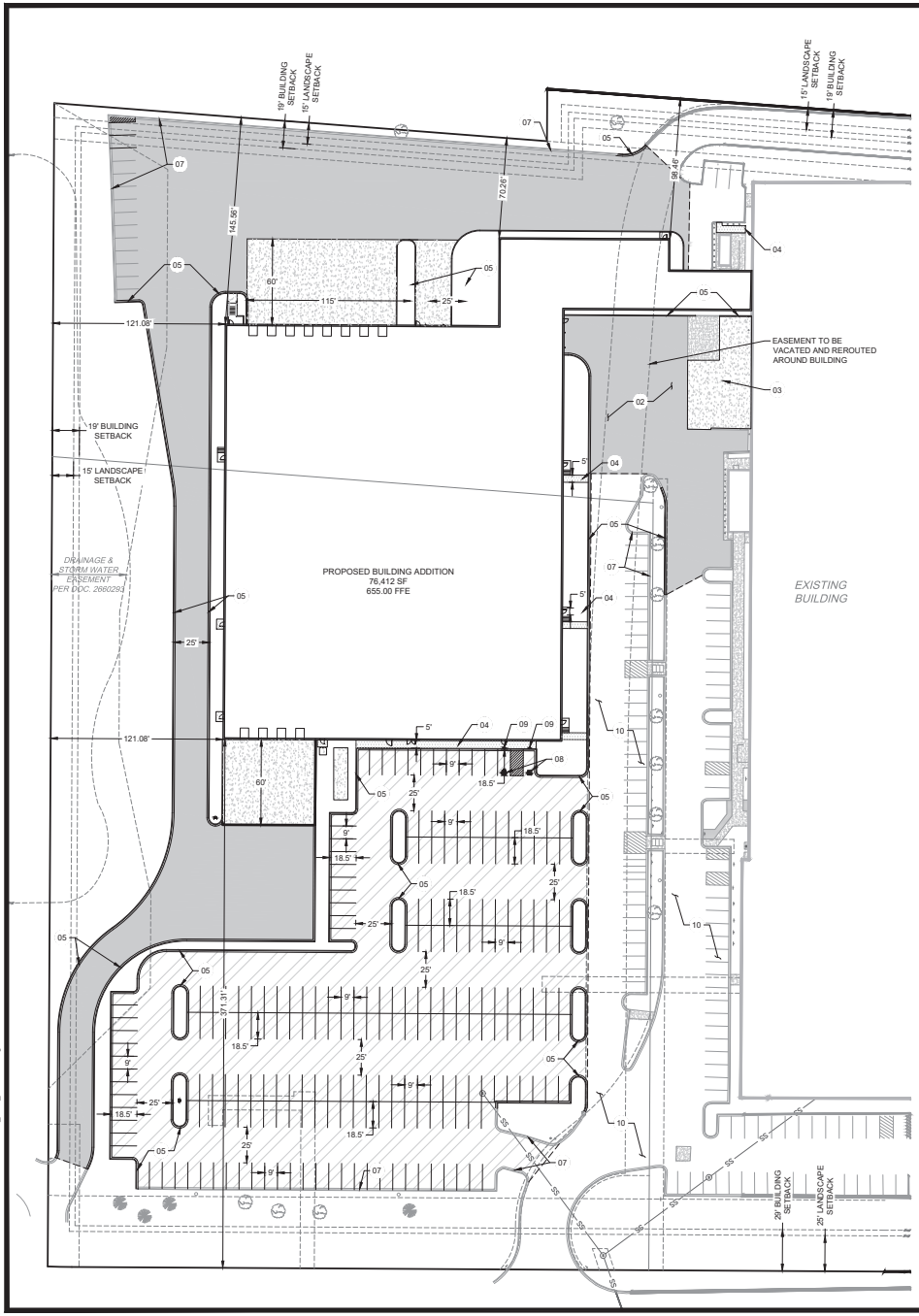
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WM NOTES: SITE

1. CONTRACTOR TO FIELD-VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES. ENGINEER WILL NOT BE LIABLE FOR ANY COSTS ASSOCIATED WITH CHANGES TO THE DESIGN WITHOUT PROPER NOTIFICATION.
2. SEE COVER SHEET FOR BENCHMARK, BASIS OF BEARINGS, AND SURVEY INFORMATION.
3. DIMENSIONS ARE TO THE FLOWLINE/BOTTOM OF CURB AND BUILDING FACE UNLESS OTHERWISE NOTED.
4. PAVEMENT THICKNESS AND DESIGN ARE PER THE GEOTECHNICAL REPORT.
5. ACCESSIBLE CURB RAMPS SHALL BE CONSTRUCTED WITH DETECTABLE WARNING PADS IF REQUIRED BY LOCAL CRITERIA.
6. CONTRACTOR SHALL REMOVE AND REPLACE CURB, GUTTER, PAVING, LANDSCAPE AND ANY OTHER ITEMS DAMAGED DURING CONSTRUCTION.
7. ALL SUBGRADE TO BE PREPARED AND CONFIRMED PER THE APPROVED GEOTECHNICAL REPORT PRIOR TO THE START OF FOUNDATIONS, SLABS, PAVING, ETC.

LEGEND

EXISTING		PROPOSED
	BOUNDARY	
	LOT LINE	
	EASEMENT	
	CENTERLINE	
(5280)	MAJOR CONTOUR	5280
(5278)	MINOR CONTOUR	5278
	CURB / GUTTER	
	BUILDING	
	SIDEWALK	
	CURB RAMPS	
	FENCE	
	SIGN	
	BOLLARD	
	PAVEMENT MARKINGS	
	CROSSWALK STRIPING	
	TREES	
N/A	SAWCUT	

SITE KEYNOTES

01	PROPOSED LIGHT DUTY ASPHALT
02	PROPOSED HEAVY DUTY ASPHALT
03	PROPOSED CONCRETE PAVEMENT
04	PROPOSED CONCRETE SIDEWALK
05	PROPOSED 6" CURB AND GUTTER
06	PROPOSED 6" CURB
07	EXISTING 6" CURB AND GUTTER TO REMAIN
08	PROPOSED ADA PARKING SYMBOL
09	PROPOSED ADA PARKING SIGN
10	EXISTING PAVEMENT TO REMAIN

SITE DATA TABLE

EXISTING PARKING STALLS	740
PARKING STALLS REMOVED	389
PROPOSED PARKING STALLS	347
REQUIRED ADA STALLS	8
PROPOSED ADA STALLS	9

DEVELOPMENT STANDARDS

JURISDICTION	BUFFALO GROVE
ZONING DESIGNATION	I
MAX COVERAGE	TBD[1]
MAX F.A.R.	0.80
MAX HEIGHT	50 FT
MAX STORIES	TBD[1]
REQ. LANDSCAPE	TBD[1]
BUILDING SETBACKS[2,4]	
FRONT	25 FT [2]
SIDE	15 FT [2]
REAR	15 FT [2]
LANDSCAPE SETBACKS	
FRONT	25 FT
SIDE	15 FT
REAR	15 FT

1. TO BE CONFIRMED BY CITY.

2. PLUS 1 FOOT IN DEPTH FOR EVERY ONE FOOT IN HEIGHT THE BUILDING EXCEEDS THIRTY FEET.

3. WHERE THE I DISTRICT FRONTS ON A HIGHWAY OR MAJOR STREET, AS DEPICTED ON THE VILLAGE OF BUFFALO GROVE OFFICIAL MAP, THE REQUIRED SETBACK SHALL BE FIFTY FEET. NO PARKING SHALL BE ALLOWED WITHIN SAID REQUIRED SETBACK AND SAID SETBACK SHALL BE LANDSCAPED.

4. WHERE A LOT ABUTS A RESIDENTIAL DISTRICT, EXCEPT ACROSS A PUBLIC RIGHT-OF-WAY, THE REQUIRED BUILDING SETBACK SHALL BE SIXTY FEET.

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SCALE: 1" = 40'

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04.03.2026
EXP 11.30.2027
FOR AND ON BEHALF OF WARE MALCOMB

SIEMENS EXPANSION
PRELIM ENGINEERING PLANS
1000 DEERFIELD PARKWAY
BUFFALO GROVE, IL 60089

PRELIMINARY SITE PLAN

NO.	DATE	REMARKS
1	01/16/2026	ISSUED FOR ENTITLEMENT SUBMITTAL
2	03/04/2026	REVISED PER ZONING COMMENTS
3	04/03/2026	REVISED PER VILLAGE COMMENTS

JOB NO.:	CHI24-0094
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DATE:	01/16/2026
PLOT DATE:	04/03/26

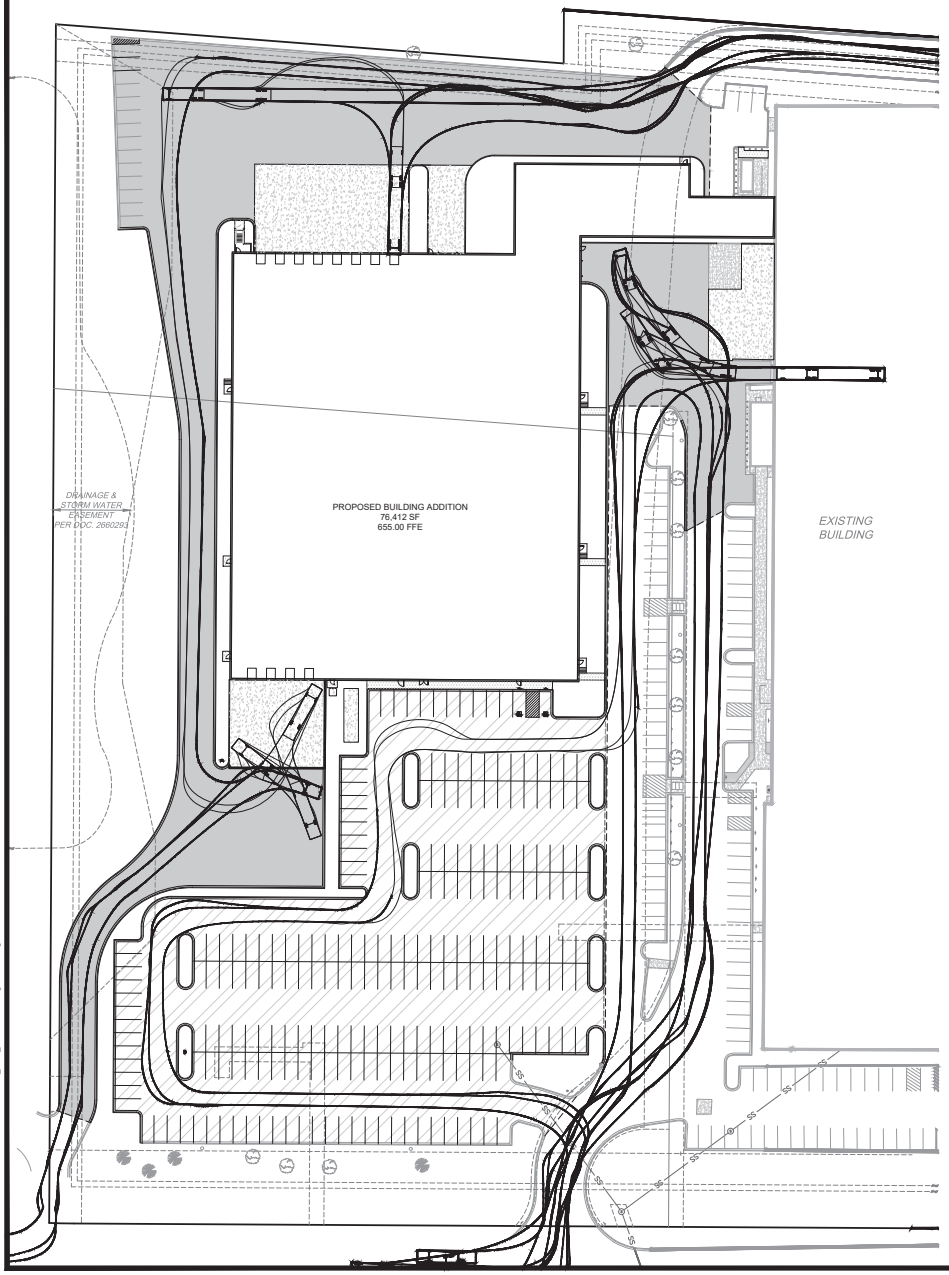
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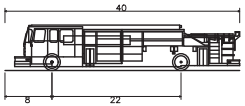
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NOT FOR CONSTRUCTION

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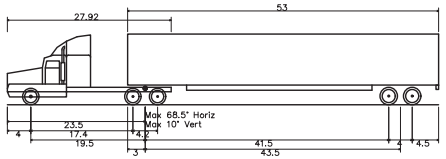
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Pumper Fire Truck

Overall Length	40.000ft
Overall Width	8.167ft
Overall Body Height	7.745ft
Min Body Ground Clearance	0.656ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°



WB-65 - Interstate Semi-Trailer

Overall Length	73.500ft
Overall Width	8.500ft
Overall Body Height	12.052ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	45.000ft

LEGEND

EXISTING		PROPOSED
	BOUNDARY	
	LOT LINE	
	EASEMENT	
	CENTERLINE	
(5280)	MAJOR CONTOUR	5280
(5278)	MINOR CONTOUR	5278
	CURB / GUTTER	
	BUILDING	
	SIDEWALK	
	CURB RAMPS	
X	FENCE	X
	SIGN	
B	BOLLARD	B
	PAVEMENT MARKINGS	
	CROSSWALK STRIPING	
	TREES	
N/A	SAWCUT	

SITE KEYNOTES

01	PROPOSED LIGHT DUTY ASPHALT
02	PROPOSED HEAVY DUTY ASPHALT
03	PROPOSED CONCRETE PAVEMENT
04	PROPOSED CONCRETE SIDEWALK
05	PROPOSED 6" CURB AND GUTTER
06	PROPOSED 6" CURB
07	EXISTING 6" CURB AND GUTTER TO REMAIN
08	PROPOSED ADA PARKING SYMBOL
09	PROPOSED ADA PARKING SIGN
10	EXISTING PAVEMENT TO REMAIN

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SCALE: 1" = 40'

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PRELIM ENGINEERING PLANS
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BUFFALO GROVE, IL 60089

VEHICLE TRACKING EXHIBIT

NO.	DATE	REMARKS
1	01/16/2026	ISSUED FOR ENTITLEMENT SUBMITTAL
2	03/04/2026	REVISED PER ZONING COMMENTS
3	04/03/2026	REVISED PER VILLAGE COMMENTS

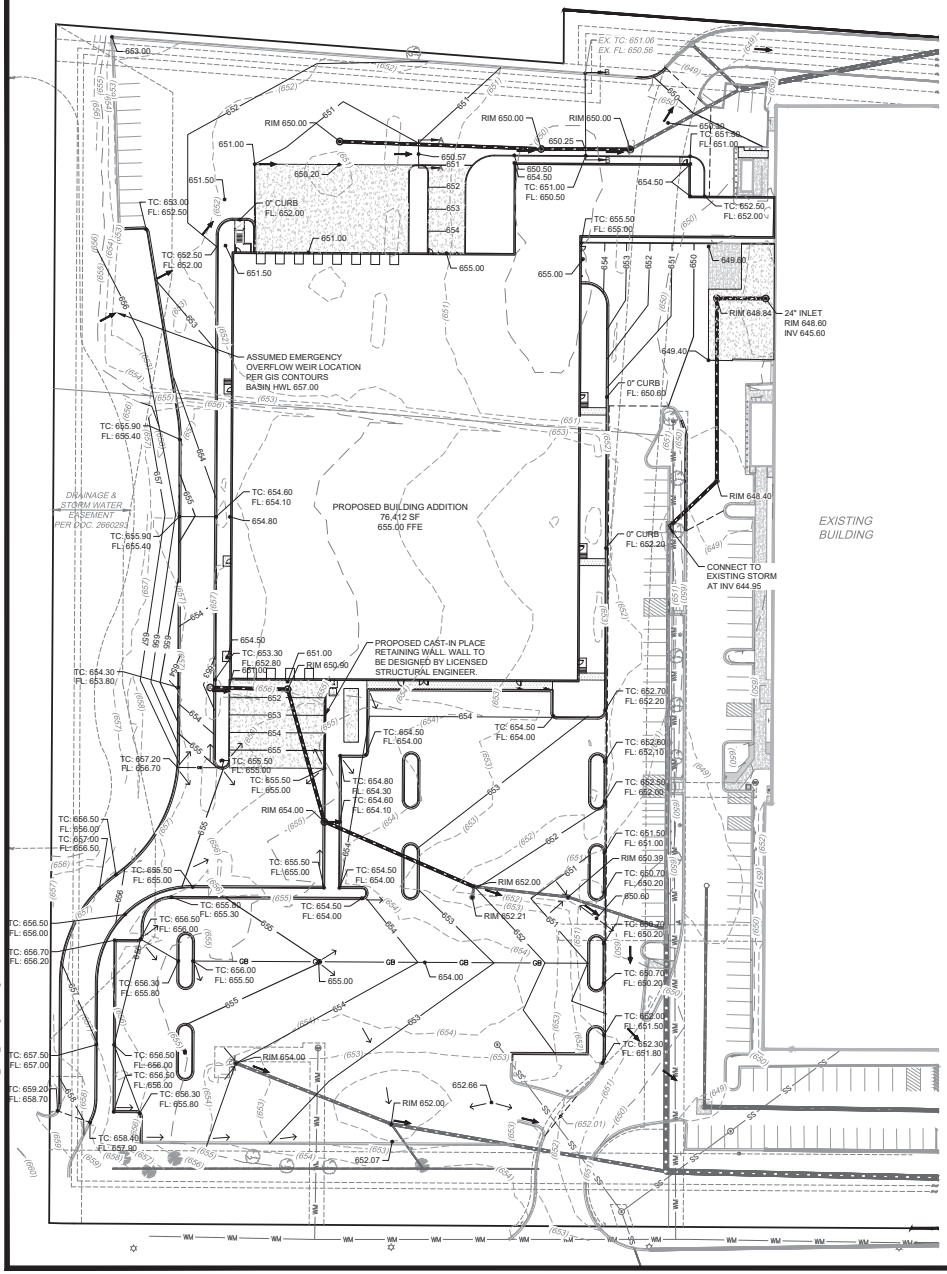
JOB NO.:	CHI24-0094
PA / PM:	JG
DESIGNED:	GS
DATE:	01/16/2026
PLOT DATE:	04/03/26

SHEET
C3.1
Sheet 4 of 6

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WM NOTES: GRADING

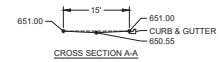
1. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES WITH THE ELEVATIONS SHOWN ON THE PLANS. ENGINEER WILL NOT BE LIABLE FOR AN COSTS ASSOCIATED WITH CHANGES TO THE DESIGN WITHOUT PROPER NOTIFICATION.
2. SEE COVER SHEET FOR BENCHMARK, BASIS OF BEARING AND SURVEY INFORMATION.
3. ELEVATIONS ARE PER THE SURVEY DATUM, NOT PER ARCHITECTURAL FLOOR ELEVATIONS.
4. ELEVATIONS ARE AT FINISHED SURFACE UNLESS OTHERWISE NOTED.
5. CURB ELEVATIONS ARE AT FLOWLINE/BOTTOM OF CURB UNLESS OTHERWISE NOTED. FLOWLINE/BOTTOM OF CURB ELEVATIONS IN THE VICINITY OF INLETS ARE AT THE EXTENDED FLOWLINE ELEVATION AND DO NOT ACCOUNT FOR LOCAL DEPRESSIONS.
6. EXISTING UTILITY STRUCTURES TO BE ADJUSTED AS NECESSARY FOR PROPOSED GRADING.
7. SIDEWALKS AND LANDINGS SHALL BE 2.00% MAX CROSS-SLOPE TOWARD ROADS, DRIVE LANES, AND PARKING AREAS UNLESS OTHERWISE NOTED.
8. ACCESSIBLE PARKING STALLS AND LOADING AREAS TO BE 2.00% MAX SLOPE IN ANY DIRECTION.
9. CROSS-SLOPE FOR WALK THROUGH CURB CUT SHALL NOT EXCEED 2.00% MAX ANYWHERE.
10. REFER TO GEOTECHNICAL REPORT FOR GROUNDWATER ELEVATIONS.
11. GRADING OF LANDSCAPED AREAS AROUND BUILDING TO COMPLY WITH GEOTECHNICAL REPORT.
12. PEDESTRIAN GUARDRAILS TO BE INSTALLED WHERE REQUIRED BY LOCAL, STATE OR FEDERAL REQUIREMENTS. RE: ARCHITECTURAL/LANDSCAPE PLANS.

STORMWATER MANAGEMENT SUMMARY

DISTURBED AREA:	303,615 SF (6.97 AC)
EXISTING IMPERVIOUS AREA:	244,795 SF (5.62 AC)
PROPOSED IMPERVIOUS AREA:	237,274 SF (5.44 AC)
NET NEW IMPERVIOUS AREA:	-7,521 SF (0.17 AC)

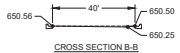
WESTERN BASIN EMERGENCY OVERFLOW

TRIBUTARY AREA TO WESTERN BASIN: 13.4 ACRES
ASSUMED OVERFLOW WEIR CAPACITY: 1 CFS/ACRE = 13.4 CFS



CROSS SECTION A-A

$Q = C'L_w H^{3/2}$
$Q = 3.3*15*0.45^{3/2}$
$Q = 3.3*15*0.45^{3/2}$
$Q = 14.9$ CFS > 13.4 CFS



CROSS SECTION B-B

$Q = C'L_w H^{3/2}$
$Q = 3.3*40*0.25^{3/2}$
$Q = 3.3*40*0.25^{3/2}$
$Q = 16.5$ CFS > 13.4 CFS

LEGEND

EXISTING		PROPOSED
	BOUNDARY	
	LOT LINE	
	EASEMENT	
	CENTERLINE	
(5280)	MAJOR CONTOUR	5280
(5278)	MINOR CONTOUR	5278
	CURB / GUTTER	
	BUILDING	
	SIDEWALK	
	CURB RAMPS	
	FENCE	
	SIGN	
	BOLLARD	
	PAVEMENT MARKINGS	
	CROSSWALK STRIPING	
	TREES	
N/A	SAWCUT	
SD	STORM DRAIN	
	STORM CLEANOUT	
	FLARED END SECTION	
	STORM INLET	
	STORM MANHOLE	
	STORM PLUG	
DD	ROOF DRAIN	

GRADING LEGEND

5280.00	PROPOSED SPOT ELEVATION
(5280.0)	EXISTING SPOT ELEVATION
2.00%	PROPOSED SLOPE / GRADE
2.00%	EXISTING SLOPE / GRADE
HP	HIGH POINT
LP	LOW POINT
ME	MATCH EXISTING
FF	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FL	FLOWLINE
GB	GRADE BREAK
RIM	RIM ELEVATION
TC	TOP OF CURB
	OVERLAND OVERFLOW ROUTE

WARE MALCOMB assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.

SCALE: 1" = 40'

WARE MALCOMB
CIVIL ENGINEERING
1315 22nd street
suite 410
oak brook, il 60523
p 630.218.0063
warem@comb.com

PROFESSIONAL ENGINEER
JEFFREY L. GUY
062.065.000
ILLINOIS
04.03.2026
EXP 11.30.2027
FOR AND ON BEHALF OF WARE MALCOMB

SIEMENS EXPANSION
PRELIM ENGINEERING PLANS
1000 DEERFIELD PARKWAY
BUFFALO GROVE, IL 60089

PRELIMINARY GRADING PLAN

NO.	DATE	REMARKS
1	01/16/2026	ISSUED FOR ENTITLEMENT SUBMITTAL
2	03/04/2026	REVISED PER ZONING COMMENTS
3	04/03/2026	REVISED PER VILLAGE COMMENTS

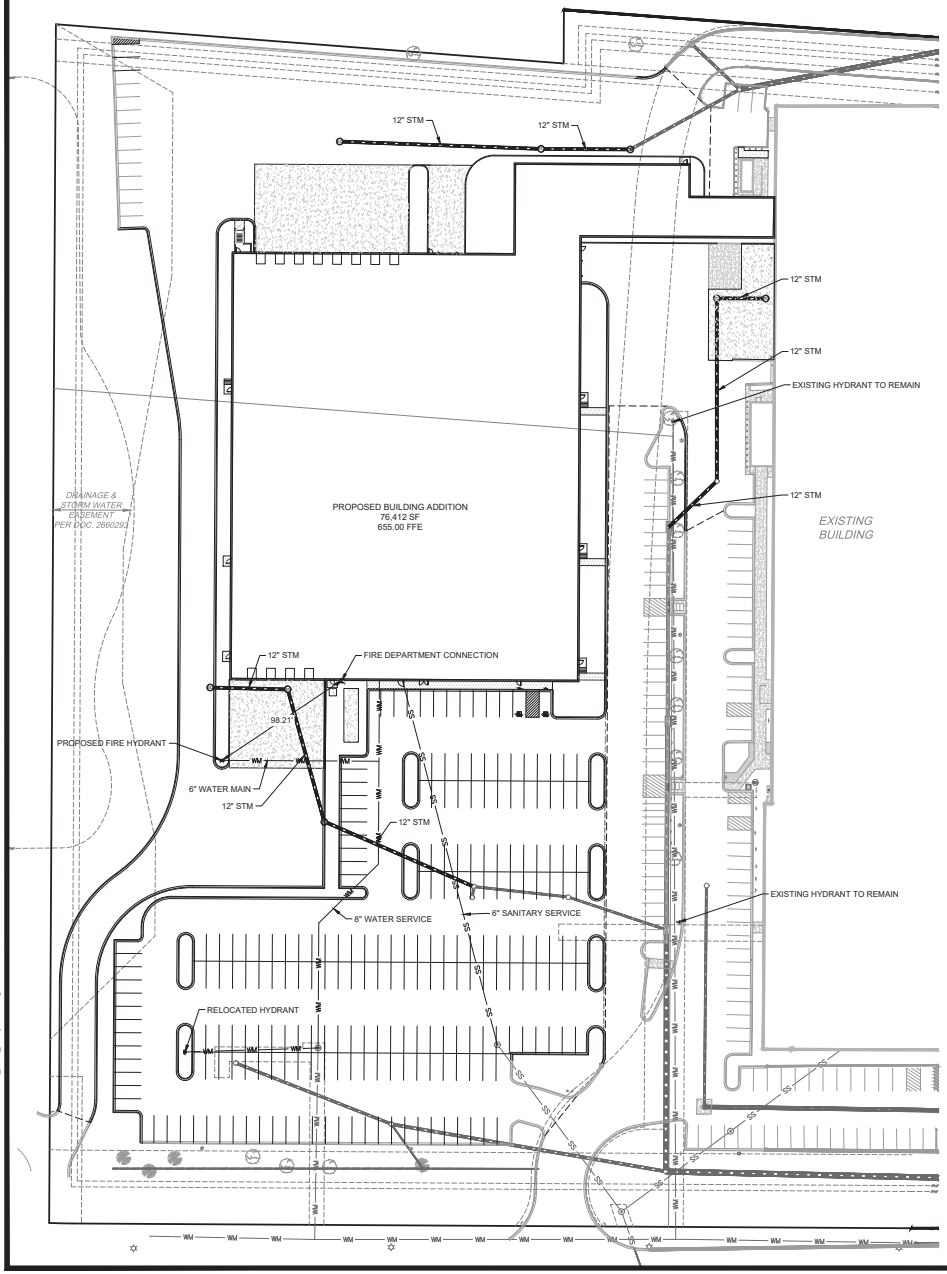
JOB NO.:	CHI24-0094
PA / PM:	JG
DESIGNED:	GS
DATE:	01/16/2026
PLOT DATE:	04/03/26

SHEET
C4.0
Sheet 5 of 6

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LEGEND

EXISTING		PROPOSED
	BOUNDARY	
	SECTION	
	1/4 SECTION	
	1/16 SECTION	
	LOT LINE	
	EASEMENT	
	CENTERLINE	
(5280)	MAJOR CONTOUR	5280
(5278)	MINOR CONTOUR	5278
	CURB / GUTTER	
	BUILDING	
	SIDEWALK	
	CURB RAMPS	
	FENCE	
	SIGN	
B	BOLLARD	B
	PAVEMENT MARKINGS	
	CROSSWALK STRIPING	
	TREES	
N/A	SAWCUT	
SD	STORM DRAIN	
C.O.	STORM CLEANOUT	C.O.
	FLARED END SECTION	
	STORM INLET	
SE	STORM MANHOLE	SE
	STORM PLUG	
DD	ROOF DRAIN	
SS	SANITARY	SS
C.O.	SANITARY CLEANOUT	C.O.
SE	SANITARY MANHOLE	SE
	SANITARY PLUG	
CS	COMBINED SEWER	CS
CS	CS MANHOLE	CS
WM	WATERLINE	WM
	FIRE HYDRANT	
	WATER VALVE	
	WATER REDUCER	
	WATER FITTINGS	
M	WATER METER	M
	WATER PLUG	
WM	WATER MANHOLE	WM
PRV	WATER PRV	PRV
H2O	WATER VAULT	H2O
OH	OVERHEAD UTILITY	OH
	UTILITY POLE	
	DOWN GUY	
	LIGHT POLE	
TB	TRAFFIC BOX	TB
	TRAFFIC POLE	
CATV	CABLE TV	CATV
TV	CATV PEDESTAL	TV
E	BURIED ELECTRIC	E
AC	A/C UNIT	AC
EBKR	BREAKER PANEL	EBKR
GEN	GENERATOR	GEN
EJB	JUNCTION BOX	EJB
E	ELEC METER	E
E	ELEC MANHOLE	E
E	ELEC PEDESTAL	E
ETRANS	TRANSFORMER	ETRANS
E	ELEC VAULT	E
FO	FIBER OPTIC	FO
NGAS	NATURAL GAS	NGAS
G	GAS METER	G
	GAS VALVE	
	GAS VENT	
G	GAS WELL	G
UKWN	UNKNOWN UTILITY	N/A
UN U	UNKNOWN STRCTURE	N/A

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0 20 40 80
SCALE: 1" = 40'

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PROFESSIONAL ENGINEER
JEFFREY L. GUY
062.070.000
ILLINOIS

04.03.2026
EXP 11.30.2027
FOR AND ON BEHALF OF WARE MALCOMB

SIEMENS EXPANSION
PRELIM ENGINEERING PLANS
1000 DEERFIELD PARKWAY
BUFFALO GROVE, IL 60089

PRELIMINARY UTILITY PLAN

NO.	DATE	REMARKS
1	01/16/2026	ISSUED FOR ENTITLEMENT SUBMITTAL
2	03/04/2026	REVISED PER ZONING COMMENTS
3	04/03/2026	REVISED PER VILLAGE COMMENTS

JOB NO.:	CHI24-0094
PA / PM:	JG
DESIGNED:	GS
DATE:	01/16/2026
PLOT DATE:	04/03/26

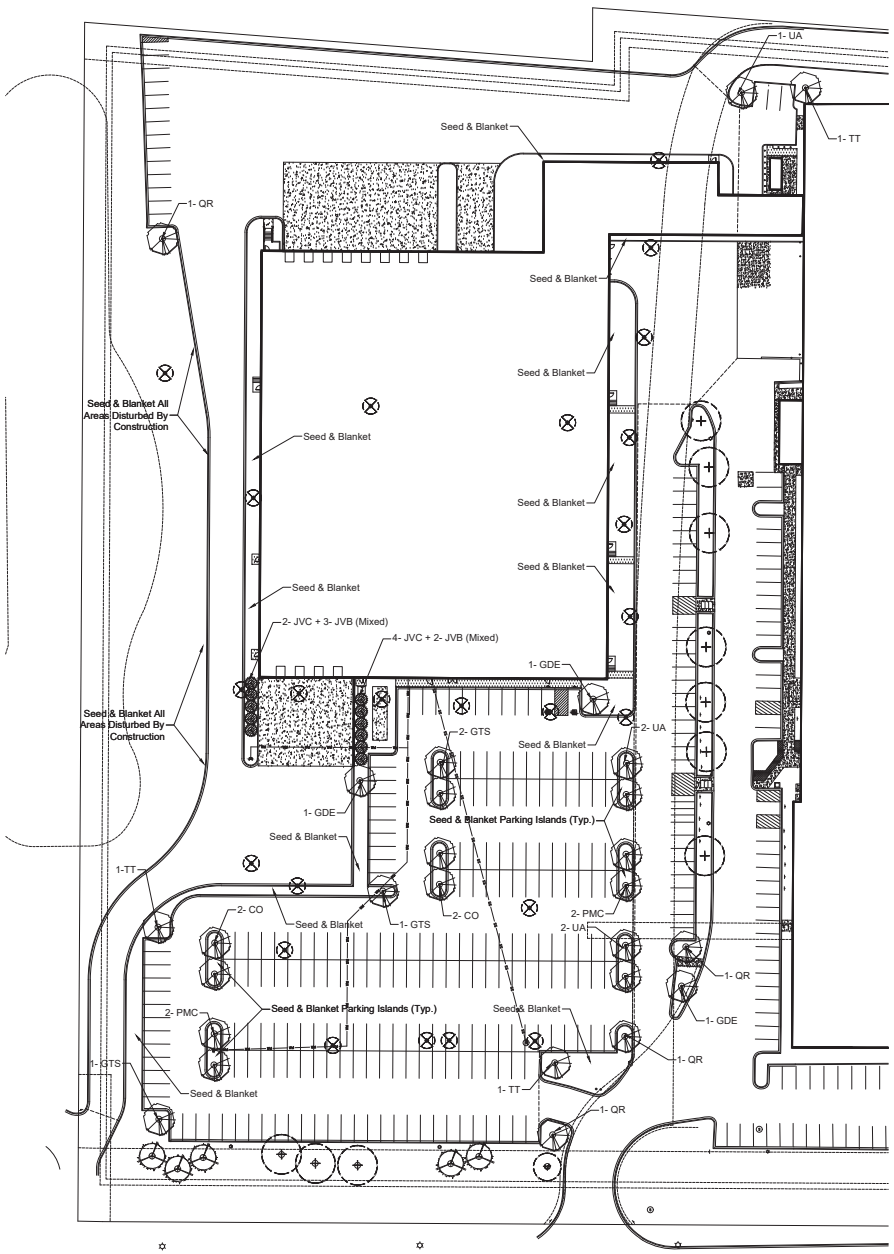
SHEET
C5.0
Sheet 6 of 6

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NOT FOR CONSTRUCTION

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LEGEND

EXISTING SHADE TREE TO REMAIN

EXISTING EVERGREEN TREE TO REMAIN

EXISTING ORNAMENTAL TREE TO REMAIN

EXISTING TREE TO BE REMOVED

DECIDUOUS SHADE TREE - 2.5" BB

UPRIGHT EVERGREEN TREE - 6' BB

PLANT LIST : (Siemens Building Expansion, Buffalo Grove) 2026-04-01

KEY	QUAN	BOTANICAL NAME	COMMON NAME	SIZE/TYPE
DECIDUOUS SHADE TREES				
CO	4	Celtis occidentalis	Common Hackberry	2.5"BB
GTS	4	Gleditsia t. l 'Skycole'	Skyline Honeylocust	2.5"BB
GDE	3	Gymnocladus d. 'Espresso'	Espresso Kentucky Coffeetree	2.5"BB
PMC	4	Platanus x a. 'Morton Circle'	Exclamation London Planetree	2.5"BB
QR	4	Quercus rubra	Red Oak	2.5"BB
TT	3	Tilia tomentosa	Silver Linden	2.5"BB
UA	5	Ulmus 'Morton'	Accolade Elm	2.5"BB
EVERGREEN TREES				
JVB	5	Juniperus c. 'Burkii'	Burki Juniper	6'BB
JVC	6	Juniperus v. 'Canaertii'	Canaerti Juniper	6'BB

MATERIALS LIST:

3,670	SY	Seed & Straw Blanket (Kentucky Bluegrass/Per. Rye Mix-See Specs)
6	CY	Mulch (Shredded Hardwood)
6	CY	Compost (Mushroom or Yard Waste)

*NOTE: SEED & BLANKET QUANTITY IS APPROXIMATE. FINAL QUANTITY WILL BE DETERMINED BY LIMITS OF CONSTRUCTION AND DISTURBED AREAS

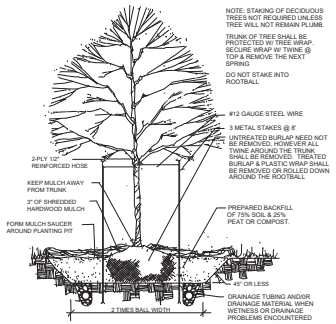
NOTE: THE QUANTITIES ABOVE ARE SUPPLIED AS A CONVENIENCE; HOWEVER, ALL BIDDERS AND THE INSTALLING LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING ALL QUANTITIES AND SHALL INSTALL ALL MATERIALS AS NEEDED TO REFLECT THE MATERIALS ILLUSTRATED AND SPECIFIED ON THE LANDSCAPE PLANS.

Notes:

1. See Sheet L-2 for Landscape Specifications.

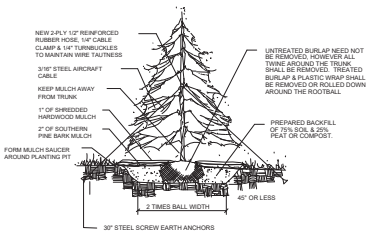
3. For information pertaining to grading, utilities, easements, boundaries, etc., see Civil Engineering plan set.

4. For Architectural information see Architectural plan set.



DECIDUOUS TREE

NTS



EVERGREEN TREE

NTS

GENERAL NOTES:

Plant material shall be nursery grown and be either balled and bur-lapped or container grown. Sizes and spreads on plant list represent minimum requirements.

The requirements for measurement, branching and ball size shall conform to the latest addition of ANSI Z60.1, AMERICAN STANDARD OF NURSERY STOCK by the American Nursery & Landscape Association.

Any materials with damaged or crooked/disfigured leaders, bark abrasion, sun scald, insect damage, etc. are not acceptable and will be rejected. Trees with multiple leaders will be rejected unless called for in the plant list as multi-stem or clump (cl.).

If any mistakes, omissions, or discrepancies are found to exist with the work product, the Landscape Architect shall be promptly notified so that they have the opportunity to take any steps necessary to resolve the issue. Failure to promptly notify the Landscape Architect and the Owner of such conditions shall absolve them from any responsibility for the consequences of such failure.

Under no circumstances should these plans be used for construction purposes without examining actual locations of utilities on site, and reviewing all related documents mentioned herein, including related documents prepared by the project Civil Engineer and Architect.

Civil Engineering or Architectural base information has been provided by others. The location of various site improvements on this set of drawings is only illustrative and should not be relied upon for construction purposes.

Quantity lists are supplied as a convenience. However, Bidders and the Installing Contractor should verify all quantities. The drawings shall take precedence over the lists. Any discrepancies shall be reported to the Landscape Architect.

Actions taken without the knowledge and consent of the Owner and the Landscape Architect or in contradiction to the Owner and the Landscape Architect's work product or recommendations, shall become the responsibility not of the Owner and the Landscape Architect, but for the parties responsible for the taking of such action.

Refer to Civil Engineering documents for detailed information regarding size, location, depth and type of utilities, as well as locations of other site improvements, other than landscape improvements,

Plant symbols illustrated on this plan are a graphic representation of proposed plant material types and are intended to provide for visual clarity. However, the symbols do not necessarily represent actual plant spread at the time of installation.

All plant species specified are subject to availability. Material shortages in the landscape industry may require substitutions. All substitutions must be approved by the Village, Landscape Architect and Owner.

The Landscape Contractor shall verify location of all underground utilities prior to digging by calling "J.U.L.I.E." (Joint Utility Location for Excavators) 1-800-892-0123 and any other public or private agency necessary for utility location.

All bed lines and tree saucers shall require a hand spaded edge between lawn and mulched areas.

Grading shall provide slopes which are smooth and continuous. Positive drainage shall be provided in all areas.

Sod shall be mineral base only.

Seed mixes shall be applied mechanically so that the seed is incorporated into the top one-half inch (1/2") of the seed bed. The seed shall then be covered with the specified blanket (installed per manufacturer's. specs) or Hydro-mulch.

All plant material shall be guaranteed for one (1) year from the date of acceptance.

All completed planting beds and tree saucers, except for groundcover beds, shall be mulched with three (3) inches of un-dyed shredded hardwood bark. All groundcover beds shall be mulched with three (3) inches of pine bark fines.

811 Know what's below. Call before you dig.

SCALE 1" = 40'

0 40 80

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REVISIONS

1 - Per Buffalo Grove Review 2026-04-01

Siemens Building & Parking Lot Expansion

990 Deerfield Road
Buffalo Grove, Illinois

STATE OF ILLINOIS
RONALD PLONKA
No. 157.002217
LANDSCAPE ARCHITECT
Expires: 2027-08-31

HERITAGE OAK STUDIOS, LLC
Landscape Architects
24301 White Oak Drive
Plainfield, IL 60585
PHONE: 815-531-4415

PRELIMINARY LANDSCAPE PLAN

DATE: 2026-01-16
SCALE: 1"=40'
PLANNER: RP
DRAWN BY: RP
CHECKED:

SHEET
L-1

PROJECT NO.: 0226 - 2476

CAUTION: IF THIS SHEET IS NOT 24"x36", THEN IT IS NOT AT THE SCALE INDICATED.

PLANT MATERIAL

PART 1 - GENERAL

1.1 SCOPE OF WORK

The work includes furnishing of all materials, and the performance of all operation in connection with the planting of deciduous & evergreen trees, deciduous & evergreen shrubs, shrub roses, perennials, ornamental grasses, groundcover, bulbs (if any) and annual flowers (if any) in strict conformance with the project specifications and applicable drawings which are subject to the terms and conditions of the Contract.

1.2 GENERAL REQUIREMENTS

All plant material shall comply with the State of ILLINOIS and FEDERAL laws with respect to inspection for plant diseases and insect infestation. An inspection certificate required by law to this effect shall accompany each shipment. The Landscape Architect reserves the right to inspect the plant material at the place of growth but such inspection shall not preclude the right of rejection at the site.

1.3 APPLICABLE STANDARDS

A. *American National Standards for Tree Care Operations*, ANSI A300, American National Standards Institute, 11 West 42nd Street, New York, N.Y. 10036.
B. *American Standard for Nursery Stock*, ANSI Z60.1, American Nursery & Landscape Association, 1000 Vermont Avenue NW, Suite 300, Washington, D.C. 20005.
C. *Hortus Third*, The Staff of the L.J. Bailey Hortorium, 1976, MacMillan Publishing Co., New York.
D. All standards shall include the latest additions and amendments as of the dated of advertisement for bids.

PART 2 - MATERIALS

2.1 GENERAL

The Landscape Architect reserves the right to tag or inspect plants at the nursery but such inspection shall not preclude the right of rejection at the site. Contractor shall furnish and install all plants as shown on the drawing and in the quantities as actually designated on the drawings. The quantities shown on the plant list are included for convenience purposes only.

2.2 NOMENCLATURE

The names of the plants indicated on the drawings conform generally with those accepted in the nursery trade.

2.3 QUALITY AND SIZE

Plants shall have a habit of growth that is normal for the species and shall be sound, healthy, vigorous, and free from insect pests, their eggs or larvae, plant diseases, and injuries. All plants shall be nursery grown under climatic conditions similar to those which exist in the locality of the site for at least two (2) years and equal or exceed the measurements specified in the plant list. They shall be measured before pruning with branches in formal position. All necessary pruning shall be performed only at the time of planting. Trees will not be accepted which have their leaders cut or which have their leaders damaged so that cutting is necessary. Plants larger in size than specified may be used with the approval of the Landscape Architect but the use of larger plants will make no change in the contract price. Requirements for the measurement, branching, quality, balling, and burlapping of plants on the plant list shall follow the Code of Standards (Z60.1-most current edition) by the AMERICAN NURSERY & LANDSCAPE ASSOCIATION, formerly known as the AMERICAN ASSOCIATION OF NURSERYMEN, INC. All plant material with shriveled dry roots or which does not comply with the specifications will be rejected. All shrubs shall be at least twice transplanted and must have a fully developed fibrous root system typical of the stated species. All shrubs must be freshly dug immediately before shipping unless they are containerized. Pre-dug, healed-in plants may be considered only in special cases involving planting during the hot months between the spring and fall planting seasons. Use of such material will be allowed only upon the approval of the Landscape Architect and is subject to his inspection prior to said approval.

2.4 DELIVERIES

The Contractor shall take all precautions that are demanded by good trade practice to insure arrival of the plant material at the stated delivery point in good condition and without injury of any nature. Plants shall be covered properly to prevent drying, transit disease, or injury.

2.5 TEMPORARY STORAGE

Insofar as it is possible, plant material shall be planted on the day of delivery. In the event this is not possible, the Contractor shall protect the unplanted stock from sun and drying winds at all times. All balled and burlapped plants shall be shaded from the sun, have their ball set off the ground and healed in with sawdust, peat, soil or other moisture-holding material and shall be kept moist. Plants should not remain unplanted for longer than three (3) days if in leaf. On-site storage shall be only in area(s) designated by the Owner.

2.6 SUBSTITUTIONS

Substitutions may be permitted only upon submission of written proof that the specified plant is not obtainable locally. Such substitution may be made only upon authorization by the Landscape Architect.

2.7 SELECTION

All plants shall be obtained from nurseries licensed by the State of Illinois and approved by the Landscape Architect. The Landscape Architect reserves the right to accompany the Contractor to the nurseries for the purpose of selecting (tagging) material. Plant sources located outside the State of Illinois must be approved by the Landscape Architect.

2.8 TOPSOIL

Topsoil if needed shall be imported. All imported topsoil, used for any portion of the work, shall be fertile, friable, natural loam containing a liberal amount of humus. It shall be relatively free from weeds, large roots, plants, sticks, stones larger than one (1) inch, waste, debris or other extraneous matter. The installing Contractor shall be responsible for rock picking and/or debris removal as needed to meet this specification.

The soil, to be acceptable topsoil, shall meet the following criteria:

A. ORGANIC MATTER: Not less than 1.5 percent no more than 10.0 percent.
B. pH: No lower than 5.0 nor higher than 8.0.
C. TEXTURE: No more than 25 percent clay.
D. SOLUBLE SALT: No more than 1000 ppm
E. CHEMICAL ACTIVITY: The topsoil (on-site & imported) shall be free from any toxins or chemical residue which could result in any form of plant growth damage.

The Contractor shall provide a soil analysis report submittal containing test results and soil scientist recommendations based on a minimum of one (1) sample taken from each proposed imported topsoil stock pile. The testing shall cover macro nutrients and pH, soluble salts, organic content/mechanical analysis and Bio assay.

NOTE: All detention basins specified to be planted with native emergent plugs and/or native seed mixes shall be improved with twelve inches (12") of uncompacted topsoil per the above spec prior to planting/seeding.

2.9 MULCH

Mulch shall consist of the following:

A. MUSHROOM COMPOST (Groundcover Mulching)
Mushroom compost shall be composed of well-rotted cattle or stable manure with an admixture of 15-30% topsoil and shall have been used for the commercial growing of at least one (1) crop of mushrooms.
B. SHREDDED HARDWOOD BARK (general bed mulching)
Double or triple processes locally sourced hardwood logs and bark free of sticks and leaves with no added dyes.

2.10 COMPOST

A. MUSHROOM COMPOST
See 2.9 A above
B. YARD WASTE COMPOST
Landscape waste consisting of grass clippings, leaves & twigs with no added chemicals or gypsum.

Additionally, all compost materials shall meet the following:
1. 35-65% minimum organic matter
2. soluble salts under 5 ds/m minimum (under 2 ds/m best)
3. Moisture content = 35-55%
4. ph range 6.1-8.4
5. Nitrogen = >0.9

2.11 FERTILIZER & NUTRIENTS

Fertilizer shall be commercial fertilizer which shall be a complete fertilizer with the following approximate analysis:

A. Shrubs
Woodace (14-3-3) slow-release briquettes or acceptable equivalent approved by Landscape Architect.
B. Roses
1. Woodace (14-3-3) slow-release briquettes
2. Superthrive liquid or acceptable equivalent approved by Landscape Architect.
C. Perennials, Groundcover, Ornamental Grasses & Vines
Osmocote (18-6-12) 8-9 month controlled release, or acceptable equivalent approved by the Landscape Architect.
D. Annual Flowers
Osmocote (14-14-14) 3-4 month controlled release or acceptable equivalent approved by the Landscape Architect.
E. Bulbs
Holland Bulb Booster (9-9-9) or acceptable equivalent approved by the Landscape Architect.
F. Deciduous & Evergreen Trees
No fertilizer required

2.12 TREE WRAPPING MATERIAL

A. Wrap shall be - Breathable synthetic fabric tree wrap. White in color, delivered in 75 mm (3 in.) wide rolls. Specifically manufactured for tree wrapping. Tree wrap shall be "Breathable Fabric Tree Wrap" as manufactured by the Dewitt Company, Inc., Sikeston, MO, or approved equal. Submit manufacture literature for approval.
B. Tape for securing the wrap shall be bio-degradable tape suitable for nursery use and which is expected to degrade in sunlight in less than two (2) years after installation.

2.13 WATER

Potable water shall be supplied by the Owner at no cost to the Contractor by way of an irrigation system, quick coupler system, hose bibs, hydrant meter or a designated fill-up source on site.

PART 3 - EXECUTION

Planting operations shall be conducted under favorable weather conditions during the season stated in the Contract. Before excavations are made the surrounding turf (if existing) shall be covered in a manner that will satisfactorily protect all turf areas that are to be trucked or hauled over and upon which soil is to temporarily stocked. The Contractor shall be responsible for the restoration of all damaged existing turf. All restoration shall be sodded.

3.1 TIME SCHEDULE OF PLANTING OPERATION

Landscaping shall be performed during the season or seasons which are normal for such work as determined by weather conditions and by accepted practice. Planting may be performed under unseasonable conditions without additional compensation, but such work must have the prior approval of the Landscape Architect and/or Owner in writing as to the time of work and methods of operations. Approval to plant under such conditions shall in no way relieve the Contractor from the guarantee provisions of these specifications.

PLANTING SEASON	ACCEPTABLE TIME PERIOD
1. SPRING	a. From time soil is workable to June 15 with the following exception:
1) Bare root materials (if any) shall cease on May 31	
2. FALL	a. Sept. 1 to Nov. 15 with following exceptions:
1) Evergreen Shrub planting to cease Oct. 31	
2) Evergreen Tree planting to cease Oct. 15	
3) Perennial & Ornamental Grass planting to cease Oct. 15	

3.2 WATERING

All plants shall receive a thorough watering immediately after installation. During times of extreme heat, all evergreen and deciduous trees shall receive a minimum of 10 gallons of water per tree per watering up to two (2) additional waterings shall be performed as needed, **The use of drip irrigation tree bags are encouraged** (e.g., gatorbags). All additional waterings will be performed by the Owner or in accordance with a Change Order per the Supplemental Bid prices for additional watering.

3.3 MAINTENANCE

Maintenance shall be performed by the Contractor as follows:

A. TEMPORARY MAINTENANCE
The Contractor shall be responsible for the total maintenance of all plant material until such a date as all landscape operations have received Preliminary Acceptance. Temporary maintenance shall begin immediately after each plant is installed and shall include up to three (3) waterings, and all necessary cultivation, weeding, pruning, disease and insect pest control, protective spraying, resetting of plants to proper grades or upright position, restoration of damaged planting saucers, and any other procedure consistence with good horticultural practice necessary to insure normal, vigorous, and healthy growth of all work under this Contract. Upon the Preliminary Acceptance of all planted areas, the responsibility for plant maintenance rests solely with the Owner, with the following exceptions.

B. CONTINUED MAINTENANCE
For the duration of the guarantee period the Contractor shall be responsible for the resetting of settled plants, the straightening of plants which are not plumb and the tightening of tree guys (if utilized). All other maintenance is the responsibility of the Owner. However, it is the Contractor's responsibility to occasionally inspect the quality of the Owner's maintenance.

3.4 ACCEPTANCE

A. PRELIMINARY PLANTING ACCEPTANCE
Preliminary planting acceptance shall be given for completed planting operations for the purpose of the Contractor becoming eligible for payment for this portion of the Contract work. In order to obtain Preliminary Acceptance, the Contractor shall notify the Owner and/or Owner's Representative by phone or in writing at the conclusion of all planting operations so that preliminary acceptability by way of a field inspection can be performed. In order for an area to be accepted on a preliminary basis, it shall conform to the following:
1. All plant material shall be in conformance with the Drawings with respect to quality, size, species and location, except those items accepted or revised in the field by the Landscape Architect.
2. All plant material shall be in a healthy condition, as defined under the guarantee requirements stated below in Section 3.14

B. FINAL PLANTING ACCEPTANCE
Final planting acceptance shall be granted after the completion of all replacement operations required fulfilling the guarantee stated below. On or about the expiration of the one-year (1 year) guarantee, a follow-up inspection will be made by the Owners and/or Owner's Representative to determine replacements required to be made by the Contractor in accordance with the provisions of these specifications. The inspector will document his/her findings in a field report. Upon completion of the replacement program, the Owner and/or Owner's Representative shall conduct an inspection to determine the acceptability of all plants and replacements. If all is found to be acceptable as defined by Item A above, the Contractor and the General Contractor shall be notified in writing of his final acceptance of work.

3.5 GUARANTEE
The Contractor shall guarantee for a period of one (1) year the replacement of any permanent plant which has died, or is in a dying condition, or which has failed to flourish in such a manner that its usefulness or appearance has been impaired. Any tree with a dead main leader or with a crown which is twenty-five percent (25%) or more dead shall be replaced.
These guarantees shall be in accordance with the following:

A. ONE YEAR PERIOD
The one (1) year period shall begin on the date of Preliminary Acceptance of all plant material.
B. REPLACEMENTS & DAMAGES
The decisions of the Owner and/or Owner's Representative for required replacements shall be conclusive and binding upon the Contractor. The Contractor shall also be responsible for repairing damage to persons and property also caused by defective workmanship and materials.
C. EXCLUSIONS
The Contractor shall not be liable for the replacement of plants which were damaged by animals, by deicing compounds, fertilizers, pesticides or other materials not specified by the Contract documents or not applied by him under his supervision, by relocating or removal by others, by Acts of God, by vandalism or by terrorism.
D. GUARANTEE PERIOD INSPECTION
During the guarantee period, the Contractor shall, from time to time, inspect the watering, cultivation, and other maintenance operations carried on by the Owner with respect to such work, and promptly report to the Owner any methods, practices or operations which he considers unsatisfactory, and not in accord with his interests or good horticultural practices. The failure of the Contractor to so inspect or report shall be construed as an acceptance by him of the Owner's maintenance operations, and he shall not thereafter claim or assert that any defects which may later develop are the result of such methods or practices or operations.

TURF GRASS

PART 1 - GENERAL

1.1 SCOPE OF WORK

The work includes finish grading, furnishing fertilizer, seed and/or sod as specified and performance of all operations in connection with seeding and/or sodding in strict accordance with the applicable Drawings and subject to the terms and conditions of the Contract.

1.2 EQUIPMENT

The Contractor shall provide and maintain equipment suitable for the execution and completion of the work specified in accordance with (IDOT) Standard Specifications. All equipment shall be operated by personnel trained in the operation of such equipment.

PART 2 - PRODUCTS

2.1 TOPSOIL

Topsoil for planting operations shall be obtained from an on-site stockpile generated from site stripping. In the event that none is available, needed topsoil shall be imported from an off-site source. All imported topsoil, used for any portion of the work, shall be fertile, friable, natural loam containing a liberal amount of humus. It shall be relatively free from weeds, large roots, plants, sticks, stones larger than one (1) inch, waste, debris or other extraneous matter. The installing Contractor shall be responsible for rock picking and/or debris removal as needed to meet this specification.

The soil, to be acceptable topsoil, shall meet the following criteria:

1. ORGANIC MATTER: Not less than 1.5 percent no more than 10.0 percent.
2. pH: No lower than 5.0 nor higher than 8.0.
3. TEXTURE: No more than 25 percent clay.
4. SOLUBLE SALT: No more than 1000 ppm.
5. CHEMICAL ACTIVITY: The topsoil (on-site & imported) shall be free from any toxins or chemical residue which could result in any form of plant growth damage.

The Contractor shall provide a soil analysis report submittal containing test results and soil scientist recommendations based on a minimum of one (1) sample taken from each proposed imported topsoil stock pile. The testing shall cover macro nutrients and pH, soluble salts, organic content/mechanical analysis and Bio assay.

2.2 COMMERCIAL FERTILIZER AND DELIVERY

Fertilizer shall be delivered to the site in unopened, original containers, each bearing name and address of the manufacturer, name brand, or trademark, and manufacturer's guaranteed analysis. Any fertilizer which becomes caked or otherwise damaged, making it unsuitable to use, will not be accepted. Fertilizer shall not have been exposed to weather prior to delivery on the site and after delivery until used. It shall be completely protected at all times and shall not be stored in direct contact with the ground.

A. FERTILIZER STRENGTH
The fertilizer shall be a complete fertilizer containing a minimum basis percentage by weight of the following:
1. PRIOR TO SEEDING AND/OR SODDING 10-0-20
Nitrogen..... 10%
Phosphorous..... 0%
Potash..... 20%

2. AFTER SEEDING AND/OR SODDING 26-0-4
Nitrogen..... 26%
Phosphorous..... 0%
Potash..... 4%

a) One-quarter of the nitrogen shall be in the form of nitrates, one-quarter in the form of ammonia salts, and one-half in the form of organic nitrogen.
b) No phosphorus is allowed to be applied.
c) The potash shall be in the form of sulphate of potash.

The balance of the fertilizer shall be made up of materials usually present in such a product. It shall be free from dust, sticks, sand, stone, or other debris.terials usually present in such a product. It shall be free from dust, sticks, sand, stone, or other debris.

2.3 GRASS SEED (if specified)
Grass seed shall be reclaimed seed of the previous season's seed crops. All seed shall meet requirements established by the State and Federal Seed and Weed Controls Laws. The grass seed mixture shall be composed of the following grass seeds mixed in proportions by weight and shall meet or exceed the minimum percentages of purity and germination as indicated.

PROPORTION BY WEIGHT TYPE OF GRASS

1. CONVENTIONAL TURF GRASS MIX (if specified)
60% ..... KENTUCKY BLUEGRASS (blend of 3 cultivars)
30% ..... PERENNIAL RYEGRASS (blend of 2 cultivars)
10% ..... CREEPING RED FESCUE
(Apply at 7 lbs./1,000 S.F. for mechanical seeding)

2. SALT TOLERANT MIX (if specified)
40% ..... 'FULTS' ALKALI GRASS (PUCCINELLIA DISTANS)
30% ..... CREEPING RED FESCUE
20% ..... KENTUCKY BLUEGRASS
10% ..... PERENNIAL RYEGRASS
(Apply at 5 lbs./1,000 S.F. for mechanical seeding)

The percentage of hard seed included as a part of the germination percentage of any lot of seed, shall not exceed twenty. Kentucky bluegrass seed shall weigh a minimum of 28 pounds to the nearest measured bushel. Weed seed content shall not exceed 0.25%.

3. PACKING AND MARKETING

All seeds shall be delivered in suitable bags in accordance with standard commercial practice. Each bag shall be tagged or labeled as required by the law of the STATE OF ILLINOIS. The vendor's name shall show on or be attached to each bag together with a statement signed by the vendor showing: a) the kind of seed contained, b) the percentage of purity and germination, c) the percentage of hard seed, if any, d) a statement conforming to the laws of the STATE OF ILLINOIS hereinbefore mentioned showing percentage of weed seeds, if any. Seed which has become wet, moldy, or otherwise damaged will be rejected.

2.4 EROSION CONTROL BLANKET

1. STRAW BLANKET (if specified)
a. S-75 Straw Blanket (North American Green)
b. AEC Premier Straw Blanket (American Excelsior Company)
c. or equivalent

2. STRAW/COCONUT BLANKET (if specified)
a. SC-150 Straw/Coconut Blanket (North American Green)
b. AEC Premier Straw/Coonut Blanket (American Excelsior Company)
c. or equivalent

2.5 HYDROMULCH (if specified)
SoilCover Hydraulic Wood Mulch by Profile distributed by ERO-TEX (866)437-6839

2.6 SOD (if specified)
Sod shall comply with State and Federal laws with respect to inspection for plant diseases and insect infestation. It shall be fresh cut, live, nursery grown sod, not less than one and one half (1 1/2) inches thick having well-matted roots. The root zone shall be of good, fertile, natural mineral soil free from stones and debris. Peat sod will not be acceptable. The turf shall contain no bent or quack grass nor any other noxious weed growth. It shall be of firm tough texture having a compact growth of grass. The sod sections shall be standard in size (24 inches wide x 3 feet in length) and each section shall be strong enough to support its own weight and retain its size and shape when suspended vertically from a firm grasp on the upper ten (10%) percent of the section.

Before being cut and lifted, the sod shall have been mowed at least twice with a lawn mower and the final mowing not more than seven days before the sod is cut. Sod which is not placed within 48 hours of cutting shall not be used without the approval of the Owner and/or Landscape Architect.

The Owner and/or Landscape Architect, reserves the right to inspect the sod at the source before cutting and areas that fail to meet with his approval shall not be cut for the purpose of supplying material under the contract. The Owner and/or Landscape Architect shall be permitted to take such samples as he may select. All sod shall be fresh and green when placed. Any sod that is dried out, burned, inferior in quality to said samples, or in any way failing to meet the requirements of these specifications will be rejected and the Contractor shall immediately remove such rejected material from the premises of the project and supply suitable material in its place.

1. BLUEGRASS SOD shall be a blend of at least three (3) cultivars of Kentucky bluegrass grown on a mineral base.

2. SALT SOD (if specified) shall be a blend of Kentucky Bluegrass, 'Fults' Alkalie Grass (Puccinellia Distans), Perennial Ryegrass and other types as approved by the Landscape Architect grown on a mineral base.

2.7 WATER

The Owner shall provide at no cost, sufficient water for the Contractor to maintain plant materials and seeded and sodded areas in accordance with the requirements of the applicable technical specifications. Potable water shall be supplied by the Owner by way of a permanent underground irrigation system, quick coupler system, hose bibs, fire hydrants or a designated fill-up source for mobile tanks. When water is provided by way of fire hydrants, it shall be the Contractor's responsibility to be completely familiar with all local ordinances concerning the use of this water source. If a meter is required, it is the Contractor's responsibility to obtain, store and return the meter. All fees incurred by the Contractor in obtaining the meter and utilizing the water supply will be reimbursed to him by the Owner.

In the event that the on-site water supply is curtailed or terminated by the Owner or by ordinance during the period the Contract is in effect, or that there is no on-site sources of water, the Contractor shall supply water from off-site in sufficient quantities to complete the job. Compensation for this additional item will be in accordance with a solicited price quote. If authorization to supply off-site water is not given to the Contractor by the Owner, when the Owner is unable to supply the water in sufficient quantities, the Contractor shall not be left responsible for damage to new plantings (plant materials & sod) or failure of seed to germinate and grow caused a direct result of an inadequate water supply.

PART 3 - EXECUTION

3.1 SEED - The accepted seasons for sowing seed in lawn areas shall be defined as follows:

PLANTING SEASONS	SPRING	FALL
Turf grass	April 1 * to May 31	Aug. 15 to Sept. 30

* or as soon as the soil is free of frost and in a workable condition.

Seeding during other time periods shall require the approval of the Owner and/or Landscape Architect. All sowing of seed shall be completed after all trees and shrubs have been installed, if any.

3.2 SOD - The accepted seasons for laying sod shall be as follows:

1. SPRING SODDING shall be performed from the time the soil becomes workable and unfrozen sod becomes available to June 15.
2. FALL SODDING shall be performed from August 15 to October 31.

Sodding during the summer season, defined as June 16 to August 14, will be acceptable if the area is served by an operational irrigation system. Sodding after November 1 shall be considered unseasonable and will require the approval of the Landscape Architect or Owner.

3.3 REQUIRED MAINTENANCE

The Contractor shall be responsible for maintaining all newly seeded and sodded areas until such a time as these areas are granted acceptance by the Owner and/or Landscape Architect. Maintenance during this time period shall and consist of watering, mowing, fertilization and herbicide application, as well as any other horticultural practices necessary to establish an acceptable stand of grass.

A. WATERING

1. The Contractor shall water all newly **seeded** areas once immediately upon completion. Additional watering shall be performed as needed in the absence of adequate rainfall. All water should be applied as a spray or dispersion to prevent run-off or damage. The Contractor shall be responsible for watering until turf is established and accepted. If the Owner supplies an in-ground irrigation system, the Contractor shall be responsible for monitoring the effectiveness of the system and shall report any problems with the system to the Owner immediately, followed up in writing. If the Owner does not provide an irrigation system, then additional watering shall be performed in accordance with the Supplemental Bids where alternate watering prices shall be quoted. If this work item is not included as part of the original Contract, it must be authorized. Compensation shall be in accordance with the Supplemental Bid Prices. If the Owner fails to supply water or authorize supplemental watering the Contractor's warranty for providing an established stand of turf will be voided.

2. The Contractor shall water all newly installed **sod** immediately. The Contractor shall remain responsible for watering through three (3) applications. If the Owner supplies an in-ground irrigation system included in the scope of these improvements, the Contractor shall be responsible for monitoring the effectiveness of the system and shall report any problems with the system to the Owner immediately, followed up in writing. If the Owner does not provide an irrigation system, then additional watering shall be performed in accordance with the Supplemental Bids where alternate watering prices shall be quoted. If this work item is not included as part of the original Contract, it must be authorized. Compensation shall be in accordance with the Supplemental Bid Prices. If the Owner fails to supply water or authorize supplemental watering the Contractor's warranty for providing an established stand of turf will be voided. Watering after the required three (3) waterings shall be the responsibility of the Owner, or in accordance with authorized supplemental watering.

B. MOWING

1. The Contractor shall mow all **seeded** areas three (3) times. The three (3) mowings shall be performed once the turf has reached a height of three inches (3") and shall maintain the turf at 2-2½". At no time should more than 1/3 of the leaf blade be removed by any mowing.

2. The Contractor shall mow all **sodded** areas once. The one (1) mowing shall be performed once the turf has reached a height of three inches (3"). At no time should more than 1/3 of the leaf blade be removed by any mowing.

C. FERTILIZATION

1. **Seeded** areas after completion of the second required mowing, the Contractor shall apply an 18-5-9 commercial fertilizer at the rate of 15 pounds per 1,000 square feet (650 lbs/ac.) to all turf areas using a mechanical spreader and by making two (2) passes at right angles to each other.

2. **Sodded** area after completion of the required mowing, the Contractor shall apply an 18-5-9 commercial fertilizer at the rate of 15 pounds per 1,000 square feet (650 lbs/ac.) to all turf areas using a mechanical spreader and by making two passes at right angles to each other.

D. HERBICIDE

The Contractor shall be responsible for one (1) application of a weed control product no sooner than the second mowing with the areas seeded. The product shall reflect the specific weed problem which may exist.

3.4 ACCEPTANCE

Acceptance of seeded areas will be determined by the Owner and/or Landscape Architect.
Acceptance shall be granted upon conformance with the following:
1. Grass shall display a reasonably uniform distribution of grass plants.
2. Grass shall display vigorous growth and be green and healthy in appearance.
3. Grass shall have received the required mowings, fertilization and herbicide application.

The Contractor shall not be held liable for damage incurred to the seed areas caused by deicing compounds, toxic substances, fertilizers, pesticides and other materials not specified or not applied by him or under his supervision, nor those damages caused by vandalism or acts of nature.

3.5 GUARANTEE

The Contractor shall guarantee the provision of a green, healthy relatively weed free turf at the time of acceptance.

TEMPORARY WATERING

Temporary watering shall be performed via a temporary above ground irrigation system from the building water supply and/or from water trucks.

A. Kentucky Bluegrass Sod

1. Immediately subsequent to sod installation all areas shall be watered to a depth of one (1) inch Additional watering shall be performed to a total of fifteen (15) times approximately every other day for a minimum of a one (1) month period. During extremely hot periods, often between June 15th and August 31st, watering daily may be required.

2. Newly laid sod must be kept moist, but not water logged. The moisture should extend into the soil below the sod to encourage root development. A general rule-of-thumb is to apply one (1) inch of water every other day in the absence of adequate rainfall. Early morning watering is preferred and should not be performed after 1:00 PM. Watering personnel shall routinely probe the sodded areas in multiple locations to determine moisture levels and the watering program should be adjusted as needed. Newly laid sod should not be allowed to dry out as during the initial 2-3 weeks subsequent to laying, dryness will cause shrinkage leaving unwanted open gaps between bales.

3. Depending on conditions, sod may take 1-3 weeks to root into the soil. Once the sod takes root, watering frequency can be gradually reduced. One (1) inch of water applied once a week is generally acceptable except during hot periods.

B. Seed Mixes with Straw Blanket (if any)

1. Immediately after the completion of seeding operations, all seed & blanket areas shall be watered to a depth of two (2) inches. Additional watering shall be performed to a total of fifteen (15) times.

2. During the seed germination period, seeded areas shall be kept moist in the absence of adequate rainfall to a depth of one (1) inch. A fine spray should be utilized to avoid seed bed disturbance/erosion. Watering personnel shall routinely probe the seeded areas in multiple locations to determine moisture levels and the watering program should be adjusted accordingly. A five to ten (5-10) minute watering duration is generally adequate. During the germination period, daily watering may be required during extremely hot periods.

3. Once the seed has fully germinated (not just the cover crop) the watering shall be increased to a two (2) inch depth. The soil should be allowed to dry out between waterings and generally every other day watering during this stage is adequate, depending on rainfall.

C. Plant Material Watering

1. All plants shall receive a thorough watering immediately subsequent to installation including a minimum of four (4) additional waterings when needed.

2. During times of extreme heat, all evergreen and deciduous trees shall receive a minimum of ten (10) gallons of water per tree per watering. Hand injection probe watering or slow release watering bags are the preferred methods for effectively applying water to trees. The use of 20-gallon slow-release irrigation tree bags is highly encouraged and may be substituted for the above mentioned injection waterings. Such watering bags shall be kept operational for a minimum of five (5) continuous days. If this watering method is used in lieu of injection waterings, they shall be provided, as weather conditions dictate, for three (3) watering periods of five (5) continuous days each.

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The drawings, specifications, design ideas, and other information contained within as prepared by the Landscape Architect and/or Land Planner for this project are instruments of the Landscape Architect's and/or Land Planner's service, for use solely with respects to this project and, unless otherwise provided, the Landscape Architect and/or Land Planner shall be deemed the author of these documents and shall retain all common law, statutory, and other rights, including copyright. This drawing is not to be reproduced without the expressed written consent of Heritage Oak Studios, LLC.

REVISIONS

1 - Per Buffalo Grove Review 2026-04-01

Siemens Building & Parking Lot Expansion

990 Deerfield Road
Buffalo Grove, Illinois



Expires: 2027-08-31

HERITAGE OAK STUDIOS, LLC
Landscape Architects
24301 White Oak Drive
Plainfield, IL 60585
PHONE: 815-531-4415

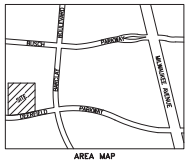
LANDSCAPE SPECIFICATIONS

DATE: 2026-01-16
SCALE:
PLANNER: RP
DRAWN BY: RP
CHECKED:

SHEET
L-2

PROJECT NO.: 0226 - 2476

A.L.T.A./N.S.P.S. LAND TITLE SURVEY



AREA MAP

ADDRESSES
TRACT A 990 DEERFIELD PARKWAY BUFFALO GROVE, IL 60089
TRACT B 1000 DEERFIELD PARKWAY BUFFALO GROVE, IL 60089

LAKE COUNTY PROPERTY INDEX NUMBERS (P.I.N.S)	
TRACT A	15-27-305-024
TRACT B	15-27-408-004 15-27-408-005

TRACT A:

PARCEL 1
LOT 10A IN COVINGTON CORPORATE CENTER FIRST RESUBDIVISION OF LOT 10 IN COVINGTON CORPORATE CENTER UNIT 1, BEING A SUBDIVISION IN THE SOUTH HALF OF SECTION 27 AND THE NORTH HALF OF SECTION 34, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID COVINGTON CORPORATE CENTER FIRST RESUBDIVISION RECORDED FEBRUARY 26, 1988, AS DOCUMENT 2660293, IN LAKE COUNTY, ILLINOIS.

PARCEL 2
GRANT OF EASEMENT DATED JANUARY 30, 1990, AND RECORDED ON SEPTEMBER 24, 1990, AS DOCUMENT NUMBER 2947231, MADE BY AND BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 20, 1989, AND KNOWN AS TRUST NUMBER 109640-05, AND AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 7, 1989, AND KNOWN AS TRUST NUMBER 109036-07, FOR THE PURPOSE OF INGRESS AND EGRESS FOR ANY AND ALL VEHICULAR AND PEDESTRIAN TRAFFIC.

PARCEL 3
GRANT OF EASEMENT DATED SEPTEMBER 10, 1990, AND RECORDED ON SEPTEMBER 24, 1990, AS DOCUMENT NUMBER 2947232, MADE BY AND BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 1, 1987, AND KNOWN AS TRUST NUMBER 102804-02, AND AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 7, 1989, AND KNOWN AS TRUST NUMBER 109036-07, FOR THE PURPOSES OF MAINTENANCE, REPAIR AND REPLACEMENT OF THE BRIDGE AND PEDESTRIAN PASSAGE OF THE BRIDGE.

TRACT B:

PARCEL 1
LOT 1 IN COVINGTON COPORATE CENTER FOURTH RESUBDIVISION, BEING A RESUBDIVISION OF LOT 10B IN COVINGTON CORPORATE CENTER FIRST RESUBDIVISION AND PART OF THE SOUTH HALF OF SECTION 27, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID COVINGTON COPORATE CENTER FOURTH RESUBDIVISION RECORDED OCTOBER 7, 1992, AS DOCUMENT 3222654, IN LAKE COUNTY, ILLINOIS.

PARCEL 2:
EXCLUSIVE EASEMENT FOR BRIDGE FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE MUTUAL GRANT OF EASEMENT AGREEMENT DATED SEPTEMBER 19, 1990, AND RECORDED SEPTEMBER 24, 1990, AS DOCUMENT 2947232.

PARCEL 3
NON-EXCLUSIVE EASEMENT FOR DRIVEWAYS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN GRANT OF EASEMENT AGREEMENT DATED FEBRUARY 2, 1997, AND RECORDED JUNE 18, 1997, AS DOCUMENT 3982034.

PARCEL 4
NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AS SET FORTH IN THE PLAT OF COVINGTON CORPORATE CENTER FIRST RESUBDIVISION RECORDED FEBRUARY 26, 1988, AS DOCUMENT 2660293 AND AS DELINEATED ON THE PLAT OF COVINGTON CORPORATE CENTER FOURTH RESUBDIVISION RECORDED OCTOBER 7, 1992, AS DOCUMENT 3222654.

PARCEL 5
NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS DATED JUNE 18, 2015, AND RECORDED JUNE 24, 2015, AS DOCUMENT NUMBER 7206167.

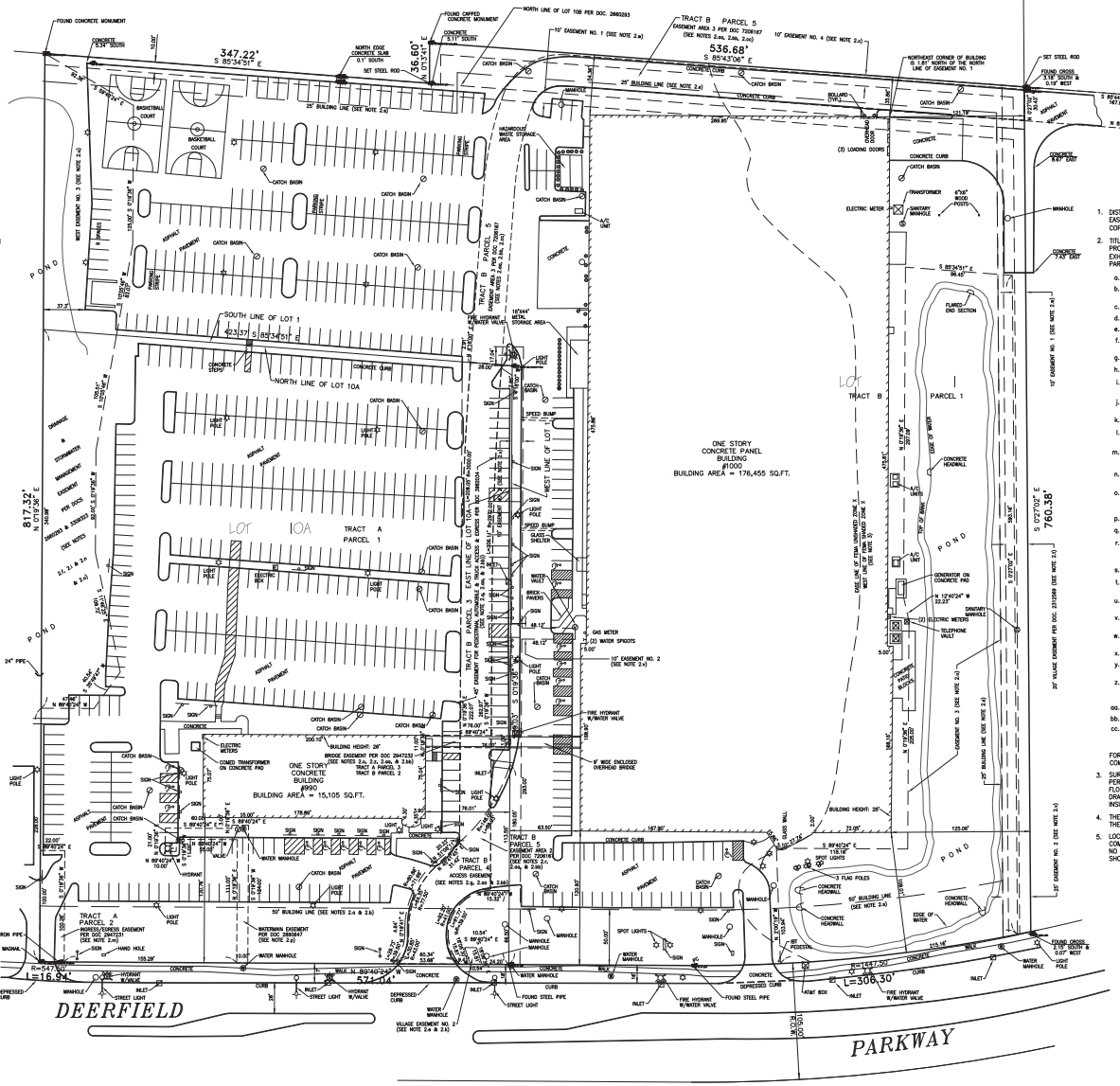
AREAS		
TRACT A	234,006 SQ.FT.	5.372 AC
TRACT B	480,026 SQ.FT.	11.020 AC
TOTAL	714,032 SQ.FT.	16.392 AC (more or less)

PARKING DATA	
STANDARD STALLS	717
MOTORCYCLE STALLS	5
DISABLED STALLS	15
TOTAL	737

SCALE 0 10 20 40

PREPARED FOR:
BECKER GURIAN

PREPARED BY:
LANDMARK
ENGINEERING LLC
DESIGN FIRM REGISTRATION NO. 184-005577-0010
7808 WEST 103RD STREET
PALOS HILLS, ILLINOIS 60465-1529
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SURVEY No. 22-03-087



LEGEND	
	EXISTING
MANHOLE	○
CATCH BASIN	⊙
INLET	⊠
DRAIN PIPE	⊕
ELECTRIC OUTLET	⊞
ELECTRIC MANHOLE	⊛
GAS METER	⊗
WATER MANHOLE	⊕
VENT	⊡
BOLLARD	○
UTILITY POLE	○—
WATER SPIGOT	⊕
LIGHT POLE	○—○
SIGN	—▭—

NOTES

1. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND BEARINGS SHOWN ARE BASED ON THE NAD83 ILLINOIS EAST STATE PLANE COORDINATE ZONE 1201, AS DETERMINED BY GPS. BEARINGS ON THE RECORDED PLATS OF COVINGTON CORPORATE CENTER FIRST AND FOURTH RESUBDIVISION NEED TO BE ROTATED CLOCKWISE 0°19'36" TO MATCH MEASURED.
2. TITLE COMMITMENT No. 22000030548, DATED MARCH 8, 2022, ISSUED BY STEWART TITLE GUARANTY COMPANY, WAS PROVIDED FOR USE IN THE PREPARATION OF THIS SURVEY. THE LEGAL DESCRIPTIONS SHOWN HEREON ARE BASED ON EXHIBIT "A" TO ITEM 5 IN SCHEDULE A OF SAID COMMITMENT AND THE RECORDED PLATS OF SUBDIVISION. SCHEDULE B PART II OF SAID COMMITMENT REFERENCES THE FOLLOWING SURVEY SPECIFIC EXCEPTIONS:
   a. ITEM 4 NOTES A 50 FOOT BUILDING LINE THAT IS SHOWN HEREON.
   b. ITEM 5 NOTES THE SAME 50 FOOT BUILDING LINE IN ITEM 5, BUT ALSO NOTES TWO 25 FOOT BUILDING LINES THAT ARE LOCATED ON LOT 10B AND NOT ON LOT 10A – SEE NOTE 2.a.
   c. ITEM 6 NOTES EASEMENTS THAT DO NOT APPEAR TO BE LOCATED ON LOT 10A.
   d. ITEM 7 NOTES AN EASEMENT LOCATED ON LOT 10B AND NOT ON LOT 10A. SEE NOTE 2.u.
   e. ITEM 8 NOTES A VILLAGE EASEMENT ADJOINING DEERFIELD PARKWAY THAT IS SHOWN HEREON.
   f. ITEM 9 NOTES THE WEST DRAINAGE AND STORMWATER MANAGEMENT EASEMENT No. 3 THAT IS SHOWN HEREON – SEE ALSO NOTE 2.u.
   g. ITEM 10 NOTES THE ACCESS EASEMENT THAT IS SHOWN HEREON.
   h. ITEM 11 NOTES THE EASEMENT NOTATION FOR THE ACCESS EASEMENT NOTED ABOVE IN NOTE 2.g.
   i. ITEM 12 NOTES THE EASEMENT NOTATION FOR THE DRAINAGE AND STORMWATER MANAGEMENT EASEMENT NOTED ABOVE IN NOTE 2.f.
   j. ITEMS 13 & 14 NOTE EASEMENT PROVISIONS FOR EASEMENTS THAT ARE LOCATED ON LOT 10B AND NOT ON LOT 10A.
   k. ITEMS 15 & 16 NOTE EASEMENT PROVISIONS FOR THE VILLAGE EASEMENT NOTED IN ABOVE NOTE 2.e.
   l. ITEM 20 NOTES EASEMENT PROVISIONS FOR AN "EASEMENT No. 4", WHICH DOES NOT APPEAR TO BE LOCATED ON LOT 10A. SEE NOTE 2.z.
   m. ITEM 21 NOTES AN EASEMENT FOR INGRESS & EGRESS PER Doc 2947231. EASEMENT PREMISES "B" IS LISTED AS PARCEL 2 AND IS PART OF PARCEL 1 (LOT 10A) AS SHOWN HEREON.
   n. ITEM 22 NOTES A PLAT OF VACATION PER Doc 3309323 THAT AFFECTS THE DRAINAGE AND STORMWATER MANAGEMENT EASEMENT NOTED ABOVE IN NOTE 2.f.
   o. ITEM 23 NOTES AN OVERHEAD BRIDGE EASEMENT PER Doc 2947232 THAT IS SHOWN HEREON AND IS ALSO TRACT A PARCEL 3 AND TRACT B PARCEL 2 AND PART OF TRACT A PARCEL 1 AND TRACT B PARCEL 1 – SEE ALSO NOTE 2.z.
   p. ITEM 24 NOTES A WATER MAIN EASEMENT PER Doc 2890647 THAT IS SHOWN HEREON.
   q. ITEM 25 NOTES AN EASEMENT FOR INGRESS & EGRESS PER Doc 3982034 THAT IS SHOWN HEREON.
   r. ITEM 26 NOTES EASEMENTS PER Doc 7206167. EASEMENT AREA 2 OF SAID DOCUMENT IS ON TRACT A PARCEL 1 (LOT 10A). EASEMENT AREAS 1 AND 3 OF SAID DOCUMENT ARE NOT LOCATED ON LOT 10A. SEE ALSO NOTE 2.cc.
   s. ITEM 28 NOTES BUILDING LINES PER Doc 3222654 THAT ARE SHOWN HEREON.
   t. ITEM 29 NOTES A VILLAGE EASEMENT PER Doc 2312569 THAT IS SHOWN HEREON AS LOCATED ON Doc 3222654.
   u. ITEM 30 NOTES DRAINAGE & STORMWATER EASEMENTS No. 3 PER Docs 2660293 & 3226654 THAT ARE SHOWN HEREON – SEE ALSO NOTE 2.f.
   v. ITEM 31 NOTES PUBLIC UTILITY & DRAINAGE EASEMENT No. 2 PER Docs 2660293 & 3226654 THAT IS SHOWN HEREON.
   w. ITEM 32 NOTES PUBLIC UTILITY & DRAINAGE EASEMENT No. 1 PER Docs 2660293 & 3226654 THAT IS SHOWN HEREON.
   x. ITEM 33 NOTES PUBLIC UTILITY & DRAINAGE EASEMENT No. 4 PER Doc 3226654 THAT IS SHOWN HEREON.
   y. ITEM 34 NOTES COVENANTS PER Doc 2608363, WHERE SECTIONS III.J.1 & III.J.2 ADDRESS DRAINAGE AND STORM WATER MANAGEMENT EASEMENTS AND STORM WATER FACILITIES, RESPECTIVELY.
   z. ITEM 35 NOTES AN OVERHEAD BRIDGE EASEMENT PER Doc 2947232 THAT IS SHOWN HEREON AND IS ALSO TRACT A PARCEL 3 AND TRACT B PARCEL 2 AND PART OF TRACT A PARCEL 1 AND PART OF TRACT B PARCEL 1 – SEE ALSO NOTE 2.o.
   aa. ITEM 36 NOTES EASEMENTS DESCRIBED AS TRACT B PARCELS 2, 3, 4 & 5.
   bb. ITEM 37 NOTES EASEMENTS DESCRIBED AS TRACT B PARCELS 2, 3, 4 & 5.
   cc. ITEM 38 NOTES EASEMENTS PER Doc 7206167, WHICH ARE SHOWN HEREON AND ALSO DESCRIBED AS TRACT B PARCEL 5. EASEMENT AREA 3 OF SAID DOCUMENT IS ON TRACT B PARCEL 1 (LOT 1). EASEMENT AREAS 1 AND 2 OF SAID DOCUMENT ARE NOT LOCATED ON LOT 1 – SEE ALSO NOTE 2.r.

   FOR OTHER BUILDING LINES, EASEMENTS AND RESTRICTIONS, REFER TO DEEDS, ABSTRACTS, TITLE POLICIES, SEARCHES OR COMMITMENTS, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.
3. SURVEYED PROPERTY, AS SHOWN, LIES PARTIALLY IN UNSHADED ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN, AND PARTIALLY IN SHADED ZONE X, AN AREA OF 0.2 PERCENT ANNUAL CHANCE FLOOD OR AN AREA OF 1 PERCENT ANNUAL CHANCE FLOOD WITH AN AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH A DRAINAGE AREA LESS THAN 1 SQUARE MILE, AS INDICATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP No. 17097C0266K, REVISED SEPTEMBER 18, 2013.
4. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
5. LOCATIONS OF IMPROVEMENTS AND UTILITIES SHOWN ARE BASED ON OBSERVED SURFACE EVIDENCE & FIELD MEASUREMENTS COMPLETED ON MARCH 29, 2022. NO IMPROVEMENTS SHOULD BE CONSTRUCTED ON THE BASIS OF THIS PLAT ALONE AND NO DIMENSIONS, LENGTHS OR WIDTHS SHOULD BE ASSUMED FROM SCALING. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.

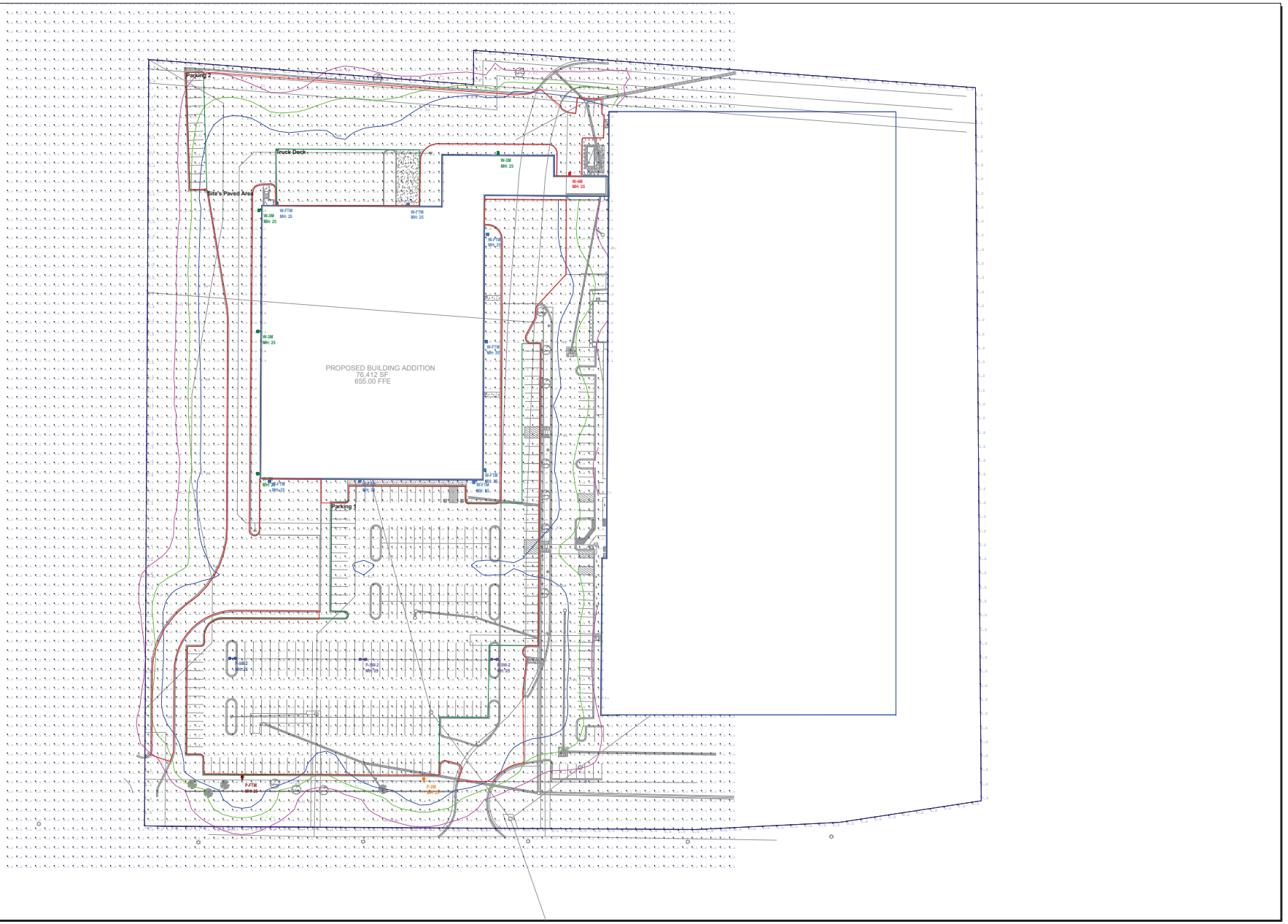
STATE OF ILLINOIS } S.S.
COUNTY OF COOK }

TO: COVINGTON CENTER A111, LLC, A DELAWARE LIMITED LIABILITY COMPANY
COVINGTON 1000 DP LLC, A DELAWARE LIMITED LIABILITY COMPANY
JES COVINGTON 1000 DP LLC, A DELAWARE LIMITED LIABILITY COMPANY
ETC COVINGTON 1000 DP LLC, A DELAWARE LIMITED LIABILITY COMPANY
DJH COVINGTON 1000 DP LLC, A DELAWARE LIMITED LIABILITY COMPANY
LIGHTSTONE ACQUISITIONS VI LLC, A DELAWARE LIMITED LIABILITY COMPANY
STEWART TITLE GUARANTY COMPANY
BECKER GURIAN

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY AMERICAN LAND TITLE ASSOCIATION AND NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 14 AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 29, 2022.

DATED AT PALOS HILLS, ILLINOIS, THIS 5th DAY OF APRIL, A.D. 2022.

MARK H. LANDSTROM
PLS No. 2625
LICENSE RENEWAL DATE: 11/30/2022
MLANDSTROM@LANDMARK90.COM



Luminaire Schedule							
Symbol	Qty	Label	LLF	Lumens	Watts	Description	[MANUFAC]
	1	P-2M	1.000	33612	277.07	DSX1 LED P9 40K 70CRI T2M	Lithonia Lighting
	1	P-5M-2	1.000	35503	277.07	DSX1 LED P9 40K 70CRI T5M	Lithonia Lighting
	2	P-5W-2	1.000	36078	277.07	DSX1 LED P9 40K 70CRI T5W	Lithonia Lighting
	1	P-FTM	1.000	34749	277.07	DSX1 LED P9 40K 70CRI TFTM	Lithonia Lighting
	4	W-3M	1.000	34003	277.07	DSX1 LED P9 40K 70CRI T3M	Lithonia Lighting
	1	W-4M	1.000	34510	277.07	DSX1 LED P9 40K 70CRI T4M	Lithonia Lighting
	8	W-FTM	1.000	34749	277.07	DSX1 LED P9 40K 70CRI TFTM	Lithonia Lighting

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Fc	1.06	9.3	0.0	N.A.	N.A.
Property Line	Fc	0.07	0.4	0.0	N.A.	N.A.
Parking 1	Fc	2.93	6.7	0.6	4.88	11.17
Parking 2	Fc	0.65	1.3	0.2	3.25	6.50
Site's Paved Area	Fc	2.64	8.4	0.1	26.40	84.00
Truck Dock	Fc	2.53	5.8	1.1	2.30	5.27

Notes :
1. Calculation Work Plane : Grade
2. Fixture Mounting Height : AS NOTED
3. Calculation Point Spacing : 10'x10'

**This document contains confidential and proprietary information of KSA Lighting & Controls. This document may only be used by or for the benefit of KSA Lighting & Controls representatives and customers. This lighting layout is not a professional engineering drawing and is provided for informational purposes only, without warranty as to accuracy, completeness, reliability or otherwise. KSA Lighting & Controls is not responsible for specifying the light fixtures or illumination requirements for any specific project, nor is it responsible for meeting municipal or building code requirements. It is the obligation of the end-user to consult with a professional engineering advisor to determine whether this lighting layout meets the applicable project requirements for lighting system performance, safety, suitability and effectiveness for use in a particular application. Field verification is recommended when calculations are based on end-user or customer-provided information. End-user environment and application (including, but not limited to, voltage variation and dirt accumulation) can cause actual field performance to differ from the calculated photometric performance represented in this lighting layout. In no event will KSA Lighting & Controls be responsible for any loss resulting from any use of this drawing.

LIGHTING & CONTROLS

KSA

Warehouse - 900 Deerfield Pkwy, Buffalo Grove, IL

Drawn By: Ben Foster
Date: 3/20/2026
Notes :

PRELIMINARY/FINAL PLAT OF CONSOLIDATION
COVINGTON CORPORATE CENTER FIFTH RESUBDIVISION

IN THE SOUTH HALF OF SECTION 27, TOWNSHIP 43 NORTH, RANGE 11,
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

SUBMITTED BY & RETURN TO:
VILLAGE OF BUFFALO GROVE

North
Scale 1" = 50'

50' 0' 50' 100'

ABBREVIATION LEGEND

BSL = BUILDING SETBACK LINE
E = EAST
E'LY = EASTERLY
(M) = MEASURED DISTANCE
N = NORTH
N'LY = NORTHERLY
(R) = RECORD DISTANCE
R.O.W. = RIGHT OF WAY
S = SOUTH
S'LY = SOUTHERLY
W = WEST
W'LY = WESTERLY

LINE TYPE LEGEND

BOUNDARY LINE =
ADJACENT LOT LINE =
EXISTING EASEMENT LINE =
PROPOSED EASEMENT LINE =
BUILDING SETBACK LINE =

NOTES:

1) ALL MEASURED BEARINGS SHOWN HEREON ARE BASED ON NAD 83 ILLINOIS COORDINATE SYSTEM, EAST ZONE (2011 CORRECTION) AS DETERMINED BY USE OF GPS EQUIPMENT USING TRIMBLES VRS NETWORK AND EQUIPMENT ALONG WITH THE RECORDED PLAT OF SUBDIVISION.

2) TITLE COMMITMENT NO. 206806 DATED NOVEMBER 20, 2025 BY STEWART TITLE GUARANTY COMPANY WAS PROVIDED FOR USE IN THE PREPARATION OF THIS SURVEY.

3) PARCEL CONTAINS APPROXIMATELY 714,039 SQUARE FEET (OR 16.392± ACRES).

4) SURVEY FIELD WORK COMPLETED ON 11/14/25

5) ALL MONUMENT TIES ARE MEASURED PERPENDICULAR TO THE PROPERTY LINE(S).

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

THIS IS TO CERTIFY THAT _____ IS THE OWNER OF THE PROPERTY DESCRIBED ON THE ANNEXED PLAT AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THE UNDERSIGNED HEREBY DEDICATES FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR THOROUGHFARES, STREETS, ALLEYS, AND PUBLIC SERVICES, AND HEREBY ALSO RESERVES FOR THE VILLAGE OF BUFFALO GROVE, AMERITECH, THE GAS COMPANY, AND THE COMMONWEALTH EDISON COMPANY, THE EASEMENT PROVISIONS WHICH ARE STATED ON THEIR STANDARD FORM WHICH IS ATTACHED HERETO,

DATED THIS _____ DAY OF _____, A.D. 20___.

_____
(DENOTE TITLE)

ATTEST: _____
(DENOTE TITLE)

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE AFORESAID STATE, DO HEREBY CERTIFY THAT _____ AND _____, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE AFORESAID INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND SEVERALLY ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT AS _____ AND OF SAID _____, AND CAUSED THE SEAL OF SAID TO BE AFFIXED THERETO, PURSUANT TO AUTHORITY GIVEN BY THE _____ OF SAID _____ AS THEIR FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID _____ FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL, THIS _____ DAY OF _____, A.D., 20___.

_____
NOTARY PUBLIC

LAKE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

I, _____ COUNTY CLERK OF LAKE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST ANY OF THE LAND INCLUDED IN THE DESCRIBED PROPERTY. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF LAKE COUNTY, ILLINOIS.

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

_____
COUNTY CLERK

CORPORATE AUTHORITY'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

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___.

_____
VILLAGE PRESIDENT

ATTEST: _____
VILLAGE CLERK

PLAN COMMISSION'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF BUFFALO GROVE, COOK AND LAKE COUNTIES, ILLINOIS, AT A MEETING HELD THIS _____ DAY OF _____, A.D. 20___.

_____
CHAIRMAN

ATTEST: _____
SECRETARY

VILLAGE COLLECTOR' CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

I HEREBY CERTIFY THAT I FIND NO DEFERRED INSTALLATIONS OF OUTSTANDING UNPAID SPECIAL ASSESSMENTS DUE AGAINST THE PROPERTY DESCRIBED IN THE PLAT HEREON DRAWN, BUFFALO GROVE, COOK AND LAKE COUNTIES, ILLINOIS DATED THIS _____ DAY OF _____, A.D. 20___.

_____
VILLAGE COLLECTOR

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF BUFFALO GROVE, COOK AND LAKE COUNTIES, ILLINOIS, DATED THIS _____ DAY OF _____, A.D. 20___.

_____
VILLAGE ENGINEER

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

THIS IS TO CERTIFY THAT THE FOLLOWING DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY RIDGELINE CONSULTANTS, LLC UNDER THE SUPERVISION OF JIANFENG (JJ) HUA, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, NO. 35-4071, AND PLAT HEREON DRAWN IS A CORRECT PRESENTATION OF SAID SURVEY, ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

TRACT A:

LOT 10 A IN COVINGTON CORPORATE CENTER FIRST RESUBDIVISION OF LOT 10 IN COVINGTON CORPORATE CENTER UNIT 1 OF PART OF THE SOUTH HALF OF SECTION 27, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID COVINGTON CORPORATE CENTER FIRST RESUBDIVISION RECORDED FEBRUARY 26, 1988, AS DOCUMENT 2660293, IN LAKE COUNTY, ILLINOIS.

TRACT B:

LOT 1 IN COVINGTON CORPORATE CENTER FOURTH RESUBDIVISION, BEING A RESUBDIVISION OF LOT 10B IN COVINGTON CORPORATE CENTER FIRST RESUBDIVISION AND PART OF THE SOUTH HALF OF SECTION 27, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID COVINGTON CORPORATE CENTER FOURTH RESUBDIVISION RECORDED OCTOBER 7, 1993, AS DOCUMENT 3222654, IN LAKE COUNTY, ILLINOIS.

THIS IS ALSO TO CERTIFY THAT UPON COMPLETION OF CONSTRUCTION, CONCRETE MONUMENTS, AS SHOWN, AND IRON PIPES AT ALL LOT CORNERS AND POINT OF CHANGES IN ALIGNMENT WILL BE SET.

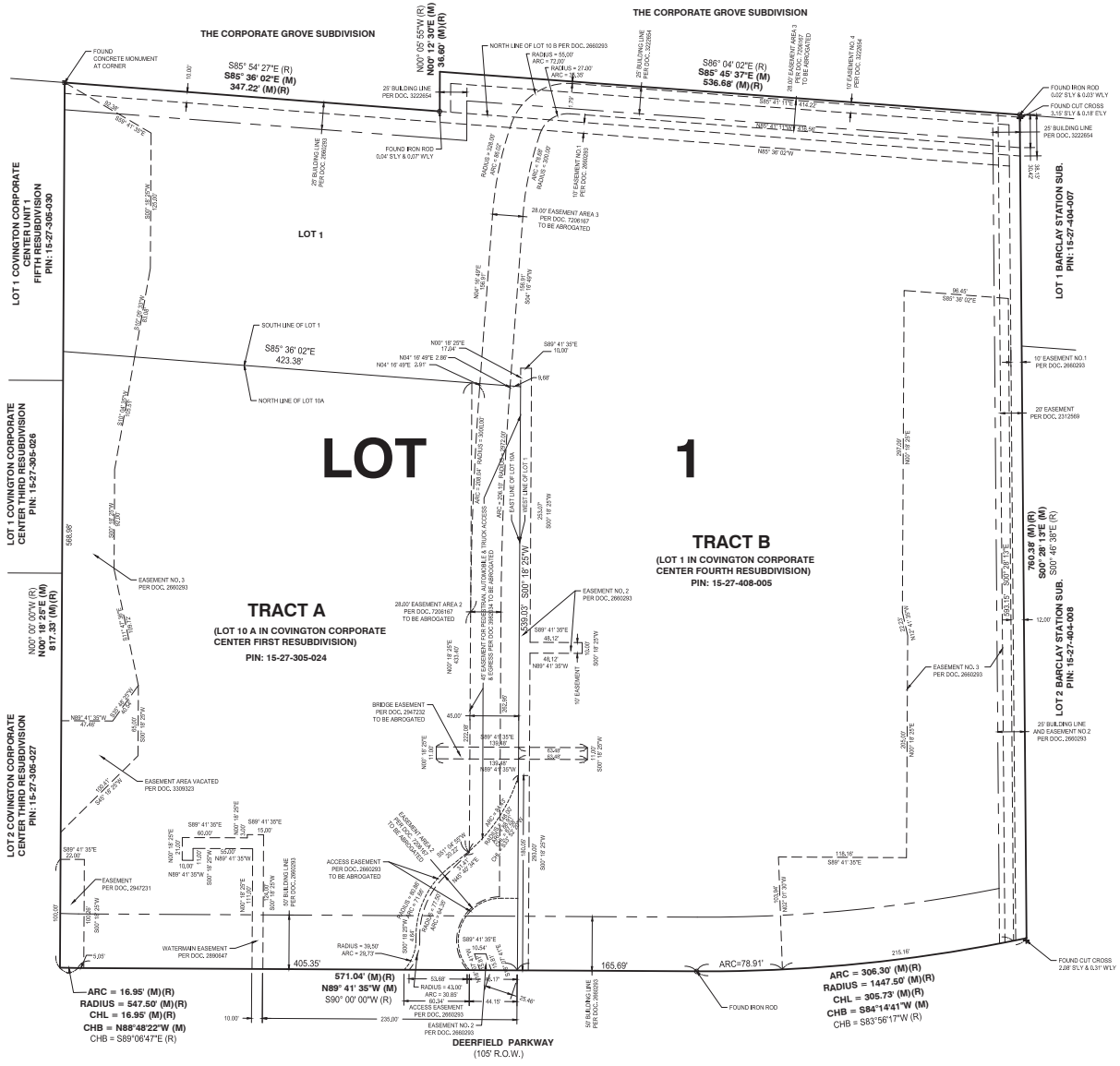
THIS IS ALSO TO CERTIFY THAT THE PROPERTY, AS DESCRIBED ON THE ANNEXED PLAT, LIES WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF BUFFALO GROVE, ILLINOIS, WHICH AS ADOPTED A COMPREHENSIVE PLAN.

THIS IS ALSO TO CERTIFY THAT (NO) PART OF THE PROPERTY COVERED BY THIS PLAT OF SUBDIVISION IS SITUATED WITHIN 500 FEET OF ANY SURFACE DRAIN OR WATER COURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.

GIVEN UNDER MY HAND AND SEAL AT VILLAGE OF MONTGOMERY, ILLINOIS, THIS _____ DAY OF _____, A.D. 20___.

BY: _____

JIANFENG HUA
ILLINOIS PROFESSIONAL LAND SURVEYOR #4071
LICENSE EXPIRATION / RENEWAL DATE 11-30-2026


THE CORPORATE GROVE SUBDIVISION
THE CORPORATE GROVE SUBDIVISION
LOT 1
LOT
1
TRACT A
(LOT 10 A IN COVINGTON CORPORATE CENTER FIRST RESUBDIVISION)
PIN: 15-27-305-024
TRACT B
(LOT 1 IN COVINGTON CORPORATE CENTER FOURTH RESUBDIVISION)
PIN: 15-27-408-005
LOT 1 COVINGTON CORPORATE CENTER UNIT 1 FIFTH RESUBDIVISION PIN: 15-27-305-030
LOT 1 COVINGTON CORPORATE CENTER THIRD RESUBDIVISION PIN: 15-27-305-026
LOT 2 COVINGTON CORPORATE CENTER THIRD RESUBDIVISION PIN: 15-27-305-027
LOT 1 BARCLAY STATION SUB. PIN: 15-27-404-007
LOT 2 BARCLAY STATION SUB. PIN: 15-27-404-008
DEERFIELD PARKWAY
(105' R.O.W.)
ARC = 16.95' (M)(R)
RADIUS = 547.50' (M)(R)
CHL = 16.95' (M)(R)
CHB = N88°48'22"W (M)
CHB = S89°06'47"E (R)
571.04' (M)(R)
N89° 41' 35"W (M)
S90° 00' 00"W (R)
ARC=78.91'
ARC = 306.30' (M)(R)
RADIUS = 1447.50' (M)(R)
CHL = 305.73' (M)(R)
CHB = S84°14'41"W (M)
CHB = S83°56'17"W (R)
FOUND IRON ROD
FOUND CUT CROSS 2.08' S'LY & 0.31' W'LY
FOUND CUT CROSS 3.15' S'LY & 0.18' E'LY
FOUND IRON ROD 0.02' S'LY & 0.03' W'LY
FOUND IRON ROD 0.04' S'LY & 0.07' W'LY
FOUND CONCRETE MONUMENT AT CORNER
S85° 54' 27"E (R)
S85° 36' 02"E (M)
347.22' (M)(R)
S86° 04' 02"E (R)
S85° 45' 37"E (M)
536.68' (M)(R)
N00° 00' 00"W (R)
N00° 18' 25"E (M)
817.33' (M)(R)
S00° 00' 00"W (R)
S00° 18' 25"W (M)
760.38' (M)(R)
S00° 28' 13"E (M)
S00° 46' 35"E (R)
N00° 18' 25"E
656.98'
S00° 18' 25"W
423.38'
SOUTH LINE OF LOT 1
NORTH LINE OF LOT 10A
NORTH LINE OF LOT 10 B PER DOC. 2660293
EAST LINE OF LOT 1
EAST LINE OF LOT 10A
25' BUILDING LINE PER DOC. 3222654
25' BULDING LINE PER DOC. 2660293
28.00' EASEMENT AREA 3 PER DOC. 7206167 TO BE ABROGATED
28.00' EASEMENT AREA 2 PER DOC. 7206167 TO BE ABROGATED
17' EASEMENT NO.1 PER DOC. 2660293
10' EASEMENT NO.1 PER DOC. 2660293
20' EASEMENT PER DOC. 2312569
EASEMENT NO. 3 PER DOC. 2660293
EASEMENT NO. 2 PER DOC. 2660293
10' EASEMENT NO.4 PER DOC. 3222654
BRIDGE EASEMENT PER DOC. 2947232 TO BE ABROGATED
EASEMENT PER DOC. 2947231
EASEMENT AREA VACATED PER DOC. 3309323
ACCESS EASEMENT PER DOC. 2660293 TO BE ABROGATED
WATERMAIN EASEMENT PER DOC. 2890647
ACCESS EASEMENT PER DOC. 2660293
EASEMENT NO. 2 PER DOC. 2660293
50' BUILDING LINE PER DOC. 2660293
25' BUILDING LINE AND EASEMENT NO.2 PER DOC. 2660293
405.35'
165.69'
235.00'
215.16'
96.45'
S89° 36' 02"E
N85° 36' 02"W
N89° 41' 11"E
472.22'
N89° 41' 11"E 319.46'
S89° 41' 35"E
N89° 41' 35"W
S00° 18' 25"W
N00° 18' 25"E
RADIUS = 55.00'
ARC = 72.04'
RADIUS = 27.00'
ARC = 16.39'
RADIUS = 506.00'
ARC = 78.89'
RADIUS = 330.00'
ARC = 78.79'
RADIUS = 39.50'
ARC = 29.73'
RADIUS = 43.00'
ARC = 30.85'
RADIUS = 80.00'
ARC = 71.66'
RADIUS = 47.00'
ARC = 42.09'
RADIUS = 15.00'
ARC = 23.56'
RADIUS = 15.00'
ARC = 23.56'
RADIUS = 15.00'
ARC = 23.56

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, MAY 20, 2026

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 Gregory, PZC Commissioner Schwartz, PZC Commissioner Saxena.

Also present were: Trustee Liaison Ottenheimer, Village Attorney Patrick Brankin, Community Development Deputy Director Michelle House, Principal Planner Andrew Binder, Civil Engineer 1 Daniel Hoscilo.

PUBLIC HEARINGS/ITEMS FOR CONSIDERATION

A. **Consideration of a Plat of Consolidation, a Preliminary Plan, and a parking variation to allow the construction of an approximately 76,500 sq ft addition at 990 and 1000 Deerfield Parkway**

Principal Planner Binder provided an overview of the request and indicated that staff is recommending approval.

The petitioner, Larry Freedman (attorney representing CRE Deerfield Associates), Greg Iannacone (Development Director, Lightstone Group), Nick Edwards (Studio Lead, Ware Malcolm) were sworn in.

Freedman outlined the expansion does not change the operation existing onsite.

Com. Gregory questioned the parking onsite versus the variation requested and what parking would be needed per the Siemens operation.

Freedman stated that adding the additional spaces would not be easily laid out on site but Siemens would be fine with proposed spaces if required to install them.

Iannacone stated Siemens did a parking study during the week and their busiest day required a maximum of 290 spaces which also provides a 20% buffer with the parking proposed as part of the site changes.

Com. Davis questioned the current employee numbers.

Iannacone stated it was around 300 and the expansion would not lead to additional employees in either the warehouse or office.

Com. Davis questioned what would happen if future expansion led to additional employees and how trucks access the site and delivery schedule.

Iannacone noted most often the trucks enter the site off of Barclay with most deliveries coming in the morning and departures at the end of the business day.

Com. Davis questioned the general inquiries staff received.

Binder noted they were just general inquiries of the application request.

Com. Moodhe questioned the 3 lots being combined.

Binder noted the 3 lots that were proposed for consolidation on the petitioner's exhibits.

Com. Moodhe questioned what kinds of trucks can be expected at the loading docks.

Iannacone stated they are semi-trucks and an auto-turn was completed that shows that the trucks can transverse the site appropriately.

Com. Moodhe questioned the current building and whether it includes office and warehouse.

Greg stated the current building includes both office and warehouse space. The addition is only adding warehouse space.

Com. Spunt questioned the 12 bays and whether they would be used daily.

Edwards stated they would likely not be used daily.

Com. Spunt questioned whether vehicles could be parked at the loading docks and what would happen if they do not have enough parking.

Freedman stated if there were realized parking problems the petitioner would return to the Village to ask for site modifications.

Com. Spunt questioned the western drive aisle and whether there was a fence.

Edwards stated it was a curbed drive and it does not include a barrier wall.

No members of the public spoke.

Public Hearing was closed.

Com. Davis made a motion to make a positive recommendation to the Village Board to allow a plat of consolidation, preliminary plan, and parking variation, subject to the conditions in the Staff Report.

The motion was seconded by Com. Moodhe.

Weinstein stated he was in favor the minimal impact and modest parking variation request.

Moodhe stated he was in favor due to Siemens reinvesting in Buffalo Grove.

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

AYES:	7	Mitchell Weinstein, Adam Moodhe, Marc Spunt, Jason Davis, Sujat Saxena, Don Schwartz, Chad Gregory
NAYS:	0	None
ABSENT:	2	Amy Au, Neil Worlikar

Motion declared Passed.

REGULAR MEETING

A. **Other Matters for Discussion**

B. **Approval of Minutes**

1. **Approval of Draft Minutes from March 4, 2026 PZC Meeting**

Moved by Jason Davis, seconded by Marc Spunt to approve. Upon roll call, Trustees voted as follows:

AYES:	6	Mitchell Weinstein, Adam Moodhe, Marc Spunt, Jason Davis, Don Schwartz, Chad Gregory
NAYS:	0	None
ABSENT:	2	Amy Au, Neil Worlikar

Motion declared approved.

C. **Chairperson's Report**

None.

D. **Committee and Liaison Reports**

Com. Schwartz provided an overview of the May Board meeting.

E. **Staff Report/Future Agenda Schedule**

Binder reviewed the upcoming projects to the PZC with the June 3rd meeting including the public hearing for the Comprehensive Plan and a Special Use for a dance studio.

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.

ADJOURNMENT

The meeting was adjourned at 7:57pm.

AWC
The Law Offices of
Adrienne W. Chan P.C.

2 June 2026

CRE Deerfield Associates, LLC
1985 Cedar Bridge Ave, Suite 1
Lakewood, NJ 08701
Attention: Matthew Schnitker
Via E-Mail Only: matthew.schnitker@cushwake.com

Village of Buffalo Grove
Community Development Department
50 Raupp Boulevard
Buffalo Grove, IL 60089
Attention: Andrew Binder
Via E-Mail Only: abinder@vbg.org

Re: 990 and 1000 Deerfield Parkway, Buffalo Grove, IL ("Subject Property")
Petition for Plat of Consolidation and Preliminary Plan of Construction/Zoning Variance

Dear Mr. Schnitker and Mr. Binder:

Our law firm represents Northbrook Properties, Inc., the owner of the property located at 950 Deerfield Parkway, Buffalo Grove, IL ("950 Property"). It is our understanding, based on the Notice of Public Hearing issued on May 1, 2026, that CRE Deerfield Associates, LLC ("Petitioner") has submitted a petition to the Village of Buffalo Grove for approval of a Plat of Consolidation and Preliminary Plan to allow for the construction of an approximately 76,500 square foot addition on the Subject Property, as well as zoning variance of the parking count requirements ("Project"). My client was unable to attend the Public Hearing on May 20, 2026, but would like to raise a concern regarding the approvals sought by Petitioner.

The Subject Property and the 950 Property are both subject to that certain Declaration of Protective Covenants for Covington Corporate Center, Buffalo Grove, Illinois, effective as of August 27, 1987 and recorded on September 3, 1987 in the Lake County Recorder of Deeds Office as Document Number 2608363, as amended by the First Amendment to Declaration of Protective Covenants for Covington Corporate Center, Buffalo Grove, Illinois, effective as of July 21, 1997, and recorded in the Lake County Recorder of Deeds Office on August 15, 1997 as Document Number 4006745 (as amended, the "Declaration"). Pursuant to the Declaration, property subject to the Declaration is to be managed by the Covington Corporate Center Association ("Association"). Unfortunately, the most recent directors of the Association, understood to be E. Thomas Collins Jr., John Shaffer, Dennis J. Hiffman, and J. Michale VanZandt appear to have

unanimously resigned from their positions on an unknown date (perhaps in 2024), without calling a meeting of members to appoint a new board or providing any accounting and turn over of assessment funds. They subsequently, through their attorney and registered agent for the Association, Mr. Robert Blacher, caused the Association to be dissolved through the Illinois Secretary of State on June 16, 2024. As such, there is no longer an Association in place, as required by the Declaration.

The lack of an Association would appear to be problematic with respect to the Project approvals requested by the Petitioner. Pursuant to Sections IV.A and H of the Declaration, the Association must approve any change of zoning or zoning variance for a lot. Further, pursuant to Section IV.B, the Association must approve any Improvements to be constructed on a parcel to ensure that they are consistent with the Declaration and the protective covenants therein for the benefit of all parcel owners. It is our understanding that Petitioner is also seeking approval of a proposed Plat of Consolidation, an amendment to the Plat of Subdivision, to combine three lots that are subject to the Declaration. Such consolidation amounts to an amendment of the Declaration, which is also subject to approval by the Association. In summary, it is our understanding that various Association approvals of the Project are required by the Declaration, and that such should be secured before the Village should consider granting its approval to Petitioner's Project.

While we do not have an objection to the substance of the proposed Project, we respectfully request that the Petitioner outline its plan for compliance with the Declaration with respect to the Project. Should there be any questions, please contact me at your convenience.

Sincerely,

The Law Offices of Adrienne W. Chan, P.C.

Adrienne W. Chan

Adrienne W. Chan

Direct: 312-786-1257
chan@awc-law.com

CC: Northbrook Properties, Inc.
555 Skokie Boulevard, Suite 555
Northbrook, IL 60062
Attention: Erin K. Rockney
Via E-Mail Only: rockney@555skokie.com

Cushman & Wakefield
9500 W. Bryn Mawr, Suite 600
Rosemont, IL 60018
Attention: Keith Puritz
Via E-Mail Only: keith.puritz@cushwake.com

AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: June 15, 2026

AGENDA ITEM 9.b. O-2026-65

Ordinance Granting the First Amendment to the Redevelopment Agreement by and among the Village of Buffalo Grove, IMKD 5 LLC, and BGA Residential LLC for the Clove Development

Contacts

Liaison: Trustee Ottenheimer
Staff: Nicole Woods

Staff Recommendation

Staff recommends approval.

Recommended Motion

I move to approve an Ordinance Granting the First Amendment to the Redevelopment Agreement by and among the Village of Buffalo Grove, IMKD 5 LLC, and BGA Residential LLC for the Clove Development, subject to the final review and approval of the Village Attorney.

Summary

Please see the attached staff memorandum.

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

File Attachments

1. Staff Memo RDA and PUD Clove 6.9.26
2. RDA Ordinance Amendment
3. Kensington Signed Amendment
4. Bondholder Consent

MEMORANDUM

DATE:	June 15, 2026
TO:	Village Manager Dane Bragg
FROM:	Chris Stilling, Deputy Village Manager Nicole Woods, Community Development Director
SUBJECT:	Amendment to the Clove's Planned Unit of Development (PUD) and Redevelopment Agreement (RDA)

RECOMMENDATION

Staff recommends that the Village Board approve an Ordinance granting an amendment to the Clove's Redevelopment Agreement and minor amendment to the Clove Planned Development, subject to the conditions in the Ordinance and final review and approval by the Village Attorney

PROJECT BACKGROUND

In June 2022, the Village approved Planned Unit of Development (PUD) and Redevelopment Agreement (RDA) ordinances with Kensington Development Partners for The Clove Development. The PUD ordinance provided the necessary zoning and plan approvals to allow the 22-acre property (former Town Center) to redevelop into a modern mixed-use entertainment and residential district, as called for in the Lake Cook Corridor Plan. The RDA ordinance established the framework through which Kensington could access Lake Cook Corridor TIF funds upon the satisfactory achievement of specific performance standards associated with the development of The Clove.

Integral to the vision for Clove and the subsequent RDA and PUD ordinances, is the anchor grocery store. At the time the original RDA and PUD was approved, Kensington held a lease with Amazon Fresh so to fulfill the grocery component and occupy the 43,000 square foot building south of the residential building. Construction of the grocer space was well underway and had progressed to interior work when, in September 2025, Amazon Fresh halted construction and left the building unoccupied. Amazon Fresh has since reported that they do not intend to resume construction, and they have discontinued future expansion efforts and closed former operating Amazon Fresh stores across the country.

This past spring, Kensington Partners announced that they have amended the building's lease with a new tenant, Whole Foods Market Group. Under Kensington's proposal, Whole Foods Market would lease the entire 43,000-square-foot space with the intent that the facility will be demised to include a 35,000-square-foot Whole Foods Market grocery store, as well as an 8,000-square-foot space to be used for fulfillment or storage related to Whole Foods.

PROPOSED AMENDMENTS

While Kensington's recent proposal aligns with the overall intent and vision for The Clove and the corresponding PUD and RDA, the introduction of the ancillary fulfillment /storage use and the delays caused by Amazon Fresh's departure require amendments to both the PUD and RDA.

The proposed amendments, as outlined in the attached ordinances, reflect these changes that have occurred within the project. Although they still mandate that a national-credit grocery tenant lease and occupy the 43,000-gross-square-foot building, they allow the grocery store to operate along with an ancillary fulfillment or storage use directly related grocer's operations. The proposed amendments also extend Kensington's deadline to reach substantial completion of the development from June 30, 2026 to June 30, 2027, with the potential for a 90-day extension.

ORDINANCE 2026-0XX

AN ORDINANCE GRANTING THE FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT BY AND AMONG THE VILLAGE OF BUFFALO GROVE, IMKD 5 LLC, AND BGA RESIDENTIAL, LLC, FOR THE CLOVE DEVELOPMENT AT 210-250 MCHENRY ROAD

WHEREAS the Village of Buffalo Grove is a Home Rule Unit pursuant to the Illinois Constitution of 1970; and

WHEREAS the real property ("Property") is commonly known as 210-250 McHenry Road, Buffalo Grove, Illinois; and

WHEREAS The Village of Buffalo Grove (Village), IMKD 5 LLC (Retail Developer) and BGA Residential, LLC (Residential Developer) are parties to that certain Redevelopment Agreement dated June 20, 2022 (the Original Agreement), relating to the development of the Property for the Project commonly known as "The Clove"; and

WHEREAS Retail Developer is seeking an amendment to the Original Agreement subject to the terms and conditions set forth in the First Amendment to the Redevelopment Agreement (First Amendment) attached as Exhibit A; and

WHEREAS pursuant to the Original Agreement, the Village issued a Note to the Retail Developer, which was assigned to a trustee and in which participatory interests were sold to investors; and

WHEREAS the investors have consented to the First Amendment, and a copy of that consent is attached as Exhibit B; and

WHEREAS no other parties are required to consent to the amendment.

NOW, THEREFORE, in consideration of the foregoing recitals and the mutual covenants and agreements contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Village, Retail Developer and Residential Developer hereby agree to amend the Original Agreement in accordance with the First Amendment attached as Exhibit A.

SECTION 2. The Corporate Authorities hereby adopt a proper, valid, and binding ordinance approving the First Amendment, subject to the final review and approval of 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: _____, 2026
APPROVED: _____, 2026
PUBLISHED: _____, 2026

ATTEST: APPROVED:

_____ _____
Janet M. Sirabian, Village Clerk Eric N. Smith, Village President

EXHIBIT A

First Amendment to the Redevelopment Agreement
210-250 McHenry Road

EXHIBIT B

Bondholder Consent
210-250 McHenry Road

INSTRUMENT PREPARED BY AND AFTER RECORDING RETURN TO:

Nixon Peabody LLP
70 West Madison Street, Suite 5200
Chicago, IL 60602-4378
Attention: Gregg M. Dorman, Esq.

Property:
Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11 of the Final Plat of Subdivision for The Clove, Buffalo Grove, Lake County, Illinois, Document No. Document No. 7924807.

PIN(s):
15-33-304-279; 15-33-304-278; 15-33-304-277; 15-33-304-276; 15-33-304-274; 15-33-304-273; 15-33-304-270; 15-33-304-271; 15-33-304-272; 1533304275; and 1533304269.

Space Above this Line for Recorder

FIRST AMENDMENT TO REDEVELOPMENT AGREEMENT

THIS FIRST AMENDMENT TO REDEVELOPMENT AGREEMENT (this "**First Amendment**") is made and entered into as of the ___ day of June, 2026 ("**Effective Date**") by and among the **VILLAGE OF BUFFALO GROVE**, an Illinois municipal home rule corporation, located in Cook and Lake Counties, Illinois (the "**Village**"), **IMKD 5 LLC**, a Delaware limited liability company ("**Retail Developer**"), and **BGA RESIDENTIAL, LLC**, a Delaware limited liability company ("**Residential Developer**").

Preliminary Statements

A. The Village, Retail Developer and Residential Developer are parties to that certain Redevelopment Agreement dated June 20, 2022 (the "**Original Agreement**"), relating to the development of the Property (as more particularly described on Exhibit A attached hereto) for the Project commonly known as "The Clove". Capitalized terms used herein that are defined in the Original Agreement shall have the same meanings herein as are ascribed to such terms in the Original Agreement unless otherwise defined herein. As used here or in the Original Agreement, references to the phrases "the Agreement" or "this Agreement" shall mean and refer to the Original Agreement, as amended by this First Amendment unless otherwise expressly provided herein or the context clearly dictates otherwise.

B. The Parties now desire to further amend the Original Agreement upon and subject to the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the foregoing recitals and the mutual covenants and agreements contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Village and Retail Developer hereby agree to amend the Original Agreement as follows:

1. **Article Two / Definitions**. Anything in the Original Agreement to the contrary notwithstanding, the Village and Retail Developer acknowledge and agree as follows:

(i) The terms "Retail Grocery Anchor" or "Retail Project" (in reference to the Retail Grocery Anchor) shall mean and refer to a national credit grocery tenant ("Grocery Tenant") leasing and occupying space within the Retail Project of 43,000 gross square feet on Lot 2 of the Retail Project and operating a grocery store therein, together with ancillary uses related to Grocery Tenant or otherwise permitted under the Retail Developer's lease with the Grocery Tenant and approved by the Village; and

(ii) the Retail Developer's lease with the existing Retail Grocery Anchor satisfies the minimum requirements for a Retail Grocery Anchor's lease under the Original Agreement.

2. **Article Six / Village Funding Conditions**. Article Six Section 6.3(B) shall be removed and replaced in its entirety with the following new Article Six Section 6.3(B):

"B. Retail Developer shall agree to Substantial Completion-Retail no later than June 30, 2027; provided however, that such date may be extended for a period not to exceed ninety (90) days by agreement of the Parties. Residential Developer shall agree to Substantial Completion-Residential, not later than the later of (i) the date which is three (3) years after the commencement of demolition of the portion of the Development Parcel located on the Residential Parcel and not occupied by Retail Grocery Anchor, or (ii) June 30, 2026, all as may be extended for Uncontrollable Circumstances. In the event Developers fails to perform under these terms, the Village in its sole discretion, may reduce the subsequent annual payments of the Third Lien Note based on and proportionate to the percentage of completion by the Developers below 90% as defined in Section 8.1F, until such time as the percentage of completion shall reach ninety percent (90%)."

4. **Governing Law**. This First Amendment shall be governed by and construed in accordance with the laws of the State of Illinois.

5. **Authority**. Each party represents and warrants that it has full power and authority to execute and deliver this First Amendment and to perform its obligations hereunder, and that this First Amendment has been duly authorized by all necessary action.

6. **Full Force and Effect**. Except as amended by this First Amendment, all of the terms, covenants, conditions, agreements and provisions set forth in the Original Agreement shall be and they hereby are reaffirmed, ratified, confirmed and approved in their entirety and shall remain in full force and effect.

7. **Conflict**. In the event of any conflict or inconsistency between the terms and conditions of this First Amendment and the terms and conditions of the Original Agreement, the terms and conditions of this First Amendment shall in all instances govern and control.

8. **Successors and Assigns**. This First Amendment shall bind and inure to the benefit of the parties hereto and all of their respective successors and assigns.

9. **Counterparts; Electronic Signature**. This First Amendment may be executed in one or more counterparts, each of which shall be deemed an original, and all of such counterparts together shall constitute one and the same instrument. Signatures delivered by virtue of electronic transmittal of this First Amendment (in .PDF, .JPG or .TIF format reflecting authentic reproductions of signatures or by electronic signature utilizing a third party electronic signature service provider such as DocuSign) will be (i) treated as an executed original for all purposes, (ii) the legal, valid binding obligation of the applicable party, enforceable against such party in accordance with its terms, and (iii) satisfy any disclosure or evidentiary requirement for delivery or production of an authentic original of this First Amendment.

[remainder of page left intentionally blank; signature page to follow]

IN WITNESS WHEREOF, the parties hereto have caused this First Amendment to be executed as of the date first written above.

Retail Developer: **IMKD 5 LLC,**
a Delaware limited liability company

By: _____
Name: Chad W Jones
Title: Authorized Agent

STATE OF ILLINOIS)
) SS.
COUNTY OF DuPage)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that Chad W. Jones, the Authorized Agent of **IMKD 5 LLC**, a Delaware limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered such instrument as his/her own free and voluntary act and as the free and voluntary act of said limited liability company, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal, this 4 day of June, 2026.

Official Seal
STACY LEE HIGDON
Notary Public, State of Illinois
Commission No. 1026854
My Commission Expires March 4, 2030

Stacy Lee Higdon
NOTARY PUBLIC

(SEAL)

Village: **VILLAGE OF BUFFALO GROVE,**
an Illinois municipal corporation

By: _____
Name: _____
Title: _____

STATE OF ILLINOIS)
) SS.
COUNTY OF _____)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that _____, the _____ of **VILLAGE OF BUFFALO GROVE**, , an Illinois municipal home rule corporation, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered such instrument as his/her own free and voluntary act and as the free and voluntary act of said municipal home rule corporation, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal, this ____ day of June, 2026.

_____
NOTARY PUBLIC

(SEAL)

Residential Developer: **BGA RESIDENTIAL, LLC,**
a Delaware limited liability company

By: _____
Name: _____
Title: _____

STATE OF ILLINOIS)
) SS.
COUNTY OF _____)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that _____, the _____ of **BGA RESIDENTIAL, LLC**, a Delaware limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered such instrument as his/her own free and voluntary act and as the free and voluntary act of said limited liability company, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal, this ____ day of June, 2026.

_____
NOTARY PUBLIC

(SEAL)

EXHIBIT A

Legal Description of the Project

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11 of the Final Plat of Subdivision of THE CLOVE Buffalo Grove, IL, being a part of the southwest quarter of Section 33, Township 43 North, Range 11 East of the Third Principal Meridian in Lake County, IL, according to the plat thereof recorded on August 5, 2022 in the Office of the Lake County, IL Recorder as Document No. 7924807.

PIN(s):

15-33-304-279; 15-33-304-278;
15-33-304-277; 15-33-304-276;
15-33-304-274; 15-33-304-273;
15-33-304-270; 15-33-304-271;
15-33-304-272; 1533304275;
and 1533304269.

CONSENT SOLICITATION STATEMENT

CERTIFICATES OF PARTICIPATION EVIDENCING PROPORTIONATE INTERESTS IN PAYMENTS TO BE MADE WITH RESPECT TO A FIRST LIEN TAX INCREMENT REVENUE NOTE, SERIES 2022 (BUFFALO GROVE LAKE COOK ROAD PROJECT)

To: IMKD 5 LLC
700 Commerce Dr, Suite 130
Oak Brook, Illinois 60523

Amalgamated Bank of Chicago
30 N. LaSalle Street
Chicago, Illinois 60602

Village of Buffalo Grove
50 Raupp Blvd.
Buffalo Grove, IL 60089
Attention: Village Manager

Record Date: May 29, 2026

Expiration Date: The date which is the earlier of (a) 5:00 p.m. EST on June 15, 2026 or (b) the date upon which the Information and Tabulation Agent has accepted the requisite number of properly executed Consent Forms as provided herein in order to effectuate the Amendment (as such terms are defined herein)

THIS CONSENT SOLICITATION STATEMENT (this "**Consent Solicitation Statement**") relates to the above-referenced securities (the "**Securities**"). The Securities were issued pursuant to the Trust Agreement dated as of August 1, 2022 (the "**Trust Agreement**"), between by and between IMKD 5 LLC, a Delaware limited liability company (the "**Seller**") and Amalgamated Bank of Chicago, Chicago, Illinois, as trustee (the "**Trustee**").

ACTION TO BE TAKEN

The Seller hereby solicits the consent of a Majority of Holders of the Securities to make an amendment to the Redevelopment Agreement (as defined in the Trust Agreement). The purpose of the amendment is to:

(1) Define "Retail Grocery Anchor" or "Retail Project" (in reference to the Retail Grocery Anchor) to mean and refer to a national credit grocery tenant leasing and occupying 43,000 gross square feet on Lot 2, operating a grocery store and permitted ancillary uses therein;

(2) Confirm that Retail Developer's lease with the existing Retail Grocery Anchor satisfies the minimum lease requirements in the Redevelopment Agreement; and

(3) Extend Seller's Substantial Completion-Retail (as defined in the Redevelopment Agreement) deadline to June 30, 2027, with one (1) possible further 90-day extension by mutual agreement of the parties.

In order to proceed with such amendment to the Redevelopment Agreement (the "**Amendment**"), the consent (collectively, the "**Consents,**" and each, a "**Consent**") from the Majority of Holders of the

Securities representing not less than a majority in aggregate principal amount of the Securities outstanding is required. There is currently outstanding $18,840,000 in aggregate principal amount of the Securities.

Nothing in this Consent Solicitation Statement constitutes or pertains to an offer to purchase any of the Securities. The Seller has appointed D.A. Davidson & Co. as information and tabulation agent (the "**Information and Tabulation Agent**") for the Consents. Any questions or requests for assistance, including copies of this Consent Solicitation Statement, may be directed to: Brent Sprunger at D.A. Davidson & Co., 227 W. Monroe Street, Suite 5250, Chicago, IL 60606 at 312-525-2766 or via email at bsprunger@dadco.com.

Upon acceptance by the Information and Tabulation Agent of a properly executed Consent as outlined below, such Consent may not be revoked by the respective Holder. As such all properly executed Consents will become irrevocable upon acceptance by the Information and Tabulation Agent. Subject to any termination, shortening or extension, the consent solicitation pursuant to this Consent Solicitation Statement shall expire on the date (the "**Expiration Date**") which is the earlier of (a) 5:00 p.m. EST on June 15, 2026 (as terminated, shortened or extended, the "**Consent Deadline Date**") or (b) the date upon which the Information and Tabulation Agent has accepted the requisite number of properly executed Consents as provided herein in order to effectuate the Amendment.

THE SELLER RESERVES THE RIGHT TO TERMINATE THIS CONSENT SOLICITATION AT ANY TIME ON OR PRIOR TO THE CONSENT DEADLINE DATE, AS EXTENDED FROM TIME TO TIME, IN ITS SOLE DISCRETION. ANY PROPERLY EXECUTED CONSENT FORMS ACCEPTED BY THE INFORMATION AND TABULATION AGENT PRIOR TO SUCH TERMINATION WOULD BE DEEMED NULL AND VOID AND OF NO FORCE AND EFFECT.

CONSENT PROCEDURES

The Consent Solicitation will expire on the Expiration Date. The Seller reserves the right to extend the Consent Deadline Date by so posting notice of such extension within 24 hours after any termination of the Consent Solicitation by reason of the occurrence of a Consent Deadline Date or to terminate the Consent Solicitation at any time prior to the Consent Deadline Date in its sole and absolute discretion.

A PDF of each executed Consent must be submitted to the Information and Tabulation Agent using the form attached hereto (the "**Consent Form**") which includes delivery instructions.

Please deliver the executed Consent Forms to the Information and Tabulation Agent no later than the Consent Deadline Date, via e-mail to bsprunger@dadco.com or mail to the address listed herein.

A CONSENT IS IRREVOCABLE AND BINDING UPON THE HOLDER, ALL CURRENT OWNERS AND ALL ASSIGNEES OR OTHER SUCCESSORS IN INTEREST OF THE HOLDER OR OF ANY BENEFICIAL OWNER UPON NOTICE FROM THE TRUSTEE TO THE BORROWER THAT THE TRUSTEE HAS RECEIVED THE REQUISITE CONSENTS (WHICH NOTICE SHALL BE PROVIDED BY THE TRUSTEE AFTER RECEIPT OF A CERTIFICATE FROM THE INFORMATION AND TABULATION AGENT WITH RESPECT TO SUCH RECEIPT WHICH THE TRUSTEE SHALL BE ENTITLED TO CONCLUSIVELY RELY ON IN RENDERING SUCH NOTICE). ANY COMMUNICATIONS EXPRESSING A HOLDER'S CURRENT INTENT NOT TO SUBMIT A CONSENT BE TRANSMITTED TO THE INFORMATION AND TABULATION AGENT. SUCH AN INDICATION IS ADVISORY ONLY AND IS NEITHER IRREVOCABLE NOR BINDING.

MISCELLANEOUS INFORMATION AND DISCLOSURES

Some of the statements included in this Consent Solicitation Statement and the documents incorporated by reference may include forward-looking statements within the meaning of the Securities Act

of 1933, as amended. These forward-looking statements include statements concerning our plans, objectives, goals, strategies, future events, future revenue or performance, capital expenditures, financing needs, plans or intentions relating to acquisitions, business trends and other information that is not historical information. When used in this Consent Solicitation Statement and the documents incorporated herein by reference, the words "estimates," "expects," "anticipates," "projects," "plans," "intends," "believes," "forecasts," or future or conditional verbs, such as "should," "could" or "may," and variations of such words or similar expressions are intended to identify forward-looking statements. All forward-looking statements, including, without limitation, management's examination of historical operating trends and data included in the EMMA filings, are based upon our current expectations and various assumptions. The Seller's expectations, beliefs and projections are expressed in good faith and the Seller believes there is a reasonable basis for them. However, there can be no assurance that management's expectations, beliefs and projections will be achieved. The Seller is providing this statement on a voluntary basis and, by releasing this statement, undertakes and assumes no obligation to further update the information contained herein except as otherwise required by law.

This Consent Solicitation Statement does not constitute an offer to sell or the solicitation of an offer to buy any of the securities described or otherwise referred to in this Consent Solicitation Statement. You should read each document thoroughly in order to make an informed decision regarding the request for consent. Recipients of this Consent Solicitation Statement are not to construe the contents of this Consent Solicitation Statement as legal, business or tax advice. Each recipient should consult its own attorney, business advisor and tax advisor as to legal, business, tax and related matters concerning this Consent Solicitation. No person has been authorized to give any information or make any representation on behalf of the Borrower not contained herein or in the accompanying Consent Form and other materials and, if given or made, such information or representation must not be relied on as having been authorized. The statements contained in this Consent Solicitation Statement are made as of the date hereof, and the delivery of this Consent Solicitation Statement and the accompanying or incorporated materials will not, under any circumstances, create any implication that the information contained herein is correct at any time subsequent to the date hereof.

NEITHER THIS CONSENT SOLICITATION STATEMENT NOR ANY RELATED DOCUMENTS HAVE BEEN FILED WITH OR REVIEWED BY THE UNITED STATES SECURITIES AND EXCHANGE COMMISSION, NOR HAVE THEY BEEN FILED WITH OR REVIEWED BY ANY SECURITIES COMMISSION OR REGULATORY AUTHORITY OF ANY STATE OR OTHER COUNTRY. NO SUCH SECURITIES COMMISSION OR REGULATORY AUTHORITY HAS PASSED UPON THE ACCURACY OR ADEQUACY OF THIS CONSENT SOLICITATION STATEMENT OR ANY RELATED DOCUMENTS.

CONSENT FORM

REGARDING THE CONSENT SOLICITATION STATEMENT DATED MAY 29DA, 2026 RELATING TO:

CERTIFICATES OF PARTICIPATION EVIDENCING PROPORTIONATE INTERESTS IN PAYMENTS TO BE MADE WITH RESPECT TO A FIRST LIEN TAX INCREMENT REVENUE NOTE, SERIES 2022 (BUFFALO GROVE LAKE COOK ROAD PROJECT)

The above-referenced Certificates of Participation (the "**Securities**") were issued pursuant to that certain Trust Agreement dated as of August 1, 2022 (as amended, restated, supplemented or otherwise modified, the "**Trust Agreement**"), between the IMKD 5 LLC, a Delaware limited liability company (the "**Seller**") and Amalgamated Bank of Chicago, a banking corporation, as trustee ("**Trustee**").

The Seller hereby solicits the consent of a Majority of Holders of the Securities to make an amendment of the Redevelopment Agreement (as defined in the Trust Agreement). The purpose of the amendment is to is to:

(1) Define "Retail Grocery Anchor" or "Retail Project" (in reference to the Retail Grocery Anchor) to mean and refer to a national credit grocery tenant leasing and occupying 43,000 gross square feet on Lot 2, operating a grocery store and permitted ancillary uses therein;

(2) Confirm that Retail Developer's lease with the existing Retail Grocery Anchor satisfies the minimum lease requirements in the Redevelopment Agreement; and

(3) Extend Seller's Substantial Completion-Retail (as defined in the Redevelopment Agreement) deadline to June 30, 2027, with one (1) possible further 90-day extension by mutual agreement of the parties.

The undersigned hereby consents to the amendment of the Redevelopment Agreement with respect to the principal amount of the Securities indicated below. This consent relates to and is delivered pursuant to the Consent Solicitation Statement dated May 29, 2026 relating to Securities. Notwithstanding anything contained in the Trust Agreement to the contrary, the undersigned hereby waives the giving or receipt of any and all notices, written or otherwise, with respect to the amendment of the Redevelopment Agreement.

Consent forms are to be delivered to D.A. Davidson & Co as the Information and Tabulation Agent by mail, overnight courier, by hand, facsimile or email PDF:

D.A. Davidson & Co.
227 W. Monroe Street, Suite 5250
Chicago, Illinois 60606
or PDF email delivery to bsprunger@dadco.com

CONSENTED TO BY: **MB BUFFALO GROVE LLC**

By:_____
Print Name: Steve Smith
Title:_____

AS HOLDER OF $19,000,000 ORIGINAL PRINCIPAL AMOUNT OF THE SERIES 2022 CERTIFICATES OF PARTICIPATION OUTSTANDING

Date: 6/11, 2026

AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: June 15, 2026

AGENDA ITEM 9.c. O-2026-66
Ordinance Granting a Minor Amendment to Ordinance 2022-063 for the Clove Planned Development

Contacts

Liaison: Trustee Ottenheimer
Staff: Nicole Woods

Staff Recommendation

Staff recommends approval.

Recommended Motion

I move to approve an Ordinance Granting a Minor Amendment to Ordinance 2022-063 for the Clove Planned Development, subject to the condition in the attached Ordinance.

Summary

Please see the attached staff memorandum.

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

File Attachments

1. Staff Memo RDA and PUD Clove 6.9.26
2. Minor PUD Amendment Ordinance
3. Request for Amendment
4. AMENDMENT EXHIBIT

MEMORANDUM

DATE:	June 15, 2026
TO:	Village Manager Dane Bragg
FROM:	Chris Stilling, Deputy Village Manager Nicole Woods, Community Development Director
SUBJECT:	Amendment to the Clove's Planned Unit of Development (PUD) and Redevelopment Agreement (RDA)

RECOMMENDATION

Staff recommends that the Village Board approve an Ordinance granting an amendment to the Clove's Redevelopment Agreement and minor amendment to the Clove Planned Development, subject to the conditions in the Ordinance and final review and approval by the Village Attorney

PROJECT BACKGROUND

In June 2022, the Village approved Planned Unit of Development (PUD) and Redevelopment Agreement (RDA) ordinances with Kensington Development Partners for The Clove Development. The PUD ordinance provided the necessary zoning and plan approvals to allow the 22-acre property (former Town Center) to redevelop into a modern mixed-use entertainment and residential district, as called for in the Lake Cook Corridor Plan. The RDA ordinance established the framework through which Kensington could access Lake Cook Corridor TIF funds upon the satisfactory achievement of specific performance standards associated with the development of The Clove.

Integral to the vision for Clove and the subsequent RDA and PUD ordinances, is the anchor grocery store. At the time the original RDA and PUD was approved, Kensington held a lease with Amazon Fresh so to fulfill the grocery component and occupy the 43,000 square foot building south of the residential building. Construction of the grocer space was well underway and had progressed to interior work when, in September 2025, Amazon Fresh halted construction and left the building unoccupied. Amazon Fresh has since reported that they do not intend to resume construction, and they have discontinued future expansion efforts and closed former operating Amazon Fresh stores across the country.

This past spring, Kensington Partners announced that they have amended the building's lease with a new tenant, Whole Foods Market Group. Under Kensington's proposal, Whole Foods Market would lease the entire 43,000-square-foot space with the intent that the facility will be demised to include a 35,000-square-foot Whole Foods Market grocery store, as well as an 8,000-square-foot space to be used for fulfillment or storage related to Whole Foods.

PROPOSED AMENDMENTS

While Kensington's recent proposal aligns with the overall intent and vision for The Clove and the corresponding PUD and RDA, the introduction of the ancillary fulfillment /storage use and the delays caused by Amazon Fresh's departure require amendments to both the PUD and RDA.

The proposed amendments, as outlined in the attached ordinances, reflect these changes that have occurred within the project. Although they still mandate that a national-credit grocery tenant lease and occupy the 43,000-gross-square-foot building, they allow the grocery store to operate along with an ancillary fulfillment or storage use directly related grocer's operations. The proposed amendments also extend Kensington's deadline to reach substantial completion of the development from June 30, 2026 to June 30, 2027, with the potential for a 90-day extension.

ORDINANCE 2026-0XX

AN ORDINANCE GRANTING A MINOR AMENDMENT TO ORDINANCE NO. 2022-063, THE PLANNED UNIT DEVELOPMENT FOR THE GROCER BUILDING IN THE CLOVE DEVELOPMENT AT 210-250 MCHENRY ROAD

WHEREAS the Village of Buffalo Grove is a Home Rule Unit pursuant to the Illinois Constitution of 1970; and

WHEREAS the real property ("Property") is commonly known as the Clove located at 210-250 McHenry Road, Buffalo Grove, Illinois; and

WHEREAS IMKD 5, LLC, ("Petitioner") is seeking a minor Amendment to Ordinance No. 2022-063, the Planned Unit Development related to the Retail Grocery Anchor located on the Property in accordance with the information attached hereto as Exhibit A; and

WHEREAS the Corporate Authorities of the Village of Buffalo Grove hereby determine and find that the requested minor Amendment to Ordinance No. 2022-063, Planned Unit Development (Minor Amendment), is 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 of the Village of Buffalo Grove hereby determine and find that the requested Minor Amendment is approved, subject to the following conditions:

1. Prior to the issuance of a building permit, the Petitioner shall submit all the required documentation and plans for Village review to ensure compliance with the terms and conditions of the Redevelopment Agreement dated June 20, 2022, as amended (RDA) and this Minor Amendment. In the event the Village determines, in its sole and reasonable discretion, the plans are inconsistent with the RDA and/or the Minor Amendment, an additional amendment may be required.
2. Unless specifically modified herein, all terms and conditions of the RDA and Ordinance No. 2022-063 shall remain in full force and effect.

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: _____, 2026
APPROVED: _____, 2026
PUBLISHED: _____, 2026

ATTEST: APPROVED:

_____ _____
Janet M. Sirabian, Village Clerk Eric N. Smith, Village President

EXHIBIT A

Plan Set
Retail Grocery Anchor

210-250 McHenry Road

IMKD 5 LLC
c/o Kensington Development Partners
700 Commerce Drive, Suite 130
Oak Brook, IL 60523

June 4th, 2026

VIA EMAIL

Village of Buffalo Grove
50 Raupp Blvd
Buffalo Grove, IL 60089
Attention: Christopher Stilling
Deputy Village Manager

Request for Amendment to Redevelopment Agreement
and Amendment to Mixed Use Planned Development for The Clove

Dear Chris:

Reference is made to that certain (a) Redevelopment Agreement dated June 20, 2022 (the "**RDA**") by and among the Village of Buffalo Grove ("**Village**"), IMKD 5 LLC ("**Retail Developer**") and BGA Residential, LLC, and (b) Ordinance No. 2022-063 (the "**PUD Ordinance**"), an ordinance approving an amendment to Planned Development Ordinance 86-61, as amended, for approval of a Special Use for a Mixed Used Planned Development, Approval of a Final Plat of Subdivision and Approval of a Final Development Plan with Special Uses, Variations and Amendments. Capitalized terms used herein that are defined in the RDA shall have the same meanings herein as are ascribed to such terms in the RDA unless otherwise defined herein.

This letter will serve as Developer's formal request to the Village for (i) an amendment to the RDA in the form of the First Amendment to Redevelopment Agreement (the "**First Amendment to RDA**") attached hereto on **Exhibit A** to, among other things, modify certain terms of the RDA with respect to the Retail Grocery Anchor, and (ii) an amendment to the PUD to demise the Retail Grocery Anchor into a 35,000 square foot Whole Foods with the remaining 8,000 square feet to be used as a fulfillment center or storage for the Whole Foods. We believe these amendments are consistent with the objectives of the RDA and the approved PUD and reflect current market conditions and tenant commitments.

As requested, this letter addresses the following specific matters related to the requested amendment to the RDA.

1. Lease Satisfies First Amendment to RDA: The First Amendment to RDA references that certain Lease dated October 19, 2020 (as amended and assigned, the "**Retail Grocery Anchor Lease**") between Retail Developer and Whole Foods Market Group, Inc., a

Delaware corporation ("**Retail Grocery Anchor**"). Retail Developer hereby confirms that the Retail Grocery Anchor and Retail Grocery Anchor Lease meet all of the minimum requirements set forth in the RDA. The Retail Grocery Anchor is a national credit grocery tenant that is leasing at least 43,000 gross square feet on Lot 2 of the Retail Project. The Retail Grocery Anchor Lease had a Rent Commencement Date of May 20, 2025, a first lease year that will end on August 31, 2028, and an initial term expiration of August 31, 2042, which satisfies the minimum 15-year requirement in the RDA, with up to seven (7) extension terms that can extend the term of the lease to August 31, 2077. There are no early termination provisions other than typical landlord/tenant defaults.

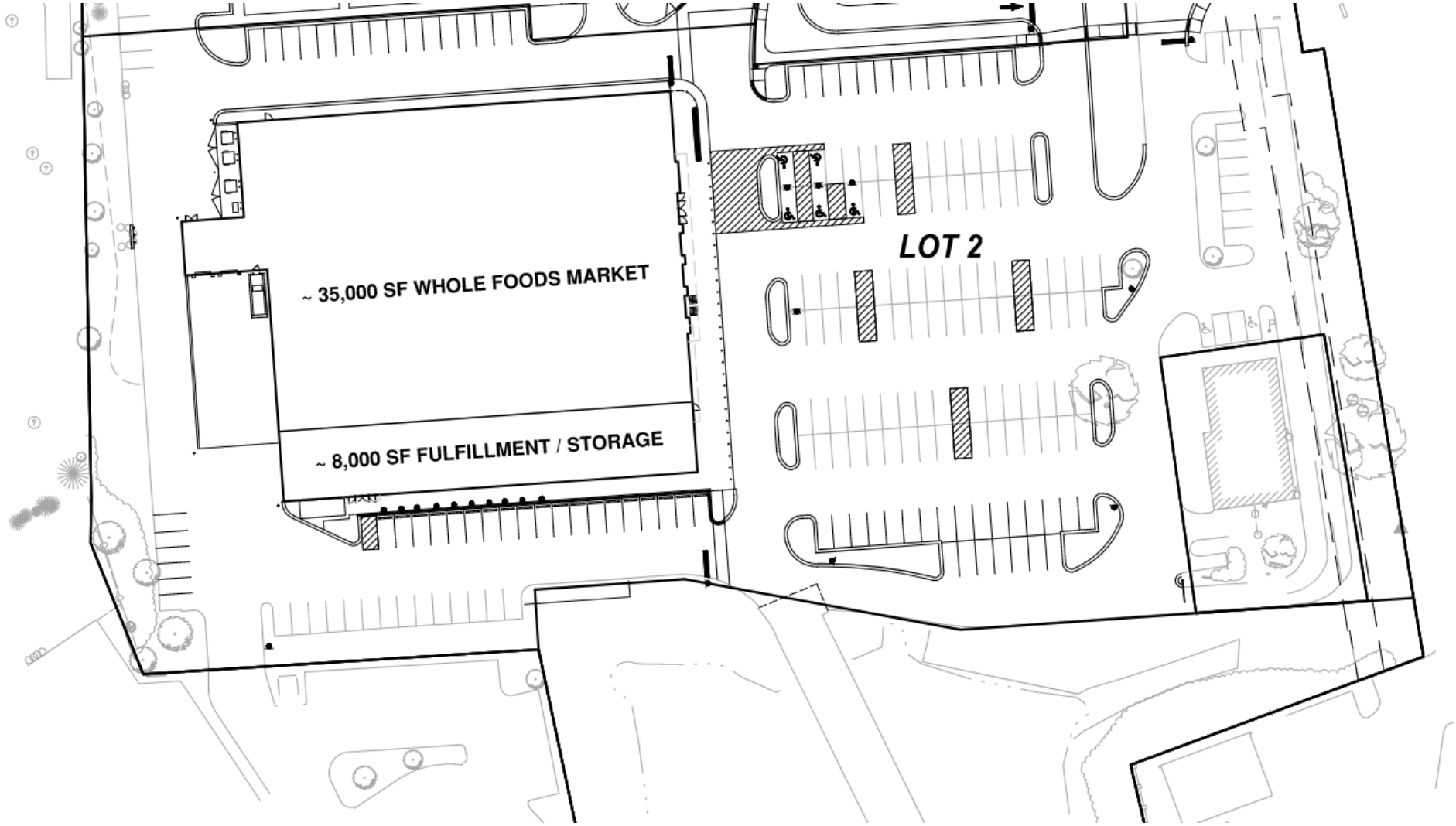
2. Retail Grocery Anchor Ancillary Uses: The Retail Grocery Anchor Tenant may use less than all of the space leased under the Retail Grocery Anchor Lease for ancillary uses permitted under its lease, which may including a fulfillment center for such Tenant or its affiliate's (Amazon) use (i.e, a dedicated area used to fulfill online orders). Our understanding is that not less than 35,000 of the space leased by Retail Grocery Anchor will be used by Retail Grocery Anchor of the operation of its primary grocery store business, which is consistent with Retail Grocery Anchor's national store footprint. Any such ancillary use is permitted under the existing Retail Grocery Anchor Lease and does not reduce the amount of space leased by Retail Grocery Anchor in the Retail Project will remain at 43,000 gross square feet of space.

With respect to the Retail Developer's request for an amendment to the PUD, the premises on Lot 2 of The Clove development formally designated as a 43,000 square foot grocery user will be demised to include a 35,000 square foot Whole Foods Market grocery store as well as an 8,000 square foot space to be used for fulfillment or storage.

We trust that this information, together with the attached site plan, will be sufficient for you to place these proposed amendments on the agenda for the Village Meeting on June 15th, 2026. Thank you in advance for your continued cooperation and assistance with this matter.

Very truly yours,

Chad Jones



* Plan is conceptual and subject to change

AGENDA ITEM SUMMARY

BUFFALO GROVE VILLAGE BOARD

Regular Meeting: June 15, 2026

AGENDA ITEM 13.a.

Executive Session - Section 2(C)(1) of the Illinois Open Meetings Act: the Appointment, Employment, Compensation, Discipline, Performance, or Dismissal of Specific Employees of the Public Body or Legal Counsel for the Public Body, Including Hearing Testimony on a Complaint Lodged Against an Employee of the Public Body or Against Legal Counsel for the Public Body to Determine Its Validity.

Contacts

Liaison: President Smith
Staff: Dane Bragg

Staff Recommendation

Staff recommends move to Executive Session.

Recommended Motion

I move to go into Executive Session pursuant to Section 2(C)(1) of the Illinois Open Meetings Act:

Summary

Executive Session - Section 2(C)(1) of the Illinois Open Meetings Act: the Appointment, Employment, Compensation, Discipline, Performance, or Dismissal of Specific Employees of the Public Body or Legal Counsel for the Public Body, Including Hearing Testimony on a Complaint Lodged Against an Employee of the Public Body or Against Legal

Counsel for the Public Body to Determine Its Validity.

Strategic Alignment

Guiding Principle

N/A

Goal

N/A

File Attachments

None