



Meeting of the Village of Buffalo Grove
Village Board
Regular Meeting
October 16, 2023 at 7:30 PM

Fifty Raupp Blvd
Buffalo Grove, IL 60089-2100
Phone: 847-459-2500

1. Call to Order

- A. Pledge of Allegiance

2. Approval of Minutes

- A. Village Board - Regular Meeting - Sep 18, 2023 7:30 PM
B. Village Board - Special Meeting - Sep 28, 2023 7:30 PM
C. Village Board - Special Meeting - Oct 2, 2023 7:29 PM
D. Village Board - Committee of the Whole - Oct 2, 2023 7:30 PM

3. Approval of Warrant

- A. Approval of Warrant #1360 (Trustee Bocek) (Staff Contact: Chris Black)

4. Village President's Report

- A. Appointment of Amy Parker to the Rick Kahen Commission for Residents with Disabilities (President Smith) (Staff Contact: Evan Michel)

5. Village Manager's Report

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. (Attached).

- A. Authorization to Execute Contract Extensions with Multiple Vendors (Trustee Bocek) (Staff Contact: Tom Wisniewski)

SUMMARY: Staff recommends that the Village President and Board of Trustees authorize staff to execute the following Contract extensions as listed below and further detailed in the attached memo.

A two-year contract option with Crystal Maintenance for Custodial Services.

A one-year contract option with Midwest Power Industry for Generator Maintenance and as Needed Repairs

A one-year contract option with City Escape & Design for ROW and Median Mowing.

A one-year contract option with Aldridge Electric for Street light Maintenance Services.

A one-year contract option with Vulcan Materials Company for Aggregate Materials.

A one-year contract option with Wold Ruck Pate for Architectural Services.

A two-year contract option with Paramedic Billing Services (PBS) for Ambulance and Fire Billing Services.

A two-year contract option with Pyrotecnico Fireworks Inc for Pyrotechnics Services.

A one-year contract option with Fire Services Inc for Fire Department Fleet Maintenance.

A one-year contract option with ImageTrend for data collection and evaluation services.

A one-year contract option with Lauterbach and Amen for Audit Services.

A one-year contract option with Municipal GIS Partners, Inc. for Geographical Information Services

A one-year contract option with DataProse LLC for Utility Bill Printing and Mailing Services.

A two-year contract option with Indestructo Rental Company., for Tent and Equipment Rental Services.

A two-year contract option with Clarke Mosquito Environmental Mosquito Management for Mosquito Abatement

A one-year contract option with B&F Construction Code Services for contract inspections & plan review services.

- B. R-2023-24 Resolution Relating to the Semi-Annual Review of Closed Session Minutes (Clerk Sirabian) (Staff Contact: Jessie Brown)

SUMMARY: The Corporate Authorities of the Village determine that the need for confidentiality still exists with regard to the following approved minutes: July 17,2023.

- C. R-2023-25 Resolution Appointing the Human Resources Manager as the Authorized Agent to the Illinois Municipal Retirement Fund (IMRF) (Trustee Stein) (Staff Contact: Kathryn Golbach)

SUMMARY: The attached Resolution appoints Human Resources Manager Kathryn A. Golbach as the Village's Authorized Agent effective October 16, 2023. The Authorized Agent has the powers and duties as noted within the resolution.

- D. R-2023-26 Resolution Ceding the 2023 Unused Private Activity Bond Volume Cap of the Village of Buffalo Grove (Including Volume Cap Transferred from Other Lake County Home Rule Units) to Lake County (Trustee Weidenfeld) (Staff Contact: Nicole Woods)

SUMMARY: Buffalo Grove is the host of the Lake County Partners Private Activity Bond Clearinghouse. The resolution is required annually so that unused funds can be transferred over to the next year and used in the future.

- E. O-2023-119 Ordinance Authorizing the Disposal of Surplus Village Personal Property (Trustee Weidenfeld) (Staff Contact: Chris Black)

SUMMARY: The attached list of Village owned property that will be disposed of during FY 2023. The assets were either used for trade-in or outright disposed of. All capital assets will be removed from the Village's balance sheet.

- F. O-2023-120 Ordinance Approving the Disconnection of 15989 and 16051 Deerfield Parkway (Trustee Weidenfeld) (Staff Contact: Chris Stilling)

SUMMARY: Staff recommends that the Village Board approve the attached Ordinance disconnecting the property located at 15989 and 16051 Deerfield Parkway.

- G. O-2023-121 Ordinance Authoring the Village Manager to Extend the Listing Agreement for 1650 Leider (Trustee Stein) (Staff Contact: Chris Stilling)

SUMMARY: Staff recommends that the Village Board approve an Ordinance authorizing the Village Manager to execute a 6-month extension to the listing agreement with Colliers International for the Village property at 1650 Leider Lane.

- H. O-2023-122 Ordinance Authorizing a Development Improvement Agreement with Berman Lapetina Enterprises, LLC (Trustee Stein) (Staff Contact: Kyle Johnson)

SUMMARY: Staff recommends approval of the Development Improvement Agreement for a Self Storage Facility commercial building development behind Ricky Rockets located at 105 Lexington Drive, subject to the receipt of the required fees and Village Attorney review.

- I. O-2023-123 Ordinance Authorizing the Purchase to Upfit Three Public Works Vehicles from Bonnell Industries (Trustee Bocek) (Staff Contact: Jim Warnstedt)

SUMMARY: Staff recommends the Village Board authorize Bonnell Industries to complete the upfit of three (3) winter maintenance packages on three (3) Chevrolet 4500HD dump trucks purchased in FY23. This Sourcewell Cooperative Purchase Contract #155925 is for all three vehicles for a total amount not to exceed \$61,833.37.

- J. O-2023-124 Ordinance Authorizing Execution of the Certificate of Initial Acceptance for the 41 McHenry Commercial Development (Trustee Stein) (Staff Contact: Kyle Johnson)

SUMMARY: Attached is the Certificate of Initial Acceptance for the new multi-tenant development improvements located at 41 McHenry Road. Staff recommends approval to begin the one year maintenance period on October 16, 2023 pending Village Attorney review.

9. Ordinances and Resolutions

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

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 459-2525 to allow the Village to make reasonable accommodations for those persons.

**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, MONDAY, SEPTEMBER 18, 2023**

CALL TO ORDER

President Smith called the meeting to order at 7:30 P.M. Those present stood and pledged allegiance to the Flag.

ELECTRONIC ATTENDANCE

Moved by Ottenheimer, seconded by Stein, to allow Trustee Weidenfeld to participate in this meeting electronically due to personal illness. Upon roll call, Trustees voted as follows:

AYES: 5 – Johnson, Cesario, Ottenheimer, Stein, Pike
NAYS: 0 – None
ABSENT: 1 – Weidenfeld
Motion declared carried.

ROLL CALL

Roll call indicated the following present: President Smith; Trustees Johnson, Cesario, Ottenheimer, Stein, Pike, Weidenfeld (electronically).

Also present were: Dane Bragg, Village Manager; Patrick Brankin, Village Attorney; Chris Stilling, Deputy Village Manager; Mike Skibbe, Deputy Village Manager/Director of Public Works; Evan Michel, Management Analyst; Art Malinowski, Director of Human Resources; Katie Golbach, Human Resources Management Analyst; Chris Black, Director of Finance; Nicole Woods, Director of Community Development; Tom Wisniewski, Buyer; Kyle Johnson, Assistant Director of Public Works/Village Engineer; Brett Robinson, Administrative Services Director; Geoff Tollefson, Director of Golf Operations; Fire Chief Baker; Police Chief Budds.

APPROVAL OF MINUTES

Moved by Johnson, seconded by Cesario, to approve the minutes of the August 21, 2023, Regular Meeting. Upon roll call, Trustees voted as follows:

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

WARRANT #1359

Mr. Black read Warrant #1359. Moved by Cesario, seconded by Johnson, to approve Warrant #1359 in the amount of \$5,969,638.83 authorizing payment of bills listed. Upon roll call, Trustees voted as follows:

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

VILLAGE PRESIDENT'S REPORT

President Smith noted that **Trick or Treat** hours will be on Tuesday, October 31, 2023, during the hours of 3:00 P.M. until 7:00 P.M.

Representing our local high schools, members of the Peer Jury Youth Diversion Program read a Proclamation declaring September 2023 as **National Suicide Prevention Month**, recognizing that every member of our community should understand mental health through education and recognizing that we need to take care of our mental health while we take care of each other. President Smith then presented the Proclamation to the students.

Minutes Acceptance: Minutes of Sep 18, 2023 7:30 PM (Approval of Minutes)

Cook County Commissioner Scott Britton joined President Smith as he read a Proclamation adopting the **Cook County United Against Hate** pledge, committing to the unwavering fight against injustice, intolerance, and hate, and wholeheartedly embrace our duty to foster a community of respect and unity. Commissioner Britton further elaborated on the initiative and background of this pledge and thanked the Board for issuing the Proclamation.

BUFFALO GROVE COMMUNITY PAGEANT

Faith Becker, Director of the Buffalo Grove Community Pageant, reviewed the background of the pageant, after which the girls who were chosen in each of the age categories commented on their experiences and benefits of representing the community.

BUFFALO GROVE DAYS

President Smith thanked every volunteer and staff member who worked so hard to produce another extremely successful Buffalo Grove Days event. This event requires hundreds of hours of tireless work by so many and he noted that it is very much appreciated by the entire community.

Parade Judges Jeff and Jane Berman announced the winners of the 2023 Buffalo Grove Days Parade Awards and recognized the members of the 2023 Parade Committee.

SPECIAL BUSINESS

President Smith read a **Proclamation Recognizing Gregory Pike** for his exceptional service, dedication, and commitment to the Village of Buffalo Grove, and conveying profound appreciation for his service to our residents and wishing him the best in his continued endeavors. Board members echoed these sentiments and thanked Trustee Pike for his contributions to our community.

Trustee Pike thanked the Board, the staff, and our residents for the privilege and honor of service as Village Trustee and noted that it has been a great experience for him.

VILLAGE MANAGER'S REPORT

There is no Village Manager's report tonight.

REPORTS FROM TRUSTEES

Trustee Johnson reported on events taking place at the **Farmer's Market** and noted that the last day for the 2023 Farmer's Market will be on October 15, 2023.

The Village Clerk reported on this year's **Civics Forum** to be held on September 28, 2023, after which the participating students from Buffalo Grove and Stevenson High Schools introduced themselves to the audience and the Board.

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.

Elevator Inspection Services

Motion to authorize waiver of bids and negotiate for Elevator Inspection Services.

Refuse & Recycling Services

Motion to authorize request for qualifications and negotiate for Refuse & Recycling Services.

Resolution No. 2023-23 - Lake County SMC Re-Certification

Motion to pass Resolution No. 2023-23 approving a Petition for Lake County SMC Re-Certification. In order to maintain the status of a Certified Community for the purpose of administering the Lake County Watershed Development Ordinance, the Village must reapply every 5 years. This Resolution authorizes the Village President to apply for certification.

Ordinance No. 2023-110 - Avalon Crossing Housing Development

Motion to pass Ordinance No. 2023-110 authorizing Execution of the Certificate of Initial Acceptance for the Avalon Crossing Housing Development. This is the Certificate of Initial Acceptance for the Avalon Crossing housing development located along Avalon Drive between Edenvale Drive and Miramar Lane. Staff recommends approval to begin the one-year maintenance period on September 18, 2023.

Ordinance No. 2023-111 - Chicago Galbi House Inc.

Motion to pass Ordinance No. 2023-111 - Class E Liquor License Reservation - Chicago Galbi House Inc. A Class E liquor license is reserved for Chicago Galbi House Inc. at 340 Half Day Road. This reservation is subject to the applicant completing Village requirements for said license on or before December 18, 2023.

Ordinance No. 2023-112 - Parking Restrictions Along Plum Grove Road

Motion to pass Ordinance No. 2023-112 amending Chapter 10 of the Village of Buffalo Grove Municipal Code: adjusting Parking Restrictions along Plum Grove Road. This is an Ordinance proposing updated or new traffic ordinances due to adjustments requested by the Police Department and School District 21.

Ordinance No. 2023-113 - Multi-Site Roof Replacement Project

Motion to pass Ordinance No. 2023-113 authorizing Execution of a Contract with Filotto Roofing Inc. for the Multi-Site Roof Replacement Project. Staff recommends that the Village Board authorize the Village Manager to execute a contract with Filotto Roofing, Inc. for the Multi-Site Roof Replacement project in an amount not to exceed \$74,400.00 pending review and approval by the Village attorney.

Ordinance No. 2023-114 - Lake County Watershed Development Ordinance

Motion to pass Ordinance No. 2023-114 adopting by Reference of the Lake County Watershed Development Ordinance. The Lake County Stormwater Management Commission has updated their Watershed Development Ordinance (WDO). To remain compliant with the National Floodplain Insurance Program and to retain the ability to issue WDO permits internally, the Village is required to update the Village Ordinance to reflect the latest WDO effective date.

Ordinance No. 2023-115 - Tyler Technologies

Motion to pass Ordinance No. 2023-115 authorizing execution of an Agreement with Tyler Technologies for Tyler Payments Software.

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

AYES: 6 – Johnson, Cesario, Ottenheimer, Stein, Pike, Weidenfeld

NAYS: 0 – None

Motion declared carried.

ORDINANCE NO. 2023-116 – NETWORK EQUIPMENT

Moved by Cesario, seconded by Johnson, to pass Ordinance No. 2023-16, authorizing the Village Manager to purchase network equipment and support services for the new Public Works facility in a not-to-exceed amount of \$114,719.32 from Paragon Micro.

Minutes Acceptance: Minutes of Sep 18, 2023 7:30 PM (Approval of Minutes)

Mr. Robinson reviewed the proposed ordinance, details of which are contained in his memo to Mr. Bragg dated September 12, 2023, after which he answered questions from the Board.

Upon roll call, Trustees voted as follows:

AYES: 6 – Johnson, Cesario, Ottenheimer, Stein, Pike, Weidenfeld

NAYS: 0 – None

Motion declared carried.

ORDINANCE NO. 2023-117 – MIKE RYLKO COMMUNITY PARK

Moved by Stein, seconded by Johnson, to pass Ordinance No. 2023-117, Mike Rylko Community Park Improvements Development Improvement Agreement in accordance with materials contained in Board packets.

Mr. Johnson reviewed the proposed ordinance, details of which are contained in his memo to Mr. Bragg of September 14, 2023.

Upon roll call, Trustees voted as follows:

AYES: 6 – Johnson, Cesario, Ottenheimer, Stein, Pike, Weidenfeld

NAYS: 0 – None

Motion declared carried.

ORDINANCE NO. 2023-118 – LAB DEVELOPMENT, LLC

Moved by Stein, seconded by Johnson, to pass Ordinance No. 2023-118, approving a Second Amendment to the First Amendment and Restated Economic Incentive Agreement by and between the Village of Buffalo Grove and LAB Development, LLC, in accordance with materials contained in Board Packets.

Mr. Stilling reviewed the proposed ordinance, details of which are contained in his memo to the Board of September 14, 2023, after which he answered questions from the Board.

Upon roll call, Trustees voted as follows:

AYES: 5 – Johnson, Cesario, Ottenheimer, Stein, Weidenfeld

NAYS: 0 – None

ABSTAIN: 1 - Pike

Motion declared carried.

QUESTIONS FROM THE AUDIENCE

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.

A resident commented that he believes wearing masks during COVID was ineffective.

EXECUTIVE SESSION

Moved by Pike, seconded by Johnson, to move to Executive Session to discuss: **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 and Section 2(C)(2) of the Illinois Open Meetings Act: Collective Negotiating Matters Between the Public Body and Its Employees or Their Representatives, or Deliberations Concerning Salary Schedules for One or More Classes of Employees and Section 2(C)(5) of the Illinois Open Meetings Act: (5) the Purchase or Lease of Real Property for the Use of the Public Body, Including Meetings Held for the Purpose of Discussing Whether a Particular Parcel Should be Acquired and Section 2(C)(21) of the Illinois Open Meetings Act: Discussion of Minutes of Meetings Lawfully Closed**

Under This Act, Whether for Purposes of Approval by the Body of the Minutes or Semi-Annual Review of the Minutes as Mandated by Section 2.06.

Upon roll call, Trustees voted as follows:

AYES: 6 – Johnson, Cesario, Ottenheimer, Stein, Pike, Weidenfeld

NAYS: 0 – None

Motion declared carried.

The Board adjourned to Executive Session from 8:40 P.M. until 10:02 P.M.

ADJOURNMENT

Moved by Ottenheimer, seconded by Johnson, to adjourn the meeting. Upon voice vote, the motion was unanimously declared carried. The Regular Meeting was adjourned at 10:03 P.M.

Janet M. Sirabian, Village Clerk

APPROVED BY ME THIS 16th DAY OF October 2023

Village President

Minutes Acceptance: Minutes of Sep 18, 2023 7:30 PM (Approval of Minutes)

**MINUTES OF THE SPECIAL MEETING OF THE VILLAGE BOARD OF THE VILLAGE OF
BUFFALO GROVE HELD IN THE VILLAGE HALL, 50 RAUPP BOULEVARD,
BUFFALO GROVE, ILLINOIS ON THURSDAY, SEPTEMBER 28, 2023**

CALL TO ORDER

President Smith called the meeting to order at 7:30 P.M. Those present stood and pledged allegiance to the Flag.

ROLL CALL

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

Also present were: Dane Bragg, Village Manager; Chris Stilling, Deputy Village Manager; Chris Black, Director of Finance; Evan Michel, Management Analyst; Katie Golbach, Human Resources Management Analyst; Brett Robinson, Administrative Services Director; Nicole Woods, Community Development Director; Molly Gillespie, Communications Director; Timothy Kirsininkas, Communications Coordinator; Deputy Fire Chief Kane; Police Chief Budds; Police Officer Baker; and Police Officer Cholewa.

CIVICS FORUM

The Village Clerk reviewed the purpose and goal of the Civics Forum and summarized what the students have done to prepare for this meeting.

Buffalo Grove and Stevenson High Schools are represented this evening. The students were teamed up with department heads and elected officials. They were presented with proposal requests from several different departments. Each student department head presented their request before the student board, which were as follows:

- Fire Department – Technical Rescue Team Equipment Upgrades – details of which are contained in the memo from Chief Baker, Deputy Chief Kane and Tyler Grace.
- Public Works/Engineering Department – Dell 75” 4k Interactive Touch Screen Monitor – details of which are contained in the memo from Bryan Beitzel.
- Finance/Community Development Department – iPads for Shared Front Counter Area– details of which are contained in the memo from Nicole Woods and Chris Black.
- Police Department – Photographic Lidar for Speed Enforcement – details of which are contained in the memo from Officer Cholewa.
- OVM/Administrative Services/Human Resources/Communications – Naturalized Landscaping for BG Youth Center – details of which are contained in the memo from the Departments.

The student board discussed each of the requests, and ultimately voted to purchase the Technical Rescue Team Equipment Upgrades. The Buffalo Grove Fire Department maintains several different specialized rescue teams, including a Technical Rescue Team made up of technicians from a variety of specialties including rope rescue, trench collapse, structure collapse and confined space rescues. The Department does not currently have the equipment necessary to begin rescue procedures for certain types of incidents and must instead wait for outside teams to arrive. With the purchase of the Harken Wingman, Buffalo Grove Team members will be able to begin immediate rescue procedures upon arrival at the scene.

The students were then presented with Certificates from the Village and thanked by the Board and the audience for another outstanding program.

ADJOURNMENT

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

AYES: 5 – Johnson, Cesario, Ottenheimer, Stein, Weidenfeld

NAYS: 0 – None

Motion declared carried.

The meeting was adjourned at 8:55 P.M.

Janet M. Sirabian, Village Clerk

APPROVED BY ME THIS 16th DAY OF October 2023

Village President

Minutes Acceptance: Minutes of Sep 28, 2023 7:30 PM (Approval of Minutes)

MINUTES OF THE SPECIAL MEETING OF THE VILLAGE BOARD OF THE VILLAGE OF BUFFALO GROVE HELD IN THE JEFFREY S. BRAIMAN COUNCIL CHAMBERS, 50 RAUPP BOULEVARD, BUFFALO GROVE, ILLINOIS ON MONDAY, OCTOBER 2, 2023

CALL TO ORDER

President Smith called the meeting to order at 7:29 P.M. Those present stood and pledged allegiance to the Flag.

ROLL CALL

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

Also present were: Dane Bragg, Village Manager; Patrick Brankin, Village Attorney; Chris Stilling, Deputy Village Manager; Mike Skibbe, Deputy Village Manager/Director of Public Works; Chris Black, Finance Director; Katie Golbach, Human Resources Management Analyst; Molly Gillespie, Communications Director; Brett Robinson, Director of Purchasing; Nicole Woods, Director of Community Development; Jim Warnstedt, Deputy Director of Public Works; Kyle Johnson, Assistant Director of Public Works; Geoff Tollefson, Director of Golf Operations; Fire Chief Baker; and Police Chief Budds.

OATH OF OFFICE

President Smith reviewed the credentials and community service of Denice Bocek, all which led him to nominate her to fill the Trustee vacancy created by the departure of Trustee Pike.

Moved by Ottenheimer, seconded by Johnson, to concur with President Smith's appointment of Denice Bocek to fill the vacant Trustee position. Upon roll call, Trustees voted as follows:

AYES: 5 – Johnson, Cesario, Ottenheimer, Stein, Weidenfeld

NAYS: 0 – None

Motion declared carried.

Judge Charles Johnson of the Nineteenth Judicial Circuit Court of Lake County noted that he is honored to be in attendance this evening, and then administered the Oath of Office to newly appointed Trustee Denice Bocek.

QUESTIONS FROM THE AUDIENCE

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 Cesario, seconded by Stein, to adjourn the meeting. Upon roll call, Trustees voted as follows:

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

NAYS: 0 – None

Motion declared carried.

The meeting was adjourned at 7:36 P.M.

Janet M. Sirabian, Village Clerk

APPROVED BY ME THIS 16th DAY OF October 2023

Village President

**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 OCTOBER 2, 2023**

CALL TO ORDER

President Smith called the meeting to order at 7:36 P.M.

ROLL CALL

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

Also present were: Dane Bragg, Village Manager; Patrick Brankin, Village Attorney; Chris Stilling, Deputy Village Manager; Mike Skibbe, Deputy Village Manager/Director of Public Works; Chris Black, Finance Director; Katie Golbach, Human Resources Management Analyst; Molly Gillespie, Communications Director; Brett Robinson, Administrative Services Director; Andrew Binder, Associate Planner; Kyle Johnson, Assistant Director of Public Works/Village Engineer; Deputy Fire Chief Kane; Tyler Grace, Fire Management Analyst; and Police Chief Budds.

PRESIDENT'S REPORT

President Smith read a Proclamation recognizing October as **Hindu American Awareness and Appreciation Month**, reaffirming our dedication to diversity, inclusivity, and mutual respect. Several members of the Hindu American community joined President Smith at the dais and thanked the Village for this recognition.

President Smith read a Proclamation recognizing October 2023 as **Domestic Violence Awareness Month** and encouraged our citizens to work together with their community to eliminate domestic violence. A representative from *A Safe Place* in Waukegan accepted the Proclamation and thanked the Board for acknowledging the need to put a stop to domestic violence.

PROCLAMATION – ARTHUR MALINOWSKI

Mr. Bragg reviewed his experiences in working with Mr. Malinowski over the past years and noted what an honor and a pleasure that it has been to work with him. Mr. Bragg then read a Proclamation honoring Arthur A. Malinowski, Jr. for his Outstanding Service to the Village of Buffalo Grove and Retirement as Director of Human Resources and Risk Management for over 24 years, thanking him for his service and wishing him well in his future.

Mr. Malinowski thanked the Board for this recognition and noted what an honor and a privilege that it has been to work with each of the elected officials and employees over the past 24 years.

BADGE PRESENTATION

Deputy Chief Kane reviewed the credentials of **Firefighter/Paramedic Landon Hopp**, after which his wife pinned on his badge as he was congratulated by the audience and the Board.

FF/PM Hopp thanked the Board and the Department and noted that he is honored to be a part of the Buffalo Grove Fire Department.

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.

GROUND EMERGENCY MEDICAL TRANSPORT PROGRAM (GEMT)

Mr. Grace summarized the Ground Emergency Medical Transport Program (GEMT) and reviewed the staff recommendation that the Village's ambulance service fees be aligned with the cost-based rate determined annually by the State of Illinois Department of Healthcare and Family Services, details of which are contained in the memo that he, Chief Baker and Deputy Chief Kane sent to Mr. Bragg on October 2, 2023, after which he answered questions from the Board.

FIRE DEPARTMENT RECRUITMENT VIDEO

Ms. Gillespie presented the *Fire Department Recruitment Video* as well as an update on the BGFD ongoing recruitment efforts, after which she answered questions from the Board.

SNOW & ICE CONTROL

Mr. Johnson displayed the first video of a coming series on Snow & Ice Control operations. A discussion will be held to receive items of concern for residents, which can be featured in upcoming videos.

MULTI-USE PATH PLAN

Mr. Johnson and Mr. Binder presented a video providing an overview of the Multi-Use Path Plan, after which they answered questions from the Board.

PRELIMINARY 2023 PROPERTY TAX LEVY

Mr. Black reviewed the preliminary 2023 Property Tax Levy, details of which are contained in his memo to Mr. Bragg of October 3, 2023.

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.

A resident commented on the ineffectiveness of vaccines and masks during COVID.

ADJOURNMENT

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

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

NAYS: 0 – None

Motion declared carried.

The meeting was adjourned at 8:37 P.M.

Janet M. Sirabian, Village Clerk

APPROVED BY ME THIS 16th DAY OF October 2023

Village President

**Action Item : Approval of Warrant #1360****Recommendation of Action**

Staff recommends approval.

TOTAL WARRANT #1360- \$5,692,424.32

ATTACHMENTS:

- Warrant 1360 Summary (PDF)

Trustee Liaison
Bocek

Staff Contact
Chris Black, Finance

Monday, October 16, 2023

VILLAGE OF BUFFALO GROVE WARRANT #1360
16-Oct-23

General Fund:	641,424.41
Parking Lot Fund:	383.48
Motor Fuel Tax Fund:	0.00
Debt Service Fund:	0.00
School & Park Donations:	0.00
Lake Cook Rd TIF Fund:	0.00
Capital Projects-Facilities:	705,986.99
Capital Projects-Vehicles/Equipment:	35,069.30
Capital Projects-Streets:	715,508.29
Retiree Health Savings (RHS):	144,641.76
Water Fund:	646,052.79
Buffalo Grove Golf Fund:	100,233.85
Arboretum Golf Fund:	102,196.87
Refuse Service Fund:	78,893.00
Information Technology Internal Service Fund:	151,170.66
Central Garage Internal Service Fund:	90,685.69
Building Maintenance Internal Service Fund:	77,895.80
	<u>3,490,142.89</u>
PAYROLL PERIOD ENDING 9/24/2023	1,079,347.19
PAYROLL PERIOD ENDING 10/08/2023	1,122,934.24
	<u>2,202,281.43</u>
TOTAL WARRANT #1360	<u><u>5,692,424.32</u></u>

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

 Village Clerk

 Village President

Attachment: Warrant 1360 Summary (Approval of Warrant #1360)



Information Item : Appointment of Amy Parker to the Rick Kahen Commission for Residents with Disabilities

Recommendation of Action

N/A

The Village President will appoint Amy Parker to the Rick Kahen Commission for Residents with Disabilities.

Trustee Liaison
Smith

Staff Contact
Evan C Michel, Office of the Village Manager

Monday, October 16, 2023



Action Item : Authorization to Execute Contract Extensions with Multiple Vendors

Recommendation of Action

Staff recommends approval.

SUMMARY: Staff recommends that the Village President and Board of Trustees authorize staff to execute the following Contract extensions as listed below and further detailed in the attached memo.

A two-year contract option with Crystal Maintenance for Custodial Services.

A one-year contract option with Midwest Power Industry for Generator Maintenance and as Needed Repairs

A one-year contract option with City Escape & Design for ROW and Median Mowing.

A one-year contract option with Aldridge Electric for Street light Maintenance Services.

A one-year contract option with Vulcan Materials Company for Aggregate Materials.

A one-year contract option with Wold Ruck Pate for Architectural Services.

A two-year contract option with Paramedic Billing Services (PBS) for Ambulance and Fire Billing Services.

A two-year contract option with Pyrotecnico Fireworks Inc for Pyrotechnics Services.

A one-year contract option with Fire Services Inc for Fire Department Fleet Maintenance.

A one-year contract option with ImageTrend for data collection and evaluation services.

A one-year contract option with Lauterbach and Amen for Audit Services.

A one-year contract option with Municipal GIS Partners, Inc. for Geographical Information Services

A one-year contract option with DataProse LLC for Utility Bill Printing and Mailing Services.

A two-year contract option with Indestructo Rental Company., for Tent and Equipment Rental Services.

A two-year contract option with Clarke Mosquito Environmental Mosquito Management for Mosquito Abatement

A one-year contract option with B&F Construction Code Services for contract inspections & plan review services.

ATTACHMENTS:

- Fall Contract Extensions 2023 (DOCX)

Trustee Liaison

Bocek

Staff Contact

Tom C. Wisniewski, Village Board

Monday, October 16, 2023

VILLAGE OF BUFFALO GROVE



MEMORANDUM

DATE: October 11, 2023
TO: Dane Bragg, Village Manager
FROM: Tom Wisniewski, Buyer
SUBJECT: Fall Contract Extensions

Staff recommends that the Village President and Board of Trustees authorize staff to execute the second and final two-year contract option with Crystal Maintenance Services Inc for custodial services to cover the period from January 1, 2024, to December 31, 2025. This work would be expected to continue to be done within the 2024 approved budget amount. A price increase of no more than 2.5% is expected and the base contract amount is set at a not to exceed amount of \$120,000.00.

Staff recommends that the Village President and Board of Trustees authorize staff to execute the first one-year contract option with Midwest Power Industry, for Generator Maintenance and as Needed Repairs to cover the period from January 1, 2024, to December 31, 2024. This work would be expected to continue to be done within the 2024 approved budget amount. A price increase of no more than 2% is expected and the base contract amount is set at a not to exceed amount of \$31,215.00.

Staff recommends that the Village President and Board of Trustees authorize staff to execute the first one-year contract option with City Escape Garden and Design., for Right of Way and Median Mowing Services to cover the period from April 1, 2024, to April 1, 2025. This work would be expected to continue to be done within the 2024 approved budget amount. A price increase of no more than 3% is expected and the base contract amount is set at a not to exceed amount of \$99,500.00 per year.

Staff recommends that the Village President and Board of Trustees authorize staff to execute the second and final one-year contract option with Aldridge Electric Inc., for maintaining the Villages Street light system to cover the period from January 1st, 2024, to December 31st, 2024. This work would be expected to continue to be done within the 2024 approved budget amount. A price increase of no more than 2.5% is expected and the base contract amount is set at a not to exceed amount of \$267,585.00.

Staff recommends that the Village President and Board of Trustees authorize staff to execute the first and final one-year contract option with Vulcan Materials Company, for Aggregate Materials to cover the period from January 1, 2024, to December 31, 2024. This work would be expected to continue to be done within the 2024 approved budget amount. The base contract amount is set at a not to exceed amount of \$100,658.00.

Staff recommends that the Village President and Board of Trustees authorize staff to execute a one-year contract option with Wold Ruck Pate for Architectural Services to cover the period from January 1, 2024, to December 31, 2024. This work would be expected to continue to be done within the 2024 approved budget amount. Prices are based upon Project Cost at 6.45% for new construction and 8.45% for renovations.

Staff recommends that the Village President and Board of Trustees authorize staff to execute the first two-year contract option with Paramedic Billing Services ("PBS"), for Ambulance and Fire Billing Services to

cover the period from March 16, 2024, to March 16, 2026. PBS accepts 3.5% of payments collected and this amount is not projected to change during this contract period.

Staff recommends that the Village President and Board of Trustees authorize staff to execute the second two-year contract option with Pyrotechnico Fireworks Inc for Pyrotechnics Services to cover the period from January 1, 2024, to December 31, 2025. This work would be expected to continue to be done within the 2024 approved budget amount. The base contract amount is set at a not to exceed amount of \$31,900.00 per year.

Staff recommends that the Village President and Board of Trustees authorize staff to execute the third one-year contract option with Fire Services Inc., for Fire Department Fleet Maintenance to cover the period from January 1, 2024, to December 31, 2024. This work would be expected to continue to be done within the 2024 approved budget amount. A price increase of no more than 2.5% is expected and the base contract amount is set at a not to exceed amount of \$188,460.00.

Staff recommends that the Village President and Board of Trustees authorize staff to execute the third one-year contract option with ImageTrend Inc., for data collection and evaluation to cover the period from February 10, 2024, to February 10, 2025. This work would be expected to continue to be done within the 2024 approved budget amount. A price increase of no more than 3% is expected and the base contract amount is set at a not to exceed amount \$10,548.00.

Staff recommends that the Village President and Board of Trustees authorize staff to execute the third and final one-year contract option with Lauterbach and Amen for audit services to cover the period from October 17, 2023, to October 17, 2024. A price increase of no more than 2% is expected and the base contract amount is set at a not to exceed amount of \$34,225.00.

Staff recommends that the Village President and Board of Trustees authorize staff to execute a one-year contract option with Municipal GIS Partners, Inc. for Geographical Information Services to cover the period from January 1, 2024, to December 31, 2024. This work would be expected to continue to be done within the 2024 approved budget amount. A price increase of no more than 3.4% is expected and the base contract amount is set at a not to exceed amount of \$161,100.00.

Staff recommends that the Village President and Board of Trustees authorize staff to execute the fourth-year contract option with DataProse LLC., for Utility Bill Printing and Mailing Services to cover the period from January 1, 2024, to December 31, 2024. This work would be expected to continue to be done within the 2024 approved budget amount. A price increase of no more than 2.5% is expected and the base contract amount is set at a not to exceed amount of \$11,035.00. The contractual cost does not include postage as this is a passthrough cost.

Staff recommends that the Village President and Board of Trustees authorize staff to execute the second two-year contract option with Indestructo Rental Company., for Tent and Equipment Rental Services for Buffalo Grove Days to cover the period from April 6, 2024, to April 6, 2026. This work would be expected to continue to be done within the 2024 approved budget amount. A price increase of no more than 3% is expected and the base contract amount is set at a not to exceed amount of \$22,555.00.

Staff recommends that the Village President and Board of Trustees authorize staff to execute the first two-year contract option with Clarke Mosquito Environmental Mosquito Management., for Mosquito Abatement Services to cover the period from Jan 1, 2024, to December 31, 2025. This work would be expected to continue to be done within the 2024 approved budget amount. A price increase of no more than 1.75% per year is expected and the base contract amount is set at a not to exceed amount of \$55,850.00.

Staff recommends that the Village President and Board of Trustees authorize staff to execute the third-year contract option with B&F Construction Code Services, for Contract Inspections and Plan Review Services to cover the period from November 3, 2023, to November 3, 2024. This work would be expected to continue to be done within the 2024 approved budget amount. A price increase of no more than 2% is expected and the base contract amount is set at a not to exceed amount of \$250,000.00.

Staff has reviewed the performance of each of the above-listed contractors/vendors with representatives from the individual department responsible for managing each contract. Staff has reported that each of the above-listed contractors has either met or exceeded the expectations of the contract.



Resolution No. R-2023-24 : Resolution Relating to the Semi-Annual Review of Closed Session Minutes

Recommendation of Action

Staff recommends approval.

SUMMARY: The Corporate Authorities of the Village determine that the need for confidentiality still exists with regard to the following approved minutes: July 17, 2023.

ATTACHMENTS:

- RESOLUTION - 101623 (DOC)

Trustee Liaison

Ms. Sirabian

Staff Contact

Jessie Brown, Community Development

Monday, October 16, 2023

RESOLUTION No. 2023-**RESOLUTION RELATING TO THE SEMI-ANNUAL REVIEW OF CLOSED SESSION MINUTES**

BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BUFFALO GROVE, COOK AND LAKE COUNTIES, ILLINOIS, pursuant to Section 2.06 of the Open Meetings Act:

SECTION ONE: On September 18, 2023, the Corporate Authorities of the Village voted to approve the following Closed Session minutes:

July 17, 2023

SECTION TWO: The Corporate Authorities of the Village determine that the need for confidentiality still exists with regard to the approved minutes listed in Section One.

SECTION THREE: This Resolution shall be in full force and effect from and after its passage and approval.

AYES: _____

NAYS: _____

ABSENT: _____

PASSED AND APPROVED this ____ 16th day of ____ October ____ 2023

Eric Smith, Village President

ATTEST:

Janet Sirabian, Village Clerk

Attachment: RESOLUTION - 101623 (R-2023-24 : Resolution Relating to the Semi-Annual Review of Closed Session Minutes)



Resolution No. R-2023-25 : Resolution Appointing the Human Resources Manager as the Authorized Agent to the Illinois Municipal Retirement Fund (IMRF)

Recommendation of Action

Staff recommends approval.

SUMMARY: The attached Resolution appoints Human Resources Manager Kathryn A. Golbach as the Village's Authorized Agent effective October 16, 2023. The Authorized Agent has the powers and duties as noted within the resolution.

ATTACHMENTS:

- IMRF Authorized Agent 10.16 (DOCX)
- Form 220 - IMRF Authorized Agent (PDF)

Trustee Liaison
Stein

Staff Contact
Kathryn Golbach, Planning and Zoning Commission

Monday, October 16, 2023

RESOLUTION NO. 2023- ____

**A RESOLUTION APPOINTING THE HUMAN RESOURCES MANAGER
AS THE AUTHORIZED AGENT TO THE ILLINOIS MUNICIPAL
RETIREMENT FUND (IMRF)**

WHEREAS, The Village of Buffalo Grove (*"the Village"*) adopted the By-Laws of the Illinois Municipal Retirement Fund (IMRF) by Ordinance and thereby became a member of said program; and

WHEREAS, Section 7-135 of the Illinois Pension Code, 40 ILCS 5/7-135, provides that participating units of local government shall by majority vote of its Corporate Authorities select one (1) person to represent that body as authorized agent to act on behalf of the Village with respect to IMRF, in accordance with the powers and duties set forth in such section to include the ability to file a petition for nomination of an executive trustee of IMRF and to cast a ballot for election of an executive trustee of IMRF;

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BUFFALO GROVE, COOK AND LAKE COUNTIES, ILLINOIS that Kathryn A. Golbach, Human Resources Manager is here by appointed Authorized Agent for the Village of Buffalo Grove effective immediately.

Section 1. The appointment of the Human Resources Manager, Kathryn A. Golbach, as the Authorized Agent of the Village's IMRF plan shall be and is hereby approved.

Section 2. Upon approval, the Village Manager/Clerk shall be and is hereby authorized and directed to execute and attest, on behalf of the Village, the necessary forms as shown in Exhibit A required by IMRF to certify the appointment of Kathryn A. Golbach, Human Resources Manager, as the Authorized agent.

Section 3. This Resolution shall be in full force and effective October 16, 2023.

AYES: _____

NAYES: _____

ABSENT: _____

PASSED: _____, 2023. APPROVED: _____, 2023.

Village President

ATTEST:

Village Clerk



NOTICE OF APPOINTMENT OF AUTHORIZED AGENT

8.C.b

IMRF Form 2.20 (Rev. 10/2014)

INSTRUCTIONS

- The governing body of an IMRF employer (including townships) can appoint any qualified party as the employer's IMRF Authorized Agent.
- The governing body makes the appointment by adopting a resolution.
- The clerk or secretary of the governing body must certify the appointment (see Certification below).
- Mail the completed form to the Illinois Municipal Retirement Fund.
- A copy of the completed form should be retained by the employer.
- The new Authorized Agent will need to register for a new User ID on IMRF Employer Access.

EMPLOYER NAME Village of Buffalo Grove		EMPLOYER IMRF I.D. NUMBER 04821	
AUTHORIZED AGENT'S SALUTATION ☐ Dr. ☐ Mr. ☐ Mrs. ☒ Ms.	LAST NAME Golbach, Kathryn A	FIRST NAME	MIDDLE INITIAL JR., SR., II, ETC.
TYPE OF GOVERNING BODY Village Board of Trustees			
DATE APPOINTMENT MADE (MM/DD/YYYY) 10/16/2023	EFFECTIVE DATE OF APPOINTMENT (MM/DD/YYYY) 10/16/2023	POSITION TITLE Human Resources Manager	
Powers and duties delegated to Authorized Agent pursuant to Sec. 7-135 of Illinois Pension Code by governing body (P.A. 97-0328 removed the requirement that the Authorized Agent be a participant in IMRF to file a petition or cast a ballot): To file Petition for Nominations of an Executive Trustee of IMRF ☒ Yes ☐ No To cast a Ballot for Election of an Executive Trustee of IMRF ☒ Yes ☐ No X SIGNATURE OF AUTHORIZED AGENT NAMED ABOVE _____ DATE (MM/DD/YYYY) _____			
CERTIFICATION I, <u>Janet Sirabian</u> , do hereby certify that I am <u>Village Clerk</u> NAME CLERK OR SECRETARY of the <u>Village of Buffalo Grove</u> NAME OF EMPLOYER and the keeper of its books and records and the foregoing appointment and delegation were made by resolution duly adopted on the date indicated. SEAL _____ SIGNATURE OF CLERK OR SECRETARY _____			
BUSINESS ADDRESS All correspondence and communications with the Authorized Agent are to be addressed as follows: NAME (IF DIFFERENT FROM ABOVE) <u>Ms.</u> rs. ☐ Ms. BUSINESS ADDRESS 50 Raupp Blvd. CITY STATE AND ZIP + 4 Buffalo Grove, IL 60089 DAYTIME TELEPHONE NO. (with Area Code) (847) 459-2517 ALTERNATE TELEPHONE NUMBER (with Area Code) (847) 459-2500 FAX NO. (with Area Code) (847) 459-7906 EMAIL ADDRESS kgolbach@vbg.org			

IMRF

2211 York Road Suite 500 Oak Brook, IL 60523-2337

Employer Only Phone: 1-800-728-7971 Member Services Representatives 1-800-ASK-IMRF (1-800-275-4673) Fax (630) 459-7906



Resolution No. R-2023-26 : Resolution Ceding the 2023 Unused Private Activity Bond Volume Cap of the Village of Buffalo Grove (Including Volume Cap Transferred from Other Lake County Home Rule Units) to Lake County

Recommendation of Action

Staff recommends approval.

SUMMARY: Buffalo Grove is the host of the Lake County Partners Private Activity Bond Clearinghouse. The resolution is required annually so that unused funds can be transferred over to the next year and used in the future.

ATTACHMENTS:

- Buffalo Grove Resolution Ceding 2023 PABC with Exhibit (PDF)

Trustee Liaison
Weidenfeld

Staff Contact
Nicole Woods, Community Development

Monday, October 16, 2023

RESOLUTION NO. 2023-

A RESOLUTION CEDING THE 2023 UNUSED PRIVATE ACTIVITY BOND VOLUME CAP OF THE VILLAGE OF BUFFALO GROVE (INCLUDING VOLUME CAP TRANSFERRED FROM OTHER LAKE COUNTY HOME RULE UNITS) TO LAKE COUNTY.

WHEREAS, the Village of Buffalo Grove, Cook and Lake Counties, Illinois (the "Village") is a municipality and a home rule unit of government duly organized and validly existing under Section 6(a) of Article VII of the 1970 Constitution and laws of the State of Illinois; and

WHEREAS, in order to facilitate economic development both in the Village of Buffalo Grove and in Lake County, Illinois, the Village has received Volume Cap from the Lake County Home Rule Municipalities in the amounts identified in Exhibit A to consolidate management under control of a single Home Rule entity in cooperation with Lake County Partners Private Activity Bond Clearinghouse (the "PABC"); and

WHEREAS, tax exempt private activity bonds provide for opportunities to increase business and commerce and relieve conditions of unemployment; and

WHEREAS, the PABC has \$44,803,680 of calendar year 2023 unused Volume Cap available from Lake County Home Rule Units; and

WHEREAS, the PABC has recommended that it is in the best interest of the Village of Buffalo Grove to transfer \$44,803,680 of unused Volume Cap to Lake County, Illinois and thereby permit Lake County to issue tax-exempt private activity bonds to finance multi-family projects; and

WHEREAS, it is in the best interest of the Village, Lake County Home Rule Municipalities, and Lake County Partners to collect the anticipated 1.0% Volume Cap fee as soon as possible; and

WHEREAS, the Village will report this transfer of \$44,803,680 of unused Volume Cap to Lake County, Illinois to the State of Illinois Bureau of the Budget as soon as reasonably possible; and

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE BOARD OF THE VILLAGE OF BUFFALO GROVE:

- Section 1. That the Village of Buffalo Grove hereby transfers \$44,803,680 of unused Volume Cap to Lake County, Illinois.
- Section 2. The PABC and the Village shall both retain a copy of this Resolution in their records for a minimum of 30 years. Notice of this Resolution together with a copy of this Resolution shall be given in writing by the Village after passage and approval hereof.
- Section 3. That the officials of the Village are hereby authorized, empowered, and directed to take all necessary or advisable actions concerning the execution and implementation of this Resolution.
- Section 4. That this Resolution shall be in full force and effect from and after its passage and approval according to law.

Passed and approved this ____ day of _____, 2023.

AYES: _____

NAYES: _____

ABSENT: _____

ADOPTED: _____, 2023.

APPROVED: _____, 2023.

ATTEST:

Village President

Village Clerk

[illegible]



Ordinance No. O-2023-119 : Ordinance Authorizing the Disposal of Surplus Village Personal Property

Recommendation of Action

Staff recommends approval.

SUMMARY: The attached list of Village owned property that will be disposed of during FY 2023. The assets were either used for trade-in or outright disposed of. All capital assets will be removed from the Village's balance sheet.

ATTACHMENTS:

- BOT 10.16.23_Ord Authorizing the Disposal of Surplus Property (DOCX)
- Village of Buffalo Grove 2023 Fixed Asset Disposals (DOCX)

Trustee Liaison
Weidenfeld

Staff Contact
Chris Black, Finance

Monday, October 16, 2023

ORDINANCE 2023-_____

**AN ORDINANCE AUTHORIZING THE DISPOSAL OF SURPLUS
VILLAGE PERSONAL PROPERTY**

WHEREAS, the Village of Buffalo is a Home-Rule unit pursuant to the Illinois Constitution of 1970;
and

WHEREAS, the personal property is part of the Village's Fixed Asset Inventory Control System and procedurally must be deleted through Ordinance adopted by the Corporate Authorities; and

WHEREAS, the property described will be disposed of through trade-in, sale or outright disposal, whatever appropriate.

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. Pursuant to our Home Rule powers, the President and Board of Trustees of the Village of Buffalo Grove find that the listed items of personal property now owned by the Village of Buffalo Grove are no longer necessary or useful to the Village of Buffalo Grove and the best interests of the Village will be served by disposal.

SECTION 2. This Ordinance shall be in full force and effect from and after its passage and approval. This ordinance shall not be codified.

AYES: _____

NAYES: _____

ABSENT: _____

PASSED: _____, 2023

APPROVED: _____, 2023

APPROVED:

Eric N. Smith, Village President

ATTEST:

Janet Sirabian, Village Clerk

Village of Buffalo Grove 2023 Fixed Asset Disposals

Asset	Number	Serial Number	Date Acquired	Depreciation Year	Cost Basis
Police					
Ford Explorer	713	1FM5K8AR2FGB61375	1/27/2015	2015	\$ 26,360.00
Fire					
Pumper Engine	218	1K9AF42847NO58291	11/1/2006	2007	\$ 177,217.50
Streets/Forestry					
Asphalt Patcher	E29	4S9PHS1Y9F1127114	11/15/2015	2015	\$ 18,830.35
International Dump Truck	422	1HTGMAAR12H513495	12/19/2001	2002	\$ 92,699.26
Engineering					
Chevy Malibu	408	1G12H57B79F238211	12/31/2010	2011	\$ 15,480.55



**Ordinance No. O-2023-120 : Ordinance Approving the
Disconnection of 15989 and 16051 Deerfield Parkway**

Recommendation of Action

Staff recommends approval.

SUMMARY: Staff recommends that the Village Board approve the attached Ordinance disconnecting the property located at 15989 and 16051 Deerfield Parkway.

ATTACHMENTS:

- BOT Memo Regarding Disconnect (DOCX)
- Disconnection Ordinance (PDF)

Trustee Liaison

Weidenfeld

Staff Contact

Chris Stilling, Community Development

Monday, October 16, 2023

VILLAGE OF BUFFALO GROVE



DATE: October 12, 2023

TO: President Eric Smith and Trustees

FROM: Christopher Stilling, Deputy Village Manager

SUBJECT: Disconnection of 15989 and 16051 Deerfield Parkway, Buffalo Grove

STAFF RECOMMENDATION

Staff recommends that the Village Board approve the attached Ordinance disconnecting the property located at 15989 and 16051 Deerfield Parkway.

BACKGROUND

On January 18, 2022, the Village Board approved Ordinance 2022-10 approving an annexation agreement for the redevelopment of the property into 120 apartments with MZ Capital (Developer). Pursuant to the terms of the annexation agreement, the Developer was supposed to close on the property shortly after the approvals. Unfortunately, the Developer never purchased the property due to outstanding issues with obtaining easements and access. Pursuant to the terms of the annexation agreement, the property is required to be disconnected from the Village.

ORDINANCE NO. 2023 - __

**AN ORDINANCE DISCONNECTING TERRITORY LOCATED AT
15989 AND 16051 DEERFIELD PARKWAY, BUFFALO GROVE, ILLINOIS**

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

WHEREAS, on January 18, 2022, the Village Board approved Ordinance 2022-10 approving an Annexation Agreement ("Agreement") for the redevelopment of the Property located at 15989 and 16051 Deerfield Parkway described on Exhibit A ("Property"); and,

WHEREAS, pursuant to Ordinance 2022-11, the Property has been duly annexed by and is within the corporate limits of the Village of Buffalo Grove; and,

WHEREAS, the annexation of said Property was predicated on it being purchased from Petitioner by MZ Capital Acquisitions, LLC, ("Developer") and being developed by Developer pursuant to plans presented to and approved by the Village of Buffalo Grove in the Agreement; and,

WHEREAS, the Property was never purchased by Developer, and the contract to purchase said Property has been terminated; and,

WHEREAS, the owner of record of the Property has submitted a Petition, attached at Exhibit B ("Petition") requesting that the Property be disconnected from the Village of Buffalo Grove; and,

WHEREAS, it is determined to be in the best interest of the Village of Buffalo Grove to approve the Petition and disconnection of the Property.

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. The Petition, a copy of which is attached hereto and made a part hereof as Exhibit B, is accepted and the Property shall be disconnected from the Village of Buffalo Grove.

Section 2. This Ordinance shall be in full force and effect from and after its passage and approval. This Ordinance shall not be codified.

AYES: _____

NAYS: _____

ABSENT: _____

PASSED: _____

APPROVED: _____

ATTEST:

APPROVED:

Village Clerk

Eric Smith, Village President

EXHIBITA**Legal Description****PARCEL 1:**

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE LAND CONVEYED TO JOSEPH GANIER (BY DEED RECORDED JUNE 28, 1851, IN BOOK "P" OF DEEDS, PAGE 10) WHICH POINT IS 140.58 FEET EAST AND 134.64 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SECTION 27; RUNNING THENCE SOUTH 89 DEGREES WEST 486.33 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 28 TO THE SOUTH LINE OF LAND CONVEYED TO CHARLES WISCHMAN (AS BY DEED RECORDED MAY 11, 1878 IN BOOK 66 OF DEEDS, PAGE 474); THENCE EASTERLY ON SAID DEED LINE TO A POINT ON A LINE 140.58 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SECTION 27; THENCE SOUTH 1021.29 FEET TO THE POINT OF BEGINNING (EXCEPT ANY PART THEREOF FALLING IN THE FOLLOWING DESCRIBED TRACT: COMMENCING AT THE NORTHEAST CORNER OF THE LAND CONVEYED TO JOSEPH GANIER (BY DEED RECORDED JUNE 28, 1851, IN BOOK "P" OF DEEDS, PAGE 10) WHICH POINT IS 140.58 FEET EAST AND 134.64 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SECTION 27; THENCE NORTH ALONG A LINE 140.58 FEET EAST OF, MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE WEST LINE OF SAID SECTION 27, A DISTANCE OF 564 FEET FOR A POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTHWESTERLY 722.06 FEET TO A POINT ON THE SOUTH LINE OF LAND CONVEYED TO CHARLES WISCHMAN (AS BY DEED RECORDED MAY 11, 1878 IN BOOK 66 OF DEEDS, PAGE 474) WHICH POINT IS 399.31 FEET WEST FROM THE EAST LINE OF SAID SECTION 28 AS MEASURED ALONG CHARLES WISCHMAN DEED LINE; THENCE EAST ALONG CHARLES WISCHMAN DEED LINE 340.83 FEET; THENCE SOUTHEASTERLY 266.47 FEET TO A POINT 140.58 FEET EAST OF MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID SECTION 27 AND 281.29 FEET NORTH OF THE POINT OF BEGINNING), AND ALSO THAT PART THEREOF CONVEYED TO THE COUNTY OF LAKE BY INSTRUMENT DATED SEPTEMBER 27, 1973 AND RECORDED OCTOBER 1, 1973 AS DOCUMENT 1636981, IN LAKE COUNTY, ILLINOIS.

PARCEL INDEX NUMBER: 15-28-400-014 and 15-27-300-005

SUBJECT PROPERTY COMMON ADDRESS: 15989 & 16051 Deerfield Pkwy

EXHIBIT B

Disconnection Petition

STATE OF ILLINOIS)
) SS
 COUNTY OF LAKE)

**BEFORE THE CORPORATE AUTHORITIES OF
 THE VILLAGE OF BUFFALO GROVE**

DISCONNECTION PETITION

NOW COMES, the undersigned Petitioner and requests the disconnection of the territory hereinafter described from the Village of Buffalo Grove, Lake County, Illinois. In support of said Petition, Petitioner respectfully state as follows:

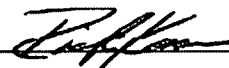
1. The undersigned is the owner of record of all of the land within the territory described on Exhibit "A" attached hereto and specifically incorporated by reference herein.
2. Said territory has been duly annexed by and is within the corporate limits of the Village of Buffalo Grove.
3. The annexation of said territory was predicated on it being purchased from Petitioner by MZ Capital Acquisitions, LLC, ("Developer") and being developed by Developer pursuant to plans presented to and approved by the Village of Buffalo Grove.
4. Said territory was never purchased by Developer, and the contract to purchase said territory has been terminated.
5. The undersigned as such owner of record of the described territory hereby petitions that said territory be disconnected from the Village of Buffalo Grove.

WHEREFORE, it is respectfully requested that said territory be disconnected from the Village of Buffalo Grove.

DATED: July 31 2023

PETITIONER:

Chicago Title Land Trust Company, as successor trustee to
 Michigan Avenue National Bank of Chicago, as trustee UTN 2139

BY:  _____

STATE OF ILLINOIS)
) SS
 COUNTY OF LAKE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Richard Kammerer, 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 signed, sealed and delivered the said instrument as his free and voluntary act, as agent of Chicago Title Land Trust Company, as successor trustee for the uses and purposes therein set forth.

Given under my hand and official seal, this 31st day of July, 2023.





 Notary Public

EXHIBIT "A"

PARCEL INDEX NUMBER: 15-28-400-014
15-27-300-005

SUBJECT PROPERTY COMMON ADDRESS: 15989 & 16051 Deerfield Pkwy

LEGAL DESCRIPTION**PARCEL 1:**

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE LAND CONVEYED TO JOSEPH GANIER (BY DEED RECORDED JUNE 28, 1851, IN BOOK "P" OF DEEDS, PAGE 10) WHICH POINT IS 140.58 FEET EAST AND 134.64 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SECTION 27; RUNNING THENCE SOUTH 89 DEGREES WEST 486.33 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 28 TO THE SOUTH LINE OF LAND CONVEYED TO CHARLES WISCHMAN (AS BY DEED RECORDED MAY 11, 1878 IN BOOK 66 OF DEEDS, PAGE 474); THENCE EASTERLY ON SAID DEED LINE TO A POINT ON A LINE 140.58 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SECTION 27; THENCE SOUTH 1021.29 FEET TO THE POINT OF BEGINNING (EXCEPT ANY PART THEREOF FALLING IN THE FOLLOWING DESCRIBED TRACT: COMMENCING AT THE NORTHEAST CORNER OF THE LAND CONVEYED TO JOSEPH GANIER (BY DEED RECORDED JUNE 28, 1851, IN BOOK "P" OF DEEDS, PAGE 10) WHICH POINT IS 140.58 FEET EAST AND 134.64 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SECTION 27; THENCE NORTH ALONG A LINE 140.58 FEET EAST OF, MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE WEST LINE OF SAID SECTION 27, A DISTANCE OF 564 FEET FOR A POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTHWESTERLY 722.06 FEET TO A POINT ON THE SOUTH LINE OF LAND CONVEYED TO CHARLES WISCHMAN (AS BY DEED RECORDED MAY 11, 1878 IN BOOK 66 OF DEEDS, PAGE 474) WHICH POINT IS 399.31 FEET WEST FROM THE EAST LINE OF SAID SECTION 28 AS MEASURED ALONG CHARLES WISCHMAN DEED LINE; THENCE EAST ALONG CHARLES WISCHMAN DEED LINE 340.83 FEET; THENCE SOUTHEASTERLY 266.47 FEET TO A POINT 140.58 FEET EAST OF MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID SECTION 27 AND 281.29 FEET NORTH OF THE POINT OF BEGINNING), AND ALSO THAT PART THEREOF CONVEYED TO THE COUNTY OF LAKE BY INSTRUMENT DATED SEPTEMBER 27, 1973 AND RECORDED OCTOBER 1, 1973 AS DOCUMENT 1636981, IN LAKE COUNTY, ILLINOIS.



Ordinance No. O-2023-121 : Ordinance Authoring the Village Manager to Extend the Listing Agreement for 1650 Leider

Recommendation of Action

Staff recommends approval.

SUMMARY: Staff recommends that the Village Board approve an Ordinance authorizing the Village Manager to execute a 6-month extension to the listing agreement with Colliers International for the Village property at 1650 Leider Lane.

ATTACHMENTS:

- 1650 Leider Lane Listing Agreement Ext Memo (DOCX)
- List Agreement Ext Ord (DOCX)
- Exhibit A Extension (PDF)

Trustee Liaison
Stein

Staff Contact
Chris Stilling, Community Development

Monday, October 16, 2023

VILLAGE OF
BUFFALO GROVE



MEMORANDUM

DATE: October 31, 2022
TO: Dane Bragg, Village Manager
FROM: Christopher Stilling, Deputy Village Manager
SUBJECT: 1650 Leider Lane Listing Agreement: 6-Month Extension

Recommendation

Staff recommends that the Village Board approve an Ordinance authorizing the Village Manager to execute a 6-month listing agreement with Colliers International (Colliers) for the marketing and listing of the space at 1650 Leider Lane. The Ordinance also allows for the Village Manager to grant one (1) additional 6-month extension.

Background

On September 23, 2022, the Village acquired a 173,000 square foot industrial building located at 1650 Leider Lane for a new Public Works facility. While the building accommodates our new Public Works Facility, the property has an additional 43,000 square feet of space that can be leased to a separate user. In 2022, the Village entered into a listing agreement with Colliers to begin marketing the available property. To date, Colliers has facilitated several showings and continues to market the property. Since the listing agreement is set to expire, an extension is required.

ORDINANCE 2023-_____**AN ORDINANCE AUTHORIZING THE VILLAGE MANAGER TO EXECUTE AN EXTENSION TO THE LISTING AGREEMENT RELATED TO 1650 LEIDER LANE**

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

WHEREAS, the Village of Buffalo Grove has purchased an existing 173,000 square foot industrial building located at 1650 Leider Lane (the "Building") for a new Public Works facility; and

WHEREAS, the Village of Buffalo Grove has determined that approximately 43,000 square feet (the "Leasable Space") of the existing Building may be suitable for an additional user; and

WHEREAS, the Village of Buffalo Grove approved Ordinance 2022-120 authorizing the Village Manager to execute a listing agreement ("Listing Agreement") with Colliers International ("Colliers") in connection with marketing and listing of the Leasable Space at 1650 Leider Lane; and,

WHEREAS, the Listing Agreement with Colliers is set to expire, and the Village of Buffalo Grove wishes to extend the Listing Agreement another 6-months.

NOW THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BUFFALO GROVE, COOK AND LAKE COUNTIES, ILLINOIS, as follows:

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

SECTION 2. The Village Manager is authorized to execute the 6-month extension of the Listing Agreement, attached hereto as Exhibit A, for the marketing and listing of the Leasable Space at 1650 Leider Lane, subject to the final approval of the Village Attorney. The Village Manager is also authorized to execute one (1) additional extension of 6-months.

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 not be codified.

AYES: _____
 NAYES: _____
 ABSENT: _____
 PASSED: _____, 2023
 APPROVED: _____, 2023

APPROVED:

 Eric Smith, Village President

ATTEST:

 Janet Sirabian, Village Clerk

Attachment: List Agreement Ext Ord (O-2023-121 : Ordinance Authoring the Village Manager to Extend the Listing Agreement for 1650 Leider)

Exhibit A

6-month Extension of the Listing Agreement with Colliers International for 1650 Leider Lane

Attachment: List Agreement Ext Ord (O-2023-121 : Ordinance Authoring the Village Manager to Extend the Listing Agreement for 1650 Leider)

FIRST AMENDMENT TO EXCLUSIVE RIGHT TO LEASE AGREEMENT

Date: September 26, 2023

The purpose of this document is to amend a certain Exclusive Right to Lease Agreement dated October 3, 2022 ("Agreement"), between The Village of Buffalo Grove ("Principal") and Colliers Bennett & Kahnweiler, LLC dba Colliers International ("Agent") for property commonly known as 1650 Leider Lane, Buffalo Grove, Illinois ("Premises").

The Agreement is amended as follows:

1. Expiration date of the Agreement is extended through April 30, 2024.
2. Except as specifically amended herein the Agreement shall remain unchanged and in full force and effect.

ACCEPTED:

PRINCIPAL: The Village of Buffalo Grove

AGENT: Colliers Bennett &
Kahnweiler, LLC dba Colliers
International

By: _____
Its: Authorized Agent

By: _____
Its: _____

DATE: _____

DATE: _____

ADDRESS: _____

ADDRESS: 6250 North River Road
Suite 11-100
Rosemont, IL 60018



Ordinance No. O-2023-122 : Ordinance Authorizing a Development Improvement Agreement with Berman Lapetina Enterprises, LLC

Recommendation of Action

Staff recommends approval subject to the review and approval by the Village Attorney.

SUMMARY: Staff recommends approval of the Development Improvement Agreement for a Self Storage Facility commercial building development behind Ricky Rockets located at 105 Lexington Drive, subject to the receipt of the required fees and Village Attorney review.

ATTACHMENTS:

- Buffalo Grove Self Storage - Development Improvement Agreement 9-20-23_r (PDF)
- DIA Memo_Buffalo Grove Self Storage DIA_10-10-23 (DOCX)
- DIA Ordinance_BG Self Storage_10-10-23 (DOCX)
- 23-10 Plat of Easement 9-20-23 (PDF)
- 23-10 Civil Plans-Complete Set 9-20-23_r (PDF)

Trustee Liaison
Stein

Staff Contact
Kyle Johnson, Engineering

Monday, October 16, 2023

BUFFALO GROVE SELF STORAGE

Development Name

DEVELOPMENT IMPROVEMENT AGREEMENT

THIS AGREEMENT ("Agreement"), made and entered into as of this 16th day of October, 2023 by and between the VILLAGE OF BUFFALO GROVE, an Illinois Municipal Corporation, and having its office at Village Hall, 50 Raupp Boulevard, Buffalo Grove, Illinois (hereinafter called "Village"), and Berman Lapetina Enterprises, LLC, an Illinois limited liability company (hereinafter called "Developer").

WITNESSETH:

WHEREAS, Developer desires to improve the real property described in Exhibit "A" attached hereto and made a part hereof (the "Property"), and in compliance with the Village's Development Ordinance, Developer has submitted to the Village certain site, engineering, and landscaping plans prepared by Northwestern Engineering Consultants, P.C., who are registered professional engineers, dated September 20, 2023 and described in more detail in Exhibit "C" attached hereto and made a part hereof (the "Plans"); and,

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

NOW, THEREFORE, it is mutually agreed as follows:

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

2. Attached hereto as Exhibit "D" is a complete cost estimate for the construction of the Improvements described in Exhibit "B" hereto. No later than three (3) business days following the execution of this Agreement and prior to the issuance of Village Permits, the Developer shall deposit a Letter of Credit acceptable to and in a form and substance approved by the Village in the original amount of Eight Hundred Twenty Seven Thousand Two Hundred Sixty and 00/100 Dollars (\$827,260.00), as further described in Paragraph 9 herein (the "Letter of Credit").

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

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

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

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

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

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

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

facilities have been installed and made ready for service and to which parking lots or access drives have been constructed as described above, notwithstanding the fact that all improvements within the Development may not be completed.

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

B. In addition to the terms, conditions, and covenants of the Letter of Credit, the Village hereby agrees to draw funds or to call the Letter of Credit solely for the purpose of payment for labor and materials supplied or to be supplied, by engineers, contractors, or subcontractors, to, or for the benefit of the Developer or the Village, as the case may be, under the provisions of this Agreement in connection with the completion and maintenance of the Improvements, in substantial accordance with the Plans, as provided in Paragraphs 6 and 7 herein.

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

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

D. In order to guarantee and warranty the obligations of Paragraph 7 herein, an amount

equal to fifteen (15%) percent of the total amount of the Letter of Credit, or an amount equal to fifteen (15%) percent of the cost estimate (as shown on Exhibit D) of the individual Improvement(s) shall be retained in the Letter of Credit for a period of one-year beyond formal acceptance by the Village of the Improvement(s). After the expiration of that one-year period, the Letter of Credit shall be released (or, if the one-year period applies to some but not all of the Improvements, the Letter of Credit shall be released as to the Improvements to which the one-year period applies) and thereafter shall be of no further force and effect.

E. As a portion of the security amount specified in Paragraph 2, the Developer shall maintain a cash deposit with the Village Clerk in the amount of Eight Thousand Three Hundred Twenty Two and 00/100 Dollars (\$8,322.00). If roads are not maintained with a smooth and firm surface reasonably adequate for access of emergency vehicles such as fire trucks and ambulances, or if any condition develops which is deemed a danger to public health or safety by the Village of Buffalo Grove due to the actions of the Developer or his failure to act; and after written notice of this condition, the Developer fails to immediately remedy the condition; then the Village may take action to remedy the situation and charge any expenses which results from the action to remedy the situation to the cash deposit. Upon notification that the cash deposit has been drawn upon, the Developer shall immediately deposit sufficient funds to maintain the deposit in the amount of Eight Thousand Three Hundred Twenty Two and 00/100 Dollars (\$8,322.00). If the Developer has not made the additional deposit required to maintain the total cash deposit within three (3) days from the date he received notice that such additional deposit was required, it is agreed that the Village may issue a Stop Work Order or also may revoke all permits which the Developer had been granted. This cash deposit shall continue to be maintained until the maintenance guarantee period has lapsed. The deposit may be drawn upon by the Village if the conditions of this Agreement are not met by the Developer within five (5) days after receipt of a written notice of noncompliance with the conditions of this Agreement, except in cases of danger to public health and safety as determined by the Village, in which case, the deposit may be drawn upon immediately following notice to the Developer and his failure to immediately remedy the situation. After termination of the one-year maintenance period and upon receipt by the Village Clerk of a written request for release

of the deposit, the Village will either notify the Developer that the Improvements are not in a proper condition for final release of the deposit, or shall release the deposit within fifteen (15) days.

F. In addition to the terms, covenants, and conditions of the Letter of Credit, the Developer hereby agrees that no reduction shall occur in the outstanding liability of the issuer there under, except on the written approval of the Village; however, in all events, the Village shall permit such Letter of Credit to expire, either by its terms, or by return of such Letter of Credit to the Developer, upon the expiration of one-(1) year from the acceptance of the Improvements referred to herein by the Village. To the extent that the provisions of Paragraph 9 herein, and of the Letter of Credit, permit the Village to draw funds under such Letter of Credit, the Village hereby agrees to reduce the outstanding liability of the issuer of the Letter of Credit to the extent that funds are disbursed.

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

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

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

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

13. The Developer agrees that no Improvements constructed in conjunction with this project are

sized or located in such a way as to warrant any recapture payment to the Developer pursuant to any applicable previous agreements.

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

15. This Agreement and the obligations contained herein are in addition to, and not in limitation of, all other agreements between the Parties hereto including, without limitation, Ordinance No. O-2023-100, adopted by the Village Board of Trustees on August 23, 2023, and the obligations contained therein.

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

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

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

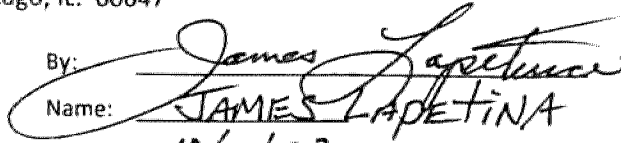
VILLAGE OF BUFFALO GROVE, an Illinois Municipal Corporation

By

Village President

DEVELOPER:

Berman Lapetina Enterprises, LLC
1658 N Milwaukee Ave
Suite 289
Chicago, IL. 60647

By: 
Name: JAMES LAPETINA
Title: 10/2/23

BUFFALO GROVE SELF STORAGE
DEVELOPMENT IMPROVEMENT AGREEMENT
EXHIBIT A

LEGAL DESCRIPTION

LOT 4 IN THE FINAL PLAT OF BLUESTONE RESUBDIVISION, BEING A RESUBDIVISION OF LOT 1 IN BUFFALO GROVE COMMERCE CENTER UNIT 1B IN PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE AND COOK COUNTIES, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 18, 2022 AS DOCUMENT 7862372, IN LAKE COUNTY AND RECORDED JANUARY 20, 2022 AS DOCUMENT 2202019040 IN COOK COUNTY, ILLINOIS.

KNOWN AS: 105 LEXINGTON DRIVE, BUFFALO GROVE, ILLINOIS

PERMANENT INDEX NUMBER: 15-34-310-022

AREA = 140,530 SQ. FT.

BUFFALO GROVE SELF STORAGE
DEVELOPMENT IMPROVEMENT AGREEMENT
EXHIBIT B

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

BUFFALO GROVE SELF STORAGE
(Development Name)

DEVELOPMENT IMPROVEMENT AGREEMENT

EXHIBIT C

Final Engineering and Landscaping Plans prepared by: Northwestern Engineering Consultants, P.C.

Entitled: SELF STORAGE FACILITY/FINAL ENGINEERING PLANS/105 LEXINGTON DRIVE/BUFFALO GROVE,
ILLINOIS

Consisting of: 10 sheet(s), last revised September 20, 2023

(see following pages)

BUFFALO GROVE SELF STORAGE
DEVELOPMENT IMPROVEMENT AGREEMENT
EXHIBIT D
Engineers Opinion of Probable Costs
(see following pages)

VILLAGE OF BUFFALO GROVE



MEMORANDUM

DATE: October 11, 2023

TO: Dane Bragg, Village Manager

FROM: Kyle Johnson, Assistant Public Works Director/Village Engineer

SUBJECT: Buffalo Grove Self Storage Development Improvement Agreement
(105 Lexington Drive)

Berman Lapetina Enterprises, LLC, the developers of 105 Lexington Drive, are proposing developing the site immediately north of Ricky Rockets to include a self-storage building.

The Development Improvement Agreement, or DIA, is an agreement between the Developer and the Village and identifies the items to be constructed by the developer on the project site. Typical items include stormwater management, parking lots, and all of the utilities such as water main, and sanitary sewer. With this agreement, the developer agrees to provide security as required in the Village Code until the developer completes the required items.

Much of this site was engineered and prepared as part of the Ricky Rockets development. Engineering and legal staff at the Village are currently working with Berman Lapetina Enterprises to finalize all documentation necessary to approve the DIA. Staff recommends Village Board approval of the DIA subject to review and approval by the Village Attorney once all information has been received.

ORDINANCE 2023-_____

**AN ORDINANCE AUTHORIZING A
DEVELOPMENT IMPROVEMENT AGREEMENT WITH BERMAN LAPETINA ENTERPRISES, LLC**

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

WHEREAS, the Village seeks to enter into a Development Improvement Agreement (DIA) with Berman Lapetina Enterprises, LLC ("Developer") for site improvements associated with the self-storage building commercial development at 105 Lexington Drive,

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 Development Improvement Agreement is approved subject to 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: _____, 2023

APPROVED: _____, 2023

APPROVED:

Eric Smith, Village President

ATTEST:

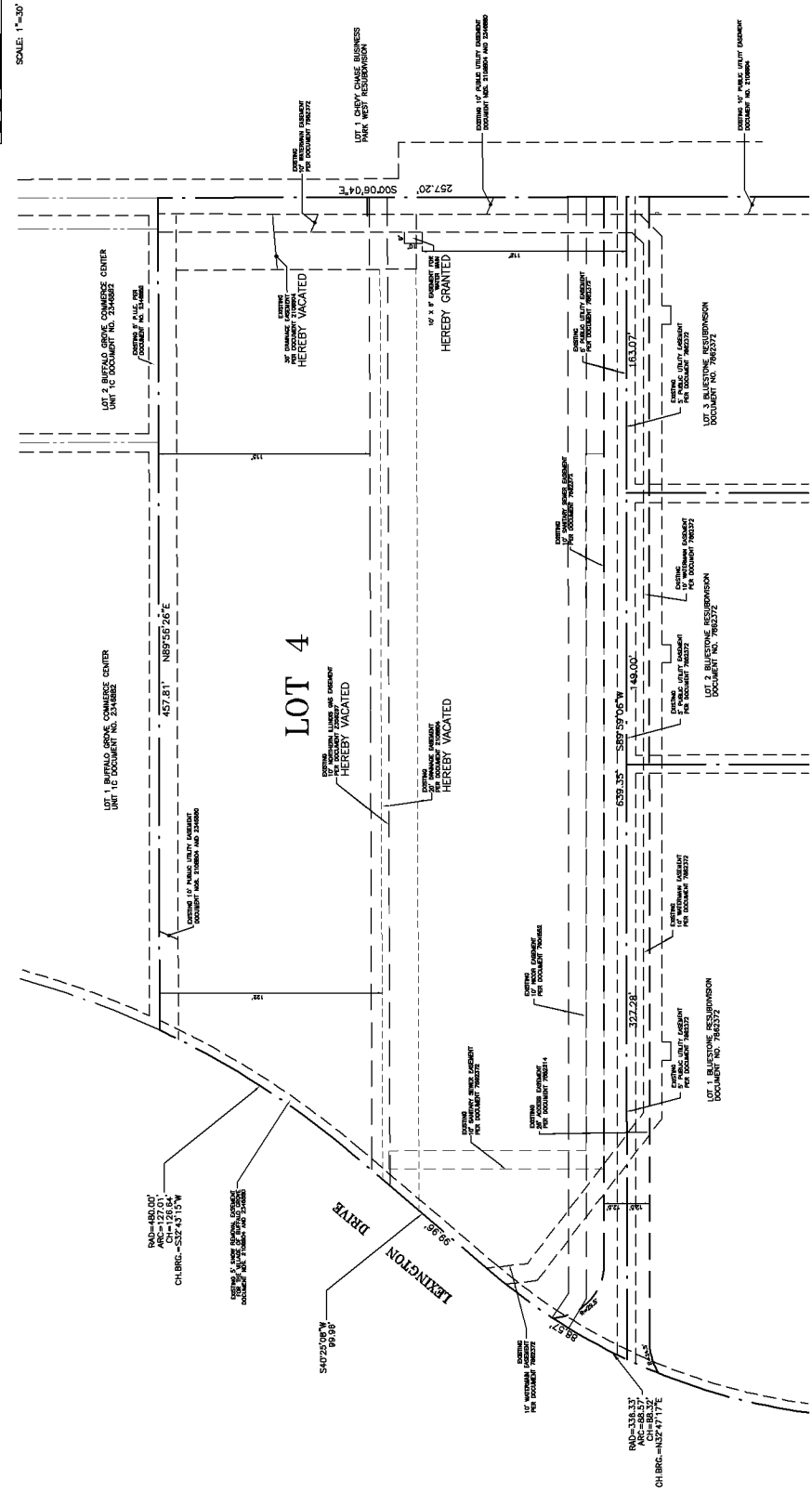
Janet Sirabian, Village Clerk

PLAT OF EASEMENT AND PLAT OF EASEMENT VACATION



OVER PORTIONS OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 4 IN BLUESTONE RESUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST
HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 43 NORTH, RANGE 11
EAST, COUNTY OF JEFFERSON, ILLINOIS, AS SHOWN ON A PLAT OF EASEMENT
RECORDED IN THE PUBLIC RECORDS OF JEFFERSON COUNTY, ILLINOIS, IN
DOCUMENT NO. 7962372, JANUARY 19, 2022 AS DOCUMENT NO. 7962372.



34.4

CALL JULIE 1-800-692-0123
COUNTY RECORDS - JEFFERSON COUNTY
S.E. & A.S. 10/17/2024
JULIE 1-800-692-0123
JULIE 1-800-692-0123

FOR EASEMENT USE

PIN:

15-34-310-022

COMMON ADDRESS:
105 LEXINGTON DRIVE
BUFFALO GROVE, ILLINOIS 60089

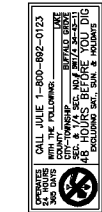
SEE SHEET 2 OF 3
FOR PROPOSED STORMWATER
MANAGEMENT EASEMENT

PREPARED BY:
KRENNENBERG ENGINEERING CONSULTANTS, P.C.
405 N. NORTH COURT
PALATINE, ILLINOIS 60067
ILLINOIS PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-002896 EXP. 04-30-26
(04/2024) 04/2024
SEPTEMBER 20, 2023

23-10ESMT.
SHEET 1 OF 3

Plotted P1_03

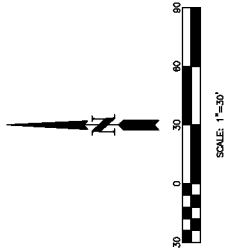
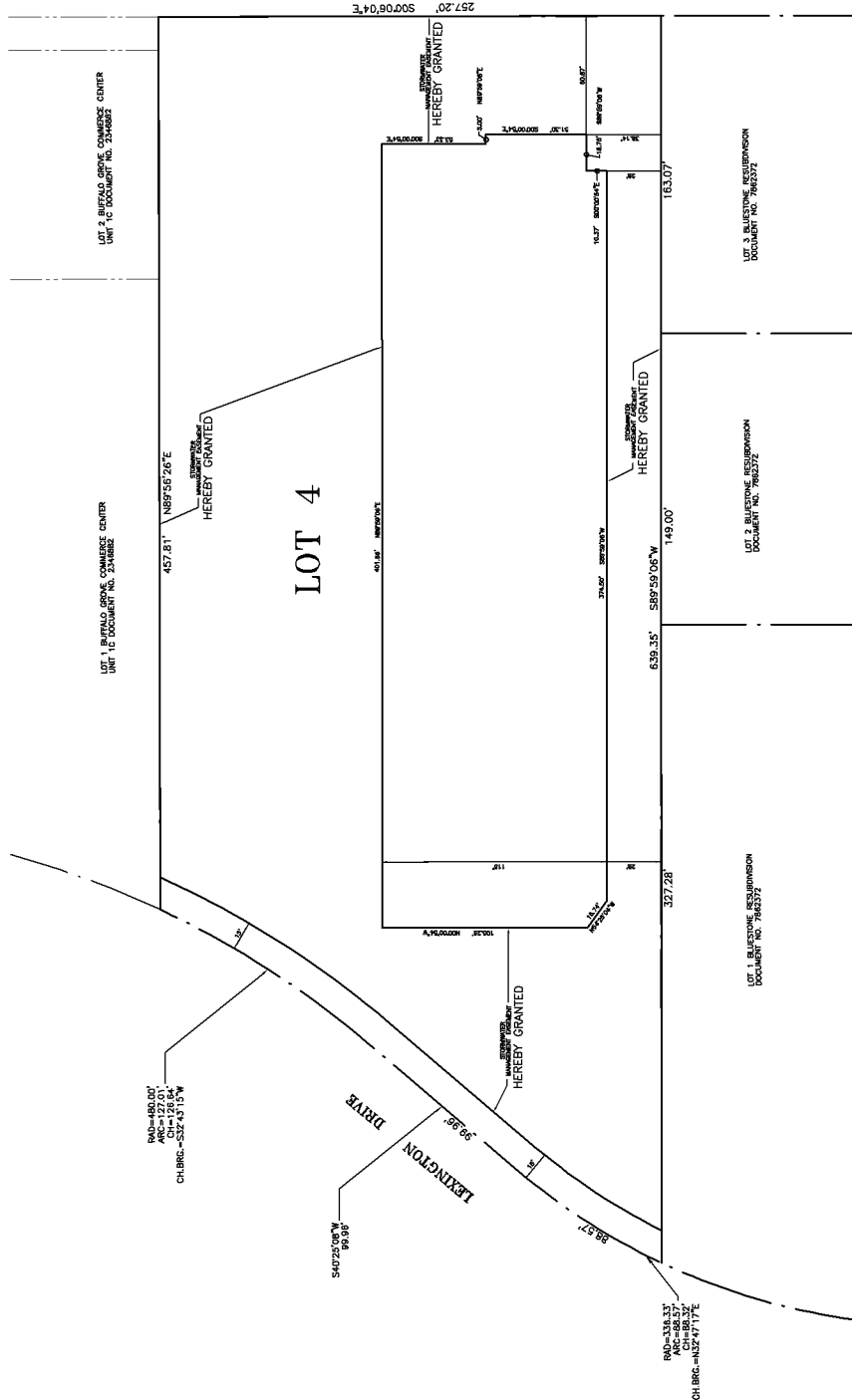
Aftermath: 23-10 Plat of Easement 9-25-23 (2023-122) Buffalo Grove Self Storage Development Improvement Agreement



PLAT OF EASEMENT AND PLAT OF EASEMENT VACATION

LOWER PORTIONS OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 4 IN BLUESTONE RESUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE NORTHERN QUARTER OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED JANUARY 18, 2022 AS DOCUMENT NO. 78632372, IN LAKE COUNTY, ILLINOIS.

PIN:

15-34-310-022

COMMON ADDRESS:
105 LEXINGTON DRIVE
BUFFALO GROVE, ILLINOIS 60089

PREPARED BY:
NORTHWESTERN ENGINEERING CONSULTANTS, P.C.
875 N. NORTH COURT
PALMATE, ILLINOIS 60067
ILLINOIS PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-002895 EXP. 04-30-26
(847) 520-8410
SEPTEMBER 20, 2023

849

OPERATES
24 HOURS
365 DAYS

CALL JULIE. 1-800-892-0123

WITH THE FOLLOWING:

STATE	LAKE
COUNTY	BUFFALO GROVE
CITY-TOWNSHIP	
SECT. & 1/4 SECT.	NO. 36 SW 1/4 X4-33-11

48 HOURS BEFORE YOU DIG
EXCLUDING SAT., SUN. & HOLIDAYS

C-1	TITLE SHEET
C-2	SITE PLAN
C-3	GRADING AND DRAINAGE PLAN
C-4	UTILITY PLAN
C-5	STORM WATER POLLUTION PREVENTION PLAN
C-6	DETAILS
C-7	DETAILS
C-8	VILLAGE OF BUFFALO GROVE DETAILS
C-9	IDOT HIGHWAY STANDARDS
C-10	IDOT HIGHWAY STANDARDS

BENCHMARK NO.1-669.61 (NAVD84 DATUM)=TOP OF RUBY BOLT ON FIRE HYDRANT APPROXIMATELY 168 FEET EAST AND 19 FEET SOUTH OF THE SOUTHWEST PROPERTY CORNER OF THE STORAGE PARCEL.

BENCHMARK NO.1-669.73 (NAVD84 DATUM)=TOP OF RUBY BOLT ON FIRE HYDRANT APPROXIMATELY 271 FEET EAST AND 19 FEET SOUTH OF THE SOUTHWEST PROPERTY CORNER OF THE STORAGE PARCEL.

DEVELOPER
MR. JIM LAPETINA
BERMAN LAPETINA ENTERPRISES
2121 W. WALTON STREET
CHICAGO, IL 60622
847-417-4550

ARCHITECT
MR. JEFF BUDGELL
ARCHITECTS' STUDIO
257 N. WEST AVENUE
ELMHURST, IL 60126
630-617-5990

EXISTING IMPROVEMENTS AND TOPOGRAPHY ARE SHOWN BASED
ON TOPOGRAPHIC SURVEY PREPARED BY VANDERSTAPPEN
ENGINEERING, INC. DATED SEPTEMBER 10, 2002

[illegible]

A circular professional engineer seal for Daniel W. Havlir, Jr. The outer ring contains the name "DANIEL W. HAVLIR, JR." and two stars. The inner circle contains the text "0062-039375", "LICENSED PROFESSIONAL ENGINEER", and "OF" at the bottom.

**NORTHWESTERN ENGINEERING
CONSULTANTS, P.C.**
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002695
PREPARED BY
675 N. NORTH COURT
PALATINE, ILLINOIS 60067
(847) 520-8410
LICENSE EXPIRES APRIL 30, 2023
SEPTEMBER 20, 2023

Daniel M. Hudy
 9-20-23
 LIC. EXP. 11-30-25

23-10

Packet P4. 66

EXISTING	PROPOSED
• 871.24	• 851.72
• 871.24	• 843.76
• 871.48	• 850.39
• 871.56	• 831.28
• 873.90	• 833.51
	CONTOUR
	CONCRETE CURB
	CONC. CURB TO BE REMOVED

[illegible][illegible]

THE CONTRACTOR IS ADVISED THAT BIDDING FOR THE WATER MANAGEMENT FACILITIES SERVING THE PROPOSED CONSTRUCTION AREA ARE CURRENTLY IN PLACE AND IN SERVICE. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL FACILITIES AS REQUIRED SUCH THAT NO SILTATION FROM THE CONSTRUCTION PROJECT IS TRIBUTARY TO

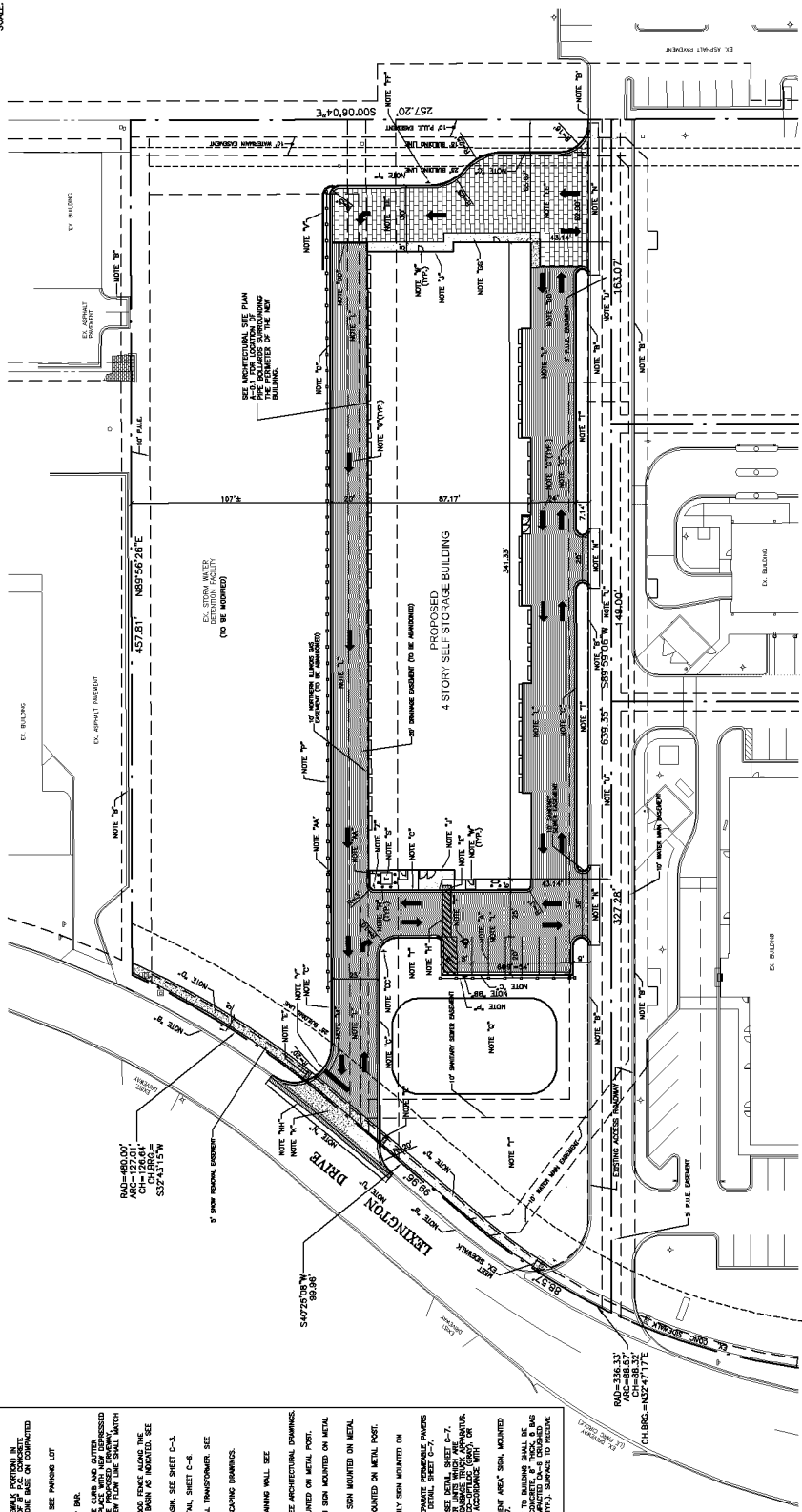
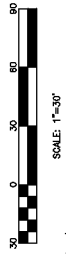
OPERATES
24 HOURS
365 DAYS

CALL JULIE 1-800-892-0123
WITH THE FOLLOWING:

CITY—TOWNSHIP	BUFFALO GROVE
COUNTY—	LAKE
SEC. & 1/4 SEC. NO. 34-42-11	
48 HOURS BEFORE YOU DIG	
EXCLUDING SAT., SUN. & HOLIDAYS	



SPECIAL NOTE: Existing grades and improvements are shown from the best information available and must be verified in the field by the contractor prior to the start of construction. Any discrepancy with the plan shall be immediately reported to the engineer.



PAVEMENT MARKING (STRIPE) FOR PARKING LOTS

- After paving operations are completed, or when directed by the General Contractor, marking as designated on the drawings may proceed. Marking shall consist of all markings as configured on the drawings, while maintaining the following:
 - Markings shall be applied in accordance with State Department of Transportation approved equipment and materials.
 - Markings shall be applied in strict conformance with manufacturer's instructions.
- Paint, striping work shall include painting of International handstop symbol designated parking for handicapped, as indicated on drawings.
- Prohibit any additional traffic for at least 48 hours after application of striping.

<u>PARKING PROVIDED</u>	
6	STANDARD STALLS (8')
1	HANDICAP STALLS (16'
7	STALLS PROVIDED

NOTE: ALL TRAFFIC SIGNS ARE TO BE INSTALLED AT 7' MEASURED FROM THE GROUND ELEVATION TO THE BOTTOM OF THE SIGN.

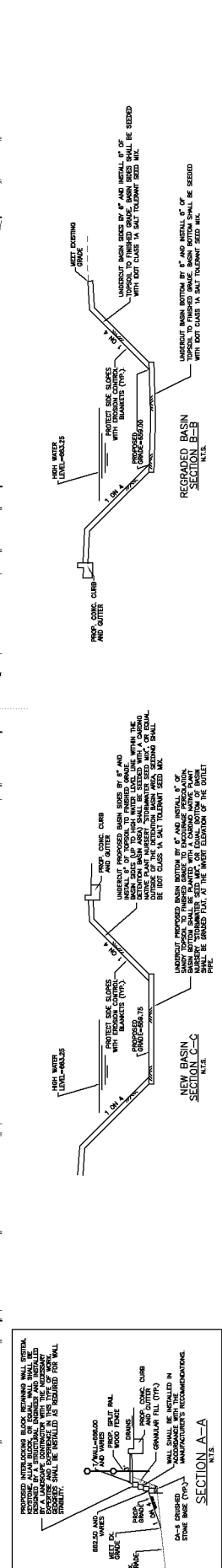
NOTE: SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS, PARKING LOT LIGHTING, SIGNAGE, FENCING AND LANDSCAPING.

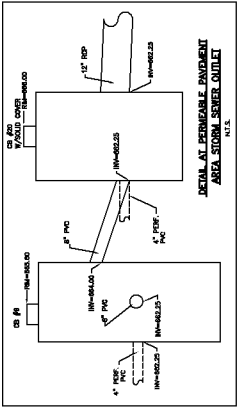
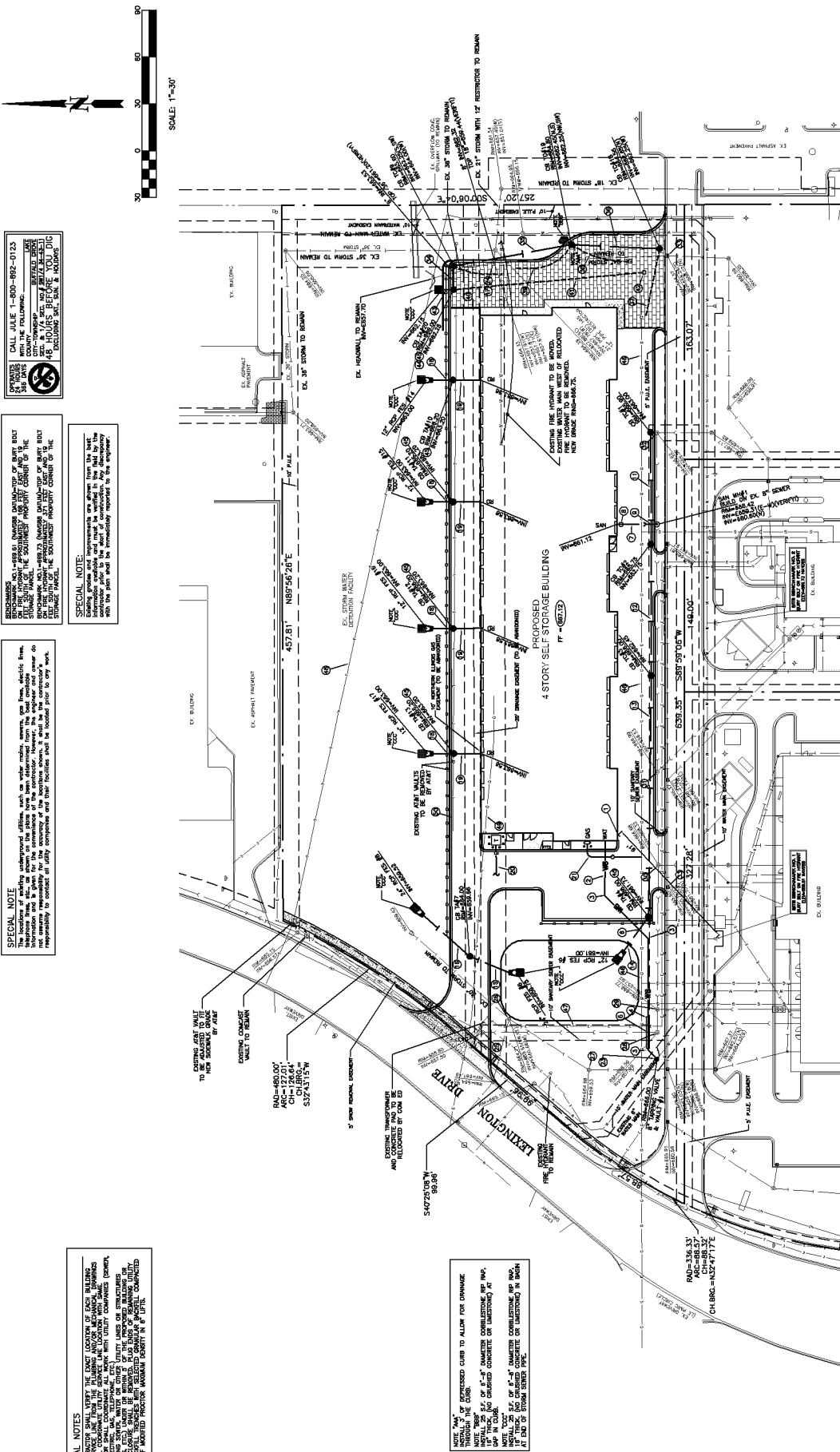
NOTE: ALL DIMENSIONS ARE TO THE FACE OF SIDEWALK OR FACE OF ALLEYWAY UNLESS OTHERWISE NOTED.

[illegible]

REMOVAL* DETAIL ON SHEET C-7.

[illegible]





CALL JULE 1-800-882-0123
WITH THE FOLLOWING:
PROJECT NO. 23-10
SHEET NO. P-10
DATE 11-20-23
DRAWN BY: [Signature]
CHECKED BY: [Signature]
SCALE: 1"=30'
EXCLUDING SHT. S. & H. & S.

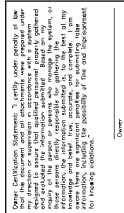
SPECIAL NOTE:
The location of existing underground utilities shown on this plan was determined by the contractor. The contractor is responsible for the accuracy of the information and is to be held responsible for the location of any utilities not shown on this plan. The contractor is to be held responsible for the location of any utilities not shown on this plan.

SPECIAL NOTE:
Existing gas and water lines shown on this plan were determined by the contractor. The contractor is responsible for the accuracy of the information and is to be held responsible for the location of any utilities not shown on this plan. The contractor is to be held responsible for the location of any utilities not shown on this plan.

GENERAL NOTES:
1. THE CONTRACTOR SHALL VERIFY THE EXISTING LOCATION OF ALL UTILITIES AND SHALL PROVIDE ADEQUATE PROTECTION FOR ALL UTILITIES NOT TO BE MOVED.
2. ALL UTILITIES SHALL BE PROTECTED BY ADEQUATE BARRIERS AND SIGNAGE.
3. ALL UTILITIES SHALL BE PROTECTED BY ADEQUATE BARRIERS AND SIGNAGE.
4. ALL UTILITIES SHALL BE PROTECTED BY ADEQUATE BARRIERS AND SIGNAGE.
5. ALL UTILITIES SHALL BE PROTECTED BY ADEQUATE BARRIERS AND SIGNAGE.

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5. ALL UTILITIES SHALL BE PROTECTED BY ADEQUATE BARRIERS AND SIGNAGE.

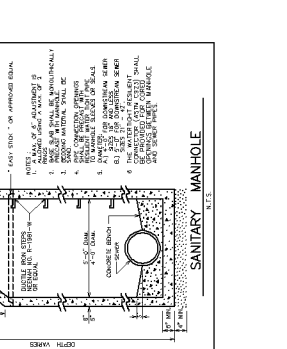
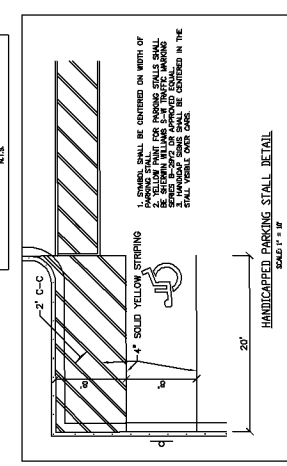
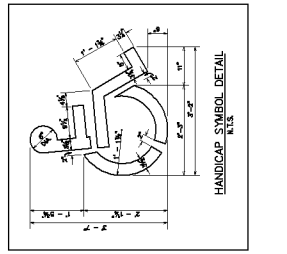
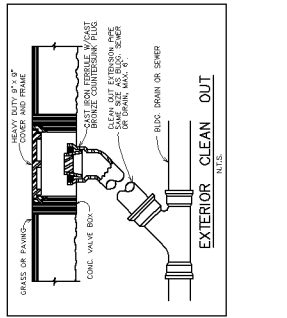
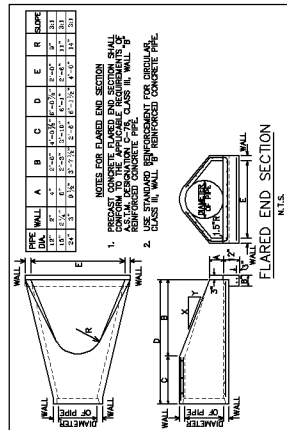
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FILE NO. 92-010886 DOCUMENT 18-01

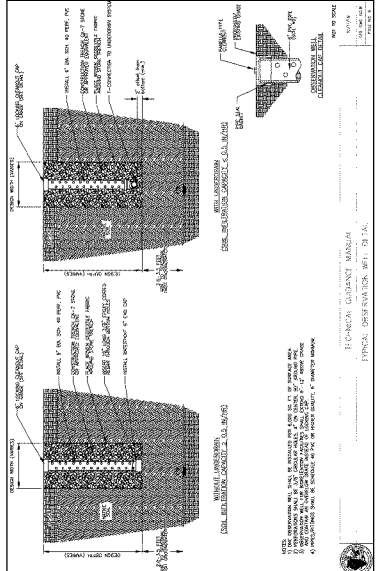
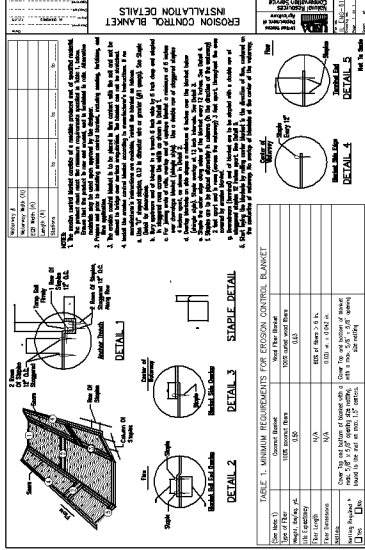
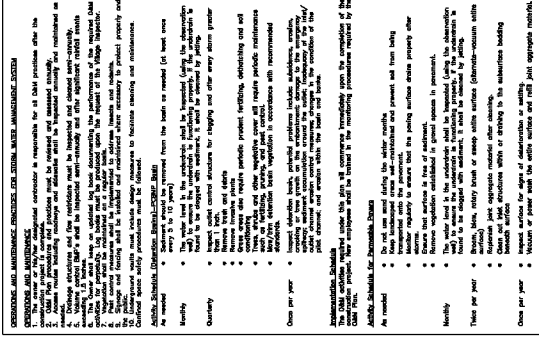
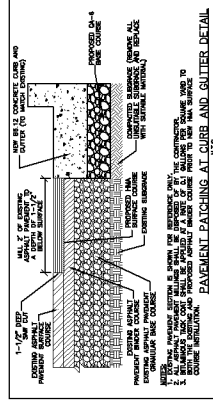
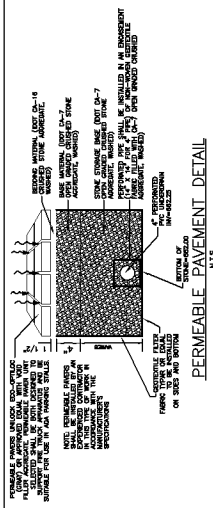
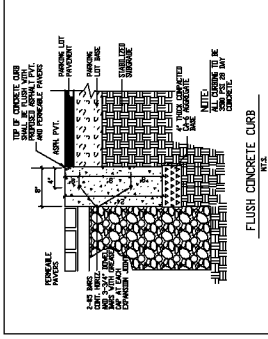
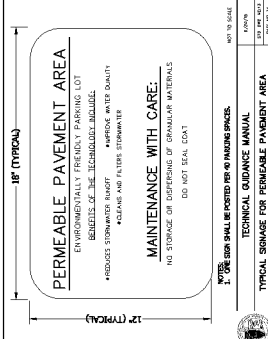
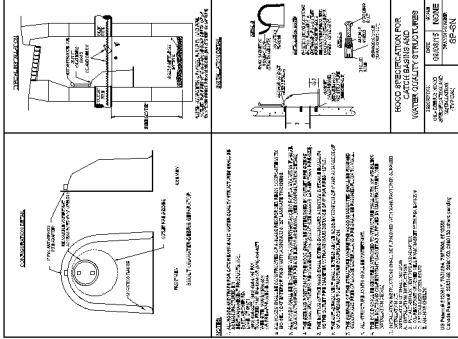
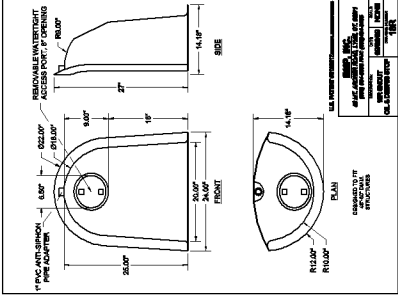
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CONSTRUCTION OF PROJECTS
UNDER CONSTRUCTION: PROJECTS UNDER CONSTRUCTION
CONSTRUCTION PROJECTS

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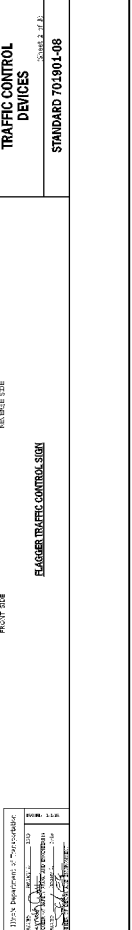
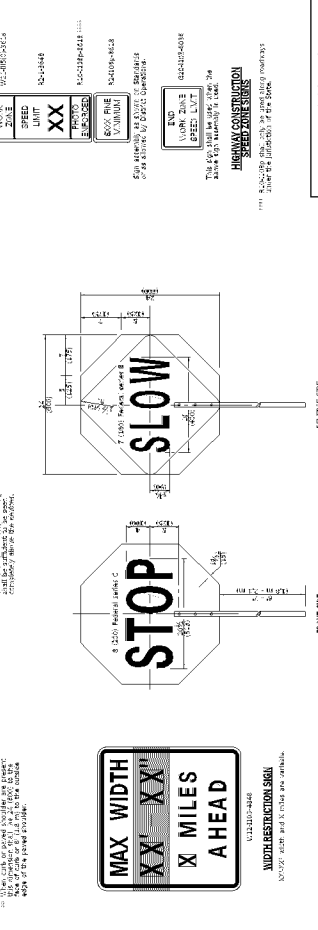
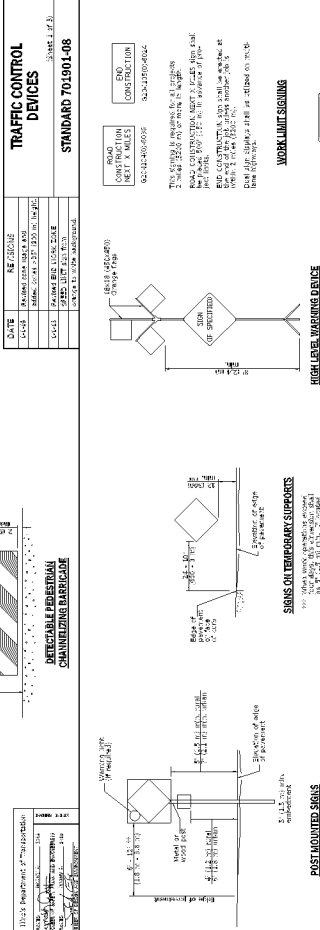
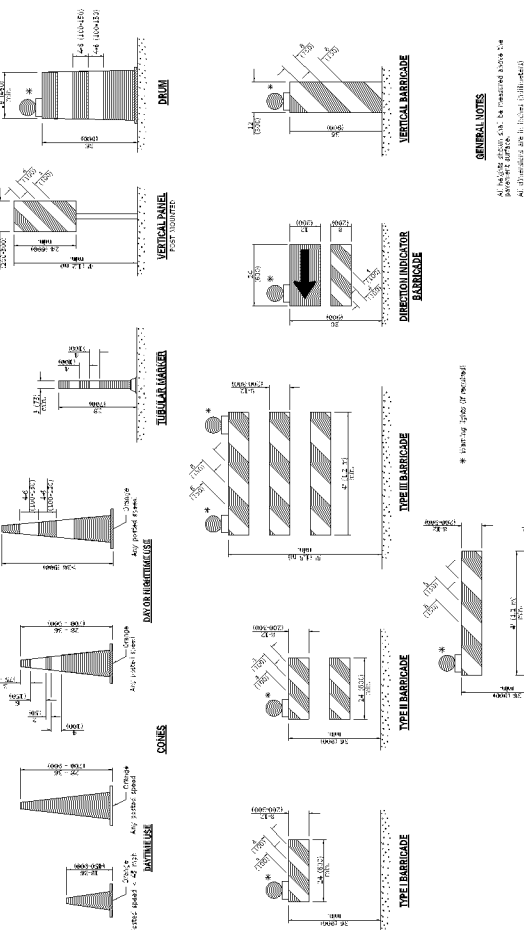
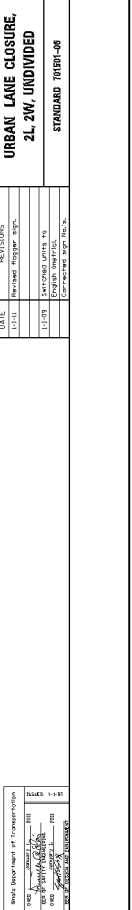
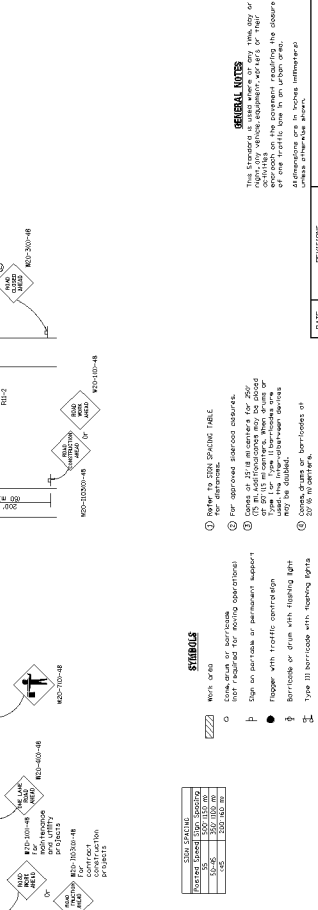
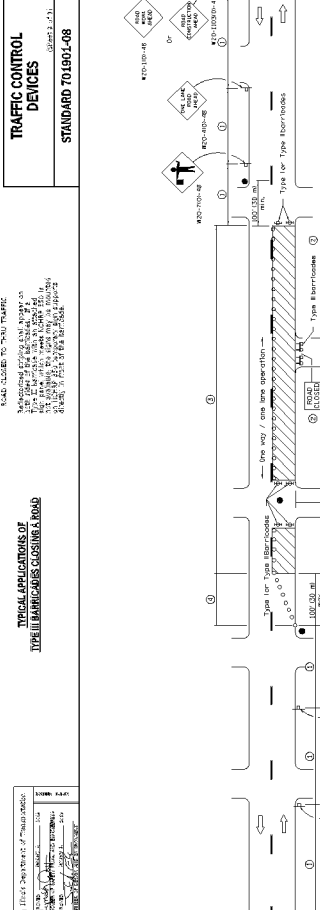
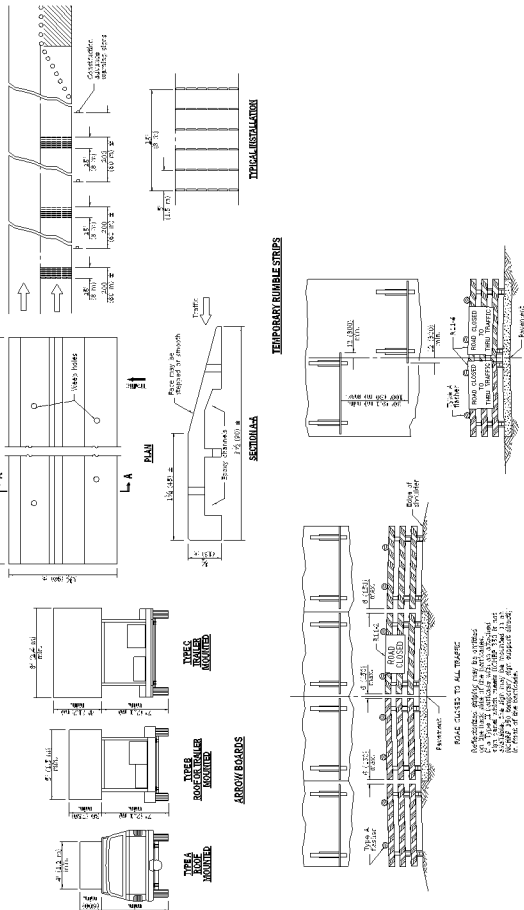
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NORTHWESTERN ENGINEERING CONSULTANTS, P.C.
875 N. NORTH COURT
PLANNING, ILLINOIS 60067
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 164-009665 EXPIRES 4-30-2025

IDOT HIGHWAY STANDARDS
SELF STORAGE FACILITY
105 LEXINGTON DRIVE
BUFFALO GROVE, ILLINOIS

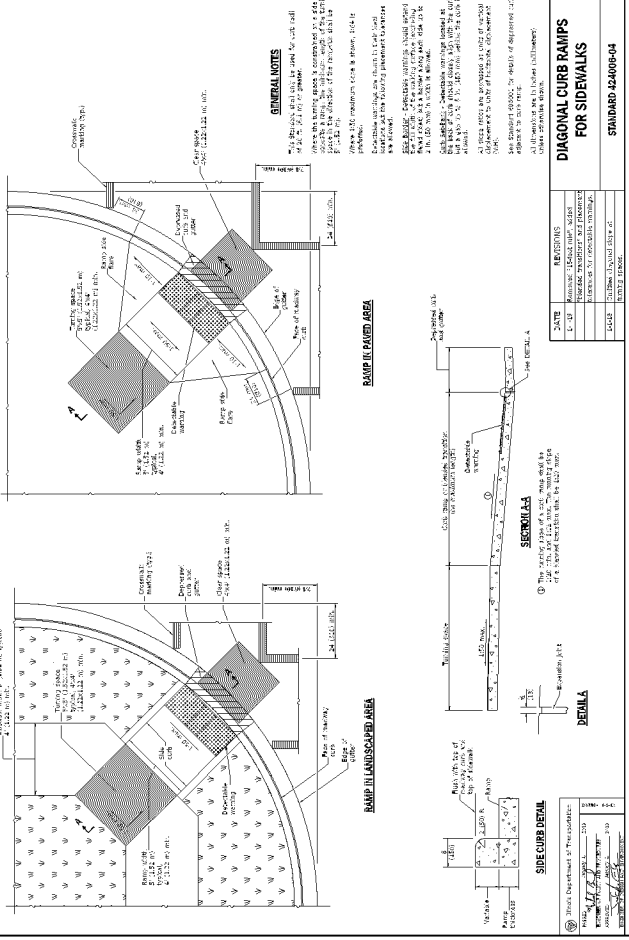
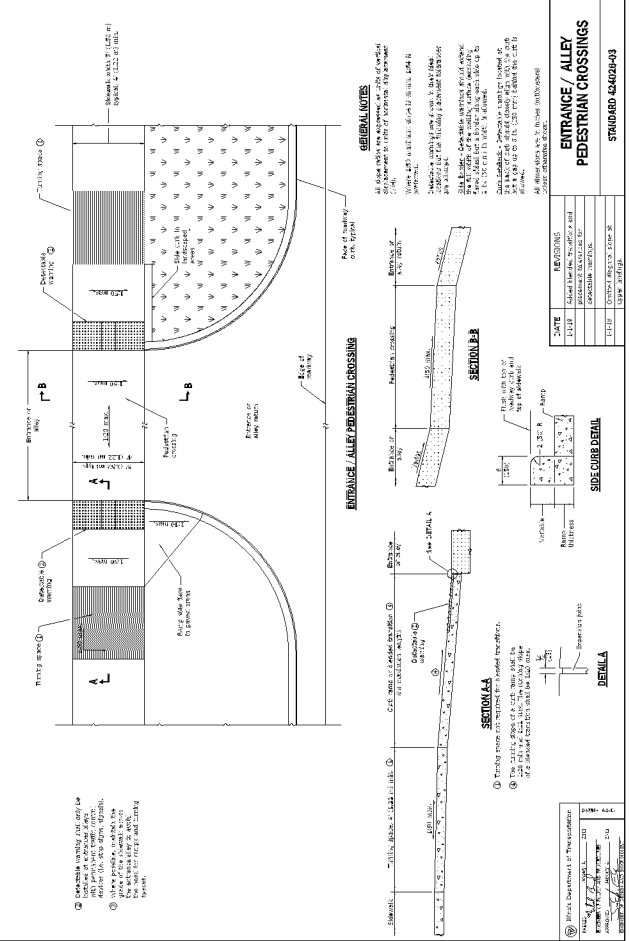
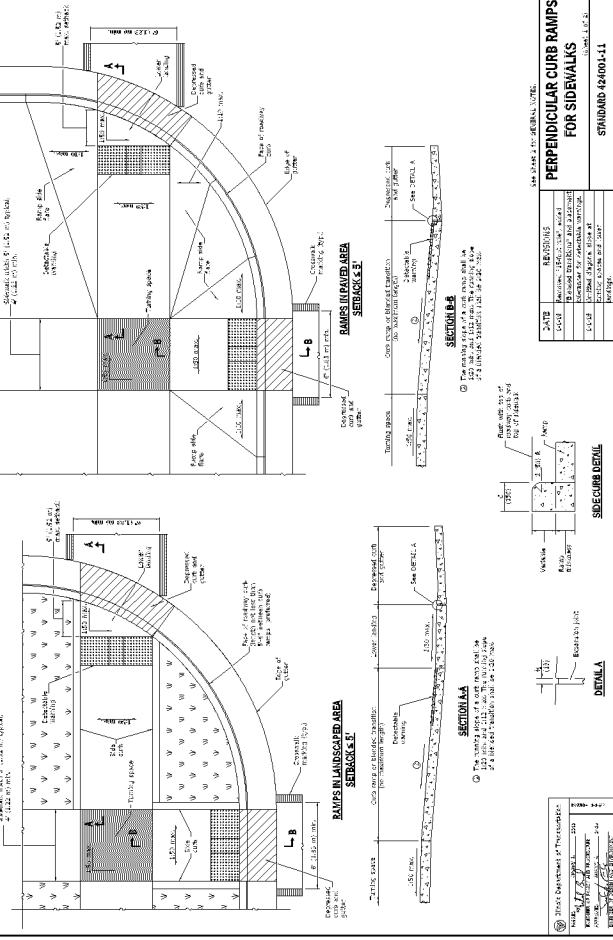
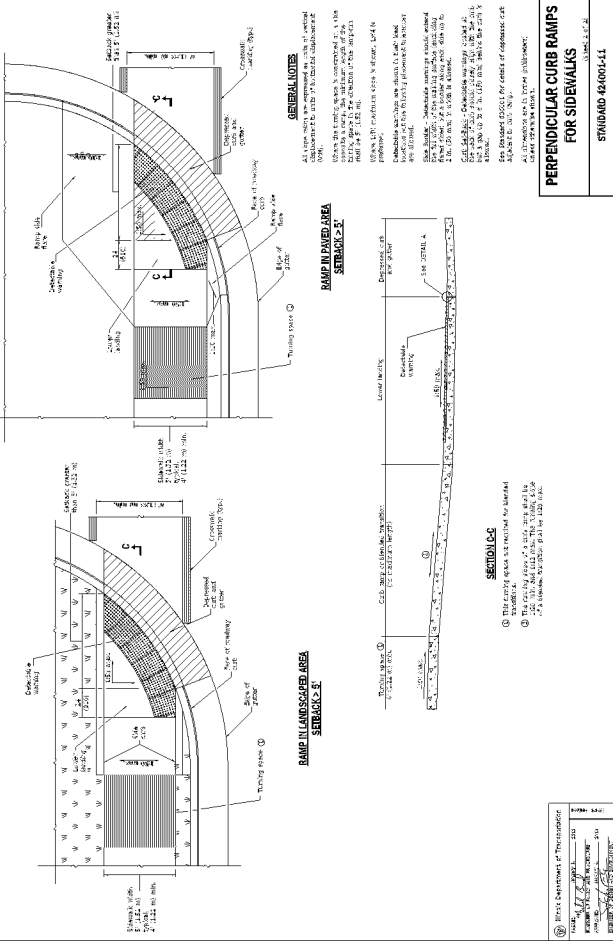
REVISIONS	
NO.	DESCRIPTION

DATE	REVISED BY	NO.
11-21	REVISION	23-10
11-21	DATE	11-21
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11-21	DATE	11-21



NORTHWESTERN ENGINEERING
CONSULTANTS, P.C.
775 N. NORTH COURT
PULASKI, ILLINOIS 62457
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 164-009665 EXPIRES 4-30-2025

SELF STORAGE FACILITY
105 LEXINGTON DRIVE
BUFFALO GROVE, ILLINOIS



NO.	DATE	DESCRIPTION
1	11/15/23	Initial design

DATE	11/15/23
BY	J. Smith
CHECKED BY	J. Smith
SCALE	1" = 10'-0"
PROJECT NO.	23-10
SHEET NO.	23-10

NO.	DATE	DESCRIPTION
1	11/15/23	Initial design

DATE	11/15/23
BY	J. Smith
CHECKED BY	J. Smith
SCALE	1" = 10'-0"
PROJECT NO.	23-10
SHEET NO.	23-10

NO.	DATE	DESCRIPTION
1	11/15/23	Initial design

DATE	11/15/23
BY	J. Smith
CHECKED BY	J. Smith
SCALE	1" = 10'-0"
PROJECT NO.	23-10
SHEET NO.	23-10



Ordinance No. O-2023-123 : Ordinance Authorizing the Purchase to Upfit Three Public Works Vehicles from Bonnell Industries

Recommendation of Action

Staff recommends approval.

SUMMARY: Staff recommends the Village Board authorize Bonnell Industries to complete the upfit of three (3) winter maintenance packages on three (3) Chevrolet 4500HD dump trucks purchased in FY23. This Sourcewell Cooperative Purchase Contract #155925 is for all three vehicles for a total amount not to exceed \$61,833.37.

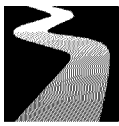
ATTACHMENTS:

- VO BUFFALO GROVE-SW-WP-WS-170571-2023 (PDF)
- VO BUFFALO GROVE-SW-WP-WS-170570-2023 (PDF)
- VO BUFFALO GROVE-FMPW-RETRO-170387-2023 (PDF)
- Bonnell Industries Upfit Memo for 3 Chevrolet 4500HD (DOCX)
- Bonnell Industries Public Works Plow Trucks Upfit Ordinance (DOCX)

Trustee Liaison
Bocek

Staff Contact
Jim Warnstedt, Public Works

Monday, October 16, 2023



**BONNELL
INDUSTRIES INC**
TRUCK & ROAD EQUIPMENT

Sourcewell Contract Number: 062222-BNL

1385 Franklin Grove Rd
Dixon, IL 61021
815-284-3819 * 815-284-8815 Fax
800-851-9664
www.bonnell.com * info@bonnell.com

Page 1 **8.I.a**

Quote

Quote Number: 0170571
Quote Date: 10/10/2023
Sourcewell ID: 68648

**FINANCING AVAILABLE
ASK US FOR DETAILS**

Bill To: 4592545
VILLAGE OF BUFFALO GROVE
51 RAUPP BLVD
BUFFALO GROVE, IL 60089-2138

Ship To: 01
VILLAGE OF BUFFALO GROVE
51 RAUPP BLVD
CENTRAL GARAGE
BUFFALO GROVE, IL 60089

Phone: (847) 459-2545 Fax: (847) 537-1742 apfinance@vbg.org

Phone:
Fax:

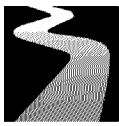
Confirm To: JOSH WALLACE

Comment:

Customer P.O.	Ship VIA	F.O.B.	Terms	Quote Expiration
	CALL CUSTOMER	DIXON	Net 30 Days	11/10/2023

Ordered	Unit	Item Number
1.00	EACH	TRUCK EQUIPMENT SOURCEWELL # 155925-Moline F-250 3 COMPLETE SNOW FIGHTER PACKAGE \$12,803.98 APPLICATION: 2023 CHEVROLET 4500 DUMP TRUCK VIN # 1HTKJPVK9PH763026 TRUCK # 415 INSTALL THE FOLLOWING: - WESTERN 10' PRO PLUS HD SNOW PLOW - WESTERN LED PLOW LIGHTS - HAND HELD CONTROLLER - RUBBER FLAP KIT - WESTERN 4 CU. YD MARAUDER STAINLESS V-BOX SPREADER - WESTERN V-BOX 100 GAL PREWET SYSTEM
1.00	EACH	WESTERN PLOW
1.00	EACH	WES-76920 BLADE ASSY 10' PRO PLUS HD
1.00	EACH	WES-31270 ULTRAMOUNT MOUNT, FORD SUPER DUTY F250 - F550
1.00	EACH	WES-74300-4 BIG BOX MVP 3
1.00	EACH	WES-72525 NIGHTHAWK LED HEADLIGHT KIT
1.00	EACH	WES-85973-1 PLUG IN HARNESS
1.00	EACH	WES-35500 FLEET FLEX HAND HELD CONTROLLER
1.00	EACH	WESTERN SPREADER

Attachment: VO BUFFALO GROVE-SW-WP-WS-170571-2023 (O-2023-123 : Purchase Authorization for Upfit of Three Public Works Fleet



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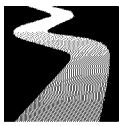
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Comment:

Customer P.O.	Ship VIA	F.O.B.	Terms	Quote Expiration
	CALL CUSTOMER	DIXON	Net 30 Days	11/10/2023

Ordered	Unit	Item Number
1.00	EACH	WES-32540 MARAUDER SS 4.0 CU YD CHAIN
1.00	EACH	WES-93995 INVERTED V KIT, 2.2, 3.0, 4.0, and 5.0 cu yd (CHAIN)
1.00	EACH	WES-68790 HOLD DOWN KIT (RATCHET & WEB)
1.00	EACH	WES-11763-1 KIT, CENTRAL POINT GREASE LINE KIT
1.00	EACH	WES-99494-1 STROBE LIGHT KIT, FLEET FLEX STRIKER/MARAUDER { 2 LIGHTS PER KIT, ONE PER SIDE }
1.00	EACH	WES-99505-1 WORK LIGHT KIT FLEET FLEX TORNADO/STRIKER { 1 LIGHT PER KIT }
1.00	EACH	WES-99732-1 SECONDARY WORK LIGHT KIT - FLEET FLEX TORNADO/STRIKER { 1 LIGHT PER KIT }
1.00	EACH	WES-93275 PRE-WET EXPANSION KIT, 100G (2-- 50 GALLON TANKS)
	EACH	FOR-1198153 CONTROLLER-10 AMP MOTOR DRIVER WITH 20' HARNESS
12.00	HR	/LABOR-TE Truck Labor
1.00	EACH	/MUNICIPAL DISCOUNT WESTERN MUNICIPAL DISCOUNT FOR 10' PRO PLUS HD SNOW PLOW
1.00	EACH	/MUNICIPAL DISCOUNT WESTERN MUNICIPAL DISCOUNT FOR MARAUDER S400C 4.0 . YD V-BOX SPREADER
		\$578.04 HAS BEEN DEDUCTED

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**BONNELL
INDUSTRIES INC**
TRUCK & ROAD EQUIPMENT

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Dixon, IL 61021
815-284-3819 * 815-284-8815 Fax
800-851-9664
www.bonnell.com * info@bonnell.com

Page 3 **8.1.a**

Quote

Quote Number: 0170571
Quote Date: 10/10/2023
Sourcewell ID: 68648

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ASK US FOR DETAILS**

Bill To: 4592545
VILLAGE OF BUFFALO GROVE
51 RAUPP BLVD
BUFFALO GROVE, IL 60089-2138

Ship To: 01
VILLAGE OF BUFFALO GROVE
51 RAUPP BLVD
CENTRAL GARAGE
BUFFALO GROVE, IL 60089

Phone: (847) 459-2545 Fax: (847) 537-1742 apfinance@vbg.org

Phone:
Fax:

Confirm To: JOSH WALLACE

Comment:

Customer P.O.	Ship VIA	F.O.B.	Terms	Quote Expiration
	CALL CUSTOMER	DIXON	Net 30 Days	11/10/2023

Ordered	Unit	Item Number
1.00	EACH	/SOURCEWELL SOURCE GOODS ADJ ALL ITEMS LISTED BELOW ARE OPEN PURCHASED REQUESTS (SOURCED GOODS) BY THE CUSTOMER TO ADD TOO, DELETE OR REPLACE ITEMS ON # 155925-Moline F-250 3 SNOW FIGHTER PACKAGE \$15,139.46 - WESTERN "MARAUDER" STAINLESS 4.0 CU YD V BOX WITH LIGHTING PACKAGE - WESTERN 100 GAL. ELECTRIC PREWET SYSTEM - FORCE 10 AMP PREWET DRIVER - ONE PAIR AMBER FLASHERS - ONE PAIR WORK LIGHTS - DELETE THE FRONT AND REAR "TIMBREN" LOAD BOOST SYSTEMS

SIGNING THIS QUOTE CONSTITUTES YOUR ACCEPTANCE AND AGREEMENT TO THE FOLLOWING:

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Net Order:	27,943.
Less Discount:	0.
Freight:	0.
Sales Tax:	0.
Quote Total:	27,943.

AUTHORIZED APPROVAL CONTACT NAME (PRINTED): _____

AUTHORIZED APPROVAL CONTACT (SIGNATURE): _____

APPROVAL DATE: _____

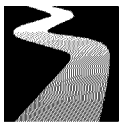
0008 Matt Hazelwood

CUSTOMER PO NUMBER: _____

TG

Packet Pg. 79

Attachment: VO BUFFALO GROVE-SW-WP-WS-170571-2023 (O-2023-123 : Purchase Authorization for Upfit of Three Public Works Fleet



BONNELL
INDUSTRIES INC
TRUCK & ROAD EQUIPMENT

Sourcewell Contract Number: 062222-BNL

1385 Franklin Grove Rd
Dixon, IL 61021
815-284-3819 * 815-284-8815 Fax
800-851-9664
www.bonnell.com * info@bonnell.com

Page 1 **8.I.b**

Quote

Quote Number: 0170570
Quote Date: 10/10/2023
Sourcewell ID: 68648

FINANCING AVAILABLE
ASK US FOR DETAILS

Bill To: 4592545
VILLAGE OF BUFFALO GROVE
51 RAUPP BLVD
BUFFALO GROVE, IL 60089-2138

Ship To: 01
VILLAGE OF BUFFALO GROVE
51 RAUPP BLVD
CENTRAL GARAGE
BUFFALO GROVE, IL 60089

Phone: (847) 459-2545 Fax: (847) 537-1742 apfinance@vbg.org

Phone:
Fax:

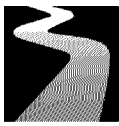
Confirm To: JOSH WALLACE

Comment:

Customer P.O.	Ship VIA	F.O.B.	Terms	Quote Expiration
	CALL CUSTOMER	DIXON	Net 30 Days	11/10/2023

Ordered	Unit	Item Number
1.00	EACH	TRUCK EQUIPMENT SOURCEWELL # 155925-Moline F-250 3 COMPLETE SNOW FIGHTER PACKAGE \$12,803.98 APPLICATION: 2023 CHEVROLET 4500 DUMP TRUCK VIN # 1HTKJPVK9PH763026 TRUCK # 415 INSTALL THE FOLLOWING: - WESTERN 10' PRO PLUS HD SNOW PLOW - WESTERN LED PLOW LIGHTS - HAND HELD CONTROLLER - RUBBER FLAP KIT - WESTERN 4 CU. YD MARAUDER STAINLESS V-BOX SPREADER - WESTERN V-BOX 100 GAL PREWET SYSTEM
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1.00	EACH	WES-76920 BLADE ASSY 10' PRO PLUS HD
1.00	EACH	WES-31270 ULTRAMOUNT MOUNT, FORD SUPER DUTY F250 - F550
1.00	EACH	WES-74300-4 BIG BOX MVP 3
1.00	EACH	WES-72525 NIGHTHAWK LED HEADLIGHT KIT
1.00	EACH	WES-85973-1 PLUG IN HARNESS
1.00	EACH	WES-35500 FLEET FLEX HAND HELD CONTROLLER
1.00	EACH	WESTERN SPREADER

Attachment: VO BUFFALO GROVE-SW-WP-WS-170570-2023 (O-2023-123 : Purchase Authorization for Upfit of Three Public Works Fleet



**BONNELL
INDUSTRIES INC**
TRUCK & ROAD EQUIPMENT

Sourcewell Contract Number: 062222-BNL

1385 Franklin Grove Rd
Dixon, IL 61021
815-284-3819 * 815-284-8815 Fax
800-851-9664
www.bonnell.com * info@bonnell.com

Page 2 **8.I.b**

Quote

Quote Number: 0170570
Quote Date: 10/10/2023
Sourcewell ID: 68648

**FINANCING AVAILABLE
ASK US FOR DETAILS**

Bill To: 4592545
VILLAGE OF BUFFALO GROVE
51 RAUPP BLVD
BUFFALO GROVE, IL 60089-2138

Ship To: 01
VILLAGE OF BUFFALO GROVE
51 RAUPP BLVD
CENTRAL GARAGE
BUFFALO GROVE, IL 60089

Phone: (847) 459-2545 Fax: (847) 537-1742 apfinance@vbg.org

Phone:
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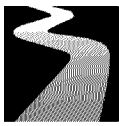
Confirm To: JOSH WALLACE

Comment:

Customer P.O.	Ship VIA	F.O.B.	Terms	Quote Expiration
	CALL CUSTOMER	DIXON	Net 30 Days	11/10/2023

Ordered	Unit	Item Number
1.00	EACH	WES-32540 MARAUDER SS 4.0 CU YD CHAIN
1.00	EACH	WES-93995 INVERTED V KIT, 2.2, 3.0, 4.0, and 5.0 cu yd (CHAIN)
1.00	EACH	WES-68790 HOLD DOWN KIT (RATCHET & WEB)
1.00	EACH	WES-11763-1 KIT, CENTRAL POINT GREASE LINE KIT
1.00	EACH	WES-99494-1 STROBE LIGHT KIT, FLEET FLEX STRIKER/MARAUDER { 2 LIGHTS PER KIT, ONE PER SIDE }
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1.00	EACH	/MUNICIPAL DISCOUNT WESTERN MUNICIPAL DISCOUNT FOR 10' PRO PLUS HD SNOW PLOW
1.00	EACH	/MUNICIPAL DISCOUNT WESTERN MUNICIPAL DISCOUNT FOR MARAUDER S400C 4.0 . YD V-BOX SPREADER
		\$578.04 HAS BEEN DEDUCTED

Attachment: VO BUFFALO GROVE-SW-WP-WS-170570-2023 (O-2023-123 : Purchase Authorization for Upfit of Three Public Works Fleet



**BONNELL
INDUSTRIES INC**
TRUCK & ROAD EQUIPMENT

Sourcwell Contract Number: 062222-BNL

1385 Franklin Grove Rd
Dixon, IL 61021
815-284-3819 * 815-284-8815 Fax
800-851-9664
www.bonnell.com * info@bonnell.com

Page 3 **8.I.b**

Quote

Quote Number: 0170570
Quote Date: 10/10/2023
Sourcwell ID: 68648

FINANCING AVAILABLE
ASK US FOR DETAILS

Bill To: 4592545
VILLAGE OF BUFFALO GROVE
51 RAUPP BLVD
BUFFALO GROVE, IL 60089-2138

Ship To: 01
VILLAGE OF BUFFALO GROVE
51 RAUPP BLVD
CENTRAL GARAGE
BUFFALO GROVE, IL 60089

Phone: (847) 459-2545 Fax: (847) 537-1742 apfinance@vbg.org

Phone:
Fax:

Confirm To: JOSH WALLACE

Comment:

Customer P.O.	Ship VIA	F.O.B.	Terms	Quote Expiration
	CALL CUSTOMER	DIXON	Net 30 Days	11/10/2023

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1.00	EACH	/SOURCEWELL SOURCE GOODS ADJ ALL ITEMS LISTED BELOW ARE OPEN PURCHASED REQUESTS (SOURCED GOODS) BY THE CUSTOMER TO ADD TOO, DELETE OR REPLACE ITEMS ON # 155925-Moline F-250 3 SNOW FIGHTER PACKAGE \$15,139.46 - WESTERN "MARAUDER" STAINLESS 4.0 CU YD V BOX WITH LIGHTING PACKAGE - WESTERN 100 GAL. ELECTRIC PREWET SYSTEM - FORCE 10 AMP PREWET DRIVER - ONE PAIR AMBER FLASHERS - ONE PAIR WORK LIGHTS - DELETE THE FRONT AND REAR "TIMBREN" LOAD BOOST SYSTEMS

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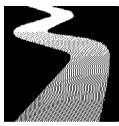
Net Order:	27,943.
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Freight:	0.
Sales Tax:	0.
Quote Total:	27,943.

AUTHORIZED APPROVAL CONTACT NAME (PRINTED): _____

AUTHORIZED APPROVAL CONTACT (SIGNATURE): _____

APPROVAL DATE: _____
0008 Matt Hazelwood

CUSTOMER PO NUMBER: _____



BONNELL
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1385 Franklin Grove Rd
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815-284-3819 * 815-284-8815 Fax
800-851-9664
www.bonnell.com * info@bonnell.com

Quote

Quote Number: 0170387
Quote Date: 10/10/2023

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VILLAGE OF BUFFALO GROVE
51 RAUPP BLVD
BUFFALO GROVE, IL 60089-2138

Ship To: 01
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51 RAUPP BLVD
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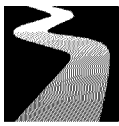
Phone:
Fax:

Confirm To: JOSH WALLACE **Comment:**

Customer P.O.	Ship VIA	F.O.B.	Terms	Quote Expiration
	CALL CUSTOMER	DIXON	Net 30 Days	11/10/2023

Ordered	Unit	Item Number
1.00	EACH	TRUCK EQUIPMENT APPLICATION: NEW MONROE BUILT CHEVROLET ONE TON SNOW/ICE DUMP TRUCK VIN# 1HTKJPVKXPH717478 TRUCK # 420 INSTALL THE FOLLOWING PREWET SYSTEM
1.00	EACH	PREWET SYSTEM BONNELL CONFIGURED PREWET SYSTEM CONFIGURED AS FOLLOWS: YES - PREWET SYSTEM CONFIGURED AS FOLLOWS:
1.00	EACH	FM-65P-1-150 Frame Mounted Prewet System with one 65 Gallon Poly Tank, STAINLESS Steel Tank Brackets, and 1-1/2in Plumbing.
1.00	EACH	L10110 Electric Prewet Pump in a Fiberglass Enclosure to Operate a Open Loop System.
1.00	EACH	L10315 2in Male Quick Fill Kit Installed.
1.00	EACH	L10350 72in Spay Bar Kit (For Mounting Inside the Auger Cavity) Installed.
1.00	EACH	L10360 Pressure Switch (For Shutting Down Electric Pumps) Installed.
1.00	EACH	L10440 Installation Charge for Frame Mounted Systems.
1.00	EACH	FOR-1198153 CONTROLLER-10 AMP MOTOR DRIVER WITH 20' HARNESS

Attachment: VO BUFFALO GROVE-FMPW-RETRO-170387-2023 (O-2023-123 : Purchase Authorization for Upfit of Three Public Works Fleet



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INDUSTRIES INC
TRUCK & ROAD EQUIPMENT

1385 Franklin Grove Rd
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Quote

Quote Number: 0170387
Quote Date: 10/10/2023

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Comment:

Customer P.O.	Ship VIA	F.O.B.	Terms	Quote Expiration
	CALL CUSTOMER	DIXON	Net 30 Days	11/10/2023

Ordered	Unit	Item Number
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Net Order:	5,946.
Less Discount:	0.
Freight:	0.
Sales Tax:	0.
Quote Total:	5,946.

AUTHORIZED APPROVAL CONTACT NAME (PRINTED): _____

AUTHORIZED APPROVAL CONTACT (SIGNATURE): _____

APPROVAL DATE: _____
0008 Matt Hazelwood

CUSTOMER PO NUMBER: _____

TG

**VILLAGE OF
BUFFALO GROVE**



DATE: October 11, 2023

TO: Dane Bragg, Village Manager

FROM: Josh Wallace, Fleet Manager

RE: Purchase Authorization for Upfit of Three Public Works Fleet Vehicles

Recommendation

Staff recommends the Village Board authorize Bonnell Industries to complete the upfit of three (3) winter maintenance packages on three (3) Chevrolet 4500HD dump trucks purchased in FY23. This Sourcewell Cooperative Purchase Contract #155925 is for all three vehicles for a total amount not to exceed \$61,833.37.

Background Information

The approved 2023 Capital Vehicle & Equipment Budget includes the replacement for units 415, 419 and 420, with a total budgeted amount of \$385,000.000 which includes all necessary upfitting. Vehicles 415 and 420 are currently assigned to the Street Section. Vehicle 419 is assigned to the Forestry & Grounds Section. All three-vehicle cabs and chassis have been procured totaling \$296,698.52, leaving \$88,301.48 for the necessary upfitting.

Unit 415 was a 2011 Ford F-450 1 ton dump truck, with a budgeted replacement cost of \$115,000.00. The replacement unit is a 2023 Chevrolet 4500 dump truck, with a cost of \$89,557.26, which was purchased from Ray Chevrolet with no added or included snow-prep options. The Bonnell upfit on these units will include an "insert" style V-Box material spreader that includes a pre-wet tank system along with all necessary wiring and plumbing. These upfits will also include warning lights on the insert system for use during winter operations at a cost of \$27,943.44, for a total cost of \$117,500.70. This unit exceeds the individual budget line item amount by \$2,500.70. The purchase of Unit 415 was approved earlier this year at the May 15, 2023, Board Meeting under Ordinance 2023-70.

Unit 420 was a 2011 Ford F-450 1 ton dump truck, with a budgeted replacement cost of \$135,000.00. The replacement unit is a 2023 Chevrolet 4500 dump truck, with a cost of \$115,562.26, which was purchased from Ray Chevrolet with a Monroe Truck Equipment Inc. snow-prep package that included a tailgate material spreader, as well as a snowplow with wiring harness and warning lights. The Bonnell upfit on this unit will include a pre-wet tank system along with all necessary wiring and plumbing at a cost of \$5,946.49, for a total cost of \$121,508.75. This unit is less than the individual budget line item amount by \$13,491.25. The purchase of Unit 420 was approved earlier this year at the May 15, 2023, Board Meeting under Ordinance 2023-70.

Unit 419 was a 2008 Ford F-450 1 ton dump truck, with a budgeted replacement cost of \$135,000.00. The replacement unit is a 2023 Chevrolet 4500 dump truck, with a cost of \$91,579.00, which was purchased from Ray Chevrolet with no added or included snow-prep options. The Bonnell upfit on these units will include an “insert” style V-Box material spreader that includes a pre-wet tank system along with all necessary wiring and plumbing. These upfits will also include warning lights on the insert system for use during winter operations at a cost of \$27,943.44, for a total cost of \$119,522.44. This unit is less than the individual budget line item amount by \$15,477.56. The purchase of Unit 419 was approved earlier this year at the April 17, 2023, Board Meeting under Ordinance 2023-42.

Collectively, the purchase and total upfit costs for all three (3) trucks is \$358,531.89, which is under budget by a total of \$26,468.11.

ORDINANCE 2023-_____**AN ORDINANCE AUTHORIZING THE PURCHASE TO UPFIT THREE PUBLIC WORKS VEHICLES FROM BONNELL INDUSTRIES**

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

WHEREAS, the Village of Buffalo Grove Department of Public Works requires the upfit of three (3) Public Works Plow Trucks for the purpose of winter maintenance; and

WHEREAS, the Village Board recognizes the Sourcewell Cooperative Purchase Contract #155925.

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. Staff recommends the Village Board authorize Bonnell Industries to complete the upfit of three (3) winter maintenance packages on three (3) Chevrolet 4500HD dump trucks purchased in FY23. This Sourcewell Cooperative Purchase Contract #155925 is for all three vehicles for a total amount not to exceed \$61,833.37.

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 not be codified.

AYES: _____

NAYES: _____

ABSENT: _____

PASSED: _____, 2023

APPROVED: _____, 2023

APPROVED:

Eric N. Smith, Village President

ATTEST:

Janet Sirabian, Village Clerk



Ordinance No. O-2023-124 : Ordinance Authorizing Execution of the Certificate of Initial Acceptance for the 41 McHenry Commercial Development

Recommendation of Action

Staff recommends approval to begin the one year maintenance period for the completed development pending Village Attorney review.

SUMMARY: Attached is the Certificate of Initial Acceptance for the new multi-tenant development improvements located at 41 McHenry Road. Staff recommends approval to begin the one year maintenance period on October 16, 2023 pending Village Attorney review.

ATTACHMENTS:

- CIA Memo_41 McHenry_9-26-2023 (DOCX)
- ORD_41 McHenry CIA_9-26-2023 (DOCX)
- Certificate of Initial Acceptance_41 McHenry (DOCX)

Trustee Liaison
Stein

Staff Contact
Kyle Johnson, Engineering

Monday, October 16, 2023

VILLAGE OF
BUFFALO GROVE



MEMORANDUM

DATE: September 26, 2023
TO: Dane Bragg, Village Manager
FROM: Kyle Johnson, Deputy Public Works Director/Village Engineer
SUBJECT: 41 McHenry Road - Certificate of Initial Acceptance

Staff recommends approval of the Certificate of Initial Acceptance for the Development.

The Developer of the commercial development, located at the southeast corner of Lake Cook Road and IL-83 has completed the required public improvements, and is recommended to be moved to the one-year maintenance period beginning October 16, 2023.

ORDINANCE 2023-_____

**AN ORDINANCE AUTHORIZING EXECUTION OF THE CERTIFICATE OF INITIAL ACCEPTANCE
FOR THE 41 MCHENRY COMMERCIAL DEVELOPMENT**

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

WHEREAS, the Village seeks to execute a Certificate of Initial Acceptance with the Developer for the completed commercial development located at the southeast corner of Lake Cook Road and IL-83 (41 McHenry Road) in the Village of Buffalo Grove,

WHEREAS, upon execution of this ordinance, the Developer will enter the required one-year maintenance guarantee,

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 President is authorized to execute the Certificate of Initial Acceptance with the Developer for the completed commercial development located at the southeast corner of Lake Cook Road and IL-83 (41 McHenry Road) in the Village of Buffalo Grove.

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: _____, 2023
 APPROVED: _____, 2023

APPROVED:

 Eric Smith, Village President

ATTEST:

 Janet Sirabian, Village Clerk

VILLAGE OF BUFFALO GROVE
CERTIFICATE OF INITIAL ACCEPTANCE AND APPROVAL

SUBMIT COMPLETED FORM ALONG WITH ONE MYLAR SET OF "AS-BUILT" PLANS. **ALL INFORMATION MUST BE TYPED.**

SUBDIVISION Lot 1 NCH Buffalo Grove DEVELOPER GW McHenry BG LLC
Outpatient Care Center

UNIT NO. _____ LOCATION 41 & 43 McHenry Road

Dedicated Public Right of Way (if any): Sidewalk Easement along west portion of the site

Description of Public Improvements: Sidewalk, parkway restoration, sanitary/storm sewer & water main modifications

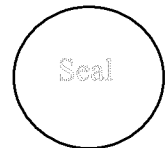
Description of Private Improvements: New building construction, parking lot & entrance improvements, water/sanitary service connections, and storm sewer system

One-Year Maintenance Guarantee: Letter of Credit

DESIGN ENGINEER'S CERTIFICATION

To the best of my knowledge and belief, the construction of the improvements described above have been completed in accordance with the approved plans and specifications, and items indicated on the Final Punch List dated _____, which was prepared by the Village of Buffalo Grove.

Engineer's Signature & Seal



OWNER'S/DEVELOPER'S CERTIFICATION

All improvements including soil erosion and sediment control measures have been completed and are hereby presented for initial Acceptance and Conveyance to the Village of Buffalo Grove. I also herewith acknowledge my responsibility to provide a one-year Guarantee to cover workmanship, materials, and maintenance for all improvements referred to herein.

The undersigned Owner does hereby convey and deliver to the Village of Buffalo Grove the foregoing listed public improvements and does hereby covenant that said improvements are free of all encumbrances and does hereby warrant and will defend the same against the claims and demands of all persons.

Owner's Signature

Owner's Name

Company Name

MUNICIPAL INSPECTOR'S CERTIFICATION

I/we hereby certify that I/we have regularly inspected the above described unit(s) of the above described Subdivision during the progress of construction and to the best of my/our knowledge; the work has been completed in conformance with the approved plans and specifications.

Municipal Inspector

Date

VILLAGE ENGINEER'S CERTIFICATION

I hereby certify that the Division of Engineering Services has reviewed the above described unit(s) of the above described Subdivision and find them in conformance with the applicable Village ordinances, codes, and agreements.

Village Engineer

Date

PUBLIC WORK'S CERTIFICATION

I hereby certify that the Department of Public Works has inspected all public improvements described above and find them in proper condition for acceptance for maintenance by this Department.

Director of Public Works

Date

VILLAGE MANAGER'S CERTIFICATION

I hereby certify that all applicable Village ordinances, codes, and special agreements have been complied with by the Owner of the above described Subdivision.

Village Manager

Date

ACCEPTANCE OF PUBLIC IMPROVEMENTS

The Village of Buffalo Grove does hereby approve and accept for ownership the above described public improvements subject to the one-year Guarantee by the Developer covering all materials, workmanship, and maintenance.

Village Board of Trustees Action: _____

Date

Page No.

Village President

Date